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HERITAGE SURVEY:

PHASE 1: HERITAGE IMPACT ASSESSMENT FOR THE DEVELOPMENT OF SUMMERPRIDE VILLAGE MIXED USE DEVELOPMENT on Erf 271 East London.

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1. SUMMARY

The National Heritage Resources Act (No 25 of 1999)(NHRA)

The protection of archaeological and palaeontological sites and material is the responsibility of a provincial heritage resources authority and all archaeological objects, palaeontological material and meteorites are the property of the state.

Any person who discovers archaeological or palaeontological objects or material or a meteorite in the course of development must immediately report the find to the responsible heritage resources authority, or to the nearest local authority offices or museum, which must immediately notify such heritage resources authority (South African Heritage Resource Authority – SAHRA).

In term of section 38 (1), any person who intends to undertake a development categorised as:

- exceeding 5,000 m² in extent; or
- the re-zoning of a site exceeding 10,000 m² in extent

must at the very earliest stages of initiating such a development, notify the responsible heritage resources authority and furnish it with details regarding the location, nature and extent of the proposed development.

The responsible heritage resources authority must, within 14 days of receipt of a notification:

- if there is reason to believe that heritage resources will be affected by such development, notify the person who intends to undertake the development to submit an impact assessment report. Such report must be compiled at the cost of the person proposing the development, by a person or persons approved by the responsible heritage resources authority with relevant qualifications and experience and professional standing in heritage resources management;
- notify the person concerned that this section does not apply.

Proposal

The requirement was for a survey of possible archaeological and historical heritage sites on the property Remainder Erf 271 East London, in order to establish the range and importance of possible heritage sites, the potential impact of the development and to make recommendations to minimize possible damage to these sites

The Investigation

No visible were found during the investigation.

There were **no visible sites** relating to:

- archaeological sites or middens, or material remains
- historic and actual graves;
- or any historic buildings over 60 years old;
- or any other relevant buildings,
- or evidence or recorded recognition of any historic battle or battlefield;
- or of any landmarks or evidence of places of social, spiritual or technological value (living heritage)
- or any unique landscape or geological (or palaeontological) features or objects

There are also no visible remains of any buildings on the site. It is currently a derelict site, located on the urban fringe and surrounded by – between the existing urban areas of Summerpride and Dawn, within the East London urban edge. Existing development occurs to the east, west and south of the site.

The site lies on the interface between the urban developed area and the peri-urban area to the north. This peri-urban area, while still within the defined urban edge, has yet to be developed, and is currently a mixture of residential/farming small holdings, guest houses and other business uses (e.g. Border Towing)

Most of the site area had been used for agricultural grazing purposes in the past (primarily grazing given its physical nature and that it has steep slopes) and is covered in dense high grass and patches of woody thicket and shrubs (Albany Coastal Belt). In addition it has more recently been used as an informal dumping site, and also as a pedestrian thoroughfare. It is also unlikely, given its proximity and distance from the coast, that any archaeological sites (primarily in the form of middens) may be exposed during development.

Cultural Sensitivity

Although no visible sites were located during the investigation, sites may be covered by soil and vegetation and dumping and will only be located once this has been removed and exposed. The area investigated, however, has been farmland for more than a century and thereafter derelict and located on the urban and industrial fringe of the city and the likelihood of finding any sites or remains of heritage significance are remote.

The broad area within which this development is located was also sparsely populated in the historic past, until it became farmland, allocated along the main routes between East London and King William's Town and the possibility of unearthing historic graves are minimum. From the 1860s, it has been privately owned and farmed, and the area does not contain settler family graves. Possible historic buildings are not located on the development site

Recommendations

It is recommended that the proposed development can proceed. As outlined above, there are no identifiable and visible or important heritage site implications of archaeological or cultural and historical, or living heritage, or of unique heritage significance.

If any concentrations of archaeological material (and/ or graves) are uncovered during development, it should be reported immediately to the necessary authorities, to SAHRA, the EL Museum and to the CES, the environmental consultant.

2. PROJECT INFORMATION

Status

The report is part of an Environmental Impact Assessment

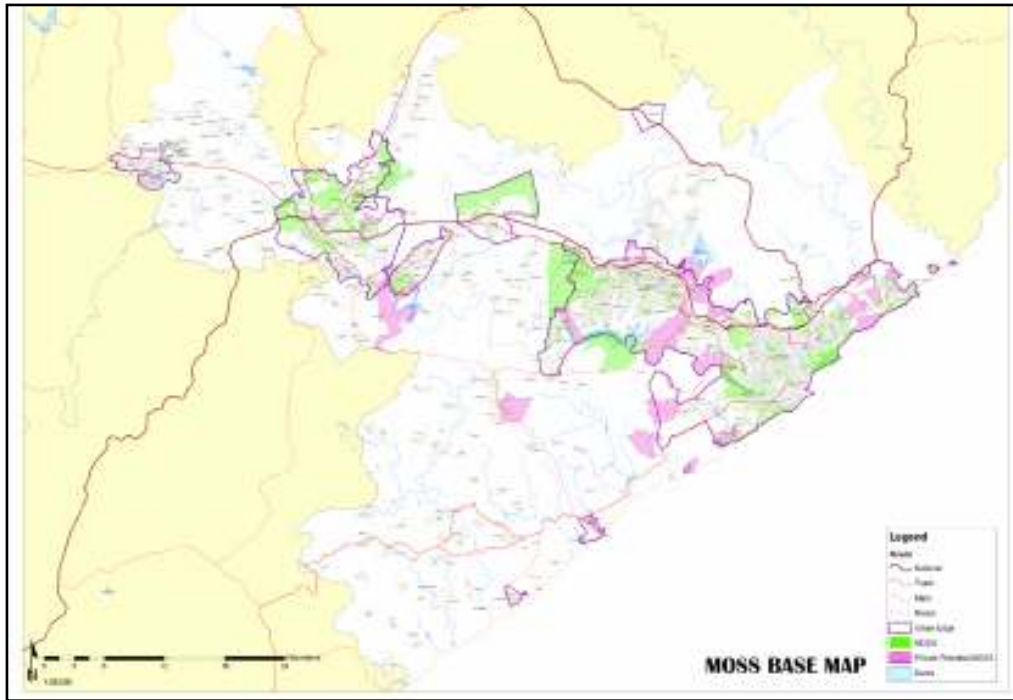
Location

Erf No: Remainder Erf 271 East London

Co-ordinates:

Map:

Scale 1:85 000



Type of development

Residential and development (limited land use development). The proposal is to develop a secure, mixed use estate, for middle to upper income groups, with the following components:

Component	Zoning	Consent use	Area
Commercial "Village Centre"	Business 1	Commercial workshops, places of worship, institution, hypermarket	1.65 ha
806 Apartments/Flats • 91 x 2 storey duplex units	Residential 5	Retirement village, day care centre, boarding house	12.74 ha

<ul style="list-style-type: none"> • 16 x 3 storey 24 unit apartment blocks • 20 x 3 storey 12 unit apartment blocks 			
Internal Private Open Space Network with attenuation ponds	Open Space 2 (Private Open Space)	Associated facilities	1.74 ha
Public Roads	Transport 2 (Public Road)		0.53 ha
Private Roads	Private Road		1.23 ha

The Developer:

Moneyline 1082 CC

The Environmental Consultant:

Greer Hawley/ CES

3. TERMS OF REFERENCE

Conduct a survey of possible archaeological and historical heritage sites on the remained of property/ Erf 271 East London, to establish the presence, range and importance of said heritage sites, the potential impact of the development and to make recommendations, if necessary, to minimize possible damage to these sites.

4. BRIEF HISTORICAL BACKGROUND

Literature Review

As has been shown, the coastal areas of South Africa are considered to be extremely rich in terms of heritage. Included in these areas are not only the full sequence of human history since the early Stone Age (since 1,5 million years ago) but also paleontology, and a variety of scenic, historical and cultural landscapes. Coastlines represent the point of intersection and of interaction between land and sea, which is extremely significant from a heritage point of view. The sea and the coast was a resource for people; and inter-tidal shellfish have a strictly linear distribution down the coast and probably had a strong influence on EIA communities to expand southwards, for example. Thus, in terms of its attractions for settlement and for activities, the coastal zone has been key in human history and 'settlement'.

The South African coast contains more concentrations of archaeological sites than any other part of the country, similarly the nation's oldest colonial settlements are all coastal. Transgressions and regressions of the sea are all manifested in the coastal geology and paleontology. Thus the coastal zone of the country is considered to be potentially heritage significant in a number of dimensions:

- palaeontology
- Archaeology
- Buildings and structures
- Cultural landscapes
- Places of historic significance
- Living heritage
- Oral history (and traditions)

However, this site is considerably further from the coast than is normally significant for discovering middens and/ or related early forms of settlement. As Binnemann has pointed out, shell middens are usually located within 300m of the high water mark, but can be found up to 5 km inland and thus this area falls outside of both the immediate coastal zone and the radius of 5 kms further inland. Most Early Iron Age (EIA) settled sites, more generally, occur in coastal lowlands, or incised river valleys further inland, but remain close to the rivers or major streams. Most are less than 3 kms from the sea, in areas with high rainfall, and where the vegetation is thought to have been forest or at least dense clumps of bush and trees (mixed bushveld) before land clearance for agriculture, and these would bear some evidence of a more permanent settlement and of forms of cultivation and habitation, and of links between these settlements and middens close to the shore. **This site shows no evidence of any of these EIA settlements or relationships, or of any earlier forms of Early, Middle and Later Stone Age (SA) settlement**

More recent Xhosa speaking settlement – associated with the 'House of Phalo', fluctuated between 1700 and 1850 and did not extend west of the Sundays River or east of the Mbashe River, along the coastal strip (see Peires, 1981). As he points out, though, the overwhelming majority lived on what he calls the 'highlands', on the slopes of smaller mountains like the Amatola and the Winterberg. Around 50 kms from the highlands, they drop into the coastal lowlands, which are less well suited to occupation, settlement and farming, and consequently are far less populated and occupied historically. However, he also points out that it was water not the land which determined settlement, and that the more rivers and streams, the more settlement was likely to occur. However, even so, the coastal areas, even if split by rivers like the Kwelegha, the Tsholomnqa, or the Nahoon, were likely to have been settled further inland than in the

coastal strip. In addition Peires also notes that settlements tended to be on ridges intersecting river valleys, with homesteads built facing the rising sun and near the tops of ridges, sheltered from the wind and drained by the downward slope. This, again, made the broader coastal zone (into which this site would fall) a place with very little settlement by Xhosa speaking people's in the period before colonial dispossession. Therefore historic and heritage sites associated with this history are not particularly prominent, visible, or expected.

This means that there was very little presence, and expectedly, very little sense of this area as being rich in local cultural landscape meanings and in living heritage. Even the absence of any significant Izivivane indicates this, as does the absence of local graves, or of stories and traditions associated with this coastal area.

The white settlement pattern in this region was established after the 1850s. (see Board, 1962, FHISER, 2005) In this particular case, farms were initially allocated along the lines of infrastructure established (roads and then rail between East London and KWT). Originally this farm was one of those allocated between 1858 and 1861. It was also originally a 1 500 acre farm, but was further sub-divided as part of what is known as the 'arcuate belt of active subdivision' around East London as it grew into a more urban settlement, and thus became smaller as a result of these subdivisions. This site was largely and historically used for grazing and has no actual historic buildings on it, and thus no 'settler heritage' (of historic settler buildings, graves, or landscapes) either.

5. DESCRIPTION OF THE PROPERTY

5.1 AREA SURVEYED

Location data

The site proposed for development, Remainder Erf 271 East London, is located approximately 12km north of the East London CBD. As such it falls within the Amathole District Municipality and the Buffalo City Local Municipality of the Eastern Cape Province of South Africa.

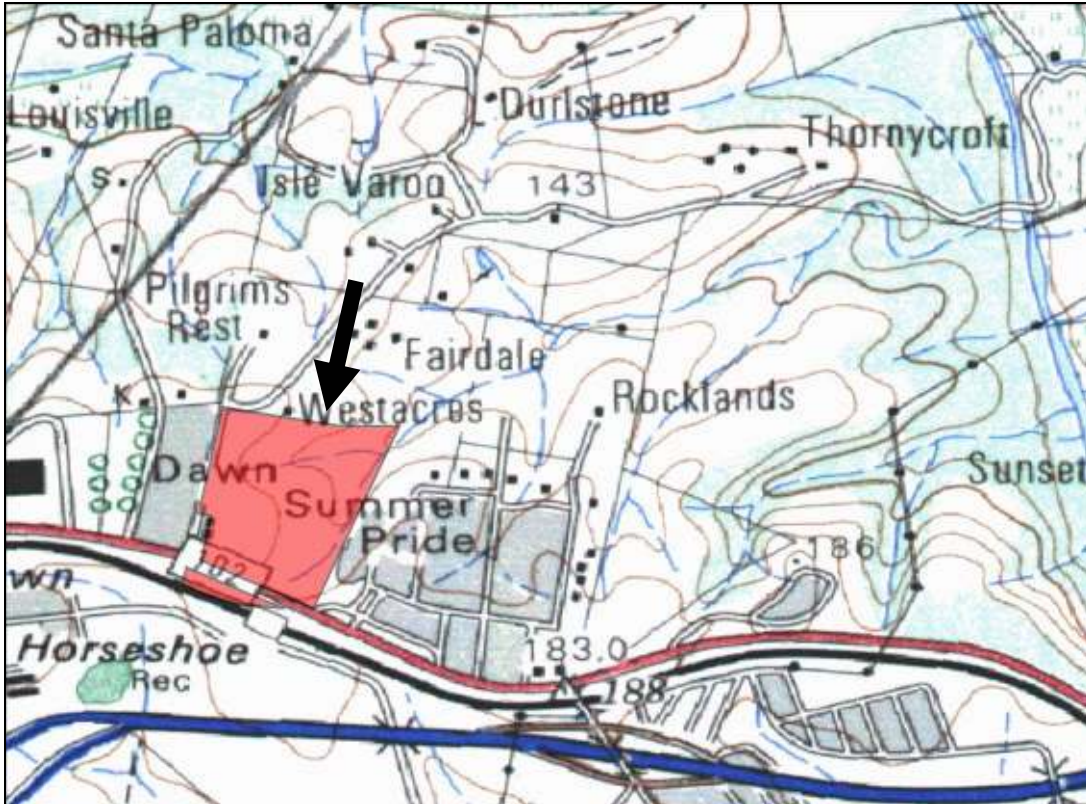
The site, which is 17.89 hectares in extent, lies between the existing suburbs of Summerpride and Dawn, North of the N2 from King Williams Town to East London, adjacent and predominantly north of Voortrekker Road, and north of a main railway line.

The property is currently owned by the applicant Moneyline 1082 cc.

In terms of the BCM SDF, the site falls within a Primary Corridor which includes both the:

- Mdansane East London Development Corridor; and
- The Railway Corridor

Locality Map



5.2 METHODOLOGY

Large areas of the property were investigated on foot. Spot checks were also conducted from a vehicle while driving around and through the property, where possible, although many areas are largely inaccessible. Potentially sensitive areas, including stream beds, wash-aways and eroded gullies were also investigated.

Documentary and historic archival records, and secondary literature relevant to the area were also consulted, and any possible oral histories and memories (and living heritage) referenced and no relevant material found.

Most of the property was used for agricultural activities in the past (primarily grazing), which would have included dairy and/or stock farming. The fields are now essentially abandoned stock grazing areas covered primarily by dense high grass, with patches of woody thicket and with informal dumped material. It was therefore impossible to locate or identify sites visibly in many parts of the area investigated, but no visible signs were apparent.

	
View over site	View over site
	
Properties to the North of site	Properties to the North of site
	
Surrounding suburbs	Surrounding suburbs

5.3 SURVEY/ DESCRIPTION OF SITES

No archaeological sites were found. Neither were there any historic sites, related either to graves, or to buildings. Neither was this a site of any major historical importance, related to the frontier wars of dispossession, or to

any subsequent periods (like removals, for example). No living heritage contexts were also identified or recorded.

Thus, the development site **does not contain** any visible or known, or recorded

- historic and actual graves;
- historic buildings over 60 years old;
- any other relevant buildings or their visible remains,
- evidence or recorded recognition of any historic battle or battlefield;
- any landmarks or evidence of places of social, spiritual or technological value (living heritage)
- or any unique landscape or geological (or palaeontological) features or objects

It is also unlikely that any archaeological heritage remains of any value will be found in situ, or of any contextual value in this area due to its over 150 year long extensive agricultural 'European' settler history of occupation and changing agricultural private land use activities in this past, and its current state of non-use.

Notwithstanding this, there is always a possibility that human remains and/or other archaeological and historical material may be uncovered during the development. Such material must be reported to the SAHRA, to the EL Museum and to the environmental consultants (CES) if exposed and development in this area would need to cease immediately until further studies are conducted and concluded.

5.4 DISCUSSION

This development, along with many others occurring in the Buffalo City and Amathole District Council area can have ripple effects on the largely currently invisible heritage and these resources need to be safeguarded where appropriate and identifiably possible. The future land owners and visitors should be informed about the archaeology and history of the area and the people who lived there, as well as the legislation which protects our cultural heritage.

6. RECOMMENDATIONS

The proposed area for development is of very low cultural and historical sensitivity. It is highly unlikely that any archaeological or historical material would be located during development, as stated above, but there is always a possibility that sites and material may be exposed after digging and the top soil is removed.

- (a) in the unlikely event that any concentrations of archaeological or historic material is uncovered during the development it should be reported to SAHRA, the EL Museum and to the environmental consultants, so that professional and systematic investigations can be undertaken, while also allowing sufficient and reasonable time for this to take place
- (b) Construction managers/ foremen should be informed before construction begins on possible types of heritage sites and cultural material they may encounter and the procedures (in (a) above) to follow
- (c) Each landowner should be made aware of the importance, sensitivity, conservation and protection of the cultural heritage of the region and the area, to avoid possible damages to heritage features or removal of material from heritage sites

7. GENERAL REMARKS AND CONDITIONS

Note: This report is for a Phase 1 Heritage Impact assessment only.

It must be emphasized that the conclusions and recommendations expressed are based on the visibility of archaeological and historical sites/ material and may not, therefore, reflect the actual real conditions, if identified once construction has begun. If such material is identified during construction, the onus is on the developer to ensure that no further damage or construction continues, and that the correct authorities are notified timeously and effectively. The final decision thereafter rests with the relevant heritage resources authority, and a permit or letter will be required.