

**Dube TradePort**  
**Phase 2 Heritage Impact Assessment Trade Zone 2 Development**  
**Phase 2 Heritage Impact Assessment**

2016 04 19	00	Review	Elize Becker			
<b>Date</b>	<b>Rev.</b>	<b>Status</b>	<b>Prepared By</b>	<b>Checked By</b>	<b>Approved By</b>	<b>Approved By</b>
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## 1. Introduction

Hatch received an appointment from Dube TradePort Corporation to assess a historical structure located in close vicinity of the proposed Trade Zone 2 development. The purpose of the investigation is to provide an understanding of the significance of the structure and if a permitting strategy will be required to allow for the demolition of the derelict building. Hatch undertook a site survey with Dube TradePort Corporation on the 7<sup>th</sup> of April 2017 to confirm the location and assess the status of the structure in relation to the cultural landscape and previously recorded archaeological resources in the area. The structure in question was identified during 2012 when the Phase 1 Heritage Impact Assessment was undertaken and completed by Strategic Environmental Focus (Strategic Environmental Focus, 2012).



**Figure 1: Surrounding landscape**

## **2. The Objective of the Heritage Report**

The main objective of the report is to provide guidance and the a way forward to apply for a permit required by Amafa KZN Heritage should this be required. The secondary objectives relate to the following:

- To develop an understanding of where the structure is situated in relation to the cultural landscape and other proposed developments
- To describe the existing status of the historical structure and the significance thereof
- To provide a heritage permitting strategy required in line with the heritage legislations required in South Africa and KwaZulu - Natal

## **3. Project Description, Location and Archaeological Background**

The structure identified to be of historical value is situated on Dube TradePort land which is earmarked for light industrial development. The implementation of the developments follow a phased approach and the King Shaka International Airport is situated in the close vicinity. Dube TradePort Corporation is responsible for developing one of the largest infrastructural projects in the KwaZulu – Natal Region. It will also allow the development of a Special Economic Zone that will attract large scale investment opportunities. The Dube TradePort Development consists of 2040 hectares of land and is positioned between the Durban and Richards Bay Harbours (Dube Tradeport Corporation, 2015/2016).

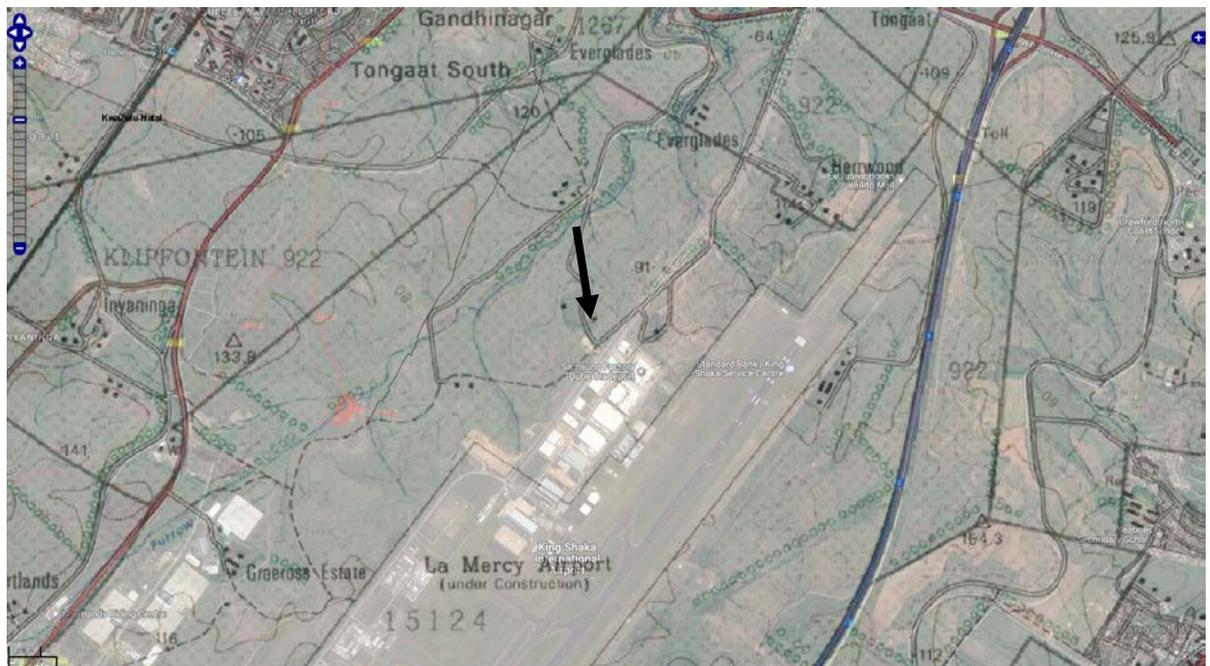
The Dube TradePort Trade Zone 2 Development is located on the remainder of Portion 9 of La Mercy Airport No. 15124, near La Mercy. Historically the area is known for the cultivation of sugar cane. Ninety percent of the land belonged to Tongaat Hulett and with the initiation of Tongaat Hulett Developments various land portions were sold to allow for developments to occur.

The historical structure identified is located on Klipfontein 922 and is bordered by Everglades and Herrwood in the North. The La Mercy or internationally named King Shaka Airport is situated south of the finding.

The immediate area where the structure is positioned is highly disturbed and relatively close to the existing light industrial developments, known as TradeZone 1 development (Refer to image below).



**Figure 2: Light Industrial Developments located opposite the historical structure identified**



**Figure 3: 1:50 000 map indicating position of the historical structure**

The 1:50 000 map indicated the occurrence of a structure at the specific location where the building was identified (Refer to image above). The coordinates of the location of the structure is at: 29°35'53.01"S;31°07'05.97"E.

#### **4. Legislation**

In terms of Subsection 33 of Heritage Resources Act (Act 25 of 1999) referring to general protection of structures, no structure which is expected to be older than 60 years may be demolished, altered or added to without prior written approval of the Amafa KZN Heritage Council. In the event a decision is made to alter, demolish or disturb the structure a built environment permit application will be required. During the permitting process the surrounding archaeological and historical background will also be taken into consideration (South African Heritage Agency, 1999).

#### **5. Historical Background**

During the 1950's settlements north and south of Durban were known as the frontiers of the sugar cane history (Duncan L. Du Bois, 2015). During 1839 to 1841 the view of the Colonial office was that Natal will never become prosperous because of it is inadequate harbour and hazardous coastline (Duncan L. Du Bois, 2015). A significant part of the historical records relate the occurrence of sugar cane farms and settlements. Various farm housing, labour courters and grave sites were identified in the area by archaeologists and historians during the past.

## 6. Site Description

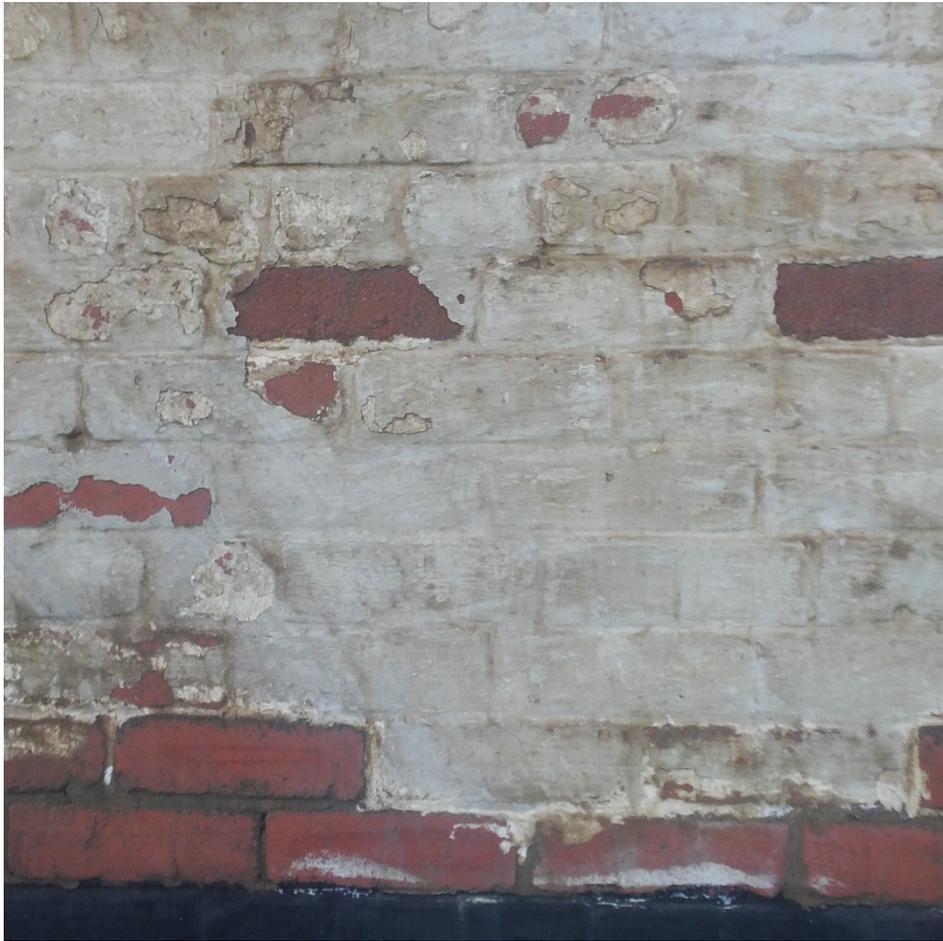
An old structure was identified surrounded by sugar cane and alien vegetation species. A significant part of the building collapsed. Proposed development of TradeZone 2 earthworks will only commence in close vicinity of the structure once the permit (from Amafa Heritage KZN) for demolition has been received.

The figures below ( Figure 4 to Figure 7) provide an overview of the historical structure identified and the surrounding landscape. The structure mostly collapsed and was overtaken by vegetation. Scattered material and collapsed brick walling occur on the surface.



**Figure 4: Structure is facing south. Most of the walls collapsed and overgrown by alien vegetation.**

The site was ground surveyed to determine if any graves may occur in the immediate area which were not identified. Close photographs were taken to display the types of bricks that were used and also the status of the structure.



**Figure 5: Close view of the brickworks used**

The area is highly disturbed, overgrown with mixture of indigenous and alien vegetation and therefore slightly difficult to enter as a result of surrounding construction developments and uneven surface.



**Figure 6: Outside view vegetation that surrounds the structure**

The site consists of collapsed walls and scattered bricks which make the area difficult to access.



**Figure 7: Most of the brickwork collapsed and scattered material surround the area**

The overall status of the historical structure is poor and surrounded by light industrial developments, roads and alien vegetation. The remaining landscape consists mainly of sugar cane that is earmarked for future development.

## **7. Permitting Strategy**

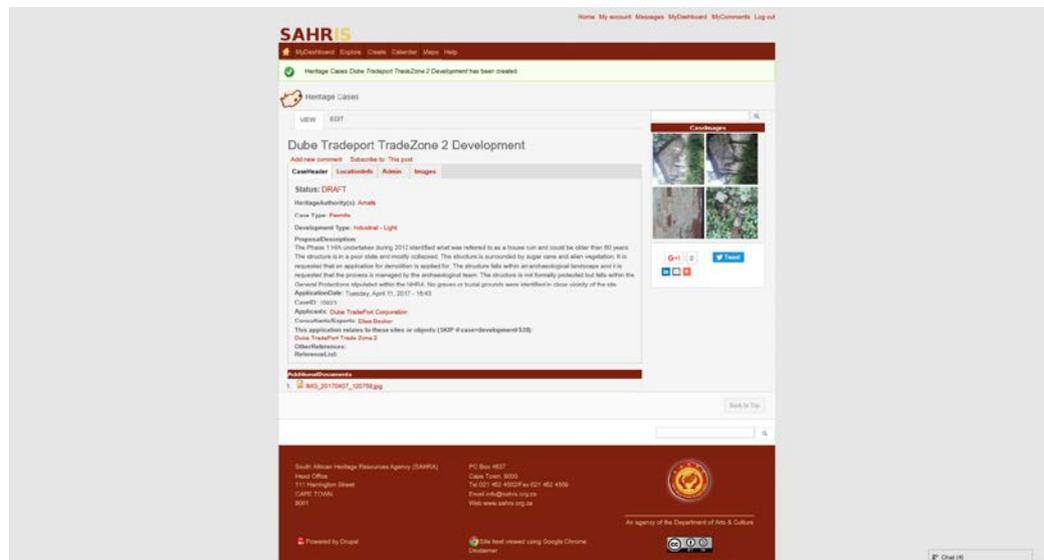
The objective of the permitting strategy is to provide a list of steps that will be required to apply for a permit that will allow the destruction of the building remains. The structure is located within an archaeological landscape and combined input may be required from the built environment as well as the archaeological units at Amafa KZN Heritage.

The following steps would need to be followed to apply for the relevant permits:

- Log a permit application via the South African Heritage Resources Agency (SAHRA) online system named SAHRIS (South African Heritage Resources Information System)

As part of this report, a case number was opened on the SAHRIS to register the application with the relevant case officers and inform the Amafa KZN Heritage that an application will be made.

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**Figure 8: Extract of SAHRA Case opened**

- Initially the permit application will be applied for *via* the Archaeology Section of Amafa KZN Heritage
- An online permit application will be submitted to SAHRA and a copy thereof will be emailed to Amafa KZN Heritage for decision making.
- Amafa KZN Heritage will make a decision if the permit can be issued by the Archaeology Section
- Payment of R700 will be required to process the application

In the event that SAHRA and Amafa KZN Heritage recommend that the permitting should be completed by the Built Environment, the following steps will be required:

- Apply for a Built Environment Permit using the SAHRIS online system
- A hard copy of the Built Environment application was provided by Amafa KZN Heritage (copy attached) for information
- Provide Amafa KZN Heritage with a copy of the permit application
- Permit Application payment of R700.00 will be required
- Await a final decision with permit conditions from the relevant heritage bodies

The following key people will be necessary to engage with:

Area	Responsible Person	Role Description	Contact Number
Archaeology	Hester Roodt	Archaeology Sites and Impact Assessments	033 394 6543
	Bernadet Pawandiwa	Archaeology Permits	033 394 6543
Built Environment	Ros Devereaux	Alterations, Demolitions	033 394 6543

## 8. Conclusion

To be able to conclude the permitting process a decision will be required by Amafa KZN who will be responsible for the decision making process. As part of the permitting strategy an initial request was logged. The initial request will allow for SAHRA and Amafa KZN Heritage to complete an internal review and provide guidance in terms of the permitting strategy going forward. The recommendation going forward is to apply for a heritage permit from the Archaeology Section that will allow for the demolition of the rest of the structure. The heritage permit should provide the terms and conditions required as well as any conditions that would need to be adhered to.

## **9. Bibliography**

- Dube Tradeport Corporation. (2015/2016). *Dube Tradeport Corporation Annual Report*. La Mercy: Dube Tradeport Corporation.
- Duncan L. Du Bois. (2015). *Sugar and Settlers, A History of the Natal South Coast 1850 to 1910*. Bloemfontein: SUN Media Bloemfontein.
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