



DIGBY WELLS
ENVIRONMENTAL



Background Information Document for:

National Heritage Resources Act, 1999 (Act No. 25 of 1999) Section 34 Permit Application Process



Project Number:

IDC5027

Prepared for:

IDC Architects

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Purpose of this Document

The purpose of this document is to afford stakeholders the opportunity to register as Interested and Affected Parties (I&APs) for the National Heritage Resources Act, 1999 (Act No. 25 of 1999) (NHRA) Section 34 Application Process, and to obtain their initial comments and contributions to the proposed demolition of two structures on Erf 173 and 174 respectively, located on Queen Street, West Germiston, Gauteng Province. I&APs can register by completing the registration form attached, write a letter, call, fax or e-mail Digby Wells Environmental and request to be added to the database. All comments received will be included in the submission of the NHRA Section 34 Application to the Provincial Heritage Resources Authority of Gauteng (PHRA-G).

Project Background

The City of Ekurhuleni (CoE) department of Real Estate, Property Development (REPD) Division have appointed IDC Consortium as consultants towards establishing the proposed Ekurhuleni Multi-Level Knowledge Centre, to form part of the greater Germiston Civic Precinct. The CoEs brief is for a first class, state of the art city library comprising an information and knowledge centre inclusive of a planetarium, all housed in an iconic modern structure with an emphasis on glass and steel architecture. The building is envisaged to be a land mark building comparable with some of the best modern library buildings in the world, catering for the current local demand for access to information, as well as the needs of the wider community.

The Information Centre

The Information Centre will place emphasis on providing all Ekurhuleni residents, patrons and visitors with a so-called “one-stop-shop” for all and any information requirements pertaining to the EMM. This will include information specific to government, municipal, legal, and educational structures, as well as historical, religious, arts and technology, recreational and entertainment information.

The Knowledge Centre

The modern “state of the art” Knowledge Centre is intended to not only facilitate research but will include lectures, classes, or seminars in collaboration with private enterprise, universities and colleges, professional in technology, science and the arts. In this manner, it is believed the imparting of knowledge and years of experience to students and young adults will assist in their skills development knowledge base growth to become productive, successful contributing members of our society.

The Planetarium

The inclusion of a planetarium into the overall “Knowledge Centre” forms an integral part of the Project. The objective is to facilitate the development of young minds that promotes a balance between education and understanding of not only our world, but the universe at large and the forces and laws of nature defining our planet.

Project Location and Description

The proposed site for the Ekurhuleni Multi-Level Knowledge Centre comprises 12 erven (Erf 165 to 176) owned by the City of Ekurhuleni within West Germiston. The Davin Court and Queens Court Apartments,

two residential buildings adjacent to Queen Street located on Erf 173 and 174 respectively, require demolition to facilitate the proposed development.

Digby Wells Environmental has been appointed by IDC Architects on behalf of the CoE to undertake a Permit Application Process for the demolition of two structures on Erf 173 and 174 respectively in accordance with Section 34 of the NHRA and NHRA Regulations, as well as all applicable local by-laws and regulations.

Province	Gauteng Province				
Magisterial District	Germiston Magisterial District				
Municipality	City of Ekurhuleni				
Town	Germiston				
Property Name and Number	Davin Court & Queens Court Apartments Queen Street, Germiston				
1: 50 000 Map Sheet	2628 AA Johannesburg				
GPS Co-ordinates (relative centre point of study area)	26° 13' 01.48"S				
	28° 09' 50.59"E				
Erf No.	Erf Size (m²)	Title Deed	Deed Diagram	Registration Date	Deeds Office
173	495	T10399/1978	TBC	Unknown	Johannesburg
174	495	T2911/1982			

Regulatory Requirements

The NHRA affords general and formal protection of certain categories of heritage resources. Structures older than 60 years are generally protect under Section 34 of the Act where - (1) *no person may alter or demolish any structure or part of a structure which is older than 60 years without a permit issued by the relevant provincial heritage resources authority* – in this case PHRA-G.

The proposed demolition of the two structures in question will result in the change of the *status quo* of structures older than 60 years and must be considered as a permitted activity. The destruction of these resources will therefore require authorisation through permits issued by PHRA-G as regulated by Chapter III of the NHRA Regulations (GN R 548 of 2 June 2000).

The proposed demolition will further be subject to the requirements encapsulated within the National Building Regulations and Buildings Standards Act, 1977 (Act No. 103 of 1977) (NBRBSA). In this context, prior to the proposed demolition, and in possession of an approved NHRA Section 34 Permit, IDC Architects on behalf of the CoE, are required to obtain approval for demolition from the local authorities.

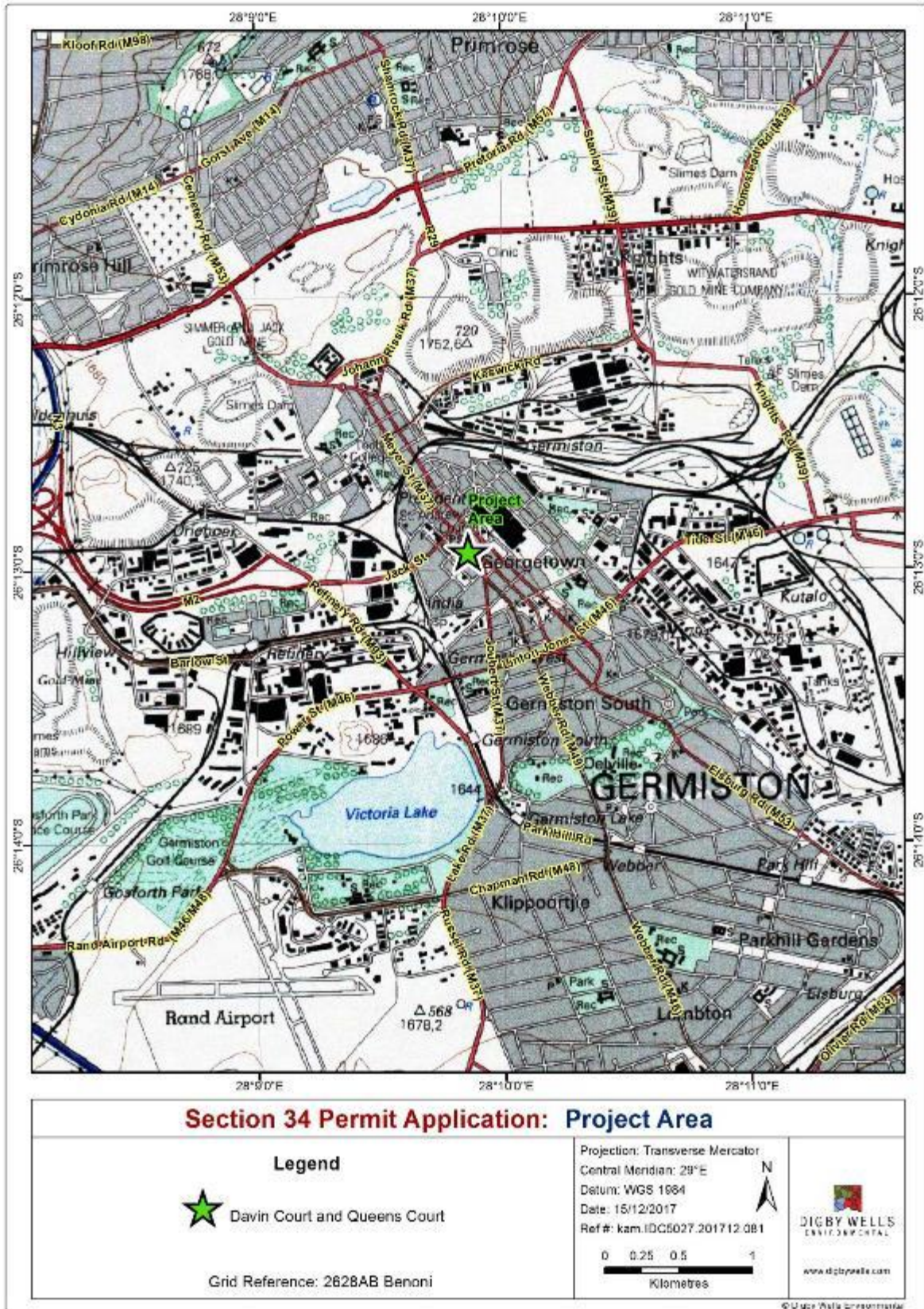


Figure 1: Project location

Consultation Period

The regulated 30-day public notice and consultation period will run from 6 January to 6 February 2018.

You are welcome to address your comments, concerns or suggestions to Digby Wells Environmental through any one of the following:

- Completing and submitting the attached Registration and Comment Form;
- A letter or other form of written submission; or
- By email, fax or telephone correspondence.

Should you wish to be registered as an I&AP, obtain additional information or comment on the Project, please use the following information:

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