

20 June 2023

## **BUILT HERITAGE ASSESSMENT (PH 2 HERITAGE IMPACT ASSESSMENT) : SUGAR RUSH PARK, PTN 206 OF COMPENSATION FARM, KWADUKUZA**

<i>Client Name :</i>	Confluence SD
<i>Document Title:</i>	Heritage Impact Assessment of proposed development on
<i>Reference :</i>	Sugar Rush Park Ballito_Phase 1 HIA Report (JLB Consult April2023)
<i>File Name :</i>	SugarRush-HIA-2BE-2023-06-20
<i>Address:</i>	----
<i>Cadastral description :</i>	Portion 206 of farm Compensation no.868, KwaDukuza, Illembe district
<i>Site area :</i>	142484 ha
<i>Consolidation :</i>	Nil
<i>Zoning :</i>	Agricultural 1
<i>Municipality:</i>	KwaDukuza, Illembe district

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 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 April 2023 where structures over 60 years old were identified.

## 2. SITE LOCATION

The site is located near the town of Compensation which is inland of Ballito, North-East of Durban. It is reached by the N2 (Ballito off-ramp) Ballito Drive (Westwards) and R102 South. Turn right into Ensenembi Road and travel a short distance to the farm access road.

The property is used as an entertainment centre and outdoor sports and fitness hub.

The adjacent farm is Collisheen Estate.

## 3. METHODS

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.

The properties were inspected by Lindsay Napier on 12 June 2023.

Satellite images from Google Maps and Google Earth were used to establish the development of the area. SG diagrams and building plan records were used to analyse the history of the property boundaries and age of structures.

## 4. HISTORICAL, CULTURAL AND SOCIAL SIGNIFICANCE

Compensation (town or region) got its name from Compensation Farm acquired by Edmund Morewood in 1849 as compensation from the British for the hardships caused by the Boer War. In 1851 he produced the first sugar cane grown in Natal that was brought from Reunion Island. The farm was bought by Sir Liege Hullett during the “sugar wars” as part of Hullett’s empire of sugar farms in Northern KZN.

The site of the first sugar mill in KZN is located approximately 1,3km SW of the site.

The sub-division (portion 206) was surveyed in 2012 and registered in 2018.

The remainder of the farm (Rem of 6 of the farm Compensation no.868) is still in the ownership of the Hullett family and has the original farmhouse. It is called “Collisheen Estate”.

## 5. CONTEXTUAL SIGNIFICANCE :

The immediate context is agricultural, the land is flat and undulating.

The farm is accessed by Esenembi Road (off R102) and bordered by the Remainder (Collisheen Farm) on the other 3 sides. The Ballito airstrip forms the NW boundary.



## 6. ARCHITECTURAL SIGNIFICANCE AND DESCRIPTION OF STRUCTURES

The group of structures comprised 8 (unroofed) circular walled structures and three clay brick rectangular structures. The rectangular structures are built of clay brick commons and cement lintols – most timber frames have disappeared or disintegrated.

The structures are currently used for laser-tag games. The circular structures are built of concrete block, the circular rooms arranged around the brick structures.



Samples of the bricks were photographed and revealed the age of the structures : some bricks displayed the inscription “Coronation” in small cursive writing.





The “Coronation Brick and Tile company” came into being on 12 May 1937, the date of King George VI and Queen Elizabeth’s Coronation.

The bricks were pressed initially with “Coronation” imprinted. The inscription ceased to be used from 1950 onwards. Therefore, the brick structures are most likely the oldest structures on the site, the arrangement of rooms indicate that they were workers accommodation with communal cooking (built-in fireplaces) and ablution facilities.

The aerial photograph from 1937 show the farm house and sheds, but the location of the structures is not well defined. The location point shows trees which may have sheltered the structures from view. It was common that workers housing was built a distance away from the main farmstead.

It is assumed that the “rondavels” or circular houses were built later to provide additional or bigger workers housing. They are not visible on the 1937 aerial photograph nor the earliest Topo-map. They can be assumed to have been built between 1937 and 1968.



## 7. ASSESSMENT AND RECOMMENDATIONS

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

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 AND RECOMMENDATIONS :

The structures are assessed with low heritage significance.

They are recommended as **“Not Conservation Worthy” (NCW)**, but do require a permit for demolition or alteration according to the KZNARI Act and the NHA.