

**BUILT ENVIRONMENT HERITAGE IMPACT ASSESSMENT REPORT**  
at  
(proposed) Portion 6 of Farm Blythedale 17461  
for the proposed Lakeside Industrial Development



**PREPARED FOR:**

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## 1. BACKGROUND INFORMATION

Lindsay Napier Architect was appointed by Confluence : Strategic Development & Environmental Partner, to prepare a Heritage Impact Assessment of Portion 6 of Blythedale Farm 17461, as a guide for the planning of Lakeside Industrial Development.

### Report details

<i>Client Name :</i>	RSPG Dev Co.(Pty)Ltd
<i>Document Title:</i>	Heritage Impact Assessment of proposed development on
<i>File Name :</i>	HIA-LakesideIndustDev-Ptn4Blythedale
<i>Address:</i>	Portion 6 of Blythedale Farm 17461
<i>Consolidation :</i>	None
<i>Zoning :</i>	Proposed industrial
<i>Municipality:</i>	KwaDukuza

## 2. TERMS OF REFERENCE

The report refers to KZN Amafa and Research Institute Act no.5 of 2018, which aims to protect heritage resources in Kwa Zulu Natal.

Clause 37 : General Protection : *“Structures – No structure which is, or which may reasonably be expected to be older than 60 years, may be demolished, altered or added to without prior written approval of the Council having been obtained on written application to the Council.”*

An **Heritage Impact Assessment Report** of the development site generally covers the following:

- 1. The identification and mapping of all heritage resources in the development site and in the surrounding area*
- 2. An assessment of the significance of the resources,*
- 3. An assessment of the impact of the development on the resources,*
- 4. An evaluation of the impact of the development on heritage resources relative to the sustainable social and economic benefits to be derived from the development,*
- 5. Public consultation*
- 6. Possible alternatives if the development adversely affects the heritage resources.*

The report is an independent view and makes recommendations to the Heritage authority based on its findings. The authority will consider the recommendations and make a decision based on conservation principles.

## 3. METHODS

Lindsay Napier is an architect experienced in assessment of protected buildings in KZN. She has previous experience in recording historic buildings, surveying townscapes and designing for protected buildings. The properties were inspected by Lindsay Napier on 2022-06-21.

Satellite images from Google Maps were used to establish the development of the area. SG diagrams and farm diagrams were used to analyse the history of the property boundaries and age of structures. Research was conducted at the KZN Deeds office and at the Natal Archives.

#### 4. LOCALITY

The development site is located West of the N2 between Shakas Kraal and Blythedale Beach. It is reached from the Blythedale-KwaDukuza (Stanger) off-ramp travelling West taking the first right onto a farm road. The road turns South under the KwaDukuza road and continues South parallel to the N2 freeway. There are two farmsteads within 200m of each other.

There is a treatment plant within 100m of Farmstead 2 and can be seen from the house.



Figure 4 : Google Earth Image 2021

#### **4. HISTORICAL, CULTURAL AND SOCIAL SIGNIFICANCE**

There are two farmsteads on the site that contain residential and agricultural buildings. The earliest aerial photographs of the area from 1937 (fig 1-2) indicate that the farmstead near the South-Eastern boundary was built prior to 1937. It was built close to a road and North of the Mvoti River.

Heritage resources identified in the area are associated with the period of King Shaka's rule and are recorded in the KwaDukuza Museum and information Centre in KwaDukuza.

The first sugar mill built in KZN, Gledhow Mill, is situated a short distance South-West of the farmstead. It was built by C.G.Smith in 1880.

From the aerial photographs, the land appears to have been planted with sugar-cane before 1937. The land register for the Blythedale Farm No.1380 originates with a Grant of 337 Acres in 1856 to Jacob.G.J.Hoffman. Various subdivisions were made from 1861 onwards.

When C.G.Smith and Sir Liege Hullett experimented with sugar farming in the late 1800s, many land owners followed suit and farmed the land to produce sugar cane. Many farms were uninhabited until there was a need for a manager to live on the land.

The access road which travels North-South passes close to the house in the 1937 aerial, whereas a diversion road shows up in the 1967 aerial photo, taking traffic away from the house. The N2 also appears in Fig.4, built close to the farmstead on East side. (fig. 3-4)





Figure 1 – 1937 aerial photograph



Figure 2 – 1937 Aerial photograph



*Figure 3 – 1967 Aerial photo*



## 6. ARCHITECTURAL SIGNIFICANCE AND DESCRIPTION OF STRUCTURES

### Farmstead 1 :



Figure 4



Figure 5

The Farmhouse has a hipped sheet roof (asbestos) with a single gable and veranda facing the garden. The house is built of brick, plastered and painted. It is raised above the ground with timber floorboards in the living rooms and bedrooms and concrete floors to bathrooms and kitchen. The internal doors and front door are timber framed, these are typical of the 1930s period. All windows are steel framed with internal timber-framed flyscreens. The farmhouse type is typical of the 1930s period and of basic construction without any architectural detail.





*Figure 6*



*Figure 7*



*Figure 8*



*Figures 9,10*

Other buildings (unprotected) :



*Figure 11 – farmstead 2*



*Figure 12 - Treatment plant seen from farmstead 1*

## 7. ASSESSMENT AND RECOMMENDATIONS

The following table is a summary of the significance statements in the report, measured on Local, regional, national and international importance (refer to Appendix A for explanations) :

Farmstead 1				
Significance	Importance			
	Local	Regional	National	International
Architectural	Low	Low	low	low
Historical	Low	low	low	low
Technical	Low	low	low	low
Scientific	Low	low	Low	low
Contextual	Low	low	low	low
Social	low	low	low	low

### RECOMMENDATIONS :

Farmstead 2 and the treatment plant are not over 60 years old, therefore not protected by the KZN Amafa Research and Institute Act.

The above and the low significance of the built structures on farmstead 1, which are over 60 years old makes the site **not-conservation-worthy (NCW)**.

The proposed development will not impact on any (built environment) Heritage Resources in the area. A demolition permit from Amafa KZN will be necessary to develop the site.



## APPENDIX A: CONVENTIONS USED TO ASSESS THE IMPACT OF PROJECTS ON HERITAGE RESOURCES

### Significance

According to the NHRA, Section 2(vi) the significance of heritage sites and artefacts is determined by its aesthetic, architectural, historical, scientific, social, spiritual, linguistic or technical value in relation to the uniqueness, condition of preservation and research potential. It must be kept in mind that the various aspects are not mutually exclusive, and that the evaluation of any site is done with reference to any number of these.

Matrix used for assessing the significance of each identified site/feature

#### 1. Historic value

- Is it important in the community, or pattern of history
- Does it have strong or special association with the life or work of a person, group or organisation of importance in history
- Does it have significance relating to the history of slavery

#### 2. Aesthetic value

- It is important in exhibiting particular aesthetic characteristics valued by a community or cultural group

#### 3. Scientific value

- Does it have potential to yield information that will contribute to an understanding of natural or cultural heritage
- Is it important in demonstrating a high degree of creative or technical achievement at a particular period

#### 4. Social value

- Does it have strong or special association with a particular community or cultural group for social, cultural or spiritual reasons

#### 5. Rarity

- Does it possess uncommon, rare or endangered aspects of natural or cultural heritage

#### 6. Representivity

- Is it important in demonstrating the principal characteristics of a particular class of natural or cultural places or objects.
- Importance in demonstrating the principal characteristics of a range of landscapes or environments, the attributes of which identify it as being characteristic of its class.
- Importance in demonstrating the principal characteristics of human activities (including way of life, philosophy, custom, process, land-use, function, design or technique) in the environment of the nation, province, region or locality.

#### 7. Sphere of Significance

	International	National	Provincial	Regional	Local	Specific community
High						
Medium						
Low						

#### 8. Significance rating of feature

1. Low
2. Medium
3. High

**Significance of impact:**

- **low:** where the impact will not have an influence on or require to be significantly accommodated in the project design
- **medium:** where the impact could have an influence which will require modification of the project design or alternative mitigation
- **high:** where it would have a “no-go” implication on the project regardless of any mitigation

**Certainty of prediction:**

- Definite: More than 90% sure of a particular fact. Substantial supportive data to verify assessment
- Probable: More than 70% sure of a particular fact, or of the likelihood of that impact occurring
- Possible: Only more than 40% sure of a particular fact, or of the likelihood of an impact occurring
- Unsure: Less than 40% sure of a particular fact, or the likelihood of an impact occurring

**Recommended management action:**

For each impact, the recommended practically attainable mitigation actions which would result in a measurable reduction of the impact, must be identified. This is expressed according to the following:

- 1 = no further investigation/action necessary
- 2 = controlled sampling and/or mapping of the site necessary
- 3 = preserve site if possible, otherwise extensive salvage excavation and/or mapping necessary
- 4 = preserve site at all costs
- 5 = retain graves

**Legal requirements:**

Identify and list the specific legislation and permit requirements which potentially could be infringed upon by the proposed project, if mitigation is necessary.