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06 Novemeber

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Attention Bernadet Pawandiwa

Dear Ms Pawandiwa

Heritage Scoping Report

Bakers Transport Ltd New Logistics and Warehousing Facility at Cato Ridge On Sub 168 (of 27) of the Farm Uitkomst and Doornrug No. 852 eThekweni Outer West Municipality, Kwazulu-Natal.

Project description

The intention of this development proposal and site acquisition is to create a head office for the Bakers Transport Group, together with attendant warehousing, servicing and ancillary facilities. The site is suitably located within the N3 development corridor, and is therefore very appropriate to this particular location for what is intended, namely warehousing and logistics. No manufacturing will take place on the site and no hazardous goods are intended to be handled.

The warehouse component comprised of two warehouses which are intended to store “white goods” (domestic appliances) as related to the logistics industry. The main components of the development are comprised as follows:

1. A large office component with parking and staff facilities, including driver and general staff training.
2. A warehouse facility for “white goods” as related to the logistics industry.
3. A maintenance workshop component for their own fleet of trucks, with truck inspection and truck washing facilities.
4. A limited fleet refuelling facility with underground fuel storage tank, with a total capacity of less than 80 cubic metres.
5. The storage of maintenance related materials, such as tyres and spares.
6. A small general storage facility for uniforms, general maintenance.
7. Overnight parking facility for drivers and trucks.

Although the site is a relatively gently sloping one, due to the nature of the development and the need to create large level platform areas, there will be significant earthworks required. In order to achieve the required platform areas the developer intends to demolish all existing structures on the site.

The proposed development will lead to the productive and valuable use of presently fallow land of low agricultural potential, and which has not been used for decades¹ (information provided by the EAP).

Site Location

The 10.866 ha Sub 168 (of 27) site is two kilometres east of Cato Ridge, immediately north of the N3 highway and one kilometre south of the R103 provincial main road and 400m east of the District Road D12. The site is located relatively close to the Engen One Stop refuelling station which also lies adjacent to the N3 highway to the west of the site (See Figure 1)



FIGURE 1.

¹ BASIC ASSESSMENT REPORT FOR THE BAKERS TRANSPORT WAREHOUSING CENTRE ON SUB 168 (OF 27) OF THE FARM UITKOMST AND DOORNUG NO 852. Guy Nicholson Consulting July 2015.

Site assessment and recommendations

A site inspection was undertaken by eThembeni on 20 September 2015.

The property is currently known as Lyndhurst and functions as a private frail care / hospice facility. The existing house and outbuildings are situated at the northern apex of the triangular site. Access to this house is gained by a dirt road within a tree-lined avenue along the western edge of the site. The house is modern in style with established gardens and a tennis court (now redundant). According to the title deeds the modern house was constructed in c.1968 (*pers. comm.* Janice Stratford, current lessor). Some of the outbuildings however, appear to be associated with older farmyard infrastructure, in particular, a red-bricked water tower (Figure 2). As the developer has indicated an intention to demolish all structures on the property a conservation architect has been asked to provide an opinion on the older structures.



FIGURE 2. LYNFORD RESIDENCE



FIGURE 3. RED-BRICK WATER TOWER

With the exception of the abovementioned structures, the surrounding areas of the site are very largely open and undeveloped. The general area has been subjected to commercial agriculture since the beginning of the 20th Century and ploughing contours are still visible in the landscape. There has however been no agricultural activity on the site for the last three decades. Consequently, any archaeological material present would have been moved out of primary context during the earlier period of agricultural activity.



FIGURE 3. CURRENT LAND USE ADJACENT TO N3

No evidence of Stone Age and Iron Age archaeological material was observed and no graves were observed or reported by the current lessors.

The rest of the site is presently undeveloped, and contains a mixture of secondary type vegetation, comprising degraded grasslands and stands of exotic black wattle, *Chromalena*, *Lantana* and *Solanum spp* that have colonised previously ploughed fields. (Figures 4 & 5).



FIGURE 4. SECONDARY GRASSLAND ADJACENT TO N3



FIGURE 5. EXOTIC BLACK WATTLE, *CHROMALENA*, *LANTANA* AND *SOLANUM SPP* ON PREVIOUSLY PLOUGHED FIELDS.

The site is underlain by colluviums and residual soils which overlie weathered sandstone of the Natal Group. There is consequently no requirement for a paleontological assessment for the proposed development. ²

² Groenwald, G. 2012. Palaeosensitivity Report and Mapping of KwaZulu-Natal. Unpublished Report. Amafa aKwaZulu-Natali. Pietermaritzburg.

A conservation architect's report will accompany the application for a demolition permit of any structures deemed to be older than 60 years, under separate cover.

Apart from the above, no further heritage resource mitigation is considered necessary.

Yours sincerely



Len van Schalkwyk
Principal Investigator.