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## MEMORANDUM

DIRECTORATE ECONOMIC ENVIRONMENTAL AND SPATIAL PLANNING  
ENVIRONMENTAL RESOURCES MANAGEMENT DEPARTMENT  
ENVIRONMENTAL AND HERITAGE MANAGEMENT BRANCH

Date: 18 April 2012  
To: Heritage Western Cape  
Att: Human Settlements  
Ref. No.: 21/2/7/2/25

Dated:

**LANGA FIRE DISASTER: APPLICATION FOR DEMOLITION PERMIT FOR FIRE DAMAGED ZONES IN LANGA, CAPE TOWN – ERVEN 2034 – 2053/ 2115 – 2133/ 2076, 2077 AND 1827 – 1830.**



Aerial view of Langa Hostels before the fire in March 2012 – CCT 2012

The City of Cape Town, on the 7 February 2012, served notice on the City Manager in order to demolish hostel units in Zones 17, 19 and 20 as they have been damaged in a fire beyond repair and are now a threat to life as they are structurally unsound. The units include 65 – 68 in Zone 20, units 13 -16 in Zone 19 and Units 9 – 13 in Zone 17.

At a meeting held on the 8 March 2012, a decision was made to demolish the damaged structures and to clear the affected area. The area would be utilised for the construction of multi-storey Community Residential units. An inter-departmental team was tasked with managing the project. The age of the hostels has not been determined as yet.



Aerial View of Langa Hostels after the fire in March 2012, CCT 2011



Aerial View of Langa indicating the location of hostels, CCT 2011

As the demolition and proposed development will involve three or more erven, a NID is required to be submitted to HWC in this regard. Based on this HWC must make a decision as to whether a heritage impact assessment will be required for the development. The demolition can be approved prior to this impact assessment.

The hostels do not appear on the City of Cape Town's 1945 aerial map. It is unclear as to exactly what year they were constructed; however, it appears they were built between 1944 and 1957. As the age is unclear a permit is being obtained from HWC and a submission made to SAHRA in terms of Langa's Grade 1 NHS status. There are numerous examples of these hostels remaining and this is an urgent application.

As the site is a Grade 1 heritage site, approval for future developments must be obtained from the South African Heritage Resources Agency (SAHRA).



Between 1944 and 1957, eight hundred and fifty small, row hostels were built to accommodate a further thirteen thousand six hundred single men. This area of development became known as the 'zones'. These units have since been converted to family housing.

Recommendation:

1. That the hostels and units on the above-mentioned erven be demolished as per the attached application.

Regards

M van Heerden  
Environmental Heritage Management