



## APPLICATION FORM NOTIFICATION OF INTENT TO SECTION 38 (1) AND SECTION 38 (8)

**Heritage Western Cape Reference No:**

*To be completed by  
applicant*

20120102

**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 (NHRA).**

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. APPLICABILITY OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT (NEMA)**

DEADP/ DMR Reference Number: **NA**

<input type="checkbox"/>	This application is made in terms of Section 38(8) of the NHRA and an application under NEMA has been made to the following authority:
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<input checked="" type="checkbox"/>	This development will not require a NEMA application.
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<b>NOTE:</b>	Making an incorrect statement or providing incorrect information in this part of the form may result in all or part of the application having to be reconsidered by HWC in the future, or submission of a new application.
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**B. BASIC DETAILS**

**PROPERTY DETAILS:**

Name of property: **Erf 202, Langa**

Street address or location (eg: off R44): **Corner of Papu Street (across the road from Langa Methodist Church) and Lerotholi Avenue (across from Thembani Primary School).**

Erf or farm number/s: <b>Erf 202, Langa</b>	Coordinates: <b>Lat: -33.942772 Lon: 18.524813</b> (A logical centre point. Format based on WGS84.)
Town or District: <b>CoCT</b>	Municipality: <b>CoCT</b>
Extent of property: <b>10356.5m<sup>2</sup></b>	Current use: <b>Vacant site</b>
Predominant land use/s of surrounding properties: <b>Residential and municipal</b>	

**REGISTERED OWNER OF PROPERTY:**

Name and Surname:		
Address		
Telephone	Cell	E-mail

APPLICANT/ AUTHORISED AGENT:

Name and Surname: <b>Jenna Lavin</b>		
Address: <b>34 Harries Street, Plumstead</b>		
Telephone	Cell <b>+27 (0)83 619 0854</b>	E-mail <a href="mailto:jenna.lavin@ctsheritage.com">jenna.lavin@ctsheritage.com</a>

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 two hardcopies of all material submitted together with a CD/ USB containing digital versions of all of the same.

Signature of Owner: \_\_\_\_\_

Date:

Signature of Applicant/ Authorised Agent: \_\_\_\_\_  
(Applicants/ agents must attach copy of power of attorney to this form.)

Date:

**C. 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 <sup>2</sup> in extent;
<input type="checkbox"/>	S38(1)(d) Rezoning of a site exceeding 10 000m <sup>2</sup> 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: <b>Development of a vacant site</b>	

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: **HWC**

Present phase at which the process with that authority stands:

Provide a full description of the nature and extent of the proposed development or activity including its potential impacts:

**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. See attached plans for more information.**

#### **D. ANTICIPATED IMPACTS ON HERITAGE RESOURCES**

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 attached Heritage Screening Assessment**

Please indicate which heritage resources exist on the site and in its environs, describe them and indicate the nature of any impact upon them: **See attached Heritage Screening Assessment**

<b>X</b>	<b>Places, buildings, structures and equipment of cultural significance</b> Description of resource:  Description of impact on heritage resource:
<b>X</b>	<b>Places to which oral traditions are attached or which are associated with living heritage</b> Description of resource:  Description of impact on heritage resource:

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

Describe elements in the environs of the site that could be deemed to be heritage resources:

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.

Description of impacts on heritage resources in the environs of the site:

**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.**

Summary of anticipated impacts on heritage resources:

**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.**

**E. 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/ USB 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.

**F. RECOMMENDATION**

In your opinion do you believe that a heritage impact assessment is required?

Yes       No

Recommendation made by: **Jenna Lavin**

Name **Jenna Lavin**

Capacity **Heritage Practitioner**

**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.

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**G. 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 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 type="checkbox"/>	Heritage resource-related guidelines and policies.
<input type="checkbox"/>	Local authority planning and other laws and policies.
<input type="checkbox"/>	Details of parties, communities, etc. to be consulted.
<input type="checkbox"/>	Specialist studies, eg: archaeology, palaeontology, architecture, townscape, visual impact, etc. Provide details:
<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.