



eThembeni Cultural Heritage

Amafa aKwazulu-Natali
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19 November 2018

Attention Bernadet Pawandiwa

Dear Ms Pawandiwa

**Application for HIA Exemption
Proposed Eshowe Private Hospital
uMlalazi Local Municipality
King Cetshwayo DM, KwaZulu-Natal**

Project Description ¹

Phulukisa Medical Investments (Pty) Ltd intends to establish a Private Hospital, consulting rooms and parking facilities on Erf 3293, the consolidated Erven 712 and 714 of the townlands of Eshowe, uMlalazi Local Municipality, KwaZulu-Natal.

See Layout Plan: Proposed consolidation of Erven 712 and 714 Eshowe to be designated Erf 3293 Eshowe, in extent 4,0468ha, as loaded to SAHRIS Case File.

Theunissen Jackowitz Architects (TJA) have been appointed to effect the consolidation of the two erven into one; acquire all relevant planning permissions from the local municipality; and are to oversee the acquiring of relevant Environmental Authorisation by an appointed EAP in terms of the amended EIA Regulations, 2014, for which a Scoping and Environmental Impact Assessment process is applicable.

Terms of Reference

eThembeni Cultural Heritage was appointed to undertake a heritage assessment in terms of Section 38(1) (iv) of the NHRA², the re-zoning of a site exceeding 10 000m² in extent; conduct a field inspection; and submit their findings via SAHRIS to Amafa.

¹ Information provided by TJA

² National Heritage Resources Act 25 Of 1999.

Observations

eThembeni staff inspected the proposed hospital site on 16 November 2018. In accordance with legislation no development activities had yet been incepted.



Figure 1 Consolidation of Erven 712 and 714 Eshowe to be designated Erf 3293 Eshowe, in extent 4,0468 ha³

Eshowe is situated around the 250 hectare indigenous coastal scarp forest now conserved as the Dlinza Forest Reserve. Eshowe is the oldest town of European settlement in Zululand and served as the British Military headquarters during the Anglo-Zulu War of 1879. After the war Eshowe was established as the

³ See SAHRIS Case File: Proposed consolidation of Erven 712 and 714 Eshowe to be designated Erf 3293 Eshowe, in extent 4,0468ha

capital of Zululand and the home of the British Resident in Zululand. In 1887 Eshowe became the capital of Zululand and was officially declared a township in 1891⁴. It achieved municipal status in 1948.

The majority of erven in the immediate vicinity of the proposed development are zoned Low Impact Residential and were surveyed as part of the municipal town lands in 1948. Erf 712 as S.G. No. 7247/1948 and Erf 214 as S.G. No. 7249/1948. These two erven are in the process of being rezoned to Health and Welfare to accommodate the proposed hospital. The adjacent Erf 713 is already rezoned to hospitality, and comprises a new boutique hotel.

Erf 714 was previously a residence but has subsequently fallen into disuse and been irreparably vandalised. Stylistically the residence appears to have been constructed in the late 1960's/early 1970's. Erf 712 is vacant land that appears to have served as an orchard in the more recent past.



Figure 2

Abandoned residence on Erf 714

⁴ <https://eshowe.com/>



Figure 3 Abandoned and vandalised interior of residence on Erf 714

No heritage resources of any significance were observed on the two properties. A soil borrow pit, illegally excavated during the construction of the adjacent boutique hotel, and subsequently used as a builders-rubbish dump⁵, indicates a deep B-horizon of soil derived from the underlying Natal Group sandstone lithology. This formation is not palaeontologically sensitive.⁶



Figure 4 Borrow-pit exposing underlying soil profile

⁵ Pers, comm: G. Hendricks – Project Architect

⁶ Groenewald, G. 2012. Unpublished Palaeotechnical Report for Amafa KwaZulu-Natali.. Pietermaritzburg.

Recommendations

In the absence of any foreseeable impact on any classes of heritage resources, we request that Amafa approve the establishment of the proposed hospital on the consolidated erven and allow the development to proceed with exemption from any further heritage resource mitigation; suffice that the Protocol for the Identification, Protection and Recovery of Heritage Resources during Construction and Operation (Appendix 1) is made conditional.

In this regard, please can you notify us timeously via the loaded SAHRIS case file as to the decision of Amafa.

Yours sincerely



Len van Schalkwyk
Principle Investigator.

Appendix 1
Protocol for the Identification, Protection and Recovery of Heritage Resources
During Construction and Operation

It is possible that sub-surface heritage resources could be encountered during the construction phase of this project. The Environmental Control Officer and all other persons responsible for site management and excavation should be aware that indicators of sub-surface sites could include:

- Ash deposits (unnaturally grey appearance of soil compared to the surrounding substrate);
- Bone concentrations, either animal or human;
- Ceramic fragments, including potsherds;
- Stone concentrations that appear to be formally arranged (may indicate the presence of an underlying burial, or represent building/structural remains); and
- Fossilised remains of fauna and flora, including trees.

In the event that such indicator(s) of heritage resources are identified, the following actions should be taken immediately:

- All construction within a radius of at least 20m of the indicator should cease. This distance should be increased at the discretion of supervisory staff if heavy machinery or explosives could cause further disturbance to the suspected heritage resource.
- This area must be marked using clearly visible means, such as barrier tape, and all personnel should be informed that it is a no-go area.
- A guard should be appointed to enforce this no-go area if there is any possibility that it could be violated, whether intentionally or inadvertently, by construction staff or members of the public.
- No measures should be taken to cover up the suspected heritage resource with soil, or to collect any remains such as bone or stone.
- If a heritage practitioner has been appointed to monitor the project, s/he should be contacted and a site inspection arranged as soon as possible.
- If no heritage practitioner has been appointed to monitor the project, the head of archaeology at Amafa's Pietermaritzburg office should be contacted; telephone 033 3946 543.
- The South African Police Services should be notified by an Amafa staff member or an independent heritage practitioner if human remains are identified. No SAPS official may disturb or exhume such remains, whether of recent origin or not.
- All parties concerned should respect the potentially sensitive and confidential nature of the heritage resources, particularly human remains, and refrain from making public statements until a mutually agreed time.
- Any extension of the project beyond its current footprint involving vegetation and/or earth clearance should be subject to prior assessment by a qualified heritage practitioner, taking into account all information gathered during the initial assessment.