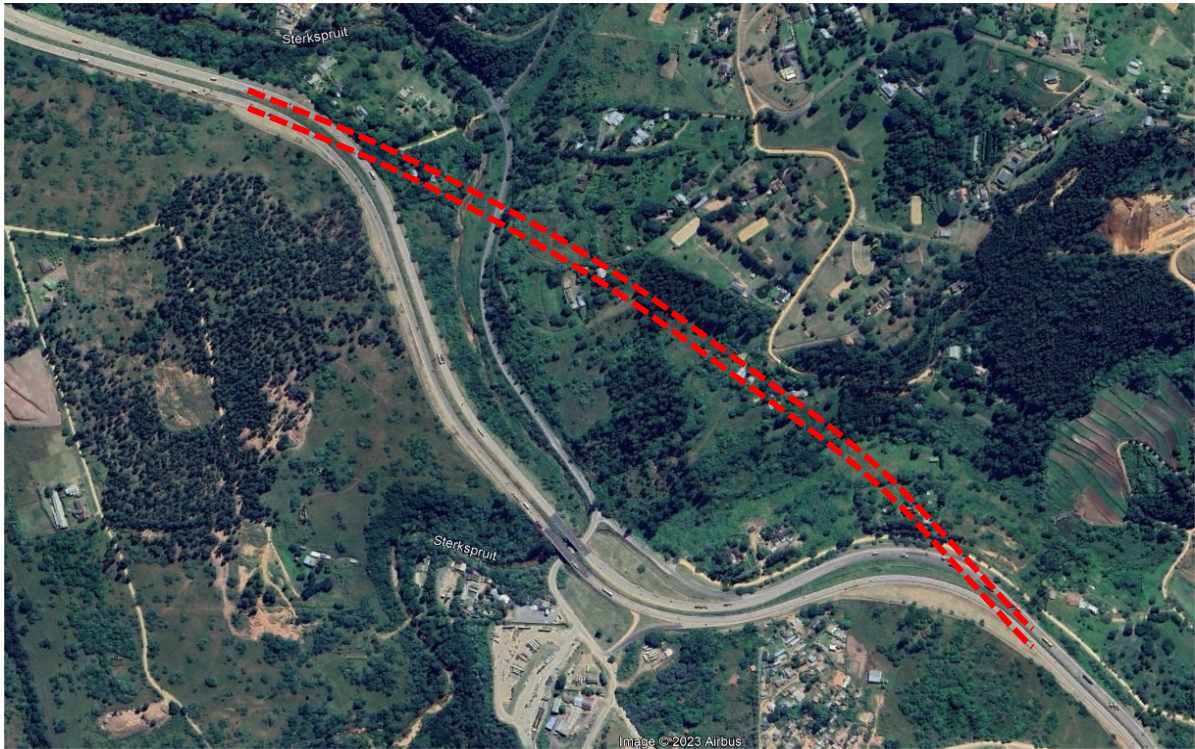


HERITAGE IMPACT ASSESSMENT – PHASE 2
Assessment of Structures and proposed development :
Proposed N3 Key Ridge Upgrade & Viaduct, KZN



Date : 19 September 2023

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1. BACKGROUND INFORMATION

Lindsay Napier Architectural Heritage Consultant was appointed by WBHO (Pty)Ltd, on behalf of SANRAL, to prepare a Phase 2 Heritage Impact Assessment of the sites impacted by the N3 upgrade at Peacevale. The intention is to upgrade and realign a section of the N3 to improve traffic flow and road safety. A Phase 2 HIA was recommended by Umlando: Archaeological Surveys and Heritage Management, in their Phase 1 Heritage Survey of the area. A number of buildings were identified as possible Heritage resources in the survey.

Report details

<i>Client Name :</i>	South African National Roads Agency (SANRAL)
<i>Document Title:</i>	Heritage Impact Assessment Phase 2 of proposed Key Ridge N3 Upgrade & Viaduct Project
<i>Reference :</i>	Phase 1 Heritage Impact Assessment : Key Ridge N3 Upgrade & Viaduct Project, KwaZulu-Natal, Umlando Archaeological Surveys & Heritage Management, April 2013
<i>File Name :</i>	N3_Realignment-HIA-2BE023-09-11
<i>Municipality:</i>	eThekweni Metro

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.

A **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 Umlando of April 2013 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.

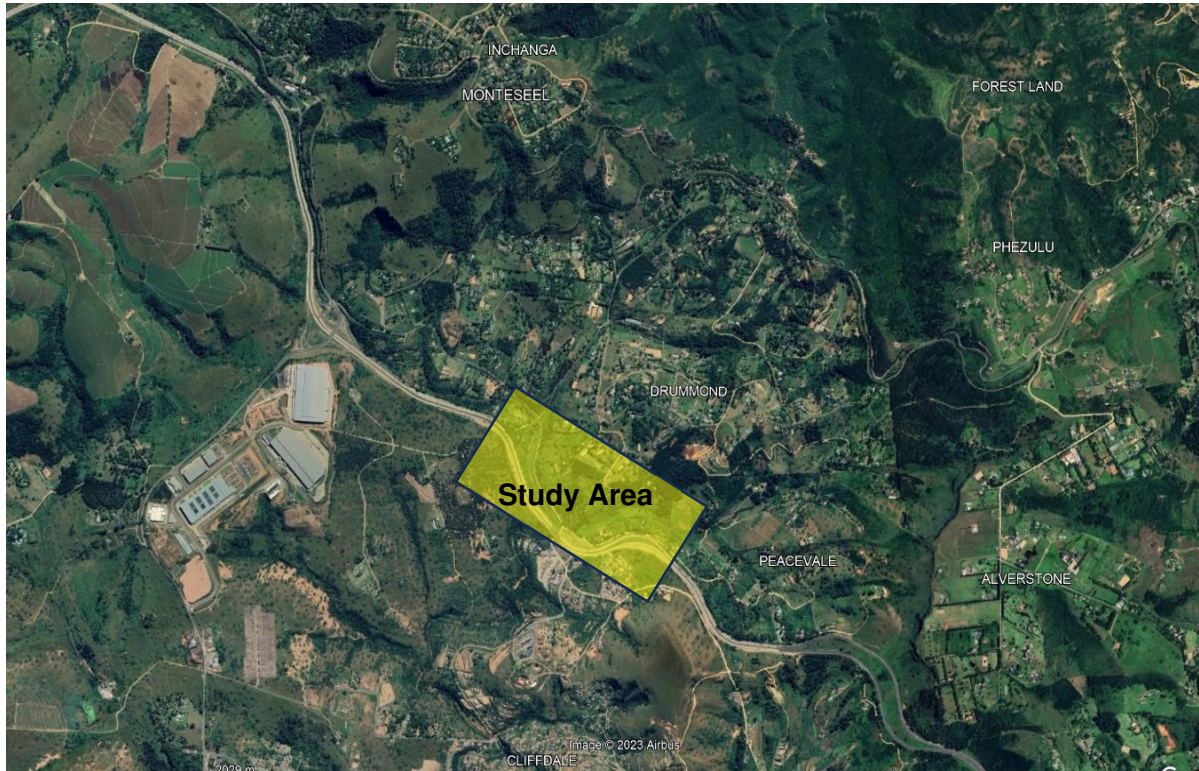
The study area was screened using previous impact assessment reports, maps and aerial photographs. A field survey was carried out by Lindsay Napier on 31/08/2023.

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 mapping on <http://www.cdngiportal.co.za/CDNGIPortal/>

1. LOCALITY AND STUDY AREA

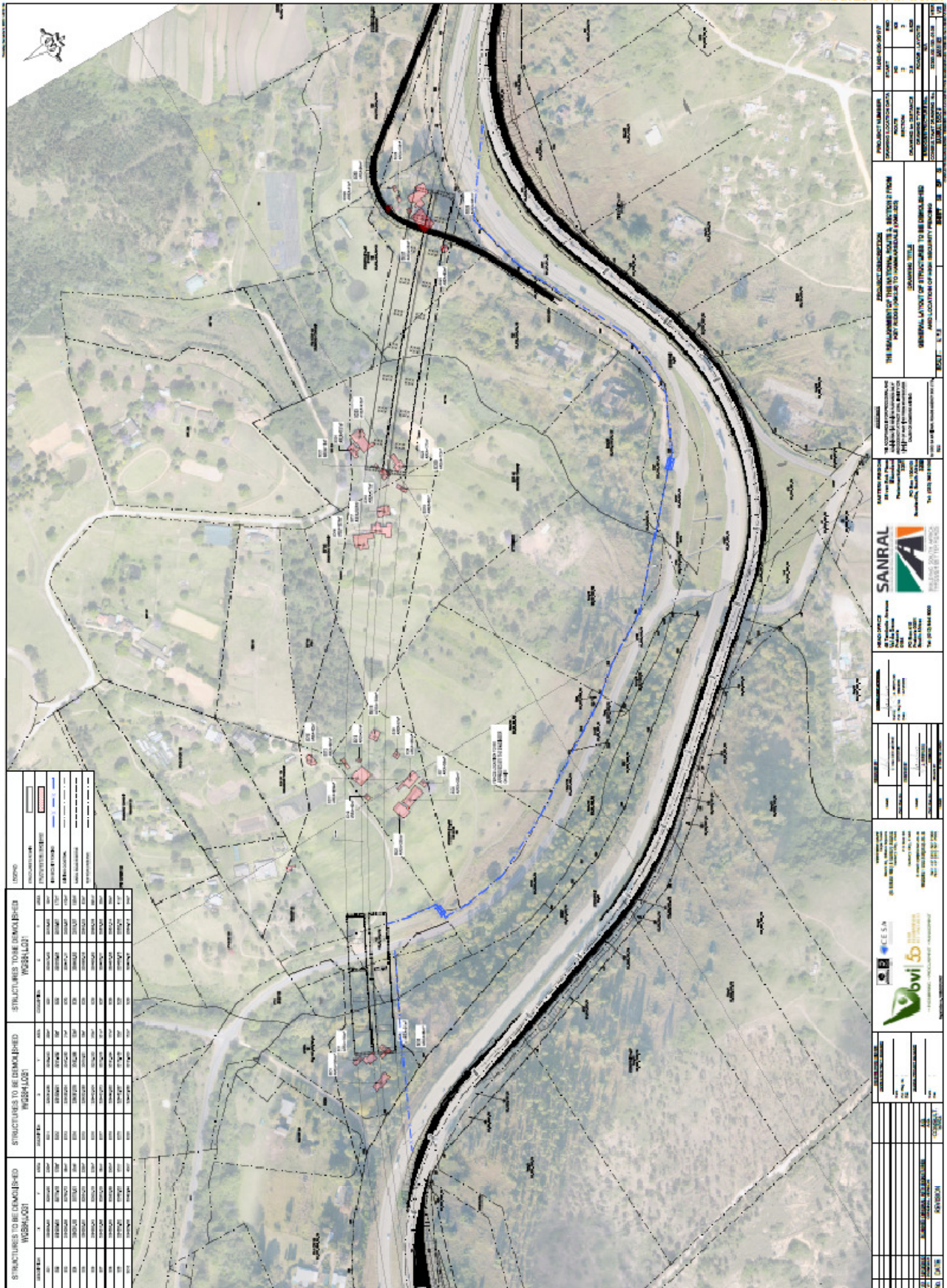
The study area is located at the base of the west end of Key Ridge in the western area of eThekweni Metropolitan Municipality, KZN. The site is located approximately 40km west of Durban and 40km south-east of Pietermaritzburg. The study area is in the Peacevale- Drummond area.

Overview of Study Area



Approximate N3 Re-Alignment





STRUCTURES TO BE DEMOLISHED (MSB#4-02)		STRUCTURES TO BE REPLACED (MSB#4-02)		STRUCTURES TO BE UPGRADED (MSB#4-02)		OTHER	
NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION
1	...	1	...	1	...	1	...
2	...	2	...	2	...	2	...
3	...	3	...	3	...	3	...
4	...	4	...	4	...	4	...
5	...	5	...	5	...	5	...
6	...	6	...	6	...	6	...
7	...	7	...	7	...	7	...
8	...	8	...	8	...	8	...
9	...	9	...	9	...	9	...
10	...	10	...	10	...	10	...
11	...	11	...	11	...	11	...
12	...	12	...	12	...	12	...
13	...	13	...	13	...	13	...
14	...	14	...	14	...	14	...
15	...	15	...	15	...	15	...
16	...	16	...	16	...	16	...
17	...	17	...	17	...	17	...
18	...	18	...	18	...	18	...
19	...	19	...	19	...	19	...
20	...	20	...	20	...	20	...
21	...	21	...	21	...	21	...
22	...	22	...	22	...	22	...
23	...	23	...	23	...	23	...
24	...	24	...	24	...	24	...
25	...	25	...	25	...	25	...
26	...	26	...	26	...	26	...
27	...	27	...	27	...	27	...
28	...	28	...	28	...	28	...
29	...	29	...	29	...	29	...
30	...	30	...	30	...	30	...
31	...	31	...	31	...	31	...
32	...	32	...	32	...	32	...
33	...	33	...	33	...	33	...
34	...	34	...	34	...	34	...
35	...	35	...	35	...	35	...
36	...	36	...	36	...	36	...
37	...	37	...	37	...	37	...
38	...	38	...	38	...	38	...
39	...	39	...	39	...	39	...
40	...	40	...	40	...	40	...
41	...	41	...	41	...	41	...
42	...	42	...	42	...	42	...
43	...	43	...	43	...	43	...
44	...	44	...	44	...	44	...
45	...	45	...	45	...	45	...
46	...	46	...	46	...	46	...
47	...	47	...	47	...	47	...
48	...	48	...	48	...	48	...
49	...	49	...	49	...	49	...
50	...	50	...	50	...	50	...

4. HISTORICAL, CULTURAL AND SOCIAL SIGNIFICANCE

The land within the study area was originally the farm “Sterkspruit”, owned by a Mr EF Potgieter, first registered in 1850. In subsequent decades it was subdivided into smaller parcels of agricultural land.

A KZN Deeds records of land registers (Addendum) lists the names of various land owners of subdivisions of the farms “Sterkspruit” starting with Evert Frederich Potgieter land owner in 1850. At the time of subdivision, the farm Sterkspruit 907 was in the hands of E D M Kingham.

Study area map – Aerial Photo 1968



Table of properties:

Erf number	Historical cadastral	Title deed	SG diagram
Erf 127	Sub 253 of D of Sterkspruit No. 907	??	SG 6346/1949
	<i>Original land owner : Agnes Spencer (1943) Ref : KZN Deeds land register</i>		
Erf 133/R	Sub 155 of D of Sterkspruit No. 907	??	66/1946
	<i>Original land owners : John D Moolman (1946) Ref : KZN Deeds land register</i>		
Erf 139	Sub 308 of D of Sterkspruit No. 907	??	2777/1959
	<i>Original land owner : Wilhelm H Schefman? (1948) Ref : KZN Deeds land register</i>		
Erf 144	Sub 147 of D of Sterkspruit No. 907	??	58/1946
	<i>Original land owner : ?? 1981?? Ref : KZN Deeds land register</i>		
Erf 145	Sub 151 of D of Sterkspruit No. 907	??	62/1946
	<i>Original land owner : Sarmhamma (Dorasamy Pather) (1953) Ref : KZN Deeds land register</i>		
Erf 200	Rem of Erf 134 Drummond (Sub 154 of D of Sterkspruit No.907) and Rem of Erf 135 Drummond (Sub 153 of D of Sterkspruit No.907)	6685/1950	3184/2001 65/1946 64/1946
	<i>Original land owner : Hermann PE Pretorius (1950) 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 Umlando Archaeological Surveys & Heritage Management in April 2013.

Some 10 years have passed since the first Heritage field survey was carried out.

Quite a few of the structures identified in the Phase 1 report have degraded and dilapidated in the 10 years that have passed, and a number of identified structures are not within the area of impact.

A field survey was carried out on 31 August 2023, all structures had been surveyed by WBHO and located on a map. Groups of structures were noted as residential groups comprising residences and outbuildings, animal shelters and farm buildings.

The locations of the existing structures were overlaid on topographical maps and aerial photographs dating from 1937, 1953 and 1968. The aerial photograph of the area dated 1968 was used as the closest reference for determining the age of the structures, being 5 years after 1963 (60 years ago).

There are a few structures evident on the 1968 aerial photograph that appear to occur within the boundaries of erf 200 (2 structures) and erf 144.

Only two of these structures exist today : SD11 and possibly SD8 (animal shelter) which were buildings used by Peacevale Kennels.

On closer examination of SD11 it appears to be a simple residential building built of concrete block and steel, the roof form appears to have been changed and the building no longer resembles a residence.

A possible structure or clearing is evident on the image close to SD11, it is in the position of the existing kennels.



Table of existing structures

Erf	Ref.	Description	Coordinates	Significance	Mitigation
127	1	Facebrick house and yard	-29.764624, 30.681372	Nil Younger than 60 years	No permit required for demolition
	2	Outbuilding – plastered concrete block construction	-29.764686, 30.681717	Nil Younger than 60 years	No permit required
	3	Outbuilding – plastered concrete block construction	-29.764825, 30.681668	Nil Younger than 60 years	No permit required
	4	Outbuilding – plastered concrete block construction	-29.764865, 30.681793	Nil Younger than 60 years	No permit required
200	5	Animal shelter (kennels)	-29.766466, 30.684299	Nil Younger than 60 years	No permit required
	6	Animal shelter	-29.766675, 30.684377	Nil Younger than 60 years	No permit required
	7	Animal shelter	-29.766851, 30.684470	Nil Younger than 60 years	No permit required
	8	Animal shelter	-29.766750, 30.684599	Nil Younger than 60 years	No permit required
	9	Animal shelter	-29.766792, 30.684902	Nil Younger than 60 years	No permit required
	10	Animal shelter	-29.766214, 30.684685	Nil Younger than 60 years	No permit required
	11	Ex. Residential/ admin building (Peacevale Kennels)	-29.766273, 30.685001	Appears on 1968 aerial photograph. Date of construction is unconfirmed.	Amafa to confirm if a permit is required for demolition

	12	Animal shelter	-29.766181, 30.685220	Nil Younger than 60 years	No permit required
	13	Animal shelter	-29.766337, 30.685189	Nil Younger than 60 years	No permit required
	14	Animal shelter	-29.766653, 30.685348	Nil Younger than 60 years	No permit required
133	15	2 roomed dwelling – concrete block structure	-29.765869, 30.685493	Nil Younger than 60 years	No permit required
132	?			Nil Younger than 60 years	No permit required
145	16	Residential building	-29.767706, 30.687623	Nil Younger than 60 years	No permit required
	17	Residential building	-29.767978, 30.687636	Nil Younger than 60 years	No permit required
	18	Agricultural building	-29.768089, 30.687817	Nil Younger than 60 years	No permit required
	19	Agricultural building	-29.768402, 30.687954	Nil Younger than 60 years	No permit required
144	20	Wooden cabin	-29.768312, 30.688236	Nil Younger than 60 years	No permit required
	21	carport	-29.768328, 30.688309	Nil Younger than 60 years	No permit required
	22	Stables	-29.768500, 30.688223	Nil Younger than 60 years	No permit required

	23	Residential building	-29.768297, 30.688743	Nil Younger than 60 years	No permit required
	24	garage	-29.768149, 30.688701	Nil Younger than 60 years	No permit required
139	25	Residential building	-29.770283, 30.690370	Nil Younger than 60 years	No permit required
	26	House and farm workshops	-29.770111, 30.690809	Nil Younger than 60 years	No permit required
	27	Outbuilding	-29.770179, 30.691067	Nil Younger than 60 years	No permit required
	28	Outbuilding	-29.770135, 30.691235	Nil Younger than 60 years	No permit required
	29	Outbuilding	-29.769992, 30.691205	Nil Younger than 60 years	No permit required
	30	Outbuilding	-29.770165, 30.691385	Nil Younger than 60 years	No permit required

Erf 127 : Structures 1-4



Erf 200 : Structure 11 (Peacevale Kennels)



Erf 200 : Structures 5- 8



Erf Rem of 133 : structure 15



Erf 145 : Structures 16-19



Erf 144 : Structures 20-24



Erf 139 : Structures 25-30



Erf 132



7. ASSESSMENT AND RECOMMENDATIONS

The following table is a summary of the findings of the report, measured on Local, regional, national and international importance :

Development Area existing structures		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

SUMMARY

Only one structure (SD11) seems to appear on the 1968 aerial photograph. No structures appear in the same area on the 1953 aerial.

Since there are no building records, the photographic records are the only dating tool available. The age of the existing structure is deduced to be between 55 and 69 years old. The materials and finishes of the building indicate that it is younger than 60 years old.

All structures were inspected for any signs of older materials, most were of concrete block construction with fittings and finishes commonly used in the 1970's. No sign of older materials or remains of older structures were found.

All structures are therefore assumed to be younger than 60 years old and do not require a permit for demolition.

The findings of this study indicate that all structures have low significance.

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

Summary of findings

ERF	STRUCTURES	SG	Orig SG	Appears on 1953 Aerial	Appears on 1968 Aerial
127	1-4	6346/1949	3318/1936	(Structure older than 60 years)	
				No	No
				No	No
				No	No
200	5-10	3184/2001	65/1946 64/1946 3313/1936	No	No
				No	No
				No	No
				No	No
				No	No
200	11	3184/2001		No	Yes

200	12-14	3184/2001		No	No
				No	No
				No	No
133	15	66/1946	3313/1936	No	No
145	16-19	62/1946	3313/1936	No	No
				No	No
				No	No
144	20-24	58/1946	3313/1936	No	No
				No	No
				No	No
				No	No
139	25-30	2777/1959	3313/1936	No	No
				No	No
				No	No
				No	No
				No	No

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