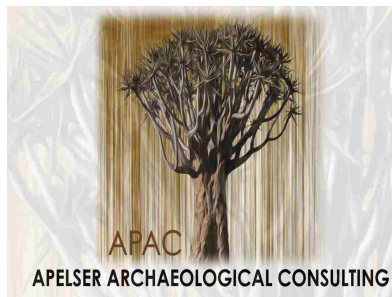


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Comprehensive and Professional Solutions for all Heritage Related Matters
CK 2006/014630/23 **VAT NO.: 4360226270**

APAC020/111

2020-12-02

Your Reference: Case ID#15439

To: Mr. Andrew Salomon
South African Heritage Resource Agency
P O Box 4637
Cape Town
8000

RE: MOTIVATION FOR EXEMPTION FROM FULL PHASE 1 HERITAGE IMPACT ASSESSMENT – PROPOSED DIE HOEWES EXTENSION 343 APPLICATION FOR LAND DEVELOPMENT APPROVAL

APelser Archaeological Consulting cc (APAC cc) was appointed by JPau van Wyk Urban Economists & Planners cc to undertake an assessment for and provide a motivation for Exemption from a Full Phase 1 HIA for the Proposed Die Hoewes Extension 343 application for land development approval. The township establishment application has a dual purpose:

- a. Procuring the necessary use-rights to legally utilise the property for the residential complex comprising of stacked simplexes already established and operational on the property.
- b. Furthermore, the application has the purpose of increasing the land-use rights in line with the current forward planning policies for the area.

Background to the Project

JPau van Wyk Urban Economists & Planners cc is applying for the proposed Die Hoewes Extension 343 land development approval. The study area is located on Portion 214 of the original farm Lyttelton 381JR in Lyttelton, Greater Tshwane Municipality of Gauteng.

“In terms of the National Heritage Resources Act, no 25 of 1999, heritage resources, including archaeological or palaeontological sites over 100 years old, graves older than 60 years, structures older than 60 years are protected. They may not be disturbed without a permit from the relevant heritage resources authority. This means that prior to development it is incumbent on the developer to ensure that a Heritage Impact Assessment is done. This must include the archaeological component (Phase 1) and any other applicable heritage components. Appropriate (Phase 2) mitigation, which involves recording, sampling and dating sites that are to be destroyed, must be done as required.

AJ Pelser BA (UNISA), BA (Hons) (Archaeology) [WITS], MA (Archaeology) [WITS]

Beatrix Bed & Breakfast Trading as A Pelser Archaeological Consulting

The quickest process to follow for the archaeological component is to contract an accredited specialist (see the web site of the Association of Southern African Professional Archaeologists www.asapa.org.za) to provide a Phase 1 Archaeological Impact Assessment Report. This must be done before any large development takes place. The Phase 1 Impact Assessment Report will identify the archaeological sites and assess their significance. It should also make recommendations (as indicated in section 38) about the process to be followed. For example, there may need to be a mitigation phase (Phase 2) where the specialist will collect or excavate material and date the site. At the end of the process the heritage authority may give permission for destruction of the sites.

Where bedrock is to be affected, or where there are coastal sediments, or marine or river terraces and in potentially fossiliferous superficial deposits, a Palaeontological Desk Top study must be undertaken to assess whether or not the development will impact upon palaeontological resources - or at least a letter of exemption from a Palaeontologist is needed to indicate that this is unnecessary. If the area is deemed sensitive, a full Phase 1 Palaeontological Impact Assessment will be required and if necessary a Phase 2 rescue operation might be necessary. Please note that a nationwide fossil sensitivity map is available on SAHRIS to assist applicants with determining the fossil sensitivity of a study area.

If the property is very small or disturbed and there is no significant site the heritage specialist may choose to send a letter to the heritage authority motivating for exemption from having to undertake further heritage assessments.

Any other heritage resources that may be impacted such as built structures over 60 years old, sites of cultural significance associated with oral histories, burial grounds and graves, graves of victims of conflict, and cultural landscapes or viewsapes must also be assessed.”

The option to provide motivation for exemption from a full Phase 1 HIA was decided on for this project which included both a desktop study and site visit as part of the assessment.

Relevant Legislation

Aspects concerning the conservation of cultural resources are dealt with mainly in two acts. These are the National Heritage Resources Act (Act 25 of 1999) and the National Environmental Management Act (Act 107 of 1998).

The National Heritage Resources Act

According to the above-mentioned act the following is protected as cultural heritage resources:

- a. Archaeological artefacts, structures and sites older than 100 years;
- b. Ethnographic art objects (e.g. prehistoric rock art) and ethnography;
- c. Objects of decorative and visual arts;
- d. Military objects, structures and sites older than 75 years;
- e. Historical objects, structures and sites older than 60 years;
- f. Proclaimed heritage sites;
- g. Grave yards and graves older than 60 years;
- h. Meteorites and fossils; and
- i. Objects, structures and sites of scientific or technological value.

The National Estate includes the following:

- a. Places, buildings, structures and equipment of cultural significance;
- b. Places to which oral traditions are attached or which are associated with living heritage;
- c. Historical settlements and townscapes;
- d. Landscapes and features of cultural significance;
- e. Geological sites of scientific or cultural importance;
- f. Sites of Archaeological and palaeontological importance;
- g. Graves and burial grounds;

- h. Sites of significance relating to the history of slavery; and
- i. Movable objects (e.g. archaeological, palaeontological, meteorites, geological specimens, military, ethnographic, books etc.).

A Heritage Impact Assessment (HIA) is the process to be followed in order to determine whether any heritage resources are located within the area to be developed as well as the possible impact of the proposed development thereon. An Archaeological Impact Assessment (AIA) only looks at archaeological resources. According to Section 38 (1) of the Act an HIA must be done under the following circumstances:

- a. The construction of a linear development (road, wall, power line, canal etc.) exceeding 300m in length.
- b. The construction of a bridge or similar structure exceeding 50m in length.
- c. Any development or other activity that will change the character of a site and exceed 5 000m² or involve three or more existing erven or subdivisions thereof.
- d. Re-zoning of a site exceeding 10 000m².
- e. Any other category provided for in the regulations of SAHRA or a provincial heritage authority.

Results of Desktop Heritage & Site: Assessment: Die Hoewes Extension 343

The study & application area is located on Portion 214 of the original farm Lyttelton 381JR in Lyttelton, Greater Tshwane Municipality of Gauteng. The township establishment application has a dual purpose:

- a. Procuring the necessary use-rights to legally utilise the property for the residential complex comprising of stacked simplexes already established and operational on the property.
- b. Furthermore, the application has the purpose of increasing the land-use rights in line with the current forward planning policies for the area.

The area would have been utilized in the historical past for agricultural purposes, and this together with the recent urban developments would have impacted heavily on any archaeological and/or historical sites, features or material that might have been present in the area.

The Stone Age is the period in human history when lithic (stone) material was mainly used to produce tools. In South Africa the Stone Age can be divided basically into three periods. It is however important to note that dates are relative and only provide a broad framework for interpretation. A basic sequence for the South African Stone Age (Lombard et.al 2012) is as follows:

Earlier Stone Age (ESA) up to 2 million – more than 200 000 years ago
 Middle Stone Age (MSA) less than 300 000 – 20 000 years ago
 Later Stone Age (LSA) 40 000 years ago – 2000 years ago

It should also be noted that these dates are not a neat fit because of variability and overlapping ages between sites (Lombard et.al 2012: 125).

No known Stone Age sites or artefacts are present in the study area. The closest known Stone Age sites are those of the well-known Early Stone Age site at Wonderboompoort, a Later Stone Age site known as Fort Troje near Cullinan and a number of sites in the Magaliesberg area (Bergh 1999: 4). Stone Age people occupied the larger area since earliest times. Middle Stone Age material has also been identified at Erasmusrand and the Groenkloof Nature Reserve (Van Vollenhoven 2006: 183). At the Erasmusrand cave some Late Stone Age tools were also identified as well as at Groenkloof (Van Vollenhoven 2006: 184). LSA material was also found at Zwartkops and Hennops River (Bergh 1999: 4). This last phase of the Stone Age is associated with the San people.

No Stone Age sites or objects (such as stone tools) were identified in the area. If any Stone Age sites of artefacts were present in the area in the past it would more than likely have been disturbed or destroyed by recent developments.

The Iron Age is the name given to the period of human history when metal was mainly used to produce metal artefacts. In South Africa it can be divided in two separate phases (Bergh 1999: 96-98), namely:

Early Iron Age (EIA) 200 – 1000 A.D.
Late Iron Age (LIA) 1000 – 1850 A.D.

Huffman (2007: xiii) however indicates that a Middle Iron Age should be included. His dates, which now seem to be widely accepted in archaeological circles, are:

Early Iron Age (EIA) 250 – 900 A.D.
Middle Iron Age (MIA) 900 – 1300 A.D.
Late Iron Age (LIA) 1300 – 1840 A.D.

No Early Iron Age sites are known in the larger geographical area of Pretoria, while Later Iron Age sites do occur in the Pretoria area (Bergh 1999: 7). The closest known LIA sites are at Silver Lakes and near Mamelodi on the farm Hatherley (Van Schalkwyk et.al 1996). These sites are related to the Manala Ndebele (Bergh 1999: 10) who was present in the area at the time when the first Europeans arrived here during the mid-19th century. Late Iron Age sites have been identified close to the Rietvlei Dam Nature Reserve at Groenkloof and Erasmusrand (Van Vollenhoven 2006: 188). According to Delius (1983: 12) and Horn (1996: 23) LIA people moved into the Pretoria area after 1600 A.D.

Iron Age occupation of the area did not start much before the 1500s. By that time, groups of Tswana and Ndebele speaking people were moving into the area, occupying the different hills and outcrops, using the ample resources such as grazing, game and metal ores. During the early decades of the 19th century, the Tswana- and Ndebele-speakers were dislodged by the Matabele of Mzilikazi. Internal strife caused Mzilikazi, a general of King Shaka, and his followers to move away from the area between the Thukela and Mfolozi River (KwaZulu-Natal). Eventually, after a sojourn in the Sekhukhuneland area, followed by a short stay in the middle reaches of the Vaal River, they settled north of the Magaliesberg. One of three main settlements established by them, eKungwini, was on the banks of the Apies River, just north of Wonderboompoort. However, no remains of this settlement have ever been identified. It was during the Matabele's stay along the Apies River that the first white people entered the area: travelers and hunters such as Cornwallis Harris and Andrew Smith, traders Robert Schoon and Andrew McLuckie, and missionaries James Archbell and Robert Moffat. It is known from oral history the Robert Schoon sent Mzilikazi huge quantities of glass trade beads, rather than the guns that the latter coveted so much.

It is a well-established fact that the stone walled sites on various farms in the larger area around the east of Pretoria and the Bronberge were inhabited mainly by the southern Ndebele. The former were most probably among the earliest Nguni-speaking people in the immediate area north of the Magaliesberg range north of Pretoria. During the rule of a chief named Musi, they split into five separate migrating groups, namely the Manala, Ndzungza, Kekana, Mhwaduba and Sibasa sections (Van Schalkwyk et.al 1996:47-48).

The Manala settled over a wide area towards the east of present-day Pretoria. This is roughly north and north east of the Bronberg range (from Wapadrand in the west towards Tiegerpoort and Bapsfontein in the south east), south of the Magaliesberg and Pienaarspoort range (known to the Manala as Ko- or KwaQobongo) and from Mamelodi in the west towards the Cullinan intersection on the N4 in the east.

According to oral traditions this area was geo-politically divided into three regions. It is unclear whether these divisions denoted tribal sub regions, wards or headmanships, whether they were chronologically occupied and deserted, and exactly which rulers or chiefs were linked to these areas. The oral traditions also revealed that since the almost complete destruction of the Manala chiefdom by Mzilikazi in around 1825, remnants of the Manala regrouped in scattered settlements or clusters of settlements up to recent times. Many Manala became labour tenants on European owned farms in the area. As a result of the destruction caused by Mzilikazi, the Manala underwent a three-fold split, which was further aggravated by internal strife.

The pre-colonial threefold regional divisions, consisted of Ezotshaneni, Embilaneni and KoNonduna. According to oral records, KoNonduna was occupied between circa 1747 and 1825 at the time of Mzilikazi's destruction of the Manala. The dates are speculative and based on a complex dating system, which combines the notion of regimentation, generation and duration of rule. In terms of Manala Royal Genealogy, the names of all 33 rulers (amakosi), from around 1642 to the present, are known. Of these, Mdibane (11th ruler and founder of KoNonduna), Matshaba (14th ruler and linked to Hatherley or Emakopana) and Sibindi (18th ruler attacked by Mzilikazi) are the most relevant in terms of the work on Hatherley (Van Schalkwyk et.al 1996:48-49).

The exact geographical boundaries of the KoNonduna sub-region are not known. It might have overlapped with the adjacent Embilaneni. Oral traditions does however provide the names of farms which formed part of this region, namely Klipkop 396 JR, a section of Zwartkoppies 364 JR, Hatherley 331 JR, a section of Mooiplaats 367 JR and Zwavelpoort 373 JR. It appears that the KoNonduna ward was established at the time of the reign of Mdibane and lasted until the time of the attack by Mzilikazi during Sibindi's reign (Van Schalkwyk et.al 1996:49-50).

The first Bantu language speakers in the area were the so-called Transvaal Ndebele, specifically the southern group. Their history goes back to Chief Msi (Musi) and the genealogy of the Manala (Mahbena) clan, the Ndzundza (Mapoch) clan, the Mathombeni (Kekana) clan and the Hwanda clan (Horn 1996: 23). Chief Msi lived in the Pretoria area somewhere between 1600 and 1700 A.D. His sons divided the tribe in three groups, namely the Hwaduba, Manala and Ndzundza (Horn 1996: 23).

The largest group of Bantu speaking people in the Pretoria area is the Northern Sotho, but Southern Sotho's and Tswanas are also present (Bergh 1999: 106). It seems as if all these groups fled from the area during the Difaquane when Mzilikazi came here in 1827. He killed the men, burned down their villages, confiscated the livestock and took the women to marry members of his impi (Van Vollenhoven 2000: 156). The missionary Jean-Pierre Pellissier even visited Mzilikazi in March 1832. In June/ July of that year he was attacked by the impi of Dingane, the Zulu chief. As a result he left the area during that year (Bergh 1999: 112). This left an area described as being deserted by the missionary Robert Moffat. Sotho groups however started moving back into the area after Mzilikazi left (Junod 1955: 68).

No Iron Age sites, features or material are present in the study area.

The historical age started with the first recorded oral histories in the area. It includes the moving into the area of people that were able to read and write. The first Europeans to move through and into the area were the groups of Schoon and McLuckie and the missionaries Archbell and Moffat in 1829 (Bergh 1999: 12). They were followed by others such as Andrew Smith (1835), Cornwallis Harris (1836) and David Livingstone in 1847 (Bergh 1999: 13). These groups were closely followed by the Voortrekkers after 1844 and Pretoria was established in 1855 (Bergh 1999: 14-17). White settlers started to occupy huge tracts of land, claiming it as farms after the late 1840s. 1839 J.G.S. Bronkhorst settled on the farm Elandspoort. He was the first permanent white settler in the area (Van Vollenhoven 2005: 17-45). With the establishment of Pretoria (1850) services such as roads, started to develop.

The larger area within which the study area is located also played a role during the Anglo-Boer War (1899-1902), including the Battle of Donkerhoek/Diamond Hill in June 1900 (Bergh 1999: 53-54) while there was also a skirmish between Boer and British forces near Olifantsfontein. There was also a Black Concentration Camp built by the British near Olifantsfontein station (Bergh 1999: 51; 55).

The oldest map for the original farm Lyttleton 381JR (Portion 1) that could be located in the Chief Surveyor General's database (www.csg.dla.gov.za) dates to 1939 and indicates that it was then part of Lyttleton Agricultural Holdings, and was situated in the District of Pretoria and Transvaal Province. Portion 1 was surveyed in March 1937 (**CSG Document 102WBK01**).

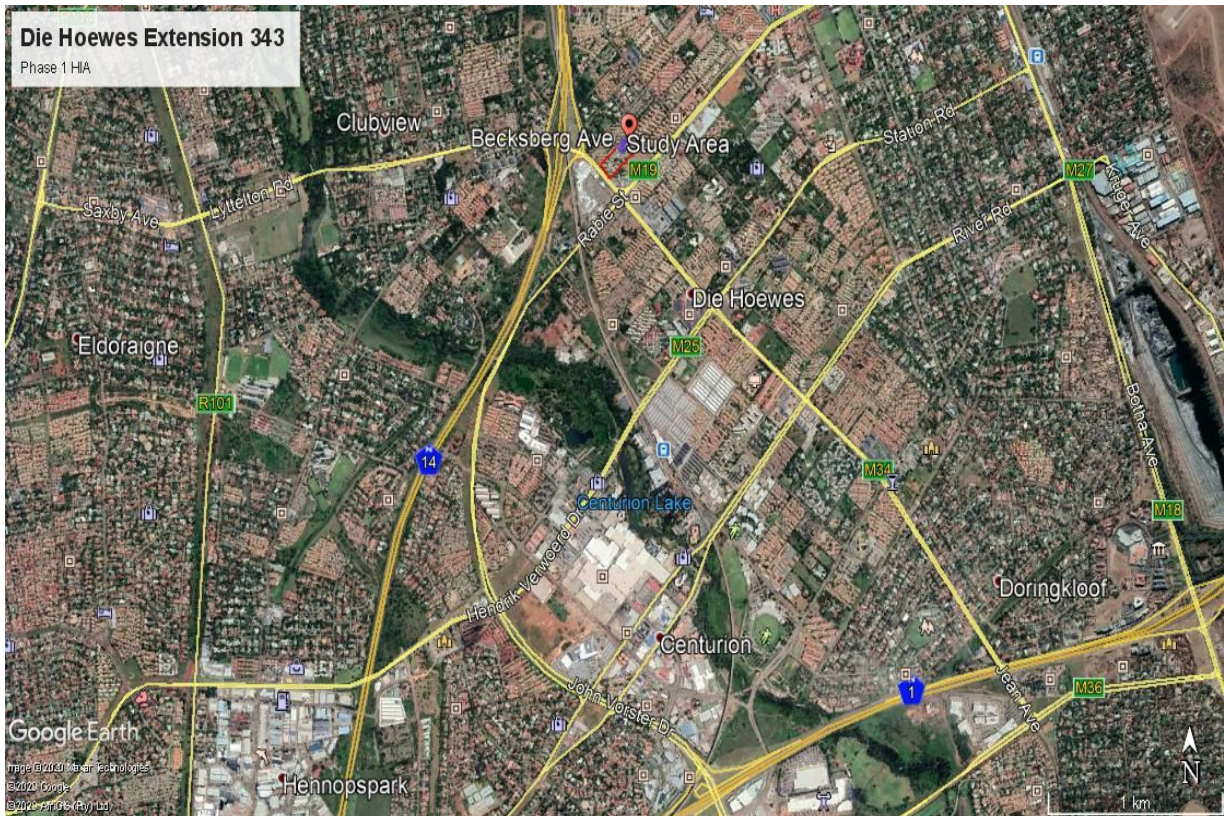


Figure 1: General location of study and application area (Google Earth 2020).



Figure 2: Closer location of study area (Google Earth 2020).

ACCEPTED FOR APPROVAL
30-1-1939
for Suburban General

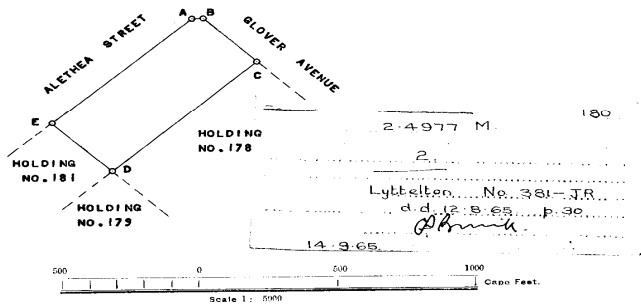
S.G. No. A. 6126
Approved.

Asst. Surveyor General.
15-1-1941

SIDES Cape Feet		ANGLES	
AB	28.28	A	135.00.00
BC	280.00	B	135.00.00
CD	720.00	C	90.00.00
DE	300.00	D	90.00.00
EA	700.00	E	90.00.00

SMALL SCALE DIAGRAM
OF "DIE HOEWES" TOWNSHIP
A 7993/14

Description of Beacons.
A B C D E = Iron peg under cairn



The figure A B C D E represents 2.4977 Morgen of land being LYTTELTON AGRICULTURAL HOLDINGS EXTENSION No. 1. HOLDING No. 180 situate in the District of PRETORIA. Province of Transvaal. Surveyed in March, 1937, by me

Land Surveyor.

This diagram is annexed to Deed of No. dated in favour of

General Plan S.G. No. A 4656/38
Survey Records No. 1305/39
File No. 12945/1

Registrar of Deeds.

JR 20.12/18

JRSQ-246

Figure 3: 1939 map of Portion 1 of Lyttelton 381JR (www.csg.dla.gov.za).

The physical assessment undertaken in December 2020 shows that the study and application area has been completely transformed from its original natural & historical landscape by the existing urban settlement-related development on it. The only structure on it that had not been recently built on the property is the original house that is currently used as an office. This structure itself is not older than 60 years of age or of any heritage significance.

A study of aerial images (Google Earth) of the study area shows that in 2001 the property had not been developed as yet, although by that time it was already bordered by many of the urban developments it is now part of. The study area was still relatively open with only a few structures (a homestead and related features) on it. By 2004 the status quo had completely changed with the development already fully established as in its current form.



Figure 4: A view of a section of the area with some of the units on it.



Figure 5: View of parking area and more of the existing units.



Figure 6: Another section of the study area.



Figure 7: Another part showing parking lots and units.



Figure 8: The current office building. This were more than likely the original homestead that was located on the property prior to 2004.



Figure 9: The study area in 2001 (Google Earth 2020).

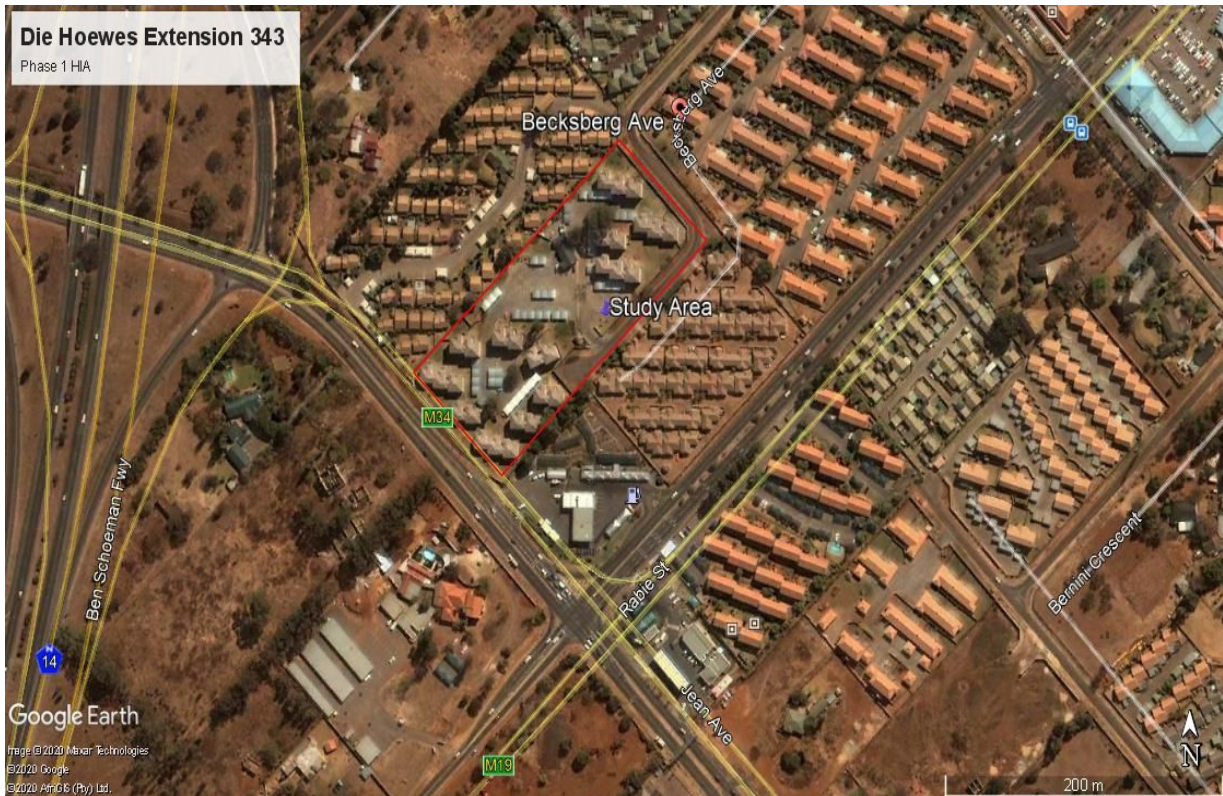


Figure 10: By 2004 the area had been completely altered and developed and is similar to what it looks like currently (Google Earth 2020).

Based on the aerial images and heritage desktop study it is therefore clear that if any significant sites, features or material of cultural heritage (archaeological and/or historical) origin existed in the study area in the past it would have been disturbed or destroyed to a large degree as a result.

It is therefore recommended that Exemption from a Full Phase 1 HIA for Proposed Die Hoewes Extension 343 application for land development approval be given. The township establishment application has a dual purpose:

- a. Procuring the necessary use-rights to legally utilise the property for the residential complex comprising of stacked simplexes already established and operational on the property.
- b. Furthermore, the application has the purpose of increasing the land-use rights in line with the current forward planning policies for the area.

The approval should be granted to the applicants taking the following into consideration:

The subterranean nature of cultural heritage (archaeological and/or historical) resources must always be kept in mind. Should any previously unknown or invisible sites, features or material be uncovered during any development actions then an expert should be contacted to investigate and provide recommendations on the way forward. This could include previously unknown and unmarked graves.

Should there be any questions or comments on the contents of this document please contact the author as soon as possible.

Kind regards

A handwritten signature in black ink, appearing to read 'Pelser', written in a cursive style.

Anton Pelser

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