



Proposed development of a filling station complex on the R82, Olifantsvlei
327 IQ, Johannesburg, Gauteng

Notification of Intent to Develop
for

Great Sites Investments (Pty) Ltd

Project file number: ES 10/2/1/8

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1 INTRODUCTION

Great Sites Investments (Pty) Ltd requested the Heritage Foundation to complete a heritage study in support of proposed rezoning and development of the remainder of portion 36 of the farm Olifantsvlei 327-IQ for the purpose of a filling station.

Although the development is below thresholds outlined in section 38(1) of the National Heritage Resources Act, 1999 (Act 25 of 1999) (NHRA), a heritage study is required in terms of section 38(8) of this Act. This document therefore presents a Notification of Intent to Develop (NID) to notify the South African Heritage Resources Agency (SAHRA) of the proposed development, thereby ensuring compliance with section 38(8) of the Act.

2 PROJECT BRIEF

The proposed development comprises a dual filling station situated east of the northbound and west of the southbound R82 carriageway (Johannesburg-Vereeniging road) (see Figure 1). The approximate total extent of the complex is 6 000 m² / 0.6 ha.

The construction of the complex will include –

- installation of underground storage tanks, a pipe network and fuel pumps;
- a convenience store;
- a traffic circulation system;
- parking bays; and
- an administration building and offices.

Details of the developer and project location are provided in Table 1 and Table 2.

Table 1: Developer details

Developer	Great Sites Investments (Pty) Ltd 9A Gold Reef Road Ormonde
Contact person	Farhat Shaik
Contact number/s	011 496 1027 / 079 496 9215
Email	farhat@arwproperty.co.za

Table 2: Development location

Co-ordinates	26° 17' 29.58" S 27° 59' 40.15" E
Address	R82 provincial road, 3.4 km south of M1 and N12 Southern Bypass interchange, between intersection with Pierpoint and Angela Road
Erf / farm	Remainder of Portion 36 of Olifantsvlei 327 IQ
Magisterial district	City of Johannesburg Metropolitan Municipality
Province	Gauteng
Total extent of property	15 490.9 m ² / 1.5 ha
Extent of proposed development	6 000 m ² / 0.6 ha
Current land use	Agricultural



Figure 1: Detail location and proposed development layout (© Kantey and Templer 2017)

3 LIMITATIONS

The following limitations must be noted –

- The findings are based on desktop research;
- No site visit was conducted to verify information supplied by other specialists or contained in reviewed reports;
- The study was prepared by a single heritage practitioner with formal qualifications in archaeology; and
- The study is intended to notify the relevant heritage resources authorities and provide recommendations in respect of further heritage studies – it does therefore not represent an impact assessment.

4 ABBREVIATED METHOD STATEMENT

This document was prepared through desktop research using information supplied by the Developer, available on SAHRIS and other select publications, historical aerial photographs and archival sources to develop a high-level cultural landscape baseline profile and identify possible impacts.

5 HIGH-LEVEL CULTURAL LANDSCAPE BASELINE

5.1 GEOLOGY AND PALAEOLOGICAL SENSITIVITY

According to the geotechnical investigation completed for the proposed development, the site is underlain by andesite lava of the Hekpoort Group of the Ventersdorp Supergroup (GCS Geotechnical, 2017). However, this is incorrect as the andasite Hekpoort Formation (not Group) forms part of the Pretoria Group of the Transvaal Supergroup (Erikson et al., 2006). The Hekpoort Formation is dated at 2 224 million years (Ma) and contains volcanic basaltic andesite, pyroclastic rocks. The results of the geotechnical investigation indicated a general soil profile from surface level to a 2 m depth that includes:

- Topsoil 0 m to 0.4 m – slightly moist, grey to yellow brown, loose / soft, clayey silt with scattered gravel;
- Hillwash 0.4 m to 1.0 m – slightly moist, dark grey-brown, stiff / dense, pin-holed, clayey sandy silt; and
- Saprolite 1.0 m to 2.0 m – slightly moist, pink-red, stiff, clayey silt with scattered boulders of hard lava.

According to the Hekpoort Formation entry in the SAHRIS Fossil Heritage Layers, this formation is of moderate importance due to “potential fossiliferous Late Ceanozoic Cave Breccias within outcrop area of carbonate subunits, i.e. limestones and dolomites” (South African Heritage Resources Agency, 2013). Based on the geotechnical report, there is no evidence of limestones and dolomites, with andesite lava boulders appearing at a depth of 2.0 m. The potential of any fossil resources occurring in the proposed development area is therefore precluded.

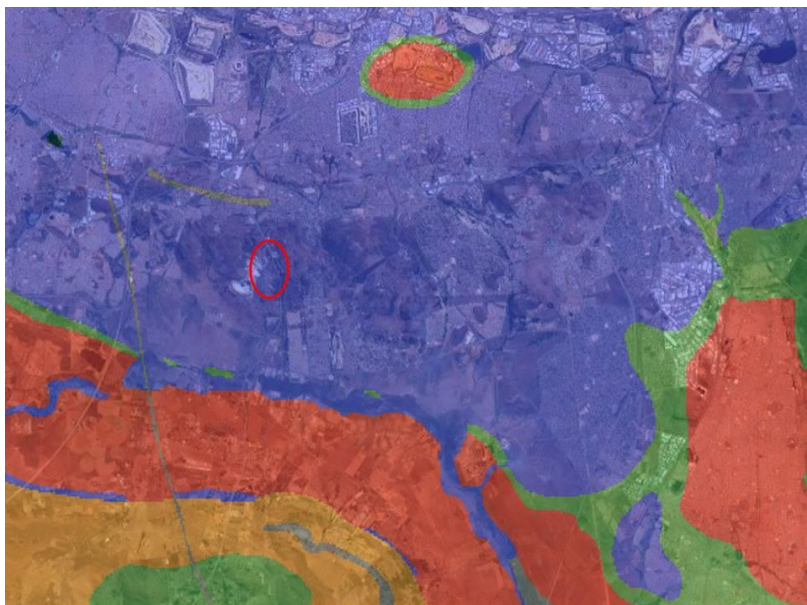


Figure 2: Proposed development relative to palaeontological sensitivity (South African Heritage Resources Agency, 2017)



Figure 3: Detail of proposed development relative to palaeontological sensitivity (South African Heritage Resources Agency, 2017))

Table 3: SAHRIS palaeontological sensitivity map key (South African Heritage Resources Agency, 2017)

Significance and required action
Very high: Field assessment and protocol for finds is required
High: Desktop study is required and based on the outcome of the desktop study, a field assessment is likely
Moderate: Desktop study is required
Low: No palaeontological studies are required however a protocol for finds is required
Insignificant / zero: No palaeontological studies are required
Unknown: Areas require a minimum of a desktop study

5.2 ARCHAEOLOGY

Based on available heritage studies that have been completed within a 2 km radius of the proposed development area, archaeological heritage include –

- Scattered Early Stone Age artefacts (Huffman, 1998, 1999); and
- Late Iron Age stonewalling (Coetzee, 2016; Huffman, 1998, 1999).

Within the general region, the Stone Age record is well-known from important sites in the Sterkfontein Valley (Deacon and Deacon, 1999).

The Late Iron Age in the region is also well-represented by stonewalled sites in the Klipriviersberg range that date from approximately the 15th to 17th centuries, associated with Sotho-Tswana societies. Sites associated with these societies in the Balfour, Klipriviersberg and Suikerbosrand areas are characterised by *Uitkomst* pottery and Klipriviersberg / Group III stonewall settlements. The archaeological record indicates that these sites were abandoned by the 1840s (Huffman, 2007). This abandonment was probably due to the effects of the *difaqane* – a transformation process of turmoil and forced migrations of numerous Bantu-speaking groups from around 1750 to 1835 in the South African interior (Breutz, 1954, 1987: 272; Coertze, 1971; Legassick, 1969).

5.3 HISTORICAL SETTLEMENT

Based on available heritage studies that have been completed within a 2 km radius of the proposed development area, historical heritage include –

- Remains of farm labourer settlements (Huffman, 1998);
- Burial grounds (Huffman, 1998); and
- Agricultural terraces (Huffman, 1999).

Historical settlement in the region commenced with *Voortrekker* families who permanently settled in the region from the 1840s onwards. The farm Olifantsvlei was

originally registered in 1852 as Olifantsvlei 86 (1852 to early 1900s), then Olifantsvlei No. 16 (1910s to 1960) and finally Olifantsvlei 327 IQ (1960 to present).

The farm Olifantsvlei 327 IQ (old registration number Olifantsvlei 16 (Surveyor-General, 1974: 79)) originally formed part of Olifantsvlei 86 in the Suikerboschrand ward of the Potchefstroom District. The eastern part of this District was excised from Potchefstroom to form the District Heidelberg in 1866, and the Suikerboschrand Ward later became the Klipriviers Ward. According to the *Lys van die Argief van die Registrateur van Aktes 1838 – 1962* the 3 000 morgen (approximately 2 500 ha) farm Olifantsvlei 86 was inspected on 10 May 1852 by P. Lindeque and registered to J Henneke through *Gouwerments Transport* (Government Grant) on 3 July 1862. From 1862 to 15 July 1899 the farm was transferred and / or subdivided 23 times (TAB/RAK/T341/2866).

5.4 CURRENT LANDSCAPE

The proposed development location is bordered by existing urban areas to the north, the AfriSam Eikenhof quarry to the west, the Klipriviersberg Municipal Nature Reserve to the east and agricultural lands southwards. A small informal settlement is founded in the western part of the project area, where two residential structures are also located (Figure 4). These structures are currently occupied. These structures cannot be distinguished on 1952 aerial photographs (Figure 5 and Figure 6), and are therefore probably not of historic significance.

The current landscape primarily comprises short grass cover and scattered shrubs and small trees. Both natural environment and cultural landscape have been significantly altered due to agricultural activities, roads (primary, secondary roads and dirt tracks).



Figure 4: Depiction of the current state of the cultural landscape – informal settlement and land use (top); occupied structures (bottom) (© The Biodiversity Company 2017)



Figure 5: 1952 aerial photographs indicating the approximate extent of proposed development



Figure 6: Detail of 1952 aerial photograph indicating the proposed development area. Note absence of buildings.

6 POTENTIAL HERITAGE IMPACTS

Given the relatively small proposed development area and absence of visible heritage resources, no significant heritage impacts are envisaged. Regarding the moderate palaeontological sensitivity of the area, any possible impact is precluded

based on the findings of the geotechnical report that indicated andesite lava at a depth of 2.0 m.

The proposed development will necessitate the destruction of the two structures, however, they cannot be distinguished on 1952 aerial photographs are therefore probably not older than 60 years.

7 CONCLUSION

The Heritage Foundation completed high-level desktop research to inform a high-level baseline profile of the cultural landscape within which the development of a dual filling station complex is proposed. The baseline formed part of a NID completed in terms of section 38(1) of the NHRA.

According to information supplied by the developer the proposed development will comprise 0.6 ha. The findings of the high-level baseline indicated the presence in the general region of, among others, archaeological and historical heritage resources. However, the development is proposed on a relatively small scale of 0.6 ha, within a landscape that has been significantly altered to the extent that little, if any, heritage resources will be affected.

The Heritage Foundation therefore recommends that the development is exempted from all further heritage studies and requirements contained in the NHRA.

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