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offices

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February 2010

**A Brief Statement Of Heritage Significance  
in regard to  
erf 808, Khayelitsha**

**Bam Architects  
P O Box 2850, Cape Town, 8000**

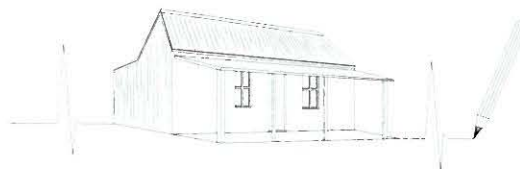
As supplementary documentation  
to a application  
being made to the South Peninsula Municipality in terms of Ordinance No 15/1985

**AND**

**NOTIFICATION OF INTENT TO DEVELOP  
Being made to Heritage Western Cape in terms of Section 38 of the NHRA**



**TIN-ROOF HERITAGE  
CONSULTANCY . . .**



## BRIEF STATEMENT OF HERITAGE SIGNIFICANCE

### 1. Background:

I have been commissioned by Bam Architects to submit a Notification of Intent to Develop to Heritage Western Cape in terms of Section 38 of the NHRA in regards to the above-mentioned property. The purpose of this report is effectively notify Heritage Western Cape of the developers intent to develop and to provide a heritage statement that will show that a full HIA is not required as per Section 38(2) of the Act. Full details of the proposed development are supplied in the application for change in land use rights made to Department of Environmental Affairs and Development Planning  
The application is attached.

### 2. Legislative Requirements:

In terms of the section 38(1) of National Heritage Resources Act, (NHRA), (Act 25 of 1999), any person who intends to undertake a development or any other activity which will change the character of a site “(i) Exceeding 5000m<sup>2</sup> in extent:”... must at the very earliest stages of initiating such development, notify the responsible heritage resources authority.

The responsible heritage Resources authority must within 14 days of receipt of such notification, either notify the person who intends to undertake the development to submit a heritage impact assessment if there is reason to believe any heritage resources will be affected, or notify the person concerned that this section does not apply.

It is therefore the intention of this report to assess the heritage significance of the site in order to determine whether any further assessment (consistent with the NHR Act), will in fact be required.

Using the criteria as provided for in the CSIR guidelines (*Winter, S & Baumann, N.2005. Guidelines for involving heritage specialists in ELA Process: Edition 1. CSIR Report No. ENV-S-C 2005 E, Republic of South Africa, Provincial Government of the Western Cape, Department of Environmental Affairs and Development Planning, Cape Town*), the development is considered to be a **Category C, Moderate intensity development i.e. Building footprint between 2000m<sup>2</sup> and 5000m<sup>2</sup>, Substantial change to external envelope of existing structure.**

3. **Proposal:**

The proposal is for the construction of stores and offices erf in question. The area of proposed works will be approximately 1449m<sup>2</sup> on erf measuring 6179m<sup>2</sup>. (see fig1)

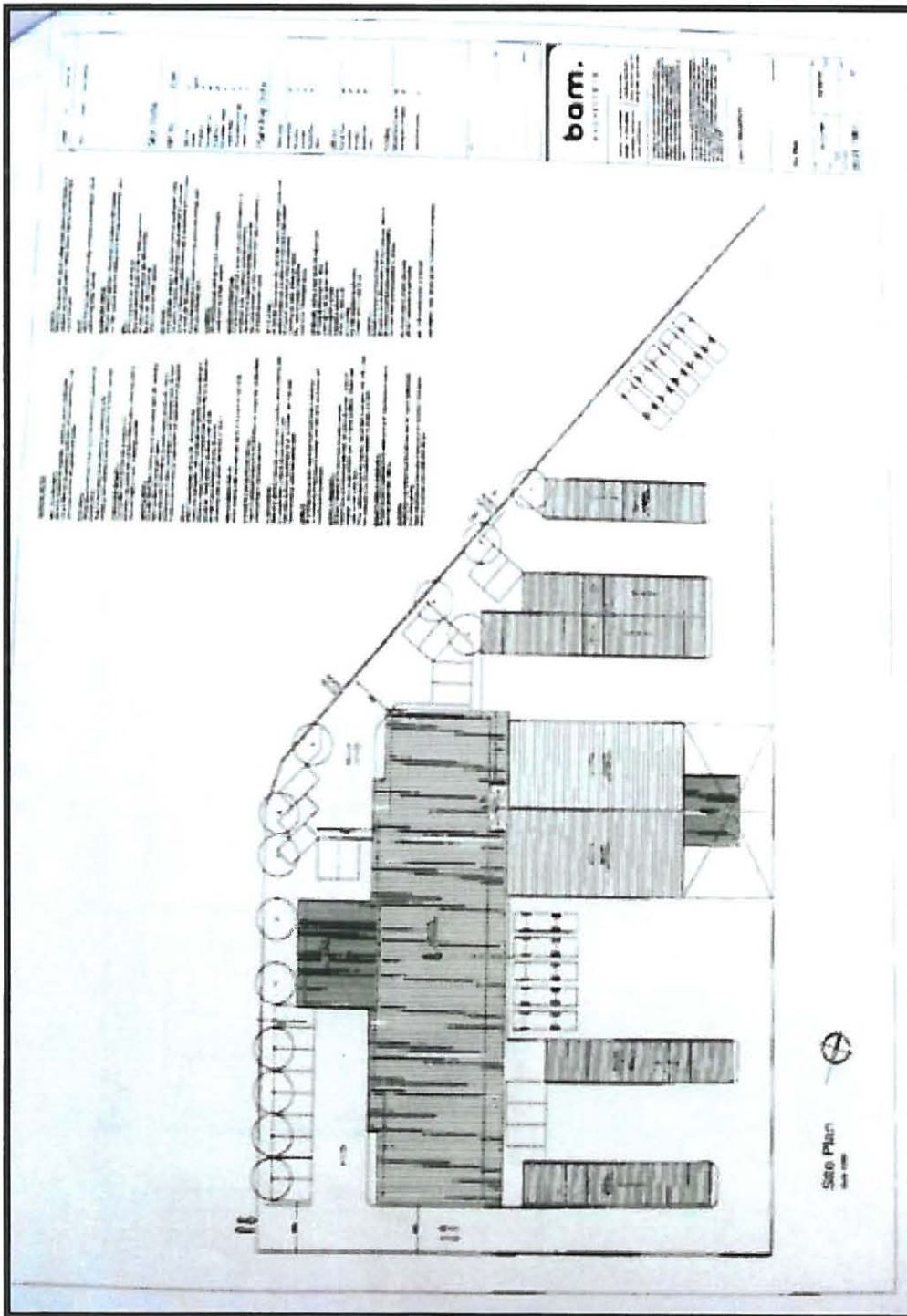


Fig: 1  
Proposed site development plan.

#### 4. Site location:

The subject property is located to the North of Spine Road and to the South West of the Spornet Railway line. The site will be accessed from Hostel Street.

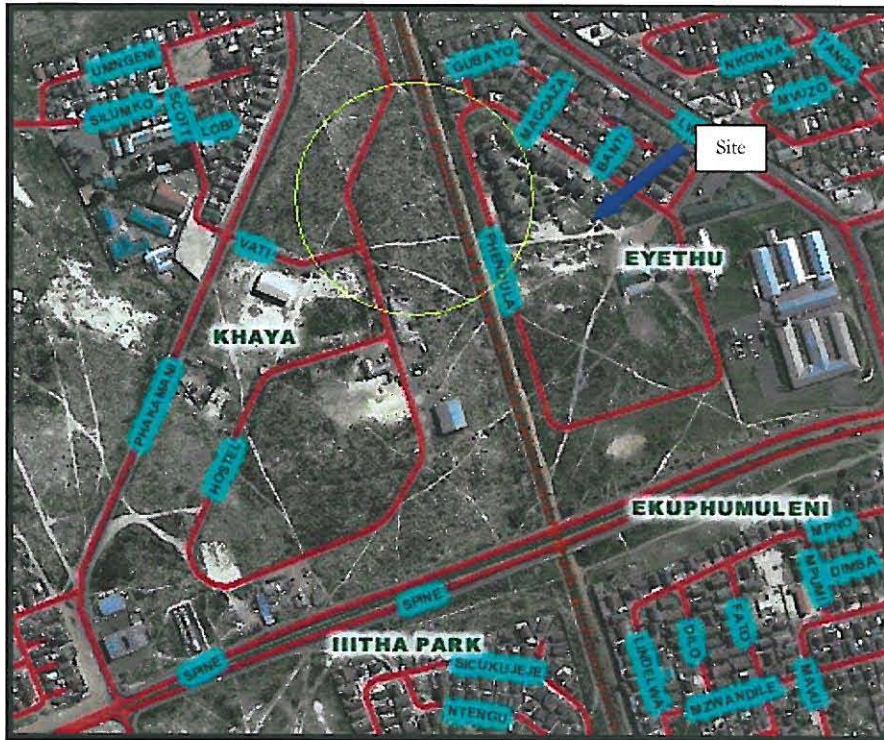


Fig. 2  
Locality plan. (Google Earth - 2007)

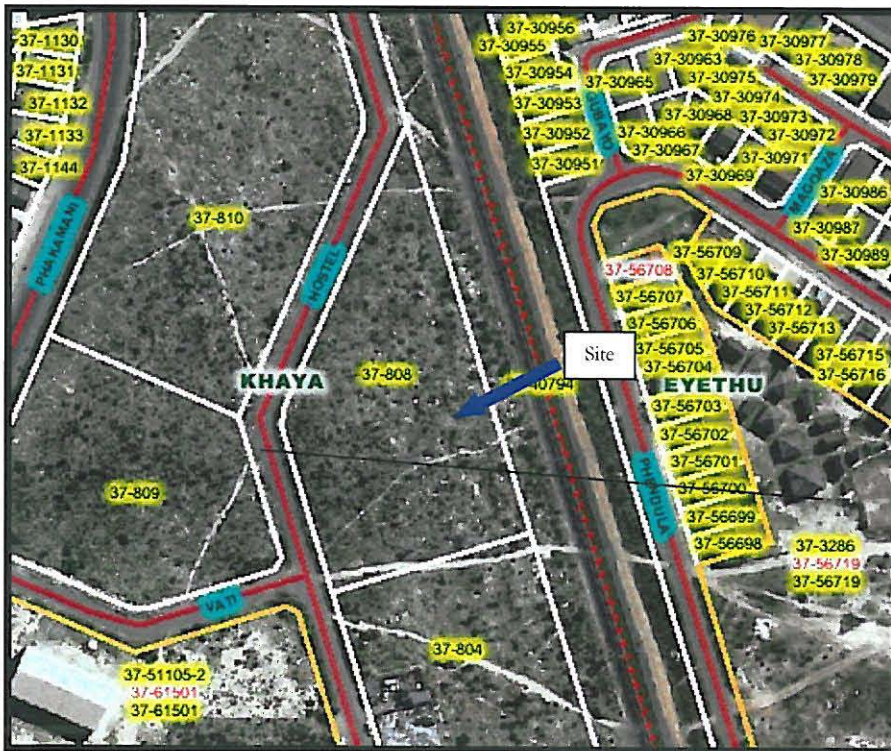


Fig. 3  
Location of erf (Google Earth - 2007)

## 5. Compatibility with surrounding land uses

The area has been earmarked for industrial purposes. And complies with local structure plans.



Fig: 4  
Industrial building to the South West of the site.

## 6. Assessment Criteria.

The cultural/heritage significance of the site is considered in terms of criteria consistent with section 3(3) of the National Heritage Resources Act. Assessment Criteria are consistent with section 7 of the Act and Gazette Regulations of 2003-05-30.

In 2005 the *Guide for Involving Heritage Specialists in ELA Process* was developed. The document established criteria for the scope of specialists' contributions to heritage assessment, and as such, may be applied to initial scoping exercises. For the purpose of this NID (initial scoping), the objective was to identify heritage 'triggers' on the proposed site. A 'trigger' is defined as "A particular characteristic of either that receiving environment or the proposed project which indicates that there is likely to be an issue and/or potentially significant impact associated that proposed development that may require specialist input."

The property does not fall within any proposed or declared heritage area either in terms of the NHRA or any Municipal regulations. There are no formally protected movable or immovable objects located on the property.

The site as a whole is considered degraded in that there is very little to no heritage or cultural significance that remains. All the various Development Frameworks referred to above has identified the property for industrial use.

In this regard it is felt that the site would be considered as **Context 4 in terms of the CSIR Guidelines, i.e. of little to no intrinsic, associational or contextual heritage value due to its disturbed, degraded conditions or extent of irreversible damage.**

## 7. Statement of Significance.

The criteria used below are based on the Western Cape's provincial heritage resources authority's, (Heritage Western Cape), nomination form for identifying provincial heritage resources used to assist with grading heritage resources in terms of section 3(3) of the Act.

### 7.1.1 Historical Value

Historical Value can be said to include association with the life or work of a person or group, be associated with an historical event, use or activity or illustrate a historical period. In the South African context this includes giving importance to the evolution of cultural landscapes and settlement patterns as well as its significance relating to the history of slavery.

- An archival and deeds office search has no revealed any information that would indicate the site itself as being of any more than minor historical or social importance.
- a. **Importance in the evolution of cultural landscapes and settlement patterns.**
    - Given the current state of the site this significance is considered to be very low.
  - b. **Importance for its creative, design or artistic excellence, innovation or achievement.**
    - Not applicable.
  - c. **Importance for its contribution to the aesthetic values of the setting demonstrated by a landmark quality or having an impact on important vistas or otherwise contributing to the identified aesthetic qualities of the cultural environs or natural landscape within which it is located.**
    - Low significance.
  - d. **In the case of an historic precinct, importance for the aesthetic character created by the individual components which collectively form a significant streetscape, townscape or cultural environment.**
    - Not applicable.

### 7.2.2 Structures older than 60 years.

- There are no structures older than 60 years. (*See fig 5*).

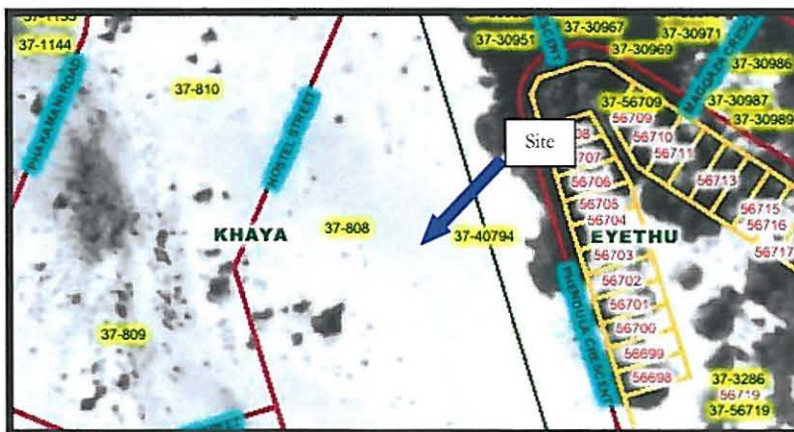


Fig 5:  
Location of erf 159596. (Map Studio 1945).

### Landscape Characteristics.

No natural vegetation has remained on the site and its topography is fairly flat.



*Fig 6:  
View of property looking North.*



*Fig 7:  
View of property looking South.*

## 11. Visual Impact/Sensitivity.

The visual impact of the proposal is considered to be fairly low as the environment is in the process of either proposed for development or being developed. As stated elsewhere the proposal fully conforms to all applicable structure plans and policies. The site is also situated on a fairly flat slope.



Fig 8:  
*View of property looking East.*



Fig 9:  
*View of property looking North.*



## 12. Conclusion.

The site would be considered as context 4 in terms of the CSIR Guidelines, (Winter, S & Baumann, N. 2005. Guideline for Involving heritage Specialists in EIA Processes: Edition 1. CSIR Report No ENV-S-C 2005 E. Republic of South Africa, Provincial Government of the Western Cape, Department of Environmental Affairs and Development Planning, Cape Town). **i.e. of little to no intrinsic, associational or contextual heritage value due to its disturbed, degraded conditions or extent of irreversible damage.**

Although the development is felt to be a **Category C, Moderate intensity development i.e. Building footprint between 2000m<sup>2</sup> and 5000m<sup>2</sup>, Substantial change to external envelope of existing structure**, given that the predominant surrounding land use is either industrial, or identified as suitable for industrial use in terms of the approved structure plans, the potential impact of the development on the heritage resources can only be considered to be low.

## 13. Recommendations.

It is therefore recommended that no further assessment is warranted and that the development be allowed to proceed in terms of Section 38(2) of the NHRA.

This application can and should be dealt with in terms of the relevant local municipal regulations and LUPO only.

February 2010

## **References**

National Heritage Resources Act (Act 25 of 1999)

National Environmental Management Act 1998 (Act 27 of 1998)

The Land Use Planning Ordinance (Ordinance 15 of 1985)

Deeds Office, Plein Street, Cape Town

Surveyor General's Office, Cape Town

Cape Archives, Roeland Street, Cape Town

Map Studio, Mowbray, Cape Town