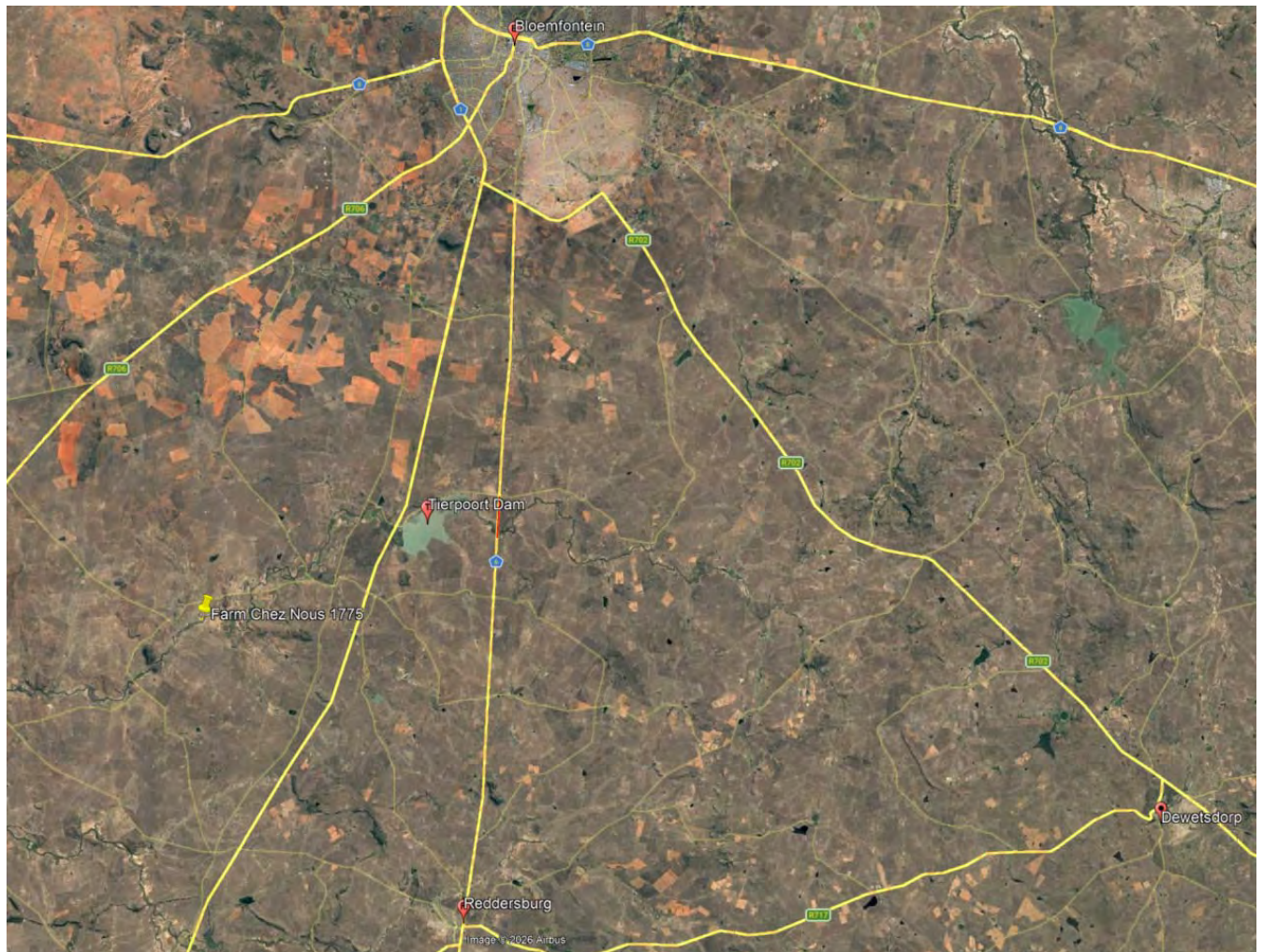


HERITAGE IMPACT ASSESSMENT FOR A RECTIFICATION APPLICATION FOR LAYER HOUSES ON THE FARM CHEZ NOUS 1775, KOPANONG MUNICIPAL AREA, FREE STATE

MAY 2026



Location	0.75 ha bounded area of the farm Chez Nous 1775
Local Municipality	Kopanong Local Municipality
Magisterial District Municipality	Xhariep Magisterial District
Province	Free State
Type of Development	Expansion of an existing poultry facility
Developer	Tsiyon Boerdery (Pty) Ltd
EAP	Greenmined Environmental (Pty) Ltd
Heritage Consultant	Loudine Philip (ASAPA No. 187)
Reference Numbers	
SAHRIS CaseID	Case ID: 27739
DFFE	24G/40(ii)/25/10

B. Executive Summary

TSIYON BOERDERY (Pty) Ltd., applied for an application submitted in terms of Section 24G of the National Environmental Act, 1998 (Act 107 no 1998) for the rectification of unlawful commencement of a listed activity on the Farm Chez Nous 1775 in the Kopanong District of the Free State.

The activity relates to the expansion of an existing poultry facility which resulted in:

- *An increase in the physical development footprint of the poultry production infrastructure; and*
- *An increase in production capacity to exceed 5 000 poultry birds.*

The expansion of the layer facility was undertaken within the context of an existing agricultural operation on the farm. Prior to the current development, both the historic homestead and barn was repurposed by the previous owner of the property for the purpose of a dairy. At the time of implementation of the current developed areas, the applicant was not aware that increasing the poultry production capacity beyond 5 000 birds would trigger a listed activity in terms of the Environmental Impact Assessment Regulations, 2014 (as amended), requiring prior Environmental Authorisation.

This report was prepared as part of the required specialist reports to be submitted to the Department of Forestry, Fisheries and the Environment for an environmental approval of the expanded facility.

A literature search did not deliver any information connecting the farm to earlier indigenous settlements, historical battlefields, or any other events important of importance in the history of South Africa, or the Free State Province. The field visit conducted on the 4th of May 2026 was focused on the proposed development area of +/- 0.5 ha within the confines of the farmyard area of the farm Chez 1775. The new and extended facilities do not distract from the existing historic environment by having kept the scale in terms of width and height similar to the existing historic buildings. Nor was there an attempt to emulate the existing historic buildings, but instead made use of different building material so that there is a clear distinction between the historic section and new additions.

From a heritage point of view, there is no objection to the expanded section of the existing historic barn and the addition of a new building with exactly the same dimensions in width, length and height of the expanded historic barn.

C. Declaration of Independence

I, Loudine Philip, hereby declare that I am an independent ASAPA CRM-accredited archaeologist appointed by Greenmined Environmental (Pty) Ltd for a Heritage Impact Assessment as part of a rectification application for Environmental approval for the extension of layer house facilities on the Farm Chez Nouz 1775 in the Kopanong Municipal area, Free State. The views stipulated in this report are purely objective and no other interests are displayed during the decision making processes discussed in this report.

Loudine Philip

(ASAPA Membership No 187)

29 May 2026

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Acronyms used:

BAR	Basic Assessment Review
CFP	Chance Find Procedures
DMR	Department of Mineral Resources
EAP	Environmental Assessment Practitioner

ECO	Environmental Control Officer
EMP	Environment Management Plan
LSA	Late Stone Age (period)
MSA	Middle Stone Age (period)
NEMA	National Environmental Management Act (
NHRA	National Heritage Resources Act (25 of 1999)

REPORT

A. INTRODUCTION & TERMS OF REFERENCE

Greenmined Environmental (Pty) Ltd was appointed for a Basic Assessment Report in support of an application for rectification of the unlawful commencement of a listed activity on the Farm Chez Nous 1775 in the Xhariep District in the Free State. The activity relates to the expansion of an existing poultry facility which the new owner was unaware would trigger a listing notice of the Environmental Impact Assessment Regulations, 2014 (as amended), pertaining to the expansion of facilities for the concentration of poultry exceeding 5 000 birds.

This report is the result of a request for a field-based Heritage Impact Assessment of any potential impact the unlawful increase of the footprint of the existing poultry facility might have had on existing tangible/intangible cultural heritage on and in the immediate environs of the new development area. The field visit took place on the 4th of May 2026 to record all potential heritage effects, assess its value, and report any impact the new development might have had on it.

Terms of Reference: As a requirement of both the NEMA and NHRA, one of the various specialist studies required is the **identification of existing cultural heritage** on the subject property and **an assessment of the impact of the new development on any identified heritage** by a suitable qualified heritage specialist and the author of this report was contracted for it. The brief for the heritage report is to **provide a full history of the subject property** in order for the stakeholders and any other registered interested and affected parties, as well as statutory bodies, to make **an informed decision regarding the impact the proposed development** might have on any cultural heritage identified during the field assessment as well as **provide a professional assessment of the importance thereof with recommendations for its preservation or mitigation** to both SAHRA, as the commenting authority on heritage aspects, as well as **for the developers to incorporate any recommendations should it be required**.

B. PROJECT DESCRIPTION

B-1 GENERAL PROJECT AREA

Farm Name	Farm Number	Portion	Latitude	Longitude	Property Type
Chez Nous	1775	-	29°27'55.28"S	25°59'41.06"E	Farm
Magisterial District			Xhariep District, Free State Province		
Local Municipality			Kopanong Local Municipality		
Current zoning of property			Agricultural		
Type of Development:					
Expansion of existing poultry facilities					
Scope of unlawful development:					
Expansion of an existing poultry facility by approximately 45% and erection of a new similar-sized facility immediately adjacent the other (total footprint of the expanded poultry facility = 0.75ha of a farm of 25ha)					

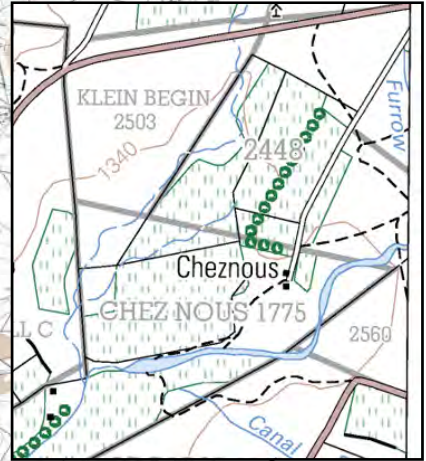
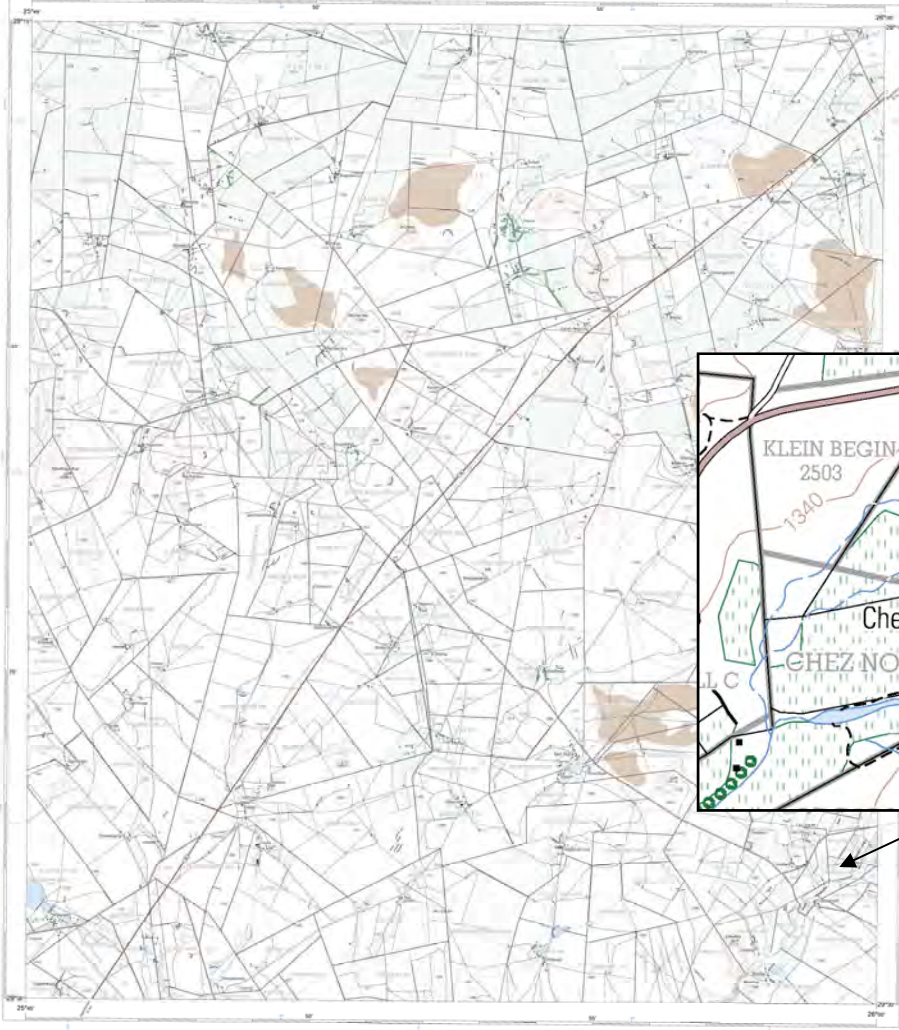
Maps:	
1:250 000	2826 Topocadastral Map - Winburg
1:50 000	2925BD HAGESDAM

1:50 000 MAP (2925BD HAGESDAM)



2925BD HAGESDAM

1:50 000 SOUTH AFRICA
SUD-AFRIKA



REFERENCES
 1. Department of Water Affairs and Forestry, 1997. *Water Resources Inventory of South Africa*. Pretoria: Department of Water Affairs and Forestry.
 2. Department of Water Affairs and Forestry, 2000. *Water Resources Inventory of South Africa*. Pretoria: Department of Water Affairs and Forestry.
 3. Department of Water Affairs and Forestry, 2003. *Water Resources Inventory of South Africa*. Pretoria: Department of Water Affairs and Forestry.
 4. Department of Water Affairs and Forestry, 2006. *Water Resources Inventory of South Africa*. Pretoria: Department of Water Affairs and Forestry.
 5. Department of Water Affairs and Forestry, 2009. *Water Resources Inventory of South Africa*. Pretoria: Department of Water Affairs and Forestry.
 6. Department of Water Affairs and Forestry, 2012. *Water Resources Inventory of South Africa*. Pretoria: Department of Water Affairs and Forestry.
 7. Department of Water Affairs and Forestry, 2015. *Water Resources Inventory of South Africa*. Pretoria: Department of Water Affairs and Forestry.
 8. Department of Water Affairs and Forestry, 2018. *Water Resources Inventory of South Africa*. Pretoria: Department of Water Affairs and Forestry.
 9. Department of Water Affairs and Forestry, 2021. *Water Resources Inventory of South Africa*. Pretoria: Department of Water Affairs and Forestry.
 10. Department of Water Affairs and Forestry, 2024. *Water Resources Inventory of South Africa*. Pretoria: Department of Water Affairs and Forestry.

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 1. Department of Water Affairs and Forestry, 1997. *Water Resources Inventory of South Africa*. Pretoria: Department of Water Affairs and Forestry.
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 9. Department of Water Affairs and Forestry, 2021. *Water Resources Inventory of South Africa*. Pretoria: Department of Water Affairs and Forestry.
 10. Department of Water Affairs and Forestry, 2024. *Water Resources Inventory of South Africa*. Pretoria: Department of Water Affairs and Forestry.



2925BD HAGESDAM BLACK
 2925BD HAGESDAM BLUE
 2925BD HAGESDAM BROWN
 2925BD HAGESDAM GREEN
 2925BD HAGESDAM HET

CHEZ NOUS SG-DIAGRAM (SUBJECT PROPERTY)

ATTEST.

James H. A. P. Co., Ltd.
BLOEMFONTEIN.
FORM No. 31.

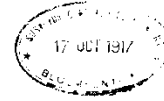
SUBDIVISIONAL SURVEY.

Plan N^o 1822/17

For Deed of Transfer, N^o 621/1911

No. 2363/88 dated 11/11/17

Examined and Approved according to Ordinance No. 16, 1903.



[Signature]
Surveyor-General.



Side	C. Points	Bearing	Angle	Distance	Coordinates
oa	235.18	A. m. c.	125° 10' 00"	1321.55	1827.57
al	124.62	E. m. c.	89° 13' 00"	1000.00	1893.41
cl	18.74	E. m. c.	89° 17' 16"	1000.00	1926.08
lc	232.25	N. m. c.	34° 32' 00"	1000.00	1944.94

Side	Distance	Coordinates
oa	1321.55	1827.57
al	1000.00	1893.41
cl	1000.00	1926.08
lc	1000.00	1944.94
cm	1000.00	1859.33

Side	Y	X
oa	1827.57	1893.41
al	1893.41	1926.08
cl	1926.08	1944.94
lc	1944.94	1859.33
cm	1859.33	1827.57

The farm is not subject to any other survey.

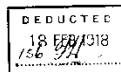


Angles.	Sides.
a 74° 10' 10"	oi 358.28
i 55° 51' 00"	il 97.65
l 171° 38' 00"	li 40.95
c 172° 30' 30"	cl 327.43
l 123° 40' 00"	lc 25.75
A 86° 50' 00"	Am 147.69
m 215° 18' 20"	ma 181.88

The above Figure a i l c b A A centre of river m'm represents 100 morgen - roods, situate in the District Bloemfontein, Ward Kaffir River, being the farm named **CHEZ NOUS N^o 1775** being portion of the farm (Vlak-fusion N^o 332 and portions B and C of Vestingdeed N^o 294) Owned by Margaret Thompson Holmes. (born Tennant). According to

Coordinates.	Y	X
a	1827.57	1893.41
i	1893.41	1926.08
l	1926.08	1944.94
c	1944.94	1859.33
b	1859.33	1827.57
A	1827.57	1893.41
m	1893.41	1926.08

This diagram was deducted from the original this day of



Real Area	98	Morgen	139	Sq. Roods
Carved	1	"	161	"
Total	100	"	300	"

Surveyed by me for transfer to

By me,

Surveyor-General.

[Signature]

Government Land Surveyor.

FO-44 July 1917

BLOEMFONTEIN

C. LEGISLATIVE FRAMEWORK

LEGISLATION	APPLICABLE SECTIONS
<p><u>National Heritage Resources Act, No 38 of 1999 (NHRA)</u></p>	<p>Section 34:</p> <p>No person may alter or demolish any structure or part of a structure which is older than 60 years without a permit issued by the relevant provincial heritage resources authority. (2) Within three months of the refusal of the provincial heritage resources authority to issue a permit, consideration must be given to the protection of the place concerned in terms of one of the formal designations provided for in Part 1 of this Chapter. (3) The provincial heritage resources authority may at its discretion, by notice in the Provincial Gazette, make an exemption from the requirements of subsection (1) within a defined geographical area, or for certain defined categories of site within a defined geographical area, provided that it is satisfied that heritage resources falling into the defined area or category have been identified and are adequately provided for in terms of the provisions of Part 1 of this Chapter. (4) Should the provincial heritage resources authority believe it to be necessary it may, following a three-month notice period published in the Provincial Gazette, withdraw or amend a notice under subsection (3).</p> <p>Section 38(3):</p> <p>The responsible heritage resources authority must specify the information to be provided in a report required in terms of subsection 2(a) <i>[also a requirement if Section 38(8) is triggered]</i>: Provided the following must be included:</p> <ol style="list-style-type: none"> a) The identification and mapping of all heritage resources in the area affected; b) An assessment of the significance of such resources in terms of the heritage assessment criteria set out in section 6(2) or prescribed under section 7 <i>[Heritage assessment criteria and grading]</i>; c) An assessment of the impact of the development on such heritage resources; d) An evaluation of the impact of the development on such heritage resources relative to the sustainable social and economic benefits to be derived from the development; e) The results of consultation with communities affected by the proposed development and other interested parties regarding the impact of the development on heritage resources; f) If heritage resources will be adversely affected by the proposed development, the consideration of alternatives; and g) Plans for mitigation of any adverse effects during and after the completion of the proposed development. <p>Section 38(8):</p> <p>The provisions of this section do not apply to a development as described in subsection (1) if an evaluation of the impact of such development on heritage</p>

	resources is required in terms of the Environment Conservation Act, 1989 (Act No 73 of 1989 ¹), or any other legislation: provided that the consenting authority must ensure that the evaluation fulfils the requirements of the relevant heritage resources authority in terms of subsection (3), and any comments and recommendations of the relevant heritage authority resources authority with regard to such development have been taken into account prior to the granting of consent.
<u>National Environment Management Act (No 107 of 1998)(NEMA)</u>	<p><u>LN1, Activity 40:</u> The expansion and related operation of facilities for the concentration of poultry, excluding chicks younger than 20 days, where the capacity of the facility will be increased by –</p> <p>(i) more than 1 000 poultry where the facility is situated within an urban area; or</p> <p>(ii) more than 5 000 poultry per facility situated outside an urban area.</p> <p><i>(The new development triggered (ii) above.)</i></p>
<u>Conservation of Agricultural Resources Act, 1983 (Act No 43 of 1983)</u>	<p>The object of this Act is to provide for the conservation of the natural agricultural resources of the Republic by the maintenance of the production potential of land, by the <u>combating and prevention of erosion and weakening or destruction of the water sources, and by the protection of the vegetation and the combating of weeds and invader plants.</u></p> <p><i>The facility requires $\pm 2\,160\text{ m}^3$ water per annum, which can be accommodated within the farm's existing authorized abstraction from the Tierpoort River.</i></p> <p><i>The layer facility is located within an established agricultural farm setting characterised by existing farming infrastructure and historically transformed land. In particular, it forms part of the historic farmyard and associated built environment within that.</i></p> <p><i>The Tierpoort River is situated >100 m to the east of the development footprint; however, the facility is located outside the riparian zone. No wetlands, drainage lines, or seepage areas occur within the development footprint.</i></p>

D. METHODOLOGY

D-1 LITERATURE REVIEW

The expanded egg battery on the farm Chez Nous 1775 is situated on the northern bank of the Tierpoort River, \pm 15 km south-west of the Tierpoort Dam, in the Kopanong Municipal area of the Xhariep District of the Free State. The literature review is thus focused on the history and background of the Xhariep district in general and Kopanong Municipal area in particular, with a specific focus on events that might have affected these areas.

The background study is based on information obtained from topic-specific reference books, popular as well as academic articles, books and academic textbooks, archival resources, historic photographs, historic travel journals, missionary reports and books, maps (both historic and current), title deeds and survey diagrams, newspapers (archived as well as current), consultation with local historians and topic related museums, ABW battle sites, military journals, early Trekboer routes and settlement, missionary recounts of indigenous people before the

settlement of the first Europeans in the subject area, etc., and is clearly reflected in the list of references consulted. The focus is to obtain a history of the land-use of the area from the earliest time to date, in order to make an informed decision of its potential historic value and to inform the physical reconnaissance of the development area. The field inspection was limited to the enclosed area of the farmyard and immediate surrounding area.

The SAHRIS Cases&Reports Map was consulted to locate other HIA reports in the vicinity. However, there are very few SAHRIS cases & reports in this area of the Free State with the closest to the current development area three linear development areas further east of the subject farm on both sides of the N1 - CaseID 11014 & 1860 - with one unidentified case on the N1 itself and are all three assumed to be either SANRAL or ESCOM case studies.

D-2 PUBLIC CONSULTING AND STAKEHOLDER ENGAGEMENT:

No information available yet.

D-3 PHYSICAL SURVEY

The physical inspection of the development site and immediate environs took place on the 4th of May 2026. Although not the rainy season of the Free State, a large area of the central interior of the Free State, including the subject area, experienced a torrential downpour which cleared up by the time of arrival at the site. Visibility was accordingly sufficiently clear for the inspection and assessment of the new development. Ground surface-visibility, however, was very poor due to surface water not having dissipated yet. It was, however, not expected to have delivered any information of archaeological interest (e.g. lithics) as the new development is situated within the farmyard area which itself dates back to the earliest buildings after the farm was surveyed in 1917. The focus in this particular case is thus on the built-environment within the bounded limits of the farmyard.

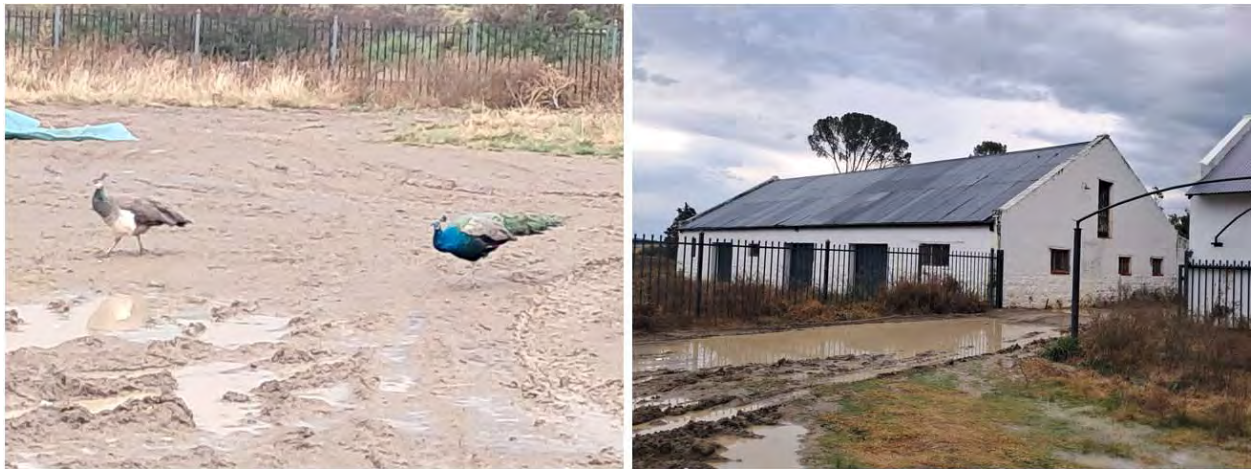


Figure 1: Waterlogged ground surface at time of site inspection

D-4 SITE DESCRIPTION



Figure 2: Aerial view on left of existing structures prior to the new development. On the right, an overlay of the size of the extended structure and new structure adjacent to that [Image sourced from EAP documentation].

The subject extensions (Figure 2) are within the farmyard boundaries and form part of the built-environment of the farmyard itself. Activities related to the egg-layer facility at the southern boundary of the farmyard will have no effect on the areas outside the boundary of the latter as the entrance to the farmyard leads from the opposite (northern) side of the farmyard area – the gravel road leading from the north on the left side in Figure 2.

D-5 SITE SIGNIFICANCE AND FIELD-RATING

(3) Without limiting the generality of subsections 1 and 2, a place or object is to be considered part of the national estate if it has cultural significance or other special value because of -	Applicable or not	Rating: Negligible / Low / Low-Medium / Medium-High / High / Very High
(a) Its importance in the community, or pattern of South Africa's history	n/a	
(b) Its possession of uncommon, rare or endangered aspects of South Africa's natural or cultural heritage	n/a	
(c) Its potential to yield information that will contribute to an understanding of South Africa's natural or cultural heritage	n/a	
(d) Its importance in demonstrating the principal characteristics of a particular class of South Africa's natural or cultural places or objects	n/a	
(e) Its importance in exhibiting particular aesthetic characteristics valued by a community or cultural group	n/a	

(f) Its importance in demonstrating a high degree of creative or technical achievement at a particular period	n/a	
(g) Its strong or special association with a particular community or cultural group for social, cultural or spiritual reasons	n/a	
(h) Its strong or special association with the life or work of a person, group or organization of importance in the history of South Africa	n/a	
(i) Sites of significance relating to the history of slavery in South Africa	n/a	
Reasoned assessment of significance based on the use of the appropriated indicators outlined above:		
The egg-layer facility is confined to the original farmyard area of the farm. The two historical buildings (original farmhouse and barn) underwent sensitive adaptation for the purpose of the new farming focus prior to the current application.		Negligible

D-6 IMPACT ASSESSMENT METHODOLOGY

Field-Rating = Cultural Significance X Integrity

There are no important events, people, or natural features, connected to the proposed development area that warrants a field-rating.

D-7 PEER REVIEW

No peer review is required as the research area is within the specialist’s field of expertise which includes CRM accreditation in Stone Age, Iron Age, Colonial Period, Industrial, Grave relocation, and the Built Environment.

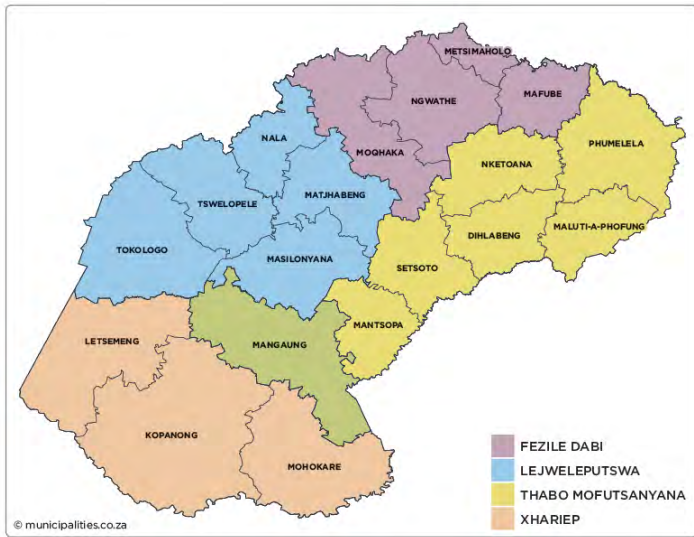
D-8 ASSUMPTIONS, GAPS, RESTRICTIONS AND LIMITATIONS

Ground visibility at a significant portion of the subject property was poor on account of the waterlogged surface caused by a heavy downpour of rain. As the development area is confined to the farmyard area, the structures contained within this area are of importance and visibility for the purpose of assessment of that was not impeded by the weather.

E. DESCRIPTION OF THE SOCIO-ECONOMIC ENVIRONMENT

The socio-economic description of the environment is limited to the Kopanong Local Municipal Area within which the current property falls.

FREE STATE PROVINCE:



XHARIEP DISTRICT MUNICIPAL AREA (WITH LOCAL MUNICIPAL AREAS): (Subject property falls within the Kopanong Local Municipal area of the Xhariep district)



KOPANONG LOCAL MUNICIPAL AREA BASIC INFO:

Geography, History & Economy

Description: The Kopanong Local Municipality is a Category B municipality situated within the Xhariep District of the Free State Province. It is the largest of the three municipalities in the district, making up almost half of its geographical area.

Basic agricultural products are exported from the area for processing and re-imported into the area as consumer products. Historical events that took place in the municipality, aspects of the natural and man-made environment and local activities may form the basis for promoting tourism as a significant economic activity.

Some of these events, and man-made and natural environment aspects, are: 'Lake Gariep' and the Gariep Water Festival; the game reserve at Lake Gariep; Jagersfontein Mine; the 'Tiger Project' in Philippolis; the Orange River Ravine from the Gariep Dam wall to the PK le Roux Dam wall; battlefields of significant battles conducted during the Anglo-Boer War, e.g. Mostert's Hoek; Philippolis 'Witblits' Festival; historical buildings in Philippolis, e.g. the Dutch Reformed Church, library, old jail, the house where Lourens van der Post was born, Adam Kok's house (the Griqua leader) and a kraal and structure where gunpowder was kept; and Fauresmith horse endurance run. The name is a Sesotho word meaning 'meeting place or where people are invited'. The name earmarks unity and seeks to encourage cooperation.

Area: 15 648km²

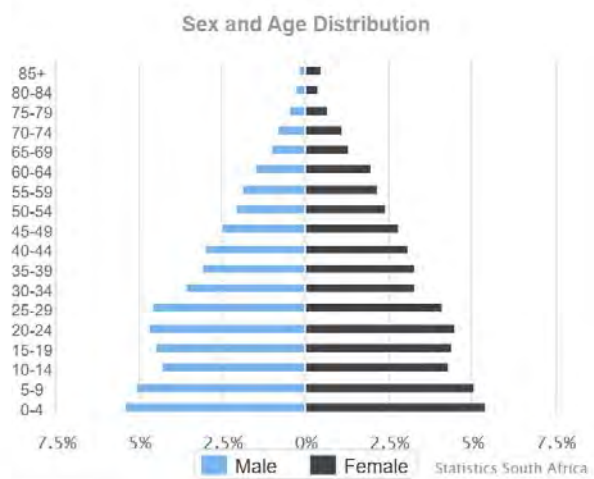
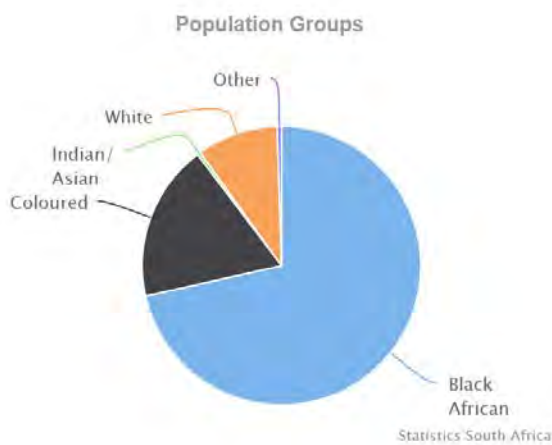
Cities/Towns: Bethulie, Edenburg, Fauresmith, Gariep Dam, Jagersfontein, Philippolis, Reddersburg, Springfontein, Trompsburg, Waterkloof

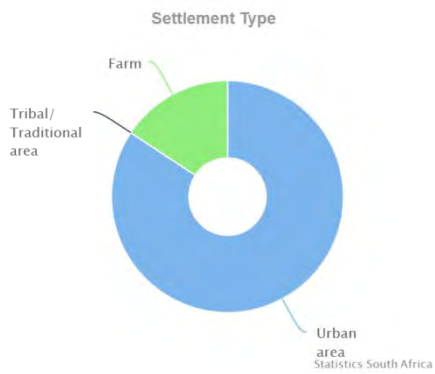
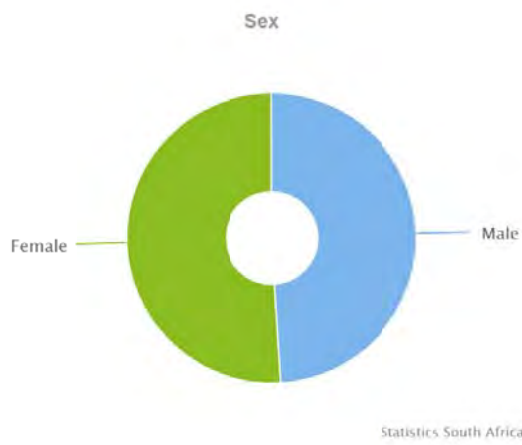
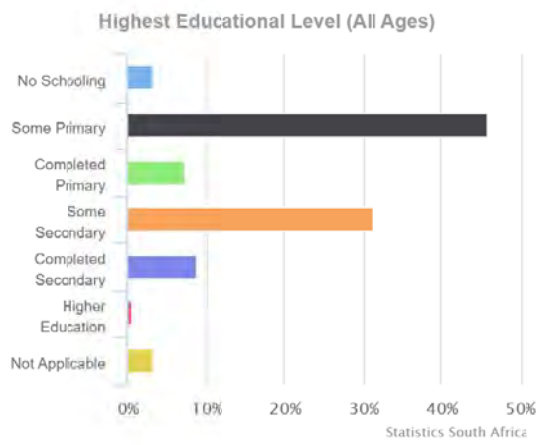
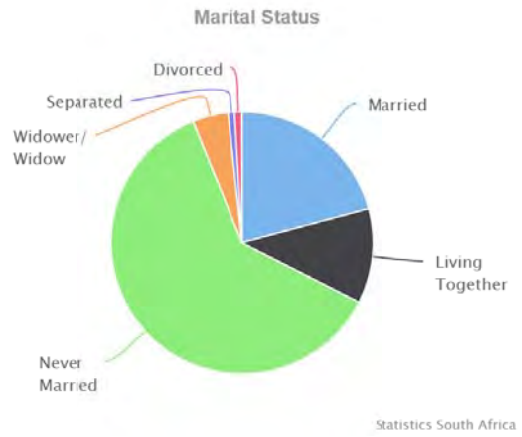
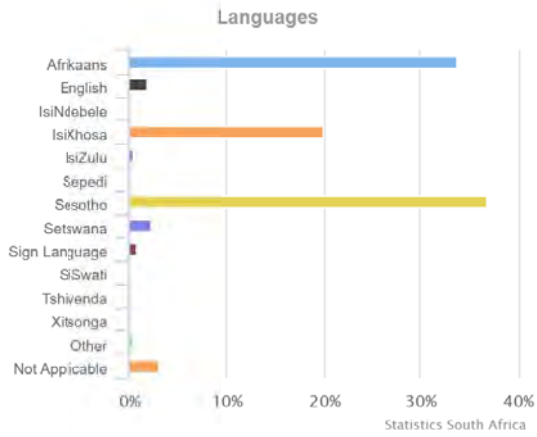
Main Economic Sectors: Agriculture, mining, manufacturing, electricity, construction, wholesale and retail, transport, finance, general government, community services - Source IDP 2026/7

(Sourced from: <https://municipalities.co.za/overview/1055/kopanong-local-municipality>)

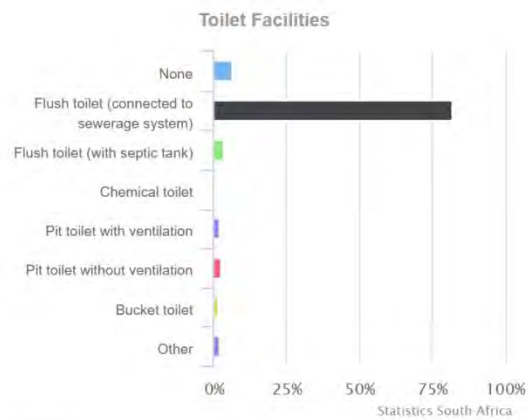
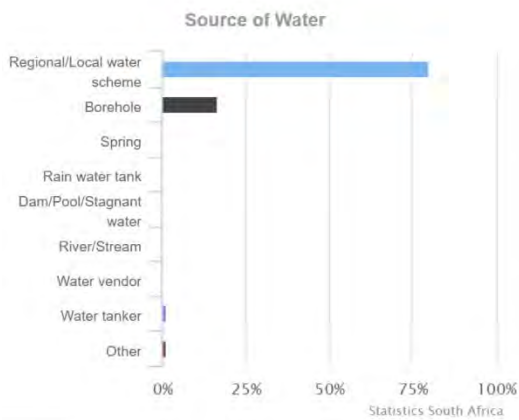
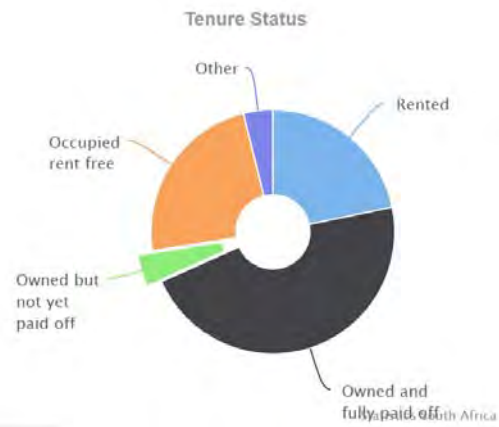
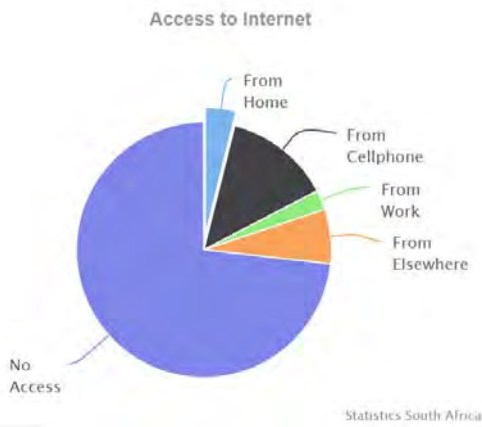
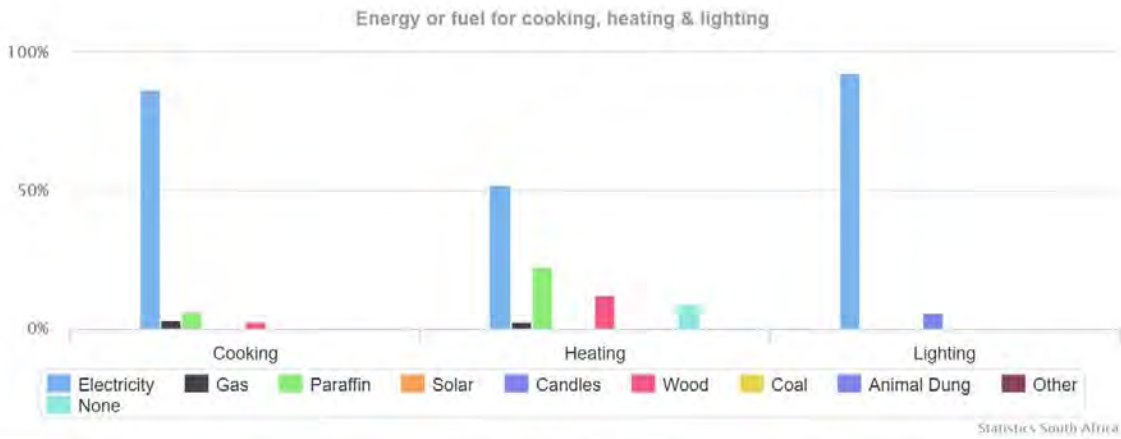
PEOPLE:

Total Population: 49,171					
Young (0-14)	29.7%	Working Age (15-64)	63.5%	Elderly (65+)	6.8%
Dependency Ratio	57.4	Sex Ratio	9:6	Population Density	3/km ²
No Schooling aged 20+	13.4%	Higher Education 20+	6.4%	Matric Aged 20+	20.7%
Number of households	3,696	Average Household Size	3	Female headed households	38.1%
Formal dwellings	91.4%	Housing owned/paying off	50.8%	Flush toilet connected to sewerage	82.1%
Weekly refuse removal	76.5%	Piped water inside dwelling	46.7%	Electricity for lighting	92.6%

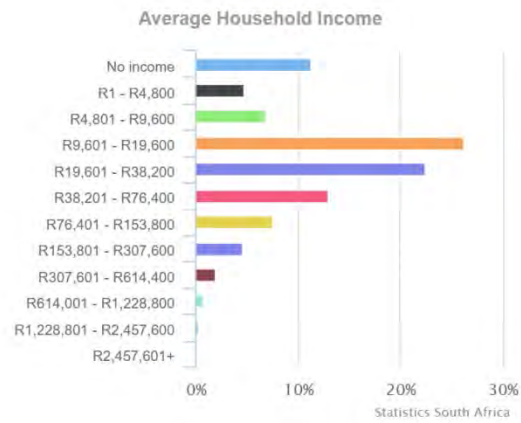
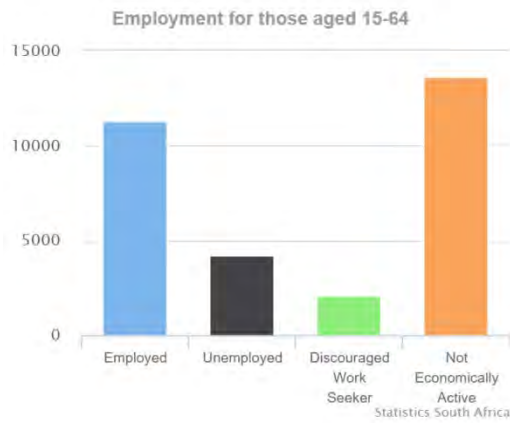




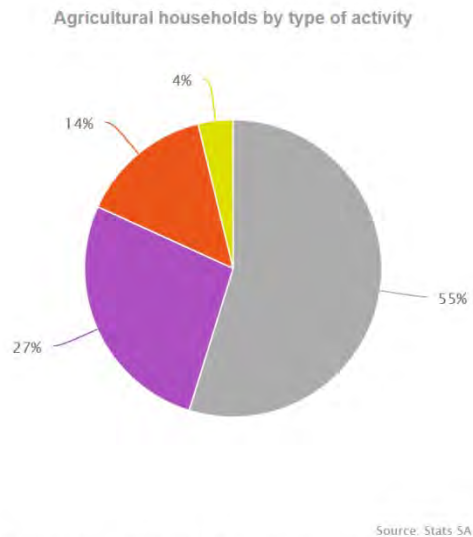
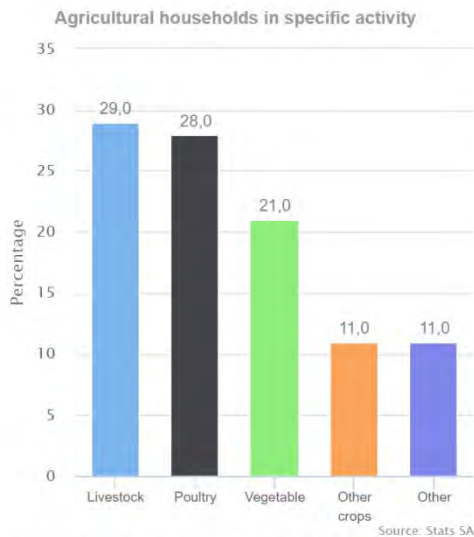
LIVING CONDITIONS:



Economy



Agricultural Statistics



Agricultural household by type of activity: Grey=animals only, purple=crops only, Orange=mixed farming; green=other

[Sourced from: https://www.statssa.gov.za/?page_id=993&id=kopanong-municipality]

F. DESCRIPTION OF PHYSICAL ENVIRONMENT OF THE SUBJECT PROPERTY

F-1 ZONING OF AREA

Agricultural

F-2 EFFECTS OF PREDOMINANT ANTHROPOGENIC ACTIVITIES ON THE ENVIRONMENT

The egg batteries are situated in a 0.75ha portion of the existing farmyard area and will have no effect on the surrounding environment.

F-3 DESCRIPTION OF THE VEGETATION AND LANDSCAPE FEATURES

The habitat within the development footprint is considered fully transformed and of very low ecological integrity. Historically, the area formed part of the broader Highveld grassland landscape, however, long-term agricultural utilization and establishment of poultry infrastructure resulted in complete modification of the original habitat. The site functions as an operational farmyard environment (dating back to the early 1900s) rather than natural or semi natural veld.

F-4 SEASON IN WHICH FIELDWORK WAS CONDUCTED

Fieldwork took place on the 4th of May 2026 during the dry season in the Free State Province. On the 4th, however, a large area of the Free State, from Bloemfontein up to the development area, experienced an unusual torrential downpour of rain. The weather cleared up sufficiently on arrival at the farm to be able to record the new development area, but the ground surface was still largely water-logged.

F-5 DESCRIPTION OF SOIL AND BASIC GEOLOGY

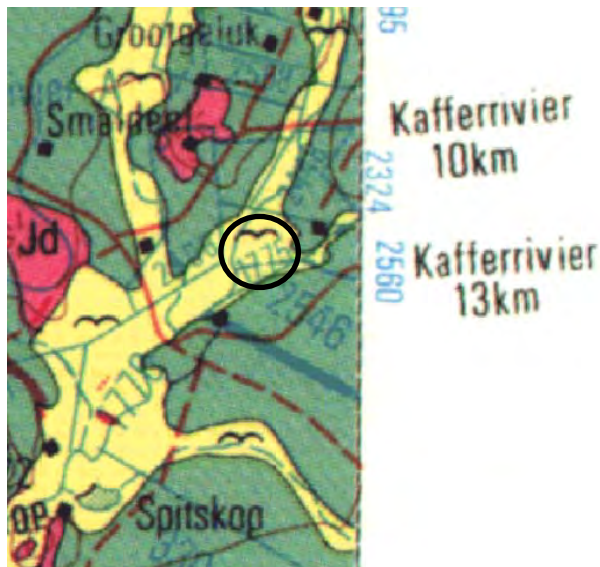


Figure 3: Map 2826 Winburg of 1:250 000
Geological Series

Light yellow – Alluvium; calcified alluvium and river gravel (The greater part of the farm falls in this category, including the egg battery area)

Qs (medium yellow) – Sand, red and grey aeolian dune sand

TrT (green) - Fine to medium-grained, yellow and khaki-coloured sandstone; red, purple, blue green mudstone (Sections on the outskirts of the farm area fall in this category, but not the development area itself).

JD (red) – dolomite / dykes

F-6 PRIOR ACTIVITIES ON THE PROPOSED DEVELOPMENT AREA

There is no evidence that the farm has ever been used for anything other than farming activities.

G - PUBLIC CONSULTATION AND STAKEHOLDER ENGAGEMENT

No information on this yet received.

H. RELEVANT BACKGROUND ON THE REGION OF THE DEVELOPMENT SITE

H-1 MSA (300,000 – 30 000 YA)

The Middle Stone Age (MSA) is the period in human history between approximately 300,000 and 30,000 years ago. Together with the evolution of modern humans in Africa during this period are also a number of key innovations such as art and symbolism, personal ornaments, burial practices, advanced methods of tool production using various raw material such as stone, wood and bone. [Bader, et al., 2022]

There are no MSA-locations recorded in the vicinity of the development area.

H-2 LSA (+/- 40 000 Y.A) – HUNTER-GATHERERS

About 40,000 years ago, basic toolmaking methods started to undergo further changes. Tiny, precisely shaped stone tools called microliths became more widespread, while the larger scrapers and points typical of the Middle Stone Age became less common. This phase of technology is known as the Late Stone Age. Fossil collections of stone tools from sites across South Africa reveal a high level of variation over time and across the region.

This is the period of the nomadic hunter-gatherers. The multitude of stone tools from this period to be found all over the Free State is a silent testimony to their presence in past times. Manufacturing sites are of particular interest as this would be in a place where there would be an abundance of suitable material for their tools and likely often revisited.

Hornfels (also commonly referred to as **lydianite** or **indurated shale**) was the rock type mostly used for the manufacturing of stone tools in the Free State province of South Africa.

Key Details on Material Usage:

- **Origin:** Hornfels in the Free State is produced by contact metamorphism, occurring when Jurassic dolerite hills and sills intruded into the Ecca Group shales.
- **Prevalence:** It is the primary lithic raw material used in the region for tool manufacturing, particularly during the Middle Stone Age (MSA) and Later Stone Age (LSA).
- **Other Materials:** While hornfels were dominant, other materials like cryptocrystalline silicates (CCS) were also used in the eastern portions of the province, specifically sourced from the Maloti-Drakensberg.
- **Alternatives:** In areas where hornfels were not readily available, rounded cobbles of hornfels were often sought, and, in some earlier sites (e.g., Cornelia-Uitzoek), quartzite and sandstone were used.

The prevalence of hornfels as a "knapping stone" (tool-making material) is largely due to the geological structure of the Karoo Supergroup that characterizes the Free State.

There is bound to be evidence of hunter-gatherers all over the Free State, but in particular along rivers and areas with dolerite outcrops.

H-3 LATE IRON AGE GROUPS

The subject-area is situated outside the boundary of Iron Age settlement areas in the Free State and has no relevance to the current study.

H-4 HISTORICAL PERIOD

Missionaries

Philippolis, the first missionary station in the Free State was established by the London Missionary Society and falls within the Kopanong Local Municipal area of the Xhariep District.

Voortrekkers:



Figure 4: Trans-Gariep Voortrekker routes (names in brackets did not yet exist at the time)(Visagie, J.C. 2014, p64) Position of Chez Nous development area indicated with white circle on the left-side of the map.

The early history of the Free State:

The Orange Free State (1854–1902) was an independent Boer republic between the Orange and Vaal rivers, defined by the UK in 1848 as the Orange River Sovereignty with Bloemfontein hosting a British Resident. Bloemfontein's growth as the republic's capital led to the construction of many lasting public buildings. A railway to Cape Town (built in 1890) centralized Bloemfontein's station and aided British occupation later in the period. The Bloemfontein Conference of 1899 aimed to avert war but failed, leading to the Second Boer War. After the war, the British captured Bloemfontein on 13 March 1900 and established nearby concentration camps for Boer women and children.

Anglo-Boer War (1899-1902):

Bloemfontein stood central to the Anglo-Boer War activities which left an everlasting legacy in terms of concentration camps and military presence. By this time rather large farms around Bloemfontein have been surveyed, including others further from Bloemfontein.

Apart from the siege of Bloemfontein, which was a peaceful surrender by its inhabitants, Reddersburg (not yet established at the time – refer to Fig 4 on pg 17) was the site of one of the last victories for the Boer forces over the British troops. Troops led by General Christiaan de Wet attacked a convoy of 600 Royal Irish Rifles on 4 April 1900 and obtained their surrender the next day. By this time both parent farms from which Chez Nous was deducted already existed.

Subject Property (Chez Nous):

The farm Chez Nous was surveyed from Vlakfontein 332 and portions B and C of Nooitgedacht 294 on the 18th of February 1918, registered in the name of Margaret Thompson Holmes (born Tennant).

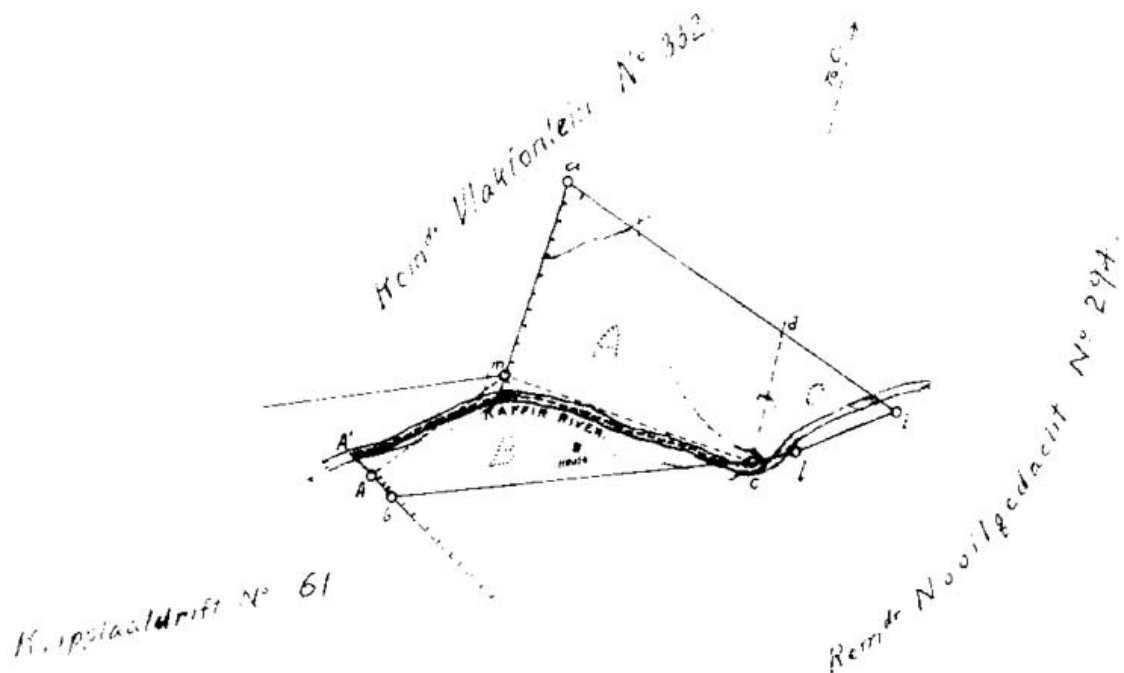


Figure 5: Chez Nous 1775 survey diagram dd 1917

In 1924 the farms Nooitgedacht 294 and Vlakfontein 332, with the exception of small sections thereof, were amalgamated as Nooitgedacht 2306 and registered in the name of Holmes Brothers. (See SG diagram on page 19). Unfortunately, no genealogical information could be found on Mrs Holmes or Gilbert Holmes, the latter who was the recipient of a portion of the neighbouring farm, Lion's Hill 1776 (see section of diagram in Figure 6 below), which was also Mrs Holmes property. It would appear that both the original farms Nooitgedacht 294 and

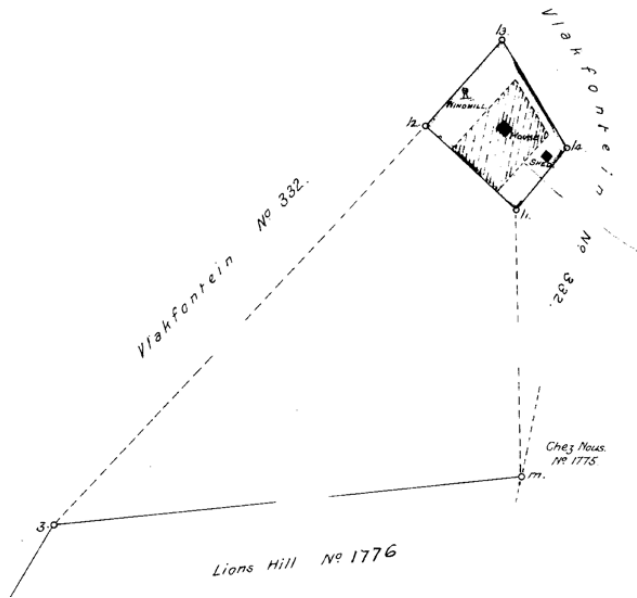


Figure 6: Section of Lions Hill that was transferred to Gilbert Holmes.

Vlakfontein 332 belonged to the Holmes, most likely Margaret Holmes' husband who presumably passed before her. The sections of the subdivisions of these two farms as mentioned in the survey diagram on page 19 are likely farms that were all in Margaret's name.

It is not clear when Margaret Holmes passed away, but in 1921 a section of Lion's Hill belonging to her and bordering the subject property (Figure 6) was registered in the name of Gilbert Holmes. Here, too, is a fully established farmyard with presumably a homestead and a barn similar to what is currently at the subject property which is close to the farmyard of the subject property and thus another indication that the current farmyard at Chez Nous dates to a period after 1921.

Chez Nous obtained a new owner in 1928 (no information on ownership provided on Windeed) and in the period 1943 – 1991 the farm was registered in the name of the Bloemfontein Kinderhuis. This orphanage was known for its agricultural training of young boys in order to prepare them for a future career in agricultural activities.

Analysis of the age of structures in the farmyard area of the current development:

The current owner purchased the farm in 2026 with an existing egg-layer facility which was then enlarged and thus the reason for this report. The property was between between 2023 and 2026 the property of Bachrust Dairy Pty Ltd and it is assumed that during that period the adaption of both the homestead and barn took place in order to accommodate the new farming activities.

The historic barn was constructed with roughly dressed local dolerite blocks to form thick walls (+/- 900mm), and similarly so, about a quarter of the bottom of the homestead walls were constructed of similar dolerite blocks for walls of the same width. Both these structures were modified for the new farming activities during the previous owner's time. It was, however,



Figure 7: Section of historic barn that was not plastered reveals its original building material

done in a sensitive manner so that one can still form a picture of its original appearance. It is clear that the main house was adapted as part of the dairy with the back of the building facing the barn provided with large garage doors. In a section of the barn that was plastered on the outside, a small rectangular section next to the entrance was not plastered to indicate its original building material. Similarly so, the homestead was not plastered but just painted white so that the bricklaying method is still visible. This has made it possible to place the homestead within a specific period.

Analysis and dating of bricklaying method of homestead:

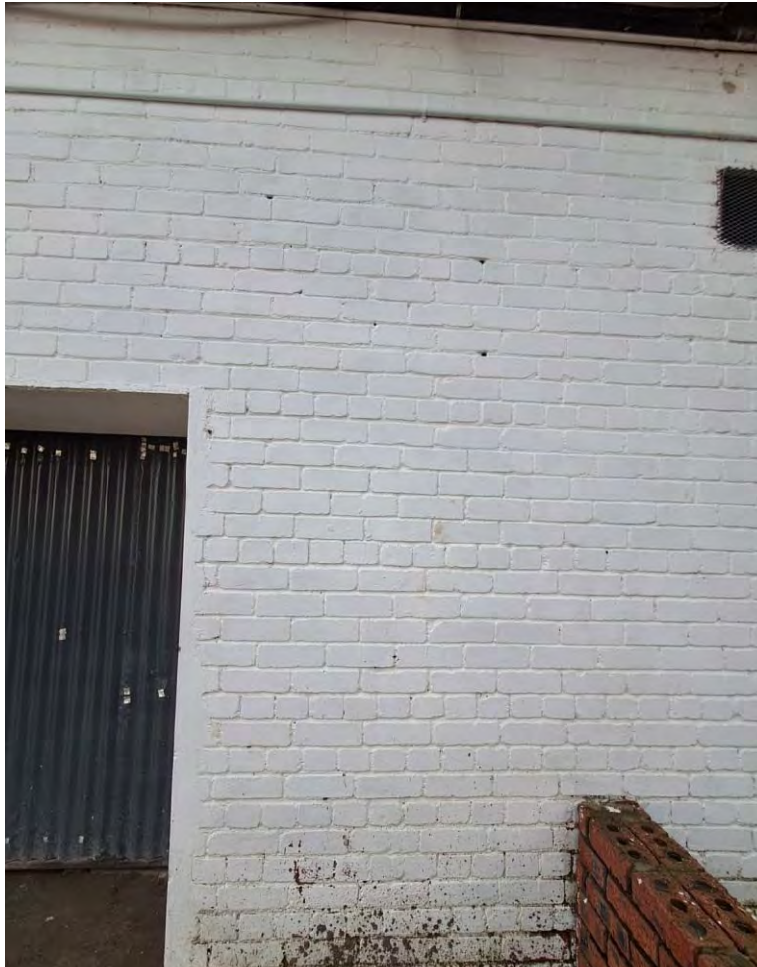


Figure 8: Rear-end of the historic homestead facing the barn.

The discovery of gold in the Witwatersrand in the 1880s triggered a massive influx of stonemasons and bricklayers from Scotland. These artisans brought with them established masonry skills that were desperately needed to construct infrastructure of a rapidly expanding boomtowns. One of these stonemasons was John Jonhston Kirkness. He arrived in Pretoria in the late 1880s and established Groenkloof Brick, Tile and Pottery Works – later renamed to John Kirkness Ltd.

It is not the fact that the bricks in this building were clearly factory manufactured, but the brick-laying method that places it in a specific timeframe in South Africa’s architectural history. Mrs Holmes was of Scottish descent (Tennant) and she was clearly financially strong with so many farms in her name. Not only were the bricks very likely purchased from the John Kirkness Ltd., but the bricklaying method itself (the Scottish bond) is less common in the Free State. The Scottish bond is, as illustrated below, a row of headers followed by five rows of stretchers.

The thick width of the walls (similar to the barn) might indicate on an earlier rather than later period for the erection of the homestead. The farm belonged to the Bloemfontein Kinderhuis since 1928 so the house itself could very well have been erected between 1917 when the farm was registered in Mrs Holmes name, or alternatively it was erected after 1928 in the period the farm belonged to the orphanage.

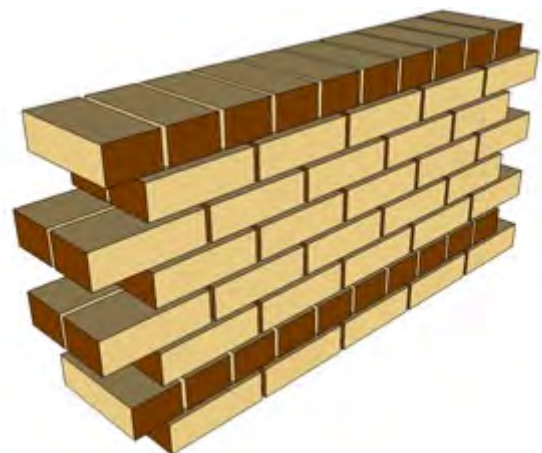




Figure 9: Alterations made by previous owner on the rear end of the homestead



Figure 10: View of unaltered short side of the traditional homestead



Figure 11: New addition to the existing barn (extended area) is clearly visible by the use of facebrick.



Figure 12: Left rear end of the two egg-batteries, showing the new extended area in the forefront.



Figure 13: Opposite rear end of the two egg-batteries with the new building on the rightside. All face-brick alterations date to the period of the current owner.

The built environment of the farmyard displays three distinct periods of construction methods which serves as clear time markers for the history of this section of the farm.

I. RESULTS / FINDINGS OF SURVEY AND ASSIGNED SIGNIFICANCE FIELD-RATING

The survey was limited to the project area which falls in the traditional homestead area of the farm Chez Nous.

I-1 DESCRIPTION OF IDENTIFIED HERITAGE RESOURCES (BUILT ENVIRONMENT)

Apart from the altered homestead and existing barn, there is also an historic granary at the back of the historic barn and a worker's house at the opposite side of the historic barn.

This dates to the earliest period of farming activities on the farm, i.e. wheat, maize, millet, or sorghum).



Figure 14&15: Worker's house in back - granary behind the historic section of the first barn

I-2 CULTURAL SIGNIFICANCE / FIELD RATING

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J. ARCHAEOLOGICAL IMPACT ASSESSMENT

The field survey was limited to the bounded area of the farmyard itself.

The farm homestead, original barn-section and in particular the granary, reflects a certain period in the early development of the Free State – in particular a region that played an important role in the food-production of the Free State after the end of the Anglo-Boer War by means of cattle, grain and poultry-farming – and still does.

Proposed field rating: Negligible

K. CONCLUSIONS, RECOMMENDATIONS AND REASONED OPINION

The built environment of the farmyard underwent sensitive adaptations during successive periods (including the most recent adaptation) that clearly left a traceable footprint of its origin. Farm built environments are bound to be adapted over time to accommodate new activities and is seldom found to be done in a manner that leaves a clear footprint of its history as is the case with the current application.

It is recommended that the historic granary be preserved as an early example of historic granaries and in particular for its position in a region in the Free State that has an agricultural history from the earliest period since the establishment of the Orange Free State Boer Republic.

In light of the above, it is recommended that SAHRA approves the development with no further provisos.

L. RECOMMENDATIONS TO BE INCORPORATED IN THE EMP AND EA

There are no further recommendations.

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