



iLifa leMveli leNtshona Koloni
Erfenis Wes-Kaap
Heritage Western Cape

NOTIFICATION OF INTENT TO DEVELOP

Completion of this form is required by Heritage Western Cape for the initiation of all impact assessment processes under Section 38(1) & (8) of the National Heritage Resources Act.

Whilst it is not a requirement, it may expedite processes and in particular avoid calls for additional information if certain of the information required in this form is provided by a heritage specialist/s with the necessary qualifications, skills and experience.

A. BASIC DETAILS

PROPERTY DETAILS:

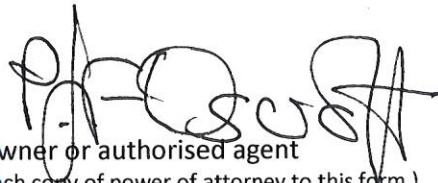
Name of property: LTA Hostel, owned by the City and the privately owned PSG Hostels (Portion of the Main Barracks, Langa)	
Street address or location (eg: off R44): cnr Lerotholi and Rhodes	
Erf or farm number/s: 819, 2737	Coordinates: 33°56'45.77" S 18°31'33.20"E (A logical centre point. Format based on WGS84.)
Town or District: Langa	Responsible Municipality: City of Cape Town
Extent of property: The site of the whole Main Barracks complex measures approximately 26 000 sqm	Current use: Hostel
Predominant land use/s of surrounding properties: Low income rental housing	

REGISTERED OWNER OF PROPERTY:

Name Peter Oscroft (on behalf of Human Settlements) City of Cape Town (The PSG hostel is currently in private ownership, but the City is considering the feasibility of acquiring it.)		
Address 12 Hertzog Boulevard, Cape Town, 8000		
Telephone 021 400 2120	Cell 084 555 5006	E-mail peter.oscroft@capetown.gov.za

By the submission of this form and all material submitted in support of this notification (ie: 'the material'), all applicant parties acknowledge that they are aware that the material and/or parts thereof will be put to the following uses and consent to such use being made: filing as a public record; presentations to committees, etc; inclusion in databases; inclusion on and downloading from websites; distribution to committee members and other stakeholders and any other use required in terms of powers, functions, duties and responsibilities allocated to Heritage Western Cape under the terms of the National Heritage Resources Act. Should restrictions on such use apply or if it is not possible to copy or lift information from any part of the digital version of the material, the material will be returned unprocessed.

I confirm that I enclose with this form four hardcopies of all material submitted together with a CD ROM containing digital versions of all of the same.



Signature of owner or authorised agent
(Agents must attach copy of power of attorney to this form.)

Date 03 / 02 / 2014

DEVELOPMENT DETAILS:

Please indicate below which of the following Sections of the National Heritage Resources Act, or other legislation has triggered the need for notification of intent to develop.

<input type="checkbox"/> S38(1)(a) Construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier over 300m in length.	S38(1)(c) Any development or activity that will change the character of a site -
<input type="checkbox"/> S38(1)(b) Construction of a bridge or similar structure exceeding 50m in length.	<input checked="" type="checkbox"/> (i) exceeding 5 000m ² in extent;
<input type="checkbox"/> S38(1)(d) Rezoning of a site exceeding 10 000m ² in extent.	<input type="checkbox"/> (ii) involving three or more existing erven or subdivisions thereof;
<input type="checkbox"/> Other triggers, eg: in terms of other legislation, (ie: National Environment Management Act, etc.) Please set out details:	<input type="checkbox"/> (iii) involving three or more erven or divisions thereof which have been consolidated within the past five years. If you have checked any of the three boxes above, describe how the proposed development will change the character of the site: The hostels form the majority of the Main Barracks. The development will involve the demolition of some structures and the erection of higher structures changing the original aspect of the site and losing original fabric.

If an impact assessment process has also been / will be initiated in terms of other legislation please provide the following information:

Authority / government department (ie: consenting authority) to which information has been /will be submitted for final decision: City of Cape Town

Present phase at which the process with that authority stands: Desktop Feasibility Assessment

Provide a full description of the nature and extent of the proposed development or activity including its potential impacts (eg: changes in land use, envisaged timeframes, provision of additional bulk services, excavations, landscaping, total floor area, height of development, etc. etc.): The existing buildings are single storey, each floor approximately 1 100 sq m in extent. 99 households occupy each building under extremely cramped conditions with inadequate services. Internal reconfiguration of each single storey building would yield approximately 25 accomodation units with 2 bedrooms, a bathroom and a reasonable living area. This means that approximately 74 households would be displaced from each of the 3 buildings.

There is practically no undeveloped land available in Langa for relocation of the tenants.

It is therefore intended to demolish and replace the buildings with 2 and 3 storey blocks of apartments, basically on the same footprint as the original buildings but with additional blocks within the courtyard framed by the main U-shaped building.

The site is fully serviced, excavations would be as required for a 3 storey building, the site would be landscaped with paved surfaces, a number of tree planters and benches; the proposed buildings would total 3 250 sqm and the roof line of the highest 3 storey building would be 8.75 above the existing ground level. Parking for motor vehicles will be provided at a ratio of between 0.1 and 0.25 per accommodation unit

B. HERITAGE RESOURCES AND IMPACTS THEREUPON

Section 3 of the National Heritage Resources Act sets out the following categories of heritage resource as forming part of the national estate. Please indicate the known presence of any of these by checking the box alongside and then providing a description of each occurrence, including nature, location, size, type

Failure to provide sufficient detail or to anticipate the likely presence of heritage resources on the site may lead to a request for more detailed specialist information.

(The assistance of relevant heritage professionals is particularly relevant in completing this section.)

Provide a short history of the site and its environs (Include sources where available): See document attached

Please indicate which heritage resources exist on the site and in its environs, describe them and indicate the nature of any impact upon them:

<input checked="" type="checkbox"/>	<p>Places, buildings, structures and equipment of cultural significance</p> <p>Description of resource: The Main Barracks were completed in 1927. This complex was one of the earliest buildings to be erected in Langa. The Barracks were located at the end of Station Road (today Lerotholi Ave). The Barracks were designed to be easily and quickly converted into a prison/place of confinement should this be required. The cruciform shape is unique and design similarities can be found in 19th century workshouses and prisons.</p> <p>Description of impact on heritage resource: Original buildings to be demolished</p>
<input checked="" type="checkbox"/>	<p>Places to which oral traditions are attached or which are associated with living heritage</p> <p>Description of resource: The Main Barracks form one of the main narrative themes in the oral history of Langa. It has developed as a result, into one of the main attractions of Langa Tourism</p> <p>Description of impact on heritage resource: The redevelopment of the Main Barracks may have a significant impact on the site as a tourism heritage resource and landmark feature of Langa both physically as well as traditionally in terms of the manner in which the design of Langa was used to control people. Already the redevelopment of Welcome Zenzile has had a negative impact on the legibility of the Main Barracks as a historic urban feature.</p>
<input checked="" type="checkbox"/>	<p>Historical settlements and townscapes</p> <p>Description of resource: Langa is the oldest formally laid out township. The Main Barracks is the main historic townplanning feature: it was situated at the end of Station Road. As new migrant workers came into the City, they were vetted at the railway station. If they passed the health exams, they were processed (a system which many informants likened to being treated like animals) and then sent down the road to the Main Barracks. The Main Barracks therefore formed the 'end of the line' of the so-called Migrant Passage/</p> <p>Description of impact on heritage resource: The legibility of the Main Barracks and its relationship with Lerotholi Ave. It is a symbol of Apartheid era townplanning and control, and while this may be a negative socio-historical element, the community of Langa has developed a growing tourism industry around this history.</p>

<input type="checkbox"/>	Landscapes and natural features of cultural significance Description of resource: Description of impact on heritage resource:
<input type="checkbox"/>	Geological resources of scientific or cultural importance Description of resource: Description of impact on heritage resource:
<input type="checkbox"/>	Archaeological resources (Including archaeological sites and material, rock art, battlefields & wrecks): Description of resource: Description of impact on heritage resource:
<input type="checkbox"/>	Palaeontological resources (ie: fossils): Description of resource: Description of impact on heritage resource:
<input type="checkbox"/>	Graves and burial grounds (eg: ancestral graves, graves of victims of conflict, historical graves & cemeteries): Description of Resource: Description of Impact on Heritage Resource:
<input type="checkbox"/>	Other human remains: Description of resource: Description of impact on heritage resource:
<input type="checkbox"/>	Sites of significance relating to the history of slavery in South Africa: Description of resource: Description of impact on heritage resource:
<input type="checkbox"/>	Other heritage resources: Description of resource: Description of impact on heritage resource:

Describe elements in the environs of the site that could be deemed to be heritage resources:
The buildings are a component of what was termed the Barracks, with 4 similar U- shaped single storey buildings located on 4 corners of a square, in the centre of which was located a refectory or dining hall, later converted and now known as the Beer Hall. The LTA hostel is located on the north-east corner of the square. The privately owned PSG hostel occupies both the SE and SW corners of the square. The Beer Hall has been internally divided into separate rooms providing accommodation for households displaced by an earlier 'Hostels to Homes' programme.

Description of impacts on heritage resources in the environs of the site:
Whilst the intent is to conserve the basic plan and orientation of the original buildings, the scale will be changed by the proposed development of 2, 3 and 4 storey blocks, in much the same way as the hostel on the north-west corner has already been converted into 3 storey blocks of apartments. The yards will have infill blocks as well.

Summary of anticipated impacts on heritage resources: Although the basic geometry will be retained, there will be a loss of original fabric, and a change in the nature of the area with the existing single storey blocks being replaced by 3 storey blocks, and the yards being infilled with additional housing blocks. The historical authenticity of Langa as Cape town's oldest township will be reduced as well as some of its tourism potential.

ILLUSTRATIVE MATERIAL (This form will not be processed unless the following are included):

Attach to this form a minimum A4 sized locality plan showing the boundaries of the area affected by the proposed development, its environs, property boundaries and a scale. The plan must be of a scale and size that is appropriate to creating a clear understanding of the development.

Attach also other relevant graphic material such as maps, site plans, satellite photographs and photographs of the site and the heritage resources on it and in its environs. These are essential to the processing of this notification.

Please provide all graphic material on paper of appropriate size and on CD ROM in JPEG format. It is essential that graphic material be annotated via titles on the photographs, map names and numbers, names of files and/or provision of a numbered list describing what is visible in each image.

C. RECOMMENDATION

In your opinion do you believe that a heritage impact assessment is required? Yes No

Recommendation made by:

Name Heritage Resources Section, Environmental Resources Management Department, City of Cape Town.

Capacity

PLEASE NOTE: No Heritage Impact Assessment should be submitted with this form or conducted until Heritage Western Cape has expressed its opinion on the need for such and the nature thereof.

D. INFORMATION TO BE PROVIDED AND STUDIES TO BE CONDUCTED AS PART OF THE HERITAGE IMPACT ASSESSMENT (HIA)

If it is recommended that an HIA is required please complete this section of the form.

DETAILS OF HERITAGE PRACTITIONERS AND SPECIALISTS INTENDING TO CONDUCT THE HIA:

1.	Name of individual:	Name of Practice:	Area of specialisation:
	Qualifications:		
	Experience:		
	Standing in heritage resource management:		
	E-mail Address:	Telephone:	Cell:
2.	Name of individual:	Name of Practice:	Area of specialisation:
	Qualifications:		
	Experience:		
	Standing in heritage resource management:		
	E-mail Address:	Telephone:	Cell:

3.	Name of individual:	Name of Practice:	Area of specialisation:
	Qualifications:		
	Experience:		
	Standing in heritage resource management:		
	E-mail Address:	Telephone:	Cell:
4.	Name of individual:	Name of Practice:	Area of specialisation:
	Qualifications:		
	Experience:		
	Standing in heritage resource management:		
	E-mail Address:	Telephone:	Cell:
5.	Name of individual:	Name of Practice:	Area of specialisation:
	Qualifications:		
	Experience:		
	Standing in heritage resource management:		
	E-mail Address:	Telephone:	Cell:
If this submission is made in terms of Section 38(8) of the National Heritage Resources Act indicate below the particulars of the principle environmental consultant on the project.			
Name of individual:			
Name of Practice:			
Area of specialisation:			
E-mail Address:			
Telephone:			
Cell:			
Postal Address:			

DETAILS OF STUDIES TO BE CONDUCTED IN THE INTENDED HIA

In addition to the requirements set out in Section 38(3) of the NHRA, indicate envisaged studies:	
<input checked="" type="checkbox"/>	Heritage resource-related guidelines and policies.
<input checked="" type="checkbox"/>	Local authority planning and other laws and policies.
<input checked="" type="checkbox"/>	Details of parties, communities, etc. to be consulted.
<input checked="" type="checkbox"/>	Specialist studies, eg: archaeology, palaeontology, architecture, townscape, visual impact, etc. Provide details: Visual Impact, Architecture, Public participation, Townplanning/Townscape
<input type="checkbox"/>	Other. Provide details:
PLEASE NOTE: Any further studies which Heritage Western Cape may resolve should be submitted must be in the form of a single, consolidated report with a single set of recommendations. Specialist studies must be incorporated in full, either as chapters of the report, or as annexures thereto.	

Background information document accompanying NID application

In August and September 2013 a series of interdepartmental workshops were held at 44 Wale Street, Cape Town, in order to co-ordinate the needs of heritage, tourism, economic development in Langa with the growing need for housing. These workshops were attended by South African Heritage Resources Agency (SAHRA), Heritage Western Cape (HWC), Department of Arts & Culture, and City of Cape Town: Human Settlements, Tourism, Economic Development, Arts and Culture, ERMD - Environmental & Heritage Management Branch.

The City of Cape Town ERMD – Environment and Heritage Management Branch has identified the central core of Langa, including the so-called migrant passage (from the old station, down Lerotholi St and including the Main Barracks) as a proposed heritage protection overlay zone.

SAHRA has identified Langa as a site of National significance. While no formal declaration or protection has been implemented, it is appropriate for SAHRA to comment on the proposed redevelopment of the site of the Main Barracks.

Human Settlements has identified the Main Barracks site as a potential site for redevelopment to alleviate overcrowding and poor services. The City owns the LTA site, and whilst the PSG site is privately owned and in a extremely poor state of disrepair, the City could contemplate purchasing the site if it's maximum potential to accommodate at least the households that currently occupy the buildings is realised. This would require its development with multi-storey blocks of family sized apartments. The LTA hostel site would also need to be developed to its full potential with multi-storey blocks. It is our opinion that the specific needs of heritage, tourism and housing can be accommodated in the redevelopment of the site and that specialist input would be required.

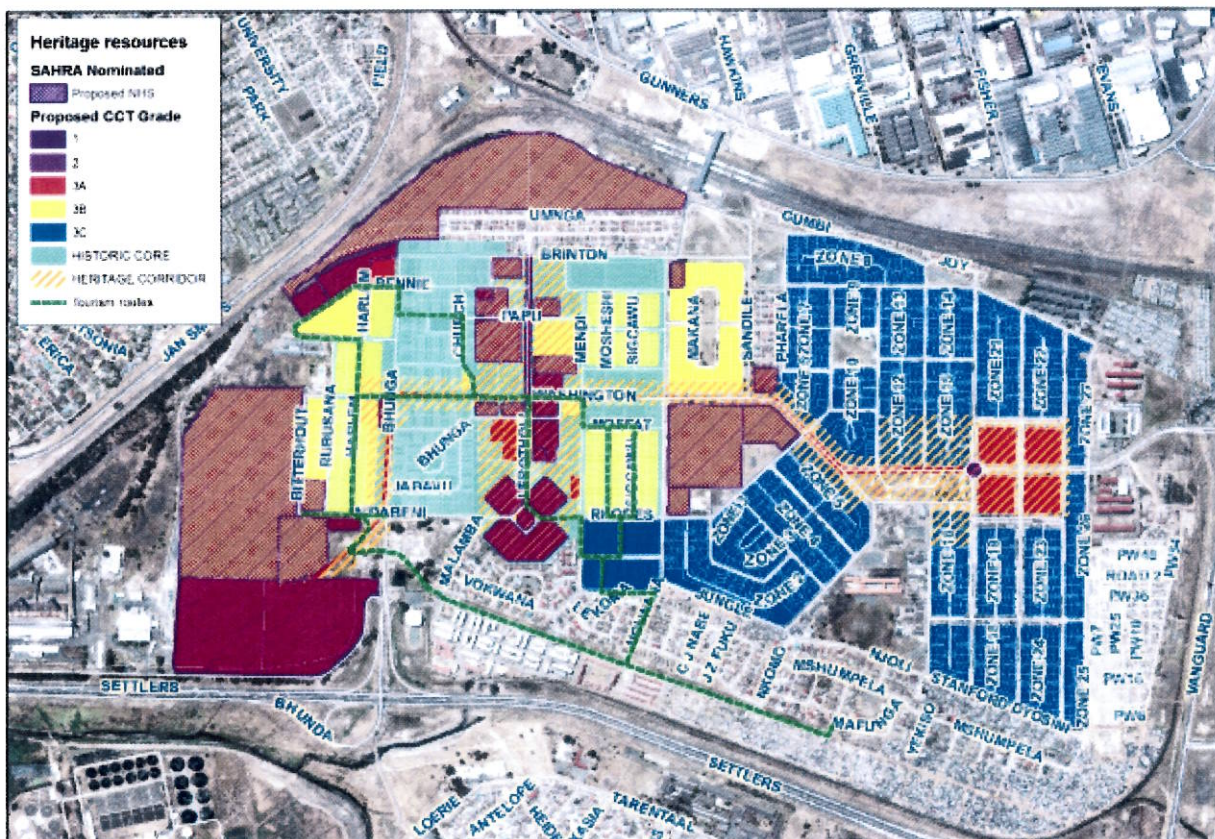
1. Location of Langa within the City of Cape Town



2. Detailed location



3. Identified heritage resources



4. Detailed aerial view of the Main Barracks.

Welcome Zenzile is situated on the top left, the LTA site on the top right, and the PSG site forms the southern half of the Main Barracks complex. The kitchen complex/Beer hall is situated at the centre.

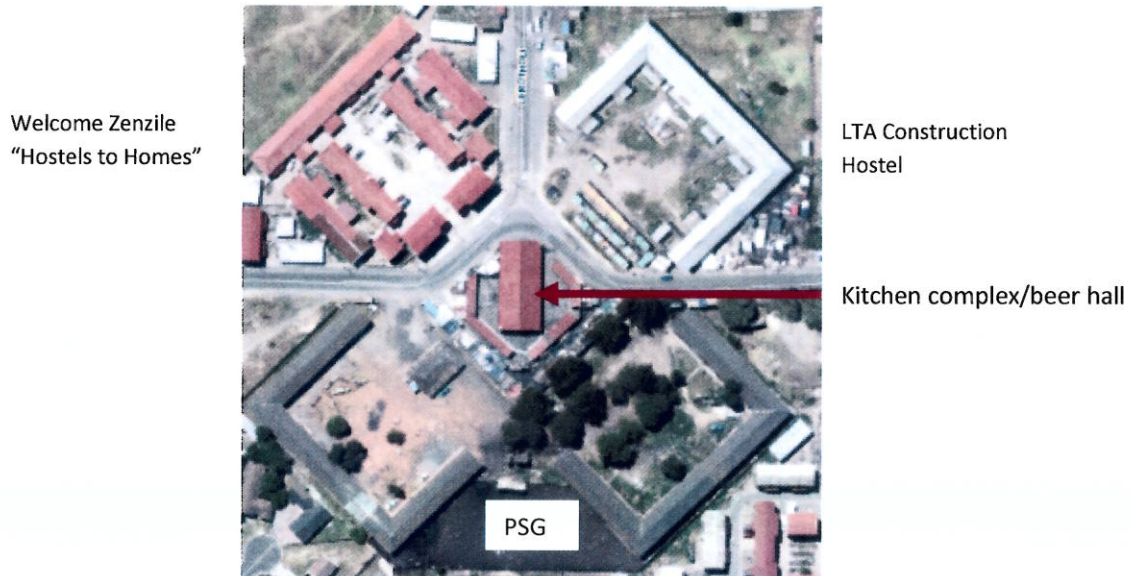


Figure xx: Main Barracks complex, showing the redeveloped Welcome Zenzile on the top left of the image. The original design is clearly visible, although the ablution blocks have been lost in all but the southwestern PSG unit. The beer hall at the centre has been altered internally with 2.4 m high walls, dividing the space into small rooms used to accommodate households displaced by an earlier hostel conversion program. A number of structures have been built around the beer hall to also accommodate displaced households.



5. Slide from presentation to JP Smith and the mayor re the heritage significance of Langa

MAIN BARRACKS

Original design

A unique complex designed to act as both residential accommodation as well as containment

Situated at the end of the Migration Passage

4 U shaped quadrants designed to allow for short-notice enclosure

84 dormitories, in blocks of 21 – accommodation for 2032 single men

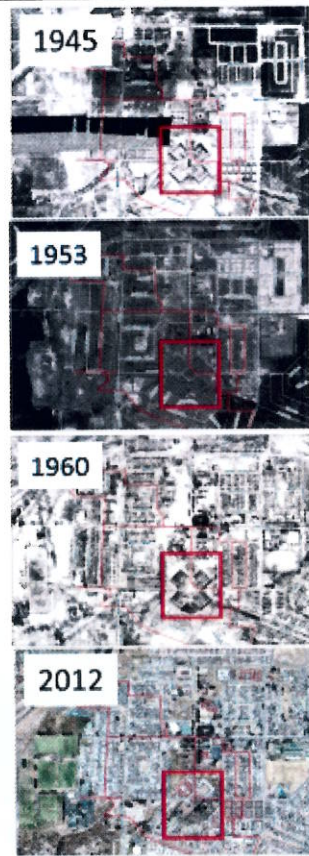
4 separate ablution blocks in each courtyard

STATEMENT OF SIGNIFICANCE

- Representative of a repressive system imposed on Black South Africans
- Significant in the Struggle for political freedom in South Africa
- Importance of remembering the patterns of the past in the endeavour to teach the present generation of mistakes made in order to avoid them being repeated in the future
- Has special meaning to the community in their quest to create a (better) living environment
- Unique and rare town-planning design

In terms of Section 3(3) of the NHRA:

- It's importance in the community and reflecting a pattern of South Africa's history
- Possession of uncommon or rare aspects
- Demonstrating the principal characteristics/worldview of a particular group of South Africans
- Demonstrating a high degree of technical/conceptual achievement at a particular period
- Strong association with a particular community esp in terms of Struggle history



Images of the old Barracks





Approach down Lerotholi Avenue

