

**PROPOSED ANNANDALE RESIDENTIAL
DEVELOPMENT, UMNGENI LOCAL MUNICIPALITY,
KWAZULU-NATAL**

Phase 1 Heritage Impact Assessment

1 March 2022

**FOR: Confluence Strategic Development & Environmental Partner
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EXECUTIVE SUMMARY

Collins Residential (Pty) Ltd proposes to construct a new residential development on the Remainder of Portion 7 Wilde Als Spruit Farm No. 1085 in Balgowan. The proposed Annandale residential development is comprised of 35 large free-standing residential erven, 20 smaller residential erven and 7 semi-detached cottages. A new road network is proposed on the site to service the individual houses. The existing farmhouse on the property will be retained as a Club House. Due to the rural location of the study area, there are no municipal water or sewerage reticulation networks for the development to connect into. Potable water will be supplied using a borehole on site and a package plant established to treat sewage. Treated wastewater will be used for irrigation of the gardens and the overflow discharged into the watercourse

The development footprint is approximately 7.25 hectares (7250000m²) hence the proposed development triggers sections 41 (1)(c) (i) of the KwaZulu-Natal Amafa and Research Institute Act, 2018 (Act No 5 of 2018) which lists developments or activities that may require an HIA. Section 41 (1) (c) (i) refers to: any development or other activity which will change the character of a site– exceeding 5000 m² in extent.

The property is located within Ward 3 of the uMngeni Local Municipality which falls into the uMgungundlovu District. It is situated in Balgowan and on the eastern boundary of Michaelhouse School and immediately south of the R103 road and a railway line.

A site inspection of the pipeline took place on 14 February 2022. The project area was a combination of manicured lawns near the buildings and dense vegetation and plantations in the areas surrounding the structures.

The project area was inspected on foot. A thick grass layer with pockets of dense vegetation was found on the south-western section of the project area where there is a watercourse and the remains of a plantation of eucalyptus trees. There is also a rocky outcrop in this section of the project area. Signs containing the names of the flowers and plants indicate that the rocky outcrop and area northwards towards the farmhouses was previously used as a nursery for plants. No heritage sites were found in this section of the project area.

The area along the western boundary of the project area has thickets of vegetation and a line of trees alongside the gravel road. A dilapidated stone structure was found in this area which will be assessed by the built heritage specialist.

A hollow lined with stone was found in the eucalyptus plantation near the northern boundary of the property. It could have been a water well that has not been used in a long time and that has filled up with debris, soil and vegetation.

The built heritage desktop assessment indicated that the original farmhouse dates from the late 1800's and that it has been added to and altered over periods of time. Other farm structures on the property may date from the late 1800's but are likely to be of lesser importance if they are agricultural structures. The stone walls and "shed" between the west boundary and the house may date from the period when the stone cottage was built. The assessment concluded that the structures on the property are protected in terms of section 37 (1)(a) of the KwaZulu-Natal Amafa and Research Institute Act, 2018, which refers to the protection of structures that are older than 60 years and that permits will be required if any of the structures are to be altered or demolished.

The fossil sensitivity map of South Africa indicates that the project area falls into an area of high fossil sensitivity which requires, at a minimum, a desktop palaeontological study. Such a study was undertaken. The study found that it was extremely unlikely that any fossils would be preserved in the Volksrust Formation deepwater shales of the Quaternary. As there is a very small chance that fossils may occur below ground in the shales of the late Permian Volksrust Formation, it was recommended that a Fossil Chance Find Protocol should be added to the Environmental Management Programme if fossils are found during excavations.

The site inspection revealed that several activities took place on the property including a nursery for plants and the cultivation of stands of eucalyptus trees and mondo grass. The structures on the property are protected and permits will be required if they are to be altered or demolished. It is recommended that the proposed development proceed taking into account the mitigation measures and recommendations provided by this report, and those of the built heritage specialist and of the palaeontologist.

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APPENDIX 1 – DESKTOP BUILT HERITAGE ASSESSMENT

APPENDIX 2 – DESKTOP PALAEOLOGICAL ASSESSMENT

I, Jean Beater, act as an independent specialist for this project and I do not have any vested interest either business, financial, personal or other, in the proposed activity other than remuneration for work performed in terms of the Environmental Impact Assessment Regulations, 2014.

SPECIALIST DETAILS

Name	Qualification	Professional Registration
Jean Beater	MA (Heritage Studies) MSc (Environmental Management)	Member of Association of South African Professional Archaeologists (No. 349) Member of IAIAsa (No. 1538)

1. INTRODUCTION

Collins Residential (Pty) Ltd proposes to construct a new residential development on the Remainder of Portion 7 Wilde Als Spruit Farm No. 1085 in Balgowan. The property is 14.03 hectares in extent and currently zoned as “Agricultural”. The proposed Annandale residential development is comprised of 35 large free-standing residential erven, 20 smaller residential erven and 7 semi-detached cottages. A new road network is proposed on the site to service the individual houses. The total development footprint is approximately 7.25 hectares. The existing farmhouse on the property will be retained as a Club House. Due to the rural location of the study area, there are no municipal water or sewerage reticulation networks for the development to connect into. Potable water will therefore be supplied using a borehole on site and a package plant established to treat sewage. Treated wastewater will be used for irrigation of the gardens and the overflow discharged into the watercourse (Confluence 2022:6).

A Phase 1 Heritage Impact Assessment (HIA) was undertaken to establish if heritage resources will be impacted by the proposed residential development.

It should be noted that a built heritage specialist will be assessing the structures on the project site and will be providing a report in this regard.

2. LEGISLATIVE REQUIREMENTS

The development footprint is approximately 7.25 hectares (7250000m²) hence the proposed development triggers sections 41 (1)(c) (i) of the KwaZulu-Natal Amafa and Research Institute Act, 2018 (Act No 5 of 2018) which lists developments or activities that may require an HIA. Section 41 (1) (c) (i) refers to: any development or other activity which will change the character of a site— exceeding 5000 m² in extent.

The development may also impact graves, structures, archaeological and palaeontological resources that are protected in terms of sections 37, 38, 39, and 40 of the KwaZulu-Natal Amafa and Research Institute Act, 2018.

In terms of section 3 of the NHRA, heritage resources are:

- (a) places, buildings, structures and equipment of cultural significance;
- (b) places to which oral traditions are attached or which are associated with living heritage;
- (c) historical settlements and townscapes;

- (d) landscapes and natural features of cultural significance;
- (e) geological sites of scientific or cultural importance;
- (f) archaeological and paleontological sites;
- (g) graves and burial grounds, including—
 - (i) ancestral graves;
 - (ii) royal graves and graves of traditional leaders;
 - (iii) graves of victims of conflict;
 - (iv) graves of individuals designated by the Minister by notice in the *Gazette*;
 - (v) historical graves and cemeteries; and
 - (vi) other human remains which are not covered in terms of the Human Tissue Act, 1983 (Act No. 65 of 1983);
- (h) of significance relating to the history of slavery in South Africa;
- (i) movable objects, including:
 - (i) objects recovered from the soil or waters of South Africa, including archaeological and palaeontological objects and material, meteorites and rare geological specimens;
 - (ii) objects to which oral traditions are attached or which are associated with living heritage;
 - (iii) ethnographic art and objects;
 - (iv) military objects;
 - (v) objects of decorative or fine art;
 - (vi) objects of scientific or technological interest; and
 - (vii) books, records, documents, photographic positives and negatives, graphic, film or video material or sound recordings, excluding those that are public records as defined in section 1(xiv) of the National Archives of South Africa Act, 1996 (Act No. 43 of 1996).

3. LOCATION

The property is located within Ward 3 of the uMngeni Local Municipality which falls into the uMgungundlovu District. It is situated in Balgowan and on the eastern boundary of Michaelhouse School and immediately south of the R103 road and a railway line (**Fig.1**). The centre of the site is at 29°23'52.65"S; 31°03'18.64"E.



Figure 1: Annandale residential development outlined in red

4. TERMS OF REFERENCE

Undertake a Phase 1 Heritage Impact Assessment in order to determine the possible existence of heritage resources that could be impacted by the Annandale residential development. In addition, provide mitigation measures to limit or avoid the impact of the proposed project on heritage resources (if any).

Submit the HIA report to the provincial heritage resources authority, the KwaZulu-Natal Amafa and Research Institute (hereafter referred to as the Institute), for their assessment and comment.

5. METHODOLOGY AND CONSTRAINTS

A survey of literature, including other heritage impact assessment reports completed for the surrounding area, was undertaken in order to ascertain the history of the area and what type of heritage resources have or may be found in the area of development.

A site inspection of the pipeline took place on 14 February 2022. The project area was a combination of manicured lawns near the buildings and dense vegetation and plantations in the areas surrounding the structures. The specialist spoke to Virginia Mthembu who works on the property and Christopher Butler, owner of the property. Both indicated that they were unaware of heritage resources on the property apart from the farmhouse and other structures.

6. HISTORICAL BACKGROUND OF PROJECT & SURROUNDING AREA

According to Prins (2018:3-5), the greater Nottingham Road / Balgowan area has never been systematically surveyed for archaeological sites. Most of the Stone Age sites in the area occur in shelters and in open air contexts as exposed by donga and sheet erosion. The available evidence indicates that the area contains a wide spectrum of archaeological sites covering different time-periods and cultural traditions including an Early Stone Age site, Middle and Late Stone Age sites, Later Iron Age sites, and numerous historical sites dating back to the colonial period. Around 400 years ago, if not earlier, Bantu-speaking farmers also settled in the greater Mooi River area. Although the majority of sites constructed by these farmers consisted of stone walling not all of them were made from stone. Sites located in the Dargle and Karkloof Valley areas also show that settlements consisted of wattle and daub structures

Curry's Post held its central position in the area until the main Durban to Johannesburg Road was relocated and the railway station erected at Balgowan. Balgowan was named after a village in Scotland by James Ellis. He and his brother-in-law, John King, were the first British settlers in the area (Fraser 1985:95).

According to Napier (2022:1), family history indicates that the Balgowan farm originally belonged to Petrus. H. Potgieter and was sold to a Byrne Scheme settler, John King. The Byrne settlers arrived between 1849 and 1851. The settlers would have worked the land in an English fashion and early farm dwellings were of wattle and daub, replaced later with stone or brick as materials became available. The original home of the King family is "Lynedoch" on the portion of the original farm called "Lynedoch". The cottage at Annandale can be ascribed to Peter Jaffray and his son, Walter Jaffray, since Peter bought the Balgowan farm and bequeathed the Annandale portion to Walter. It is presumed the cottage was built by Walter soon after the sub-division in 1889.

Michaelhouse was founded in 1896 by the Anglican Priest Canon James Cameron Todd. The school was established as a private venture with 15 boys in two small houses in Loop Street, Pietermaritzburg. Within a few years, Michaelhouse was appointed the Diocesan College for boys in Natal, governed by a permanent Trust Deed and administered by a Board of Governors. In 1901 the school was relocated to Balgowan, where some 77 boys took up residence in the buildings which remain the core of the school to this day (Michaelhouse 2022:1-2).

The 1967 aerial image of the site shows the structures on the property under discussion as well as the structures associated with Michaelhouse, the R103 road and railway line which are all still in existence.



Figure 2: 1967 aerial image of project site and environs

7. RESULT OF SITE INSPECTION

The project area was inspected on foot. A thick grass layer with pockets of dense vegetation covers the south-western section of the project area where there is a watercourse and the remains of a plantation of eucalyptus trees. There is also a rocky outcrop in this section of the project area.



Figure 3: South-western boundary of project area



Figure 4: Watercourse running through south-western section of project area

Signs containing the names of the flowers and plants indicate that the rocky outcrop and area northwards towards the farmhouses was previously used as a nursery for plants. The remains of a structure covered with shade cloth was found east of the farmhouse. No heritage sites were found in this area.



Figure 5: Rocky outcrop looking northwards with farmhouse roofs in background



Figure 6: Flower descriptor



Figure 7: Covered area for plants

The area along the western boundary of the project area has thickets of bush and a line of trees alongside the gravel road. A power line runs through this area. A dilapidated stone structure / enclosure was found in this area which will be assessed by the built heritage specialist.



Figure 8: Western boundary of project area



Figure 9: Stone structure / enclosure

The area west of the farmhouse consists of manicured lawns and gardens.



Figure 10: Manicured gardens with farmhouse at rear of photograph



Figure 11: Manicured lawns amongst large trees

The northern and central section of the project area is overgrown with vegetation and there are stands of eucalyptus trees and a field of mondo grass.



Figure 12: Northern edge of project area



Figure 13: Area between farmhouse and northern boundary



Figure 14: Rows of cut grass

A hollow lined with stone was found in the eucalyptus plantation near the northern boundary of the property. It could have been a water well that has not been used for a long time and that has filled up with debris, soil and vegetation. It is unclear what the site is or what it was used for but is of negligible heritage significance as there are no other associated structures that could provide context to its use.



Figure 15: Stone lined hollow / depression

The eastern boundary of the property consists of a road that ends at rocky outcrop and a mixture of eucalyptus and other trees covering the area.



Figure 16: Eastern boundary of project area



Figure 17: Eastern section of project area



Figure 18: Rocky outcrop

The built heritage desktop assessment (Napier 2022:1) (**Appendix 1** of this report), indicated that the original farmhouse dates from the late 1800's and that it has been added to and altered over periods of time. Other farm structures on the property may date from the late 1800's but are likely to be of lesser importance if they are agricultural structures. The stone walls and "shed" between the west boundary and the house may date from the period when the stone cottage was built. They are likely to have been built for livestock. Stone gateposts and a wrought iron gate exist on the north boundary, notable as the original entrance from the station. Due to their age, all structures on the property are protected in terms of section 37 (1)(a) of the KwaZulu-Natal Amafa and Research Institute Act, 2018, which refers to the protection of structures that are or that may reasonably be expected to be older than 60 years. Permits will be required from the Institute if they are to be altered or demolished.

The fossil sensitivity map of South Africa indicates that the project area falls into an area of high fossil sensitivity which requires, at a minimum, a desktop palaeontological study. Such a study was undertaken (**Appendix 2**). The study found (Bamford 2022:11) that it was extremely unlikely that any fossils would be preserved in the Volksrust Formation deepwater shales of the Quaternary that the project area falls onto. As there is a very small chance that fossils may occur below ground in the shales of the late Permian Volksrust Formation, it was recommended that a Fossil Chance Find Protocol should be added to the Environmental Management Programme (EMPr) if fossils are found during excavations. It was assessed that the impact on the palaeontological heritage would be low so the project should be authorised.

8. DISCUSSION AND CONCLUSION

The site inspection revealed that several activities took place on the property including a nursery for plants and the cultivation of stands of eucalyptus trees and mondo grass. The area is fairly disturbed by the farmhouse and associated buildings which will be assessed by a built heritage specialist.

During the inspection a stone-lined hollow or indentation was found close to the northern boundary of the property. It is unclear what it was used for and there are no other structures related to it so its use or purpose cannot be determined. It is of negligible heritage significance.

The original farmhouse dates from the late 1800's. Other farm structures on the property may date from the late 1800's including the stone walls and shed between the west boundary and the

house. The stone gateposts and a wrought iron gate exist on the north boundary which was the original entrance from the station. Due to their age, these structures are protected in terms of section 37 (1)(a) of the KwaZulu-Natal Amafa and Research Institute Act, 2018 and permits will be required from the Institute if they are to be altered or demolished.

No other heritage sites were found on the site and it is recommended that the proposed development proceed taking into account the mitigation measures and recommendations provided by this report, and those of the built heritage specialist and of the palaeontologist.

9. MITIGATION MEASURES

- For any chance heritage finds, all work must cease in the area affected and the Applicant / Contractor must be immediately informed. A registered heritage specialist must be called to site to inspect the finding/s. The Institute must be informed about the finding/s.
- The heritage specialist will assess the significance of the resource and provide guidance on the way forward.
- Permits must be obtained from the Institute if heritage resources are to be removed, destroyed or altered.
- Under no circumstances may any heritage material be destroyed or removed from site unless under direction of a heritage specialist.
- Should any recent remains be found on site that could potentially be human remains, the South African Police Service as well as the Institute must be contacted. No SAPS official may remove remains (recent or not) until the correct permit/s have been obtained.
- All recommendations and mitigation measures provided in the desktop palaeontological study must be adhered to such as the inclusion of the fossil chance find protocol into the EMP.

10. REFERENCES

Bamford, M. 2022. *Palaeontological impact assessment for the proposed Annandale residential development, Balgowan, KwaZulu-Natal Province. Desktop study (Phase 1)*

Fraser, M. 1985. A brief history of the Farm Bosch Hoek in *Natalia* 15 (1985) Copyright © Natal Society Foundation 2010. (www.natalia.org.za/Files/15/Natalie%20v15%20article%20p95-99%20C.pdf)

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