

HERITAGE IMPACT ASSESSMENT OF THE PROPOSED CLAIRWOOD LOGISTICS PARK, ETHEKWENI MUNICIPALITY



ACTIVE HERITAGE cc.

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LIST OF ABBREVIATIONS AND ACRONYMS

EIA	Early Iron Age
ESA	Early Stone Age
HISTORIC PERIOD	Since the arrival of the white settlers - c. AD 1820 in this part of the country
IRON AGE	Early Iron Age AD 200 - AD 1000 Late Iron Age AD 1000 - AD 1830
LIA	Late Iron Age
LSA	Late Stone Age
MSA	Middle Stone Age
NEMA	National Environmental Management Act, 1998 (Act No. 107 of 1998 and associated regulations (2006).
NHRA	National Heritage Resources Act, 1999 (Act No. 25 of 1999) and associated regulations (2000)
SAHRA	South African Heritage Resources Agency
STONE AGE	Early Stone Age 2 000 000 - 250 000 BP Middle Stone Age 250 000 - 25 000 BP Late Stone Age 30 000 - until c. AD 200

EXECUTIVE SUMMARY

A heritage survey of the proposed Clairwood Logistics Park, Ethekweni Municipality identified nine heritage sites on the earmarked property. These sites are all protected by provincial heritage legislation. It is proposed that the developer maintain a buffer of at least 20m around each heritage site or feature. Should this not be possible then a second phase heritage impact assessment, by a built environment specialist, must be conducted to arrange for mitigation. Such mitigation may entail the issuing of a permit by Amafa to allow for the alteration of existing heritage sites by following the recommendations made by the built environment specialist. Limited destruction of existing features may be allowed providing that aspects of their original ambience is left intact. Apart from these heritage sites there is no archaeological reason why the proposed upgrade may not proceed on the remainder of the footprint as planned. Attention is drawn to the South African Heritage Resources Act, 1999 (Act No. 25 of 1999) and the KwaZulu-Natal Heritage Act (Act no 4 of 2008) which, requires that operations that expose archaeological or historical remains should cease immediately, pending evaluation by the provincial heritage agency.

1 BACKGROUND INFORMATION ON THE PROJECT

Table 1. Background information

Consultant:	Frans Prins (Active Heritage cc) for Kerry Seppings Environmental Specialists cc
Type of development:	Capital Property Fund propose to construct a Logistics/Distribution Park and associate structures including bulk sewer connection, bulk water supply, bulk electricity supply, upgraded access roads due to the possible increase in traffic, possible railway siding, storm water handling infrastructure. The coordinates for the proposed site are: 29°56'25.78"S and 30° 58' 05.31"E (Fig 1).
Rezoning or subdivision:	Rezoning
Terms of reference	To carry out a Heritage Impact Assessment
Legislative requirements:	The Heritage Impact Assessment was carried out in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) (NEMA) and following the requirements of the National Heritage Resources Act, 1999 (Act No. 25 of 1999) (NHRA) and the KwaZulu-Natal Heritage Act, 1997 (Act No. 4 of 2008)

1.1. Details of the area surveyed:

The site earmarked for development is the old Clairwood Racing Course and associated buildings. It is situated in the south of the Durban CBD close to the old Durban International Airport. The coordinates for centre of the proposed site are: 29°56'25.78"S and 30° 58' 05.31"E (Fig 1).

1.2. Cultural Heritage legislation

According to Section 3 (2) of the NHRA, the heritage resources of South Africa include:

- “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 palaeontological sites;
- g. graves and burial grounds, including.
 - 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. sites of significance relating to the history of slavery in South Africa;
- i. movable objects, including 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)."

In terms of section 3 (3) of the NHRA, a place or object is to be considered part of the national estate if it has cultural significance or other special value because of:

- "a. its importance in the community, or pattern of South Africa's history;
- b. its possession of uncommon, rare or endangered aspects of South Africa's natural or cultural heritage;
- c. its potential to yield information that will contribute to an understanding of South Africa's natural or cultural heritage;
- d. its importance in demonstrating the principal characteristics of a particular class of South Africa's natural or cultural places or objects;
- e. its importance in exhibiting particular aesthetic characteristics valued by a community or cultural group;
- f. its importance in demonstrating a high degree of creative or technical achievement at a particular period;
- g. its strong or special association with a particular community or cultural group for social, cultural or spiritual reasons;
- h. its strong or special association with the life or work of a person, group or organisation of importance in the history of South Africa; and
- i. sites of significance relating to the history of slavery in South Africa."

BACKGROUND TO ARCHAEOLOGICAL HISTORY OF AREA

The greater Durban, including the Clairwood area, has been relatively well surveyed for archaeological heritage sites by the KwaZulu-Natal Museum and subsequently by private heritage consultants in the last few years. Prior to 1950, the archaeological site distribution of the area was poorly known.

The available evidence, as captured in the Amafa and KwaZulu-Natal Museum heritage site inventories, indicates that the greater Durban area contains a wide spectrum of archaeological sites covering different time-periods and cultural traditions. These range from Early Stone Age, Middle Stone Age, and Later Stone Age to Early Iron Age, Middle Iron Age, and Later Iron Age sites. Two notable Middle Stone Age sites, i.e. Umlatuzana near Marianhill and Segubudu near Stanger have been

excavated in the last two decades and yielded impressive archaeological stratigraphies relating to the period associated with the origins of anatomically modern people. The Umhlatuzana shelter is situated approximately 12km to the north-west of the study area. Apart from an impressive stone tool assemblage covering both Later and Middle Stone Age periods it has also yielded faunal remains of large mammals that became extinct during the early Holocene such as the giant buffalo (*Pelarovis sp.*). Also notable is the Shongweni Later Stone Age shelter which was excavated in the 1970's. This shelter yielded some of the earliest remains of domesticated cereals in South Africa. The same site also yielded some of the only San rock art in the greater Durban area (Mazel 1989; Mitchell 2002).

Around 1 700 years ago an initial wave of Early Iron Age People settled along the inland foot of the sand dunes on sandy but humus rich soils which would have ensured good crops for the first year or two after they had been cleared. These early agropastoralists produced a characteristic pottery style known as Matola. The Matola people also exploited the wild plant and animal resources of the forest and adjacent sea-shore. The communities seems to been small groups of perhaps a few dozen slash-and burn cultivators, moving into a landscape sparsely inhabited by Later Stone Age San hunter-gatherers.

By 1500 years ago another wave of Iron Age migrants entered the area. Their distinct ceramic pottery is classified to styles known as "Msuluzi" (AD 500-700), Ndongondwane (AD 700-800) and Ntshekane (AD 800-900). The majority of these sites occur inland along the major river valleys of KwaZulu-Natal below the 1000m contour (Maggs 1989:31; Huffman 2007:325-462). Various sites of this period have been recorded along the Umgeni River to the immediate north of the study area.

Some of the shell middens recorded along the coastline of KwaZulu-Natal belongs to the very first Nguni-speaking agropastoralists who settled in the province. These sites have been dated to approximately 1200 years ago. In addition, sites belonging to the immediate ancestors of the present Zulu-speaking communities in the area have been located in various locations in the greater Durban area. A large percentage of more recently recorded sites occur along the dune cordon and slightly inland in the form of shell middens which were mostly created by Iron Age shellfish gatherers although some of the stratigraphic layers may extend back to Later Stone Age periods (Anderson *pers.com*). Perhaps the most notable Later Iron Age shell midden occurs at the mouth of the Umhlanga lagoon.

Various colonial era and historical period sites occur in the greater Durban area. These date from about 1840 and are usually associated with the first European settlers as well as Indian immigrants in the area. Various historical buildings occur in the greater Durban area in the form of government, church and residential buildings. More recent struggle era sites also abound in the greater Durban area. Notable heritage sites in Durban include the Francis Farewell Square, the City Hall, St Paul's Anglican Church and the Vicarage, Royal Hotel, West Street Post Office, the Old Railway Buildings, the Old Fort at Warrior's Gate, Vasco da Gama Clock, Dick King Statue, Sastri College,

Elephant House, Howard College, Passive Resistance Site, Shree Ambalavanaar Alayam Temple, Ohlange Institute, and the Ghandi's Phoenix settlement (Derwent 2006).

Historical background of the Clairwood Racing Course

Clairwood Racecourse, situated in the southern part of Durban, was constructed on terrain that was originally marshland. A combination of foresight and careful planning saw the official opening on Tuesday May 24, 1921. Clairwood Racecourse, also known as the "Garden Course", is an oasis of fauna and flora, which, when combined with the excitement of horseracing, made for many years an ideal venue for an afternoon's entertainment. The left-handed oval racetrack is 2500 metres in circumference, with one of the easiest turns in the country. The run-in to the winning post is 600 metres. There is also a 1 200 metre straight, meeting the bend at the 600 metre post. The course has seen many a champion over the years making their mark there.

The Department of Defence brought racing to a standstill at Clairwood during the Second World War from August 1942 to May 1945, as they seized the property for their military operations. At some point during this period, a shipment of Polish women from refugee camps arrived in the port of Durban in a deplorable condition. By the time they left Durban, they had swiftly returned to their high spirits after being lodged in the quarters of the transformed stables and Clairwood's delightful scenery.

However, horse racing soon commenced as usual. Playing host to several of the most thrilling races seen in South Africa, such as the Grade 1 Champions Cup, Grade 1 Gold Challenge, the Grade 1 Mercury Sprint, the Gold Circle Derby and the Gold Circle Oaks and in 2003, Clairwood became the new address of the Premiers Champion Stakes and the Thekwini Fillies Stakes. The renowned Champions Cup: formerly Clairwood Winter Handicap; spearheads the KwaZulu-Natal Winter Racing Season at Clairwood. In the past, it was known as the Mainstay 1800 and thereafter the Sharp Electronics Cup, and is now run as the Champions Cup, generating unforgettable finishes. In December 1999, Clairwood joined Gold Circle Racing, along with Durban based Greyville and Scottsville racecourses.

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2 BACKGROUND INFORMATION OF THE SURVEY

2.1 Methodology

A desktop study was conducted of the archaeological databases housed in the KwaZulu-Natal Museum. In addition, the available archaeological literature covering the greater Durban area was also consulted.

A ground survey, following standard and accepted archaeological procedures, was conducted.

2.2 Restrictions encountered during the survey

2.2.1 Visibility

Visibility was good.

2.2.2 Disturbance

No disturbance of any potential heritage features was noted.

2.3 Details of equipment used in the survey

GPS: Garmin Etrek

Digital cameras: Canon Powershot A460

All readings were taken using the GPS. Accuracy was to a level of 5 m.

3 DESCRIPTION OF SITES AND MATERIAL OBSERVED

3.1 Locational data

Province: KwaZulu-Natal

Municipality: Thekweni Municipality

Town: Durban

3.2 Description of the general area surveyed

The site earmarked for development is the old Clairwood Racing Course and associated buildings. Although this property has been on the market for a couple of years it has only recently been sold to Capital Property Fund. It is the only large “undeveloped” site available for large scale industrial or logistics/distribution purposes in the local area (Fig 1). It roughly covers an area of 820m x 750m. The footprint

includes the actual race course and associated lunging arenas, the pavilion, horse stables, and various outbuildings. The proposed development activity includes the construction of a logistics/distribution park and associated structures including bulk sewer connection, bulk water supply, bulk electricity supply, upgraded access roads to accommodate the possible increase in traffic, possible railway siding and storm water handling infrastructure. The coordinates for centre of the proposed site are: 29°56'25.78"S and 30° 58' 05.31"E (Fig 1).

3.3 Heritage sites identified

The Clairwood Racecourse is 91 years old. It is older than 60 years and is therefore strictly speaking a heritage site protected by provincial heritage legislation. However, buildings and structures have been erected over various periods on the footprint. Only nine of the existing buildings and features on the footprint are older than 60 years. These include four residential homes, horse stables, some outbuildings, and the actual racing track and associated lunging rings. Their context and significance is presented in Table 2.

Table 2. Heritage sites located during the ground survey.

	Heritage site category	Brief description	Significance (Table 3)	Mitigation	GPS Latitude and Longitude
1	Outbuilding signboard as Picnic Site (Figs 2 & 3).	Building built in 1940's style. It has a sign board saying "picnic site" and borders onto the Gold Ring Enclosure. The building is approximately 100m X 100m in extent.	The building style suggests that it was erected in the 1940's. The building does not appear to be highly significant and rare and there are many similar examples in the greater Durban area. It is rated as Generally Protected A (i.e. it has medium to high significance locally). (Table 3). Mitigation will be required before destruction.	Maintain a 20m buffer zone around the building. Alternatively motivate for a second phase heritage impact assessment, by a built environment specialist to arrange for mitigation.	S 29° 56.473 E 30° 57.875
2	White stable building (Figs 2 & 4).	Horse stables built in 1950's or earlier. The structure is	The building style suggests that these stables were erected in	Maintain a 20m buffer zone around the building.	S 29° 56.487 E 30°

		approximately 100m long.	the 1950's or earlier. The building does not appear to be highly significant and rare. However, it may be one of only a few stables built during this period that remains intact. It is rated as Generally Protected A (i.e. it has medium to high significance locally). (Table 3). Mitigation will be required before destruction.	Alternatively motivate for a second phase heritage impact assessment, by a built environment specialist to arrange for mitigation.	57.811
3	Residential home (no 1) (Figs 2 & 5).	Residential home build in 1920's – 1930's style. Covers an area of approximately 50m x 30m.	The building style suggests that it was erected in the 1920's – 1930's. The residential home is still intact and inhabited. The building does not appear to be highly significant and rare and there are many similar examples in the greater Durban area. It is rated as Generally Protected A (i.e. it has medium to high significance locally). (Table 3). Mitigation will be required before destruction	Maintain a 20m buffer zone around the building. Alternatively motivate for a second phase heritage impact assessment, by a built environment specialist to arrange for mitigation.	S 29° 56.439 E 30° 57.771
4	Residential home (no 2) (Figs 2 & 6).	Residential home build in 1920's – 1930's style. Covers an area of approximately 50m x 30m	The building style suggests that it was erected in the 1920's – 1930's. The residential home is still intact and inhabited. The building does not appear to be highly significant and rare and there are many similar examples in the greater Durban area. It is rated as Generally Protected A (i.e. it has medium to high significance locally). (Table 3). Mitigation will be required before	Maintain a 20m buffer zone around the building. Alternatively motivate for a second phase heritage impact assessment, by a built environment specialist.	S 29° 56.454 E 30° 57.766

			destruction		
5	Residential home (no 3) (Figs 2 & 7).	Residential home build in 1920's – 1930's style. Covers an area of approximately 50m x 30m	The building style suggests that it was erected in the 1920's – 1930's. The residential home is still intact and inhabited. The building does not appear to be highly significant and rare and there are many similar examples in the greater Durban area. It is rated as Generally Protected A (i.e. it has medium to high significance locally). (Table 3). Mitigation will be required before destruction	Maintain a 20m buffer zone around the building. Alternatively motivate for a second phase heritage impact assessment, by a built environment specialist.	S 29° 56.465 E 30° 57.780
6	Residential home (no 4) (Figs 2 & 8).	Residential home build in 1920's – 1930's style. Covers an area of approximately 50m x 30m	The building style suggests that it was erected in the 1920's – 1930's. The residential home is still intact and inhabited. The building does not appear to be highly significant and rare and there are many similar examples in the greater Durban area. It is rated as Generally Protected A (i.e. it has medium to high significance locally). (Table 3). Mitigation will be required before destruction	Maintain a 20m buffer zone around the building. Alternatively motivate for a second phase heritage impact assessment, by a built environment specialist to arrange for mitigation.	S 29° 56.481 E 30° 57.779
7	Outbuilding (Fig 2)	Red brick outbuilding located next to a small dam on property. Covers an area of approximately 20m x 20m.	The building style suggests that this building was erected in the 1930's if not earlier. The building is still intact. It is rated as Generally Protected A (i.e. it has medium to high significance locally). (Table 3). Mitigation will be required before	Maintain a 20m buffer zone around the building. Alternatively motivate for a second phase heritage impact assessment, by a built environment specialist to arrange for mitigation.	S 29° 56.568 E 30° 57.791

			destruction		
8	Stables (Fig 2 & 9)	Stables in red bricks. Approximately 100m long.	It appears that these stables were modified over various periods, however, it still retains 1930's building features. The building is still intact. It is rated as Generally Protected A (i.e. it has medium to high significance locally). (Table 3). Mitigation will be required before destruction	Maintain a 20m buffer zone around the building. Alternatively motivate for a second phase heritage impact assessment, by a built environment specialist to arrange for mitigation.	S 29° 56.645' E 30° 57.853'
9	Racing track (Figs 2 & 10)	Racing track. It is constructed on the grass but as a feature dates back to the 1920's.	Although the racing track is a feature superimposed on a grass surface it is a structure constructed by humans that is more than 60 years old. Not only is this the essence of the Clairwood race course but it is most probably also the oldest structure on the footprint. It dates back to the 1920's. It is rated as Generally Protected A (i.e. it has medium to high significance locally). (Table 3). Mitigation will be required before destruction	Maintain a 10m buffer zone around the track. Alternatively motivate for a second phase heritage impact assessment, by a built environment specialist to arrange for mitigation.	S 29° 56' 28.67" E 30° 57' 56.87"

4 STATEMENT OF SIGNIFICANCE (HERITAGE VALUE)

4.1 Field Rating

The heritage sites on the footprint have all been rated as Generally Protected A i.e. they are all considered to be of medium to high significance locally (Table 3). The implication is that they may not be disturbed or altered under any circumstance. It is

important to maintain a buffer zone of at least 10m around these heritage sites. However, should there be a need to alter or destroy these sites then a second phase heritage impact assessment, by a built environment specialist, needs to be implemented.

Table 3. Field rating and recommended grading of sites (SAHRA 2005)

Level	Details	Action
National (Grade I)	The site is considered to be of National Significance	Nominated to be declared by SAHRA
Provincial (Grade II)	This site is considered to be of Provincial significance	Nominated to be declared by Provincial Heritage Authority
Local Grade IIIA	This site is considered to be of HIGH significance locally	The site should be retained as a heritage site
Local Grade IIIB	This site is considered to be of HIGH significance locally	The site should be mitigated, and part retained as a heritage site
Generally Protected A	High to medium significance	Mitigation necessary before destruction
Generally Protected B	Medium significance	The site needs to be recorded before destruction
Generally Protected C	Low significance	No further recording is required before destruction

5 RECOMMENDATIONS

Nine heritage sites or features have been located during this survey on the footprint. Although these sites are not highly rated they have local significance and are therefore protected by heritage legislation. It is proposed that the developer maintain a buffer zone of 10m around each site where no development may occur. No removal of artefacts or alterations of any heritage structure will be allowed within this zone. Alternatively, should the developer wish to develop in the immediate vicinity of each heritage site (within the 10m buffer zone) then a phase two heritage assessment, by a built environment specialist, should take place in order to assist with the mitigation process. Amafa will provide a list of accredited specialists for such assessments. Depending on the recommendations of this second phase assessment Amafa may issue a permit to allow for the alteration or destruction of a heritage site. Although mitigation often occurs in such instances it is important for the developers to incorporate aspects of the heritage ambiance of a site in any development proposal.

There is no archaeological reason why the proposed development may not take place on the remainder of the footprint as planned. It should, however, be pointed out that the KwaZulu-Natal Heritage Act requires that operations exposing archaeological and

historical residues should cease immediately pending an evaluation by the heritage authorities.

6 MAPS AND FIGURES

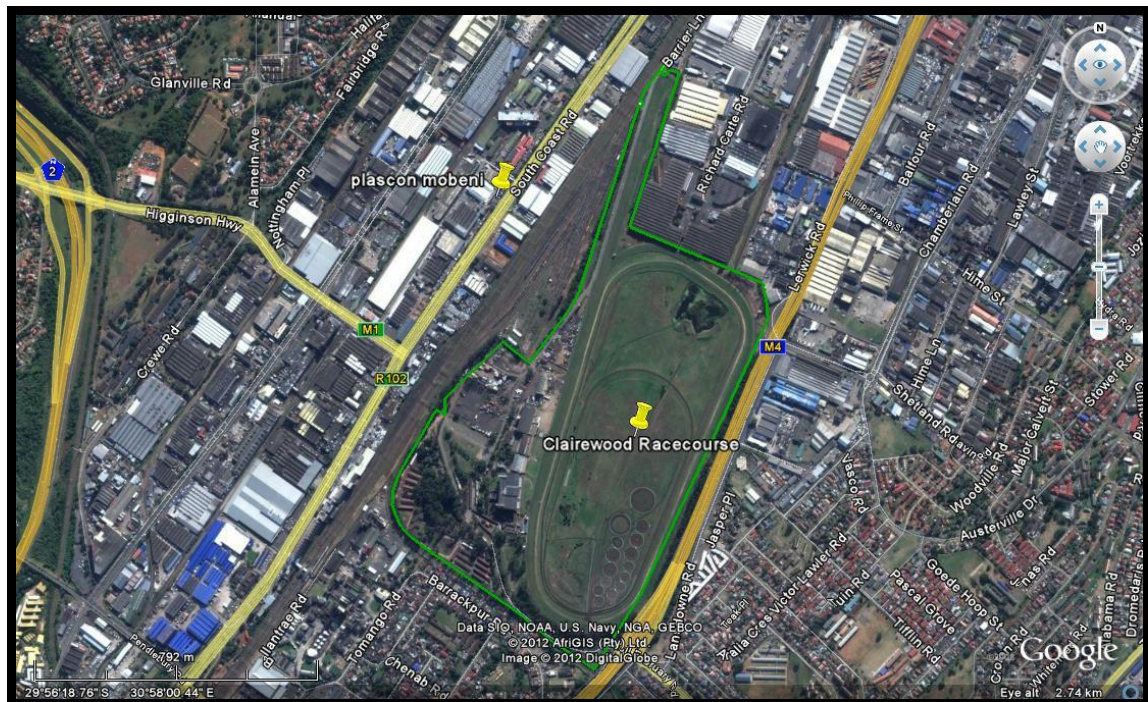


Figure 1. Google aerial photograph showing the location of the study area (outlined in green).

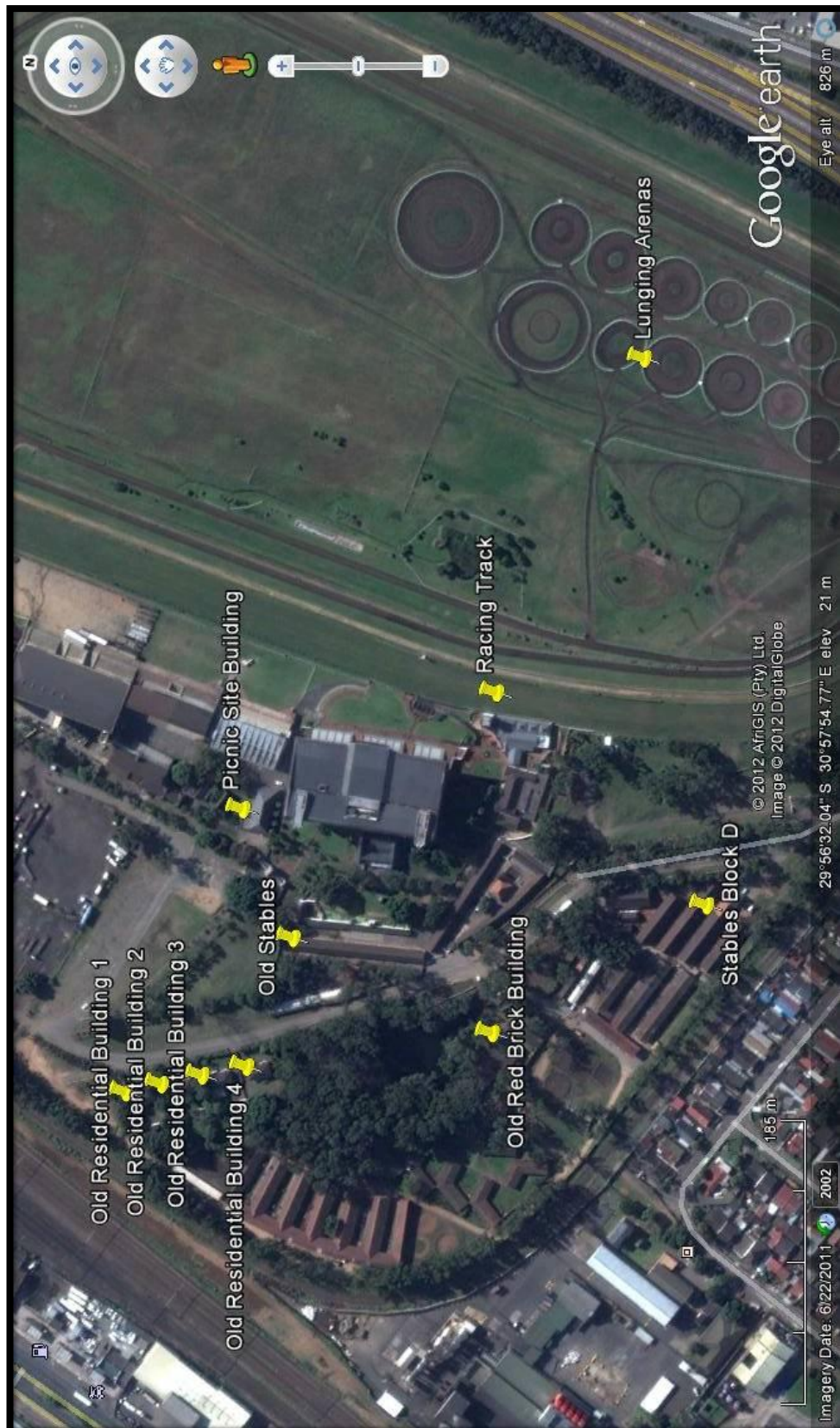


Figure 2. Google aerial photograph showing the location of heritage sites on the footprint.



Figure 3. Building older than 60 years marked with signboard saying “picnic site”.



Figure 4. Horse stables older than 60 years.



Figure 5. Residential home older than 60 years (no 1)



Figure 6. Residential home older than 60 years (no 2)



Figure 7. Residential home older than 60 years (no 3).



Figure 8. Residential home older than 60 years (no 4)



Figure 9. Horse Stables



Figure 10. Clairwood Racetrack

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