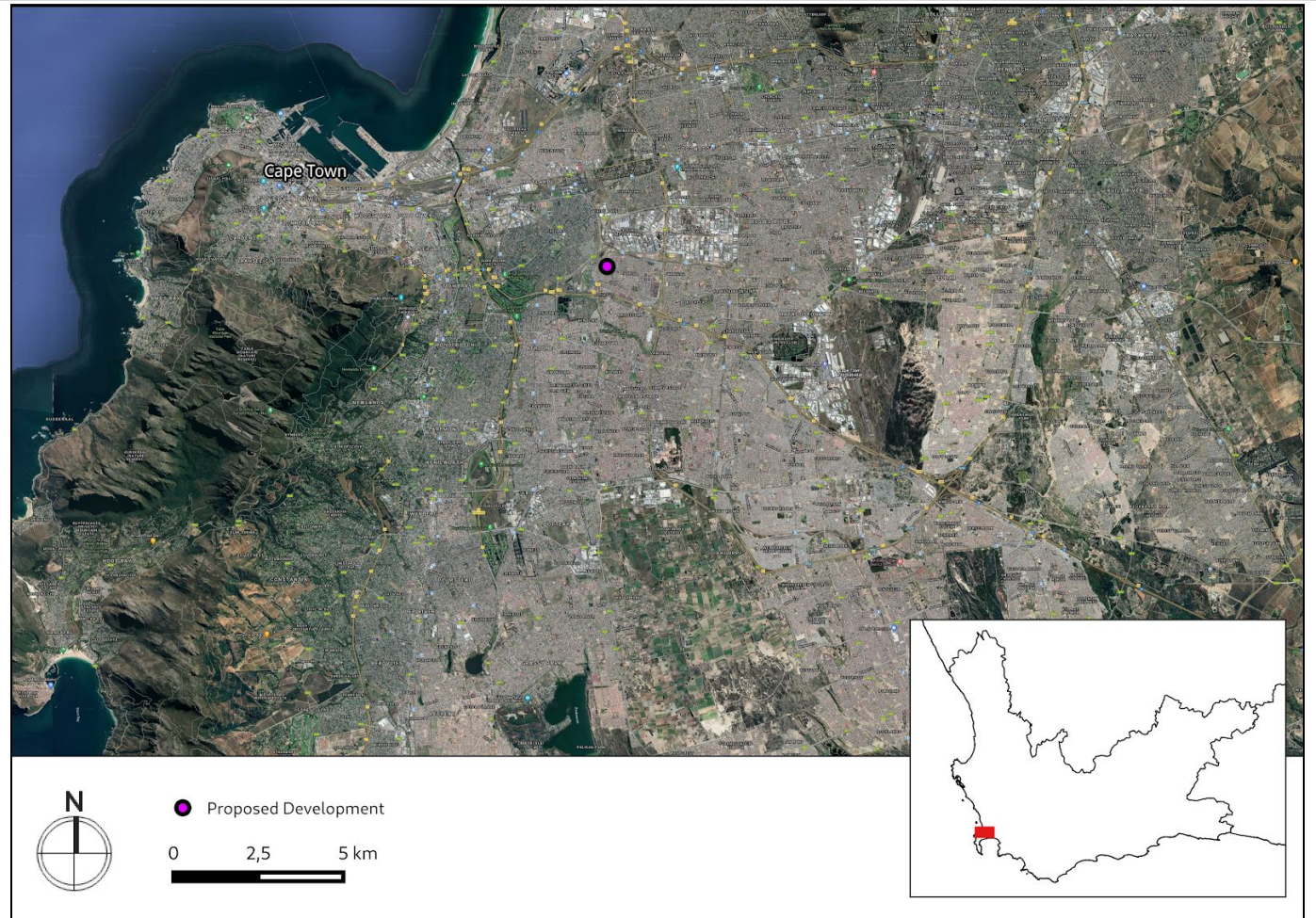


CTS HERITAGE

# HERITAGE SCREENER

CTS Reference Number:	<b>CTS20_210</b>
Client:	<b>GISO</b>
HWC Ref:	<b>20120102</b>
SAHRIS:	<b>15869</b>
Date:	<b>November 2020</b>
Title:	<b>Proposed development of a school on Erf 202, Langa, Cape Town</b>



**Figure 1a.** Satellite map indicating the location of the proposed development in the Western Cape Province

Recommendation by CTS Heritage Specialists

**RECOMMENDATION:**

**Based on the information available about the area proposed for development, it is unlikely that the proposed development will negatively impact on significant archaeological, palaeontological or cultural landscape heritage and as such, it is recommended that no further heritage studies are required.**

CTS Heritage

16 Edison Way, Century City, 7441

Tel: +27 (0)87 073 5739 Email: info@ctsheritage.com Web: www.ctsheritage.com



CTS HERITAGE

## 1. Proposed Development Summary

Due to two years of educational research the outcome was the current educational facilities in Langa do not offer a solid foundation to preschool children. A team was allocated for this project to train, develop and build a Montessori school offering high quality education to 200 children annually. Ladies selected by the community of Langa commenced Montessori training from June 2019 and will be completing in March 2021. The teachers will be trained before the school is built and will be operating from other premises, in Langa, while the building takes place.

## 2. Application References

<b>Name of relevant heritage authority(s)</b>	HWC with comment from SAHRA
<b>Name of decision making authority(s)</b>	HWC

## 3. Property Information

<b>Latitude / Longitude</b>	<b>Lat:</b> -33.942772 <b>Lon:</b> 18.524813
<b>Erf number / Farm number</b>	Erf 202
<b>Local Municipality</b>	City of Cape Town
<b>District Municipality</b>	City of Cape Town
<b>Previous Magisterial District</b>	City of Cape Town
<b>Province</b>	Western Cape
<b>Current Use</b>	Vacant
<b>Current Zoning</b>	Educational
<b>Total Extent of Property</b>	10356.5m <sup>2</sup>

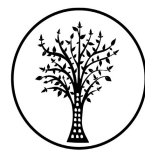
## 4. Nature of the Proposed Development

<b>Total Surface Area of development</b>	10356.5m <sup>2</sup>
<b>Depth of excavation (m)</b>	Approximately 700mm - See attached plans
<b>Height of development (m)</b>	6.5m - See attached plans

CTS Heritage

16 Edison Way, Century City, 7441

Tel: +27 (0)87 073 5739 Email: info@ctsheritage.com Web: www.ctsheritage.com



CTS HERITAGE

## 5. Category of Development

x	<b>Triggers: Section 38(8) of the National Heritage Resources Act</b>
	<b>Triggers: Section 38(1) of the National Heritage Resources Act</b>
	1. Construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier over 300m in length.
	2. Construction of a bridge or similar structure exceeding 50m in length.
	3. Any development or activity that will change the character of a site-
x	a) exceeding 5 000m <sup>2</sup> in extent
	b) involving three or more existing erven or subdivisions thereof
	c) involving three or more erven or divisions thereof which have been consolidated within the past five years
	4. Rezoning of a site exceeding 10 000m <sup>2</sup>
	5. Other (state):

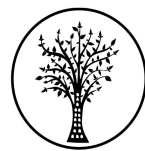
## 6. Additional Infrastructure Required for this Development

See attached plans

CTS Heritage

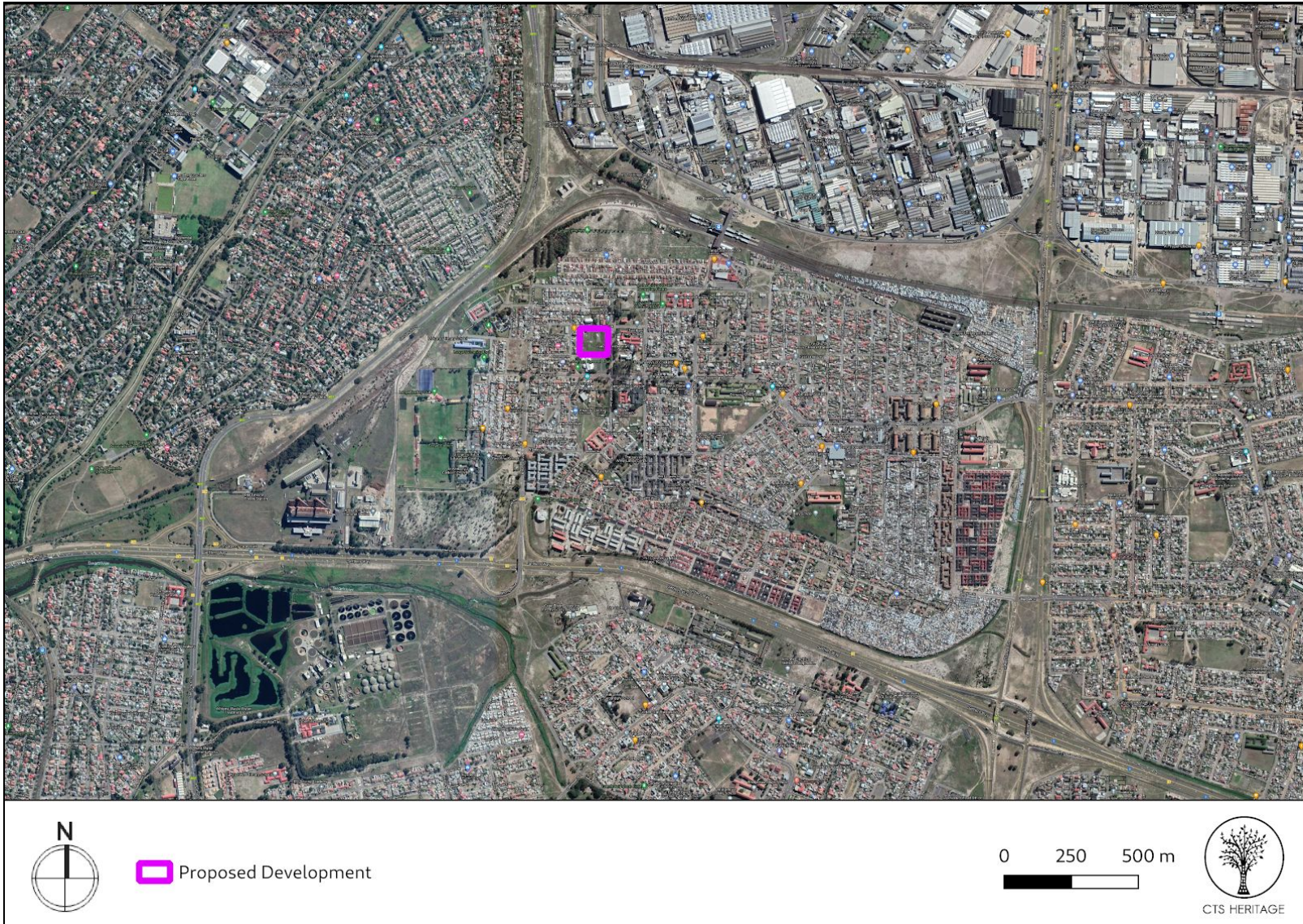
16 Edison Way, Century City, 7441

Tel: +27 (0)87 073 5739 Email: info@ctsheritage.com Web: www.ctsheritage.com



CTS HERITAGE

## 7. Mapping (please see Appendix 3 and 4 for a full description of our methodology and map legends)

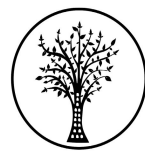


**Figure 1b Overview Map.** Satellite image (2019) indicating the proposed development area at closer range.

CTS Heritage

16 Edison Way, Century City, 7441

Tel: +27 (0)87 073 5739 Email: info@ctsheritage.com Web: www.ctsheritage.com



CTS HERITAGE

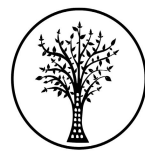


Figure 1c. Overview Map. Satellite image (2019) indicating the proposed development area at closer range.

CTS Heritage

16 Edison Way, Century City, 7441

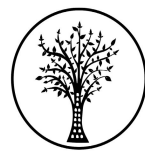
Tel: +27 (0)87 073 5739 Email: info@ctsheritage.com Web: www.ctsheritage.com



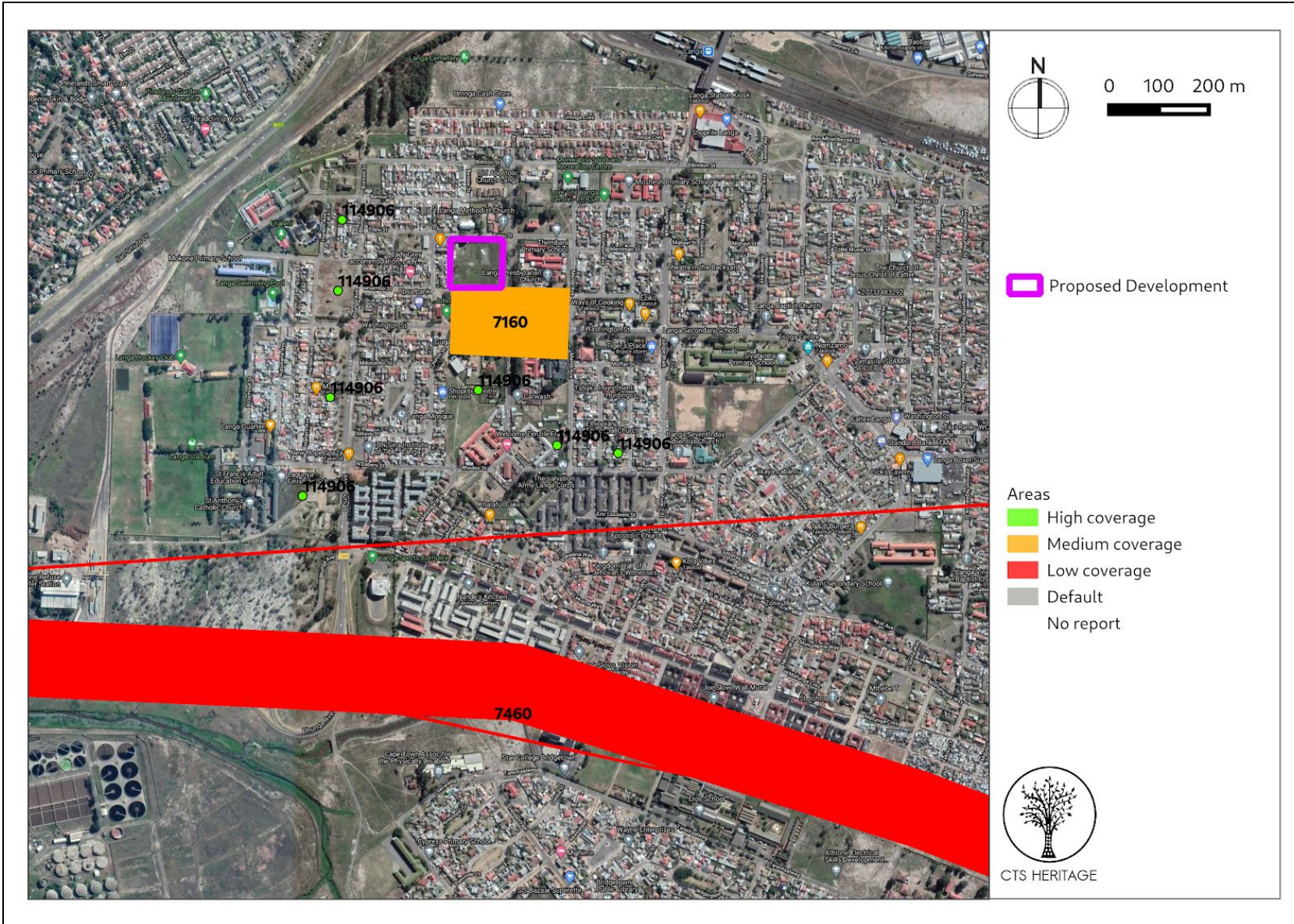
CTS HERITAGE



**Figure 1d. Overview Map.** Satellite image (2019) indicating the proposed development area at closer range.



CTS HERITAGE

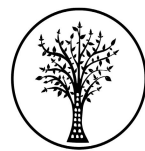


**Figure 2. Previous HIAs Map.** Previous Heritage Impact Assessments (lines) surrounding the proposed development area within 5km, with SAHRIS NIDS indicated. Please see Appendix 2 for a full reference list.

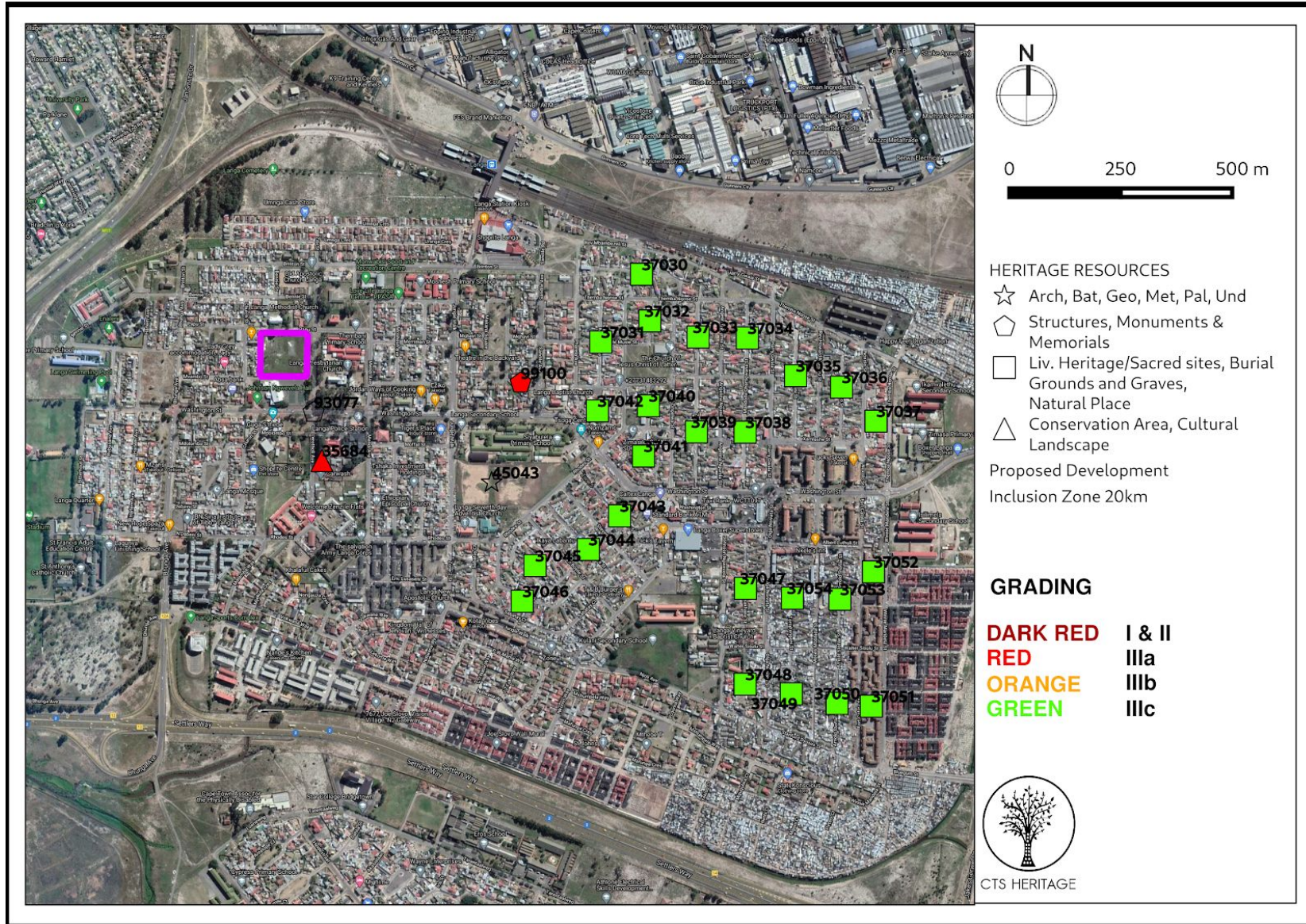
CTS Heritage

16 Edison Way, Century City, 7441

Tel: +27 (0)87 073 5739 Email: info@ctsheritage.com Web: www.ctsheritage.com



CTS HERITAGE



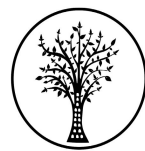
**Figure 3a. Heritage Resources Map.** Heritage Resources previously identified in and near the study area, with SAHRIS Site IDs indicated. Please See Appendix 4 for full description of heritage resource types.

CTS Heritage

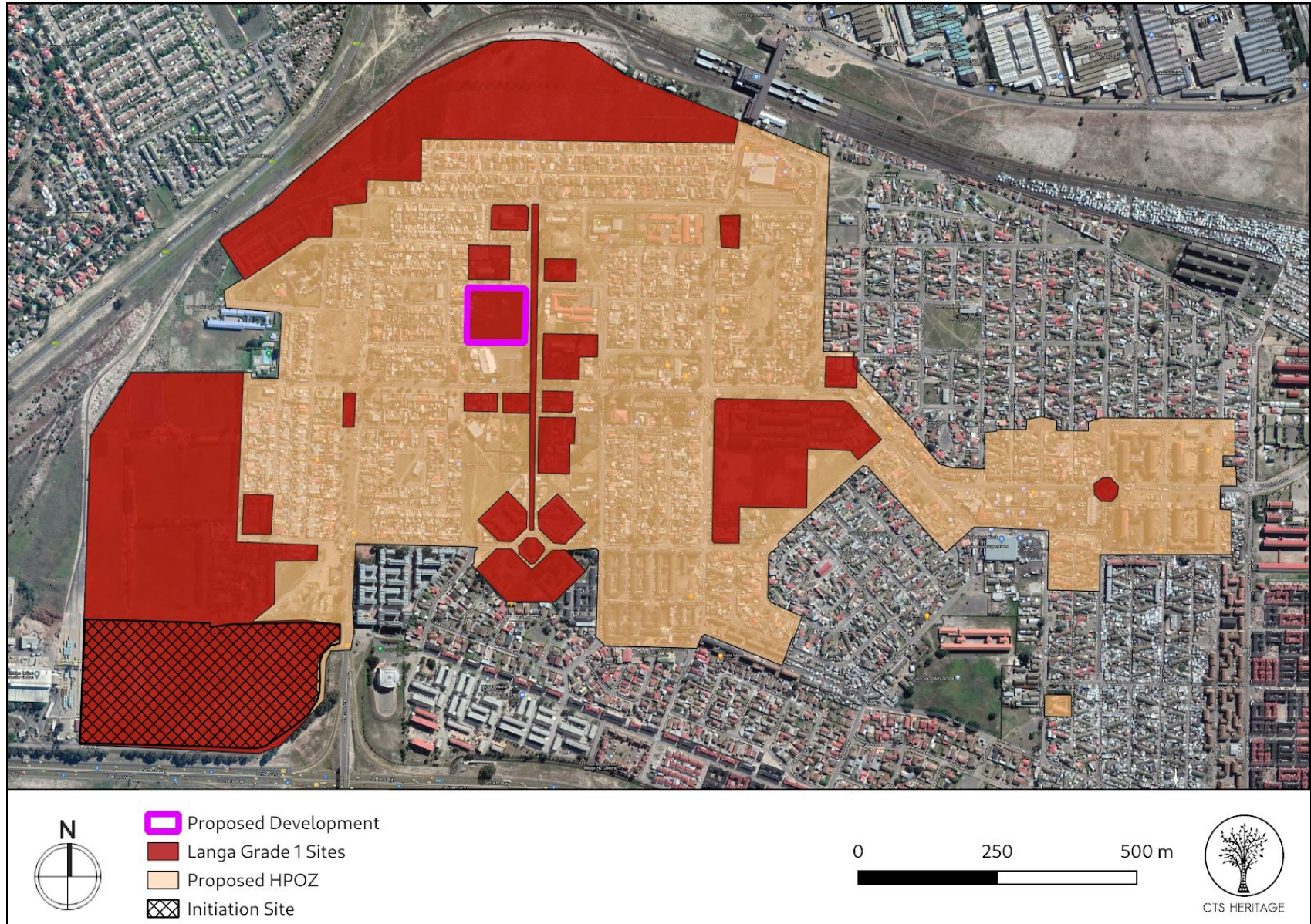
16 Edison Way, Century City, 7441

Tel: +27 (0)87 073 5739 Email: info@ctsheritage.com Web: www.ctsheritage.com





CTS HERITAGE

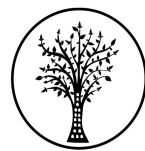


**Figure 3b. Heritage Resources Map. Proposed Heritage Protections - Langa**

CTS Heritage

16 Edison Way, Century City, 7441

Tel: +27 (0)87 073 5739 Email: info@ctsheritage.com Web: www.ctsheritage.com



CTS HERITAGE



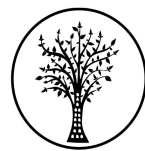
**Figure 3c. Heritage Resources Map.** Extract from the City of Cape Town Map Viewer indicating heritage resources in proximity of the development area. This map indicates that the site proposed for development has a Grade IIIB grading. However, SAHRA has indicated that this site forms part of the Grade I area.

CTS Heritage

16 Edison Way, Century City, 7441

Tel: +27 (0)87 073 5739 Email: info@ctsheritage.com Web: www.ctsheritage.com





CTS HERITAGE

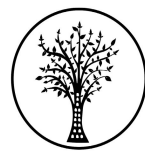


**Figure 4. Palaeosensitivity Map.** Indicating High to Very High fossil sensitivity underlying the study area. Please See Appendix 3 for full guide to the legend.

CTS Heritage

16 Edison Way, Century City, 7441

Tel: +27 (0)87 073 5739 Email: info@ctsheritage.com Web: www.ctsheritage.com



CTS HERITAGE

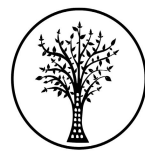


Figure 5a. Google Street View. Overlooking development area from the Lerotholi Avenue

CTS Heritage

16 Edison Way, Century City, 7441

Tel: +27 (0)87 073 5739 Email: info@ctsheritage.com Web: www.ctsheritage.com



CTS HERITAGE



Figure 5b. Google Street View. Overlooking development area from the Papu Street

CTS Heritage

16 Edison Way, Century City, 7441

Tel: +27 (0)87 073 5739 Email: info@ctsheritage.com Web: www.ctsheritage.com



CTS HERITAGE



Figure 6. Extract from Plans. Full plans attached

CTS Heritage

16 Edison Way, Century City, 7441

Tel: +27 (0)87 073 5739 Email: info@ctsheritage.com Web: www.ctsheritage.com



CTS HERITAGE

## 8. Heritage statement and character of the area

Langa is located north of the N2 approximately 12km from the centre of Cape Town. Langa was laid out in the early 20th century, and, conceptually, together with Pinelands and Maitland Village, forms one of three Garden Cities created around that time (Irrgang 2015, O' Donoghue 2013, NID 114906). As such, its conscious design was intended to evoke a typical English village, as a means of creating new housing for the working class. However, the principles of the Garden City Movement were quickly overwhelmed by the increasingly draconian segregationist legislation that was being enacted at around the same time.

The history of Langa begins with the settlement of Ndabeni, which predated it. Ndabeni Township was created in order to remove black African workers from central Cape Town, after an outbreak of plague in 1901 was blamed on the workers (Irrgang 2015). Following the implementation of the Native (Urban Areas) Act, no 21 of 1923, Langa was planned to accommodate the increasing number of migrant workers. Ndabeni, considered too close to the expanding white suburbs of Pinelands, was ultimately razed in 1936. The first houses were built in Langa in 1925, and the township was officially opened in 1927 (O' Donoghue 2013, NID 114906). Although early settlement of the area was slow as people resisted relocation, increasing urbanisation during and after the Second World War, and then the passing of the Group Areas Act in 1950, caused rapid overcrowding (Orton and Clift 2009, NID 7160). This in turn led to the establishment of Nyanga and Gugulethu. The origins of the township, conceptually as a Garden City, and then practically as a residential zone and hostelry for migrant workers are intricately and inextricably linked to the layout and appearance of the area today. The township was designed with only two entry and exit points, and with boulevards that bisected it from north to south and east to west, that facilitated easy observation of several areas at once, ostensibly for the maintenance of law and order, but rather for the exercise of social control (O' Donoghue 2013, NID 114906). Further to this layout, the structures constructed from the outset included barracks for 2200 people, married quarters, a market, administrative offices and a house for the superintendent.

As the oldest black township in Cape Town, Langa is central to the history of the political struggle in Cape Town specifically, and South Africa more generally. Significant events include the 1960s march from Langa to Caledon Square in protest against the Sharpeville Massacre, and the student uprisings of 1976 (Field 2012). Significantly, it is worth noting that, despite SAHRA's grading of Langa as a Grade I site, and the City's proposed HPOZ, no formally or provisionally protected heritage sites exist within Langa itself (Figures 3a-c). This is in stark contrast to nearby Pinelands, like Langa, a Garden City development dating to 1922, which includes several Provincial Heritage Sites. An important nearby site that has received a measure of formal intervention, however, is the Langa Initiation Site which has been in use since the 1930s (Figure 3d). This site, at the insistence of the community, has been formally recognised as an initiation site, has been fenced and provided with ablution facilities, and is managed by the Langa Initiation Committee. As a site for traditional and religious practices, the site is of high, and ongoing, social significance to the community, and no other activities are permitted on the site without community approval.

The proposed development entails the construction of a school within Langa on the site of the old St Cyprians Church School on erf 202 which seems to have been demolished in 2002. This erf is included as one of the erven that has a Grade I grading from SAHRA (Figure 3b). Langa is also mentioned in relation to the June 16 Route National Heritage Site celebrating the Soweto Uprisings in that "The anger and horror of the police shootings spread rapidly across the country and within a month hundreds of communities were involved in protests against the government, including schools in Langa, Nyanga and Gugulethu." Erf 202 has been graded by the CoCT as having moderate local significance (Grade IIIB, Figure 3c), most likely due to its social significance however this is not clear from the information available. As this erf was previously the site of a school, it is noted that the proposed development of a school on this erf is unlikely to negatively impact any heritage significance related to this particular erf, nor will it impact the high social and historical significance of Langa township. It is recommended that no further heritage studies are required.

### **RECOMMENDATION:**

**Based on the information available about the area proposed for development, it is unlikely that the proposed development will negatively impact on significant archaeological, palaeontological or cultural landscape heritage and as such, it is recommended that no further heritage studies are required.**

CTS Heritage

16 Edison Way, Century City, 7441

Tel: +27 (0)87 073 5739 Email: info@ctsheritage.com Web: www.ctsheritage.com





CTS HERITAGE

## APPENDIX 1

### List of heritage resources within close proximity to the proposed development

Site ID	Site no	Full Site Name	Site Type	Grading
37046	Zone 2, Langa	Zone 2	Place	Grade IIIc
37044	Zone 4, Langa	Zone 4	Place	Grade IIIc
37036	Zone 22, Langa	Zone 22	Place	Grade IIIc
37043	Zone 5, Langa	Zone 5	Place	Grade IIIc
37033	Zone 13, Langa	Zone 13	Place	Grade IIIc
37053	Zone 23, Langa	Zone 23	Place	Grade IIIc
37042	Zone 6, Langa	Zone 6	Place	Grade IIIc
37050	Zone 24, Langa	Zone 24	Place	Grade IIIc
37051	Zone 25, Langa	Zone 25	Place	Grade IIIc
37031	Zone 7, Langa	Zone 7	Place	Grade IIIc
37030	Zone 8, Langa	Zone 8	Place	Grade IIIc
37032	Zone 9, Langa	Zone 9	Place	Grade IIIc
37034	Zone 14, Langa	Zone 14	Place	Grade IIIc
37040	Zone 10, Langa	Zone 10	Place	Grade IIIc
37052	Zone 26, Langa	Zone 26	Place	Grade IIIc
37041	Zone 11, Langa	Zone 11	Place	Grade IIIc

CTS Heritage

16 Edison Way, Century City, 7441

Tel: +27 (0)87 073 5739 Email: info@ctsheritage.com Web: www.ctsheritage.com



CTS HERITAGE

37038	Zone 15, Langa	Zone 15	Place	Grade IIIc
37039	Zone 12, Langa	Zone 12	Place	Grade IIIc
37047	Zone 16, Langa	Zone 16	Place	Grade IIIc
37037	Zone 27, Langa	Zone 27	Place	Grade IIIc
37048	Zone 17, Langa	Zone 17	Place	Grade IIIc
37035	Zones, Langa	Zones	Place	Grade IIIc
37049	Zone 18, Langa	Zone 18	Place	Grade IIIc
37045	Zone 3, Langa	Zone 3	Place	Grade IIIc
37054	Zone 19, Langa	Zone 19	Place	Grade IIIc
35684	Langa Heritage Priority Overlay Zone	Langa Heritage Priority Overlay Zone	Conservation Area	Grade IIIa
93077	Langa Pass Office	Langa Pass Office	Structures	
45043	LNGA	Langa Township	Settlement	

CTS Heritage

16 Edison Way, Century City, 7441

Tel: +27 (0)87 073 5739 Email: info@ctsheritage.com Web: www.ctsheritage.com



CTS HERITAGE

## APPENDIX 2: Reference List from SAHRIS

HIAs				
NIDs	Report Type	Author	Date	Title
7160	AIA Phase 1	Jayson Orton, Harriet Clift	15/09/2009	Archaeological Assessment and Background History for the Proposed Public Open Space Upgrade in Langa, Goodwood Magisterial District, Western Cape
7460	AIA Phase 1	Jonathan Kaplan	01/03/1997	Proposed Upgrading of the N2 Freeway Between Raapenberg Interchange and Rhodes Drive: Archaeological and Historical Study
114906	HIA Phase 2	Bridget O'Donoghue	19/03/2013	HIA Proposed Residential Developments Langa Cape Town Erven 311, 315, 2877 (Special Quarters), Erven 2988, 2989, 2990, 2991, 3004, 3005, 3006, 3007, 3008, 3009, 3011 (Civic Core sites), Erf 2731 (new Flats), Erven 3280, 3281 (Entry Sites), Erf 2574 (Zone 2)

CTS Heritage

16 Edison Way, Century City, 7441

Tel: +27 (0)87 073 5739 Email: info@ctsheritage.com Web: www.ctsheritage.com



CTS HERITAGE

## APPENDIX 3 - Keys/Guides

### Key/Guide to Acronyms

<b>AIA</b>	Archaeological Impact Assessment
<b>DARD</b>	Department of Agriculture and Rural Development (KwaZulu-Natal)
<b>DEA</b>	Department of Environmental Affairs (National)
<b>DEADP</b>	Department of Environmental Affairs and Development Planning (Western Cape)
<b>DEDEAT</b>	Department of Economic Development, Environmental Affairs and Tourism (Eastern Cape)
<b>DEDECT</b>	Department of Economic Development, Environment, Conservation and Tourism (North West)
<b>DEDT</b>	Department of Economic Development and Tourism (Mpumalanga)
<b>DEDTEA</b>	Department of economic Development, Tourism and Environmental Affairs (Free State)
<b>DENC</b>	Department of Environment and Nature Conservation (Northern Cape)
<b>DMR</b>	Department of Mineral Resources (National)
<b>GDARD</b>	Gauteng Department of Agriculture and Rural Development (Gauteng)
<b>HIA</b>	Heritage Impact Assessment
<b>LEDET</b>	Department of Economic Development, Environment and Tourism (Limpopo)
<b>MPRDA</b>	Mineral and Petroleum Resources Development Act, no 28 of 2002
<b>NEMA</b>	National Environmental Management Act, no 107 of 1998
<b>NHRA</b>	National Heritage Resources Act, no 25 of 1999
<b>PIA</b>	Palaeontological Impact Assessment
<b>SAHRA</b>	South African Heritage Resources Agency
<b>SAHRIS</b>	South African Heritage Resources Information System
<b>VIA</b>	Visual Impact Assessment

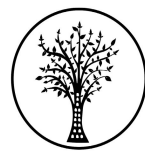
### Full guide to Palaeosensitivity Map legend

	<b>RED:</b>	VERY HIGH - field assessment and protocol for finds is required
	<b>ORANGE/YELLOW:</b>	HIGH - desktop study is required and based on the outcome of the desktop study, a field assessment is likely
	<b>GREEN:</b>	MODERATE - desktop study is required
	<b>BLUE/PURPLE:</b>	LOW - no palaeontological studies are required however a protocol for chance finds is required
	<b>GREY:</b>	INSIGNIFICANT/ZERO - no palaeontological studies are required
	<b>WHITE/CLEAR:</b>	UNKNOWN - these areas will require a minimum of a desktop study.

CTS Heritage

16 Edison Way, Century City, 7441

Tel: +27 (0)87 073 5739 Email: info@ctsheritage.com Web: www.ctsheritage.com



CTS HERITAGE

## APPENDIX 4 - Methodology

The Heritage Screener summarises the heritage impact assessments and studies previously undertaken within the area of the proposed development and its surroundings. Heritage resources identified in these reports are assessed by our team during the screening process.

The heritage resources will be described both in terms of **type**:

- Group 1: Archaeological, Underwater, Palaeontological and Geological sites, Meteorites, and Battlefields
- Group 2: Structures, Monuments and Memorials
- Group 3: Burial Grounds and Graves, Living Heritage, Sacred and Natural sites
- Group 4: Cultural Landscapes, Conservation Areas and Scenic routes

and **significance** (Grade I, II, IIIa, b or c, ungraded), as determined by the author of the original heritage impact assessment report or by formal grading and/or protection by the heritage authorities.

Sites identified and mapped during research projects will also be considered.

### DETERMINATION OF THE EXTENT OF THE INCLUSION ZONE TO BE TAKEN INTO CONSIDERATION

The extent of the inclusion zone to be considered for the Heritage Screener will be determined by CTS based on:

- the size of the development,
- the number and outcome of previous surveys existing in the area
- the potential cumulative impact of the application.

The inclusion zone will be considered as the region within a maximum distance of 50 km from the boundary of the proposed development.

### DETERMINATION OF THE PALAEOLOGICAL SENSITIVITY

The possible impact of the proposed development on palaeontological resources is gauged by:

- reviewing the fossil sensitivity maps available on the South African Heritage Resources Information System (SAHRIS)
- considering the nature of the proposed development
- when available, taking information provided by the applicant related to the geological background of the area into account

### DETERMINATION OF THE COVERAGE RATING ASCRIBED TO A REPORT POLYGON

CTS Heritage

16 Edison Way, Century City, 7441

Tel: +27 (0)87 073 5739 Email: info@ctsheritage.com Web: www.ctsheritage.com



CTS HERITAGE

Each report assessed for the compilation of the Heritage Screener is colour-coded according to the level of coverage accomplished. The extent of the surveyed coverage is labeled in three categories, namely low, medium and high. In most instances the extent of the map corresponds to the extent of the development for which the specific report was undertaken.

**Low coverage** will be used for:

- desktop studies where no field assessment of the area was undertaken;
- reports where the sites are listed and described but no GPS coordinates were provided.
- older reports with GPS coordinates with low accuracy ratings;
- reports where the entire property was mapped, but only a small/limited area was surveyed.
- uploads on the National Inventory which are not properly mapped.

**Medium coverage** will be used for

- reports for which a field survey was undertaken but the area was not extensively covered. This may apply to instances where some impediments did not allow for full coverage such as thick vegetation, etc.
- reports for which the entire property was mapped, but only a specific area was surveyed thoroughly. This is differentiated from low ratings listed above when these surveys cover up to around 50% of the property.

**High coverage** will be used for

- reports where the area highlighted in the map was extensively surveyed as shown by the GPS track coordinates. This category will also apply to permit reports.

## RECOMMENDATION GUIDE

The Heritage Screener includes a set of recommendations to the applicant based on whether an impact on heritage resources is anticipated. One of three possible recommendations is formulated:

**(1) The heritage resources in the area proposed for development are sufficiently recorded - The surveys undertaken in the area adequately captured the heritage resources. There are no known sites which require mitigation or management plans. No further heritage work is recommended for the proposed development.**

This recommendation is made when:

- enough work has been undertaken in the area
- it is the professional opinion of CTS that the area has already been assessed adequately from a heritage perspective for the type of development proposed

**(2) The heritage resources and the area proposed for development are only partially recorded - The surveys undertaken in the area have not adequately captured the heritage resources and/or there are sites which require mitigation or management plans. Further specific heritage work is recommended for the proposed development.**

This recommendation is made in instances in which there are already some studies undertaken in the area and/or in the adjacent area for the proposed development. Further studies in a limited HIA may include:

CTS Heritage

16 Edison Way, Century City, 7441

Tel: +27 (0)87 073 5739 Email: info@ctsheritage.com Web: www.ctsheritage.com



CTS HERITAGE

- improvement on some components of the heritage assessments already undertaken, for instance with a renewed field survey and/or with a specific specialist for the type of heritage resources expected in the area
- compilation of a report for a component of a heritage impact assessment not already undertaken in the area
- undertaking mitigation measures requested in previous assessments/records of decision.

**(3) The heritage resources within the area proposed for the development have not been adequately surveyed yet - Few or no surveys have been undertaken in the area proposed for development. A full Heritage Impact Assessment with a detailed field component is recommended for the proposed development.**

**Note:**

The responsibility for generating a response detailing the requirements for the development lies with the heritage authority. However, since the methodology utilised for the compilation of the Heritage Screeners is thorough and consistent, contradictory outcomes to the recommendations made by CTS should rarely occur. Should a discrepancy arise, CTS will immediately take up the matter with the heritage authority to clarify the dispute.

The compilation of the Heritage Screener will not include any field assessment. The Heritage Screener will be submitted to the applicant within 24 hours from receipt of full payment. **If the 24-hour deadline is not met by CTS, the applicant will be refunded in full.**

CTS Heritage

16 Edison Way, Century City, 7441

Tel: +27 (0)87 073 5739 Email: [info@ctsheritage.com](mailto:info@ctsheritage.com) Web: [www.ctsheritage.com](http://www.ctsheritage.com)