

**Cultural heritage impact assessment for the  
PROPOSED DEVELOPMENT OF A WELLNESS CENTRE ON PORTION 122 OF THE  
FARM ZWAVELPPOORT 373JR, GAUTENG PROVINCE**

**CULTURAL HERITAGE IMPACT ASSESSMENT FOR THE PROPOSED DEVELOPMENT OF A WELLNESS CENTRE ON PORTION 122 OF THE FARM ZWAVELPPOORT 373JR, GAUTENG PROVINCE**

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**Declaration:**

I, J.A. van Schalkwyk, declare that I do not have any financial or personal interest in the proposed development, nor its developers or any of their subsidiaries, apart from the provision of heritage assessment and management services.



J A van Schalkwyk (D Litt et Phil)  
Heritage Consultant  
September 2013

## EXECUTIVE SUMMARY

### **CULTURAL HERITAGE IMPACT ASSESSMENT FOR THE PROPOSED DEVELOPMENT OF A WELLNESS CENTRE ON PORTION 122 OF THE FARM ZWAVELPPOORT 373JR, GAUTENG PROVINCE**

The owner of an existing property located on Portion 122 (a Portion of Portion 2) of the farm Zwavelpoort 373JR, located to the east of Pretoria intends to develop a wellness centre.

In accordance with Section 38 of the NHRA, an independent heritage consultant was therefore appointed by **Interdesign Landscape Architects** to conduct a Heritage Impact Assessment (HIA) to determine if any sites, features or objects of cultural heritage significance occur within the boundaries of the area where it is planned to develop the wellness centre.

- As no sites, features or objects of cultural significance are known to exist in the study area, there would be no impact as a result of the proposed development.

Therefore, from a heritage point of view we recommend that the proposed development can continue, on condition of acceptance of the above mitigation measures. We request that if archaeological sites or graves are exposed during construction work, it should immediately be reported to a heritage consultant so that an investigation and evaluation of the finds can be made.



J A van Schalkwyk  
Heritage Consultant  
September 2013

**TECHNICAL SUMMARY**

<b>Property details</b>						
Province	Gauteng					
Magisterial district	Pretoria					
District municipality	Kungwini					
Topo-cadastral map	2528CD					
Closest town	Pretoria					
Farm name & no.	Zwavelpoort 373JR					
Coordinates	Centre point					
	No	Latitude	Longitude	No	Latitude	Longitude
	1	S 25.83419	E 28.36633			

<b>Development criteria in terms of Section 38(1) of the NHR Act</b>	<b>Yes/No</b>
Construction of road, wall, power line, pipeline, canal or other linear form of development or barrier exceeding 300m in length	No
Construction of bridge or similar structure exceeding 50m in length	No
Development exceeding 5000 sq m	Yes
Development involving three or more existing erven or subdivisions	Yes
Development involving three or more erven or divisions that have been consolidated within past five years	No
Rezoning of site exceeding 10 000 sq m	No
Any other development category, public open space, squares, parks, recreation grounds	No

<b>Development</b>	
Description	Development of a wellness centre
Project name	

<b>Land use</b>	
Previous land use	Vacant/urban
Current land use	Vacant/urban

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## **GLOSSARY OF TERMS AND ABBREVIATIONS**

### **TERMS**

**Study area:** Refers to the entire study area as indicated by the client in the accompanying Fig. 1 & 2.

**Stone Age:** The first and longest part of human history is the Stone Age, which began with the appearance of early humans between 3-2 million years ago. Stone Age people were hunters, gatherers and scavengers who did not live in permanently settled communities. Their stone tools preserve well and are found in most places in South Africa and elsewhere.

Early Stone Age	2 000 000 - 150 000 Before Present
Middle Stone Age	150 000 - 30 000 BP
Late Stone Age	30 000 - until c. AD 200

**Iron Age:** Period covering the last 1800 years, when new people brought a new way of life to southern Africa. They established settled villages, cultivated domestic crops such as sorghum, millet and beans, and they herded cattle as well as sheep and goats. As they produced their own iron tools, archaeologists call this the Iron Age.

Early Iron Age	AD 200 - AD 900
Middle Iron Age	AD 900 - AD 1300
Late Iron Age	AD 1300 - AD 1830

**Historical Period:** Since the arrival of the white settlers - c. AD 1840 - in this part of the country

### **ABBREVIATIONS**

ADRC	Archaeological Data Recording Centre
ASAPA	Association of Southern African Professional Archaeologists
BP	Before Present
CS-G	Chief Surveyor-General
EIA	Early Iron Age
ESA	Early Stone Age
LIA	Late Iron Age
LSA	Later Stone Age
HIA	Heritage Impact Assessment
MSA	Middle Stone Age
NASA	National Archives of South Africa
NHRA	National Heritage Resources Act
PHRA	Provincial Heritage Resources Agency
SAHRA	South African Heritage Resources Agency

## **CULTURAL HERITAGE IMPACT ASSESSMENT FOR THE PROPOSED DEVELOPMENT OF A WELLNESS CENTRE ON PORTION 122 OF THE FARM ZWAVELPPOORT 373JR, GAUTENG PROVINCE**

### **1. INTRODUCTION**

The owner of an existing property located on Portion 122 (a Portion of Portion 2) of the farm Zwavelpoort 373JR, located to the east of Pretoria, intends to develop a wellness centre.

South Africa's heritage resources, also described as the 'national estate', comprise a wide range of sites, features, objects and beliefs. According to Section 27(18) of the National Heritage Resources Act (NHRA), Act 25 of 1999, no person may destroy, damage, deface, excavate, alter, remove from its original position, subdivide or change the planning status of any heritage site without a permit issued by the heritage resources authority responsible for the protection of such site.

In accordance with Section 38 of the NHRA, an independent heritage consultant was therefore appointed by **Interdesign Landscape Architects** to conduct a Heritage Impact Assessment (HIA) to determine if any sites, features or objects of cultural heritage significance occur within the boundaries of the area where it is planned to develop the wellness centre.

This HIA report forms part of the Environmental Impact Assessment (EIA) as required by the EIA Regulations in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) and is intended for submission to the South African Heritage Resources Agency (SAHRA).

### **2. TERMS OF REFERENCE**

This report does not deal with development projects outside of or even adjacent to the study area as is presented in Section 5 of this report. The same holds true for heritage sites, except in a generalised sense where it is used to create an overview of the heritage potential in the larger region.

#### **2.1 Scope of work**

The scope of work for this study consisted of:

- Conducting of a desk-top investigation of the area, in which all available literature, reports, databases and maps were studied; and
- A visit to the proposed development area.

The objectives were to

- Identify possible archaeological, cultural and historic sites within the proposed development area;

- Evaluate the potential impacts of construction, operation and maintenance of the proposed development on archaeological, cultural and historical resources;
- Recommend mitigation measures to ameliorate any negative impacts on areas of archaeological, cultural or historical importance.

## 2.2 Limitations

The investigation has been influenced by the following factors:

- The unpredictability of archaeological remains occurring below the surface.

## 2.3 Assumptions

- It is assumed that a Paleontological Review will be done by a suitably qualified specialist.

# 3. HERITAGE RESOURCES

## 3.1 The National Estate

The NHRA (No. 25 of 1999) defines the heritage resources of South Africa which are of cultural significance or other special value for the present community and for future generations that must be considered part of the national estate to include:

- places, buildings, structures and equipment of cultural significance;
- places to which oral traditions are attached or which are associated with living heritage;
- historical settlements and townscapes;
- landscapes and natural features of cultural significance;
- geological sites of scientific or cultural importance;
- archaeological and palaeontological sites;
- graves and burial grounds, including-
  - ancestral graves;
  - royal graves and graves of traditional leaders;
  - graves of victims of conflict;
  - graves of individuals designated by the Minister by notice in the Gazette;
  - historical graves and cemeteries; and
  - other human remains which are not covered in terms of the Human Tissue Act, 1983 (Act No. 65 of 1983);
- sites of significance relating to the history of slavery in South Africa;
- movable objects, including-
  - objects recovered from the soil or waters of South Africa, including archaeological and palaeontological objects and material, meteorites and rare geological specimens;
  - objects to which oral traditions are attached or which are associated with living heritage;
  - ethnographic art and objects;
  - military objects;
  - objects of decorative or fine art;
  - objects of scientific or technological interest; and
  - books, records, documents, photographic positives and negatives, graphic, film or video material or sound recordings, excluding those that are public records as defined in section 1(xiv) of the National Archives of South Africa Act, 1996 (Act No. 43 of 1996).



### 3.2 Cultural significance

In the NHRA, Section 2 (vi), it is stated that “cultural significance” means aesthetic, architectural, historical, scientific, social, spiritual, linguistic or technological value or significance. This is determined in relation to a site or feature’s uniqueness, condition of preservation and research potential.

According to Section 3(3) of the NHRA, a place or object is to be considered part of the national estate if it has cultural significance or other special value because of

- its importance in the community, or pattern of South Africa's history;
- its possession of uncommon, rare or endangered aspects of South Africa's natural or cultural heritage;
- its potential to yield information that will contribute to an understanding of South Africa's natural or cultural heritage;
- its importance in demonstrating the principal characteristics of a particular class of South Africa's natural or cultural places or objects;
- its importance in exhibiting particular aesthetic characteristics valued by a community or cultural group;
- its importance in demonstrating a high degree of creative or technical achievement at a particular period;
- its strong or special association with a particular community or cultural group for social, cultural or spiritual reasons;
- its strong or special association with the life or work of a person, group or organisation of importance in the history of South Africa; and
- sites of significance relating to the history of slavery in South Africa.

A matrix was developed whereby the above criteria were applied for the determination of the significance of each identified site (see Appendix 1). This allowed some form of control over the application of similar values for similar sites.

A matrix was developed whereby the above criteria were applied for the determination of the significance of each identified site (see Appendix 1). This allowed some form of control over the application of similar values for similar identified sites.

## 4. STUDY APPROACH AND METHODOLOGY

### 4.1 Extent of the Study

This survey and impact assessment covers the area as presented in Section 5 and as illustrated in Figures 2 & 4.

### 4.2 Methodology

#### 4.2.1 Preliminary investigation

##### 4.2.1.1 Survey of the literature

A survey of the relevant literature was conducted with the aim of reviewing the previous research done and determining the potential of the area. In this regard, various anthropological, archaeological, historical sources and heritage impact assessment reports

were consulted – Carruthers 1990; Becker 1972; De Jong Van Schalkwyk 2003, 2004, 2006, 2010a, 2010b, 2010c; Van Schalkwyk & Pelsler 1999).

- Information on events, sites and features in the larger region were obtained from these sources.

#### 4.2.1.2 Data bases

The *Heritage Atlas Database*, the *Environmental Potential Atlas*, the *Chief Surveyor General (CS-G)* and the *National Archives of South Africa (NASA)* were consulted.

- Database surveys produced a number of sites located in the larger region of the proposed development.

#### 4.2.1.3 Other sources

Aerial photographs and topocadastral and other maps were also studied - see the list of references below.

- Information of a very general nature was obtained from these sources.

#### 4.2.2 Field survey

The area that had to be investigated was identified by **Interdesign Landscape Architects** by means of maps. The study area was accessed on foot and different transects were walked across it – see the track log of the site survey presented in Fig. 1.

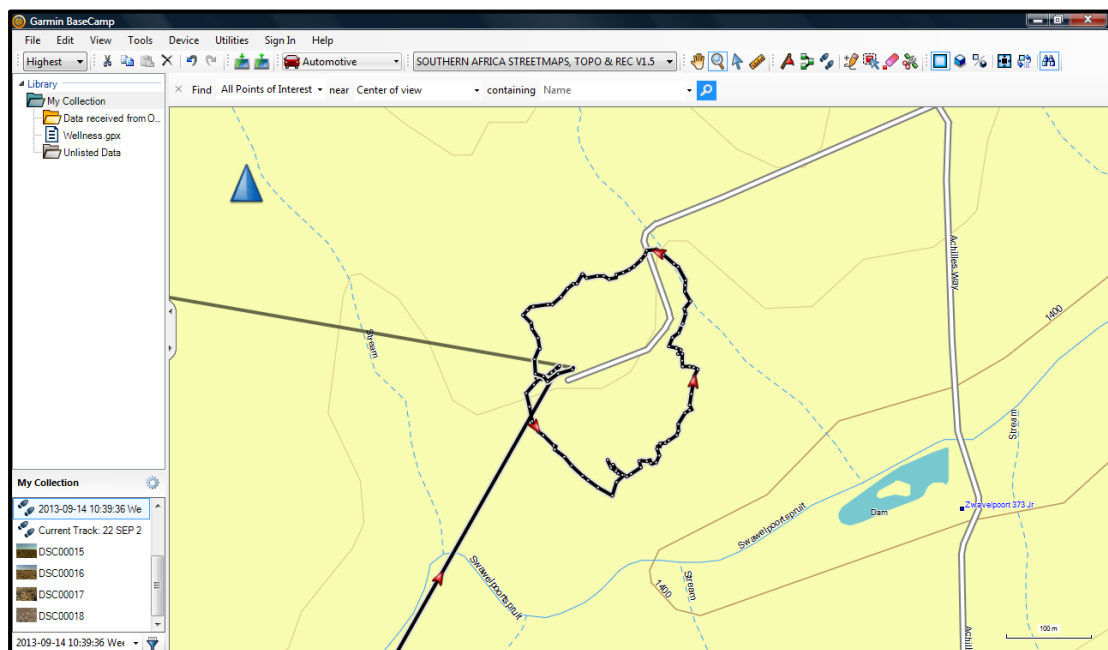


Fig. 1. Track log of the field survey.

## 5. DESCRIPTION OF THE AFFECTED ENVIRONMENT

### 5.1 Site location and description

The site is located on Portion 122 (a Portion of Portion 2) of the farm Zwavelpoort 373JR, located to the east of Pretoria (Fig. 2). For more information, please see the Technical Summary resented above (p. iii).

The geology of the region is made up of quartzite and the original vegetation is classified as Moist Cool Highveld Grassland. The Zwavelpoortspruit forms the southern boundary of the study area.

A large modern house and outbuildings dating to the 1990s is located on the property (Fig. 3).

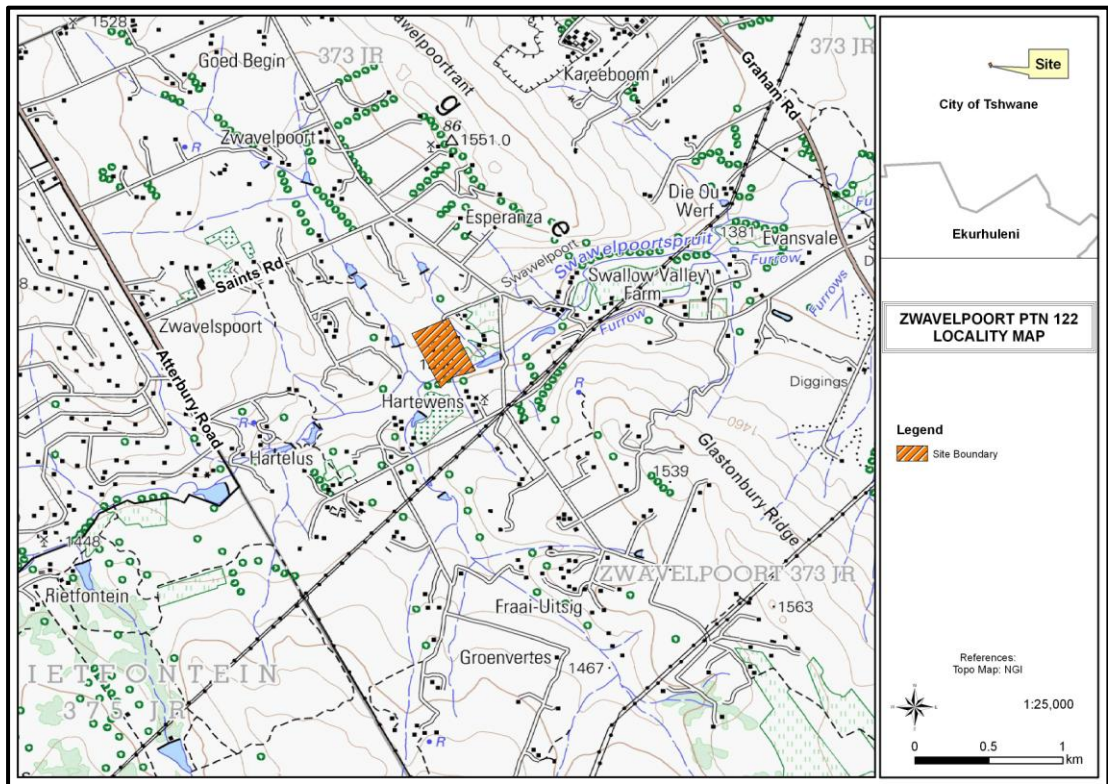


Fig. 2. Location of the study area in regional context. (Map supplied by Interdesign)





Fig. 3. Views over different sections of the study area.

### 5.2 Project description

The owner of an existing property intends to develop a wellness centre. The total extent of the site is approximately 9 ha, with a total of approximately 1 ha to be developed. The extent of the new buildings will be mostly limited to the footprint area of the existing buildings on the site.



Fig. 4. Location of the proposed development.  
(Map supplied by Interdesign)

### 5.3 Regional overview

#### 5.3.1 Stone Age

Stone tools dating to the various phases of the Stone Age occur in some areas of the larger region. Stone Age tools associated with the Early and Middle Stone Age are common, especially along the spruits and rivers where they cut through ridges and at the lower parts of the ridges and larger outcrops. These are viewed as find spots rather than sites per se. That means that as most of these are surface finds, they are viewed to be out of context and do not have any significance. Only a few stratified sites are known in the Magaliesberg range, but even these have little significance as the deposits have either eroded away, or have been impacted upon by later occupants of the shelters.

<b>NHRA Category</b>	Archaeological and palaeontological sites
<b>Protection status</b>	
	General Protection - Section 35: Archaeology, palaeontology and meteorites

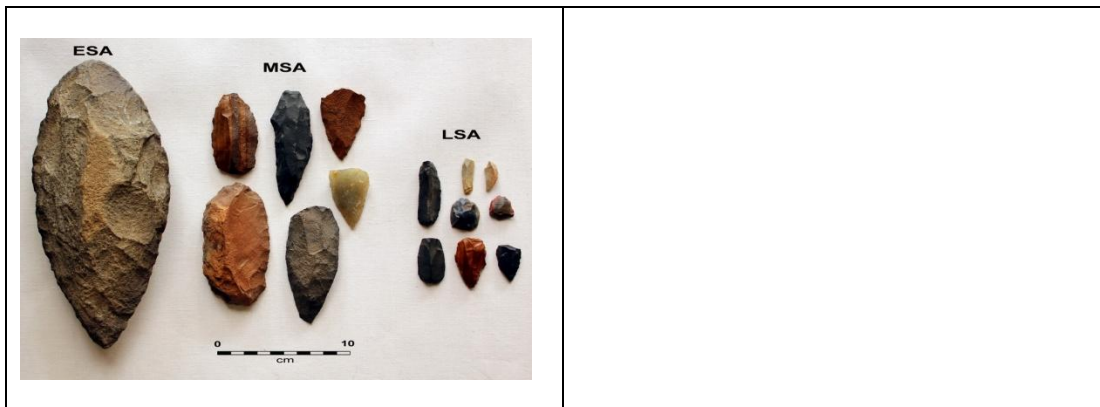


Fig. 5. Stone tool typology.

*The stone tools are not from the study area and are only used to illustrate the difference between Early (left), Middle (middle) and Later Stone Age (right) technology.*

#### 5.3.2 Iron Age

Although the Early Iron Age dates back to c. AD 200, such sites are not known from the larger region. The closest one is the famous Broederstroom site located to the south of Hartebeestpoort dam in North West Province.

Sites dating to the Late Iron Age are found all over the region as well as the study area. Some of them can be related to the Tswana-speakers, whereas others to the Ndebele-speakers and possibly a few also to the Ndebele of Mzilikazi (see Van Schalkwyk et al 1996; Van Schalkwyk et al 1999 & Van Vuuren 2006).

The Iron Age sites tend to cluster in the Bronberg as well as on the more open flatlands, especially in areas where outcrops (dolorite, etc.) occur. It is possible, although not yet proven, that this distinction can be linked to the difference between the Sotho and Ndebele settlement preference referred to above.

<b>NHRA Category</b>	Archaeological and palaeontological sites
<b>Protection status</b>	
General Protection - Section 35: Archaeology, palaeontology and meteorites	



Fig. 6. Typical Late Iron Age stone walled site in the region.

### 5.3.3 Historical period

Early white farmers selected farms (such as Zwavelpoort) and then provided a description of the farm to the local landdrost, who noted the detail in a registration book and gave the claimant a copy. Claimed land was then inspected before a title and deed were issued. Since the registration of land entailed registration costs and annual land taxes, it was often delayed as long as possible. As a result, the registration of land claimed on the basis of burgher rights continued well into the 1890s.

The government of the Transvaal Boer republic (ZAR) granted the original farm Zwavelpoort 323JR to J.G.S. Bronkhorst in September 1859. By 1899 it had already been subdivided into the current farm portions for an unknown reason.

Of course, this was also the area over which the British troops advanced during the 2<sup>nd</sup> Anglo-Boer War, before engaging in battle, on 11 and 12 June 1900, that was later to become known as the “Battle of Diamond Hill” or, the “Slag van Donkerhoek”. It was one of the largest battles that took place during the war and the remains of gun placements, trenches and fortifications can still be found, however, mostly to the east and north of the study area (Van Vollenhoven & Van den Bos 1997).

Since its founding in 1855, urban development of Pretoria remained concentrated in the central area around Church Square. Elsewhere, settlement was mainly agricultural, characterized by the subdivision of the original farms to accommodate children. During the 1940-1950 era there was a large increase in the urban population and many new suburbs were developed on the periphery of the urban area.

Parallel with urban development was the development and settlement of smallholdings around the urban centres. Agricultural smallholdings developed in the Transvaal after World War I, but a real increase in the number of smallholdings only took place between 1935 and 1939. Smallholdings, such as Montana, Olympus and Willow Glen, eventually grew into proper residential suburbs. On Mooiplaats and adjacent farms such as Kleinfontein, Zwavelpoort, Boschkop and Rietfontein, more smallholdings sprung up in the 1960s, falling under the jurisdiction of the Transvaal Peri-Urban Areas Health Board (De Jong 2008).

The 1943 version of the topocadastral map (Fig. 6) indicates a total lack of any development in the region of the study area.

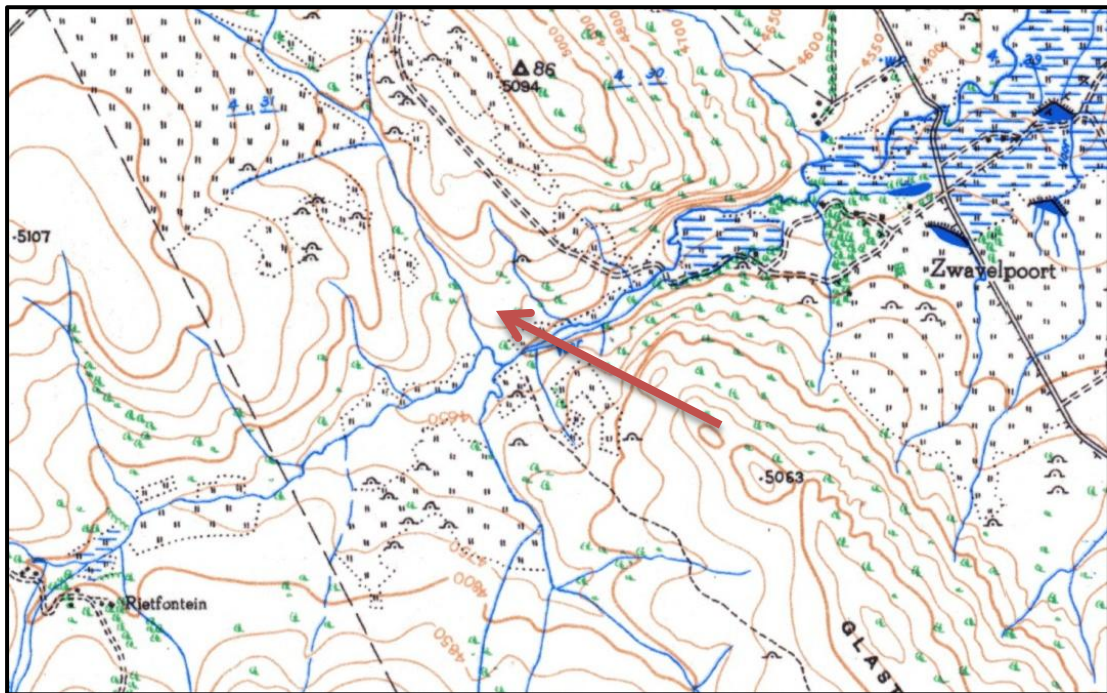


Fig. 7. The region of the study area on the 1943 version of the 1:50 000 topocadastral map. (Map 2528CD Chief Surveyor-General)

#### 5.4 Identified heritage sites

Based on the above sources and the field visit, the following heritage sites, features and objects of cultural significance were identified in the proposed development area:

##### 5.4.1 Stone Age

A single core tool, dating to the Early Stone Age was identified on the site. As this is a surface found, it is not in its original context anymore and is therefore judged to have very low significance.

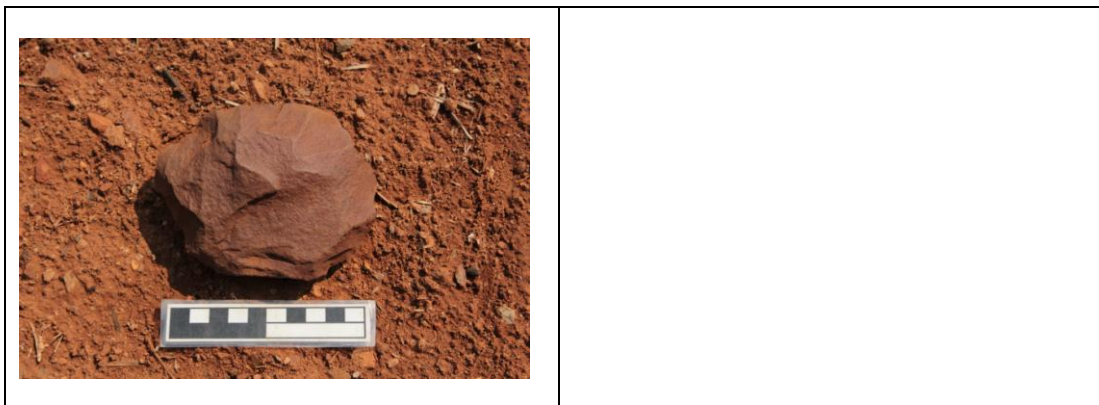


Fig. 8. The identified stone tool.

#### 5.4.2 Iron Age

No sites, features or objects of cultural significance dating to the Iron Age were identified in the study area.

#### 5.4.3 Historic period

No sites, features or objects of cultural significance dating to the historic period were identified in the study area.

## 6. SITE SIGNIFICANCE AND ASSESSMENT

### 6.1 Heritage assessment criteria and grading

The NHRA stipulates the assessment criteria and grading of archaeological sites. The following categories are distinguished in Section 7 of the Act:

- **Grade I:** Heritage resources with qualities so exceptional that they are of special national significance;
- **Grade II:** Heritage resources which, although forming part of the national estate, can be considered to have special qualities which make them significant within the context of a province or a region; and
- **Grade III:** Other heritage resources worthy of conservation on a local authority level.

The occurrence of sites with a Grade I significance will demand that the development activities be drastically altered in order to retain these sites in their original state. For Grade II and Grade III sites, the applicable of mitigation measures would allow the development activities to continue.

### 6.2 Statement of significance

Based on current information regarding sites in the surrounding area, all sites expected to occur in the study region are judged to have **Grade III significance** and therefore would not prevent the proposed development for continuing after the implementation of the proposed mitigation measures and its acceptance by SAHRA.

### 6.3 Impact assessment

Impact analysis of cultural heritage resources under threat of the proposed development, are based on the present understanding of the development.

- As no sites, features or objects of cultural significance are known to exist in the study area, there would be no impact as a result of the proposed development.

## 7. CONCLUSIONS

The aim of the survey was to locate, identify, evaluate and document sites, objects and structures of cultural significance found within the area in which it is proposed to develop a wellness centre.



- As no sites, features or objects of cultural significance are known to exist in the study area, there would be no impact as a result of the proposed development.

Therefore, from a heritage point of view we recommend that the proposed development can continue, on condition of acceptance of the above mitigation measures. We request that if archaeological sites or graves are exposed during construction work, it should immediately be reported to a heritage consultant so that an investigation and evaluation of the finds can be made.

## 8. REFERENCES

### 8.1 Data bases

Chief Surveyor General  
Environmental Potential Atlas, Department of Environmental Affairs and Tourism.  
Heritage Atlas Database, Pretoria.  
National Archives of South Africa

### 8.2 Literature

Acocks, J.P.H. 1975. *Veld Types of South Africa*. Memoirs of the Botanical Survey of South Africa, No. 40. Pretoria: Botanical Research Institute.

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Van Schalkwyk, J.A. 2010c. *Heritage impact assessment for the proposed development on portion 105 of the farm Zwavelpoort 373JR, Gauteng Province*. Unpublished report 2010/JvS/041.

Van Schalkwyk, J.A. & Pelsler, A.J. 1999. *A survey of archaeological and historical sites in the Bronberg conservation area, Pretoria*. Unpublished report 1999KH03. Pretoria: National Cultural History Museum.

### **8.3 Maps and aerial photographs**

1: 50 000 Topocadastral maps: 2528CD  
Google Earth

## APPENDIX 1: CONVENTIONS USED TO ASSESS THE SIGNIFICANCE OF HERITAGE RESOURCES

### Significance

According to the NHRA, Section 2(vi) the **significance** of heritage sites and artefacts is determined by its aesthetic, architectural, historical, scientific, social, spiritual, linguistic or technical value in relation to the uniqueness, condition of preservation and research potential. It must be kept in mind that the various aspects are not mutually exclusive, and that the evaluation of any site is done with reference to any number of these.

Matrix used for assessing the significance of each identified site/feature

<b>1. Historic value</b>				
Is it important in the community, or pattern of history				
Does it have strong or special association with the life or work of a person, group or organisation of importance in history				
Does it have significance relating to the history of slavery				
<b>2. Aesthetic value</b>				
It is important in exhibiting particular aesthetic characteristics valued by a community or cultural group				
<b>3. Scientific value</b>				
Does it have potential to yield information that will contribute to an understanding of natural or cultural heritage				
Is it important in demonstrating a high degree of creative or technical achievement at a particular period				
<b>4. Social value</b>				
Does it have strong or special association with a particular community or cultural group for social, cultural or spiritual reasons				
<b>5. Rarity</b>				
Does it possess uncommon, rare or endangered aspects of natural or cultural heritage				
<b>6. Representivity</b>				
Is it important in demonstrating the principal characteristics of a particular class of natural or cultural places or objects				
Importance in demonstrating the principal characteristics of a range of landscapes or environments, the attributes of which identify it as being characteristic of its class				
Importance in demonstrating the principal characteristics of human activities (including way of life, philosophy, custom, process, land-use, function, design or technique) in the environment of the nation, province, region or locality.				
<b>7. Sphere of Significance</b>		High	Medium	Low
International				
National				
Provincial				
Regional				
Local				
Specific community				
<b>8. Significance rating of feature</b>				
1.	Low			
2.	Medium			
3.	High			

## APPENDIX 2. RELEVANT LEGISLATION

All archaeological and palaeontological sites, and meteorites are protected by the National Heritage Resources Act (Act no 25 of 1999) as stated in Section 35:

(1) Subject to the provisions of section 8, the protection of archaeological and palaeontological sites and material and meteorites is the responsibility of a provincial heritage resources authority: Provided that the protection of any wreck in the territorial waters and the maritime cultural zone shall be the responsibility of SAHRA.

(2) Subject to the provisions of subsection (8)(a), all archaeological objects, palaeontological material and meteorites are the property of the State. The responsible heritage authority must, on behalf of the State, at its discretion ensure that such objects are lodged with a museum or other public institution that has a collection policy acceptable to the heritage resources authority and may in so doing establish such terms and conditions as it sees fit for the conservation of such objects.

(3) Any person who discovers archaeological or palaeontological objects or material or a meteorite in the course of development or agricultural activity must immediately report the find to the responsible heritage resources authority, or to the nearest local authority offices or museum, which must immediately notify such heritage resources authority.

(4) No person may, without a permit issued by the responsible heritage resources authority-

- (a) destroy, damage, excavate, alter, deface or otherwise disturb any archaeological or palaeontological site or any meteorite;
- (b) destroy, damage, excavate, remove from its original position, collect or own any archaeological or palaeontological material or object or any meteorite;
- (c) trade in, sell for private gain, export or attempt to export from the Republic any category of archaeological or palaeontological material or object, or any meteorite; or
- (d) bring onto or use at an archaeological or palaeontological site any excavation equipment or any equipment which assist in the detection or recovery of metals or archaeological and palaeontological material or objects, or use such equipment for the recovery of meteorites.

In terms of cemeteries and graves the following (Section 36):

(1) Where it is not the responsibility of any other authority, SAHRA must conserve and generally care for burial grounds and graves protected in terms of this section, and it may make such arrangements for their conservation as it sees fit.

(2) SAHRA must identify and record the graves of victims of conflict and any other graves which it deems to be of cultural significance and may erect memorials associated with the grave referred to in subsection (1), and must maintain such memorials.

(3) No person may, without a permit issued by SAHRA or a provincial heritage resources authority-

- (a) destroy, damage, alter, exhume or remove from its original position or otherwise disturb the grave of a victim of conflict, or any burial ground or part thereof which contains such graves;
- (b) destroy, damage, alter, exhume, remove from its original position or otherwise disturb any grave or burial ground older than 60 years which is situated outside a formal cemetery administered by a local authority; or
- (c) bring onto or use at a burial ground or grave referred to in paragraph (a) or (b) any excavation equipment, or any equipment which assists in the detection or recovery of metals.

(4) SAHRA or a provincial heritage resources authority may not issue a permit for the destruction or damage of any burial ground or grave referred to in subsection (3)(a) unless it is satisfied that the applicant has made satisfactory arrangements for the exhumation and re-interment of the contents of such graves, at the cost of the applicant and in accordance with any regulations made by the responsible heritage resources authority.