

HERITAGE IMPACT ASSESSMENT
Assessment of structures and proposed development
at
the Pietermaritzburg Royal Agricultural Showgrounds
1 Howick Road, Erf 10065, Pietermaritzburg



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PREPARED FOR: Greendoor Environmental

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Conventions used to assess the impact of projects on heritage resources

Addendums :

- Site plan 1996
- SG Consolidated Diagram
- Royal Show guide 2013
- Proposal plan Option 1 (May 2021)
- Proposal plan Option 2 (May 2021)

1. BACKGROUND INFORMATION

Lindsay Napier Architect was appointed by the Environmental Consultant, Greendoor Environmental, to prepare a Heritage Impact Assessment of The Pietermaritzburg Royal Agricultural Showgrounds, as a guide for the planning of a new commercial development. Two options for the site have been proposed, A mixed use function and an Office Park.

Report details

<i>Client Name :</i>	Greendoor Environmental
<i>Document Title:</i>	Heritage impact assessment - Assessment of structures and proposed development
<i>Reference :</i>	
<i>File Name :</i>	RAS-1HowickRd-HIA-Structures
<i>Address:</i>	1 Howick Road, Pietermaritzburg
<i>Cadastral descriptions:</i>	Erf 10065, Pietermaritzburg
<i>Consolidation :</i>	2010
<i>Zoning :</i>	Proposed : General Business
<i>Municipality:</i>	Msunduzi Municipality

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."*

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.

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 30/06/2021 and 20/07/2021.

Satellite images from Google Maps 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.

Research was conducted at the Royal Showgrounds Office, the KZN Deeds office and at the Natal Archives.

Publications, interviews and websites referenced:

1. www.artefacts.co.za
2. <https://royalagriculturalsociety.co.za/about-ras/ras-history/>
3. <https://www.royalshow.co.za/a-history-of-the-royal-show/>
4. "Natal's Royal Show" Ruth Gordon 1984; Shuter and Shooter
5. Natal Repository archives
6. "Historic Pietermaritzburg" – Steve Camp 2001
7. "Victorian Pietermaritzburg" – Mat Louwrens and Dr.R.Gordon
8. "The Buildings of Pietermaritzburg" Volume 1 -Pietermaritzburg City Council 1986

4. LOCALITY :

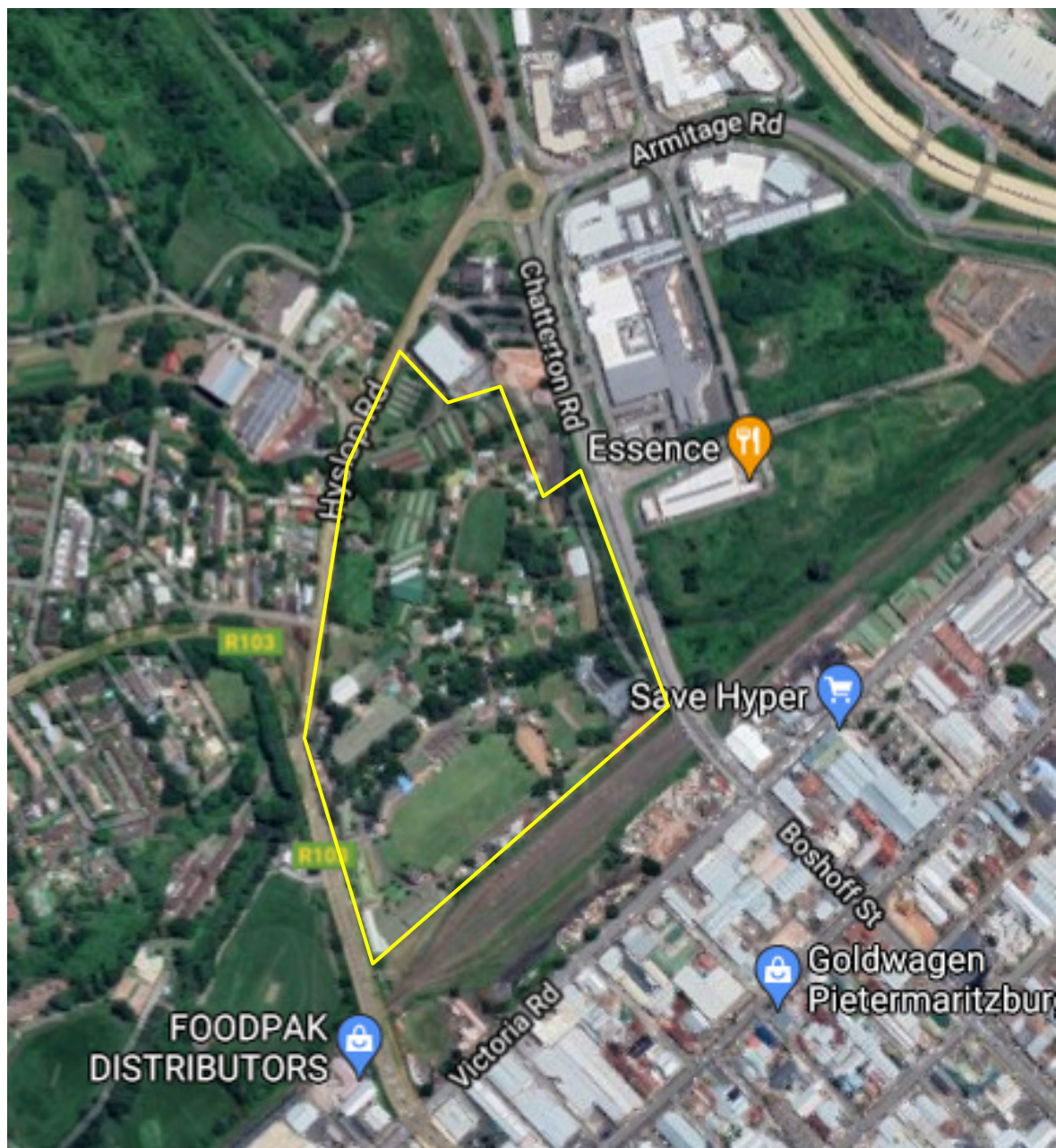
The Showgrounds site is North of Victoria road reached via Chief Albert Luthuli rd travelling North where it becomes Howick Road.

The site is bounded by Chief Albert Luthuli st/ Howick Rd (R102)/ Hyslop rd in the West, Chatterton rd in the East, SA Railways to the South and a property on the traffic circle to the North. Blackwoods Garden Centre is on Chatterton Rd and is part of the site (leased from R.A.S).

Blackwoods is accessed from Chatterton rd.

The showgrounds' main entrance is through Gate 1 off Chief Albert Luthuli st, Gates 2,3,4,5,7,8 and 10 still exist from Hyslop rd, Chatterton rd and the Railway siding, previously used for deliveries and ticket sales.

The property is crossed by the "Dorp Spruit" river from West to East.



5. HISTORICAL, CULTURAL AND SOCIAL SIGNIFICANCE

Pietermaritzburg was laid out in 1838 and 1839 by Piet Greyling, Piet Retief's son-in-law. The land between the Dorpspruit and Modderfontein Rivers was chosen by the Voortrekkers for its gentle slope which could be irrigated by the Dorpspruit on the North boundary. On the Northern edge was an escarpment which would also provide a "two-farm" system to suit the Voortrekkers with the choice of different veld-types. The town or "dorp" was set out on a rectangular grid pattern characteristic of Dutch settlements, with long plots that could be irrigated by channels.

The original site of the Showgrounds is just within this North boundary of the Dorpspruit.

In the 1850's British settlers started arriving and in 1856 the City was declared the British Capital of the Colony of Natal.

The Pietermaritzburg Agricultural Society was formed in 1851 after the excitement of the "Great Exhibition" at Crystal Palace in London which introduced new materials and technologies to the colonies. The first Agricultural Society Show was held on 23 December 1851 on vacant land opposite the Colonial office (central Pmb). It was advertised as the "Pietermaritzburg Fair". In 1854 it moved to the Market Square, the Town council allowed the Show to be held there annually for 35 years, free of charge.

In 1898 discussions started regarding re-siting the Show with a more permanent set-up, 21 acres between Commercial Road, Dorp Spruit and Boshoff street, known as "Outspan 4" was ear-marked for the RAS. The government was approached in 1899 for the sale of the new showgrounds site, a sum of €9000 was agreed. Unfortunately, wartime forced the military to commandeer the site in 1900 for 2 years when the show had to be cancelled.

The first Agricultural Hall (Block 2) was built in 1904 on the Commercial Road boundary and subsequent animal pens and stalls were built surrounding the "Oval" and the Parade Ground.

The Victoria siding was situated on the South boundary (Gate 10), this was used for off-loading livestock and wares as well as for visitors arriving by train.

The Gate at Commercial Rd (Gate 1) was built for carriages. Pedestrians entered through the Industrial Hall (Block 2).

NATAL GOVERNMENT RAILWAYS.

Royal Agricultural Society of Natal.

SHOW, Maritzburg

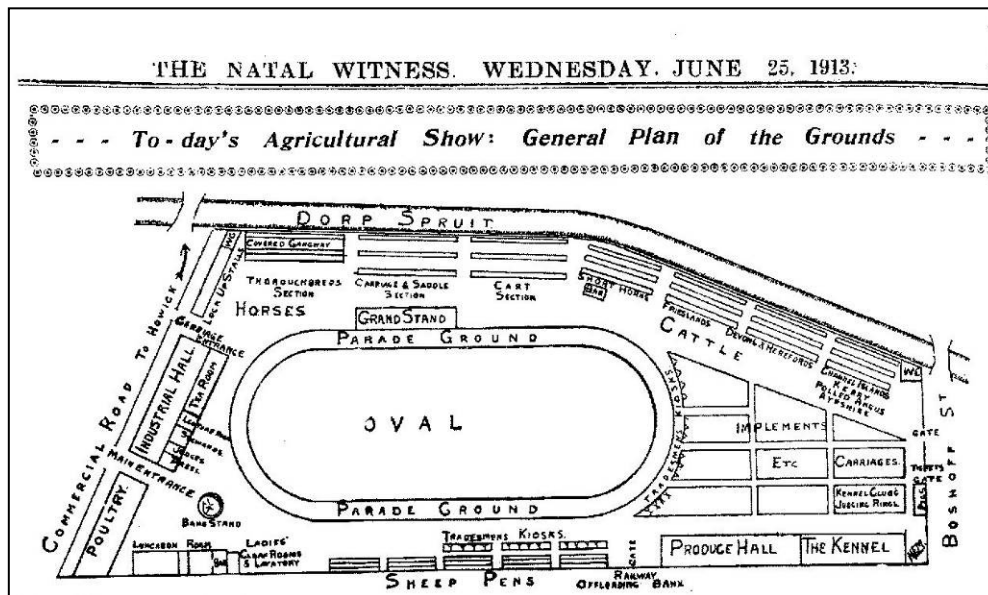
16th, 17th and 18th JUNE, 1910.

LOCAL EXCURSION TICKETS (First and Second Class only), will be issued from all stations on the Natal Government Railways to Pietermaritzburg at a Single Journey Fare, plus one quarter, for the Double Journey. Minimum Fare 1s., as under :- Date of Issue : from 13th to 18th JUNE, 1910, inclusive. Availability : Up to and including 27th JUNE, 1910, by which date the return journey must be completed. Break of Journey : The journey may be broken at any Intermediate Station when returning.

THROUGH EXCURSION TICKETS.—Tickets will also be issued by other South African Administrations to enable passengers to reach Maritzburg on 13th June and subsequent dates to 18th June inclusive, and will be valid for return up to and including 27th June, 1910, by which date the return journey must be completed.

(Children over three and under twelve years of age, half-fare.)

30 Natal Government Railways Notice, 1910



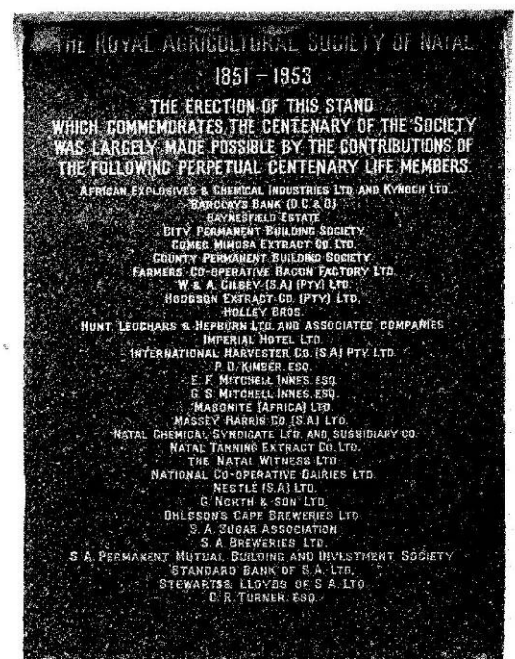
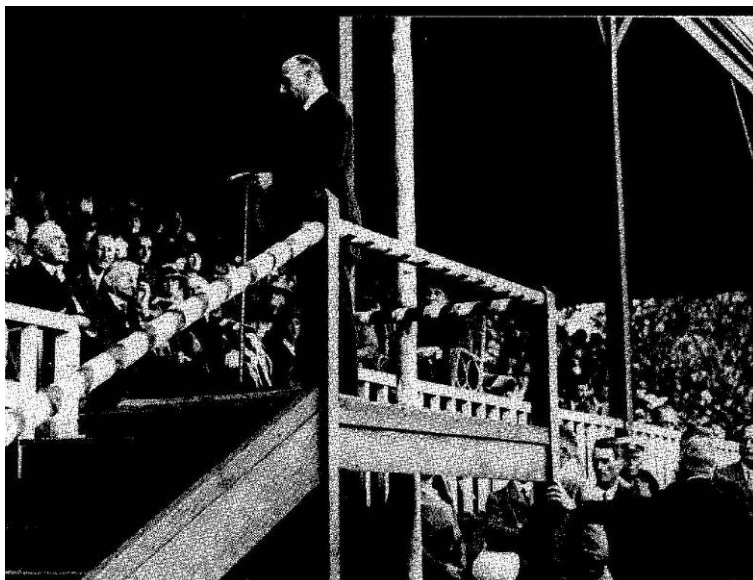
The earliest map of the showgrounds from 1913, shows a well-established set-up of horse and cattle-exhibits along Dorp Spruit, pigs along the Boschhoff street fence, sheep near the railway and poultry in a wood-and-iron produce hall. Turnstiles and a bandstand were imported from England in 1904.

In around 1910 (D.C.Dick's presidency) the Society purchased the land between Dorp Spruit and Brickfield road for 650GBP from Mr.Clifford's estate. The "Olympia Hall" was constructed for displays and exhibitions in 1930, it exhibited fine displays of limousines and cars. A pedestrian bridge over Dorp Spruit was commissioned at the same time.

To help with costs the Hall was leased to the Olympic Skating Rink Co. In addition the Poultry Shed on Boschhoff st was also rented out as a skating rink for Coloureds.

Later Brickfield Rd and the sites North of this were incorporated into the Showgrounds site.

In 1912 a grandstand at the Oval was built for the sum of £500. The grandstand plaque acknowledges those who contributed towards the grandstand over the years.



Social events were held every year around the time of the Show, like the County Ball, the Mayoress's fancy dress Ball and the Victoria Club Ball in 1912, these events were held at the Town Hall.

The Cattle-arena and Equestrian arenas with their associated grandstands were added as the Show activities expanded. The show had become the leading cattle show in South Africa by 1916.

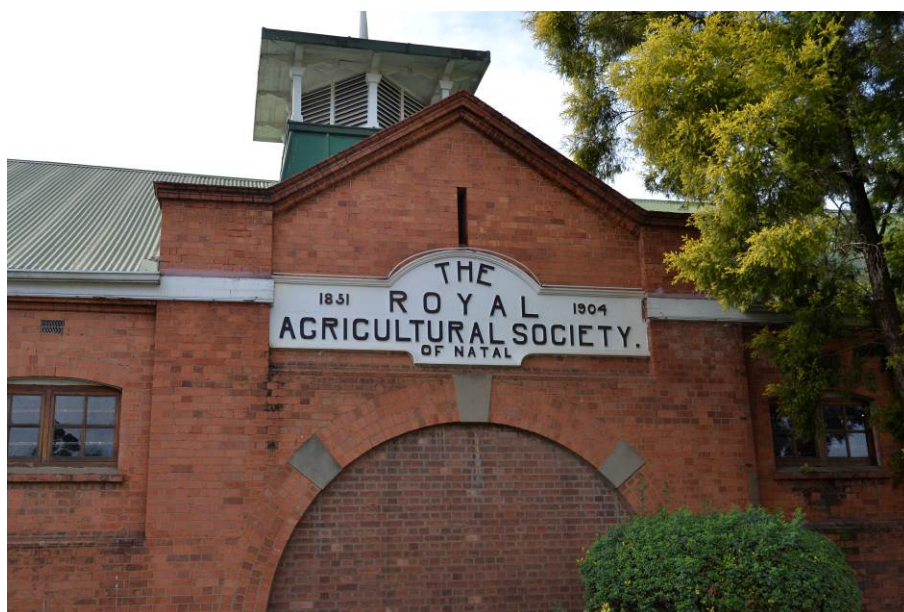
In 1916 the grounds were leased to the Government as a remount depot and the Government made improvements, such as electric lighting and hardening of roads. The RAS benefitted from these improvements and purchased more land on Hyslop road and added a sale-ring (cattle-arena). The land on the Boshoff St (Chatterton rd) side took longer to purchase for the completion of the Cattle ground. These 9 acres belonged to the Government as part of the Town Hill Mental Hospital and only agreed to the transfer in 1927.

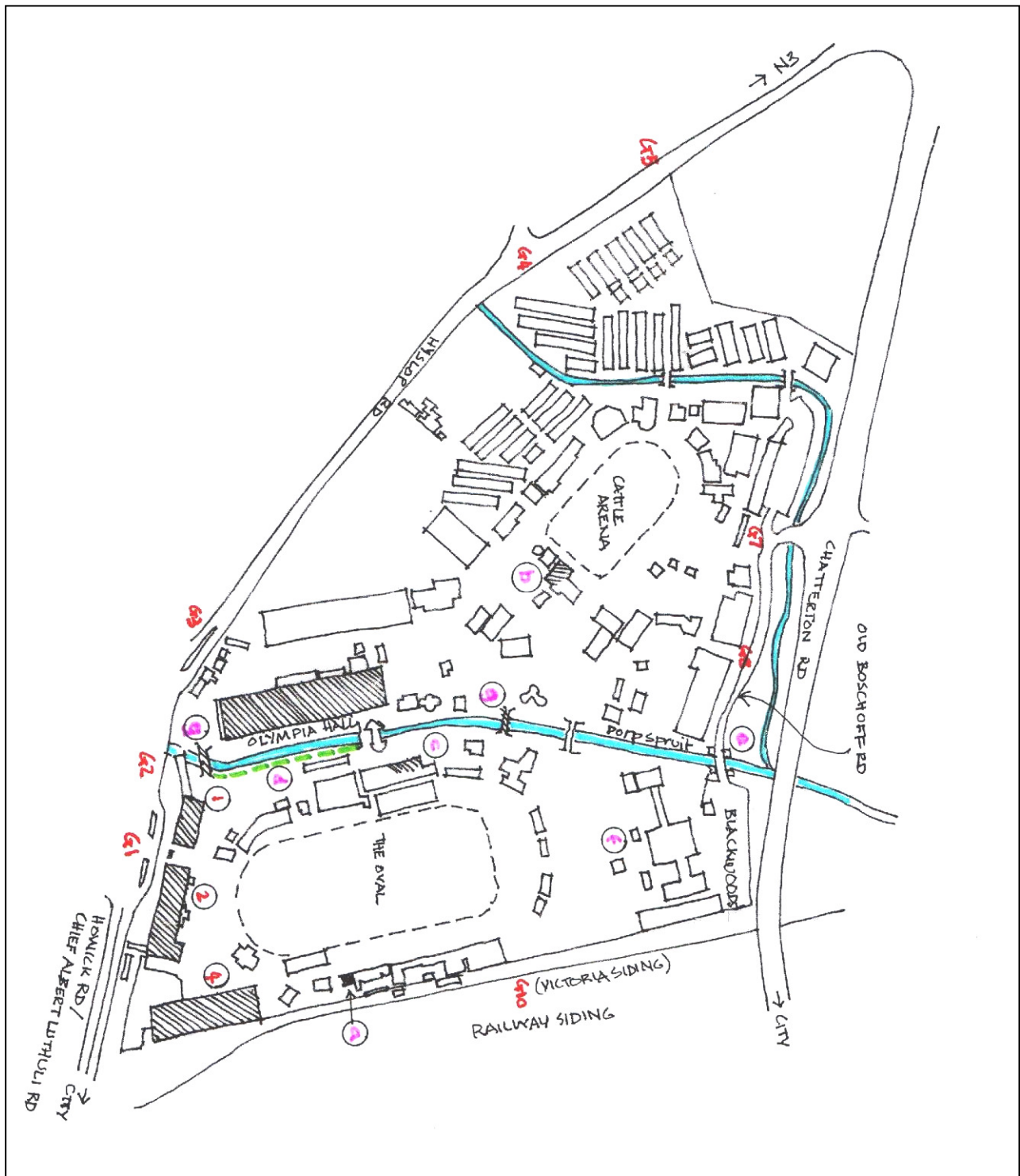
Changes to Commercial road and Boshoff street (Chatterton) resulted in slight changes to the boundaries and gaining land on the East side. The main entrance to the Show became inadequate and was moved to Gate 8 in 1984 allowing refurbishments and building work to be done to Blocks 2,3,4.

The Show boasted a few Royal visits, with the opening of the show in 1925 by the Prince of Wales and the visit of the Governor-General and Princess Alice in 1928 and 1929.

Cadastral History

<i>Street number</i>	<i>Road</i>	<i>Cadastral</i>	<i>date</i>
1	Howick road	Erf 10065	2010
		Outspan No.4 of Townlands Sub 323 of Lot 629 Sub A of lot 324 Lot 325 Sub A and Sub 2 of lot 205	(1984)
16	Hyslop rd (house)	Erf 10065	2010
97	Chatterton Road (Blackwoods Garden Centre)	Erf 10065	2010





Diagrammatic site plan of the existing structures, gates and bridges.

(refer to Section 7)

6. CONTEXTUAL SIGNIFICANCE :

The property is situated in the “transition” zone between the central business district and the residential suburbs. It is on a major route that links the CBD to the “old” Howick road and the N3 freeway to Howick and further inland. Both Chief Albert Luthuli and Chatterton roads have become key routes into and out of Pietermaritzburg CBD.

Chief Albert Luthuli road (Fig.1-4) has the historic streetscape of the Industrial Hall (Block 2) and Gate 1, whereas Chatterton rd (Fig.6) has lost all historic streetscape through the road re-alignment.

Hyslop road was historically residential, but residential buildings on the opposite side of the road have been converted to businesses. They have been impacted by the high traffic volumes on Hyslop road (Fig.5).

The North portion of the site has been developed as an office park.



Fig. 1



Fig. 2



Fig. 3



Fig. 4



Fig. 5



Fig. 6

7. ARCHITECTURAL SIGNIFICANCE AND LIST OF PROTECTED STRUCTURES

(Refer to map on page 9)

Block 1 and Gate 1 :



Bldg Name	Proposed Heritage Grade	date of construction	Heritage significance	Category of Heritage significance	Impact of the proposed development
Block 1	3C	approx. 1950	Low	Local	High
Proposed Mitigation :	The building can be demolished or recycled, provided that a replacement building/ structure addresses the street-frontage and respects Gate 1 and Block 2 adjacent to it.				
Gate 1	3A	1904-1915	High	Local: Architectural, Historical	Medium
Proposed Mitigation :	The gate house and gate posts are to be restored and integrated into the development.				

Block 2 : The Industrial Hall



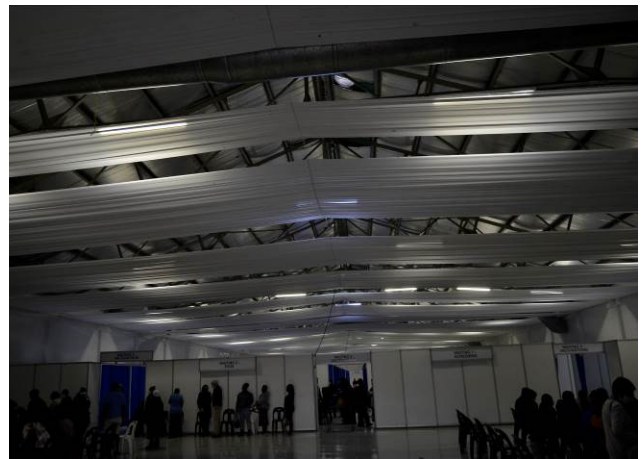
Bldg Name	Proposed Heritage Grade	date of construction	Heritage significance	Category of Heritage significance	Impact of the proposed development
Block 2 : The Industrial Hall	3A	1904	High	Local: Architectural, Historical	Medium
Description :	Facebrick double-volume exhibition hall, symmetrical elevations with original entrance arch (bricked up) facing Chief Albert Luthuli Rd. Central Lantern on a hipped sheet metal roof with ventilators. The building was refurbished in 1984 and alterations made to the facades and interior.				
Proposed Mitigation :	The building should be restored and integrated into the development. Proposed internal interventions should be reversible and external alterations should respect the architectural style. Motivation for alterations are to be made to Amafa and Research Institute KZN.				

Block 4 : The Crafts Hall



Bldg Name	Proposed Heritage Grade	date of construction	Heritage significance	Category of Heritage significance	Impact of the proposed development
Block 4 : The Crafts Hall	3B	1904-06	High	Local: Architectural, Historical	Medium
Description :	Facebrick hall (painted) with arched openings onto the walkway. Very little architectural detail. Situated on the railway siding boundary. The building was refurbished in 1984 , veranda and gable added.				
Proposed Mitigation :	The building should be restored and integrated into the development. Scale and proportion of the building and openings are to be respected in the new development. Motivation for alterations are to be made to Amafa and Research Institute KZN.				

Olympia Hall (1930)



Bldg Name	Proposed Heritage Grade	date of construction	Heritage significance	Category of Heritage significance	Impact of the proposed development
The Olympia Hall	3B	1930	Medium	Local: Architectural, Historical	High
Description :	Plaster and painted rectangular hall parallel to DorpSpruit. Prominent gable facing Gate 2 and associated with the Gate 2 bridge. The hall and roof have been modernised and altered to accommodate various usages.				
Proposed Mitigation :	The gable facade should be restored as the most historical feature, whereas the hall could be replaced with a new building specifically designed for the development. Urban design around the gable and the bridge should be considered. Motivation for alterations are to be made to Amafa and Research Institute KZN.				

(a) Shuter & Shooter Publishers building elevation facing the Oval (located on the South boundary)



Bldg Name	Proposed Heritage Grade	date of construction	Heritage significance	Category of Heritage significance	Impact of the proposed development
Shuter and Shooter Bldg	3C	approx. 1910	medium	Local	High
Description	A small gabled facebrick building, double-volume/ mezzanine space, perpendicular to the railway boundary. Veranda onto the Oval walkway. Known as the “Shuter and Shooter” stand, it housed the well-known Pmb printers exhibits and office during Show time. Records show alterations in 1988.				
Proposed Mitigation :	The building should be restored and integrated into the development. Scale and proportion of the building and openings are to be respected in the new development. Motivation for alterations are to be made to Amafa and Research Institute KZN.				

(b) The Cattle Arena building :



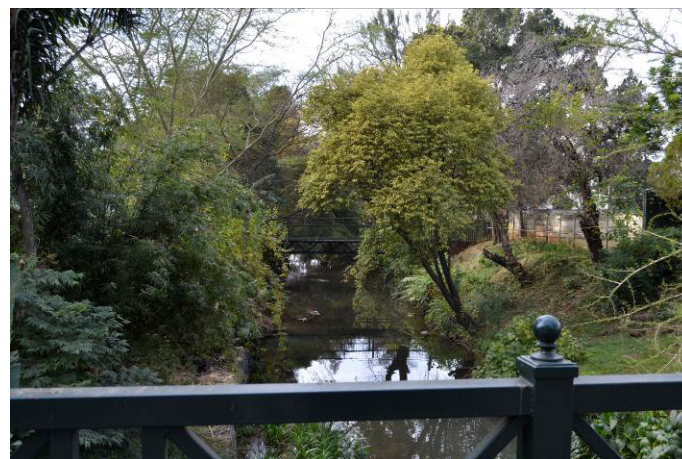
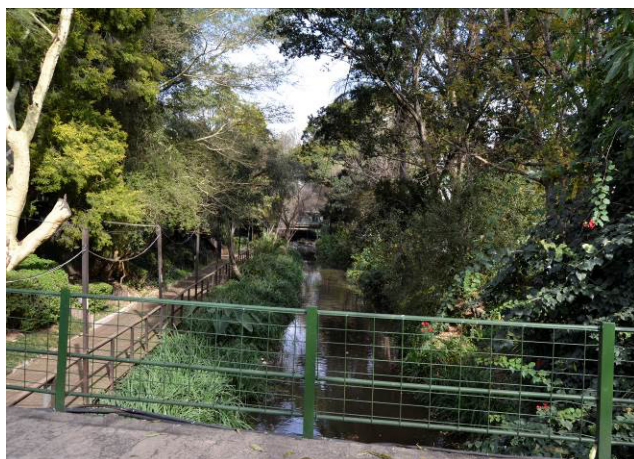
Bldg Name	Proposed Heritage Grade	date of construction	Heritage significance	Category of Heritage significance	Impact of the proposed development
“ADCO” stand	3	1910-1930	low	material	High
Description	A small double-storey building facing the cattle arena. Brick and roof materials indicate that the structure is older than 60 years, but largely altered and modernised.				
Proposed Mitigation :	The building may be demolished (with a permit) in favour of new development.				

(c) The Oval Grandstand and Terrace :



Building name	Proposed Heritage Grade	date of construction	Heritage significance	Category of Heritage significance	Impact of the proposed development
The grandstand and "Terrace"	3C	approx. 1912-1965	medium	Local	High
Description	<p>The current grandstand replaced the original grandstand built in 1912, associated buildings have been converted to offices and stores. Brick plinths and windows indicate remains of the original buildings older than 60 years, but the building has been largely altered.</p> <p>Building records show alterations to the grandstand in 1965 and 1974.</p> <p>The grandstand is a prominent feature on the Oval and is associated with social events.</p>				
Proposed Mitigation :	The building may be demolished (with a permit) in favour of new development.				

(d) Dorpspruit Walkway :



Name	Proposed Heritage Grade	date of construction	Heritage significance	Category of Heritage significance	Impact of the proposed development
Dorpspruit Walkway	3C		high	Social/ cultural	High
Description	See Historical assessment for the geography and history of the site. The walkway runs along the South Side of the river from the Gate 2 bridge to "the Terrace" building.				
Proposed Mitigation :	The walkway should be integrated into the development, but may be altered and upgraded to suit the requirements of the EIA.				

e) Historic Boshoff street bridge (current driveway to Blackwoods Garden centre) :



Name	Proposed Heritage Grade	date of construction	Heritage significance	Category of Heritage significance	Impact of the proposed development
Blackwoods Garden Ctr driveway	3A	1880-1900	high	Local	High
Description	Facebrick and cast iron Victorian style bridge, pre-dates the showgrounds as a municipal road bridge over Dorp Spruit.				
Proposed Mitigation :	The structure should be retained in it's current form, restored and stabilised if needed to the original state.				

(f) "Blackwoods Garden Centre – Boshoff street



Name	Proposed Heritage Grade	date of construction	Heritage significance	Category of Heritage significance	Impact of the proposed development
Blackwoods Garden Ctr	3C	Approx.1910	low	Local	High
Description	3 outbuildings of the Garden centre that show signs of materials over 60years old. The main structures of the centre may have elements of original structures or reuse of materials, but have been re-constructed for the purposes of the Centre.				
Proposed Mitigation :	The building may be demolished (with a permit) in favour of new development.				

(g) Showground bridges :



Name	Proposed Heritage Grade	date of construction	Heritage significance	Category of Heritage significance	Impact of the proposed development
Dorpspruit Bridges	3C	1930-1984	medium	Local	high
Description	There are 4 bridges across the Dorpspruit within the grounds, the oldest and most important bridges being the central bridge and Gate 2 bridge near the Olympia Hall. The structures are constructed with Steel and concrete and have undergone various upgrades.				
Proposed Mitigation :	The bridges should be integrated into the development, but may be altered and upgraded.				

7. SUMMARY

The survey identified only the structures that were known to be older than 60 years or those that displayed evidence in material that they were over 60 years old. Very few records were found of the built structures as many were deemed to be “temporary” exhibition stands.

Many structures are of agricultural nature, designed to house cattle, poultry, sheep, rabbits and birds. These were excluded from the survey.

The showgrounds is a complex of multiple building types and sizes. The establishment of the Royal Agricultural Showgrounds is symbolised by Gate 1 on Howick rd, the Oval where all major events took place and the Industrial hall (Block 2) which was the arrival hall and the main exhibit in 1904. The spatial planning of the Showgrounds centres around open space, the Oval, the cattle arena and the equestrian arena.

Stands and exhibition halls were built along pedestrian routes and at key access points (where livestock were involved) to facilitate ease of movement. The Dorpspruit and its tributary were utilised for the watering of livestock as well as providing a natural recreational area for visitors.

The complex underwent major upgrades in 1984 at a peak time in the Royal Agricultural Show's history. Most prominent businesses and institutions in Pietermaritzburg and KZN were represented at the annual Show and were allowed to build their own stands. As a result there is no cohesive architectural style in the buildings. The stands project the image and branding of their host or sponsor. The architectural styles of exhibition stands was therefore not considered as a representation of historical or cultural significance. However, because many structures have associations with prominent KZN businesses or have been funded by those businesses, a consultative process should be followed in the application for demolition or alteration.

The **Industrial Hall, Gate 1 and the Crafts hall** remain the most historically significant buildings in the Showgrounds. **The Olympia Hall façade, the Dorpspruit walkway and bridges** are landmark features.

The Blackwoods (Boschoff st) bridge is a structure of historical value to Pietermaritzburg and a fine example of Victorian design. Although it has lost its context as a municipal road bridge it represents the old fabric of the Victorian town of Pietermaritzburg.

Likewise the section of Dorpspruit river that crosses the site is part of a larger historical geographical feature associated with the town of Pietermaritzburg, bridges and pathways along it should be treated as historically sensitive for this reason.

A new development that respects the Historical site boundaries (between Dorpspruit and the railway) and the location of the Oval as protected “open space” within it would be the most suitable for the retention of the “Showgrounds” ethos.

It is recommended that any new development integrate the **Grade 3A and 3B structures** into the urban landscape and the architectural design of new complex.

APPENDIX A: CONVENTIONS USED TO ASSESS THE IMPACT OF PROJECTS ON HERITAGE RESOURCES

Significance

According to the NHRA, Section 2(vi) the significance of heritage sites and artefacts is determined by its aesthetic, architectural, historical, scientific, social, spiritual, linguistic or technical value in relation to the 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.

Matrix used for assessing the significance of each identified site/feature

1. Historic value

- Is it important in the community, or pattern of history
- Does it have strong or special association with the life or work of a person, group or organisation of importance in history
- Does it have significance relating to the history of slavery

2. Aesthetic value

- It is important in exhibiting particular aesthetic characteristics valued by a community or cultural group

3. Scientific value

- Does it have potential to yield information that will contribute to an understanding of natural or cultural heritage
- Is it important in demonstrating a high degree of creative or technical achievement at a particular period

4. Social value

- Does it have strong or special association with a particular community or cultural group for social, cultural or spiritual reasons

5. Rarity

- Does it possess uncommon, rare or endangered aspects of natural or cultural heritage

6. Representivity

- Is it important in demonstrating the principal characteristics of a particular class of natural or cultural places or objects.
- Importance in demonstrating the principal characteristics of a range of landscapes or environments, the attributes of which identify it as being characteristic of its class.
- Importance in demonstrating the principal characteristics of human activities (including way of life, philosophy, custom, process, land-use, function, design or technique) in the environment of the nation, province, region or locality.

7. Sphere of Significance

	International	National	Provincial	Regional	Local	Specific community
High						
Medium						
Low						

8. Significance rating of feature

1. Low
2. Medium
3. High

Significance of impact:

- **low:** where the impact will not have an influence on or require to be significantly accommodated in the project design
- **medium:** where the impact could have an influence which will require modification of the project design or alternative mitigation
- **high:** where it would have a “no-go” implication on the project regardless of any mitigation

Certainty of prediction:

- Definite: More than 90% sure of a particular fact. Substantial supportive data to verify assessment
- Probable: More than 70% sure of a particular fact, or of the likelihood of that impact occurring
- Possible: Only more than 40% sure of a particular fact, or of the likelihood of an impact occurring
- Unsure: Less than 40% sure of a particular fact, or the likelihood of an impact occurring

Recommended management action:

For each impact, the recommended practically attainable mitigation actions which would result in a measurable reduction of the impact, must be identified. This is expressed according to the following:

- 1 = no further investigation/action necessary
- 2 = controlled sampling and/or mapping of the site necessary
- 3 = preserve site if possible, otherwise extensive salvage excavation and/or mapping necessary
- 4 = preserve site at all costs
- 5 = retain graves

Legal requirements:

Identify and list the specific legislation and permit requirements which potentially could be infringed upon by the proposed project, if mitigation is necessary.