



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:	
Street address or location (eg: off R44): Washington Street, accessed off Washington Drive, Langa in Cape Town. Washington Drive is directly off Vanguard Drive north of Vanguard Estate.	
Erf or farm number/s: Erven 1944 and 1945 and portion Erf 3586, Langa	Coordinates: 33.56'47.33"S 18.32'4.94"E (A logical centre point. Format based on WGS84.)
Town or District: Mfuleni	Responsible Municipality: City of Cape Town
Extent of property: Area of site focus is 6386.99sqm	Current use: Erf 1944: Vacant land utilised for parking and informal tradin. Erf 1945: Post office located to north eastern portion of the site with balance utilised for parking and informal trading Portion Erf 3586: Parking and informal trade
Predominant land use/s of surrounding properties: Mixed-use area comprising commercial and informal trading to the north of the site, residential development to the west and east, a parking area to the immediate south of the site, a larger taxi rank with informal trading is located to the north east of the site. Kulani School is located to the south of the site	

REGISTERED OWNER OF PROPERTY:

Name City of Cape Town		
Address Private Bag X9181, Cape Town, 8000		
Telephone 021 400 1111	Cell	E-mail quahnita@vidamemoria.co.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 16 / October / 2012

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 checked="" type="checkbox"/> (ii) involving three or more existing erven or subdivisions thereof;
<input checked="" type="checkbox"/> Other triggers, eg: in terms of other legislation, (ie: National Environment Management Act, etc.) Please set out details: <input checked="" type="checkbox"/> Land Use Planning Ordinance: Application to be made in terms of Section 17(1) of the Land Use Planning Ordinance (Ordinance 15 of 1985)	<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 site is currently vacant and underutilised and the proposal entails establishment of a higher order retail centre. The proposed development will completely change the character of its environment.

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: Heritage Western Cape

Present phase at which the process with that authority stands: Notification to HWC. Land use

application is currently underway to be submitted to the City of Cape Town.

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 proponent intends to develop a shopping centre at erven 1944 and 1945, Langa with associated parking at portion Erf 3586 Langa. The shopping centre is proposed to comprise 2 floors and maximise bulk of the site. Change in land use will entail change from informal trading and community facilities to higher order commercial / retail land use.

A preliminary identification of heritage sites in the area reveals that the site lies in close proximity to a number of heritage sites that may be affected by the proposed development (see diagram mapping heritage resources attached). The proposed development could potentially have an impact on sites related to the living environment and the liberation struggle route.

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):

Langa is the oldest African Township in Cape Town established during the 1920's in terms of the 1923 Urban Areas Act. The area was the location of much resistance to apartheid including killings on the same day as the Sharpeville massacre in March 1960. Although Langa literally means 'sun' in Xhosa, the name of the township is derived from the name of Langalibalele, a chief imprisoned on Robben Island for rebelling against government. The irony of its name extended to the design of the location as control became the watchword. The history of the area as a dormitory township for Black migrant workers reflects the evolution of presence of Africans in urban areas in South Africa. (information extracted Langa Heritage Study 2003 and Worden et al 1999 Cape Town in the 20th century).

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: There are numerous churches of social significance in the surrounding context. The liberation struggle route runs to the north of the site.</p> <p>Description of impact on heritage resource: Development of a higher order commercial activity could have a negative impact</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: Liberation route and also the green space located to the immediate south of the site highlighted as possessing social significance</p> <p>Description of impact on heritage resource: Development of a higher order commercial</p>

	activity could have a negative impact on the use of such spaces
<input checked="" type="checkbox"/>	<p>Historical settlements and townscapes</p> <p>Description of resource: Langa as a settlement possesses heritage significance including social and historical significance. Langa is important in the history of South Africa and has strong associations for social, cultural and spiritual reasons.</p> <p>Description of impact on heritage resource: Change in character of context</p>
<input checked="" type="checkbox"/>	<p>Landscapes and natural features of cultural significance</p> <p>Description of resource: Green space located immediately to the south of the site</p> <p>Description of impact on heritage resource: Increased traffic and change in character of immediate context</p>
<input type="checkbox"/>	<p>Geological resources of scientific or cultural importance</p> <p>Description of resource:</p> <p>Description of impact on heritage resource:</p>
<input type="checkbox"/>	<p>Archaeological resources (Including archaeological sites and material, rock art, battlefields & wrecks):</p> <p>Description of resource:</p> <p>Description of impact on heritage resource:</p>
<input type="checkbox"/>	<p>Palaeontological resources (ie: fossils):</p> <p>Description of resource:</p> <p>Description of impact on heritage resource:</p>
<input type="checkbox"/>	<p>Graves and burial grounds (eg: ancestral graves, graves of victims of conflict, historical graves & cemeteries):</p> <p>Description of Resource:</p> <p>Description of Impact on Heritage Resource:</p>
<input type="checkbox"/>	<p>Other human remains:</p> <p>Description of resource:</p> <p>Description of impact on heritage resource:</p>
<input type="checkbox"/>	<p>Sites of significance relating to the history of slavery in South Africa:</p> <p>Description of resource:</p> <p>Description of impact on heritage resource:</p>
<input type="checkbox"/>	<p>Other heritage resources:</p> <p>Description of resource:</p> <p>Description of impact on heritage resource:</p>

Describe elements in the environs of the site that could be deemed to be heritage resources: Liberation struggle route, religious sites, living environment and spiritual sites.

Description of impacts on heritage resources in the environs of the site: Development of a higher order commercial activity could have a negative impact on the use of such spaces and change in character of context

Summary of anticipated impacts on heritage resources:

It is proposed that the following be addressed in a further study:

- Brief historical background study of the site including social and political history
- Review of relevant studies and policy frameworks
- Statement of values and significance
- Targeted participation process

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 Quahnita Samie

Capacity Town planner and heritage consultant (vidamemoria heritage consultants)

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:

	Name of individual:	Name of Practice:	Area of specialisation:
1	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 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.	