

**HERITAGE IMPACT ASSESSMENT – PHASE 2**  
Assessment of Structures and proposed development :  
**Cato Ridge Land development and Release Project**  
**Cato Ridge, KwaZulu Natal**



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## 1. BACKGROUND INFORMATION

Lindsay Napier Architect was appointed by Zutari (Pty)Ltd, on behalf of the Cato Ridge Development Company Ltd (CRDC), to prepare a Phase 2 Heritage Impact Assessment of Development Phases 1,2 and 3. The intention is to make the land available for logistics and warehousing land uses. Bulk service infrastructure installations are required in the initial stage of the development. A Phase 2 HIA was requested by the KZN Heritage authority in their letter dated 12/04/2023 in response to the s.41(8) application.

Report details

<i>Client Name :</i>	Cato Ridge Development Company Ltd (CRDC)
<i>Document Title:</i>	Heritage Impact Assessment of proposed development Cato Ridge Land development and Release Project
<i>Reference :</i>	Scoping Report : Zutari(Pty)Ltd 2023/01/12 Phase 1 Heritage Impact Assessment : Cato Ridge Development, Ethekwini, KwaZulu-Natal, JLB Consulting, November 2021 Addendum: Updated Impact Assessment for Phase 1 Heritage Impact Assessment: Cato Ridge Land development and Release Project: JLB Consulting 2023/10/14
<i>File Name :</i>	CRDC-HIA-2BE-2023-05-21
<i>Municipality:</i>	

## 2. TERMS OF REFERENCE

The report refers to KZN Amafa and Research Institute Act no.5 of 2018, which aims to protect heritage resources in Kwa Zulu Natal.

Clause 37 : General Protection : *“Structures – No structure which is, or which may reasonably be expected to be older than 60 years, may be demolished, altered or added to without prior written approval of the Council having been obtained on written application to the Council.”*

The report is an assessment of existing structures only.

An **Heritage Impact Assessment Report** of the development site generally covers the following:

- 1. The identification and mapping of all heritage resources in the development site and in the surrounding area*
- 2. An assessment of the significance of the resources,*
- 3. An assessment of the impact of the development on the resources,*
- 4. An evaluation of the impact of the development on heritage resources relative to the sustainable social and economic benefits to be derived from the development,*
- 5. Public consultation*
- 6. Possible alternatives if the development adversely affects the heritage resources.*

The report is an independent view and makes recommendations to the Heritage authority based on its findings. The authority will consider the recommendations and make a decision based on conservation principles.

The Phase 1 HIA by JLB Consulting of November 2021 was used as a reference for locating sites identified in the report.

### **3. BUILT ENVIRONMENT SPECIALIST AND METHODOLOGY**

Lindsay Napier is an architect experienced in assessment of protected buildings in KZN. She has previous experience in recording historic buildings, surveying townscapes and designing for protected buildings. She holds a Bachelor of Architecture Degree and Post-Graduate Diploma in Architecture.

The study area was screened using previous impact assessment reports, maps and aerial photographs. A field survey was carried out by Lindsay Napier, escorted by Assmag Security personnel, on 11/05/2023 and 22/05/2023.

SG diagrams were used to analyse the history of the property boundaries and age of structures. Research was conducted at the KZN Deeds office and at the Natal Archives.

Publications, interviews and websites referenced:

1. Natal Repository archives
2. KZN Deeds office
3. <http://www.cdngiportal.co.za/CDNGIPortal/>

#### 4. LOCALITY AND STUDY AREA

The study area is located in Cato Ridge near the western boundary of eThekweni Metropolitan Municipality, KZN and is situated North of the N3 highway. Cato Ridge is located approximately 51km west of Durban and 29km south-east of Pietermaritzburg. The R103 and a railway line bisects the study area.

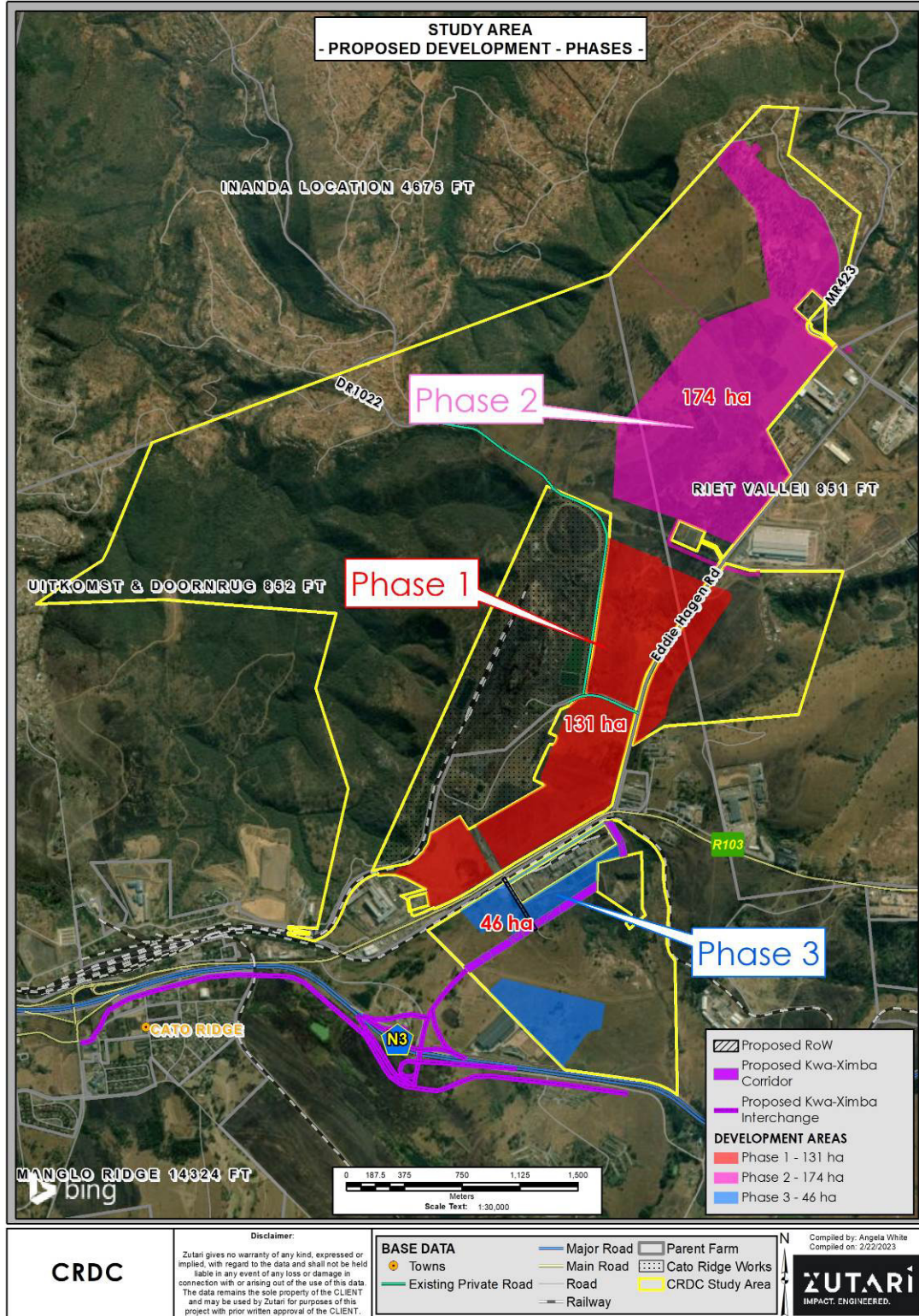


Fig.1 – Development Area – all phases

#### 4. HISTORICAL, CULTURAL AND SOCIAL SIGNIFICANCE

The land in Cato Ridge and Camperdown was originally owned by the Dutch Voortrekkers, "Uitkomst" and "Riet Vallei" were owned by Potgieter, who bequeathed the land (approx. 1840) to George Cato "in consideration for his sufferings and indignities to which he had been subjected by the Boers". The farm became "Cato's Ridge" later known as "Cato Ridge". Further North-West was the farm "Camperdown" which was bequeathed by the Republic of Natalia to a British settler, John Vanderplank in 1838 after he helped the Boers fight the Zulus under Chief Parate at Camperdown. He went into farming Wattle for use in the tanning industry and later for pulp and paper.

##### Other Heritage resources in the area :

Notable protected structures in the Cato Ridge area are concentrated in the old town of Cato Ridge :

1. Residential buildings on Bishops Street, Camperdown
2. The German Church, Alice St, Cato Ridge
3. Paddington Primary School, Cato Ridge
4. Church of the Resurrection Chapel
5. Remains of railway shunting yards

A KZN Deeds records of land registers (Addendum) lists the names of various land owners of subdivisions of the farms "Uitkomst" and "Riet Vallei", starting with Evert Frederich Potgeiter and Johannes Marthinus Potgeiter as land owners in 1884. Feralloys Ltd took ownership of much of the land in 1960.

The following tables give a summary of the land parcels and ownership :

**Table of properties in Development Phase 1 :**

Erf number	Historical cadastral	Title deed	SG diagram
Erf 4	Portion 24 of Riet Vallei 851	657/1928	SV382F59
	<i>Original land owner : Johannes J.H.Meyer(1920-1958)</i> <i>Ref : KZN Deeds land register</i>		
Erf 8	Portion 29 of Riet Vallei 851	2689/1917	SV382F62
	<i>Original land owners : Hermann.W.Schwegmann (1931)/ Heen/ Meyer</i> <i>Ref : KZN Deeds land register</i>		
Erf 11	Portion 41 of Uitkomst and Doornrug	278/1930	SV382F96
<i>Historical sites map ref. (1.1)</i> <i>(1.2)</i>	<i>Original land owner : Matakasa.J.Cele (1923)</i> <i>Ref : KZN Deeds land register</i>		
50 (Rem)	Rem of erf 50		SV3202/1959
<i>Historical sites map ref. (1.3)</i> <i>(1.4)</i>			

**Table of properties in Development Phase 2 :**

Erf number	Historical cadastral	Title deed	SG diagram
Erf 5	Portion 25 of Riet Vallei 851	657/1928	SV382F60
<i>Historical sites map ref. (2.1)</i>	<i>Original land owner : Johannes J.H.Meyer(1920-1958) Ref : KZN Deeds land register</i>		
Erf 6	Portion 26 of Riet Vallei 851	1726/1921	SV382F61
<i>Historical sites map ref. (2.2)</i>	<i>Original land owners : Thomas.H.Hines (1928)/ Meyer/ Vorster/ Richs Ref : KZN Deeds land register</i>		
Erf 7	Portion 27 of Riet Vallei 851	657/1928	SV382F64
<i>Historical sites map ref. (2.5) (2.6)</i>	<i>Original land owner : Emil.H.Schwegmann (1917)/Knapp/ Willen/ Woodley Ref : KZN Deeds land register</i>		
Erf 10	Portion 41 of Uitkomst and Doornrug	657/1928	SV382F95
	<i>Original land owner : Mtyikatyika (1921) Ref : KZN Deeds land register</i>		

**Table of properties in Development Phase 3 :**

Erf number	Historical cadastral	Title deed	SG diagram
14	Portion 29 of Uitkomst and Doornrug	4349/1922	SV382F83
<i>Historical sites map ref. (1.1) (1.2)</i>	<i>Original land owners : Hermann.W.Schwegmann (1931)/ Heen/ Meyer Ref : KZN Deeds land register</i>		

## 6. STRUCTURES AND ARCHITECTURAL SIGNIFICANCE

It is noted that the Phase 1 Heritage Impact Assessment was carried out by JLB Consulting in November 2021 and updated in January 2023. A follow up field survey was not done by JLB Consulting in 2023. Almost 2 years have passed since the first Heritage field survey was carried out. Structures identified in the Phase 1 report have degraded and dilapidated in the 2 years that have passed.

The development area has been divided up into three areas that will be developed consecutively. The first stage of development will be infrastructure and services.

**Note :** the development plan included in the Phase 1 HIA (2021) indicated a sequencing of development areas that has been revised. The new sequencing of the development is indicated on the map under figure.1. The field survey information of structures is recorded in the following tables using the current numbering of Development phases.

**PHASE 1 : LIST OF SITES (structures)**

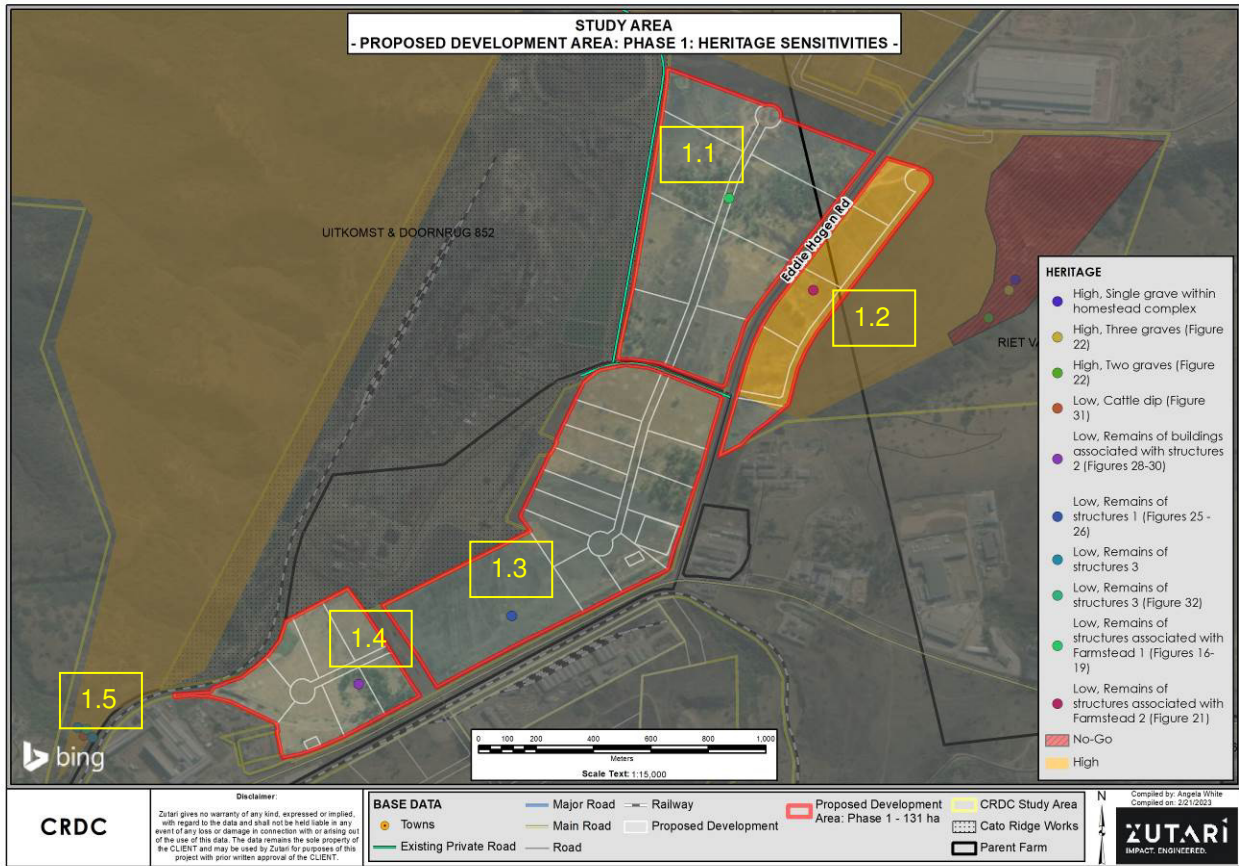


Fig.2 coloured dots recorded in HIA-1 (JLB consulting)  
 Numbering added for reference to table below :

Ref.	Description	Coordinates	Significance	Mitigation
1.1	Piles of building material comprising concrete and stone aggregate and clay brick. (Remains of structures associated with Farmstead 1 in HIA-2021)	29°42'40.4" S 30°37'15.3" E	LOW A farmstead appears on 1967 aerial photograph.	Demolition permit required for the removal of the remains
1.2	Piles of building material comprising concrete and stone aggregate and clay brick. (Remains of structures associated with Farmstead 2 in HIA-2021)	29°42'50.8" S 30°37'24.8" E	LOW A farmstead appears on 1967 aerial photograph.	Demolition permit required for the removal of the remains
1.3	Remains of structures 1 within the Assmag fence (Refer to Figures 25 – 26 HIA-2021)	29°43'27.5" S 30°36'50.8" E	LOW Structures appear on 1967 aerial photograph, most likely structures associated with farming and livestock.	Demolition permit required for the removal of the remains



1.4	Remains of structures 1 within the Assmag fence (Refer to Figures 28-30 HIA-2021)	29°43'35.2" S 30°36'33.5" E	LOW Structures appear on 1967 aerial photograph, but are not visible on current aerals, most likely were structures associated with farming and livestock.	Demolition permit required for the removal of the remains
1.5	Cattle dip and remains of structures 3 (Refer to Figure 32 HIA-2021)	29°43'40.3" S 30°36'02.8" E	LOW	NIL Outside of the development area



Fig.3 (1.1)



Fig.4 (1.2)



Fig.5 (1.1)

**PHASE 2 : LIST OF SITES (structures)**

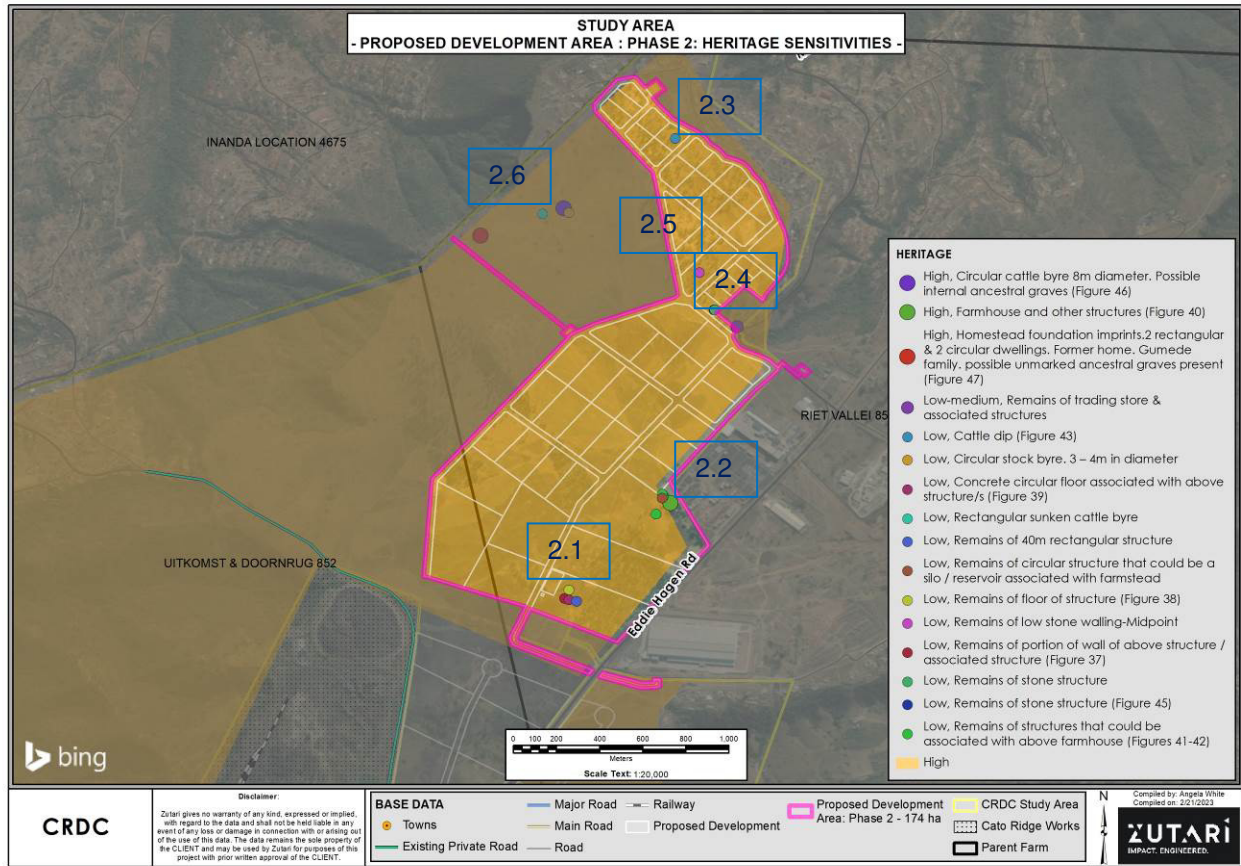


Fig.6 coloured dots recorded in HIA-1 (JLB consulting)  
Numbering added for reference to table below :

	Description	Coordinates	Significance	Mitigation
2.1	The site identified in the Ph-1 report was not found due to wet terrain and overgrowth.  (Remains for floor slab/ circular structure and rectangular structure (Refer to fig 38-39 HIA-2021) associated with Farmstead 1)	29°42'19.4" S 30°37'31.3" E	LOW A few structures appear on a 1937 aerial (labelled farmstead 1 in Figure 36 of HIA-2021)	The site should be included in the permit application, in case remains are found during construction.
2.2	An occupied farmstead comprising dilapidated buildings, remains of stone structures and circular reservoir in close proximity to the farmstead. (HIA-2021 Figure 40-42)	29°42'06.3" S 30°37'46.6" E  29°42'05.6" S 30°37'45.3" E	LOW The structures that are standing are of low architectural significance. More structures are visible on the 1937 aerial (labelled farmstead 2 in Figure 36 of HIA-2021)	The site should be included in the permit application.

2.3	Remains of a cattle dip, use of concrete in the construction <b>(Figure 43)</b>	29°41'11.5" S 30°37'47.3" E	NIL An agricultural structure no longer in use – not visible on the early aerial photos, therefore the age over 60 years cannot be confirmed.	None. The site should be included in the permit application in case the structure reaches 60 years during the future development.
2.4	Remains of trading store, storerooms and residence behind the trading store. Low stone walling and remains of stone structures.	29°41'39.8" S 30°37'56.6" E	MEDIUM-LOW Associational significance with community and trade in the area. Was known as “Denga Trading Store” and was owned by Mr.Sulliman.	NIL Outside of the development area, but borders on the development area.
2.5	Grain Silo – intact, but not in use		LOW An agricultural structure no longer in use. It is not easily identified on the 1937 aerial photograph, therefore the age is unconfirmed.	The site should be included in the permit application in case the structure is confirmed or reaches 60 years during the future development.
2.6	The sites identified in the Ph-1 report was not found. (Remains of cattle byres, homestead foundations and possible unmarked graves)	29°41'22.0" S 30°37'30.5" E  29°41'26.1" S 30°37'18.0" E	Refer to HIA-2021	Refer to HIA-2021



Fig.7 (2.4)



*Fig.8 (2.4)*



*Fig.9 (2.5)*



*Fig.10 (2.2)*

**PHASE 3 : LIST OF SITES (structures)**

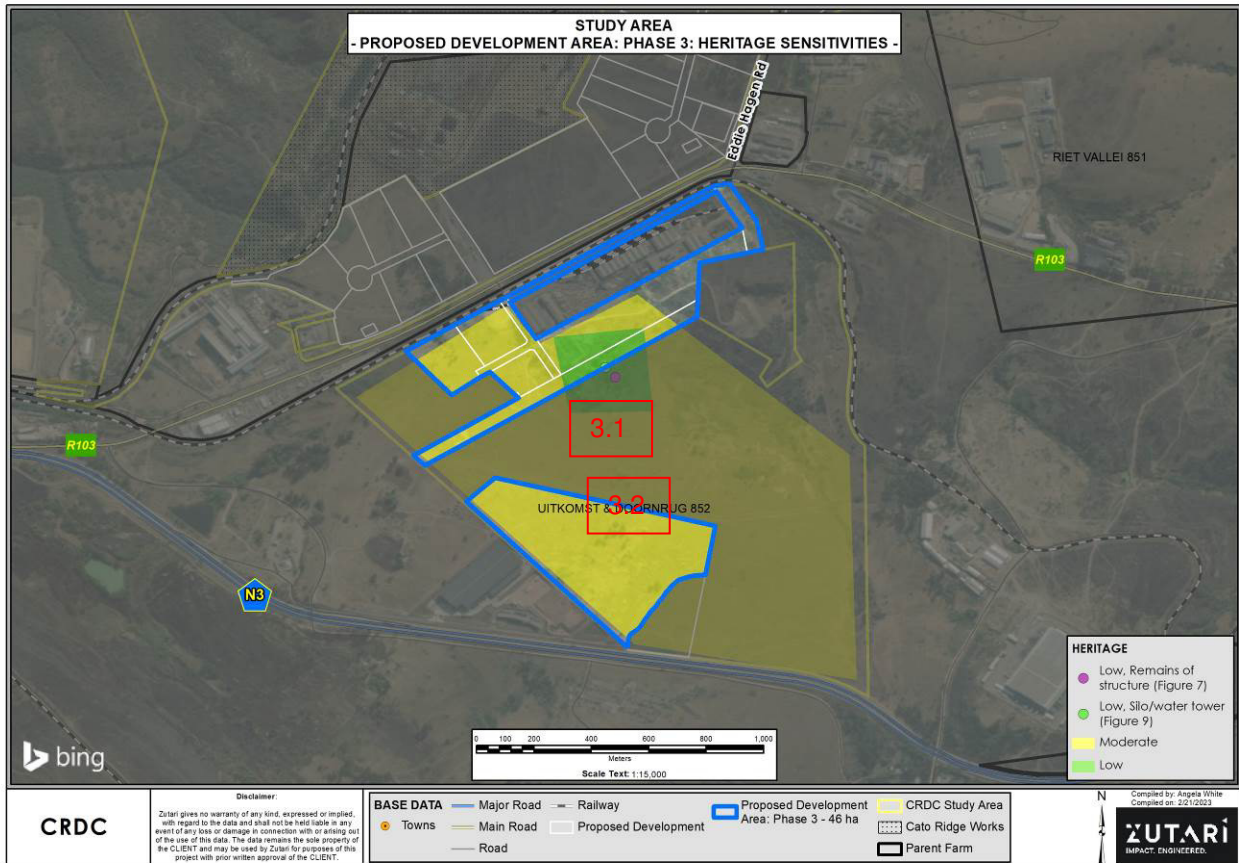


Fig.11 coloured dots recorded in HIA-1 (JLB consulting)  
 Numbering added for reference to table below :

	Description	Coordinates	Significance	Mitigation
3.1	Piles of building material comprising concrete and stone aggregate and steel reinforcing.	29°43'47.2" S 30°36'56.0" E	LOW A farmstead appears at this location in a 1968 aerial photograph	Demolition permit required for the removal of the remains
3.2	Silo/water tower associated with the above remains of a farmstead (HIA-2021 Figure 9)	29°43'46.1" S 30°36'54.9" E	LOW An agricultural structure no longer in use	Demolition permit required for the removal of the structure.



*Fig.12*



*Fig.13*



*Fig.14*



*Fig.15*

## 7. ASSESSMENT AND RECOMMENDATIONS

The following tables are a summary of the significance statements of structures in the report, measured on Local, regional, national and international importance :

Development Area : Phase 1		Grading : NCW		
Significance	Importance			
	Local	Regional	National	International
Architectural	Low	Low	low	low
Historical	Low	low	low	low
Technical	Low	low	low	low
Scientific	Low	low	Low	low
Contextual	Low	low	low	low
Social	low	low	low	low

Development Area : Phase 2		Grading : NCW		
Significance	Importance			
	Local	Regional	National	International
Architectural	Low	Low	low	low
Historical	Low	low	low	low
Technical	Low	low	low	low
Scientific	Low	low	Low	low
Contextual	Low	low	low	low
Social	low	low	low	low

Development Area : Phase 3		Grading : NCW		
Significance	Importance			
	Local	Regional	National	International
Architectural	Low	Low	low	low
Historical	Low	low	low	low
Technical	Low	low	low	low
Scientific	Low	low	Low	low
Contextual	Low	low	low	low
Social	Low	low	low	low

Grading Reference :

**Grade I** (National Heritage Resources)

**Grade II** (KZN Provincial Landmarks) listed in Schedule 2 of the KZN Amafa and Research Institute Act 2018

**Grade** IIIA KZN Heritage Landmarks  
 IIIB Generally protected by age (over 60 years of age)  
 IIIC Generally protected by age (over 60 years of age) (Chapter 8. clause 37)  
 with contextual significance

**NCW** : Not Conservation Worth

## **DEVELOPMENT PROPOSAL**

The planning of the Cato Ridge Land Development and Release Project has been in process since 2018. This phase 2 Heritage Impact Assessment was triggered in 2021, but only commissioned in 2023, therefore almost 2 years have passed since the first Heritage field survey was carried out. Structures identified in the Phase 1 report have degraded and dilapidated in the 2 years that have passed.

The first phase of construction, for the installation of services and infrastructure will require the removal of remains and clearing of parts of the development area. Although the development is defined by 3 Phases, the development of sites will be located anywhere across the 3 Phases, based on end user requirements. The proposed property boundaries of parcels for future tenants/ owners will be surveyed, based on end user requirements. Types of developments and buildings will only be determined once the specific end user requirements are defined.

The development plans (Fig.1,2,6,11) indicate the proposed parcels and infrastructure.

## **SUMMARY**

Some structures appear on the 1937-1968 aerial photographs. This indicates that they are protected (or will be protected in the next 5 years) by Section 37 of the KZNARI Act 2018, due to their age.

Structures over 60 years old require screening by the Heritage Authority before demolition. The findings of this study indicate that all structures have low significance, except for the remains of a Trading Store which may hold associational and landmark significance in the community. However the site of the trading store is not within the development area.

All structures and remains of structures are recommended as “Not Conservation Worthy”.

The areas have been sufficiently surveyed and screened by two Heritage specialists to meet the requirements of the KZN and National Heritage Acts.

“Structures over 60years may not be demolished, altered or added to without prior written approval of the (Amafa) Council having been obtained written application to the Council.” Cl.37 KZNARI Act.

Therefore, permit applications will be required for the removal or demolition of the structures identified in this report.

The sites identified in this report are located on various erfes (size and boundaries of which will change), it is recommended that the Heritage Authority considers a “blanket permit” for the whole or parts of the development, as the project is expected to be unlocked over a 20 – 25 year development period (subject to market demand).