

TABLE OF CONTENTS

EXECUTIVE SUMMARY 3

PART 1: DEVELOPMENT CONTEXT..... 6

1.1 BACKGROUND..... 6

 1.1.1 General 6

 1.1.2 Purpose and status of this report 6

 1.1.3 Terms of reference..... 6

 FIGURE 1: Section of 1:50 000 map 2527 AC Sun City (1996) indicating the location of the study area 7

1.2 STUDY APPROACH 7

 1.2.1 Definitions and assumptions 7

 FIGURE 2: Boundaries of study area as indicated on 2527 AC Sun City 8

 1.2.2 Limiting/Restricting factors 8

 1.2.3 Field work 9

 1.2.4 Desktop study 9

1.3 NEED (TRIGGER) FOR THE HIA 9

 1.3.1 Section 38 of the NHRA 9

 1.3.2 Section 35 of the NHRA 10

 1.3.3 Section 36 of the NHRA 10

 1.3.4 Section 34 of the NHRA 10

1.4 DEVELOPMENT CRITERIA IN TERMS OF SECTION 38(1) 10

1.5 PROPERTY OWNERSHIP 11

1.6 EIA SPECIALIST 11

1.7 HERITAGE IMPACT ASSESSMENT SPECIALISTS 11

1.8 PROPERTY DETAILS 11

1.9 DEVELOPMENT DESCRIPTION 12

1.10 LEGAL REQUIREMENTS 12

 FIGURE 3: Site development plan for Phase 2 14

PART 2: HERITAGE RESOURCES AND HISTORICAL CONTEXT 15

2.1 CULTURAL SIGNIFICANCE, ISSUES AND ENVIRONMENTAL CONCERNS OF SITE AND CONTEXT 15

2.2 GENERAL DESCRIPTION OF THE AFFECTED ENVIRONMENT 15

 FIGURE 4: Rocky outcrops 16

 FIGURE 5: View from site towards Chakise Hill inside the Pilanesberg National Park 16

2.3 GENERAL HISTORY OF THE AFFECTED ENVIRONMENT 17

 FIGURE 6: Survey diagram of Waagfontein, 1897, indicating the development site 18

 FIGURE 7: Aerial photo of 1948-1950 indicating the extent of the study area and the lack of any visible heritage features 19

 FIGURE 8: Section of oldest 1:50 000 map 2527 AC Heystekrand (1964) indicating the study area 20

PART 3: HERITAGE IMPACT ASSESSMENT AND RECOMMENDATIONS 21

3.1 IDENTIFICATION AND MAPPING OF HERITAGE RESOURCES..... 21

 FIGURE 9: Google Earth image of the development site indicating the boundaries of the development (as extrapolated from the site development plan – see Figure 3) 21

3.2 SUMMARY OF CULTURAL SIGNIFICANCE OF THE PROPERTY OR ANY PART THEREOF (SECTION 3(3)) 21

 3.2.1 Description of the site 21

 3.2.2 Criteria of heritage value 21

 3.2.3 Statement of significance 22

 3.2.4 Character-defining features 22

3.3 IMPACT ASSESSMENT 22

DUE TO THE ABSENCE OF HERITAGE FEATURES AND THE FACT THAT THERE WILL BE LARGE BUFFER ZONE BETWEEN THE PROPOSED DEVELOPMENT AND THE ELANDS RIVER, THE HERITAGE IMPACT WILL BE NEUTRAL (NO IMPACT). 22

3.4 SOCIAL AND ECONOMIC BENEFITS 22

3.5 CONSULTATION WITH AFFECTED COMMUNITIES 22

3.6 KEY MITIGATION AND ENHANCEMENT MEASURES BEFORE CONSTRUCTION 22

3.7 MITIGATION OF ADVERSE EFFECTS DURING CONSTRUCTION 22

3.8 KEY UNCERTAINTIES AND RISKS THAT MAY INFLUENCE ACCURACY AND CONFIDENCE OF INVESTIGATION 22

3.9 FINAL RECOMMENDATIONS 23

PART 4: INFORMATION SOURCES USED IN THIS REPORT 24

CULTMATRIX CC

4.1 LITERATURE..... 24
4.2 MAPS 24
4.3 AERIAL PHOTOGRAPHS..... 24
4.4 TITLE DEEDS INFORMATION 24
PART 5: TERMINOLOGY USED IN THIS REPORT 25
APPENDIX 1: PUBLIC PARTICIPATION REPORT 28

HERITAGE IMPACT ASSESSMENT REPORT: PROPOSED PHASE 2 OF A RESORT DEVELOPMENT KNOWN AS THE KINGDOM LOCATED ON PORTIONS 1 AND 2 OF WAAGFONTEIN 89 JQ NEAR PILANESBERG, MOGWASE MUNICIPAL AREA, NORTH-WEST PROVINCE

SUBMITTED FOR AUTHORISATION TO: SAHRA NORTH-WEST OFFICE

DATE OF SUBMISSION: 18 October 2009

EXECUTIVE SUMMARY

This report fulfils the requirements for a full Heritage Impact Assessment (HIA) as provided for in Section 38 of the National Heritage Resources Act (NHRA) (Act 25 of 1999), which lists certain activities for which an HIA is necessary. This HIA was part of the statutory EIA for the development.

The project entails the development of Phase 2 of a resort known as *The Kingdom*, located on Portions 1 and 2 of Waagfontein 89 JQ, situated south and just outside the Pilanesberg National Park.

In March 2005 Cultmatrix completed a heritage scoping study for Phase 1, located on the western section of the site. The construction of Phase 1 has already started.

The "triggers" for this HIA were:

- The proposed development is located in an area larger than 5000 sq m
- The area is known for its archaeological heritage resources
- Elands River and rocky outcrops
- EIA
- The Phase 1 heritage scoping study

The investigation was carried out by the following specialist consultants:

- Dr RC de Jong (generalist heritage practitioner, Cultmatrix): Principal Investigator for the entire project
- Dr JA van Schalkwyk (ASAPA accredited archaeologist): Archaeological Impact Assessment (Separate Addendum to the main HIA report)

The site is located in a triangle formed by the Sun City-Pretoria main road (R556) in the north, another portion of the farm in the west and the Elands River in the south. The site's characteristics are sparse Bushveld vegetation, rocky outcrops, vehicle tracks, a farm dam with a high earth wall and the Elands River, which flows at a level lower than the site. The site is crossed by a power line.

The aim of the full HIA investigation was to identify, analyse and recommend heritage conservation and mitigation measures. The objectives were to identify and analyse heritage issues, to research the chronology of the site and its role in the broader context, to undertake a comprehensive assessment of heritage significance, to analyse the nature and scale of the proposed development, to establish the compatibility of the proposed development with heritage and other statutory frameworks and to assess alternatives in order to promote heritage conservation issues.

This report complies as follows with the provisions of Section 38 (3) of the *National Heritage Resources Act* (Act 25 of 1999) applying to the proposed development site:

- (a) Identification and mapping of heritage resources**
- (b) Significance**
- (c) Impacts: Direct, secondary, cumulative**
- (f) Mitigation before construction**

See below summarising table.

CULTMATRIX CC

S 3(2) NHRA heritage resource	(a)	(b)		(c)	(d)		
		Tangible	Intangible		Issues	Recommended responses	Status
Buildings, structures, places and equipment of cultural significance	None	-	-	-	-	-	-
Areas to which oral traditions are attached or which are associated with intangible heritage	None	-	-	-	-	-	-
Objects to which oral traditions are attached or which are associated with intangible heritage	None	-	-	-	-	-	-
Areas of significance related to labour history	None	-	-	-	-	-	-
Historical settlements and townscapes	None	-	-	-	-	-	-
Landscapes and natural features of cultural significance	None	-	-	-	-	-	-
Geological sites of scientific or cultural importance	None	-	-	-	-	-	-
Archaeological and palaeontological sites	Possible chance finds	?	?	Direct: Low negative?	Chance finds during construction work (unlikely)	Monitor	-
Objects recovered from the soil or waters of South Africa, including archaeological and palaeontological objects and material, meteorites and rare geological specimens	None	-	-	-	-	-	-
Ethnographic art and objects	None	-	-	-	-	-	-
Military objects	None	-	-	-	-	-	-
Objects of decorative or fine art	None	-	-	-	-	-	-
Objects of scientific or technological interest	None	-	-	-	-	-	-
Books, records, documents, photographic positives and negatives, graphic, film or video material or sound	None	-	-	-	-	-	-

CULTMATRIX CC

S 3(2) NHRA heritage resource	(a)	(b)		(c)	(d)		
		Tangible	Intangible		Issues	Recommended responses	Status
recordings							

(d) Social and economic benefits

The development will have no direct benefits related to the conservation of heritage resources since none have been identified and none will be affected.

The development will have benefits in the form of a resort that will promote local tourism and create jobs.

(e) Public consultation

This was part of the EIA process. A report is attached as Appendix 1.

(g) Mitigation before and during construction

Except for monitoring of chance finds during site preparation and construction work, no mitigation measures apply.

Recommendation:

Based on the above findings, there are no compelling reasons or fatal flaws that would prevent the proposed development from a heritage perspective. It is recommended that SAHRA takes note of and authorises the proposed development with the understanding that:

1. Vegetation clearing, bulk earthworks and excavations operations must be monitored during the site preparation and construction phases of the project. Should any archaeological remains be uncovered during these operations (hidden foundations, old waste dumps and other chance finds), these must be brought to the attention of Cultmatrix. Test excavations (and possibly) systematic archaeological sampling may be required subject to the issuing of a permit by SAHRA before construction will be allowed to proceed. This will be a new and separate project.
2. Should any other human remains be disturbed, exposed or uncovered during excavations for the proposed project, these should immediately be reported to Cultmatrix. Burial remains should not be disturbed or removed until inspected by an archaeologist.



R C DE JONG
Principal Member: Cultmatrix cc

PART 1: DEVELOPMENT CONTEXT

The structure of this report is based on:

- SOUTH AFRICAN HERITAGE RESOURCES AGENCY, Heritage Impact Assessment: Notification of intent to develop (form)
- DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING, PROVINCIAL GOVERNMENT OF THE WESTERN CAPE, 2005, Guideline for involving heritage specialists in EIA processes (document)
- DEPARTMENT OF ENVIRONMENT AFFAIRS AND TOURISM, Integrated Environmental Management Guidelines
- SOUTH AFRICAN HERITAGE RESOURCES AGENCY, 2006, *Minimum standards: Archaeological and palaeontological components of impact assessment reports* (unpublished).
- WORLD BANK, *Environmental Assessment Sourcebook Update No 8, September 1994: Cultural Heritage in Environmental Assessment.*
- Best-practice HIA reports submitted by Cultmatrix and other heritage consultants

1.1 Background

1.1.1 General

The project entails the development of Phase 2 of a resort known as *The Kingdom*, located on Portions 1 and 2 of Waagfontein 89 JQ, situated south and just outside the Piliansberg National Park.

In March 2005 Cultmatrix completed a heritage scoping study for Phase 1, located on the western section of the site. The construction of Phase 1 has already started. The March 2005 report identified a number of heritage features of low cultural significance and of recent origin, including the remains of a clay pigeon shooting range, the farm dam and the remains of a camping site.

The development area is located in a region known for heritage resources such as Stone and Iron Age sites, historic farmsteads and mission stations and graves.

Rock Environmental Consulting appointed Cultmatrix cc as an independent heritage consultant to conduct a heritage impact assessment in connection with the proposed development of Phase 2 of *The Kingdom*.

1.1.2 Purpose and status of this report

This report is a final HIA report, prepared for and submitted to SAHRA for purposes of authoring the proposed development. This report is also submitted to the SAHRA Palaeontology, Archaeology and Meteorites Unit for comments.

1.1.3 Terms of reference

This report is a full heritage impact assessment concerning the proposed development in accordance with the requirements of Section 38 of the National Heritage Resources Act (Act 25 of 1999), which is intended to facilitate an authorisation of the proposed development by SAHRA.

The general aim of the full HIA investigation is to analyse and recommend heritage management mitigation measures and monitoring programmes.

The general objectives are to analyse heritage issues, to research the chronology of the site and its role in the broader context, to undertake a comprehensive assessment of heritage significance, to analyse the nature and scale of the proposed development, to establish the compatibility of the proposed development with heritage and other statutory frameworks and to assess alternatives in order to promote heritage conservation issues.

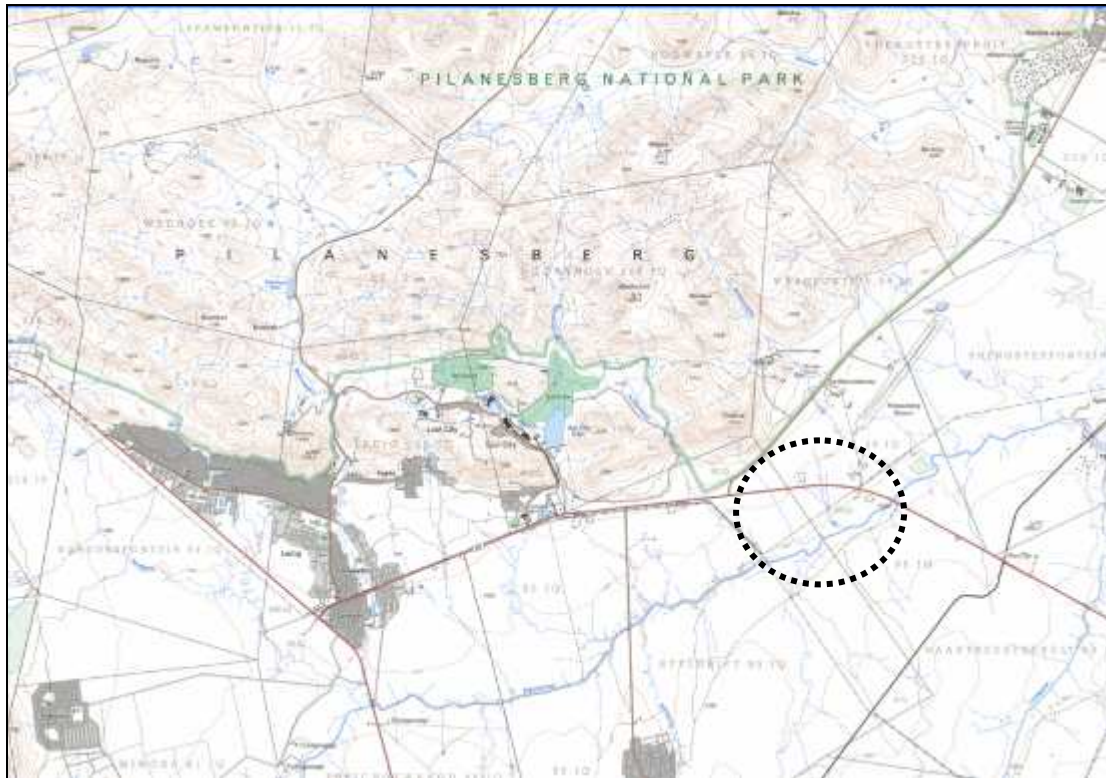


FIGURE 1: Section of 1:50 000 map 2527 AC Sun City (1996) indicating the location of the study area

1.2 Study approach

1.2.1 Definitions and assumptions

The following aspects have a direct bearing on the investigation and the resulting report:

- *Cultural (heritage) resources* are all non-physical and physical human-made occurrences, as well as natural occurrences that are associated with human activity. These include all sites, structures and artefacts of importance, either individually or in groups, in the history, architecture and archaeology of human (cultural) development.
- The *significance* of the sites and artefacts is determined by means of their historical, social, aesthetic, technological and scientific value in relation to their uniqueness, condition of preservation and research potential. It must be kept in mind that the various aspects are not mutually exclusive, and that the evaluation of any site is done with reference to any number of these.
- The *value* is related to concepts such as *worth*, *merit*, *attraction* or *appeal*, concepts that are associated with the (current) usefulness and condition of a place or an object. Hence, in the development area, there are instances where elements of the place have a high level of significance but a lower level of value.
- It must be kept in mind that significance and value are not mutually exclusive, and that the evaluation of any feature is based on a combination or balance between the two.
- Isolated occurrences: findings of artefacts or other remains located apart from archaeological sites. Although these are noted and samples are collected, it is not used in impact assessment and therefore do not feature in the report.
- Traditional cultural use: resources which are culturally important to people.

- All archaeological remains, artificial features and structures older than 100 years and historic structures older than 60 years are protected by the relevant legislation, in this case the National Heritage Resources Act (NHRA) (Act No. 25 of 1999). No archaeological artefact, assemblage or settlement (site) and no historical building or structure older than 60 years may be altered, moved or destroyed without the necessary authorisation from the South African Heritage Resources Agency (SAHRA) or a provincial heritage resources authority. Full cognisance is taken of this Act in making recommendations in this report.
- The guidelines as provided by the NHRA (Act No. 25 of 1999) in Section 3, with special reference to subsection 3, and the Australian ICOMOS Charter (also known as the Burra Charter) are used when determining the cultural significance or other special value of archaeological or historical sites.
- It should be kept in mind that archaeological deposits usually occur below ground level. Should artefacts or skeletal material be revealed at the site during construction, such activities should be halted, and it would be required that the heritage consultants would be required to be notified in order for an investigation and evaluation of the find(s) to take place (cf. NHRA (Act No. 25 of 1999), Section 36 (6)).
- The development site is located within a known archaeologically sensitive area. The assessment therefore assumed that damage to heritage resources potentially will occur in the proposed development.

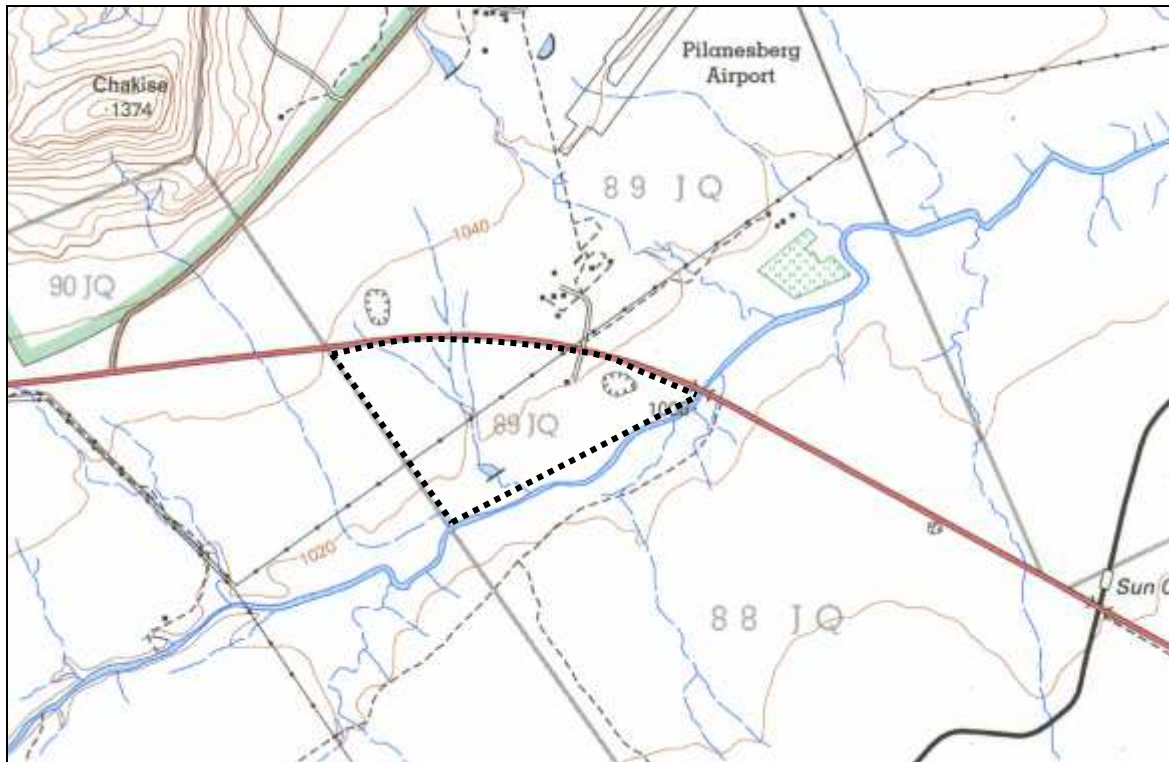


FIGURE 2: Boundaries of study area as indicated on 2527 AC Sun City

1.2.2 Limiting/Restricting factors

The investigation has been influenced by the following factors related to the overall EIA:

- Availability and reliability of baseline information about the affected area;
- Unpredictability of buried archaeological remains (absence of evidence does not mean evidence of absence);
- Difficulty in establishing intangible heritage values.

1.2.3 Field work

The approach used in the study entailed foot and vehicle surveys of the entire site, done on 11 September 2008.

1.2.4 Desktop study

Information was obtained from published sources, cadastral diagrams, title deeds and historic maps and aerial images.

1.3 Need (trigger) for the HIA

1.3.1 Section 38 of the NHRA

This study constitutes a heritage impact assessment (HIA) linked to the environmental impact assessment required for the development. The proposed development is a listed activity in terms of Section 38 (1) of the NHRA. Section 38 (2)(a) of the National Heritage Resources Act (Act 25 of 1999) requires the submission of a heritage impact assessment report for authorisation purposes to the responsible heritage resources agency, SAHRA.

Heritage conservation and management in South Africa (excluding KwaZulu Natal on a provincial level) is governed by the *National Heritage Resources Act* (Act 25 of 1999) (NHRA) and falls under the overall jurisdiction of the *South African Heritage Resources Agency* (SAHRA) and its provincial offices and counterparts.

Section 38 of the NHRA requires a Heritage Impact Assessment (HIA), to be conducted by an independent heritage management consultant, for the following development categories:

- Construction of a road, wall, power line, pipeline, canal or other linear form of development or barrier exceeding 300m in length
- Construction of bridge or similar structure exceeding 50m in length
- Development or other activity that will change the character of a site -
 - Exceeding 5000 sq m
 - Involving three or more existing erven or subdivisions
 - Involving three or more erven or divisions that have been consolidated within past five years
 - Rezoning of site exceeding 10 000 sq m
 - The costs of which will exceed a sum set in terms of regulations by SAHRA or a provincial heritage resources authority
- Any other development category, public open space, squares, parks, recreation grounds

The proposed development covers an area larger than 5000 sq m and is therefore a listed activity subject to an HIA.

In addition, the EIA Regulations promulgated in terms of NEMA determine that any environmental reports will include cultural (heritage) issues.

The end purpose of this report (in its final form) is to alert the developer, the environmental consultant, North-West DACE and SAHRA about existing heritage resources that may be affected by the proposed development, and to recommend mitigatory measures aimed at reducing the risks of any adverse impacts on these heritage resources. Such measures could include the recording of any heritage buildings and structures older than 60 years prior to demolition, in terms of Section 34 of the NHRA and also other Sections of this act dealing with archaeological sites, buildings and graves. The implementation of these interventions constitutes separate, follow-up projects with separate permits.

Because of the size of the development and the submission of an AIA report, authorisation will be given or facilitated by SAHRA's Mmabatho office and SAHRA's Palaeontology, Archaeology and Meteorites Unit. Final reports should therefore be submitted by the client (or, if agreed to, by Cultmatrix) to these offices for authorisation.

In terms of the ECA, Section 38(1) of the NHRA is also applicable – thus any person undertaking any development in the categories of Section 38 (1) a-e, must at the very earliest stages of initiating such a development, notify the responsible heritage resources authority and furnish it with details regarding the location, nature and extent of the proposed development. In the case of an EIA, comments from the responsible heritage resources agency based on a heritage scoping report are required.

The NHRA Section 2 (xvi) states that a “heritage resource” means any place or object of cultural significance, and in Section 2 (vi) that “cultural significance” means aesthetic, architectural, historical, scientific, social, spiritual, linguistic or technological value or significance.

This HIA forms part of an EIA for the site.

Based on the HIA report, SAHRA will be able to authorise the proposed development with certain conditions. These conditions have been included in this report (see Recommendations).

Apart from a heritage report assisting a client to make informed development decisions, it also serves to provide the relevant heritage resources authority with the necessary data to perform their statutory duties under the NHRA. After evaluating the heritage scoping report, the relevant heritage resources authority will decide on the status of the resource, whether the development may proceed as proposed or whether mitigation is acceptable, and whether the heritage resources require formal protection, i.e. as a Grade I, II or III resource, with relevant parties having to comply with all aspects pertaining to such Grading.

1.3.2 Section 35 of the NHRA

Section 35 (4) of the NHRA stipulates that no person may, without a permit issued by SAHRA to destroy, damage, excavate, alter or remove from its original position, or collect, any archaeological material or object. This section would apply in the case of chance finds of hidden foundations, waste dumps and similar archaeological features.

1.3.3 Section 36 of the NHRA

Section 36 (3) of the NHRA stipulates that no person may, without a permit issued by the South African Heritage Resources Agency (SAHRA), 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. This section would apply in the case of the discovery of hidden burial sites.

1.3.4 Section 34 of the NHRA

Section 34 of the NHRA stipulates that no person may, without a permit issued by SAHRA and/or its provincial counterparts, alter, destroy, damage, relocate etc any building or structure older than 60 years. This section does not apply.

1.4 Development criteria in terms of Section 38(1)

1.4	Development criteria in terms of Section 38(1)	Yes/No details
1.4.1	Construction of road, wall, power line, pipeline, canal or other linear form of development or barrier exceeding 300m in length	Yes
1.4.2	Construction of bridge or similar structure exceeding 50m in length	No
1.4.3	Development exceeding 5000 sq m	Yes
1.4.4	Development involving three or more existing erven or subdivisions	No
1.4.5	Development involving three or more erven or divisions that have been consolidated within past five years	No
1.4.6	Rezoning of site exceeding 10 000 sq m	No
1.4.7	Any other development category, public open space, squares, parks, recreation grounds	No
1.4.8	Costs of which will exceed a sum set in terms of regulations set by SAHRA and the PHRA	No

1.5 Property ownership

1.5	Property owners	
1.5.1	Names	Kingdom Development Company (Pty) Ltd
1.5.2	Name and contact address	
1.5.3	Telephone number	
1.5.4	Fax number	
1.5.5	E-mail	

1.6 EIA specialist

1.6	EIA specialist	
1.6.1	Name and contact address	Kgomotso Molefi, Rock Environmental Consulting (Pty) Ltd, PO Box 40541, Moreleta Park 0044
1.6.2	Telephone number	(012) 997 4742
1.5.3	Fax	(012) 997 0415
1.5.4	E-mail	rockshe@lantic.net

1.7 Heritage impact assessment specialists

Specialist 1		
1	Name and contact address	Dr RC de Jong (Principal Member: Cultmatrix cc), PO Box 12013, Queenswood 0121, Pretoria
2	Qualifications and field of expertise	PhD (Cultural History) UP (1990), Post-Graduate Museology Diploma UP (1979), general heritage management specialist with experience in museums and heritage since 1983
3	Relevant experience in study area	Various HIAs in Rustenburg area, Waagfontein heritage scoping report (2005), survey of Pilanesberg farms (2003)
4	Telephone number	(082) 577-4741
5	Fax number	(0866) 127383
6	E-mail	cultmat@iafrica.com

Specialist 2		
1.8.1	Name and contact address	Dr JA van Schalkwyk, PO Box 26389, Monument Park 0105
1.8.2	Qualifications and field of expertise	DLitt et Phil (UNISA), Post-Graduate Museology Diploma UP, general heritage management specialist with experience in museums and heritage, anthropologist and archaeologist
1.8.3	Relevant experience in study area	Numerous archaeological studies in the area
1.8.4	Telephone number	(012) 347-7270
1.8.5	Fax number	
1.8.6	E-mail	jvschalkwyk@mweb.co.za

1.8 Property details

1.8	Property details	
1.8.1	Name and location of property	Waagfontein
1.8.2	Erf or farm numbers	Portions 1 and 2 of 89 JQ
1.8.3	Magisterial district	Mankwe
1.8.4	Local authority	Mogwase
1.8.5	Current use	Grazing and resort development
1.8.6	Current zoning	Agriculture
1.8.7	Land use of surrounding properties	Agriculture, residential, transport, nature conservation
1.8.8	Extent of property	Not available

1.9 Development description

1.9	Development description	
1.9.1	Nature of proposed development	Resort development comprising accommodation units, service buildings, staff houses, gatehouse, reception building, recreation building, laundry, workshop, pool, health spa and stables
1.9.2	Siting, orientation, height and footprint of new structures	45 000 sq m
1.9.3	Location and treatment of access roads to site, internal roads, parking	New – see SDP
1.9.4	Intended extent of cut/fill on steep slopes	Not available
1.9.5	Intended demolition/alteration of existing structures	No
1.9.6	Intended removal/retention of existing vegetation	No
1.9.7	Type and height of new signage	Not available
1.9.9	Nature and height of boundary treatments	Not available
1.9.10	Location of construction facilities	On site
1.9.11	Traffic within, to and from site	Yes
1.9.12	Architectural treatment and use of materials	Not available yet
1.9.13	Extent of proposed demolitions and new additions to existing structures	None
1.9.14	Phasing of project and nature and extent of future expansion	n/a
1.9.15	Project alternatives (proposed)	None
1.9.16	History of application	First

1.10 Legal requirements

1.10	Legal requirements	
1.10.1	Is planning permission required for any departures or consent use in terms of zoning schemes? Has an application been submitted to the planning authority and have any comments or approval from the planning authority been obtained?	Yes
1.10.2	Is planning authority permission required for any subdivision or consolidation? Has an application been submitted to the planning authority and has any comment or approval from the planning authority been obtained?	Yes
1.10.3	Is the proposed development subject to EIA regulations and has an application been submitted to the provincial environmental agency?	Yes
1.10.4	Has any assessment of the impact of the proposed development on any heritage resources been undertaken in	This report

CULTMATRIX CC

1.10	Legal requirements	
	terms of EIA or planning processes?	
1.10.5	Title deed restrictions	Servitude form power line
1.10.6	Is affected area situated within or adjacent to a conservation area, special area, scenic route or any other area that has special environmental or heritage protection?	Elands River and Pilanesberg National Park
1.10.7	Does affected area have any special conservation status?	No
1.10.8	Are there any other restrictions on the property	No
1.10.9	Does the proposed development conform to local planning policies?	Yes
1.10.10	What interested and affected parties have been consulted?	EIA process
1.10.11	Is approval from any authority required?	Yes
1.10.12	Has permission for similar development been refused by any authority in the past?	No

CULTMATRIX CC



FIGURE 3: Site development plan for Phase 2

PART 2: HERITAGE RESOURCES AND HISTORICAL CONTEXT

2.1 Cultural significance, issues and environmental concerns of site and context

2.1	Cultural significance, issues, concerns	
2.1.1	Environmental and heritage context	See 2.3 below
2.1.2	Cultural significance of adjoining properties relating to property	Pilanesberg National Park farms
2.1.3	Archaeological remains	No
2.1.4	Palaeontological remains	No
2.1.5	Structures older than 60 years	No
2.1.6	Graves or burial sites	No
2.1.7	Formally protected heritage sites (Grade 1, 2, 3)	No
2.1.8	Is affected area part of proclaimed special area, conservation area, heritage area, protected area	No
2.1.9	Places or objects of cultural significance, listed heritage resources	No
2.1.10	Places with oral traditions	Not on the development site
2.1.11	Part of historical settlement or townscape	No
2.1.12	Part of landscape of cultural significance	Yes: Farm land
2.1.13	Geological sites of cultural importance	No
2.1.14	Places or objects related to history of slavery	No
2.1.15	History of property	See 2.3
2.1.16	Association with important person, event, groups, activities, public memory	No
2.1.17	Sea frontage or water source	Elands River, small stream, farm dam
2.1.18	Rocky outcrops	Yes
2.1.19	Rock shelters	No
2.1.20	Part of coastal dune system	No
2.1.21	Geological features	No
2.1.22	Located on land reclaimed from sea	No
2.1.23	Situated adjacent to or within scenic route	No
2.1.24	Previously cultivated	Partially

2.2 General description of the affected environment

The site is located in a triangle formed by the Sun City-Pretoria main road (R556) in the north, another portion of the farm in the west and the Elands River in the south. The site's characteristics are sparse Bushveld vegetation, rocky outcrops, vehicle tracks, a farm dam with a high earth wall and the Elands River, which flows at a level lower than the site. The site is crossed by a power line. The site is not inhabited.



FIGURE 4: Rocky outcrops



FIGURE 5: View from site towards Chakise Hill inside the Pilanesberg National Park

2.3 General history of the affected environment

The development area is known in general terms as the Bushveld.

The development area basically is a triangular corner of the farm Waagfontein, with the Elands River as its southern border. The geology consists mainly of pre-volcanic rocks like granite and gabbro, associated with the Bushveld Igneous Complex (2055 million years ago),

Habitation of the larger geographical area took place since Stone Age times. This is confirmed by the occurrence of stone tools dating to the Middle and Late Stone Age found in a number of places. Stone Age tools associated with the Middle Stone Age are common in the area, especially along the spruits where they cut through poorts and valleys and at the lower parts of the ridges and mountains. These indicate that the area was inhabited and exploited by humans as far back as about 100 000 years ago.

No sites, features or objects dating to the **Stone Age** were identified in the study area.

Between 1000 AD and the 1830s, the population in the area increased significantly. The first half of this millennium was characterised by late Iron Age settlements on foothills and mountains. Within the Pilanesberg, smaller sites were built on foothills. Between 1700 and 1750 the Bakgatla people established themselves near the present-day Saulspoort to the north of Waagfontein. Sites dating to the Late Iron Age are found in the larger geographical area.

No specific sites and objects dating to the **Iron Age** were identified in the study area.

This period of relative prosperity ended through environmental degradation, overpopulation, local conflict and widespread upheaval perpetuated by the reign of the Matabele in the 1820s and 1830s and the permanent settlement of the Voortrekkers in the 1840s.

Once the Boers had established what they saw as their right to the land they set about distributing it among themselves. The land was demarcated into large farms and title deeds were issued. The initial policy was that all burghers (citizens) were entitled to two farms of 3 000 morgen each (about 6 330 acres or 2 564 hectares) from the state. White newcomers to the Transvaal were quickly granted citizenship and the land that went with it. Farms, which were not distributed, remained government property and the ZAR, which battled to raise revenue, increasingly fell back on its principal asset – land.

This profligate distribution of land could not be sustained. From 1860 land grants to burghers were reduced to one 3 000 morgen farm each. After 1866 newcomers no longer received any grant of land and from 1871 this prohibition applied even to the sons of burghers.

Voortrekker farmers established the farms that today form the area around Pilanesberg. These farms were subdivided many times over in more recent years and more farmsteads were established. Gradually the entire area was divided into farms. However, it was only since the 1870s that these farms were formally surveyed and mapped, and when not only their names but also the names of rivers and other features became permanent fixtures on maps.

The farm Waagfontein was established on 4 August 1862, when the government of the day handed it over to J Bezuidenhout, who immediately transferred it to CJ Bodenstein. Between 1868 and 1965 the farm was subdivided into a number of portions with different owners, amongst them Alois Nellmapius, an early industrial entrepreneur in the Transvaal Boer republic. These subdivisions were consolidated in 1965 and in 1979 most of the farm was incorporated into the new Pilanesberg National Park. At some stage a farm dam, fed by water from a small stream, was constructed to irrigate fields located close to the Elands River. The dam has remained but the fields have disappeared.

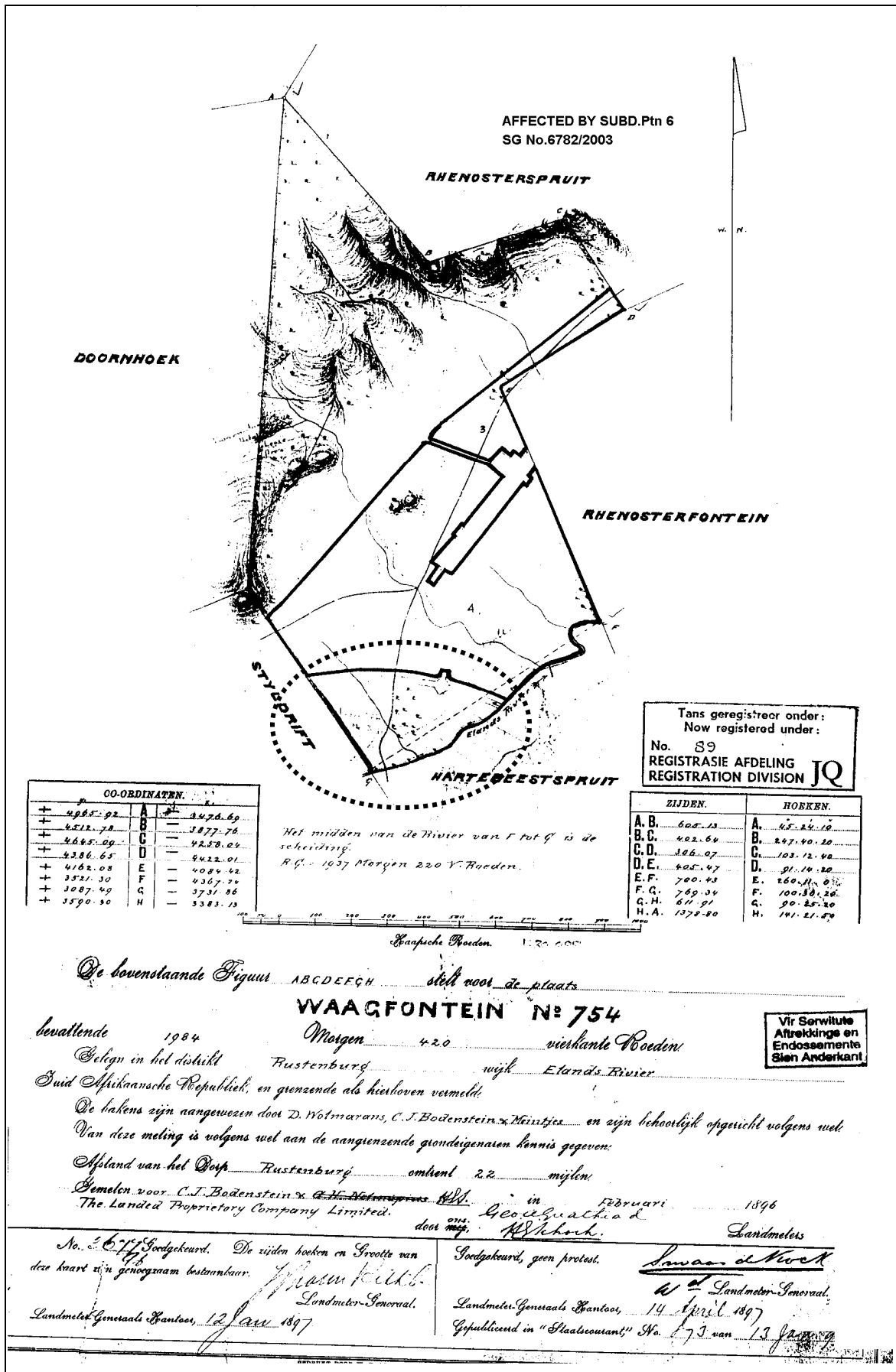


FIGURE 6: Survey diagram of Waagfontein, 1897, indicating the development site



FIGURE 7: Aerial photo of 1948-1950 indicating the extent of the study area and the lack of any visible heritage features

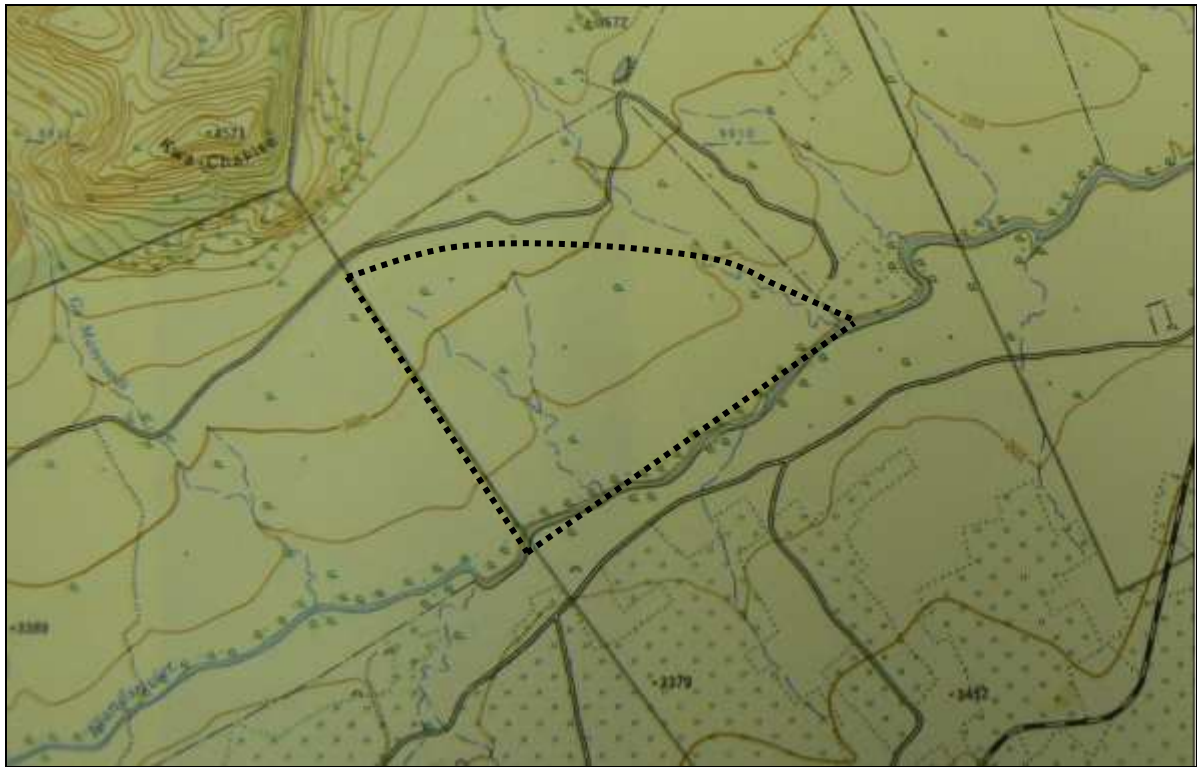


FIGURE 8: Section of oldest 1:50 000 map 2527 AC Heystekrand (1964) indicating the study area

PART 3: HERITAGE IMPACT ASSESSMENT AND RECOMMENDATIONS

3.1 Identification and mapping of heritage resources

No heritage resources were identified and mapped.



FIGURE 9: Google Earth image of the development site indicating the boundaries of the development (as extrapolated from the site development plan – see Figure 3)

3.2 Summary of cultural significance of the property or any part thereof (Section 3(3))

3.2.1 Description of the site

The site is located in a triangle formed by the Sun City-Pretoria main road (R556) in the north, another portion of the farm in the west and the Elands River in the south. The site’s characteristics are sparse Bushveld vegetation, rocky outcrops, vehicle tracks, a farm dam with a high earth wall and the Elands River, which flows at a level lower than the site. The site is crossed by a power line.

3.2.2 Criteria of heritage value

	<i>(check box of all relevant categories)</i>	<i>Brief description/explanation</i>
	Important in the community or pattern of South Africa's (or Gauteng's) history.	None Rating: Low
	Associated with the life or work of a person, group or organisation of importance in history.	None Rating: Low

CULTMATRIX CC

	<i>(check box of all relevant categories)</i>	<i>Brief description/explanation</i>
	Associated with the history of slavery .	No Rating: Low
	Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons	No Rating: Low
	Exhibits particular aesthetic characteristics valued by a community or cultural group	Natural landscape transformed by waste disposal and other activities Rating: Low
	Demonstrates a high degree of creative or technical achievement at a particular period	No Rating: Low
	Has potential to yield information that will contribute to an understanding of natural or cultural heritage	Possible hidden (buried) objects, waste disposal sites, foundations, etc Rating: Low
	Typical: Demonstrates the principal characteristics of a particular class of natural or cultural places	No Rating: Low
	Rare: Possesses uncommon, rare or endangered aspects of natural or cultural heritage	No Rating: Low

3.2.3 Statement of significance

The proposed area for Phase 2 of *The Kingdom* is typical riverine Bushveld and has low heritage significance.

3.2.4 Character-defining features

None

3.3 Impact assessment

Due to the absence of heritage features and the fact that there will be large buffer zone between the proposed development and the Elands River, the heritage impact will be neutral (no impact).

3.4 Social and economic benefits

The development will have no direct benefits related to the conservation of heritage resources since none have been identified and none will be affected.

The development will have benefits in the form of a resort that will promote local tourism and create jobs.

3.5 Consultation with affected communities

This process was part of the EIA. A report is attached as Appendix 1.

3.6 Key mitigation and enhancement measures before construction

No mitigation and enhancement measures before construction apply.

3.7 Mitigation of adverse effects during construction

Except for monitoring of chance finds during site preparation and construction work, no mitigation measures apply.

3.8 Key uncertainties and risks that may influence accuracy and confidence of investigation

It is possible that new information, which could change the recommendations, will be generated through the following research activities:

- Archaeological and historical sites and objects that are hidden or are buried
- New information through public participation

3.9 Final recommendations

Based on the above findings, there are no compelling reasons or fatal flaws that would prevent the proposed development from a heritage perspective. It is recommended that SAHRA takes note of and authorises the proposed development with the understanding that:

1. Vegetation clearing, bulk earthworks and excavations operations must be monitored during the site preparation and construction phases of the project. Should any archaeological remains be uncovered during these operations (hidden foundations, old waste dumps and other chance finds), these must be brought to the attention of Cultmatrix. Test excavations (and possibly) systematic archaeological sampling may be required subject to the issuing of a permit by SAHRA before construction will be allowed to proceed. This will be a new and separate project.
2. Should any other human remains be disturbed, exposed or uncovered during excavations for the proposed project, these should immediately be reported to Cultmatrix. Burial remains should not be disturbed or removed until inspected by an archaeologist.

PART 4: INFORMATION SOURCES USED IN THIS REPORT

4.1 Literature

BERGH, JS (ed), 1999, *Geskiedenisatlas van Suid-Afrika. Die vier noordelike provinsies*. Pretoria: JL van Schaik.

CULTMATRIX CC, 2005, *Heritage scoping report: Waagfontein Phase 1*. Submitted to Rock Environmental, March 2005.

ICOMOS Australia. 1999. *The Australia ICOMOS Burra Charter for the conservation of places of cultural significance*.

Living with the land. A manual for documenting cultural landscapes in the Northwest Territories. Yellowknife (Canada), 2007.

MASON, R, *Prehistory of the Transvaal*.

National Heritage Resources Act (Act 25 of 1999)

Standard Encyclopedia of Southern Africa.

4.2 Maps

Cadastral diagrams of Waagfontein 89 JQ (website Chief Surveyor-General)
1:50 000 maps 2527 AC (1964 and 1996)

4.3 Aerial photographs

Aerial photo Job 218/1948-1950 strip 33 no 1484
Google Earth

4.4 Title deeds information

WinDeed title deeds information

PART 5: TERMINOLOGY USED IN THIS REPORT

Cultural significance (Burra Charter)

Aesthetic, historic, scientific, social or spiritual importance, meaning or noteworthiness for past, present or future generations

Cultural significance is embodied in the place itself (intrinsic significance), its fabric, setting, use, associations, meanings, records, related places and related objects

Heritage resources/features (NHRA)

Any place or object of cultural significance, including:

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

Heritage significance (NHRA)

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

Historic period

Since the arrival of the white settlers - c. AD 1840 in this part of the country

Impact

A description of the effect of an aspect of the development on a specified component of the biophysical, social or economic environment within a defined time and space

Impacts are generally classified as:

- Direct/Primary: Occurring at the same time and in the same space
- Indirect/Secondary: Occurring at a later time and a different place
- Cumulative: Collective effect created by a combination of primary or secondary impacts

Impact assessment

Issues that cannot be resolved during screening (Level 1) and scoping (Level 2) and thus require further investigation

Iron Age

Early Iron Age (EIA)	AD 200 - AD 1000
Late Iron Age (LIA)	AD 1000 - AD 1830

Issue

A question that asks what the impact of the proposed development will be on some element of the environment

Maintenance

Keeping something in good health or repair

Management actions

Actions that enhance benefits associated with a proposed development or avoid, mitigate, restore, rehabilitate or compensate for the negative impacts

Preservation

Conservation activities that consolidate and maintain the existing form, material and integrity of a cultural resource

Reconstruction

Re-erecting a structure on its original site using original components.

Rehabilitation

Re-using an original building or structure for its historic purpose or placing it in a new use that requires minimal change to the building or structure characteristics and its site and environment.

Restoration

Returning the existing fabric of a place to a known earlier state by removing additions or by reassembling existing components.

SAHRA - South African Heritage Resources Agency

CULTMATRIX CC

Stone Age

Early Stone Age (ESA)	2 000 000 - 150 000 Before Present
Middle Stone Age (MSA)	150 000 - 30 000 BP
Late Stone Age (LSA)	30 000 - until c. AD 200

Value

Worth, conservation utility, desirability to conserve etc in terms of physical condition, level of significance (importance), economy (feasibility), possible new uses and associations/comparisons with similar features elsewhere

APPENDIX 1: PUBLIC PARTICIPATION REPORT

COMMENTS AND RESPONSE SHEET
WAAGFONTEIN 89 JQ
Reference Number: NWP/EIA/48/2008

COMMENTS/ OBJECTIONS FROM I&APS	DETAILS OF I&APS	RESPONSES FROM THE EAP
<p>A copy of the Heritage Impact Assessment report should be sent to SARHA for further comments and this HIA report must address the following:</p> <ul style="list-style-type: none"> • Archaeological aspects • Architectural aspect, and • Oral history and Living heritage 	<p>SAHRA North West Province Tel: 018 381 2032 Fax: 018 381 6953 Contact person: Keitumetse Mokgophe</p> <p>SAHRA Head Office Mrs Mary Lesley / Ms Andrea Hickman Tel: 021 462 4502 Fax: 021 462 4509</p>	<p>The draft Heritage Impact Assessment report and the Archaeological survey report have been attached to this EIA report and will also be forwarded to SAHRA's offices for further comments as requested y comments on the draft EIA report.</p>
<ul style="list-style-type: none"> • Request that the Draft EIA be forwarded to DWAF's offices. 	<p>DWAF North West Province Tel: 012 253 1026 Fax: 012 253 1026 Email: ntshangases@dwaf.gov.za Contact person: Ms S N Ntshangase</p>	<ul style="list-style-type: none"> • The draft EIA report will be forwarded to DWAF for further comments when available.
<ul style="list-style-type: none"> • Request that a water use licence be applied for as treated waste water will be utilized for irrigation. 		<ul style="list-style-type: none"> • A water use license will be applied for as requested.
<ul style="list-style-type: none"> • Request to indicate in the report how the need for water provision for additional phases of the development will be satisfied. 		<ul style="list-style-type: none"> • Municipal water pipeline from Magalies water will be utilised for this additional phases.
<ul style="list-style-type: none"> • Indication of how sewage will be disposed off during operational phase. 		<ul style="list-style-type: none"> • A separate sewage plant will be constructed mainly for operational phase (please refer to the layout plan attached to this report).
<ul style="list-style-type: none"> • Request that all storm water plans and designs be forwarded to DWAF for approval. 		<ul style="list-style-type: none"> • All the storm water plans and designs have been applied for by EPS Consulting Engineers at DWAF's offices for approval.

The below site notice was advertised in the *Rustenburg Herald* 16 May 2008



Site notices

