

2nd Phase documentation report of the

**Farmyard On Portion 216 Of Paardekraal 177 IQ, Proteadal Extention 1. Mogale
City/Krugersdorp, Gauteng Province.**

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1. Contact Details.

1.1. Developers.

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1.3. Type of Development.

Mixed use township.

1.4. Zoning of Site.

The zoning for Proteadal is Agricultural Land Use.

1.5. Description of the site.

Portion 216 of Paardekraal 177 IQ.

2. G.P.S. Coordinates of the beacons of Portion 216 of Paardekraal 177 IQ.



Figure 1. Left is an image showing the position of Proteadal Ext. 1 with the building under investigation located at 26° 04' 13.73" S and 27° 48' 34.41"E. (Google Earth image 2015.)

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Description of beacon	Degrees south	Degrees east
Beacon A	26° 04' 02.36"	27° 48' 16.58"
Beacon B	26° 04' 16.22"	27° 48' 07.97"
Beacon C	26° 04' 20.56"	27° 48' 14.09"
Beacon D	26° 04' 34.12"	27° 48' 34.12"
Beacon E	26° 04' 13.41"	27° 48' 34.41"
Position of dwelling under investigation	26° 04' 13.73"	27° 48' 17.20"

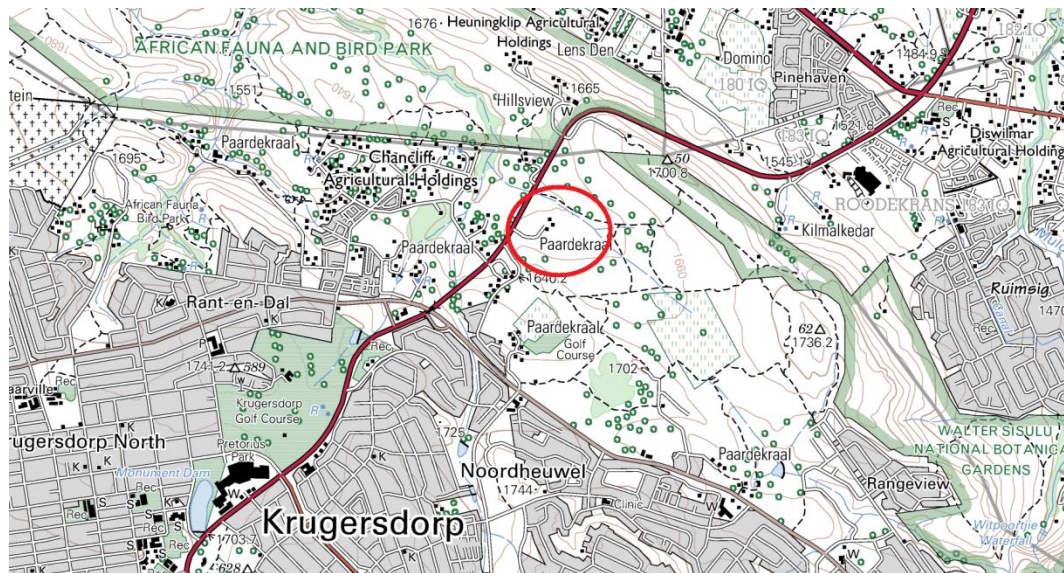


Figure 2. This image shows the location of the site under investigation. (South Africa 1 : 50 000 Map 2627BB.) It was originally Paardeplaats on Jeppe's 1899 Map of the Transvaal as can be seen in figure 4. Now it is Portion 216 of Paardekraal 177 IQ.

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Figure 3. This image shows the basic layout for the proposed new Proteadal Ext.1 development in relation to the Paardekraal farmhouse and its impact thereon.

3. Executive Summary.

3.1. Intent of Monolithos Properties (PTY) LTD

It is the intent of Monolithos Properties (PTY) LTD to demolish the Paardekraal farmhouse, located on Portion 216 of the farm Paardekraal 177 IQ, in Mogale City/Krugersdorp, Gauteng.

Following this Heritage Contracts and Archaeological Consulting (H.C.A.C.) was appointed in by Monolithos Properties (PTY) LTD to assess and prepare documentation the old structure, known Paardekraal farmhouse, located on Portion 216 of the farm Paardekraal 177 IQ, in Mogale City/Krugersdorp, Gauteng. This with the intent to apply for a demolition permit from Provincial Heritage Resources Agency (PHRA).

Report number 216103 by H.C.A.C. was completed in September 2016 and is being presented to the PHRAG with a recommendation that the building may be demolished.

When PHRA reacts in a confirmative manner, an application for a demolition permit must be submitted by Monolithos Properties (PTY) LTD to PHRA.

3.2 The project description.

A mixed use township development known as Proteadal Ext. 1 is being proposed and as part of this development, Monolithos Properties (PTY) LTD is intending to demolish the 1930's farmhouse. (See figure 3 for the development plan.)

3.3. Historical milieu.¹

3.3.1. The Stone Age.

There appears to be no Stone Age industry present on Proteadal Ext. 1.

3.3.2. The Iron Age.

There appears to be no indications of these peoples ever impacting on Proteadal Ext. 1.

3.3.3. Historical Period.

Regarding the Proteadal Ext. 1 development it is expected that no other historical remains will be encountered apart from the structure under investigation.

The building remaining on the property was most probably erected in the early to mid 1930's and as such is protected by section 34 of the National Heritage Act. The building has been deteriorating and many internal and some external changes have been made over time. The building is of low heritage value and to preserve it will not contribute significantly to the National Heritage Estate².

¹ See section 8 of this report for full description of the archaeological and historical background of the general area.

² For a full description of the property see appendix 5.



Figure 4. An image showing the position of Paardeplaats. (Jeppe's 1899 map of the Transvaal, sheet 5.)

3.4. Geological and vegetative milieu.³

There is no important geological or vegetative evidence that may influence the historical value of the building under investigation.

3.5. Summary of findings.⁴

It is clear from the field-work that the Paardekraal farmhouse was used mainly for accommodation, rather than intensive farming purposes, possibly from the 1930's onwards and as such is protected by section 34 of the National Heritage Resources Act. The building has been deteriorating and many internal and some external changes have been made over time. The building is of low heritage value and to preserve it will not contribute significantly to the National Heritage Estate.

1. It is not associated with any important historic or prehistoric events.
2. It contains no important scientific inventions.
3. It was not designed by any architect of note.
4. It does not portray any important architectural style.
5. It is not related to any slavery or apartheid era events.

3.5 A. Field Rating of the Paardekraal farmhouse is set at;

- e. General Protection A (Field Rating IV A.) It should be mitigated before destruction.

3.5 B Statement of Significance (Heritage Value)

- a. Its importance in the community, or pattern of South Africa's history.

³ See section 7 of this report.

⁴ For full Summary and Recommendations see sections 12 and 13 of this report.

3.6. Recommendation.

It is recommended that Monolithos Properties (PTY) LTD may proceed with the development of their proposed township Proteadal Ext. 1 on portion 5 of the farm Paardekraal 177 IQ, and that the building may be demolished pending the issue of a demolition permit being issued by PHRA.



Sidney Miller

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4. Definitions.

[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 broad generic term *Cultural Heritage Resources* refers to any physical and spiritual property associated with past and present human use or occupation of the environment, cultural activities and history. The term includes sites, structures, places, natural features and material of paleontological, archaeological, historical, aesthetic, scientific, architectural, religious, symbolic or traditional importance to specific individuals or groups, traditional systems of cultural practice, belief or social interaction.

5. Protected Sites in Terms of the National Heritage Act, Act. no. 25 of 1999.

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

- a. Archaeological artifacts, 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 years⁵**
- f. Proclaimed heritage sites
- g. Grave yards and graves older than 60 years
- h. Meteorites and fossils
- i. Objects, structures and sites of scientific or technological value.

The national estate includes the following:

- a. **Places, buildings, structures and equipment of cultural significance⁶**
- b. Places to which oral traditions are attached or which are associated with living heritage
- c. **Historical settlements and townscapes⁷**
- d. **Landscapes and features of cultural significance⁸**
- e. Geological sites of scientific or cultural importance
- f. Sites of Archaeological and paleontological importance
- g. Graves and burial grounds
- h. Sites of significance relating to the history of slavery
- i. Movable objects (e.g. archaeological, paleontological, meteorites, geological specimens, military, ethnographic, books etc.)

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 on these possible heritage resources. An Archaeological Impact Assessment (AIA) only looks at archaeological resources. 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

⁵ *Applicable in this investigation.*

⁶ *Applicable in this investigation*

⁷ *Applicable in this investigation*

⁸ *Applicable in this investigation*

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- 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 10 000 m²
- e. Any other category provided for in the regulations of SAHRA or a provincial heritage authority

Structures.

A **structure** means any building, works, device or other facility made by people and which is fixed to land, and includes any fixtures, fittings and equipment associated therewith.

Section 34 (1) of the mentioned act states that no person may demolish any structure or part thereof which is older than 60 years without a permit issued by the relevant provincial heritage resources authority.

Alter means any action affecting the structure, appearance or physical properties of a place or object, whether by way of structural or other works, by painting, plastering or the decoration or any other means.

Archaeology, palaeontology and meteorites

Section 35(4) of the Act deals with archaeology, palaeontology and meteorites. The Act states that no person may, without a permit issued by the responsible heritage resources authority (national or provincial):

- a. destroy, damage, excavate, alter, deface or otherwise disturb any archaeological or paleontological site or any meteorite;
- b. destroy, damage, excavate, remove from its original position, collect or own any archaeological or paleontological 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 paleontological material or object, or any meteorite; or
- d. bring onto or use at an archaeological or paleontological site any excavation equipment or any equipment that assists in the detection or recovery of metals or archaeological and paleontological material or objects, or use such equipment for the recovery of meteorites.
- e. alter or demolish any structure or part of a structure which is older than 60 years as protected.

The above mentioned may only be disturbed or moved by an archaeologist, after receiving a permit from the South African Heritage Resources Agency (SAHRA). In order to demolish such a site or structure, a destruction permit from SAHRA will also be needed.

Human remains

Graves and burial grounds are divided into the following:

- a. ancestral graves
- b. royal graves and graves of traditional leaders
- c. graves of victims of conflict
- d. graves designated by the Minister
- e. historical graves and cemeteries
- f. human remains

In terms of Section 36(3) of the National Heritage Resources Act, no person may, without a permit issued by the relevant 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 or 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, or any equipment which assists in the detection or recovery of metals.

Human remains that are less than 60 years old are subject to provisions of the National Health Act (Act 61 of 2003) and to local regulations. Exhumation of graves must conform to the standards set out in the Ordinance on Excavations (Ordinance no. 12 of 1980) (replacing the old Transvaal Ordinance no. 7 of 1925).

Permission must also be gained from the descendants (where known), the National Department of Health, Provincial Department of Health, Premier of the Province and local police. Furthermore, permission must also be gained from the various landowners (i.e. where the graves are located and where they are to be relocated) before exhumation can take place.

Unidentified/unknown graves are also handled as older than 60 until proven otherwise.

The National Environmental Management Act.

This act states that a survey and evaluation of cultural resources must be done in areas where development projects, that will change the face of the environment, will be undertaken. The impact of the development on these resources should be determined and proposals for the mitigation thereof are made.

Environmental management should also take the cultural and social needs of people into account. Any disturbance of landscapes and sites that constitute the nation's cultural heritage should be avoided as far as possible and where this is not possible the disturbance should be minimized and remedied.

6. Methodology.

6.1. Portion 216 of the farm Paardekraal 226IQ was visited on the 23rd of September 2016, between 09h00 and 16h00, and again on the 24th of September 2016 between 09h00 and 16h00.

6.2. The site was traversed in a manner that was dictated by the capturing of the physical dimensions of the building, as well as the images describing its change over time. Therefore no "track" recording was done.

6.3. As it was clear that the building had undergone some interventions over the last sixty years, such interventions were recorded so as to affirm the present heritage value of the building.

6.4. Finds were recorded by electronic, hand held tape measure, drawings and photography.

6.5. The above information was recorded and collated in section 9 of this report.

6.6. Background information concerning the geology and vegetation of the region was collected from reliable resources and is presented in section 7 of this report.

6.7. Background information concerning the archaeology and historical milieu of the region was collected from reliable resources and is presented in section 8 of this report.

6.8. In sections 10 and 11 field ratings (SAHRA minimum standards May 2007) and statements of significance (SAHRA minimum standards May 2007) were attributed to the buildings as necessitated by individual situation.

6.9. Section 12 contains a summary of the research results with a recommendation in section 13.

6.10. The collective gist of the information collated in the report is summarised in the executive summary in section 3.

6.11. Appendix 1 contains a declaration of independence by the author.



Figure 5. Above. There is no route map available of the route undertaken during the recording of this building, as all exterior and all interior aspects of the building was visited. The nature of a second phase recording is such that the investigator often has to double back and revisit previous sections that it will make no sense to record such a route. As the documentation drawings and photographs are in itself a record of the route of the investigator it is not necessary to make a record of the route of investigation. (Google Earth image 2015.)

7. Environment.

7.1. Geology.⁹

Portion 216 of the farm Paardekraal 226IQ is located only a kilometer to the north-west of Krugersdorp along the R28 highway. To the north and south of it lies the Magaliesberg and the Witwatersrand. The geological under build of the region is part of the Kaap Vaal croton and the Witwatersrand basin and the impact of the Vredefort meteorite, all older than 2000 million years. As the geological description of these phenomena has been sufficiently been described, in scientific geological terms through time, owing to the importance of the Rand goldfields, it is not necessary to elaborate on in this document. For a full description see McCarthy and Rubidge (2005) and Haughton (1940.) 01

⁹ See McCarthy & Rubidge, 2005, pages 122 to125, 128 and 140 for full description.

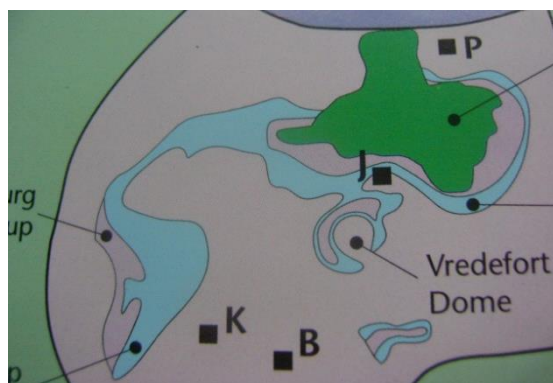


Figure 6. It has been suggested by some geologists that the bounty of the Rand goldfields may be contributed to the impact of the Vredefort meteorite on the Witwatersrand basin some 2000 million years ago. (McCarthy and Rubidge, 2005: 118).

7.2. Vegetation. ¹⁰



Figure 7. Portion 216 of the farm Paardekraal 226IQ is located on the veldt type zone 61 as illustrated above. Owing to the small size of the property it is classed as being situated in veldt zone 61b. (Acocks, 1988.)¹¹

According to Acocks the veldt type 61, which consist of three variations, the Eastern, Central and Western categories. In this case is Type 61 b that concerns us. Apparently it is possible that this type is a derivative of an *Acacia caffra* savannah which it still is in parts. It is a sparse and tall tufted type with the forbs playing an important part, and is extremely sour. It is the veldt type of the Witwatersrand and the high undulating country sloping down to the Magaliesberg. The racks are mainly quartzite, shale, dolomite, chert and granite.

The soils are poor and acid, either stony or sandy with an altitude of 1450 to 1750 meters above sea level. Rainfall is in the region of 759 mm per annum and the winters are cold and frosty. Combined with continuous burning the veldt is particularly sour and supports wiry grazing, not particularly edible for livestock. At the Rietvlei research station though, it was shown that the veldt was particularly suitable for intensive farming.

Rocky ridges carry Bushveld vegetation dominated by *Protea caffra*, *Acacia caffra*, *Celtis africana* and sometimes *P. welwitschii* as well as a large number of South Bushveld shrubs in

¹⁰ For a full and accurate description of the vegetation see the Vegetation report in the Environmental Impact Report.

¹¹ The author is aware of the updated version of Acocks's work by Mucina & Rutherford, 2010, but for the purposes of this investigation Acocks version is preferred by the present author.

smaller quantity. A typical plant of the hills is *Xerophyta retinervis*. In sheltered valleys and sinkholes there are traces of temperate or transitional forest, with such species as *Celtis africana*, *Kiggeleria africana*, *Halleria lucida*, *Leucosidea sericea*, *Buddleja salviifolia* and *Cassinopsis ilicifolia*, for example in the Fountains valley at Pretoria, which is greatly in contrast with the traces of tropical forest a few miles away in the kloofs of the northern slopes of the Mogalies Mountain. For the extremely long lists of grass species and succulent species see page 114 of Acocks.

8. Archaeological and Historical Background.

8.1. Stone Age.¹²

Although there is no well known type site located on or around Johannesburg there is evidence of the use of the area during the formative years of humankind in the Tshwane Fountains valley. The environment has not changed markedly during the last three million years and therefore the limestone formations around the Fountains area captured evidence of early hominine activity, similar to the sites in the Cradle of Humankind. In the suburb of Wonder Boom South, next to the large water reservoir adjacent to Voortrekkers Road the young Edwin Hanish discovered a large deposit of Early Stone Age Tools. To archaeologists this demonstrated the prolonged use of the region. During the nineteen sixties and nineteen seventies, a well known photographer Mr Dotman Pretorius collected several thousand stone artefacts along the drainage lines, in the City of Pretoria area from that time. Apart from the earlier tools from Wonderboom Nek he also found tools relating to the Middle Stone Age in the form of smaller hand axes, blades and points.

Regarding the Later Stone Age there does not appear to be much evidence of the hunter gatherers utilising the area, except at caves at the fountains and at Wonderboom. To the west, around Hekpoort and Skeerpoort there occur many petroglyphs that does shows the warmer areas around the Crocodile (Oorie) River were utilised during the last 10 000 years.

Towards the south, along the Vaal River, the renowned Van Riet Lowe also described several large deposits of Stone Age artefacts in the early part of the previous century.

Regarding Portion 216 of the farm Paardekraal 226IQ, it is expected that no Stone Age remains may be encountered.

8.2. Iron Age.¹³

8.2.1. Early Iron Age remains.

The only Early Iron Age remains known in the greater region is the Broederstroom village site, and the Melville Koppies sites excavated by Professor Mason from the Department of Archaeology of WITS.

As these sites are extremely rare in this region, it is rather unlikely that material from the same period will be found on Portion 216 of the farm Paardekraal 226IQ.

8.2.2. Later Iron Age remains.

From the fifteenth century onwards we find a diverse population on and to the north of the southern rim of the Bushveld Igneous Complex. Towards the west one finds first the ancestors of the Sotho/Tswana language groups and to the east the ancestors of Nguni/Ndebele Speakers. From the eighteenth century onwards stone walled villages arise and

¹² See Mason, R. 1969. *Prehistory of the Transvaal*.

¹³ See Huffman, T. 2007. *Handbook to the Iron Age. The Archaeology of Pre- Colonial Farming Societies in Southern Africa*.

cultural materials developed that distinguished the language groups one from another. Owing to population pressure in the human landscape we also then find shared landscapes that may have been caused by either civil or belligerent interaction. In the second and third decades of the nineteenth century the appearance of Mzilikazi in the landscape brings an abrupt halt to normal African life in the region.¹⁴ Many hundreds of remains from this period can be seen in non-urbanised areas between Rustenburg and Middleburg showing the intense occupation of the southern rim of the Bushveld Igneous Complex. Where Tshwane is located today is no exception. Even today the remains of circular Ndebele villages can be observed north of Atteridgeville, and in the Bronberg. The *Ou Klipmuur Weg* is the name of a roadway that refers to the stone walls that were destroyed with the construction of *The Willows* suburb. Similarly many stone ruins can still be observed to the east and west (and under) the very affluent Silver Lakes suburb.

Similarly the areas south, east and west of Kliprivierberg was densely populated as can be seen in the recordings of Walton (1956), Mason (1969), Maggs (1976), Huffman (2007) and Giliomee & Mbenga (2007.)

Regarding portion 216 of the farm Paardekraal 226IQ it expected that no Later Iron Age remains may be found.



Figure 8. Left can be seen the recording of Later Iron Age occupation of the Klipriviersberg from page 49 in Walton (1956).

8.3. Historical Period.¹⁵

8.3.1. Moghaliesbergdorp.

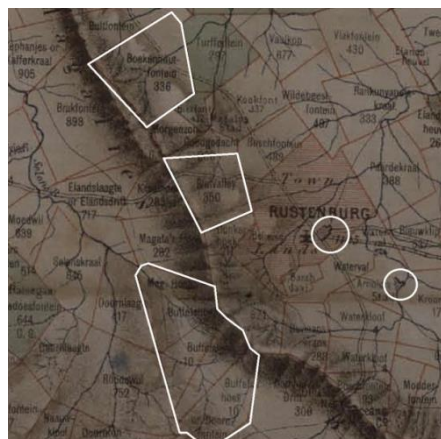
(Not to be confused with the modern Magaliesberg situated west of Krugersdorp (Mogali Metro) near the Cradle of Humankind)

The possible existence of this third town in the Transvaal is based more on conjecture than fact. It is extensively discussed by Rex (1979: 91) of which we reproduce a summary here. As this is the only source that the present author consulted we have to rely on Rex's extremely well researched and respected volume on the subject of the founding history of the Dutch Reformed Church in Zeerust, Northwest Province.

¹⁴ See Wallis, J. P. R. (Editor.) 1976. *The Matebele Journals of Robert Moffat. 1829-1860. Vol. I.*

¹⁵ See Potgieter, F. J. 1959. *Die Vestiging van die Blanke in die Transvaal. (1837 – 1886.)*

Figure 9. Right is the Rustenburg Town lands in Jeppe's 1899 Map of the Transvaal, sheet 5. Buffelshoek no10 was the property of Com. Gen. A.H. Potgieter and Rietv(a)lei belonged to P.J. Riekert. These are also both potential sites of the illusive Moghaliesberg Dorp mentioned by Rex (1971) where a large number of Potgieter's followers congregated circa 1844. Here can also be seen the location of the farm Boekenhoutfontein (336), of Paul Kruger and Arnoldus Stad of which little is known.



As in much of the early history of the Transvaal, the volatile Commandant General A. H. Potgieter and his restless followers plays an important role in this narration. As a point of departure Rex tells us that after the expulsion of Mzilikazi and his appropriation of the land between Marico and the Cashan Mountain area was soon occupied after 1840 by a number of families that was not content to stay in the Potchefstroom district. He, Rex, (1979: 90), firmly places Commandant General A. H. Potgieter on the farm Buffelshoek, south of the Cashan Mountain then in 1842, adjacent to the modern Olifantsnek-Dam. Rex describes a large cemetery adjacent to the ruin of the Potgieter dwelling.

Apparently to his (north)-west were located the families Kruger, Eloff, and Robbertse, and to his east the families of Van Rooyen, Basson, Kruger, Van Staden, Grobler, Kloppers, Erasmus, and Bronkhorst. To the north of the mountain Rex places the families Grobler, Riekert, Van Der Westhuizen, Schutte, Malan, Harmse, Barnard, Kruger, Van Wyk, Engelbrecht, Van Staden, Schoeman, Pretorius, and Ras.¹⁶

Although **Rex** points out the viability of these regions for crop production and animal husbandry, we have to assume that this was not the actual intent of Potgieter and these followers to permanently locate here, as we know that he was continually still exploring the desire to link up with the two Portuguese ports on the East Coast. However, as normal survival and exploitation by these settlers of the period dictated, we know that hunting possibly were still the foundation for their lingering in this region.

To illustrate this reality, Rex relates a description of Henry Methuen regarding the countenance of these settlers in the Cashan Mountain area, and through Methuen we have a firm reference to the existence of Moghaliesberg Dorp. Methuen writes the following description of an observation in October 1844: -

...the emigrant Boers make constant shooting excursions up the Mariqua, for elephant and hippopotamus ivory, which accounts for the latter animals being so scarce and wild... ...we encountered a party of emigrant Boers, with their wagons, they were returning to their town Mahaliesberg in the Cashan Mountains, and during the

¹⁶ *Rex does not associate these names with specific farms such as was done by Gronum, but we know for instance that the Erasmus and Bronkhorst families from 1842 onwards settled on Wonderboom and other farms surrounding the modern day Tshwane metro.*

excursion they shot seventy one elephants, of which they killed nineteen shortly before our arrival...

Methuen carries on to describe the physical prowess of these men, one of whom being a son of the Commandant General. He also implies that a number of these have in fact visited Delagoa Bay (Maputo) where they apparently procured ammunition of superior quality. Whether this was true or not is not relevant, but it again underlines the general mindset of the Boers regarding the East Coast ports. However the case may be the largest portion of these settlers had relocated from the area in 1845 towards the east where Andries Ohrigstad were to form the new axis in the continuous drama surrounding the settler story of white South African pioneers.

Another reference by Rex, concerning Moghaliesberg Dorp, is apparently to be found in Dr. Breutz's description of The Tribes of Rustenburg and Pilanesberg District. In this he inferred that Potgieter was the first voortrekker in the region of Rustenburg, that the Boers established, (rather than founded) the village Magaliesberg in 1839 and that this evolved into the town of Rustenburg in 1950. Whether this implied a direct physical transition or rather a short distance relocation, as in the case of Oudedorp – Potchefstroom, Krugerspost – Lydenburg and or Schoemansdal, is not clear. We may therefore cautiously accept that there did exist an informal town in the region of the Cashan Mountains, that may in fact have been the third communal settlement (town) in the Transvaal and that Rustenburg was its eventual official transformation.

Saying that, we then have to be careful of the hearsay reported by the honorable Methuen that there also existed another Boer town associated with Delagoa Bay called Grisberg (Grysborg?) (Rex 1979: 92.) As far as known to the author this is the only reference to Grisberg, but one can tentatively postulate that this may be a reference to the eventual founding of Marthinus Wesselstroom.

A second possible site for the illusive Moghaliesberg Dorp (Rex 1979: 94) is apparently Buffelshoek no 10, the property of Com. Gen. Potgieter, or the adjacent farm Commissiedrift. This option is supported owing to a large cemetery that is located adjacent to the: -

...eertydse opstal van komdt. Potgieter...¹⁷

Whether this was observed by Rex is not clear, but he emphatically states that there was buried an uncommonly large number of people of the region at that period, including one of the deceased wives of Potgieter. A second possible site for the illusive Moghaliesberg was visited by Rex and was accompanied by one Oden Heer Van Schalkwyk, to an elevated portion of the farm Elandskraal 321. There he was shown the apparent gathering place of a large contingent of Voortrekkers as a place of refuge. Rex remarks that even after 130 years (as an untrained archaeologist), he could identify human occupation and activities associated with the early pioneers. He continues his narrative by stating that the evidence observed by him does not constitute a town, but only appeared as a congregation site of a community.¹⁸

But he gives us direct instructions to investigate the site on Elandskraal 197, not very far from the dwellings of Casper Kruger, on Buffelsfontein, and of Gert Kruger on Hekpoort. We know that Rex was an excellent historian and well versed in the interpretation of archival material, and perhaps one must honor his lay-person observations.

¹⁷ *...the old dwelling of Comdt. Potgieter...*

¹⁸ *What he means by this is not clear.*

It is known that a large portion of the Magaliesberg population that were recorded by Rex, evacuated the region in 1845 with Commandant General A.H. Potgieter, and some of the names of these re-surface in the disasters of Andries Ohrigstad, Lydenburg as well as in the eventual founding of Schoemansdal. On the other hand, many of the family names that Rex associated as occupants of land in the Magaliesberg region did not clearly vanish from the local or archival horizon. The Kruger -, Eloff -, Erasmus - and Bronkhorst factions appears to have happily occupied the Cashan region while letting Potgieter doing the legwork for them until the establishment of Schoemansdal where he also passed away not long after in 1852 at the age of sixty.

The importance in Moghaliesberg Dorp though lies in the fact that it again illustrates that before any town could be founded after official decree the eventual inhabitants had to be encamped in the vicinity of the intended town both for its official survey into plots of land and the establishment of elementary services such as roads and a water supply.

8.3.2. Pretoria

The Great Trek is rather incorrectly named, as no more than between five percent and twenty percent of the Cape population in fact left British Authority, over a period of three to four years. With the split between the Maritz Group and the Pretorius group and the fragmentary nature of the Northern Group there was little coherence in their settlement plan, and many were originally simply killed by indigenous people such as the Liebenberg and Van Rensburg Trek's, or by the rigorous and dangerous nature of Africa such as the Louis Treghardt Trek.

Some prematurely settled in towns such as De Clercq's dorp and only over a period of ten years were Potchefstroom, Lydenburg, Ohrigstad and Schoemansdal born. During and shortly after the Great Trek a number of families settled in, on and around the Fountains Area. The remains of the Bronkhorst farm house are possibly the best known, and is still protected in the Fountains valley recreational area.



Figure 10. Above is Pretoria , founded in 1855, as documented in 1899 by Jeppe shows even then only a few farms located around the Capitol of the Z. A. R. (Sheet 5 of Jeppe's 1899 Map of the Transvaal.)



Figure 11. Between the pillars in the front and the wall in the back is located the ruins of the original farm house of Bronkhorst at the Fountains. (Photograph SM Miller 2012)



Figure 12. The above rendering by Mrs Ida May Clayton is titled The first House in Pretoria and is dated 1888. It is believed that this is the Bronkhorst house mentioned above. (Photo, National Cultural History Museum.)

With the two towns Potchefstroom and Zoutpansbergdorp separated by nearly six hundred kilometres administration was a nightmare, not taking in account the personal idiosyncrasies of the pioneers, their individual approaches to slavery, their difference in protestant religious flavours and their economic activity. The supply routes for trade goods from Natal and Eastern Cape had to cross several mountain ranges and large and small rivers that wagons had to traverse and it became clear to the authorities that a new and centralised town was necessary. This paved the way for the founding of Pretoria, Named after A. H Pretorius, by W, Pretorius. The town was officially surveyed in 1859 by A. F. Du Toit. For the next eighty odd years the town would grow. Earlier buildings were demolished, amongst others three different churches on church square. All household refuse was deposited on Erven, in water furrows and in the streets. All of this material is now covered under the modern 'city'.

By the end of the nineteenth century a large number of the water furrows were paved with slate that were to serve the population's water supply, until the installation of piped water after the arrival of British administration. Most of these furrows were in fact used to hold the pipes for the new system and most of them still exist under the surface of Pretoria's paved surfaces. It was also in this period that road dimensions were defined with granite curbing, the planting of Jacaranda Trees and the paving of areas of importance with slate flagstones.

By 1860 the four to five thousand *burgers, male female and children*, were spread out over the Marico, Potchefstroom, Rustenburg, Pretoria, Heidelberg, Wakkerstroom, Lydenburg,

The arrival of electricity in the form of the Pretoria West power station also initiated a rapid transport system in the form of trams. These were laid on the surface of Pretoria's dirt roads, but were rather inconvenient owing to the obstruction it caused for animal drawn traffic and the modern invention of motorised transport. After the Second World War trams were replaced by busses and large sections of the tramlines were covered in the macadam surfaces.

8.3.3. Johannesburg.

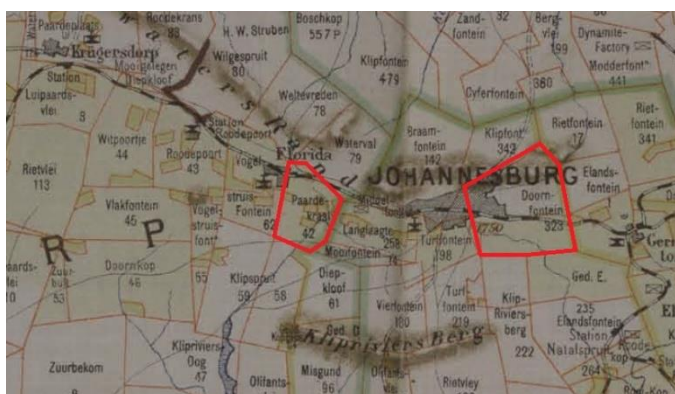


Figure 13. Left are the farms surrounding the Johannesburg and Main Reef gold fields as recorded by Jeppe in his 1899 Map of the Transvaal only 13 years after the discovery of gold in 1886. Take note of another farm called Paardekraal .

Although gold has been mined used and exported by indigenous peoples from the Transvaal for many centuries the impact of their endeavours were negligible as compared to what happened in Johannesburg after 1886. Gold was commercially exploited in locations such as Magaliesberg, Pilgrimsrest and Barberton from 1875 onwards. This was largely owing to the influx of many miners that were at that period drawn to South Africa after the discovery of the Kimberly diamond field after 1872. But it was on a relative small scale as compared to the opening up of the Klerksdorp and Johannesburg goldfields after 1886. Now, a hundred and thirty years later gold is still extracted from the same areas.

The growth of the cities and towns along the main reef was a rapid affair and very little is actually known regarding these developments. However the period after the First World War saw a new era in deep level mining, and many hundreds of mining headgear, factories, industrial buildings, and facilities for the housing and training of miners sprang into being. As new technologies were developed, and large sums of money came into circulation, the development of other urban infrastructure became part of the realities of the day. In turn then much of the older mining infrastructure was discarded, and in their places other facilities came into being.



Figure 14. Above is an image taken by H.F. Gros shortly after the discovery of Gold in Johannesburg. The image was captured from the hill above the Witpoortjie falls. The property under investigation is located less than five kilometres to the left. (Photograph Gros 443)

8.3.3. Portion 5 of Paardekraal 226 IQ.¹⁹

Issues of special interest in this study are the history of land ownership, as well as historical land use and the structures it left behind on the property.

8.3.3.1. Record of historical owners:

Date of Transport	Portion	Landowner	New Landowner	Price
1968	216	-	John Travers Bell	Unknown
1984	216	John Travers Bell	Kathleen Bush Bell Foundation	Estate
1989/12/12	216	Kathleen Bush Bell Foundation	Suikerbos Valley Inv Pty Ltd	R175,000

Portion 216 of the farm Paardeplaats 177 IQ is currently located within the Mogale City Local Municipality in the Gauteng Province, and measures 12.6335 hectares. (Windeed 2016)

¹⁹ See Appendix 5 for full report.

8.3.3.2. History of land use

From the early 1900s, the names Paardeplaats and Paardekraal were used interchangeably. The name Paardeplaats 73 can however be considered the official name. The land under investigation is Portion 216 of this farm. This portion was located within, but not included in the Proteadal Township when planning for this development started in the early 1970s. It is uncertain for what reason the portion under investigation was excluded. As of 1968, Portion 216 belonged to John Travers Bell. (NASA SAB, LDE: 524 7019/66; NASA SAB, CDB: 5976 PB4/2/2/570 [Vol 1]; Windeed 2016)

Proteadal would be developed on Portions 215, 217 to 230 and 239 of Proteadal 177 IQ. This land measured 172,592 hectares. The land in its entirety was bought by the Krugersdorp Town Council from J. T. Bell in 1969, with the aim of eventually developing a township. By 1972 the land was however still reserved for agricultural purposes and located outside of the Krugersdorp town lands. The proposed Proteadal Township would comprise of 717 special residential lots (measuring at least 1228 m² each), five general residential lots (measuring between 4900 m² and 6000 m² each), one business lot, one garage, one school and 12 parks. The idea was to fulfill in the increased demand for residential lots in the Krugersdorp area. (NASA SAB, CDB: 5976 PB4/2/2/570 [Vol 1])



Figure 15. Above is the 1908 Surveyor General's map for the property under investigation. (1908 Map of the Witwatersrand Magisterial District.)

Regarding portion 216 of Paardekraal 177 IQ it is expected that no other historical remains will be encountered apart from the structure under investigation.

9. The Documentation of Data of the structure remaining on portion 5 of Paardekraal 2261Q.

9.1. Layout of site and drawings.



Figure 16. This 2015 Google Earth image shows the modern Proteadal farmyard. The only protected area is the areas covered by the green roof. The area covered with a silver roof (as part of the main dwelling) was extensively altered over time.

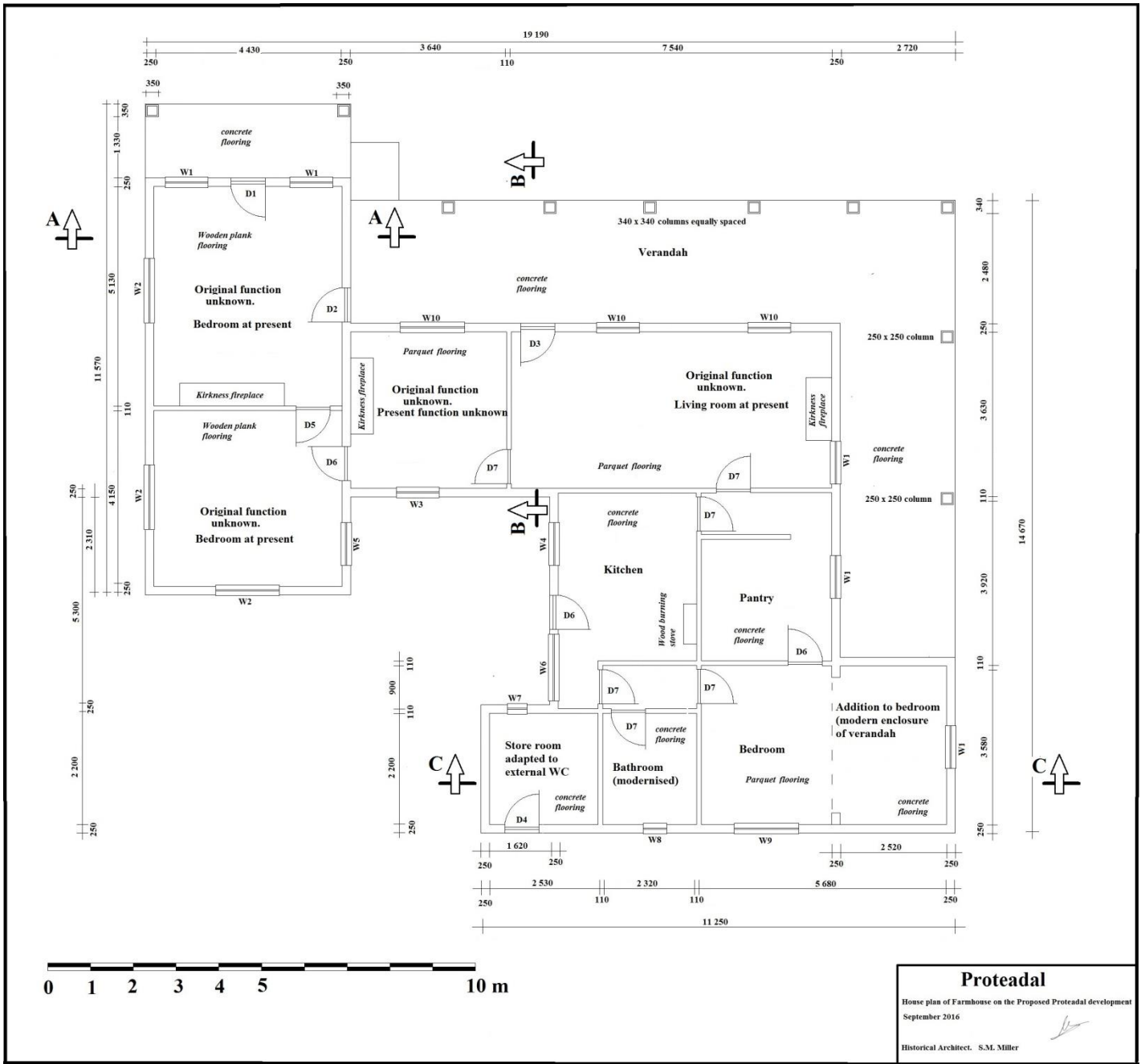


Figure 17. Layout of the dwelling as recorded in 2016. (Drawing S.M. Miller.)²⁰

²⁰ For full scale drawings see paper printouts attached.

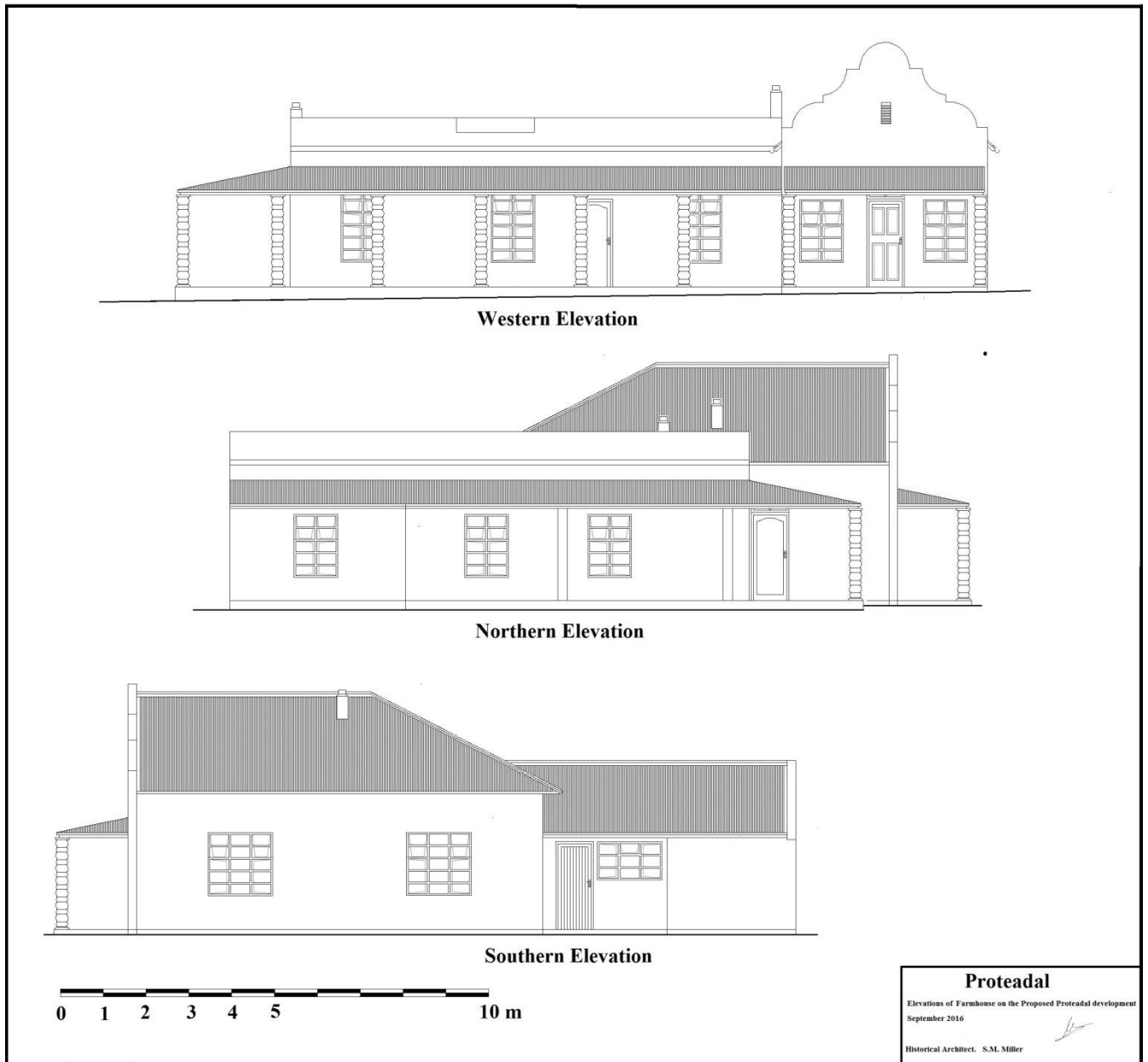


Figure 18. Elevations of the dwelling as recorded in 2016. (Drawing S.M. Miller.)²¹

²¹ For full scale drawings see paper printouts attached.

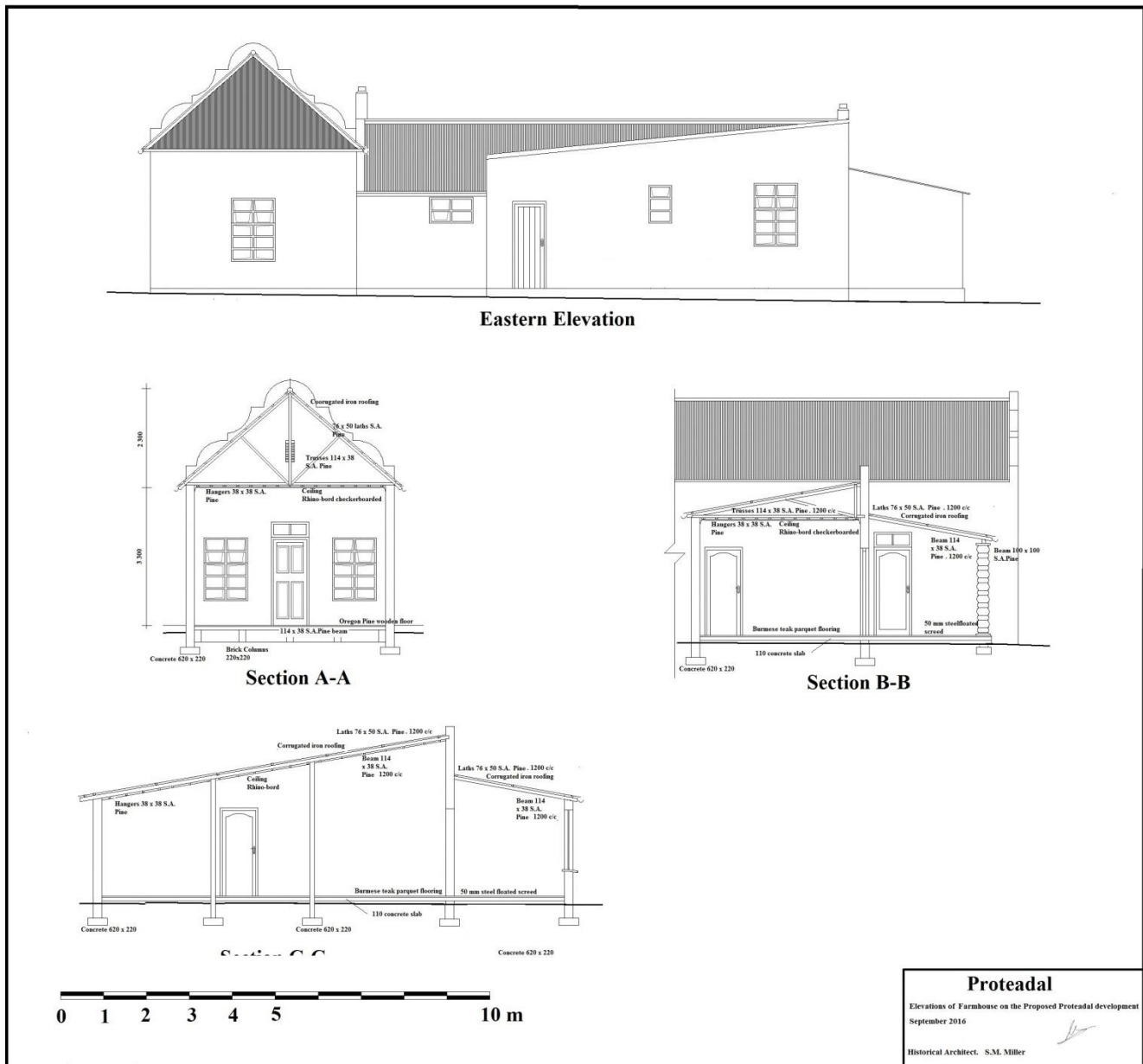


Figure 19. Sections of the dwelling as recorded in 2016. (Drawing S.M. Miller.)²²

²² For full scale drawings se paper printouts attached.

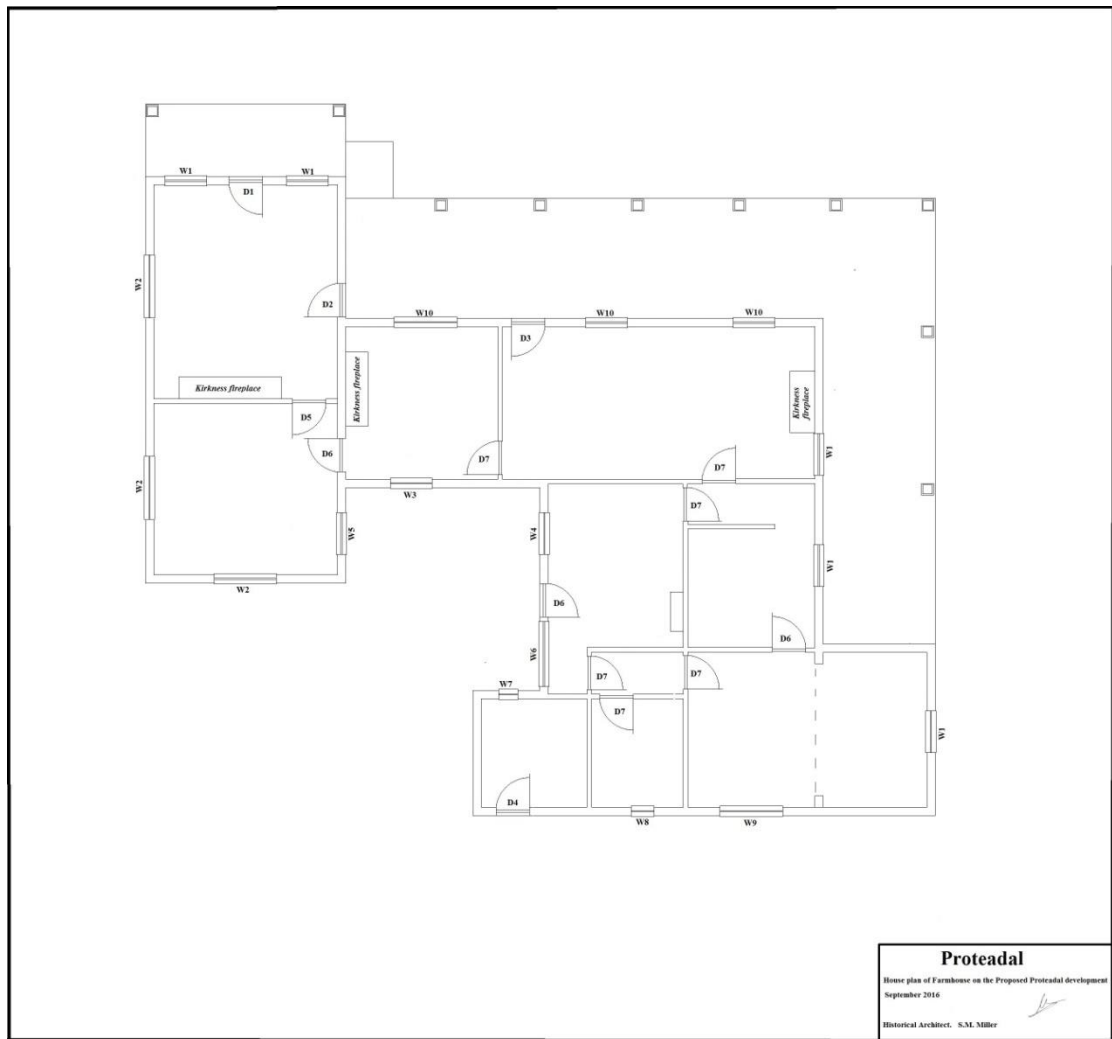


Figure 20. Above is the site layout of the structure under investigation. of the site with places where photos were taken from are marked. Also see figures 02 and 04 for the areas surrounding the building under investigation. (Drawing S.M. Miller 2016.)



Figure 21. General views of the environment within which the building is located. (Photographs S.M. Miller 2016.)



Figure 22. Above are general views of the environment within which the building is located, as well as the garage that is associated with the building under investigation. (Photographs S.M. Miller 2016.)



Figure 23. Above are the two unprotected modern buildings surrounding the building under investigation. (Photographs S.M. Miller 2016.)

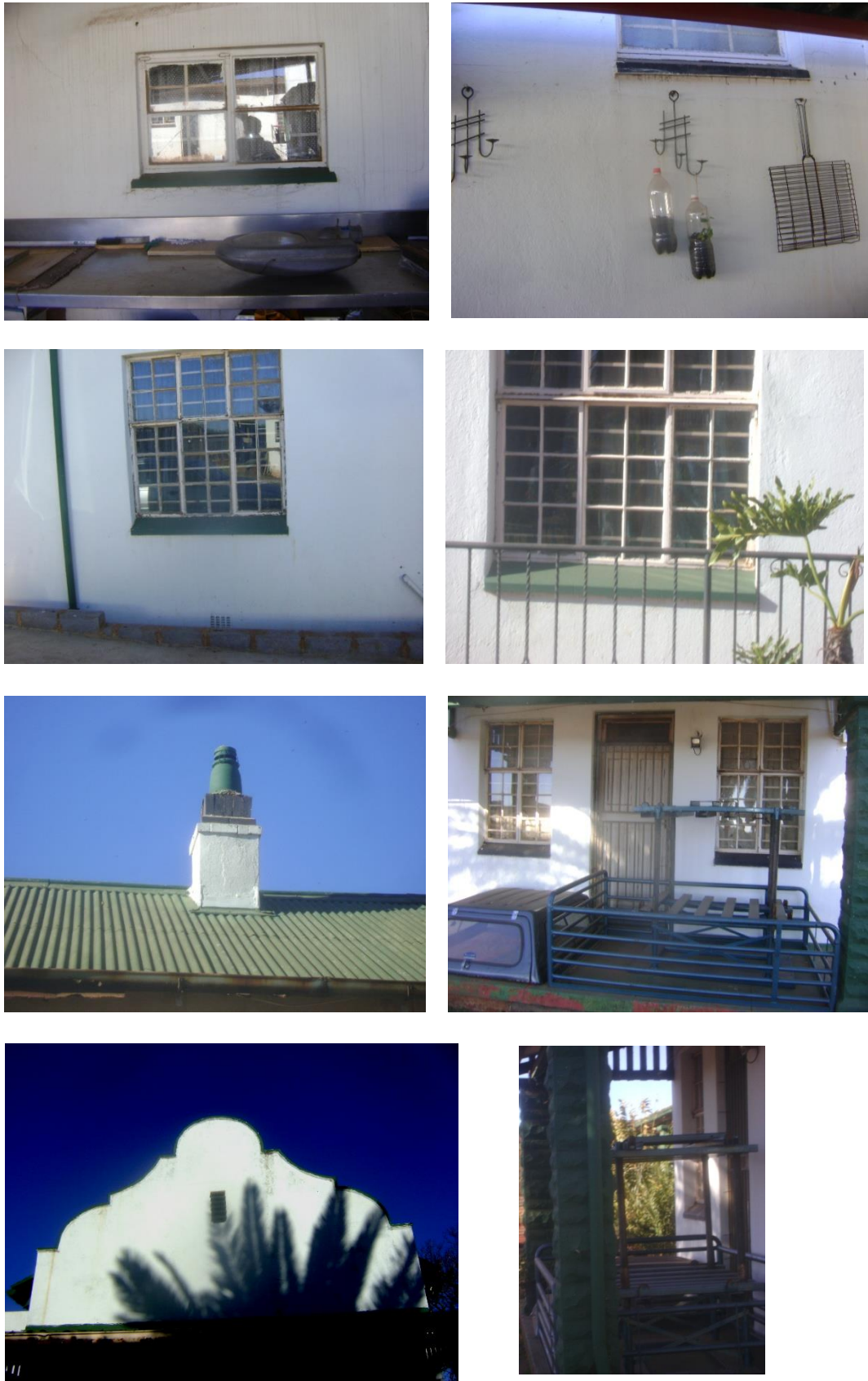


Figure 24. General views of the exterior, elevations and details of the building under investigation. (Photographs S.M. Miller 2016.)

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Figure 25. General views of the exterior, elevations and details of the building under investigation. (Photographs S.M. Miller 2016.)



Figure 26. General views of the exterior, elevations and details of the building under investigation. (Photographs S.M. Miller 2016.)

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Figure 27. General views of the exterior, elevations and details of the building under investigation. (Photographs S.M. Miller 2016.)



Figure 28. When the kitchen was modernised the old wood burning Ellis Stove was retained both as ornament and usable surface area (Photographs S.M. Miller 2016.)



Figure 29. Images of details of windows, windowsills, fireplaces, ceiling and flooring in the old section of the building under investigation. The two red brick fireplaces are typical of the ones provided by Kirkness of Pretoria in the 1930's (Photographs S.M. Miller 2016.)

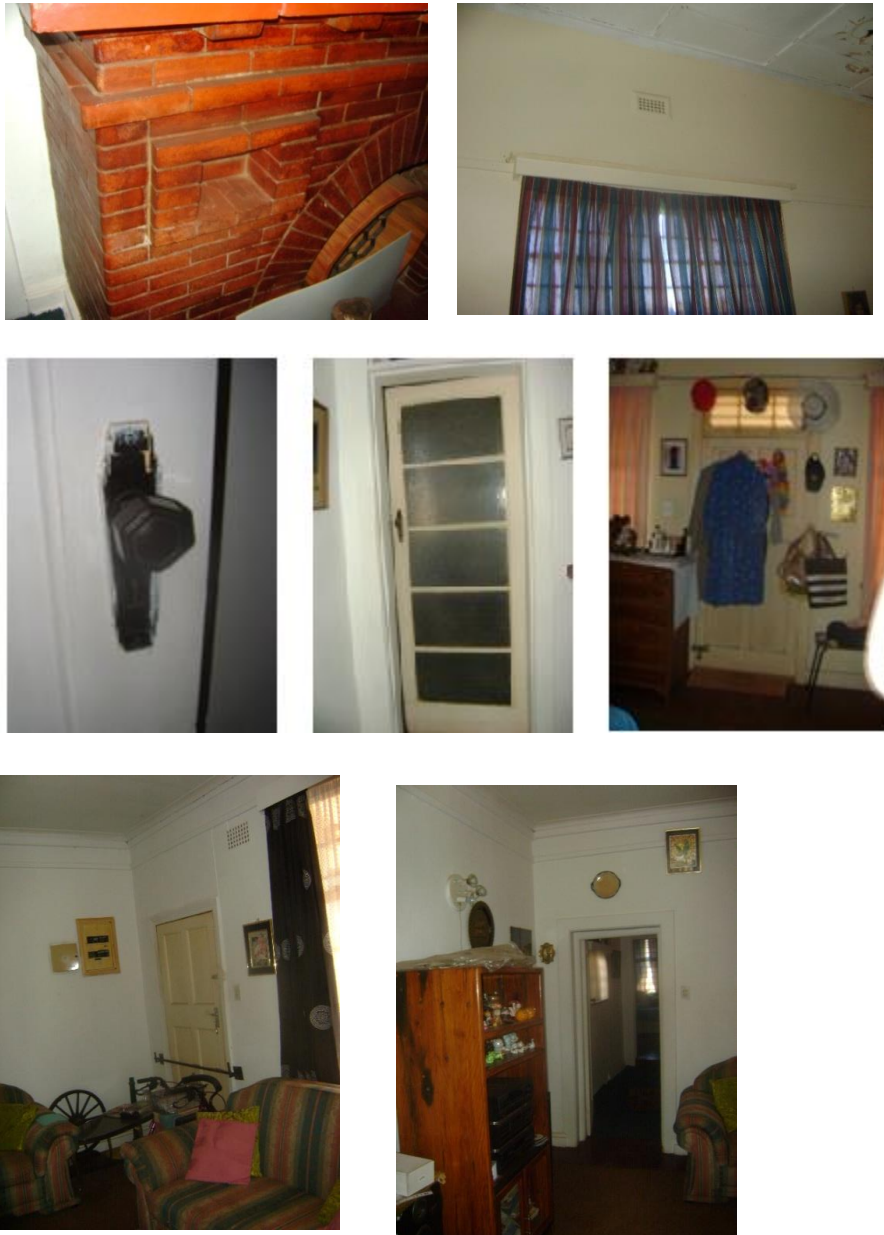


Figure 30. Images of details of windows, doors, ironmongery, ceiling and flooring in the old section of the building under investigation. Some of the original doors were removed at some unknown point in time. (Photographs S.M. Miller 2016.)



Figure 31. The third fireplace was brick-built, plastered and pointed to imitate a typical Art-Deco fireplace. (Photograph S.M. Miller 2016.)

10. Field Rating. (SAHRA minimum standards May 2007.)

No.	description	Rating according to minimum standards may 07
1	Portion 216 of Paardekraal 177 IQ.	e. General Protection A (Field Rating IV A.) It should be mitigated before destruction.

11. Statements of Significance. (SAHRA minimum standards May 2007.)

No.	description	Rating according to minimum standards may 2007
1	Portion 216 of Paardekraal 177 IQ.	a. its importance in the community, or pattern of South Africa's history;

12. Summary

12.1. Intent of Industrial Zone (Pty) Ltd.

It is the intent of Monolithos Properties (PTY) LTD to demolish the Paardekraal farmhouse, located on Portion 216 of the farm Paardekraal 177 IQ, in Mogale City/Krugersdorp, Gauteng.

Following this Heritage Contracts and Archaeological Consulting (H.C.A.C.) was appointed by Monolithos Properties (PTY) LTD to assess and prepare documentation the old structure, known Paardekraal farmhouse, located on Portion 216 of the farm Paardekraal 177 IQ, in Mogale City/Krugersdorp, Gauteng. This with the intent to apply for a demolition permit from Provincial Heritage Resources Agency (PHRA).

Report number 216103 by H.C.A.C. was completed in September 2016 and is being presented to the PHRAG with a recommendation that the building may be demolished.

When PHRA reacts in a confirmative manner, an application for a demolition permit must be submitted by Monolithos Properties (PTY) LTD to PHRA.

12.2 The project description.

A mixed use township development known as Proteadal Ext. 1 is being proposed and as part of this development, Monolithos Properties (PTY) LTD is intending to demolish the 1930's farmhouse. (See figure 3 for the development plan.)

12.3. Historical milieu.²³

12.3.1. The Stone Age.

Although there are a number of well-known Stone Age sites in the greater area, such as the whole of the cradle of mankind some 20 kilometres to the west at and the Stone Age tool deposits along the Vaal River at Vereeniging this site and the Wonderboompoort industry only some 60 kilometres to the north in Pretoria, ***there appears to be no stone age industry present on portion 216 of Paardekraal 177 IQ.***

²³ See section 8 of this report for full description of the archaeological and historical background of the general area.

12.3.2. The Iron Age.

Similarly there are indications of Early Iron Age remains recorded at Broederstroom some 30 kilometres to the north near the Hartebeestpoort dam, the Melville Koppie smelting site in Johannesburg and an intense habitation of Later Iron Age Peoples to the south in the Kliprevierberg area, In the Magaliesberge to the north, as recorded by Mason and others, but again there are ***no indications of these peoples ever impacting on portion 216 of Paardekraal 177 IQ.***

12.3.3. Pioneer farming occupation.

Pen-ultimately, the pioneers that entered the Transvaal post 1836, and their continuous interaction with the local inhabitants, mainly the people of chief Mogale²⁴, north-east of modern Tshwane city are well documented, especially the occupation of the Magaliesberg range by the followers of Commandant Andries Hendrik Potgieter between 1840 and 1845, by Rex (1975), in his history of the Zeerust Hervormde Kerk. By 1899 when his Map of the Transvaal was published Jeppe then recorded that the whole area surrounding Johannesburg was measured out and occupied by farmers. ***Regarding portion 216 of Paardekraal 177 IQ it is expected that no other historical remains will be encountered apart from the structure under investigation.***

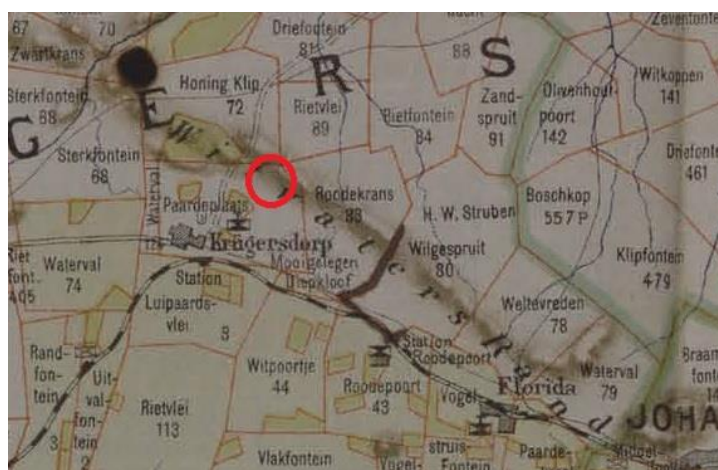


Figure 32. Left is an image showing the position of Paardeplaats. (Jeppe's 1899 map of the Transvaal, sheet 5.)

12.4. Geological and vegetative milieu.²⁵

The Magaliesberg situated to the north, the result of the uplifting of the ancient sediments through the event of the magma-flow that formed the Bushveld Igneous Complex some two billion years ago. The geological under-build of the area is linked to the phenomena known as the Witwatersrand basin and super group that is well described by McCarthy and Rubidge, 2005. The massive gold ore concentration in this area was caused by the erosion of earlier formations, the concentration owing to the formation of the Witwatersrand basin and the upliftment thereof by the impact of Vredefort meteorite some 2000 m years ago. The veldt type is Type 61b, (Acocks, 1988.)

²⁴ N.B. The term Mogale or Ma-Magalie is the name of a senior chief that lived in the area even before the arrival of the pioneers in the 1840's. The spelling has been corrupted to Mohali, Mohale, Moghalies and Magalie in European literature. In the rest of report the different formats of the name will be used as quoted from sources utilised.

²⁵ See section 7 of this report.

12.5. Summary of findings.

It is clear from the field-work that the Paardekraal farmhouse was used mainly for accommodation, rather than intensive farming purposes, possibly from the 1930's onwards.

1. It is not associated with any important historic or prehistoric events.
2. It contains no important scientific inventions.
3. It was not designed by any architect of note.
4. It does not portray any important architectural style.
5. It is not related to any slavery or apartheid era events.

12.5 A. Field Rating of the Paardekraal farmhouse is set at;

e. General Protection A (Field Rating IV A.) It should be mitigated before demolition.

12.5 B Statement of Significance (Heritage Value)

- a. its importance in the community, or pattern of South Africa's history.;

12.6. Recommendation.

It is recommended that Monolithos Properties (PTY) LTD may proceed with the development of their proposed township Proteadal Ext. 1 on portion 5 of the farm Paardekraal 177 IQ, and that the building may be demolished pending the issue of a demolition permit being issued by PHRA.



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Guidelines

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Appendix 1: Declaration of Independence.

I, Sidney Mears Miller (ID 5412135029082) declare that:

- I act as an independent environmental practitioner in this application;**
- I will perform the work relating to the application in an objective manner, even if this results in views and findings that are not favorable to the applicant;**
- I declare that there are no circumstances that may compromise my objectivity in performing such work;**
- I have expertise in conducting environmental impact assessments, including knowledge of the National Heritage Resources Act (No 25 of 1999) and any guidelines that have relevance to the proposed activity;**
- I will comply with the Act, regulations and all other applicable legislation;**
- I will take into account, to the extent possible, the matters listed in regulation 8 of the regulations when preparing the application and any report relating to the application;**
- I have no, and will not engage in, conflicting interests in the undertaking of the activity;**
- I undertake to disclose to the applicant and the competent authority all material information in my possession that reasonably has or may have the potential of influencing - any decision to be taken with respect to the application by the competent authority; and - the objectivity of any report, plan or document to be prepared by myself for submission to the competent authority;**
- I will ensure that information containing all relevant facts in respect of the application is distributed or made available to interested and affected parties and the public and that participation by interested and affected parties is facilitated in such a manner that all interested and affected parties will be provided with a reasonable opportunity to participate and to provide comments on documents that are produced to support the application;**
- I will ensure that the comments of all interested and affected parties are considered and recorded in reports that are submitted to the competent authority in respect of the application, provided that comments that are made by interested and affected parties in respect of a final report that will be submitted to the competent authority may be attached to the report without further amendment to the report;**
- I will keep a register of all interested and affected parties that participated in a public participation process;**
- I will provide the competent authority with access to all information at my disposal regarding the application, whether such information is favorable to the applicant or not;**
- all the particulars furnished by me in this form are true and correct;**
- will perform all other obligations as expected from an environmental assessment practitioner in terms of the Regulations;**

Paardekraal Farmhouse 2nd phase assessment for Monolithos Properties (PTY) LTD

•I realize that a false declaration is an offence in terms of regulation 71 and is punishable in terms of section 24F of the Act.

Disclosure of Vested Interest


I do not have and will not have any vested interest (either business, financial, personal or other) in the proposed activity AND OR proceeding other than remuneration for work performed in terms of the Environmental Impact Assessment Regulations,



SIDNEY MEARS MILLER.

Appendix 2. Zoning certificate.

Appendix 3. Zoning detail.

	<p>AZH</p> <p>DEPARTMENT OF AGRICULTURE AND RURAL DEVELOPMENT Diamond Corner Building, 68 Eloff & Market Street, Johannesburg P.O. Box 8769, Johannesburg, 2000</p> <p>Telephone: (011) 355-1900 Fax: (011) 337-1860</p>	Reference: Gaut 002/08-09/N0902
		Enquiries: Daniel Motaung
		Telephone: (011) 355 1560
		Email: Daniel.motaung@gauteng.gov.za

Suikerbos Valley Investments (Pty) Ltd.
P.O. Box 315
Krugersdorp
1740

Attn: Mrs. Ellien Hajipavlou
Tel: (011) 953 - 1305
Fax: (011) 660 - 7322

Office 660 711 000 22 1

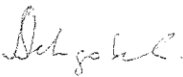
Dear Madam,

APPLICATION FOR ENVIRONMENTAL AUTHORISATION FOR THE PROPOSED ESTABLISHMENT OF AMIXED USE TOWNSHIP) PROTEADAL TOWNSHIP EXTENSION 1), ON PORTION 216 (A PORTION OF PORTION 214) OF THE FARM PAARDEPLAATS 177 IQ, MOGALE CITY LOCAL MUNICIPALITY

With reference to the above-mentioned application and the MEC's decision on an appeal dated 5 March 2010 please be advised that the Department has decided to grant authorisation. The environmental authorisation and reasons for the decision are attached herewith.

In terms of Regulation 10(2) of the Basic Assessment Regulations, 2006, you are instructed to notify all registered interested and affected parties, in writing and within 10 calendar days of the date of this letter, of the Department's decision in respect of your application. Please note that given that the decision to grant authorisation is made in terms of a Member of Executive Committee appeal outcome, it is not subject to appeal.

Yours faithfully,


Ms. S.J. Sekgobela
Head: Agriculture and Rural Development

CC: Mabesa Environmental Services Attn: Avhatakali Mahada
Fax: (011) 660 - 9300
Tel: (011) 660 - 8882



Mogale City

Local Municipality

P.O. Box 94
Krugersdorp
1740
Tel: (011) 951-2000
Fax: (011)
Direct:

Reference: **OFFICE OF THE EXECUTIVE MANAGER: ECONOMIC SERVICES**

Mr C van Wyk
DES/15/2/2/12/1
(T) 011 951 2411
(F) 0866 33 55 06

Urban Devco
Postnet Suite 120
Private Bag X 3
PAARDEKRAAL
1752

Attention: Ms M Smit

Madam

APPLICATION FOR IMMATERIAL AMENDMENT TO THE LAY OUT PLAN AND PHASING PLAN OF THE PROPOSED TOWNSHIP PROTEADAL EXTENSION 1, SITUATED ON PORTION 216 (A PORTION OF PORTION 214) OF THE FARM PAARDEPLAATS 177 IQ

Your application of 17 February 2015 regarding the above refers.

The Executive Mayor of the Mogale City Local Municipality resolved on 13 August 2015 under DES Item A.5.2 (01/04/2015) as follows:

LAND USE RIGHTS APPROVED

1. That the application by Urban Devco Town and Regional Planners, for the phasing of the approved township Proteadal Extension 1, situated on Portion 216 (a portion of Portion 214) of the farm Paardeplaats 177 IQ, in terms of Section 99 and the amendment of the lay out plan thereof of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) **BE APPROVED** subject to the following conditions:

Phase 1: Proteadal Extension 1

- (a) Erven 1 and 2 shall be zoned "Private Open Space" in terms of the Krugersdorp Town Planning Scheme, 1980.
- (b) The internal road in the township shall be zoned "Special" for access and access control purposes in terms of the Krugersdorp Town Planning Scheme, 1980.
- (c) The portion of this phase affected by the proposed intersection of Bell Street with the R28 Highway will be zoned "Public Road" in terms of the Krugersdorp Town Planning Scheme, 1980.

Phase 2: Proteadal Extension 2

- (a) Erven 1 and 2 shall be zoned "Residential 3" with an Annexure subject to the following conditions imposed in terms of the Krugersdorp Town Planning Scheme,

On written request within seven days after the date of this letter, a similar letter will be furnished in any of the following languages:
Afrikaans, Sotho/Tswana, Xhosa/Zulu

Appendix 4. Cultural heritage risk assessment.

Heritage impact, extent, duration, significance and degree to which impact will cause irreplaceable loss.	Risk rating (before mitigation).	Heritage objective.	Degree to which impact can be reversed and the supporting mitigatory action plan.	Timeframe.	Responsibility.	Risk rating (after mitigation.)
ENVIRONMENTAL COMPONENT: Archaeological and Heritage.						
ACTIVITY: Development of the Proteadal Mixed Use Township, Proteadal Extension 1, Portion 216 (a Portion of Portion 214) , Paardeplaats 177 IQ, Gauteng Province.						
PROJECT PHASE APPLICABILITY	Construction	X	It is recommended that a Heritage Consultant monitors the demolition of the Dwelling and excavations and landscaping during construction so as to ensure that heritage material that may be located below present ground level could be documented in the unlikely event if any does occur.			
	Operation					
	Closure					
<p><u>Field rating:</u></p> <p>1. General Protection A.(Field Rating IVA) (to be mitigated before demolition.</p> <p>2. Demolition and excavations to be monitored.</p> <p><u>Statement of significance:</u> b. its importance in the community, or pattern of South Africa's history;</p> <p><u>Impact description:</u> Proposed activity will impact on protected heritage remains</p> <p><u>Degree to which impact will cause irreplaceable loss:</u> Permanent.</p>	Very low risk	No objective for preservation as mitigation is envisioned	<p><u>Degree to which impact can be reversed:</u> Not possible</p> <p><u>Mitigation:</u> Second phase documentation. Procurement of a demolition permit from PHRAG. Demolition and excavation to be monitored</p>	Construction phase	<p>1.Mezo Kitchens.</p> <p>2.Shangoni Management services.</p> <p>3.Heritage consultant.</p> <p>4.Heritage Authorities.</p>	Very low risk

Appendix 5. Environmental Authorization.



AZH

**DEPARTMENT OF AGRICULTURE
AND RURAL DEVELOPMENT**
Diamond Corner Building, 68 Eloff & Market Street, Johannesburg
P.O. Box 8769, Johannesburg, 2000

Telephone: (011) 355-1900
Fax: (011) 337-1860

Reference:	Caut 002/08-09/NO902
Enquiries:	Daniel Motaung
Telephone:	(011) 355 1360
Email:	Daniel.motaung@qaauteng.gov.za

Suikerbos Valley Investments (Pty) Ltd.
P.O. Box 315
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1740

Attn: Mrs. Elien Hajipavlou
Tel: (011) 953 - 1305
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011-953-1305
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Dear Madam,

**APPLICATION FOR ENVIRONMENTAL AUTHORISATION FOR THE PROPOSED
ESTABLISHMENT OF AMIXED USE TOWNSHIP) PROTEADAL TOWNSHIP
EXTENSION 1), ON PORTION 216 (A PORTION OF PORTION 214) OF THE FARM
PAARDEPLAATS 177 IQ, MOGALE CITY LOCAL MUNICIPALITY**

With reference to the above-mentioned application and the MEC's decision on an appeal dated 5 March 2010 please be advised that the Department has decided to grant authorisation. The environmental authorisation and reasons for the decision are attached herewith.

In terms of Regulation 10(2) of the Basic Assessment Regulations, 2006, you are instructed to notify all registered interested and affected parties, in writing and within 10 calendar days of the date of this letter, of the Department's decision in respect of your application. Please note that given that the decision to grant authorisation is made in terms of a Member of Executive Committee appeal outcome, it is not subject to appeal.

Yours faithfully,

Ms. S.J. Sekgobela
Head: Agriculture and Rural Development

CC: Mabesa Environmental Services

Attn: Avhatakali Mahada
Fax: (011) 660 - 9300
Tel: (011) 660 - 8882

Appendix 6. Historical Research Report.

HISTORICAL RESEARCH REPORT:
PORTION 216 OF PAARDEPLAATS 177 IQ, KRUGERSDORP, GAUTENG PROVINCE

Prepared by:
L. Bester
26 August 2016

1.INTRODUCTION



Map 1: Locality map provided by the client. Portion 216 of Paardeplaats 177 IQ is referred to as Proteadal Extension 1.

The Researcher has been contracted to write a report on the history of the following area: Portion 216 of Paardeplaats 177 IQ, Krugersdorp, Gauteng Province.

The focus of this report will be the historical ownership of the farm portion, as well as how this land was historically used and developed.

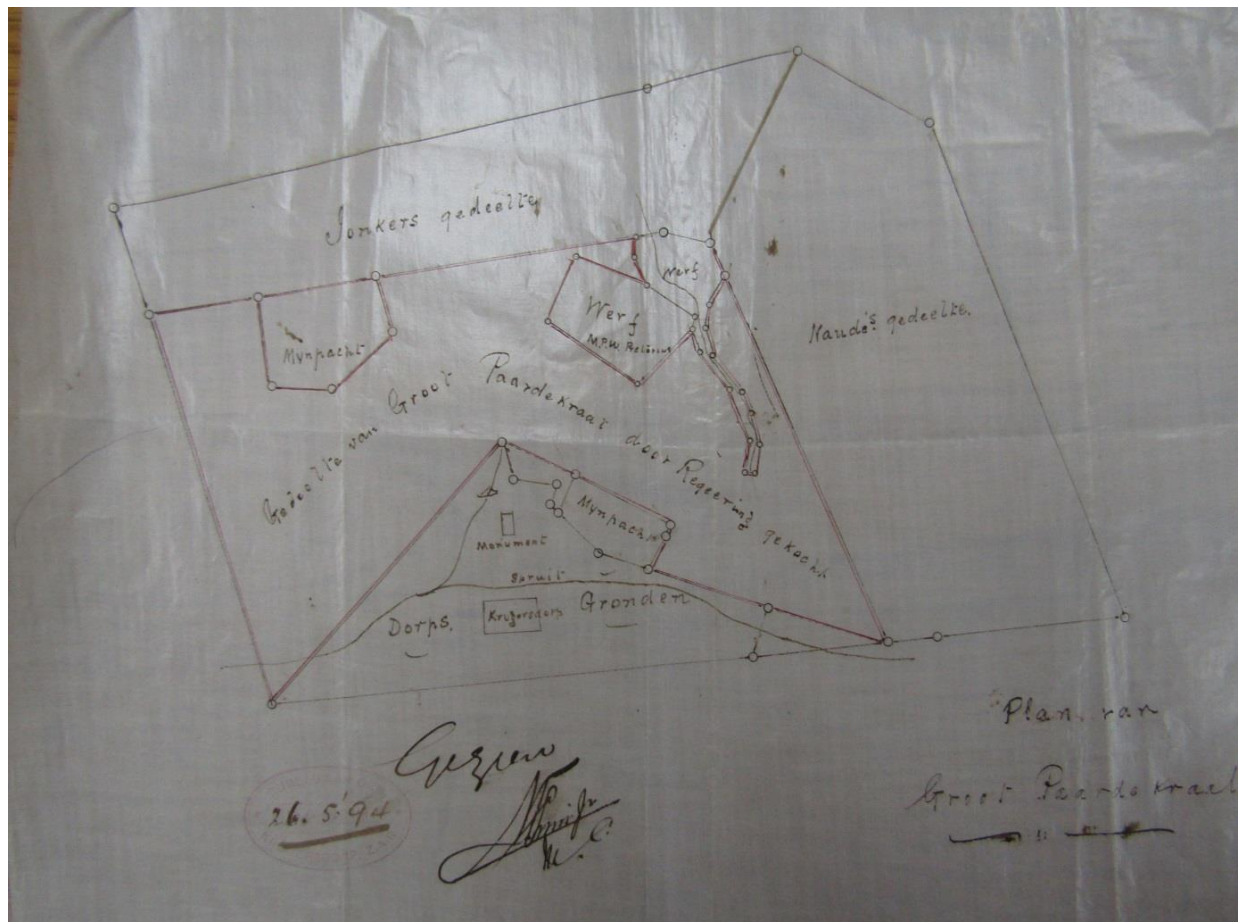
2.HISTORIOGRAPHY AND METHODOLOGY

It was necessary to use a range of sources in order to give an account of the history of the study area. Sources include secondary source material, maps, online sources and archival documents. This study should be viewed as an introduction to the history of the area under investigation.

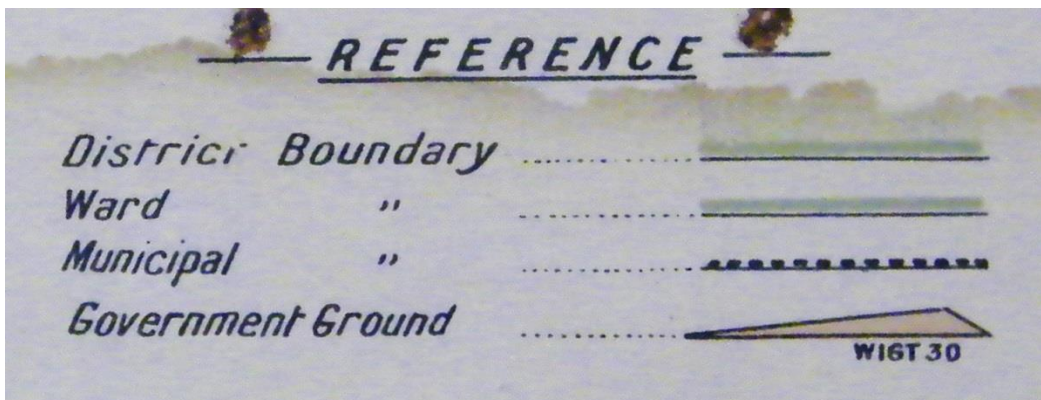
3. MAPS OF THE AREA UNDER INVESTIGATION

Since the mid-1800s up until the present, South Africa has been divided and re-divided into various districts. Since 1857, the farm under investigation formed part of the Pretoria district. As of 1894 the farm formed part of the Krugersdorp district. This remained the case up until 1977, when South Africa was divided into various smaller magisterial districts. The farm area became known as the Krugersdorp magisterial district within the Witwatersrand district. Today, the property falls within the Mogale City Local Municipality, in the West Rand District Municipality, Gauteng Province. (Geskiedenisatlas van Suid-Afrika 1999: 17; 20-27)

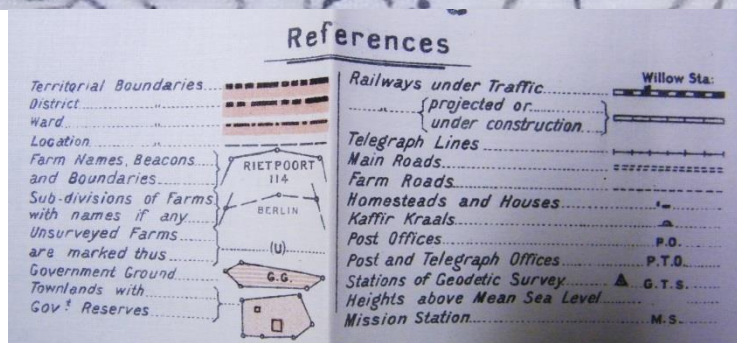
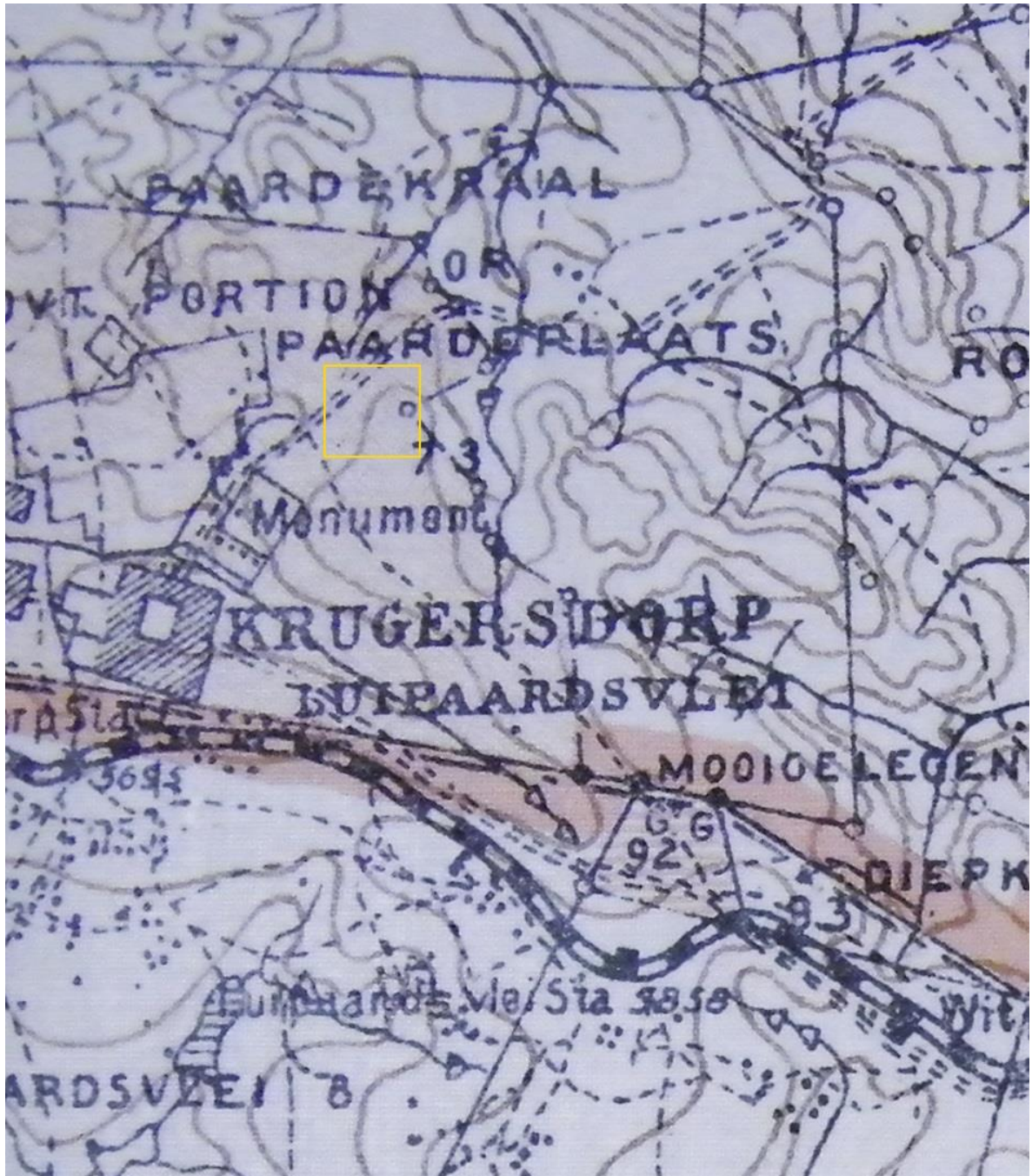
Note that, by the late 1800s the property under investigation was known as Paardeplaats or Paardekraal 73. By the early 1950s, the farm was known as Paardeplaats 177 IQ.



Map 1: 1894 Map of the farm known as Groot Paardekraal at the time. One can see the Krugersdorp town lands in the southern part of the farm, south of a stream. A monument is visible to the north thereof. A section of land just to the east of the monument was under mining licence. Most of the northern part of the farm was government owned land, with a section of land under mining licence in the northwest and a section of land owned by M. P. W. Pretorius to the northeast. It seems that the portion under investigation in this report would have formed part of Pretorius' land in the late 1800s. Pretorius went on to sell this land to the Government in 1898. (NASA TAB, Maps: S3/722; NASA TAB, SP: 167 SPR3290/98)

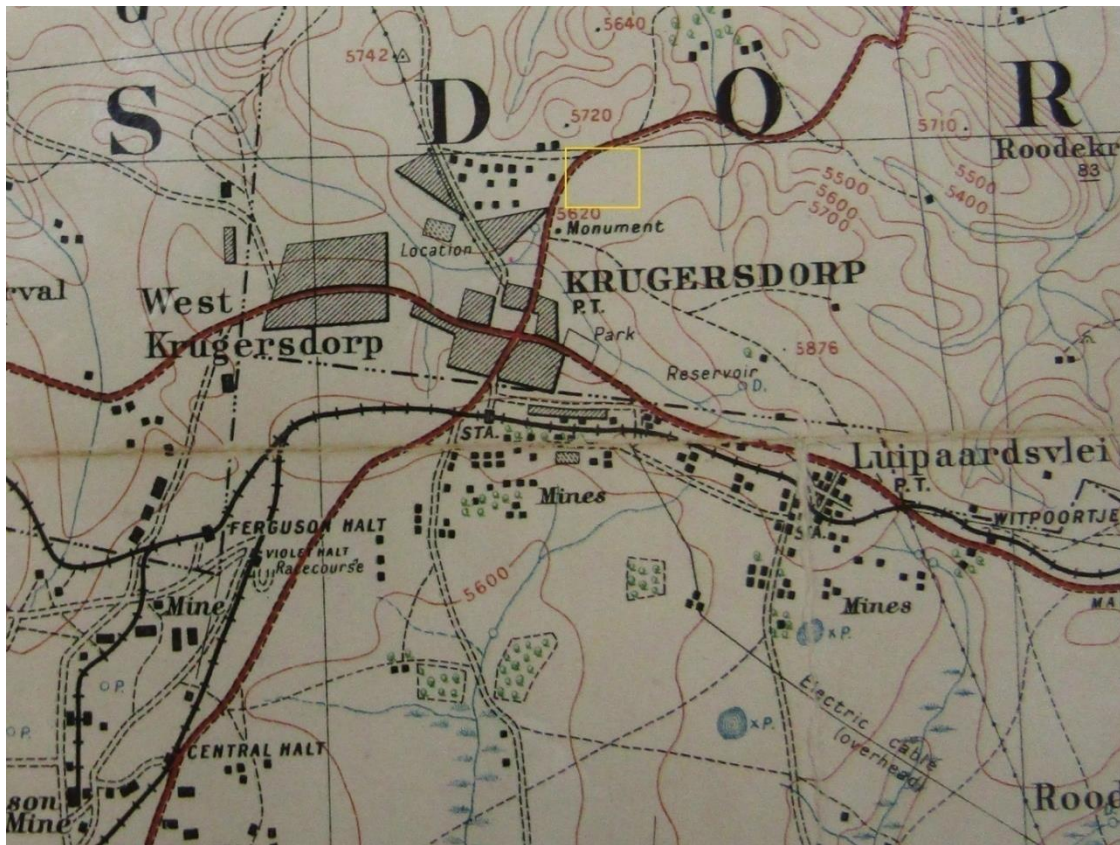


Map 2: 1908 Map of the Witwatersrand Magisterial District. The farm Paardeplaats 73 is visible to the northeast of Krugersdorp. The area under investigation is indicated with a yellow border. (Surveyor-General 1908)



Map 3: 1909 Map of the Potchefstroom District. The approximate area under investigation is indicated by the yellow border, northeast of Krugersdorp and the site of a monument. The farm was known as Paardekraal or Paardeplaats 73 at the time. The portion is bordered by a main road on the western side. No developments are visible on this section of land. (Transvaal Official Maps 1909)

Paardekraal Farmhouse 2nd phase assessment for Monolithos Properties (PTY) LTD



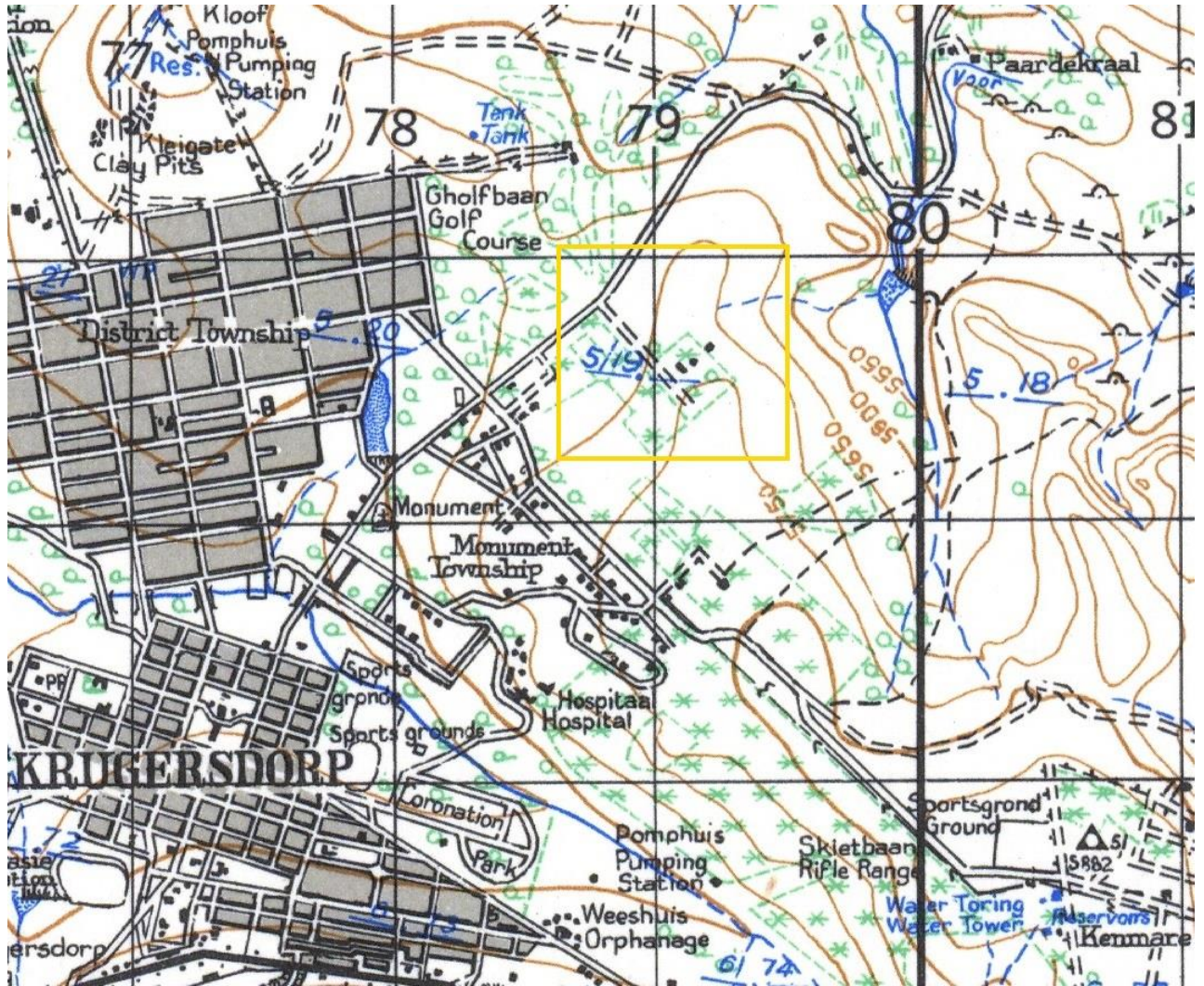
REFERENCE

Towns	
Villages with Locations	
Native Locations, Hut or Kraal	
Boundaries, Provincial	
" District	
" Ward	
Railways (single unless otherwise stated)	
Platylayer's cottage	
Telegraphs	
" along roads	
Post or Telegraph Offices	
Roads, Frequented wagon (main communications coloured brown)	
" Unfrequent road	
" Bridle	
" Steep or heavy, requiring extra spans	
Government Ground	
Mission Stations - Protestant, Roman Catholic	
Triangulation Points and Bolts	
Farm Beacons	

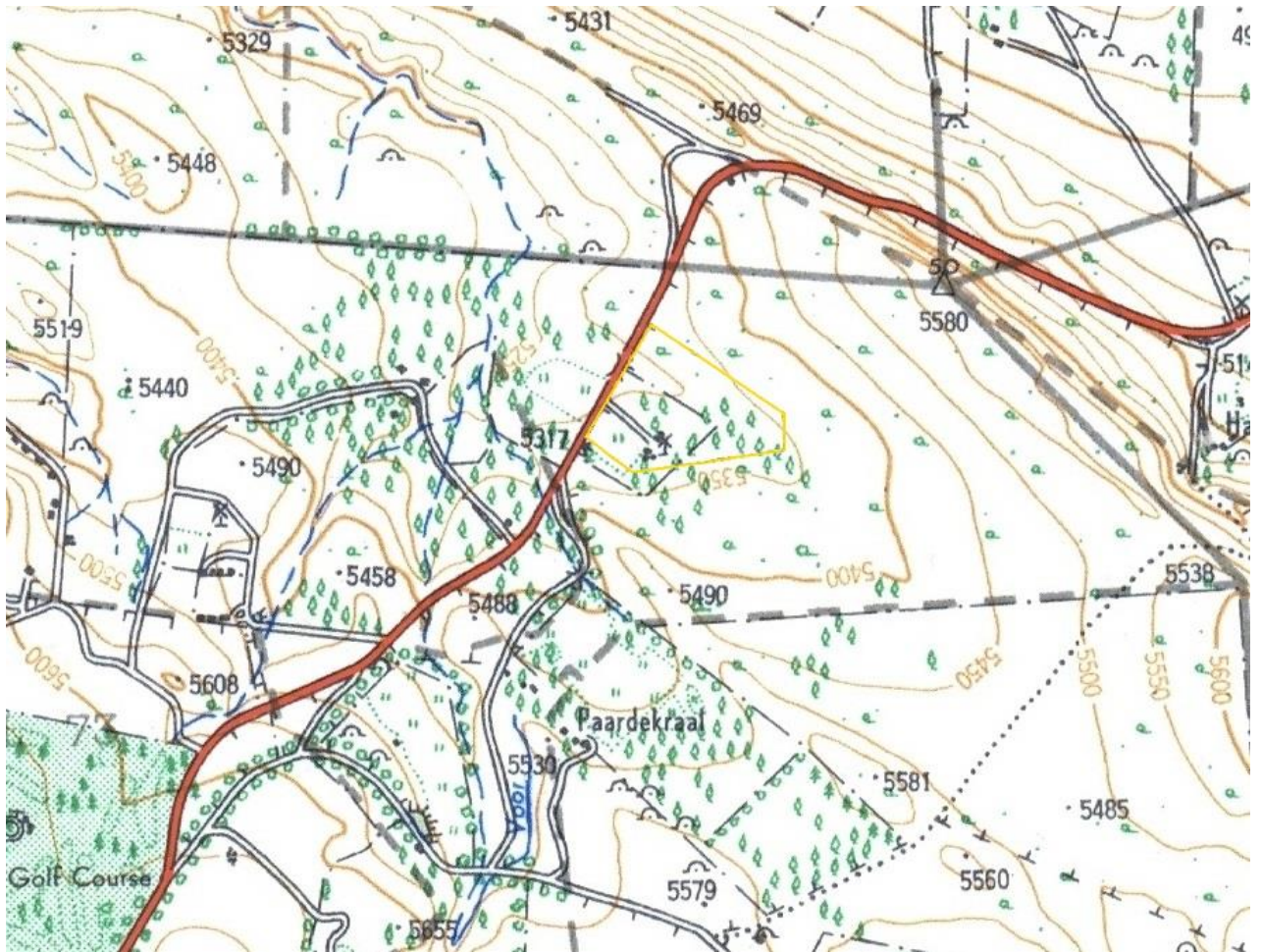
REFERENCE

South African Police Post	
Registered Farm Number	
Ruins, Kraal Ruins	
Blockhouses	
Hills suitable for Signal Stations	
Heights in feet	
Contours at 100 ft. V.L.	
Woods	
Bush, Scrub	
Permanent Wells, Springs, Pans, Dams	
Temporary " " " "	
Wind Pumps	
Bucket Pumps	
Pipes (water supply)	
Marsh, Vlei	
Rivers, obstacles to wheeled traffic	
Rivers, passable generally by wheeled traffic	
Drifts, wagon	
Bridges (L-iron, S-stone, W-wood)	

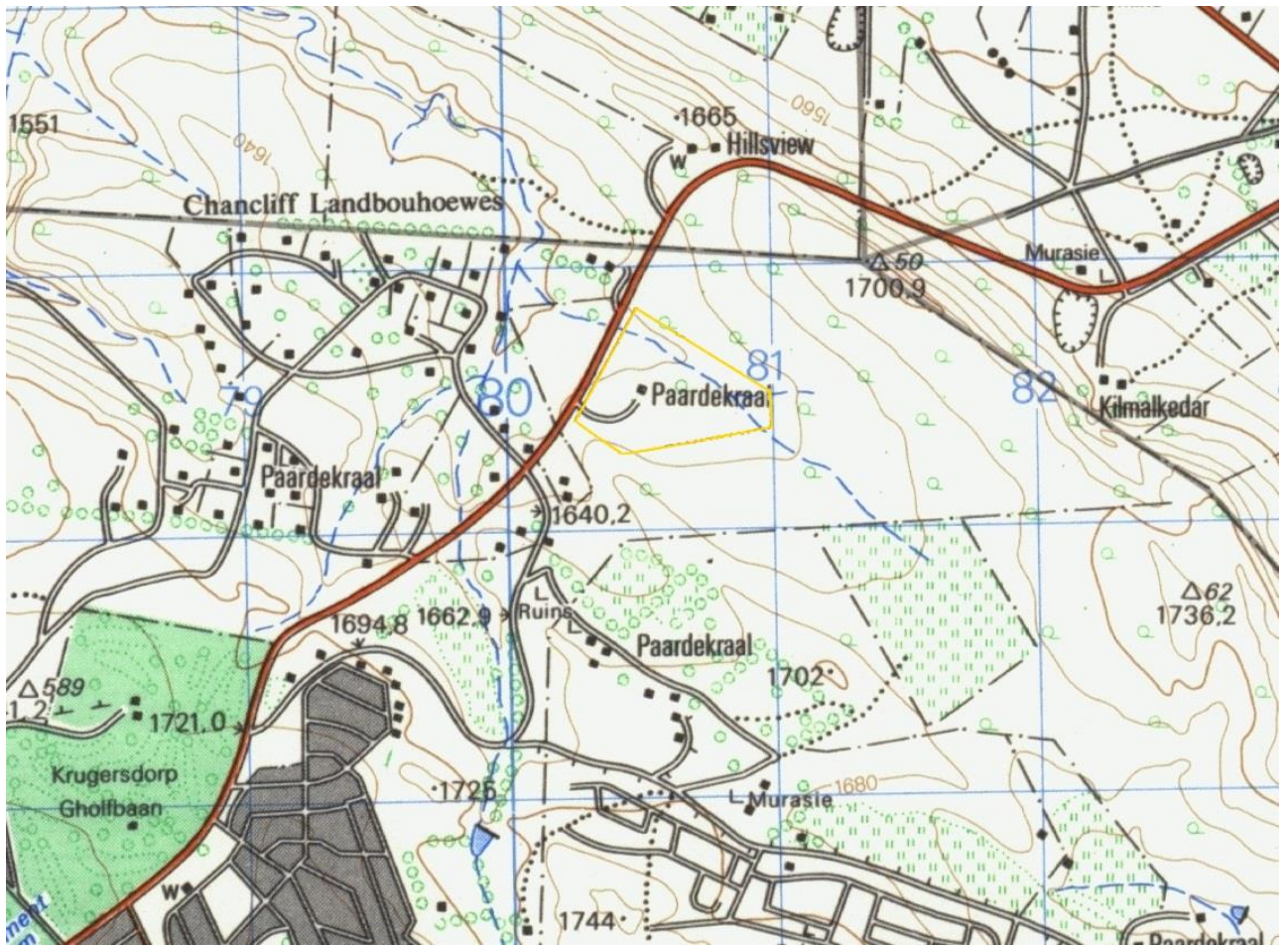
Map 4: 1913 Map of the Krugersdorp area, showing where the area under investigation was approximately located. No developments are visible in this area. (NASA TAB, Maps: 3/1419)



Map 5: 1943 Topographical Map of the farm Paardeplaats 73. The approximate area under investigation is indicated with the yellow border. Developments on the portion included a section of cultivated land, as well as a farm road and three homesteads. A main road formed the western border of the farm portion. (Topographical Map 1943)

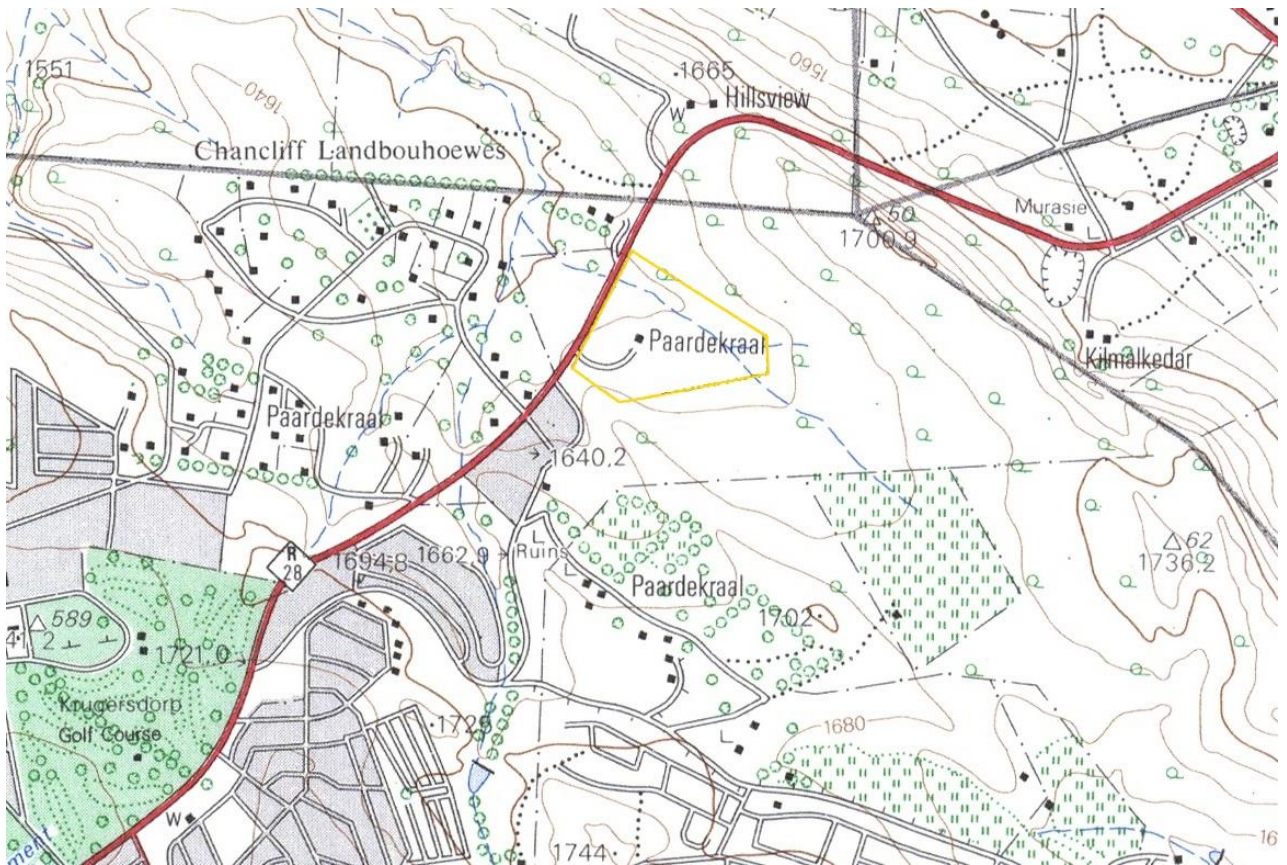


Map 6: 1954 Topographical Map of the farm Paardeplaats 177 IQ. Developments in the area under investigation included a farm road, a windmill and five homesteads. A number of trees, as well as a section of cultivated land south of the farm road can also be seen. (Topographical Map 1954)

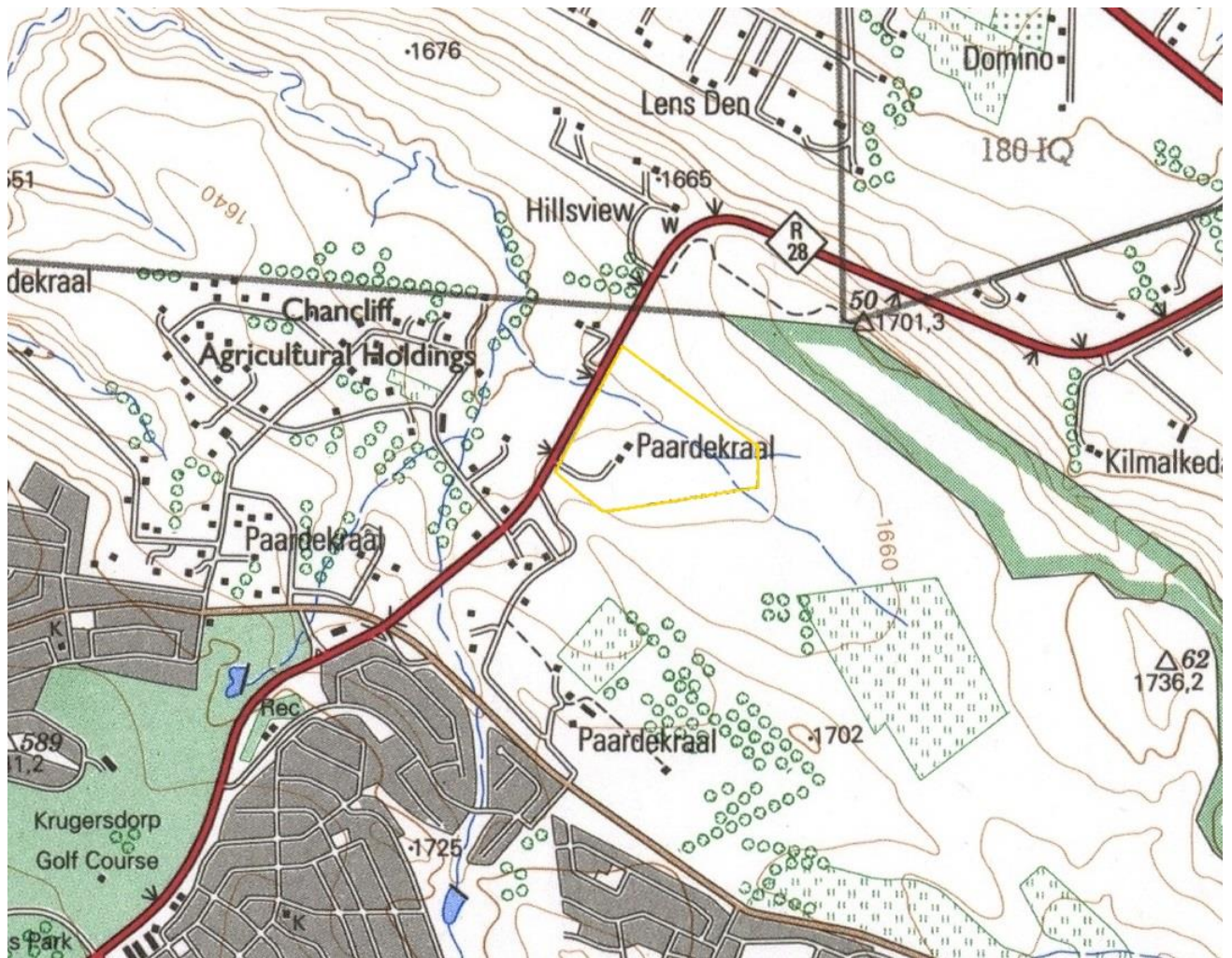


Map 7: 1977 Topographical Map of the farm Paardeplaats 177 IQ. The farm road from the 1954 map is still visible, but now only one homestead can be seen. It is possible that this building dates back to 1954, but it could also be a newer construction. The use of this section is not apparent, as the land was not used for cultivation and the windmill is no longer visible. Note that more buildings are visible on a 1977 archival map of the area. [See 4. Historical overview of the ownership and development of the study area] (Topographical Map 1977)

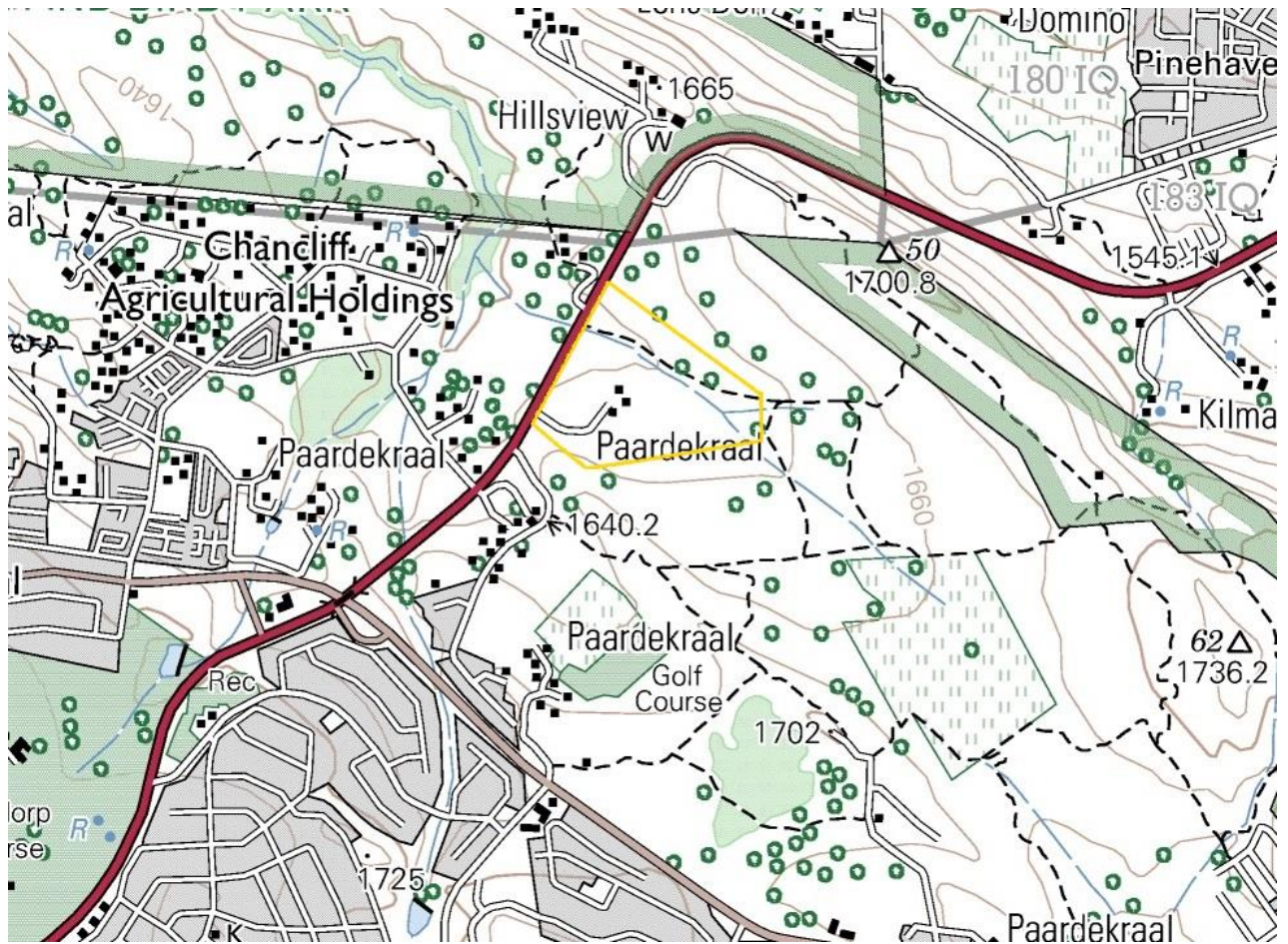
Paardekraal Farmhouse 2nd phase assessment for Monolithos Properties (PTY) LTD



Map 8:1983 Topographical Map of the farm Paardeplaats 177 IQ. No new developments are visible that differ from that of 1977. (Topographical Map 1983)

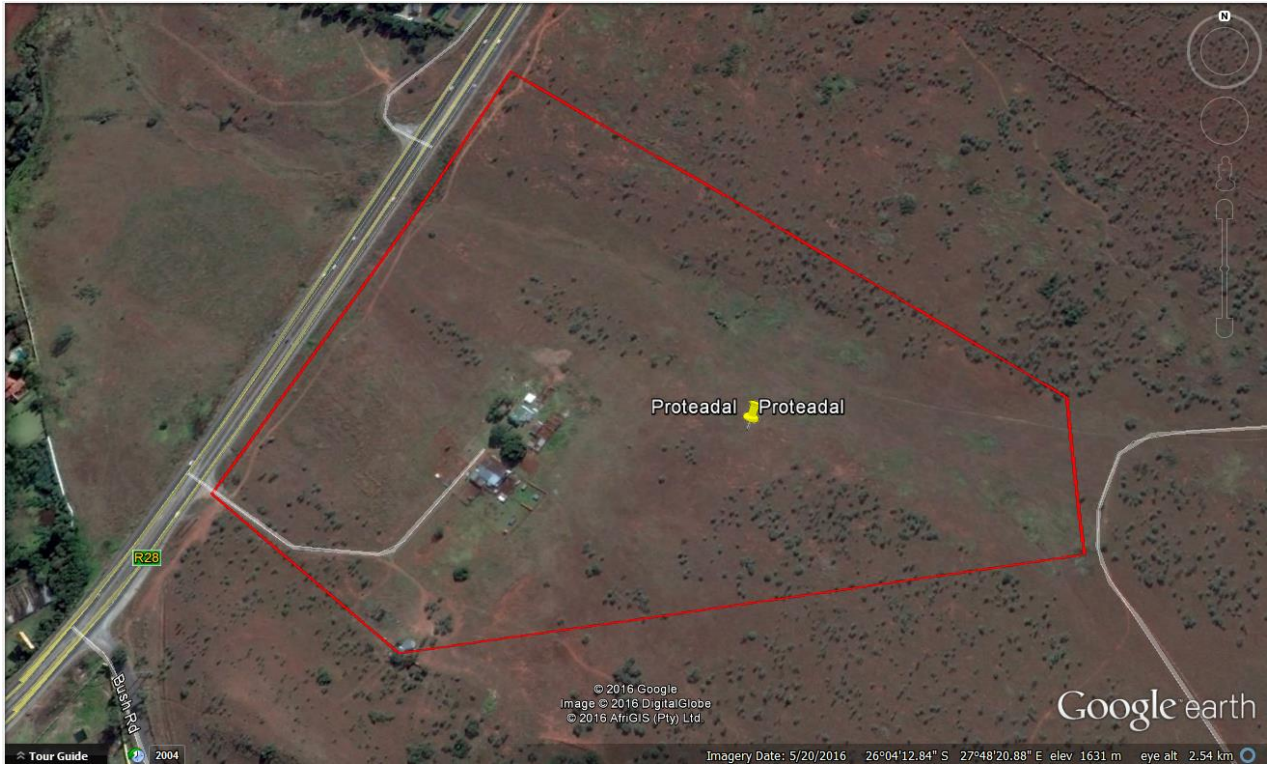


Map 9: 1995 Topographical Map of the farm Paardeplaats 177 IQ. It seems that, since 1983, another building had been constructed on this portion. No other new developments are visible. (Topographical Map 1995)

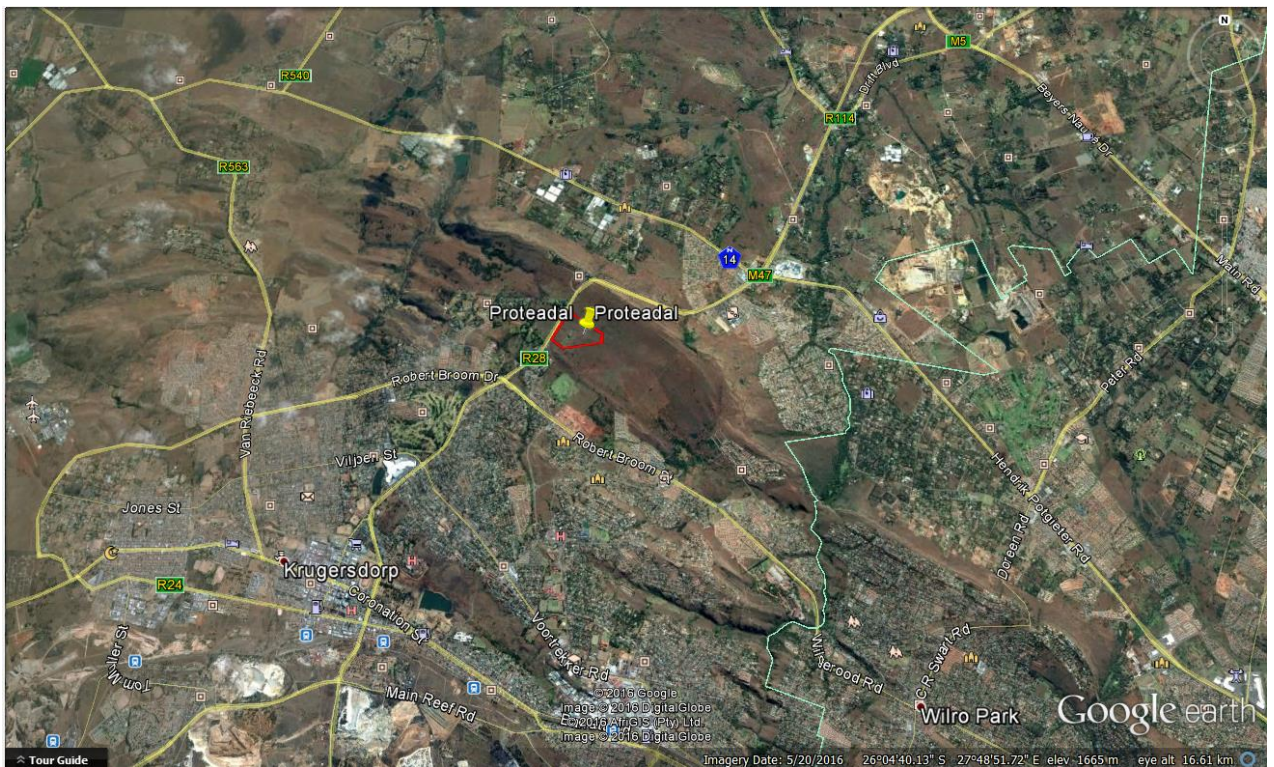


Map 10:2007 Topographical Map of the farm Paardeplaats 177 IQ. Since 1995, one more building had been constructed on this portion. A hiking trail and some trees are also visible in the northern part of the land under investigation. (Topographical Map 2007)

Paardekraal Farmhouse 2nd phase assessment for Monolithos Properties (PTY) LTD



Map 11: 2016 Google Earth image, showing the area under investigation. A small road leading and a number of buildings are visible, bordered by the R28 on the western side. (Google Earth 2015)



Map 12: 2016 Google Earth image, showing the study area in relation to Krugersdorp, the R28 Provincial Road and other sites. (Google Earth 2015)

4. HISTORICAL OVERVIEW OF THE OWNERSHIP AND DEVELOPMENT OF THE STUDY AREA

Issues of special interest in this study are the history of land ownership, as well as historical land use and the structures it left behind on the property.

Record of historical owners:

Date of Transport	Portion	Landowner	New Landowner	Price
1968	216	-	John Travers Bell	Unknown
1984	216	John Travers Bell	Kathleen Bush Bell Foundation	Estate
1989/12/12	216	Kathleen Bush Bell Foundation	Suikerbos Valley Inv Pty Ltd	R175,000

(Windeed 2016)

Portion 216 of the farm Paardeplaats 177 IQ is currently located within the Mogale City Local Municipality in the Gauteng Province, and measures 12.6335 hectares. (Windeed 2016)

History of land use

From the early 1900s, the names Paardeplaats and Paardekraal were used interchangeably. The name Paardeplaats 73 can however be considered the official name. The land under investigation is Portion 216 of this farm. This portion was located within, but not included in the Proteadal Township when planning for this development started in the early 1970s. It is uncertain for what reason the portion under investigation was excluded. As of 1968, Portion 216 belonged to John Travers Bell. (NASA SAB, LDE: 524 7019/66; NASA SAB, CDB: 5976 PB4/2/2/570 [Vol 1]; Windeed 2016)

Proteadal would be developed on Portions 215, 217 to 230 and 239 of Proteadal 177 IQ. This land measured 172,592 hectares. The land in its entirety was bought by the Krugersdorp Town Council from J. T. Bell in 1969, with the aim of eventually developing a township. By 1972 the land was however still reserved for agricultural purposes and located outside of the Krugersdorp town lands. The proposed Proteadal Township would comprise of 717 special residential lots (measuring at least 1228 m² each), five general residential lots (measuring between 4900 m² and 6000 m² each), one business lot, one garage, one school and 12 parks. The idea was to fulfil the increased demand for residential lots in the Krugersdorp area. (NASA SAB, CDB: 5976 PB4/2/2/570 [Vol 1])

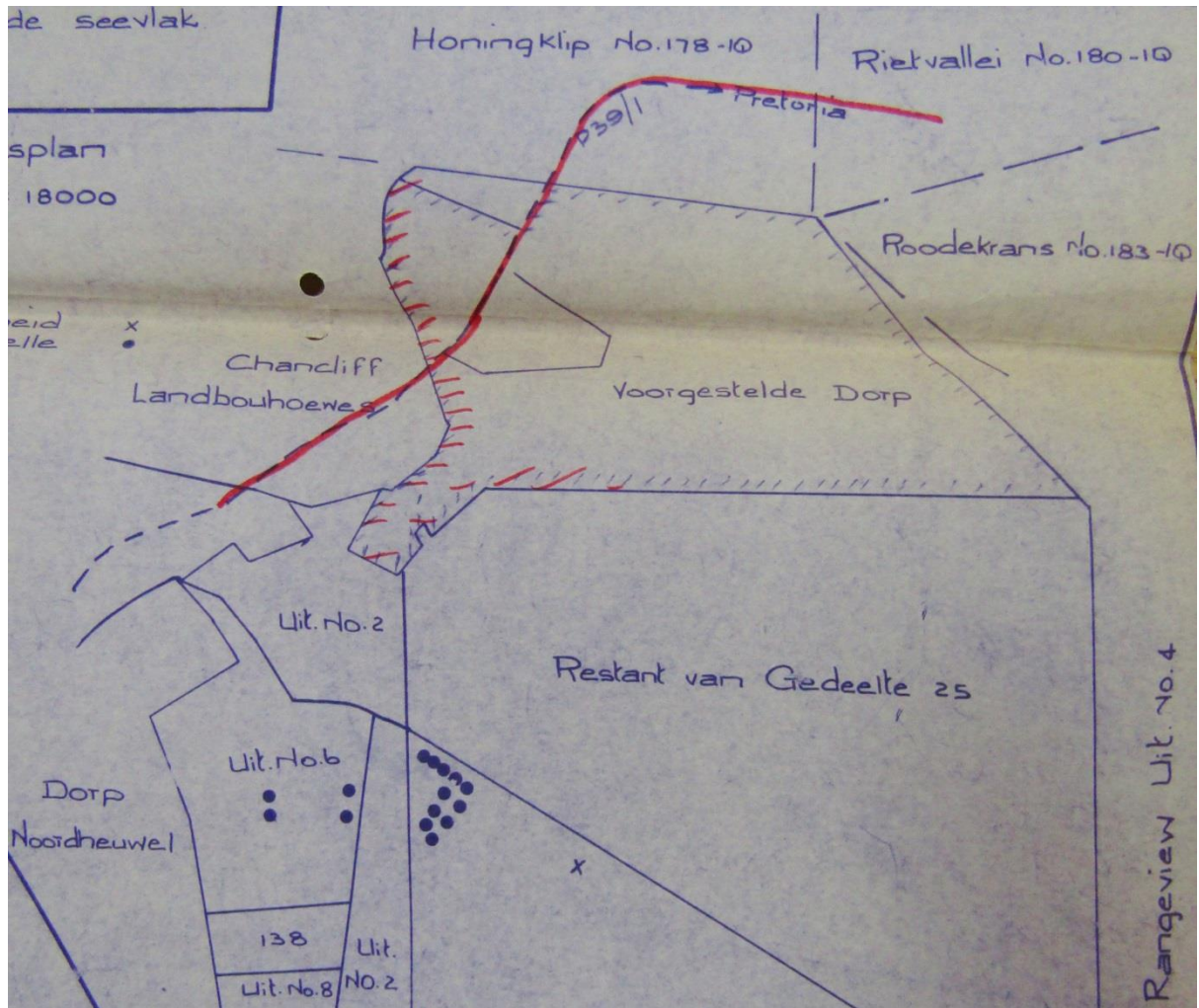


Image 1: 1973 Map of the proposed township of Proteadal, located on Portions 215 and 217-231 (portions of Portion 214) of Paardeplaats 177 IQ, district Krugersdorp. The section east of the main road to Pretoria, known as Portion 216, would be excluded from the town area. (NASA SAB, CDB: 5976 PB4/2/2/570 [Vol 1])

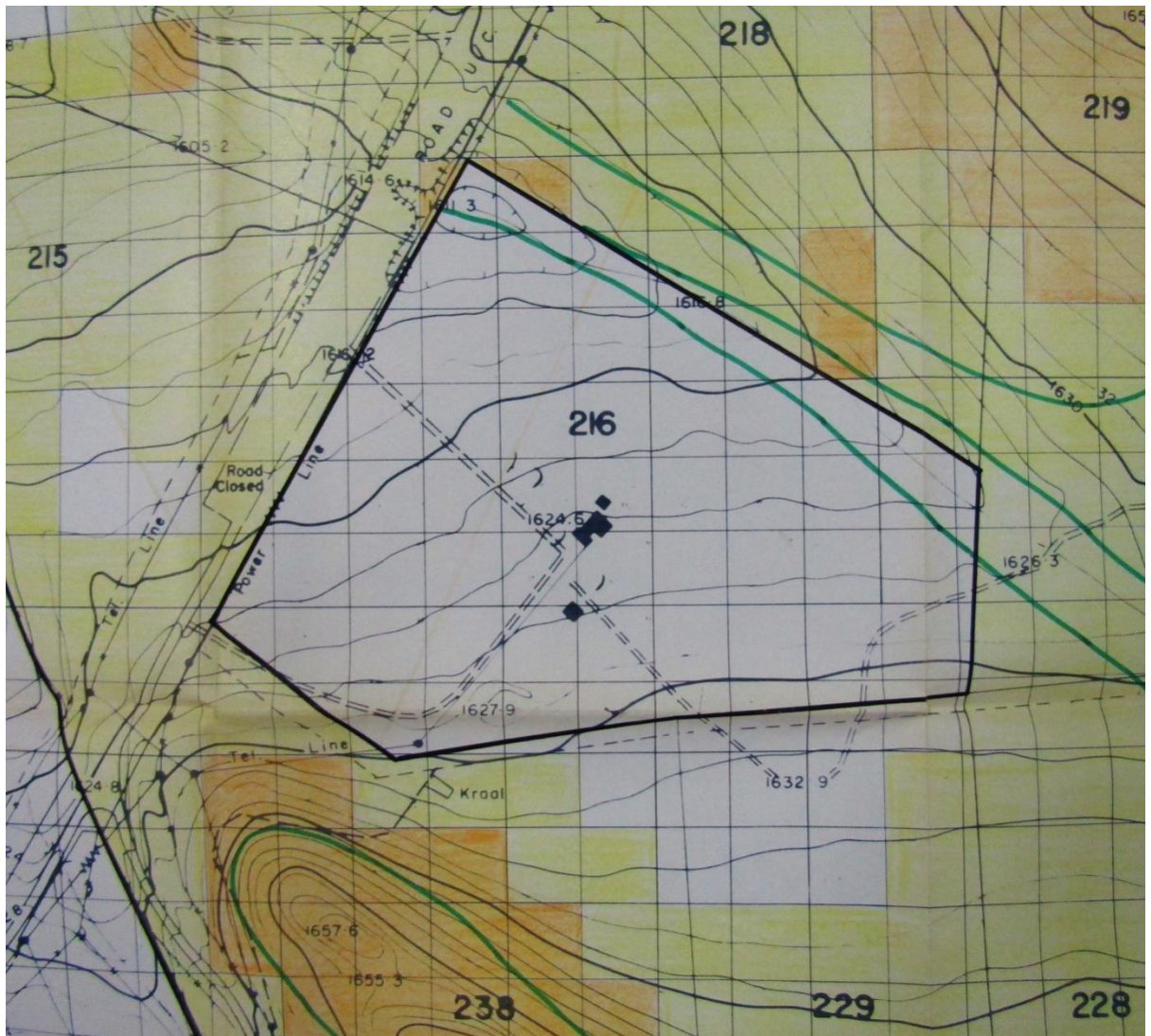


Image 2: 1977 Map of the proposed township of Proteadal, showing Portion 216 of Paardeplaats 177 IQ. One can see that the area surrounding Portion 216 was earmarked for urban development (yellow), and that other sections were set aside as conservation areas (orange). This portion was however not included in the land allocated for township development. The green lines indicate the borders between conservation and development areas, as proposed in 1977. Four buildings are visible on Portion 216, near a farm road. Note that this map shows more buildings than the 1977 Topographical Map. (NASA SAB, CDB: 5976 PB4/2/2/570 [Vol 1])

Paardekraal Farmhouse 2nd phase assessment for Monolithos Properties (PTY) LTD

The development of the Proteadal Township was however put on hold due to a disagreement between the Krugersdorp Town Council and the Department of Planning and the Environment. The latter held that the area possessed particular natural beauty and that it had to be conserved, and that the need for further urban development had been exaggerated by the Krugersdorp Town Council. The Council insisted that the area was not that special and that there existed a need for a further residential development. Furthermore, the council had spent a considerable amount to purchase the land, and had township development in mind from the outset. Finally, in an attempt to reach a middle ground, an inspection was done on the land. (NASA SAB, CDB: 5976 PB4/2/2/570 [Vol 1])

The area was inspected and it was found that areas of natural beauty were rare in the district, and therefore had to be protected against urbanisation. According to the Krugersdorp Health Officer, it would be regrettable if the beautiful scenery and suikerbos panoramas would disappear. There were also some species of wildlife, guinea fowl, pheasants and partridges present. The Inspector also found that there was an oversupply of residential erven in Krugersdorp at the time. (NASA SAB, CDB: 5976 PB4/2/2/5707 [Vol 2])

By May 1979 the establishment of the town was however approved, on condition that the layout of the town would be planned in cooperation with the Department of Environmental Planning and Energy. (NASA SAB, CDB: 5976 PB4/2/2/5707 [Vol 2])

In September 1979 the application for the establishment of Proteadal was however withdrawn by the Krugersdorp Town Council. No reason is provided, but it probably had to do with the objections from the Department of Planning and the Environment. (NASA SAB, CDB: 5976 PB4/2/2/5707 [Vol 2])

5. CONCLUSION

This report endeavoured to give an account of the history of Portion 216 of Paardeplaats 177 IQ in the Krugersdorp area in Gauteng Province. All available sources were taken into account to write up a history of the land owners and developments that had taken place on this land.

6. BIBLIOGRAPHY

Primary Sources:

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National Archives of South Africa. 1898. *TAB, SP: 167 SPR3290/98. Hoofd van het Mynwezen. Myncommissaris Krugersdorp RE zekere standplaatsen door de Regeering toegestaan aan MPW Pretorius by verkoop an de plaats Paardekraal.*

National Archives of South Africa. 1909-1944. *SAB, LDE: 524 7019/66. Krugersdorp. Old Police Paddock comprising portion of the farm Paardeplaats alias Paardekraal Number 73 – Krugersdorp.*

National Archives of South Africa. 1913. *TAB, Maps: 3/1419. Krugersdorp. Printed at the war office.*

Paardekraal Farmhouse 2nd phase assessment for Monolithos Properties (PTY) LTD

National Archives of South Africa. 1969-1978. *SAB, CDB: 5975 PB4/2/2/5707 (Volume 1). Plaaslike Bestuur. Gemeenskapsvorming. Dorp. Proteadal. Plaas Paardeplaats 177IQ. Distrik Krugersdorp.*

National Archives of South Africa. 1969-1979. *SAB, CDB: 5976 PB4/2/2/5707 (Volume 2). Plaaslike Bestuur. Gemeenskapsvorming. Dorp. Proteadal.*

MAPS

Surveyor-General. 1908. *Map of the Witwatersrand Magisterial District.* Pretoria: Government Printing Works.

Topographical Map. 1943. *South Africa. 1:50 000 Sheet. 2627BB Roodepoort . First Edition.* Pretoria: Government Printer.

Topographical Map. 1954. *South Africa. 1:50 000 Sheet. 2627BB Roodepoort . Second Edition.* Pretoria: Government Printer.

Topographical Map. 1977. *South Africa. 1:50 000 Sheet. 2627BB Roodepoort . Third Edition.* Pretoria: Government Printer.

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