

**BAYVIEW HOUSING PROJECT, PORTION 215 OF ERF
80, CHATSWORTH, ETHEKWINI MUNICIPALITY,
KWAZULU-NATAL**

Phase 1 Heritage Impact Assessment

April 2023

**FOR: Vukanih Consultants & Contractors
Vukani Ngwabi**

**AUTHOR: JLB Consulting
Jean Beater**

EXECUTIVE SUMMARY

The Department of KwaZulu-Natal Human Settlement has identified an opportunity for the development of housing on Portion 215 of Erf 80 Chatsworth located along Turnstone Avenue, Bayview. This comes as a response to the need for affordable housing on well-located land, close to amenities, social facilities, and employment opportunities.

The site is approximately 9893.29 m² in size hence it triggers section 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 require an HIA. The relevant sub-section refers to: any development or other activity which will change the character of a site- (i) exceeding 5000 m².

The site of the proposed housing project is located within the suburb of Bayview in Chatsworth in Durban. The site is bordered by Reedmace Road, Turnstone Avenue, President Road and Flamco Terrace

An inspection of the site was undertaken on 11 April 2023. The site is surrounded by existing housing and visibility was good.

The 1956 1:50000 map of the area (2930DD) shows the Bayview suburb and the project site as part of the development of Chatsworth with streets and roads reflected on the map with dwellings / huts shown to the north of the project site. The 1967 aerial photograph of the project site and surroundings shows the M1 / Higginson Highway to the north of the site and Lenny Naidu Drive / M20 to the east of the site. The existing housing that surrounds the project site today is visible whilst the project site is shown as an empty plot of land with no structures on it.

The site of the proposed housing project has been and is currently used recreationally by the surrounding community. A few swings can still be seen on the site. The site is made up of a number of levels. No heritage sites were found during the site inspection.

The South African fossil sensitivity map indicates that the project falls within an area of low fossil sensitivity. This means that no further studies are required but that a protocol for chance fossil finds must be included in the Environmental Management Programme (EMPr) for the proposed housing once it is granted environmental authorisation. The protocol can be found in Chapter 9 of this report.

During the site inspection, no heritage sites were found on the project site. This is unsurprising as the area has been and is currently used for recreational purposes by the surrounding community. Visibility was good as the grass cover on the site had recently been cut.

The construction of the Bayview housing project can proceed from a heritage perspective as long as the recommendations and mitigation measures provided in this report are implemented.

TABLE OF CONTENTS

EXECUTIVE SUMMARY	ii
TABLE OF CONTENTS	iv
1. INTRODUCTION	6
2. LEGISLATIVE BACKGROUND	6
3. LOCATION	7
4. TERMS OF REFERENCE	7
5. METHODOLOGY	10
6. HISTORICAL BACKGROUND OF AREA	10
7. RESULT OF SITE INSPECTION	13
8. DISCUSSION AND CONCLUSION	16
9. MITIGATION MEASURES	17
10. REFERENCES	19

FIGURES

Figure 1: Project site for the Bayview housing project	8
Figure 2: Surrounding area around project site	9
Figure 3: Section of 1956 topographic map showing project site.....	12
Figure 4: 1967 aerial image of site and surrounding area	13
Figure 5: Project site with various levels indicated	14
Figure 6: Section of project site with swings in foreground.....	14
Figure 7: Grass cutting on project site	15
Figure 8: View across project site.....	15
Figure 9: View of surrounding dwellings	16
Figure 10: Fossil sensitivity of project area	17

I, **Jean Lois 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 IAIAAsa (No. 1538)

1. INTRODUCTION

The Department of KwaZulu-Natal Human Settlement has identified an opportunity for the development of housing on Portion 215 of Erf 80 Chatsworth located along Turnstone Avenue, Bayview. This comes as a response to the need for affordable housing on well-located land, close to amenities, social facilities, and employment opportunities.

The Phase 1 Heritage Impact Assessment (HIA) was undertaken to establish if any heritage resources would be impacted by the proposed housing development.

2. LEGISLATIVE BACKGROUND

The site is approximately 9893.29 m² in size hence it triggers section 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 require an HIA. The relevant sub-section refers to: any development or other activity which will change the character of a site- (i) exceeding 5000 m².

The project 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 National Heritage Resources Act 1999 (Act No 25 of 199), 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 site of the proposed housing project is located within the suburb of Bayview in Chatsworth in Durban. The site is bordered by Reedmace Road, Turnstone Avenue, President Road and Flamco Terrace (see **Fig. 1**). A wider view of the surrounding area is depicted in **Fig. 2** which shows the M20 / Lenny Naidu Drive and the M1 / Higginson Highway.

4. TERMS OF REFERENCE

Undertake a Phase 1 HIA in order to determine the possible existence of heritage resources, as listed above, that could be impacted by the proposed project. 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, namely the KwaZulu-Natal Amafa and Research Institute (hereafter referred to as the Institute), for their consideration and comment.



Figure 1: Project site for the Bayview housing project



Figure 2: Surrounding area around project site

5. METHODOLOGY

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.

An inspection of the site was undertaken on 11 April 2023. The site is surrounded by existing housing and visibility was good as the grass was being cut during the site inspection.

6. HISTORICAL BACKGROUND OF AREA

Although there is evidence to suggest Phoenician navigators put in at present-day Durban as long ago as 700 BC, the first reliable written record of Durban dates back to 1497 when Vasco de Gama sighted land on Christmas day and named it Terra de Natalia (Derwent, 2006: 27). The larger Durban area is host to a much older heritage. Sibudu Cave, about 40 km to the northeast, contains an important Middle Stone Age sequence. The oldest occupation, the pre-Stillbay, is older than 70 000 years, while the Stillbay itself dates to 70 000 years ago (South African History Online, 1 of 1).

The local demography started to change soon after 2000 years ago when the first Bantu-speaking farmers crossed the Limpopo River and arrived in South Africa. By 1500 years ago, these early Bantu-speaking farmers also settled adjacent to the uMngeni River in the greater Camperdown area. Due to the fact that these first farmers introduced metal technology to southern Africa they are designated as the Early Iron Age in archaeological literature. Their distinct ceramic pottery is classified to styles known as “Msuluzi” (AD 500-700), Ndongondwane (AD 700-800) and Ntshekane (AD 800-900). The Early Iron Age farmers originally came from western Africa and brought with them an elaborate initiation process and a value system centred on the significance of cattle.

By 1820 the original African farmers were dispersed due to the expansionistic policies of the Zulu Kingdom of King Shaka. African refugee groups and individuals were given permission to settle in the larger Durban area by the British colonial authorities after 1845.

Chatsworth comprises an area that was once a farm called Chatsworth, part of Witteklip, which was acquired in 1848 by Samuel Bennington. In the 1950s, Indians from all over Durban were

forcibly moved to Chatsworth under the Group Areas Act of 1950 including from Mayville and Cato Manor (SA History Online 2013:1). The land for the establishment of Chatsworth was expropriated from 600 Indian farmers. Chatsworth was officially opened in 1964 and consisted of eleven neighbourhood units containing 7 000 sub-economic and 14 000 economic houses. It was deliberately built to act as buffer between White residential areas and the large African township of uMlazi (SA History Online: 2).

According to Desai and Vahed (2014: 73), the history of Chatsworth is inextricably linked to the housing question which resulted in much of the subsequent community agitation. Even prior to Chatsworth's creation, Indians had faced a shortage of housing in Durban, as the City Council spent little on what they saw as an "alien" population. Groups such as the Natal Indian Congress (NIC) focused their efforts on non-cooperation and active resistance to the State whilst some groups felt that the very real problem of lack of houses, water, education health facilities and other community concerns meant that at least some co-operation was required with the City Council.

The 1956 1:50000 map (2930DD) (**Fig. 3**) shows Bayview suburb and the project site as part of the development of Chatsworth with streets and roads reflected on the map and the occasional dwelling / hut to the north of the project site. The 1967 aerial photograph of the project site and surroundings (**Fig. 4**) shows the M1 / Higginson Highway to the north of the site and Lenny Naidu Drive / M20 to the east of the site. The existing housing that surrounds the project site is visible on this image whilst the project site is shown as an empty plot of land with no structures on it. The Ward Councillor for the area, Mr. Ganas Govender, indicated that the site has always been a recreational park.

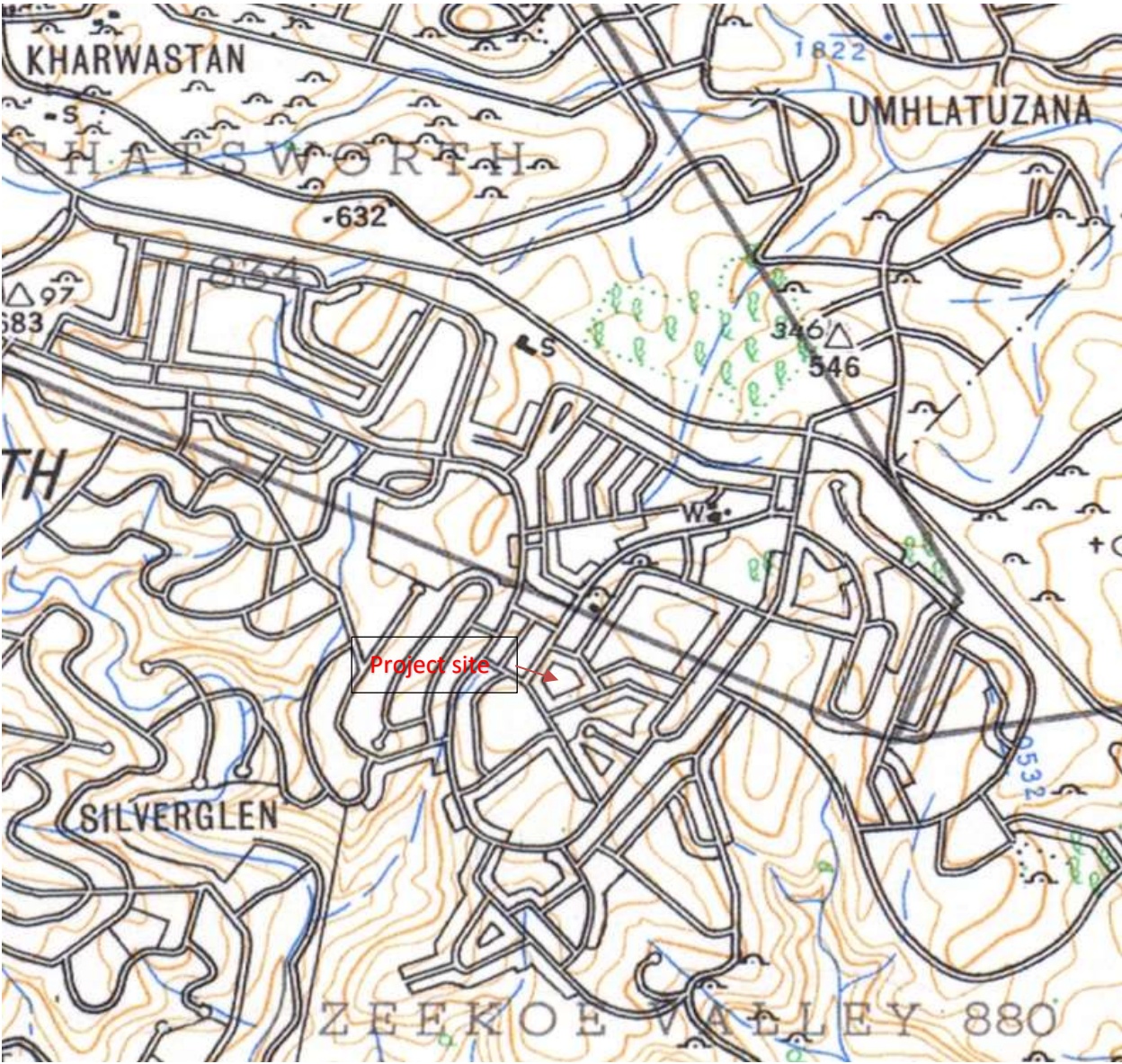


Figure 3: Section of 1956 topographic map showing project site



Figure 4: 1967 aerial image of site and surrounding area

7. RESULT OF SITE INSPECTION

As indicated previously, the site of the proposed housing project has been and is currently used recreationally by the surrounding community. A few swings testify to this fact. The site is made up of a number of levels that can be seen in **Fig. 5** where a swing is also visible.



Figure 5: Project site with various levels indicated



Figure 6: Section of project site with swings in foreground

Fig. 7 below shows the project site looking northwards with municipal workers cutting the grass on the site. No heritage sites were found during the site inspection.



Figure 7: Grass cutting on project site



Figure 8: View across project site



Figure 9: View of surrounding dwellings

The South African fossil sensitivity map indicates that the project falls within an area of low fossil sensitivity (blue area as indicated on **Fig. 10**). This means that no further studies are required but that a protocol for chance fossil finds must be included in the Environmental Management Programme (EMPr) for the proposed housing once it is granted environmental authorisation. The protocol can be found in [Chapter 9](#) of this report.

8. DISCUSSION AND CONCLUSION

During the site inspection, no heritage sites were found on the project site. This is unsurprising as the area has been and is currently used for recreational purposes by the surrounding community. Visibility was good especially as the grass cover on the site had recently been cut.

The construction of the Bayview housing project can proceed from a heritage perspective as long as the recommendations and mitigation measures provided in this report are implemented.



Figure 10: Fossil sensitivity of project area

9. MITIGATION MEASURES

- For any chance heritage finds, all work must cease in the area affected and the Contractor must immediately inform the Project Manager. A heritage specialist must be called to site to inspect the finding/s. The relevant heritage resource agency (the Institute) must be informed about the finding/s.
- The specialist will assess the significance of the resource/s 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 the project 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.

- A Fossil Chance Find Protocol must be included in the EMPr for the proposed construction of the housing project. The following should be adhered to in terms of chance fossil finds:
 - When construction activities begin, any rocks disturbed during this process must be given a cursory inspection by the environmental officer or designated person. Any fossiliferous material (trace fossils, plants, insects, bone, and coal) should be put aside in a suitably protected place.
 - Photographs of possible fossils should be sent to a palaeontologist for preliminary assessment.
 - If there is any fossil material found by the environmental officer, then a qualified palaeontologist must be sub-contracted in order for them to visit the site to inspect the selected material and check the dumps where feasible.
 - Fossil plants or vertebrates that are considered to be of good quality or scientific interest by the palaeontologist must be removed, catalogued and housed in a suitable institution where they can be made available for further study. Before the fossils are removed from the site, permit must be obtained from the Institute. Annual reports must be submitted to the Institute as required by the relevant permits.

10. REFERENCES

Derwent, S. 2006. *KwaZulu-Natal Heritage Sites. A guide to some great places*. Claremont: David Philip Publishers

Department of Rural Development and Land Reform's CDNGI Geospatial Portal (www.cdngiportal.co.za)

Desai, A. and Vahed, G. 2014. *Chatsworth – The Making of a South African Township*. The Journal of the Helen Suzman Foundation, Issue 72, April 2014. (<http://hsf.org.za/resource-centre/focus/focus-72-democracy-and-its-discontents/chatsworth-the-making-of-a-south-african-township-by-ashwin-desai-and-goolam-vahed-reviewed-by-kalim-rajab/download>).

NGT Projects & Heritage Consultants. 2013. *A Heritage Impact Assessment Study for the proposed PRASA's modern maintenance depot upgrade, Durban Yard PRASA Depot, eThekweni Municipality, KwaZulu-Natal, South Africa*

South African History Online. 2013. *Chatsworth, suburb of Durban* (<https://www.sahistory.org.za/place/chatsworth-suburb-durban>). Downloaded 04 June 2021