

NEW DEVELOPMENT ON ERF 3032 150 BUITENGRACHT STREET

HERITAGE WESTERN CAPE (HWC) | CAPE TOWN | **RECORD OF DECISION**

DATE | 21 JUNE 2017





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21 June 2017

New Development on Erf 3032 – Cape Town (150 Buitengracht Street)

Attention: Ashley Lillie – Heritage Practitioner

Heritage Western Cape (HWC) Record of decisions

Attached find the list of documents of the due process we as ARC Architects followed after our appointment as Architects for the above project by our Client, Western Investments Pty Ltd.

The attached document consists of Annexures A to T in chronological order for reference.

The City of Cape Town Environmental Resource Management Department - Heritage Resources Section referred the application to HWC – Heritage Western Cape when ARC Architects submitted the first application for Demolition of the existing structures and buildings on erf 3032, Cape Town.

The application for the Demolition Permit process then proceeded and Barry Benjamin prepared the Heritage Statement (Annexure C) and Dr Ute Seemann prepared the Phase 1 Archaeological/Historical Impact Assessment (AIA – Annexure D).

During the above Demolition Permit Application period ARC Architects prepared various envelope concepts for the development and also met with Prof Torcehini of UCT on site and obtained his valuable comments.

The various proposed concepts (Annexures E/H) were submitted to the HWC BELCOM committee which was chaired by Mr Steven Townsend. Mr Townsend and his committee were adamant that the issue of any Demolition Permit for this particular site be made **subject to an approved building envelope before the Demolition Permit** could be granted.

During the various meetings/presentations and discussions which followed with the BELCOM the members commented and made positive suggestions which ARC Architects incorporated in the concept envelope design states for the members to eventually “agree “ on Annexure K envelope (note images N, O, P are the same concept but different angles to explain the concept).

On 25 March 2008 – ARC Architects received the HWC-ROD together with 3D images Annexures N, O, P the approved Building Envelope Concept to submit together with Building Plans for City of Cape Town approval.

The Building plans for the project were approved on 8 September 2008 (see Annexure Q, Reference Plan approval No. 4077/08). The Demolition was completed shortly thereafter and the site prepared and “logged in” as a building site on the City of Cape Town system by Mr McCullam the Building Inspector for the area.

The owner placed the project on hold after building plan approval due to the economical constraints at the time and on 4 September 2009 ARC Architects applied for the Extension of Validity of approved plans which was granted in a letter dated 4 September 2009 for the period up until 4 September 2010.

Annexure T is attached to record the current status of the site being secure open parking for 29 vehicles.

**Documents Compiled by Gert de Wet
ARC Cape Town**



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21 June 2017

LIST OF DOCUMENTS

1. **ANNEXURE A** (2 Pages)
Zoning Scheme extract (P1)
Locality plan (P2)
2. **ANNEXURE B** (One page)
Landsurveyor – sketch plans of existing buildings/structures on site before demolition
3. **ANNEXURE C** (7 Pages)
Heritage Statement prepared by Barry Benjamin
4. **ANNEXURE D** – (31 Pages)
Phase 1 - Archaeological/Historical Impact Assessment(AIA – dated January 2007) prepared by Ute Seemann – Heritage Archaeologist Consultant
5. **ANNEXURE E** (One page – 3D Images)
First Concept envelope presented to HWC/BELCOM by ARC Architects
6. **ANNEXURE F**
HWC – ROD (Record of Decision) dated 16 May 2007 (Read with Annexure E above)
7. **ANNEXURE G**
HWC – letter Dr Ute Seemann to confirm Phase Two Archaeological Permit Mitigation Report, Excavation Permit No. 2007-08-001 for Erf 3032, Cape Town is accepted
8. **ANNEXURE H**
Second conceptual envelope by ARC Architects to Belcom/HWC (Read with Annexure L)
9. **ANNEXURE I**
HWC – ROD dated 30 January 2008 (Read with Annexure H)
10. **ANNEXURE J** (One page)
HWC – ROD dated 12 February 2008
11. **ANNEXURE K** (One page – 3D Image)
Revised Image following Belcom comments that “massing be stepped back to suit street scale” (Note: This image was copied from HWC – Approval file by Heritage Practitioner – Ashley Lillie).
12. **ANNEXURE L** (One Page)
HWC – ROD dated 21 February 2008
13. **ANNEXURE M** (One page)
HWC – ROD dated 25 March 2008. Final approval with small plaster moulding adjustments. (Read with Annexure K – approved 3D concept envelope)
14. **ANNEXURE N** (One page)
ARC Architects 3D Image with notes (Read with Annexure M above) and Annexure K – same drawing but with adjacent buildings in dark colour).
15. **ANNEXURE O** (One page)
ARC Architects 3D Image with notes (Read with Annexure M and K)



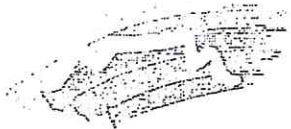
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16. **ANNEXURE P** (One page)
Aerial view of the approved building envelope with notes on plaster mouldings and 6th floor/Mezz levels
17. **ANNEXURE Q** (One page)
Copy of envelope of Approved Building plans received on 8 September 2008 (approved building plans are available on request)
18. **ANNEXURE R** (One page)
ARC Architects letter: Application 4 September 2009 for plan approval extension period on behalf of owners
19. **ANNEXURE S** (One page)
City of Cape Town letter dated 4 September 2009: Extension of validity for approval plan up to 4 September 2010.
20. **ANNEXURE T** (One page)
Google Image of current status of the site used as a secure parking lot.

Annexures compiled by Gert de Wet – ARC Cape Town

ANNEXURE - A



CITY OF CAPE TOWN | ISIXEKO SASENYA | STAD KAAPSTAD

Civic Centre
12 Hertzog Boulevard
Cape Town 8001
P O Box 4529
Cape Town 8000
Asi ton:

Iziko ioluntu
12 Hertzog Boulevard
Cape Town 8001
P O Box 4529
Cape Town 8000
Cela:

Burgersentrum
Hertzog-boulevard 12
Kaapstad 8001
Posbus 4529
Kaapstad 8000
Vra vir:

STRATEGY & PLANNING

Department : Planning & Building Development Management

DATE:

To whom it may concern

ZONING SCHEME EXTRACT

Council's records indicate that the property(ies) listed below is/are zoned for the following purposes :

Property description	4th 3032 Cape Town
Physical address	158 Buitengracht Street
Applicable Zoning scheme	Cape Town
Zoning category	General Commercial
Subzone (if any)	CS
Primary land uses permitted	Commercial, Business, Residential
Other previously approved use rights (if any)	Special area
Road widening / new road schemes (if any)	-

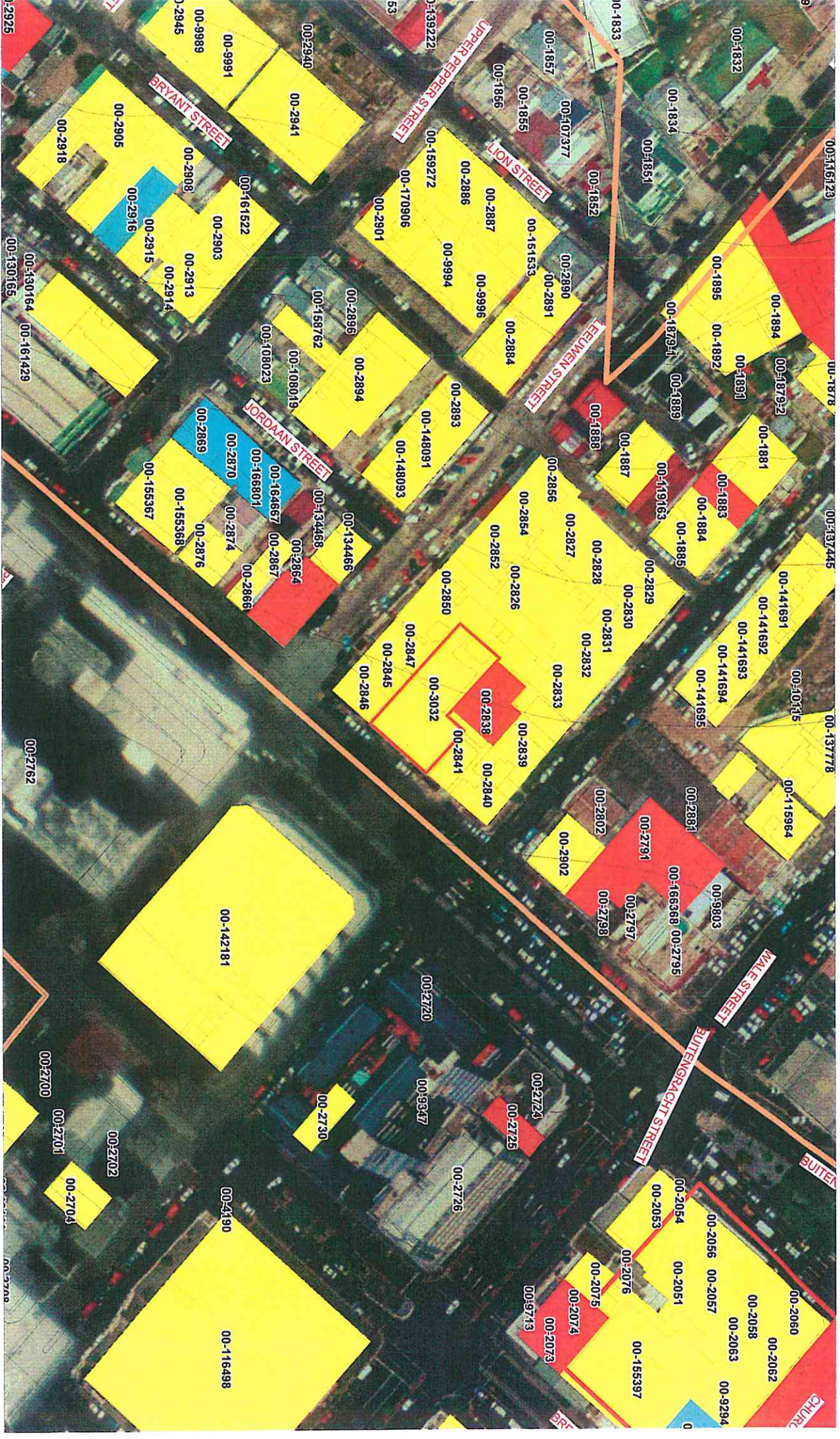
In this regard, kindly note the following :

- The above zoning category and land use rights are subject to various development parameters and restrictions contained in the applicable zoning scheme regulations, a copy of which is attached / available on request at your nearest district planning office.
- The extract information above primarily states land use rights as reflected in the relevant scheme regulations and doesn't necessarily include reference to all previous land use approvals, restrictions, exclusions or departures. As such, you are therefore required to check the subject property's title deed for any restrictions that might be more onerous and/or records of any other previous approvals, consents, exclusions or departures granted from the zoning scheme regulations.
- Use of the property in accordance with the above specified zoning category does not exempt the owner / occupier from compliance with any other legal or statutory requirement which may affect the property.
- This document has no status unless signed by the Director : Planning & Building Development Management or other person exercising specific sub-delegated powers.

Yours faithfully

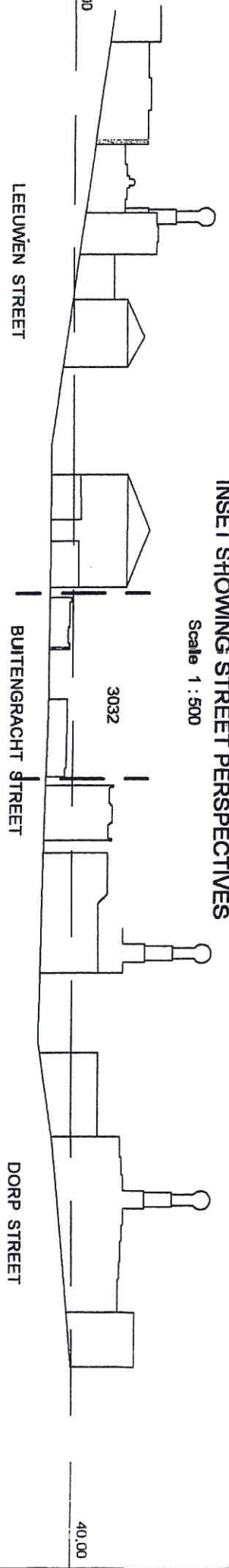
for DIRECTOR : PLANNING & BUILDING DEVELOPMENT MANAGEMENT

ANNEXURE A (P2)



2402

ANNEXURE B.



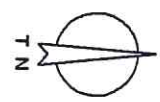
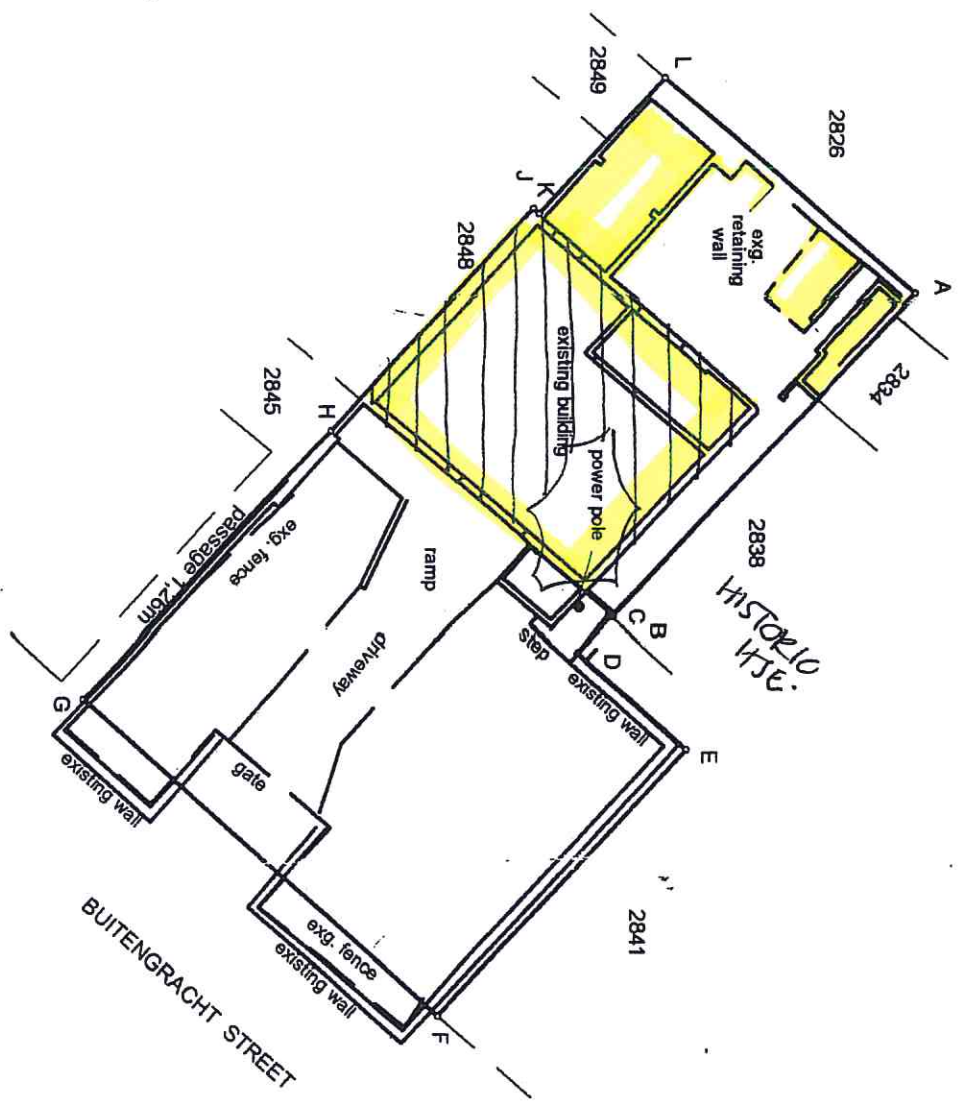
INSET SHOWING STREET PERSPECTIVES

Scale 1 : 500

LEEUWEN STREET

BUITENGRACHT STREET

DORP STREET



SKETCH PLAN

Showing

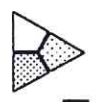
ERF 3032 CAPE TOWN

Situate in the City of Cape Town
Administrative District of Cape
Province of the Western Cape

Scale 1 : 250

NOTES

1. The figure ABCDEFGHJKL represents Erf 3032 Cape Town, 653m² in extent.
 2. All dimensions in metres.
 3. Heights in metres above Mean Sea Level.
- OWNERS
- ZONING



LANGBRIDGE SMITH ASSOCIATES
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29 August 2006

ANNEXURE C.



HERITAGE STATEMENT

ERF 3032
150 BUITENGRACHT STREET
CAPE TOWN

REPORT PREPARED FOR
WESTERN INVESTMENTS COMPANY (PTY) LTD

B A R R Y
B E N J A M I N
B. A R C H (U C T)

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021 423 0328 073 145 3033 barry.b@absamall.co.za

HERITAGE STATEMENT

and recommendations in relation to an application for a full demolition of all structures on ERF 3032 at 150 BUITENGRACHT STREET, CAPE TOWN.

This statement will assess and note the condition of the existing structures on erf 3032 and their heritage significance. An archaeological assessment will be done simultaneously by Dr Ute Seeman.

CONTEXT

- The site is within the proposed Bo-Kaap Heritage Area and listed as a grade iii(b) property.
- The context is of a tight-knit urban environment consisting mainly of 18th and 19th century one and two storey residential properties. The dwellings are all positioned directly on the street boundaries facing onto narrow cobbled and tarred streets.
- On the fringes of the proposed Bo-Kaap Heritage Area such as Buitengracht Street, are several low – key commercial and light industrial sites. These buildings are often larger four or five storey 20th century buildings.
Erf 3032 falls within this fringe and has most recently served as a car rental workshop.

- To the south of the site (fig.1) is a late 19th century two storey residence with raised stoep and hipped roof.



fig.1

- To the north (fig.2) is an early 20th century two storey commercial / residential building with verandah and a flat, parapetted roof-line.



fig.2

- To the west (fig.3) is a building of high significance which has been declared a National Monument. It is a Cape Dutch curvilinear house dating to before 1770.



fig.3

THE SITE

- The site is a final consolidation of four erven.
- Three dwellings once existed on these erven, of which only one remains. The two houses facing onto Buitengracht Street have been demolished, traces of their stoeps and foundations are still evident.
- The demolition of these houses have resulted in a gap in the otherwise intact streetscape.
- The site is approximately 1,5m above street level. A retaining wall, part of which may have been the stoeps of the demolished houses, holds the site back.
- An opening between the two demolished houses allows for a vehicular ramp for access to the site.
- The remaining buildings are positioned to the rear of the site.

DESCRIPTION OF EXISTING STRUCTURES

- The primary remaining structures is a largely altered late 18th century dwelling. (fig.4)



fig.4

- It is a single storey building with flat roof and parapets, and remains of a stoep.
- The premises has most recently been used as a car rental workshop and has extensively been modified for this purpose.
- All original openings, doors and windows have been removed and replaced with large industrial type steel windows and roller shutter doors.
- A portion of the stoep has been demolished to accommodate a vehicular ramp and access.
- A 20th century lean-to extensions protrudes from the facade.
- Most of the internal walls have been demolished.
- The floor is modern screeded concrete slab.
- The ceilings are painted timber boards, possibly late 19th century.
- The walls are in fair to poor condition. The lower sections up to 1,5m are of historical significance, however the upper sections and parapets show brickwork of more recent vintage.

- An extension to the rear of the main structure and a lean-to shed in the yard are of no heritage interest. (fig.5)
- A late 19th century flush toilet in the yard is also of little significance.



fig.5

- Of more significance is a buttressed bluestone retaining wall along the rear boundary. It is approximately 4m high and in a fair condition. It is typical of retaining walls in this area. (fig.6)



fig.6

- Retaining walls also run along the north and east boundaries.

RECOMMENDATIONS

- Despite its grading as iii(b) it is recommended that permission be granted for demolition of all structures on the site except the retaining walls to the rear and to the north.
- The bluestone retaining wall should be carefully incorporated into the new development. The northern retaining wall should remain untouched with the new building work set back approximately 1m. It should be noted that the significance of this wall is that it forms part of the only access to the National Monument on erf 2838.
- All demolition work to be carried out under the supervision of an appropriately qualified archaeologist and under the conditions set out in the AIA prepared by Dr Ute Seeman.
- Great care, consideration and responsibility must be taken where demolition would affect adjoining properties and structures of heritage significance.

PROPOSAL

- The proposed development should be of an appropriate scale and bulk. It should be sensitive to existing forms, architecture and urban fabric as well as historic and cultural concerns.
- The gap formed in the streetscape by the earlier demolition of the pair of houses should be addressed. However, at the same time the National Monument on erf 2838 must receive special consideration and not be overwhelmed by the new development.
- All design proposals for the new development must be approved by HWC prior to any construction work on site.

End

Barry Benjamin

ANNEXURE D

**Phase I ARCHAEOLOGICAL / HISTORICAL IMPACT
ASSESSMENT (AIA)**

**ERF 3032
150 Buitengracht
CAPE TOWN**

**A report prepared for
Western Investment Company (PTY) Ltd**



**Dr Ute A Seemann
Heritage Archaeologist & Consultant**

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January 2007

EXECUTIVE SUMMERY

Dr Ute A Seemann, historical / archaeological contract archaeologist was commissioned by Mr Cobis Wilson on behalf of Western Investment Company (Pty) Ltd to undertake a PHASE I Archaeological / Historical Impact Assessment (AIA) of consolidated erf 3032 at 150 Buitengracht, Cape Town in accordance with the National Heritage Resources Act (No 25 of 1999). The property is situated within a proposed Urban Conservation Area of high significance, the Bo-Kaap or Malay Quarter. The adjacent property (erf 2838) contains a Grade III(a) dwelling of outstanding local architectural, aesthetic and historical value.

This report is part of a Heritage Impact Assessment (EIA) conducted by Mr Barry Benjamin. An application for the demolition of the AUTOCAPE MOTORS TA building is part of the EIA. A development of a three-story combined commercial / residential building is envisaged.

The property was surveyed on foot on 8 January 2007, thoroughly inspected and visual records taken. It is postulated that foundations of two earlier dwellings are to be found below the gravel in the front portion. Remains of *stoep* walls and a step were located on the Buitengracht frontage.

The rear portion of the property contains a disused building (formerly AUTOCAPE MOTORS TA / Eezy Rent-a-car)), a side passage of historic relevance and a back yard with annex, shed and a late 19th century outside toilet. The yard is paved and cemented, and probably contains buried archaeological debris accumulated during the last 250 years. The retaining blue-stone wall of the back yard is clearly of 18th century design.

This property, erf 3032, contains a long history of occupation from the mid- 18th century onwards at the periphery of the city center.

Erf 3032 is of high significance within the archaeological / historical context of the city.

Recommendation and Mitigation

1. The main building on erf 3032 has no historical and architectural value.
2. This report recommends that a demolition application be accepted for the main building, annex, toilet blocks and shed.

Permission for the demolition to be given subject to:

- The site be monitored by an archaeologist during site clearance and foundation excavation for the new development.
- Surviving period joinery to be donated to the SAHRA material bank,
- Demolition to be halted when and if historical foundations of the main building are found.

Furthermore, permission for new development according to Section (38) of the National Heritage resources Act (25 of 1999) to be granted, subject to

1. A Phase I Archaeological Shovel Test excavation permit to be granted
2. To permit geo-technical investigations at selected areas,
3. To establish the extent of the dwellings and yard area fronting Buitengracht,
4. To ascertain if archaeological debris is buried in the back yard.
5. To ascertain, through limited archaeological trial excavations to what extent this site is part of the historic Bo-Kaap/ Malay Quarter building development.

In the event that important archaeological remains are unearthed a Phase II Mitigation needs to be conducted to determine the future of the site.

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1. INTRODUCTION

1.1 The brief

At the request of Western Investments (Pty) LTD Mr Cobis Wilson commissioned Dr Ute A Seemann to submit a Phase I Archaeological / Historical Impact Assessment (AIA) of erf 3032. The site had been flagged by the Cape Town City Council, Planning & Economic Development as having Grade 3b conservation status. This generally means that the site and its buildings are of and within an area of considerable architectural aesthetic and historical value¹. This area is known as the Bo-Kaap or Malay Quarter of Cape Town. The adjacent property, erf 2038, contains one of two extant Cape Dutch curvilinear parapet houses in Cape Town, dating to before 1770 and declared a National Monument.

This report ascertains the historical significance of erf 3032 and the cultural landscape in which it is situated. A surface survey on foot was conducted on 8 January 2007.



¹ Handout. 2007: City of Cape Town, Heritage Resources Section, Environmental Management Branch.

Fig. 1. Central Cape Town, location of the city block under investigation, 2006. (Reference: Street Guide to Cape Town, 9th Edition, 1997/1998)

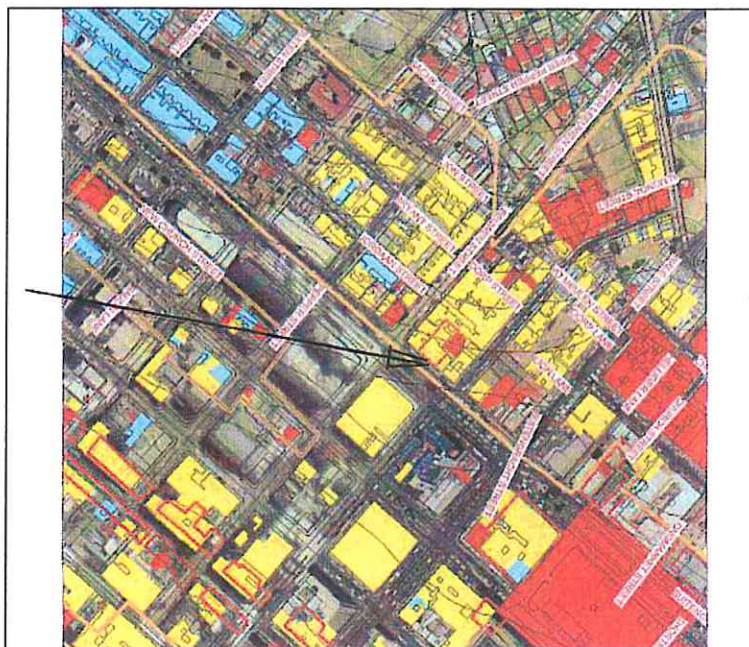
1.2 Baseline description

Erf 3032 is situated at 150 Buitengracht, central Cape Town (Fig. 1). It is located at the edge of the CBD. The geographical co-ordinates are approximately 34°55'40"S, 18°24'39"E.

A survey undertaken during 1983 listed the building on this consolidated erf as "Early parapet flat roof dwelling, converted to workshop in 1952, stands on earlier Buitengracht frontage. It has industrial steel windows, folding sliding batten doors, steel poles and rolled steel joist internal supports (installed 1951). Double bead moulded timber beams and boarded ceilings indicate old Cape roof construction.

Irregular plaster moulded cornice"².

The property is situated inside a proposed Urban Conservation Area of high significance, the Bo-Kaap or Malay Quarter (Fig. 2).



² Louw, Teresa. 1983. The Buildings of Cape Town: Phase II. A Survey undertaken during 1982 and 1983 for the Cape Provincial Institute of Architects. Volume Three: Catalogue and Classification, p 350.

Fig. 2 Portion of the proposed Urban Conservation Area, Bo-Kaap or Malay Quarter, arrow indicating erf 3032. Red: Grade (III)a, a site or building of high historical value. Yellow: Grade (III)b, site or building of considerable historic value. (Reference: Heritage Resources Section, Environmental Branch, City of Cape Town).

The open piece of ground in the front of this workshop indicates that previous buildings thereon had been demolished sometime before 1983. Figure 3 shows some of the features of the site:



Fig. 3. A panorama of erf 3032, 150 Buitengracht, Cape Town, 2007. The buildings on the left and at the back of the right photograph are listed buildings.

2. HISTORICAL CONTEXT

2.1 The pre-historic context of Table Valley

Before the Europeans reached Table Bay to settle permanently in 1652, two groups of indigenous people, the Khoi-San known to the newcomers as 'Strandloopers' and the Khoi-Khoi, utilized the shores of Table Bay on a regular basis. The Khoi made pottery and personal body ornaments, lived in portable *matjieshuises*, kept fat-tailed sheep and indigenous cattle. It was probably the two sub-clans, the Gorachoqua and the Goringhaiqua, who created the cattle tracks on their fixed yearly transhumance migration over what was later known as Kloof Nek and around the peninsula. Wagon routes from the farms in the Upper Table Valley and later contemporary roads may well have been

constructed following these ancient tracks. Almost all traces of these earlier inhabitants have been obliterated by the city's development.

2.2 The colonial period

The development of Cape Town has been described in numerous publications³ and does not need to be repeated here. Suffice to say that the area around the Castle, the VOC Garden, Adderley Street (then known as Heerengracht), Strand, Hout and Wale Streets was well developed by the end of the 17th century "establishing the scale of the city blocks as well as the orientation and position of the street grid"⁴. The Heerengracht (now Adderley Street) and Wale Street were laid out after the position of van Riebeeck's first Castle⁵ was established and, together with the Company Gardens formed the core of the new town grid.

Johannes Schumacher's panorama of Cape Town, ca 1777⁶ (Fig. 4) already anticipates the area later known as the Bo-Kaap, or Malay Quarter on the edge of which Erf 3032 is situated. The Bo-Kaap is usually agreed to be an area bounded by Wale Street, Buitengracht, Waterkant Street and extending up Signal Hill. According to Fransen & Cook Upper Dorp Street and Loader Street surrounds are included⁷. The northwest of the town was bounded by Bree Street and the market garden of Schotse Kloof, below which the first development in what was to become the Bo-Kaap took place⁸.

³For instance: Worden, N, van Heyningen, E. & Bickford-Smith, V. 1998. Cape Town, the Making of a City. Cape Town: David Philip Publishers.

Townsend, SS. 2003. Development Rights and Conservation Constraints, Urban Conservation-oriented Controls in the City Centre of Cape Town. University of Cape Town: Unpublished PhD thesis.

Other archaeological assessments of city properties are mentioned in the text.

⁴ Townsend, *ibid.* p 112.

⁵ This first Castle lies under the west end of the Grand Parade. It was partly excavated in 1990/91 by Gabeba Abrahams of the South African Cultural History Museum.

⁶ Gordon-Brown A. 1975. Pictorial Africana. Cape Town: AA Balkema, p 218.

⁷ Fransen, H. & Cook, Mary. 1980. The Old Buildings of the Cape. Cape Town: AA Balkema, p 63.

⁸ Townsend, L. & S. 1977. Bokaap Faces and Facades. Cape Town: Howard B Timmins, p 3.

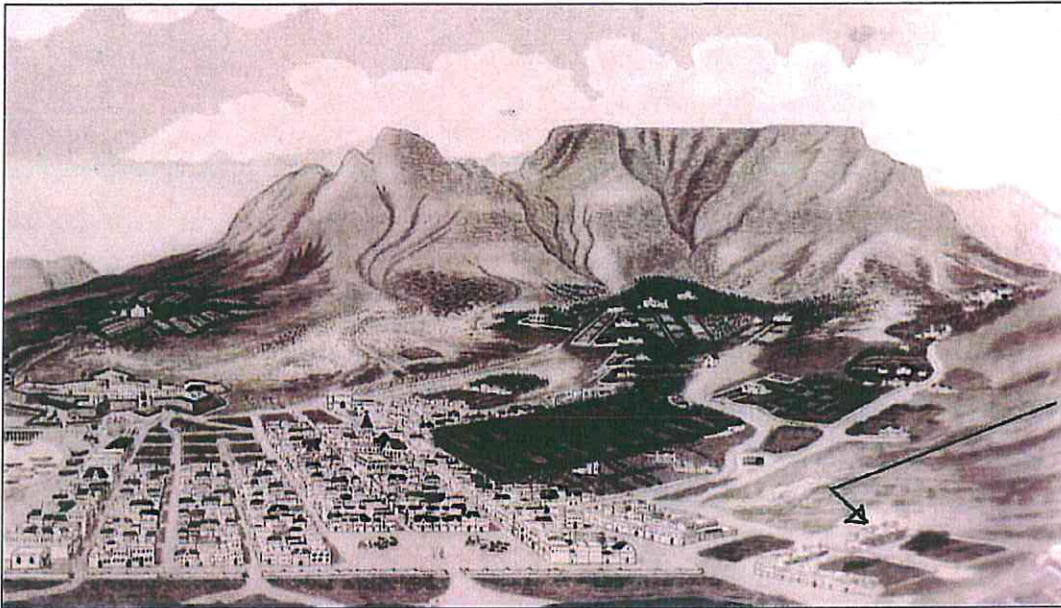


Fig. 4. Part of a panorama of Cape Town, ca 1777, by Johannes Schumacher. The property at 150 Buitengracht is marked by an arrow. (Reference: Cape Archives, M165).

In the 1770s Jan de Waal , sexton of the Oude Kerk, acquired the land between the Buitengracht and Schotse Kloof. According to Townsend, “between 1763 and 1768 De Waal built several small ‘huurhuisjes’ (houses for rent) on this land⁹”.

One of them might have been situated at 150 Buitengracht.

During the second half of the 18th century Cape Town experienced a steady growth in commerce due to the port’s strategic position halfway from Europe to the East. The supply and repair of the fleets, including slave traders as well as being a refreshment station for troops to and from the Eastern colonies of European powers led to an increase in the number of and prosperity of the town’s inhabitants, necessitating the expansion of the city grid up Table Valley, across the Buitengracht and up the lower slopes of Signal Hill¹⁰. To this end the Engineer SW van de Graaff and LM Thibault’s surveyed Cape Town in 1786 (Fig. 5).

⁹ Townsend, *ibid.* page 3

¹⁰ De Puyfontaine, H. 1972. Louis Michel Thibault 1750-1815. Cape Town: Tafelberg, page 57, map 13.

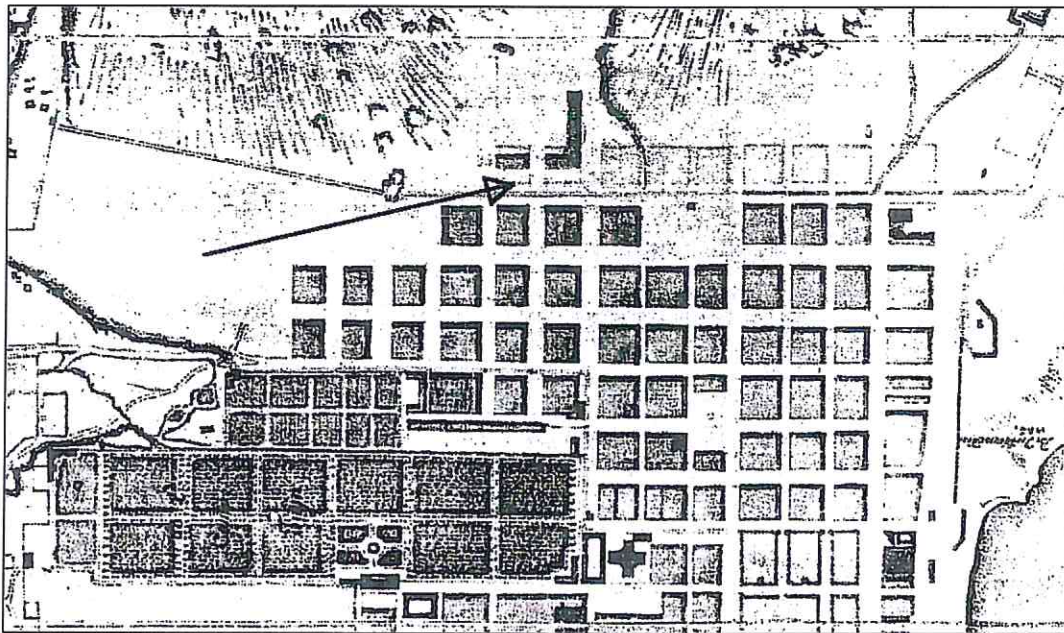


Fig. 5. Portion of a plan of Cape Town, 1786, by SW van de Graaff and LM Thibault. The city block at 150 Buitengracht is marked by an arrow. **Note that buildings at the rear of the properties at this city block have already been built.** (Reference: De Puyfontaine, H. 1972. Louis Michel Thibault 1750-1815. Cape Town: Tafelberg, p.32)

Cape Town in 1795 had a population of about 15 000 inhabitants, half of which were slaves and about twenty percent were free blacks and Khoikhoi¹¹. The British occupations of 1795-1802 and 1806 made Cape Town an important military station. This attracted artisans from Europe and the East, who, together with free Blacks settled in the newly surveyed area of the Bo-Kaap. They erected single and double story, plastered and white -washed houses, mostly flat roofed¹². The rents were cheap and the dwellings near the place of work of most of the inhabitants.

The town prospered under the British military occupation (1795-1802 and 1806-1815). Further expansion occurred above the Buitengracht on the slopes of Lion Hill. The population of the Bo-Kaap grew again with the emancipation of the slaves in 1834, the majority of whom were Muslims, who tended to join their

¹¹ Worden et al. page 88.

¹² Townsend, *ibid.* page 3.

fellow co-religionists, for whom a mosque had been built on state owned land in Chiappini Street¹³.

Cape Town's earliest street survey, showing the property under consideration, was conducted by TG Elemans in 1818. Buitengracht is clearly demarcated as are further city blocks on Signal Hill (Fig. 6).

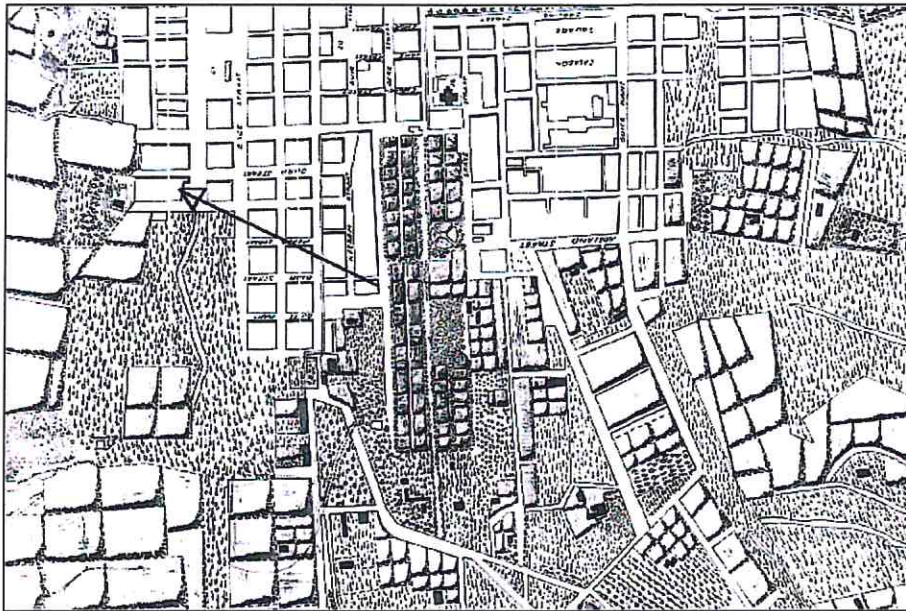


Fig. 6. Elemans survey of Cape Town, 1818. The block under consideration is marked by an arrow. 150 Buitengracht are clearly identifiable by their alignment. (Map redrawn to a reduced scale in the Land Survey Branch, City Engineers Department, City of Cape Town, 1982).

By the mid- 1800s Upper Dorp and Upper Leuwen Streets had come into existence. Snow's survey of 1862 clearly shows these city blocks flanked by semi-detached, one-, two- or three-bay flat-roofed houses, so characteristic to this day of the area. Some houses had a common narrow passage leading to the backyards, which were often built on either higher or lower ground than the main house. Wilson's survey of 1878 (Fig.7) shows the block under consideration as fully developed, the Schotse Kloof Gardens further up the hill still existing.

¹³ Townsend, *ibid.* page 12.

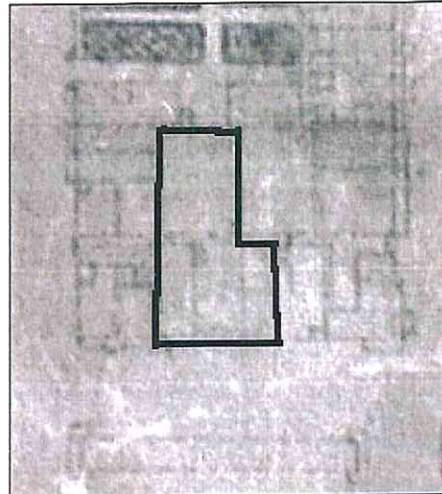


Fig. 7. Wilson's 1878 survey of 150 Buitengracht . (Reference: CMC, Historical Map Section).

The architect W Pocock photographed the town from Signal Hill in about 1884 (Fig. 8).

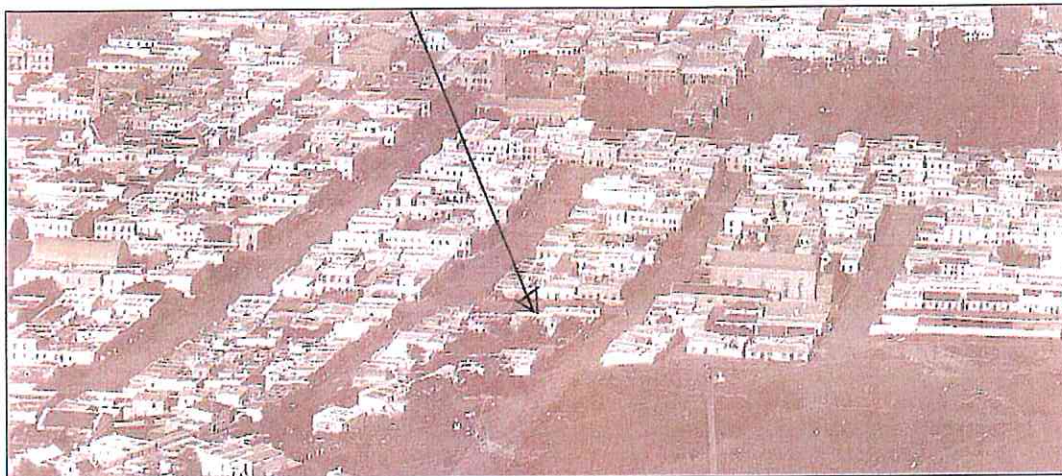


Fig. 8. Houses of the Bo-Kaap, the block Buitengracht – upper Dorp Street- upper Leuwen Street is marked with an arrow, dated ca 1884. (Reference: WFH Pocock, Panorama ca 1884, copy in the possession of the author).

Thom's survey of 1901 clearly depicts details of the properties which will make up erf 3032, steps leading to the *stoeps* of the two one bay dwellings facing Buitengracht, backyards with outside flush toilets, etc. Note that the extant dwelling at the rear of the erf 3032 shares a common wall with its neighbor in Upper Leuwen Street (Fig. 9). However, the *stoep* of our building faces Buitengracht. The yard contains one impermanent shed, drawn in gray shade, one flush toilet and a permanent shed.

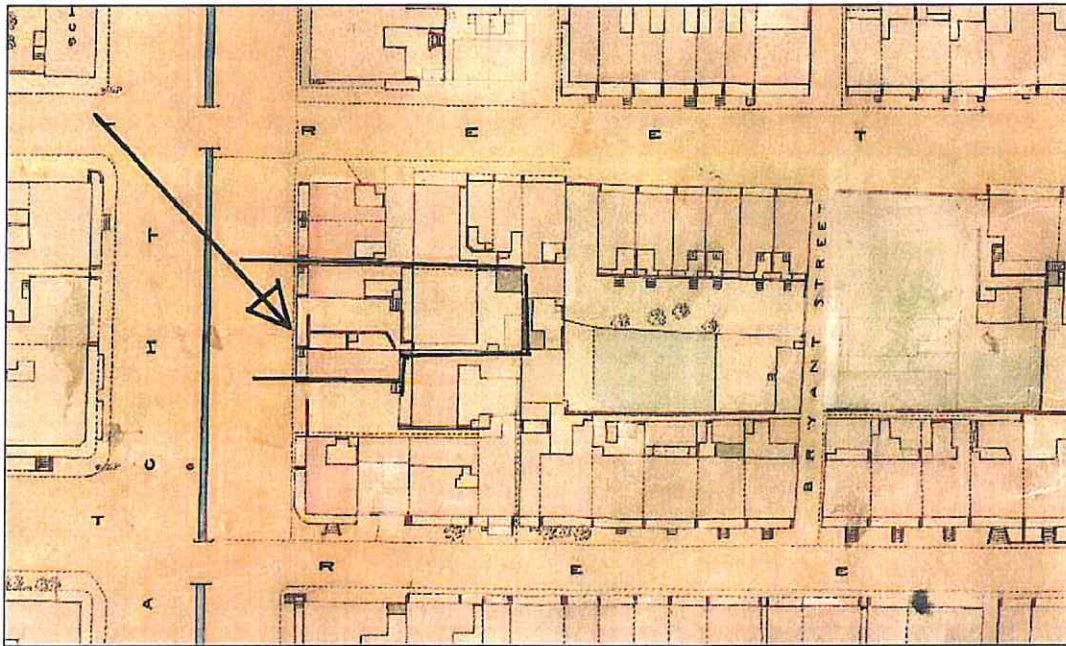


Fig. 9. Thom's survey of 1901. 150 Buitengracht – erf 3032 – outlined. Note the intricate details of the drawing. (Reference: Cape Town City Council, Historical Map Section).

Two photographs of portions of erf 3032, taken around 1910 were found in the Cape Archives (Figs. 10 and 11). They depict the one bay dwelling on the left of the gates and a portion of the building on the right hand.



Fig. 10. Buitengracht in about 1910. The right hand part of the road is situated behind the wall and fence. To the far right the one-bay single story flat-roofed dwelling, which was later demolished. Note the *stoep*. The double story buildings at the corner Buitengracht / Upper Leuwen Street are still extant. (Reference: Cape Archives, AG16798).

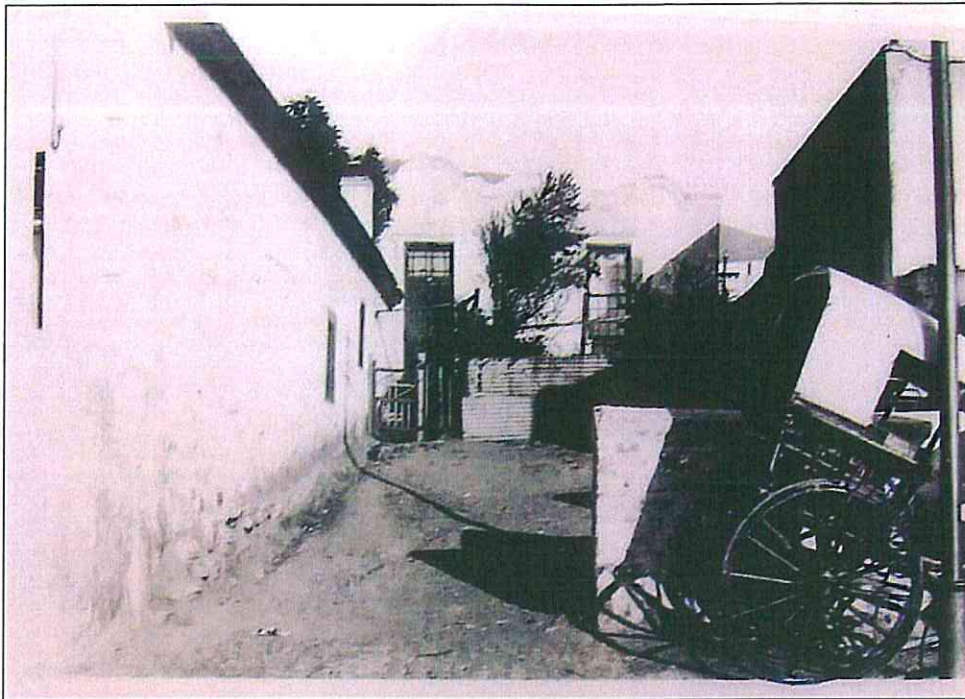


Fig. 11. Photograph of part of the curvilinear parapet house at 148 Buitengracht. To the left the wall of the dwelling formerly situated at (what is now) erf 3032, i.e. 150 Buitengracht. The front garden is today built over. This flat-roofed house is one of those Jan de Waal had built in the 1770s. (Reference: Cape Archives, E1882).

When the Group Areas Act was passed by Parliament in 1950 the Bo-Kaap was proclaimed as a "Malay Group Area", but many people objected, though those moved were not of the Muslim faith. The Bo-Kaap has, however, seen an unparalleled revival of fortunes during the post-*apartheid* area.

3. DEEDS OFFICE RECORDS

3.1 Erf 3032 at 150 Buitengracht

This property was consolidated in 1973 by Mr Ismail Dada Allie, the parent erven being erf 2837, erf 2842, erf 2844 and the remainder of erf 2843 (Fig. 12). Subsequently Mr ID Allie sold the whole to Mr Max Joseph Marks in 1982. In 2006 it was acquired by Western Investment Company (Pty) LTD.

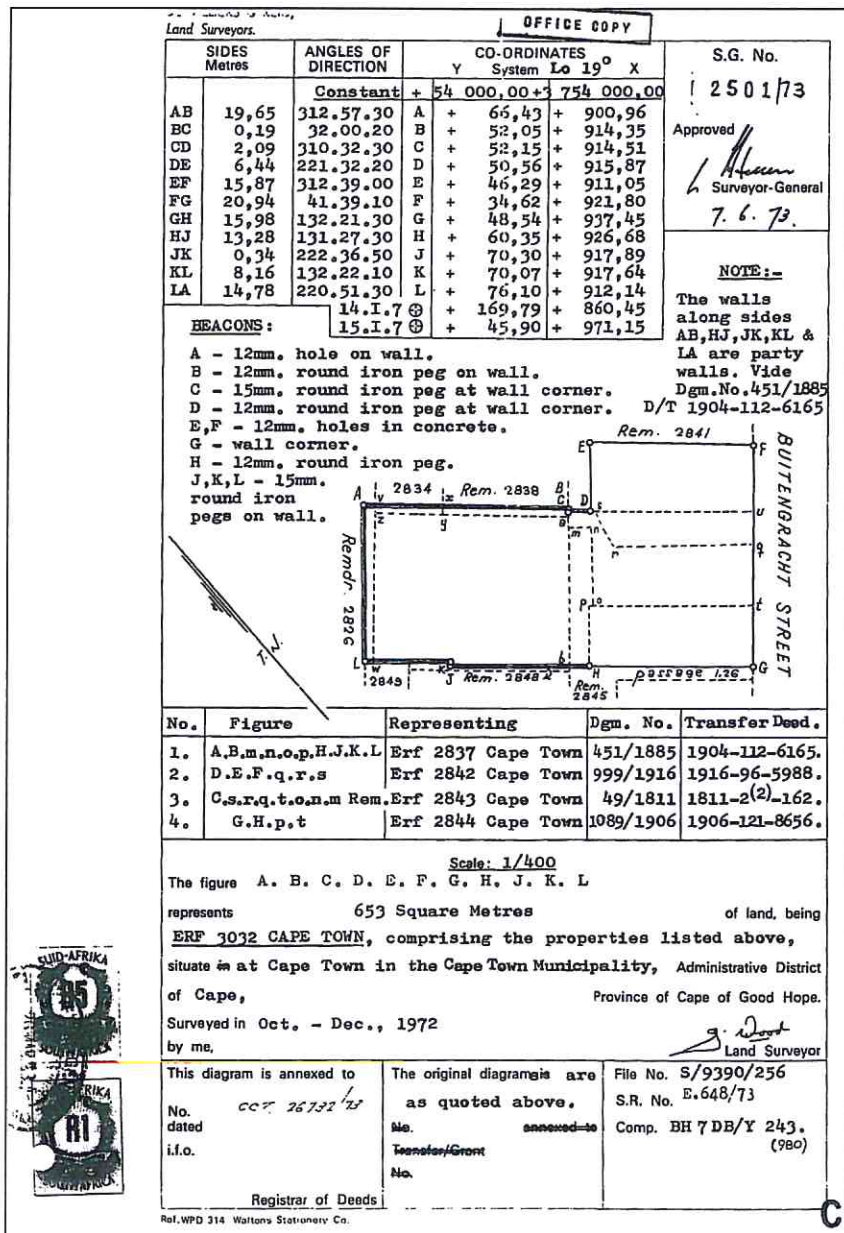


Fig. 12. Erf 3032, Surveyor General Diagram No 2501/73 150 Buitengracht, City of Cape Town, showing subdivision boundaries and common passages.

3.2 The parent erven: 2837, 2842, 2844 and the remainder of 2843.

3.2.1 Erf 2837

Erf 2837 was consolidated in 1904 by the widow Mrs Catharina Schreiber from the estate of the late CL Wicht (Fig. 13).

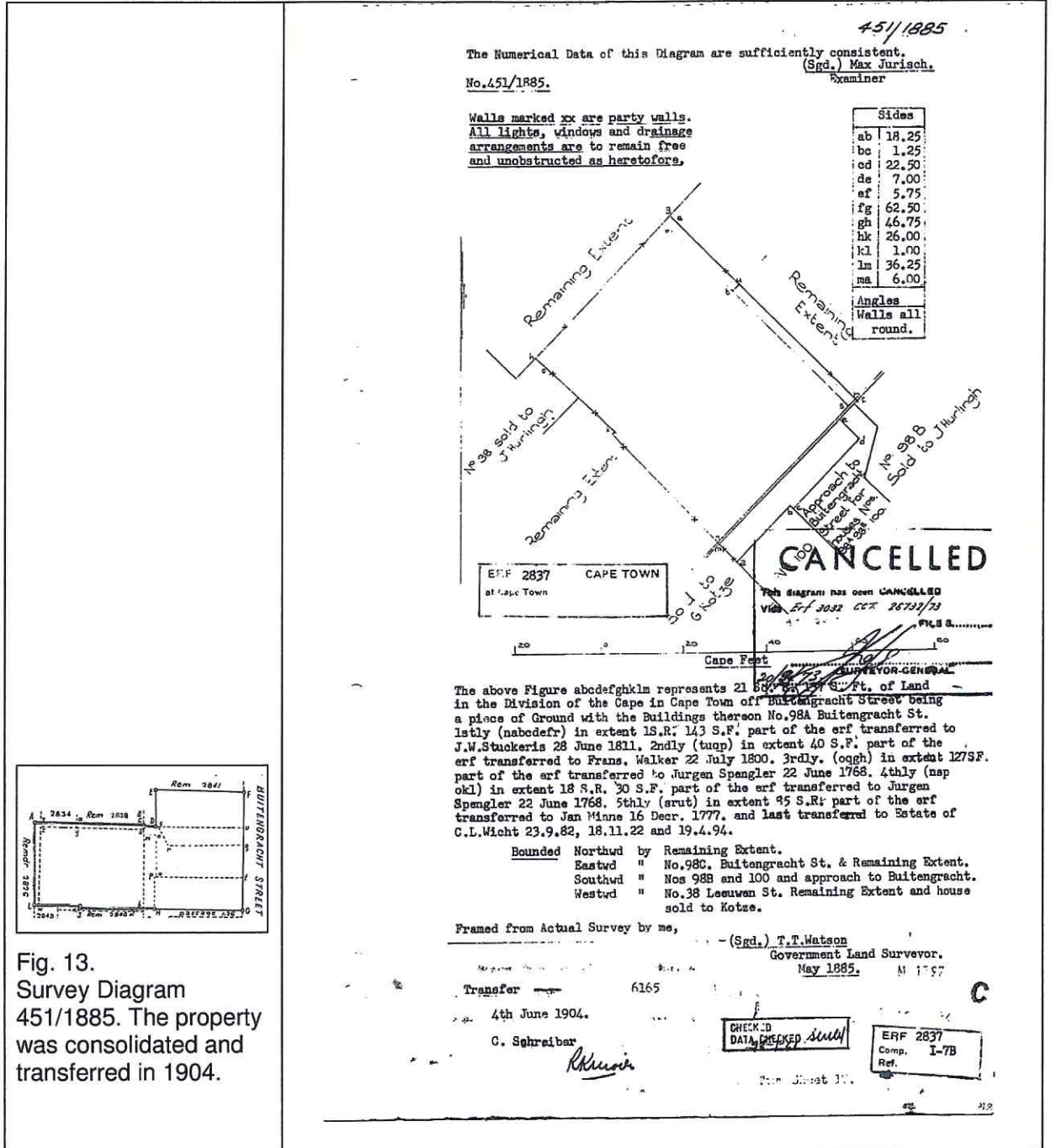


Fig. 13.
Survey Diagram
451/1885. The property
was consolidated and
transferred in 1904.

Erf 2837 transfer history:

Transfer date	S.G. Dgm. No	Transferred from	Transferred to	Notes
04.06.1904	451/1885	Estate late CL Wicht	Catharina Schreiber, widow	With a house
07.01.1948		N Sarkar	Mohamed Tape Jassiem	
28.02.1950		MT Jassiem	David Sandler & Morris Sandler trading as Sandler Brothers	
13.09.1971		D Sandler & M Sandler	Ismail Dada Allie	Schotsche Kloof Case 90

The parent erven of erf 2837 are in the main: portion of erf 2838, portion of 2842, portion of 2843 and several smaller parcels of surrounding properties.

3.2.2 Erf 2842

This erf was consolidated in 1916. The dark tinted portion of erf 2842 was originally a portion of erf 2841, which was granted to Boedel van Johan Caspar Morgendahl in 1818¹⁴. Erf 2841 passed then through CL Wicht to John William Hurlingh, who sold portion CC to Hadji Ebrahim Arnold. Portion CC contained a dwelling, the remainder of erf 2842 an outhouse.

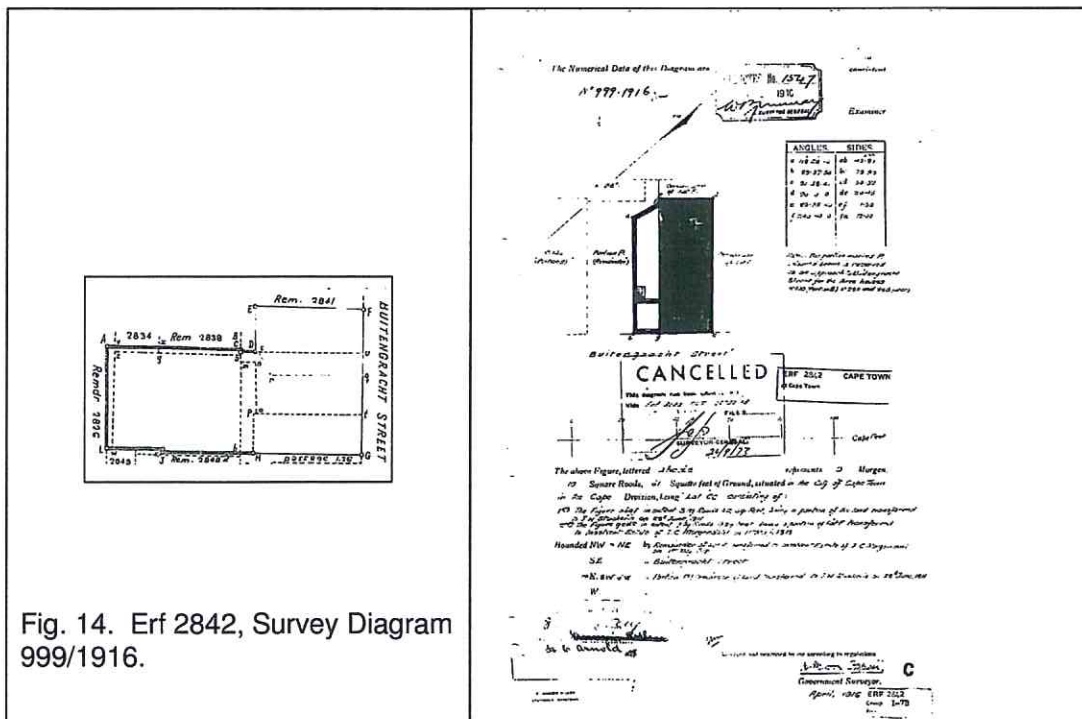


Fig. 14. Erf 2842, Survey Diagram 999/1916.

¹⁴ Surveyor General, Cape Town, Survey Diagram 114/1817.

Transfer date	S.G. Dgm. No	Transferred from	Transferred to	Notes
08.08.1916	999/1916	JW Hurlingh	Hadji Ebrahim Arnold	
2.10.1949		HE Arnold	Abduraman Arnold	
24.02.1950		A Arnold	David Sandler & Morris Sandler	In equal shares
13.09.1971		D & M Sandler	Ismail Dada Allie	Malay Group

3.2.3 Erf 2844

Erf 2844 contained a dwelling and the approach to Buitengracht Street from houses No 98A, 98B, 100.

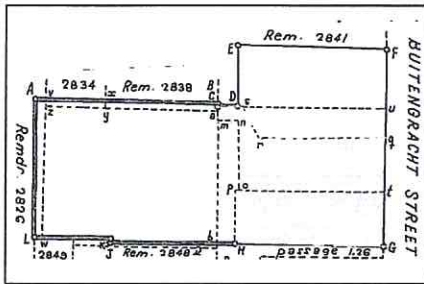
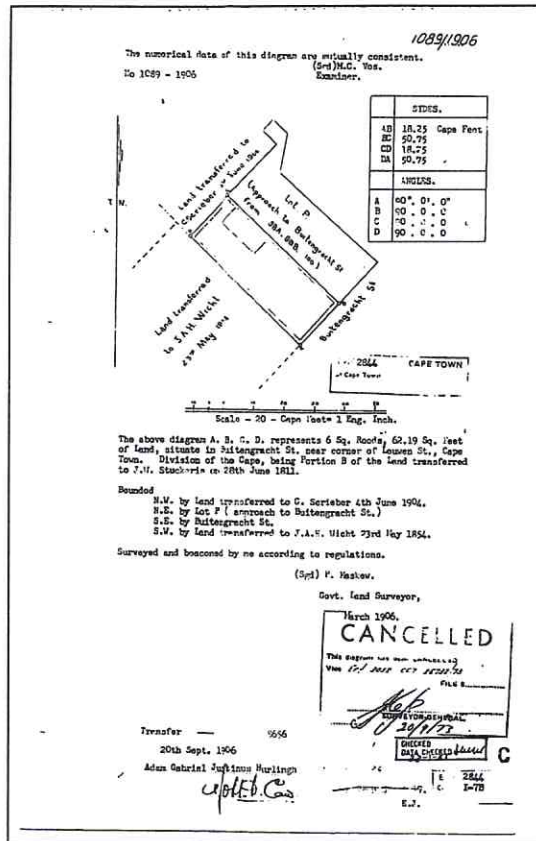


Fig. 15. Erf 2844, Survey Diagram 1089/1906, Surveyor General, Cape Town.



Transfer history of erf 2844:

Transfer date	S.G. Dgm. No	Transferred from	Transferred to	Notes
20.09.1906	1089/1906	JW Hurlingh	Adam Gabriel Justinus Hurlingh	
31.12.1927		RC Orr	Emam Hosen	
31.10.1952		E Hoosen (Indian Group)	Ahmed Emam Hoosen Safeda (born 26.12.1915)	Indian group
08.07.1964		AEH Safeda	David Sandler & Morris Sandler	White Group
13.09.1971		D & M Sandler	Ismail Dada Allie (born 09.12.1919)	Malay Goup

3.2.4 Erf 2843

Transfer date	S.G. Dgm. No	Transferred from	Transferred to	Notes
8.06.1811	49/1811	Raad en Gemeente	Jan Willem Stuckeris	
19.04.1894		Estate late JAH Wicht	Estate late Christian Lodewyk Wicht	
04.06. 1904	portion	Estate late CL Wicht	Catharina Schreiber	This portion to erf 2837
20.09.1906	portion	JW Hurlingh	Adam Gabriel Justinus Hurlingh	This portion to erf 2844
07.01.1948	Remainder	M Sarkar	Mohamed Tape Jassiem	
28.02.1950	Remainder	MT Jassiem	D & M Sandler trading as Sandler Brothers	Schotche Kloof CADS affected property
13.09.1971	Remainder	D & M Sandler	Ismail Dada Allie	Malay Group

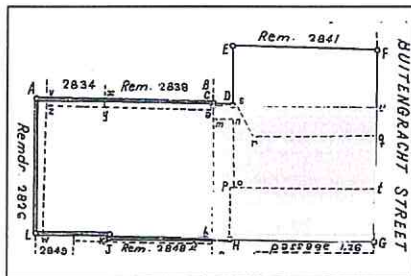
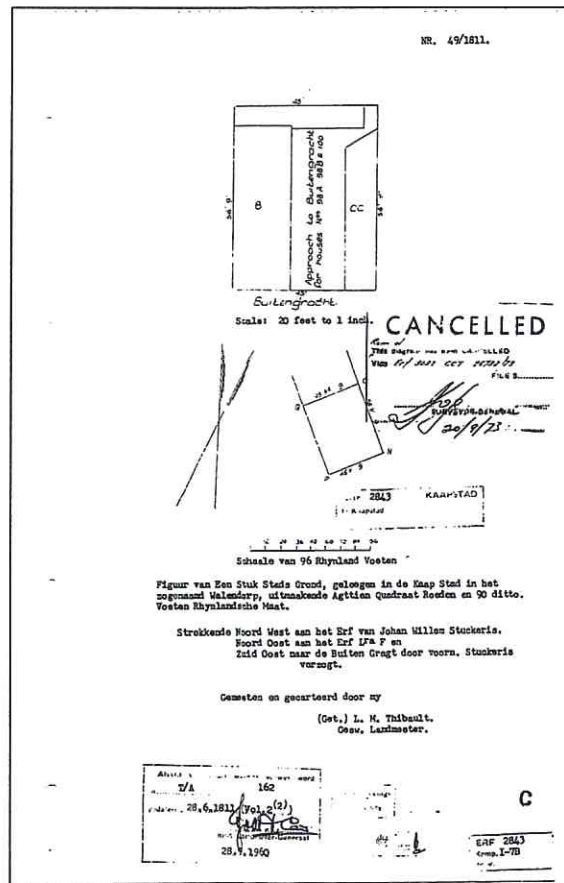


Fig. 16. Survey Diagram 49/1811.

Surveyed by LM Thibault, the renowned architect and surveyor.



3.3 SUMMERY

The chronology of the properties under investigation is illustrated in a flow diagram below, citing erf numbers and date of transfer (Fig. 16).

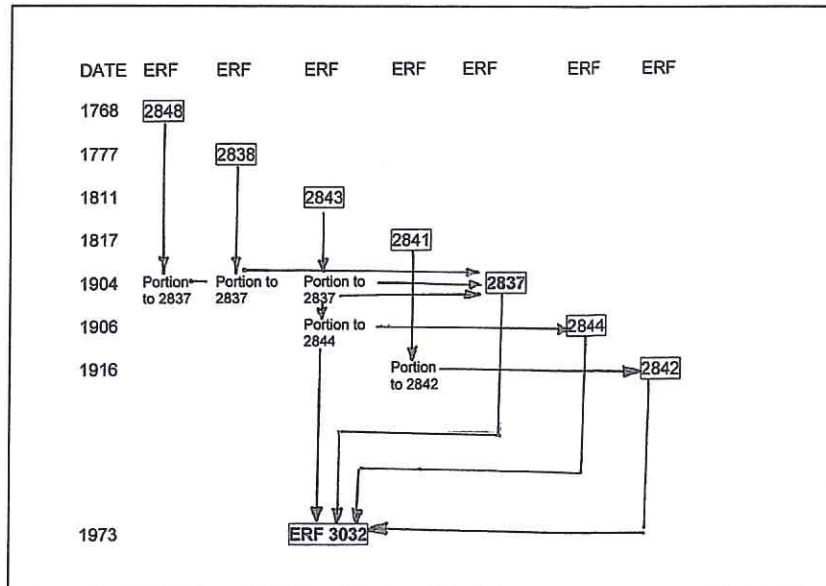


Fig. 17. Flow diagram, erf numbers and portion of even with the date of the first survey and / or transfer.

From the above transfer histories the following tentative statements can be made:

- The city block in Table Valley bounded by Buitengracht, Upper Leuwen Street and upper Dorp Street was first surveyed in 1768.
- The first recorded owners of portions of land in this vicinity were Jurgen Spengler in June 1768, Jan Minne in 1777 and JW Stuckeris in 1811.
- It is recorded that Jan de Waal built the first *huurhuisjes* during the early 1770s.
- The properties were divided and consolidated several time during the 19th century. The properties and the dwellings thereon were erected as rented stock. By 1786 a dwelling was shown at the rear of the property
- Artisans and craftsmen rented and / or occupied the property for most of the 19th century.
- Thom's survey of 1897 reveals the existence of three dwellings on the site, the two fronting Buitengracht are confirmed by photographs taken ca 1910.

- During the early 20th century the widow Catharina Schreiber, Mr JW and Mr AGJ Hurlingh consolidated a number of parcels as erven 2837, 2842, 2843 and 2844.
- During the 1950s and 1960s Mr AE Hoosen and Hadji Ebrahim Arnold were prominent landowners.
- In about 1971 Mr Ismail Dada Allie bought and consolidated the properties.
- The area had been declared a Malay Group Area in 1953. Owners of other population groups had to sell their properties and move out.
- The properties were consolidated in 1973 as erf 3032 for development purposes.

A brief study of 19th and early 20th century maps and photographs of the area between Buitengracht and the slopes of Signal Hill shows the unchanged character of the built environment. The area above Buitengracht became the core of what was to be known as the “Malay Quarters” of the city. Several mosques were founded in the vicinity. Buitengracht was then and is now a busy commercial street, equally well connected to the harbour and the inner city.

4. THE SURVEY

A surface survey of the property and buildings thereon was conducted on foot by myself and one assistant according to professional standards on 8 January 2007. Access to the property and buildings was granted by the owners. No restrictions to the survey in the form of physical obstacles were encountered. Visibility was good. We were also fortunate that the owners of 148 Buitengracht ¹⁵, a listed National Monument, invited us into their house, possibly erected at the same time as the dwelling at the back of no 150. Erf 3032 at 150 Buitengracht is significant for its sensitive historical setting within a Proclaimed Conservation Area. A diagram of existing above-ground features is shown in Fig. 18.

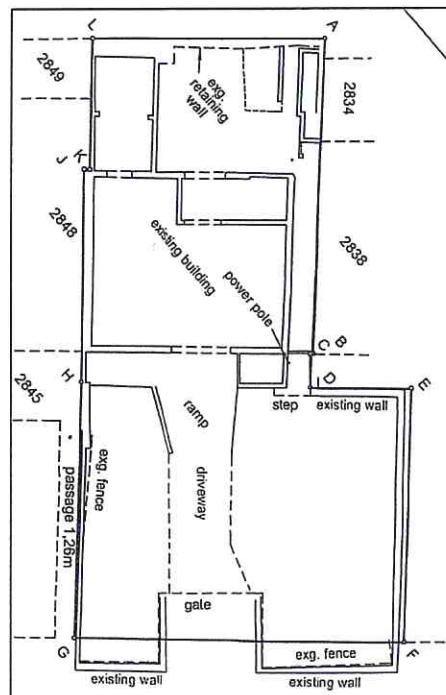


Fig. 18. 150 Buitengracht, Cape Town, existing features, 2007.

Stepping through the central front gates we noted that the boundary walls at the street frontage revealed evidence of two separate *stoep* walls as well as an original step up to the *stoep* on the left (Fig. 19). Front *stoeps* are associated with dwellings. However, the superstructure of these two dwellings had been demolished and gravel covered the area, used as parking place.

¹⁵ We thank Mr and Mrs Sampson for their hospitality, their knowledge of the area, making this visit a unique experience for us.

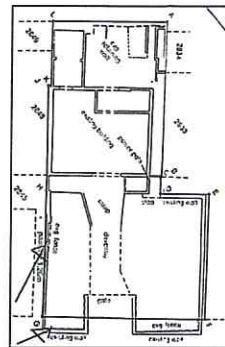


Fig. 19. Views of the remains of the *stoep* and boundary wall to the passage on the left hand property. Above the remains of the foundation of the former right hand dwelling.



The right hand side front wall is covered with graffiti.
Below the 'Sold' sign, remains of the former dwelling foundations are detected.

In Figure 20 the main dwelling, AUTO CAPE MOTORS, is shown with its façade and *stoep* remains, the back yard with annex, shed and flush toilets. Figure 21 shows the retention wall to the rear, an 18th century feature of most Bo-Kaap properties built on the steep grounds of Signal Hill.



Fig. 20a. 150 Buitengracht, 2007. The main building at the rear. Passage to the backyard at right, sharing a common wall with the dwelling at 148 Buitengracht, a National Monument.

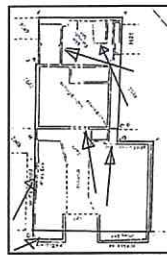


Fig. 20b. Passage to the back yard at the right hand side of 150 Buitengracht, 2007. At the back the toilets. The right hand passage wall dates from about 1770.



Fig. 20c. Backyard with annex at 150 Buitengracht, 2007. The annex is thoroughly modernized. The yard is paved and in patches cemented.

The flush toilets (right), the front one installed before 1897.



Fig. 20d. The back yard shed and toilets (below).



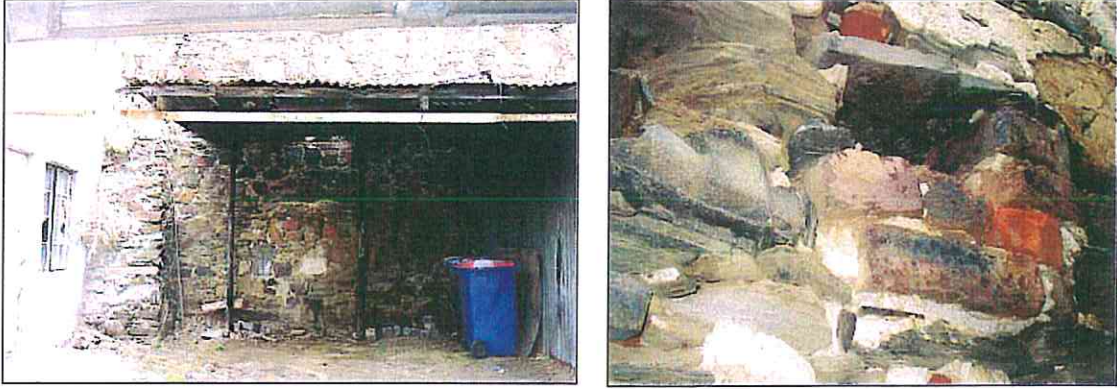


Fig. 21. Backyard historic retention wall, buttress at the left, 150 Buitengracht, 2007. This 'bluestone' – slate wall seems to have been erected by the mid- 18th century. To the right detail of the wall construction, probably a hole for a beam, filled with late 19th century bricks. The plaster is of 18th century composition, indicating an inside wall(?).

Figure 22 illustrates historic features of the passageway, Figure 23 those of the main building.

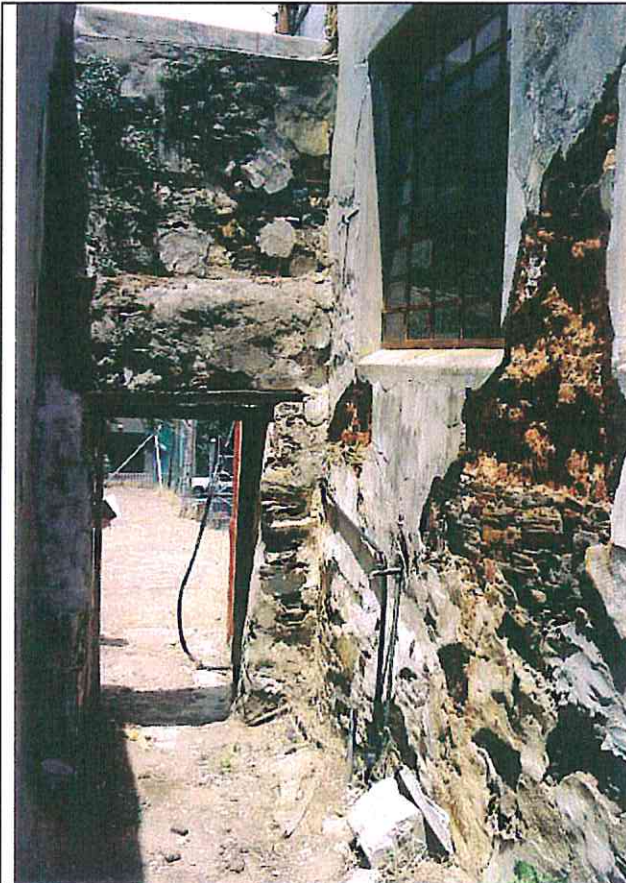


Fig. 22. Looking back the passageway to the front of the property. The connecting wall, door frame/lintel and the lower part of the main building's wall are deemed to be historical / archaeological features of high significance.

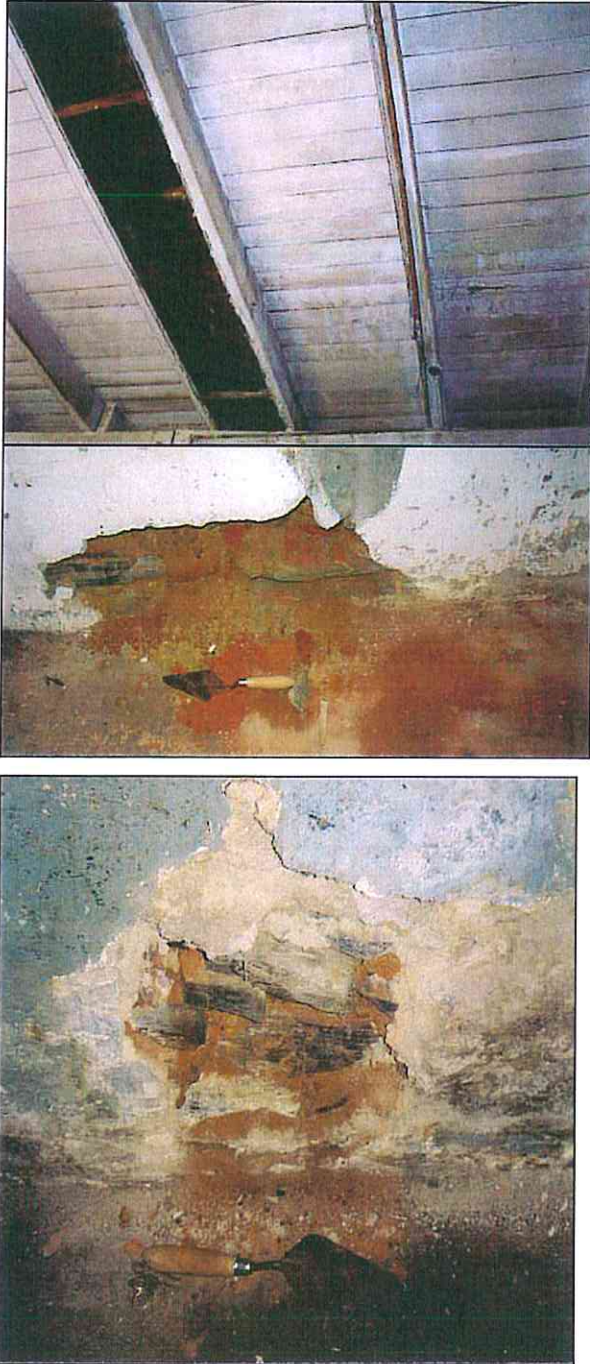
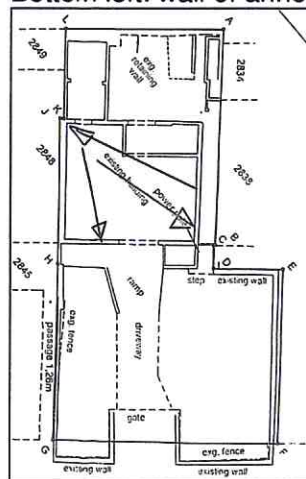


Fig. 23a. Some features inside the main building.
Left: ceiling boards, probably late 19th century.



Fig. 23b. Details of walls of the main building.
Top: Dividing wall between main building and annex.
Top left: front wall,
Bottom left: wall of annex.



Summery

- The blue-stone back yard retaining wall probably dates to the middle of the 18th century. It is part of the historic fabric of the Bo-Kaap.
- And so are the foundations and portions of the main building up to a height of 500 to about 1000mm.
- The connecting wall between the buildings of Nos 148 and 150 Buitengracht and the door frame embedded in it are deemed to belong to the original dwellings, and therefore are of high architectural – historical value.
- The walls of the annex of the main building are compromised by modern cement plaster and –blocks – no historic value, except the common wall with the property on Upper Leuwen Street.
- One flush toilet dates to the late 19th century. As there are numerous examples in the Bo-Kaap, this one is of no historic value.
- The temporary shed in the yard is of no historic value.
- Below the gravel in the front part of the property the remains of the foundations of two 18th century dwellings might be found.
- The property has an occupational history of about 250 years. Accumulated archaeological debris is expected to occur over the whole area.

5. STATEMENT OF SIGNIFICANCE

5.1 Importance of the finds: high

5.2 Significance: high

5.3 Suggested mitigation: a phase I archaeological shovel test excavation

6. RECOMMENDATIONS

I would suggest the following plan of action for erf 3032:

- Permission for the demolition of the main building and yard annex, as well as the shed and toilets should be given subject to an archaeologist supervising this demolition with the view to halt it at original wall foundation level of the main building and / or course of 18th century brickwork.
- The connecting wall between the dwellings of Nos 148 and 150 Buitengracht to be retained and / or incorporated into the development.
- Demolition to commence as soon as possible.
- **A phase I archaeological shovel test excavation following the demolition phase.**
- Depending on the results of this excavation, possibly a Phase II Rescue excavation and
- Adjustment of the development plans according to HWC decisions taken.

7. BIBLIOGRAPHY

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8. ACKNOWLEDGMENTS

Jack and Ora Prescott, excellent research assistants
and Hennie Prince – archaeologist and friend,
Thank you

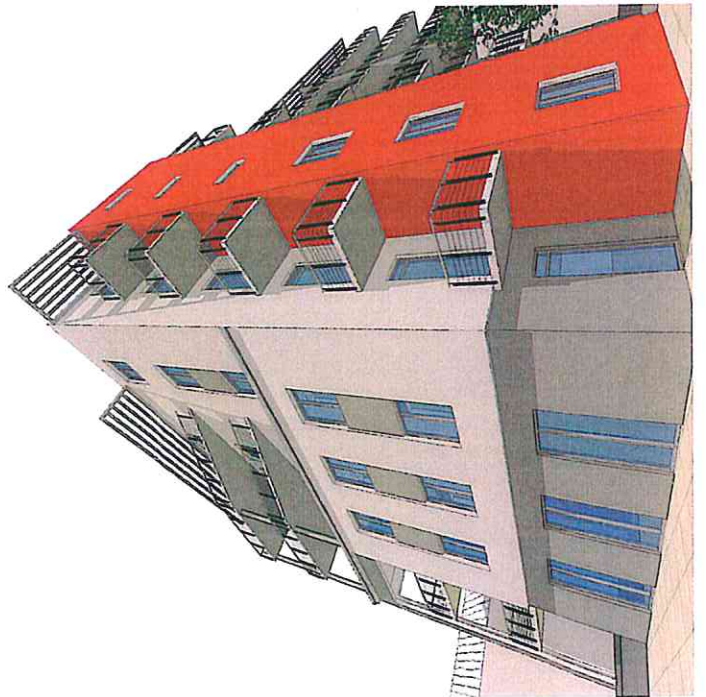
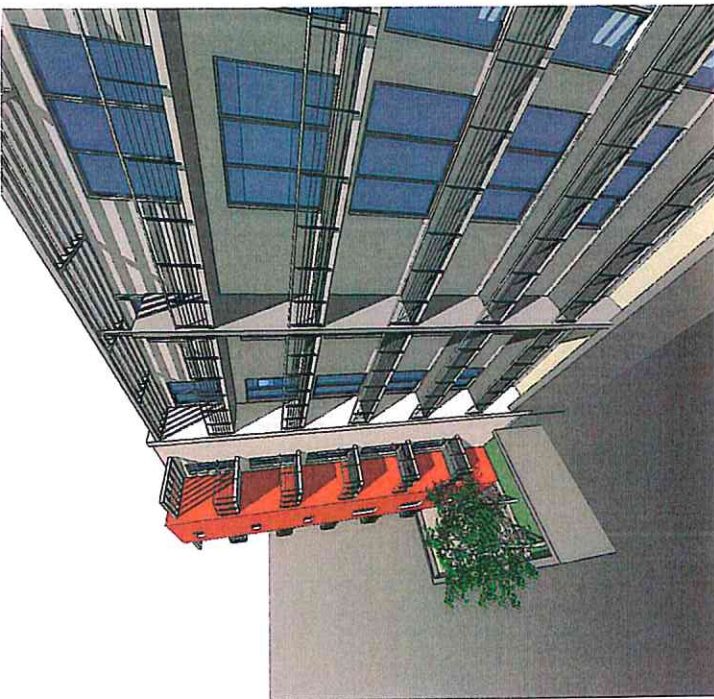
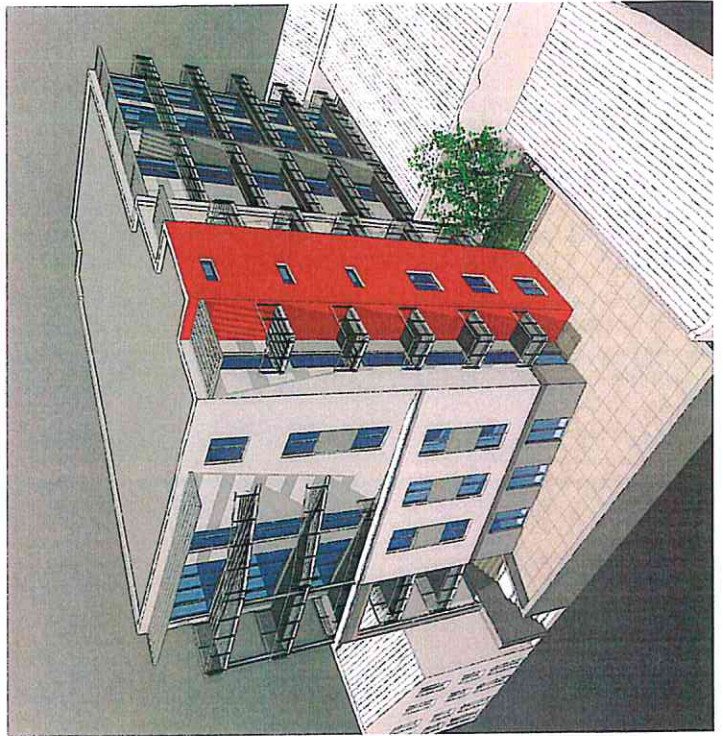
Ute A. Seemann

Dr Ute A Seemann

Cape Town, January 2007

ANNEXURE E.

FIRST CONCEPT SUBMITTED TO HWC
KEPT WITH HWC RECORD OF DECISION - ANNEXURE F.
RECEIVED BY ARC ARCHITECTS 16-5-2007



ANNEXURE - F.

Our Reference: HM/BO KAAP/ERF 3032
Email: Grontong@pgwc.gov.za
Enquiries: Gregory Ontong
Tel. (021) 483 9889
14-05-2007



Ilifa leMveli iNtshona Koloni
Erfenis Wes-Kaap
Heritage Western Cape

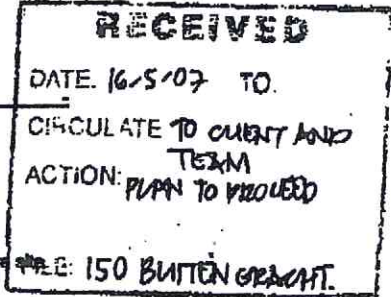
Heritage Western Cape hereby notifies:

Mr Gert De Wet
P.O.Box 15749
Vizeberg
8018



RECORD OF DECISION

Application for a permit in terms of
Section 34 of the National Heritage Resources Act (Act 25 of 1999)
and Regulation 3(3)(a) of PN 298 (29 August 2003)



FOR: Demolition

AT: Erf 3032, 150 Buitengracht Street, BO KAAP

DECISION:

Heritage Western Cape has decided to approve the application to demolish the building on the above site.

CONDITIONS:

The above approval is subject to the following conditions:

- That the archaeological potential of the site be tested by excavation before the demolition is carried out. A professional archaeologist must make an application for an archaeological permit on the prescribed form (Annexure B) for this purpose. (This has already been conveyed to you as per our letter of 13 February 2007).
- That the future development of the site be limited to that depicted on the building plans by ARC Architects amended as per the discussion on Friday, April 20, 2007. (We note that this agreement was reached in order to obviate the necessity for the proposed Provisional Protection in terms of Section 29 of the National Heritage Resources Act).
- The final amended plans are to be cleared by Heritage Western Cape.

NOTE:

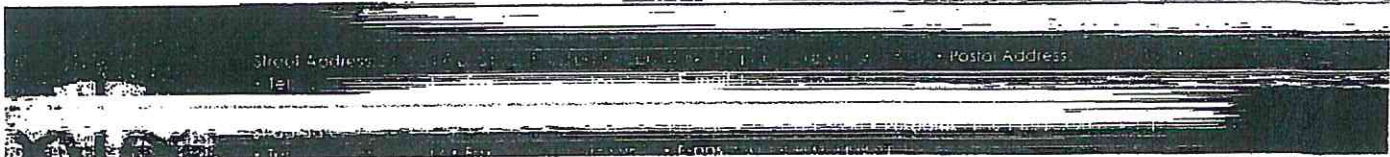
- This decision is subject to a general appeal period of 14 working days and may be suspended should appeal against this decision be received by Heritage Western Cape within 14 working days from the date the record of decision is issued.
- No work is to commence before the 14 days appeal period has lapsed and a permit has been issued by Heritage Western Cape.
- The applicant is required to inform all interested and affected parties of this record of decision within this 14-day appeal period.
- This decision does not exonerate the applicant from obtaining local authority approval or any other approval for the proposed work.



Chief Executive Officer: Heritage Resources Management Service
p.p. Heritage Western Cape

- Copy to: City of Cape Town, Heritage Resource Section, P O Box 4518, Cape Town, 8000

www.capegateway.gov.za/culture_sport



ANNEXURE · G.

Our Ref: HMICAPE TOWN/ERF 3032 PERMIT NO 2007-08-001
Enquiries: Ludwe Tyali
Tel: 021 483 9743
E-mail: Ltyali@pgwc.gov.za



22 January 2008

Dr Ute A Seemann
Heritage Archaeologist & Consultant
1203 Simon's Bay Estate
Outlands Road
SIMON'S TOWN
7975

Dear Dr Seemann

PHASE TWO ARCHAEOLOGICAL PERMIT MITIGATION REPORT, EXCAVATION PERMIT NO 2007-08-001, ERF 3032, CAPE TOWN

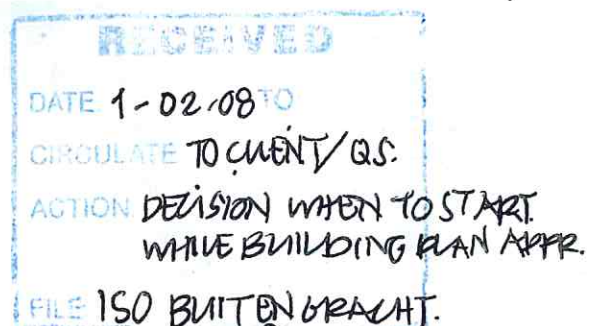
I wish to advise you that Heritage Western Cape (HWC) has considered the Phase Two Archaeological Permit Mitigation Report, Excavation Permit No. 2007-08-001, Erf 3032, Cape Town.

It was agreed that the report be accepted.

If changes have to be made to the current project, HWC should be notified and a new application would have to be made.

Yours faithfully

Ludwe Tyali
Secretariat for Archaeology, Palaeontology and Meteorites Committee
For: Accounting Authority: Heritage Resources Management Services
pp / Heritage Western Cape



www.capegateway.gov.za/culture_sport

Street Address: Protea Assurance Building, Green Market Square, Cape Town, 8000 • Postal Address: Private Bag X9067, Cape Town, 8001
• Fax: +27 (0)21 483 9842 • E-mail: hwc@pgwc.gov.za

Streetadres: Protea Assuransie-gebou, Groentemarkplein, Kaapstad, 8000 • Posadres: Pkwaatsak X9067, Kaapstad, 8001
• Fax: +27 (0)21 483 9842 • E-pos: hwc@pgwc.gov.za

ANNEXURE . H

SECOND CONCEPTUAL ENVELOPE PRESENTED
TO BELCOMA/C. (READ WITH ANNEXURE . i)



ANNEXURE . i

Reference: HM/ CAPE TOWN (BO KAAP)/ERF 3032
Enquiries: Gregory Ontong
E-mail: grontong@pgwc.gov.za
Tel. (021) 483 9689
Fax (021) 483 9842
Date: 30 January 2008



Heritage Western Cape hereby notifies:

Mr Gert de Wet
ARC Architects
P O Box 14749
Vlaeberg
8018

RECORD OF DECISION
Heritage Western Cape Built Environment and Landscapes Committee

Application for a permit in terms of
Section 27 of the National Heritage Resources Act (Act 25 of 1999)
and Regulation 3(3)(a) of PN 298 (29 August 2003)

FOR: Total Demolition

AT: Erf 3032, 150 Buitengracht Street, (Bo Kaap), Cape Town

DECISION:

The Committee requires Volumetric analysis to indicate scale and massing and to reveal the building in its context and in relation to wall parapet. (DONE 3D IMAGES).

The Committee decided that the Drawings need to be re-submitted, Site plan and roof plan should be submitted as well. ✓

NOTE:

- This decision is subject to an **appeal period of 14 working days**.
- The applicant is required to inform any party who has expressed a bone fide interest in any heritage-related aspect of this record of decision. The appeal period shall be taken from the date of being informed. It should be noted that for an appeal to be deemed valid it must refer to the decision, it must be submitted by the due date and it must set out the grounds of the appeal. Appeals must be addressed to the official named above and it is the responsibility of the appellant to confirm that the appeal has been received within the appeal period.
- Work may not be initiated during this 14 day appeal period.
- If any archaeological material or evidence of burials is discovered during earth-moving activities all works must be stopped and Heritage Western Cape must be notified immediately.
- This approval does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.

Yours,

Gregory Ontong
For Accounting Officer: Heritage Resource Management Service
Copy to City of Cape Town, Heritage Resource Section, P O Box 4518, Cape Town, 8000



www.capegateway.gov.za/culture_sport

Street Address: Protea Assurance Building, Green Market Square, Cape Town, 8000 • Postal Address: Private Bag X9067, Cape Town, 8001
• Fax: +27 (0)21 483 9842 • E-mail: hwc@pgwc.gov.za

Straatadres: Protea Assuransie-gebou, Groentemarkplein, Kaapstad, 8000 • Posadres: Privaatsak X9067, Kaapstad, 8001
• Fax: +27 (0)21 483 9842 • E-pos: hwc@pgwc.gov.za

ANNEXURE . J

Reference: HM/ CAPE TOWN/ERF 3032
Enquiries: Gregory Ontong
E-mail: grontong@pgwc.gov.za
Tel. (021) 483 9689
Fax (021) 483 9842
Date: 12 February 2008



Heritage Western Cape hereby notifies:

ARC Architects
P O Box 15749
Vlaeberg
8018

RECORD OF DECISION
Heritage Western Cape Built Environment and Landscapes Committee

**Application for a permit in terms of
Section 34 of the National Heritage Resources Act (Act 25 of 1999)
and Regulation 3(3)(a) of PN 298 (29 August 2003)**

FOR: Total Demolition

AT: ERF 3032, 150 Buitengracht Street, Cape Town

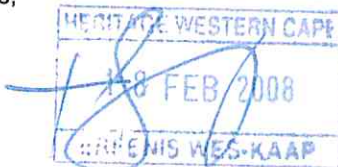
DECISION:

The committee resolved that design and engineering advice was needed to ensure that the proposed demolition does not negatively impact on the historical fabric of the surrounding heritage resource. The treatment of the new design was not in character with the existing surrounds and urban built form.

NOTE:

- This decision is subject to an **appeal period of 14 working days**.
- The applicant is required to inform any party who has expressed a bone fide interest in any heritage-related aspect of this record of decision. The appeal period shall be taken from the date of being informed. It should be noted that for an appeal to be deemed valid it must refer to the decision, it must be submitted by the due date and it must set out the grounds of the appeal. Appeals must be addressed to the official named above and it is the responsibility of the appellant to confirm that the appeal has been received within the appeal period.
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- This approval does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.

Yours,



Gregory Ontong
For Accounting Officer: Heritage Resource Management Service
Copy to City of Cape Town, Heritage Resource Section, P O Box 4518, Cape Town, 8000

www.capegateway.gov.za/culture_sport

Street Address: Protea Assurance Building, Green Market Square, Cape Town, 8000 • Postal Address: Private Bag X9067, Cape Town, 8000
• Fax: +27 (0)21 483 9842 • E-mail: hwc@pgwc.gov.za

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• Fax: +27 (0)21 483 9842 • E-pos: hwc@pgwc.gov.za

ANNEXURE K

2006

View from Street level - Brixton Market



Revised image of New development on erf 3032 - Cape Town 8-1-08
(150 Buitengracht street).
arc architects.

ANNEXURE .L



Reference: HM/ CAPE TOWN/ERF 3032
Enquiries: Gregory Ontong
E-mail: grontong@pqwc.gov.za
Tel. (021) 483 9689
Fax (021) 483 9842
Date: 21 February 2008

Heritage Western Cape hereby notifies:

ARC Architects
P O Box 15749
Vlaeberg
8018

RECORD OF DECISION
Heritage Western Cape Built Environment and Landscapes Committee

Application for a permit in terms of
Section 34 of the National Heritage Resources Act (Act 25 of 1999)
and Regulation 3(3)(a) of PN 298 (29 August 2003)

FOR: Total Demolition

AT: ERF 3032, 150 Buitengracht Street, Cape Town

DECISION:

The committee endorsed the discussions of the sub-committee with the architect of the applicant.

The committee further decided to approve the application on the following conditions:

1. That prior to any excavation being started, they should submit to HWC a structural engineer's report which confirms that the neighboring old buildings have been structurally underpinned
2. That the architect considers dropping the northern corner of the building by one meter subject to its visual impact on the curved façade building at the rear.

NOTE:

- This decision is subject to an **appeal period of 14 working days**.
- The applicant is required to inform any party who has expressed a bone fide interest in any heritage-related aspect of this record of decision. The appeal period shall be taken from the date of being informed. It should be noted that for an appeal to be deemed valid it must refer to the decision, it must be submitted by the due date and it must set out the grounds of the appeal. Appeals must be addressed to the official named above and it is the responsibility of the appellant to confirm that the appeal has been received within the appeal period.
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- This approval does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.

Yours,

Gregory Ontong
For Accounting Officer: Heritage Resource Management Service
Copy to City of Cape Town, Heritage Resource Section, P O Box 4518, Cape Town, 8000

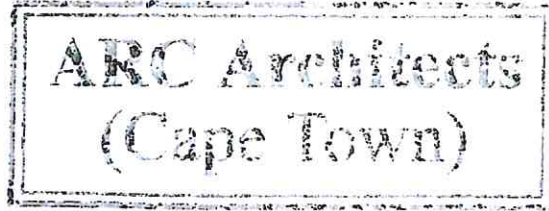
ANNEXURE - M



Reference: HM/ CAPE TOWN/ERF 3032
Enquiries: Gregory Ontong
E-mail: grontong@pgwc.gov.za
Tel. (021) 483 9689
Fax (021) 483 9842
Date: 25 March 2008

Heritage Western Cape hereby notifies:

ARC Architects
P O Box 15749
Vlaeberg
8018



RECORD OF DECISION

Heritage Western Cape Built Environment and Landscapes Committee

Application for a permit in terms of
Section 34 of the National Heritage Resources Act (Act 25 of 1999)
and Regulation 3(3)(a) of PN 298 (29 August 2003)

FOR: Total Demolition

AT: ERF 3032, 150 Buitengracht Street, Cape Town

DECISION:

The Committee decided to approve the application and recommended that the mouldings on the third and top floor be removed or be simplified.

SMALL DETAIL TRIMMING
COMMENT

VIA MAIL REGISTER
RECEIVED
DATE: 31-3-08 TO
CIRCULATE TO CLIENT/
ACTION FOR RECORD
PURPOSES
FILE: 150 BUITENGRACHT.

PLAN APPROVAL NO.:
4077/08
8-9-08.

NOTE:

- This decision is subject to an **appeal period of 14 working days**.
- The applicant is required to inform any party who has expressed a bone fide interest in any heritage-related aspect of this record of decision. The appeal period shall be taken from the date of being informed. It should be noted that for an appeal to be deemed valid it must refer to the decision, it must be submitted by the due date and it must set out the grounds of the appeal. Appeals must be addressed to the official named above and it is the responsibility of the appellant to confirm that the appeal has been received within the appeal period.
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Yours,

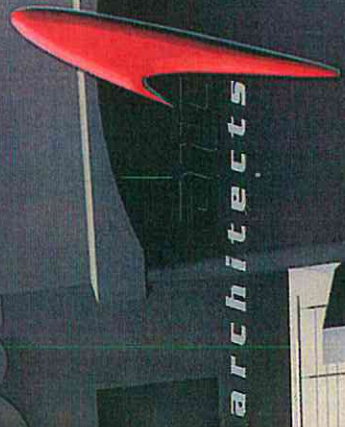
Gregory Ontong
For Accounting Officer: Heritage Resource Management Service
Copy to City of Cape Town, Heritage Resource Section, P O Box 4518, Cape Town, 8000

www.capegateway.gov.za/culture_sport

Street Address: Protea Assurance Building, Green Market Square, Cape Town, 8000 • Postal Address: Private Bag X9067, Cape Town, 8000
• Tel: +27 (0)86 142 142 • Fax: +27 (0)21 483 9842 • E-mail: hwc@pgwc.gov.za

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ANNEXUR · N



remove mouldings. x

remove moulding ✓

✓

ANNEXURE .Ö



Remain mouldings X

Remain mouldings ✓



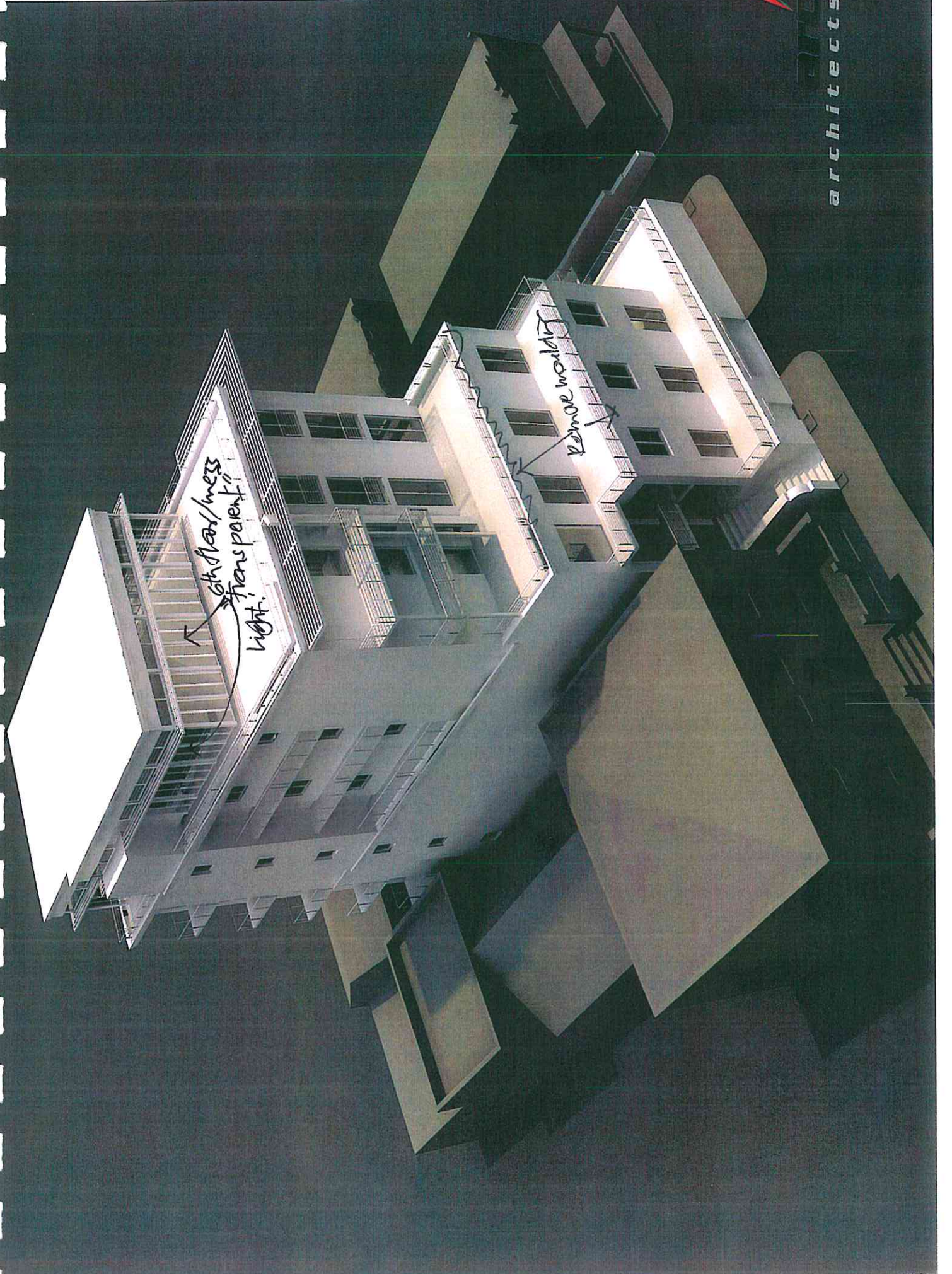
ANNEXURE P.



architects

6th floor/mess
Trans parent
light.

more world



ANNEXURE - Q

00 SEP 2000

4077/05

C. B. S. S. T.

APPROVED PLANS

150 BUITENGRACHT

ERF 3032 C.T.

1-9-09 - APPROVED EXTENDED
APPROVAL PERIOD.

WESTERN AUSTRALIA



ANNEXURE . R

Cape Town (Pty) Ltd
Kaapstad (Edms) Bpk

Suite 302, 3rd floor
Buitenkloof studios
8 Kloof Street
Gardens
8018

Tel: +27 21 424-6293
Fax: +27 21 424-8077
Arcct@arc.co.za

4 Sept 2009.

The Chief Plan examiners department
City of Cape Town
2nd floor
Media 24 building
Hertzog Boulevard
Cape Town

Dear Sir /S

We, Arc Architects (PTY) LTD-Cape Town, on behalf of the owners of the above erf 3032 Cape Town Western Investments (PTY) LTD Apply for an extension of a further one-year for the development as per the the above approved plan no. 4077/08 (September)

Motivation for the plan approval extension period

1. Since the approval was achieved, the selling and letting property markets have changed significantly towards the negative.
2. It is common knowledge that the banks have applied the National credit Act which further reduced the number of potential buyers for the residential units and the letting potential of the office space.
3. The world economy as a whole has slowed down which further increased the risk to proceed with the project at current rates and interest rates.
4. The revised projects figures by the QS also indicated that the anticipated return on investment for the last 10-11 months was not worth the risk.

I trust the above is clear and look forward to receive your approval for a further one year extension of the approval period up to 8 September 2010

Kind Regards
Gert De wet
Director
ARC ARCHITECTURAL CONSULTANTS PTY (LTD)
Telephone (021)424 6293 ,
Fax (021)424 8077
Suite 302, 3rd Floor ,
Buitenkloof Studios,
8 Kloof Street,
Cape Town,
8018

ANNEXURE S

CITY OF CAPE TOWN ISIXEKO SASEKAPA STAD KAAPSTAD

Ask for: Mr J Theron

Tel: 021 400-8476
Fax: 021 419-4694

E-mail: capetown.gov.za
Website: <http://www.capetown.gov.za>

Ref: Validity
Filename: Ycbb-bmont-001\Home\$ Swilams My Documents\Validity 2009.doc

City Centre
12-14 Market Street
Cape Town 8001
Tel: 021 400-8476
Fax: 021 419-4694
Cela: Mr J Theron
Umhaka: 021 400-8476
Ifeksi: 021 419-4694

Burgemeester
Mansoor Coovadia
Kaapstad 8001
Tel: 021 400-8476
Faks: 021 419-4694
Vraai: Mr J Theron
Tel: 021 400-8476
Faks: 021 419-4694

STRATEGY AND PLANNING — Planning and Building Development — Legislation and Enforcement

4 September 2009

Arch Architects
C/o Gert de Wet
Suite 302, 3rd Floor
Buitenkloof Studios
8 Kloof Street
CAPE TOWN
8018

EXTENSION OF VALIDITY FOR APPROVED PLAN 4077/2008, ERF 3032, BUITENGRACHT STREET, CAPE TOWN CITY CENTRE

I acknowledge receipt of payment.

The validity of this approved Plan no 4077/2008 has in terms of Section 7(4) of Act 103 of 1977 been extended until **4 September 2010**.

Yours faithfully



For PLANNING AND BUILDING DEVELOPMENT MANAGEMENT

ANNEXURE T.

VIPPER BUITENGRACHT.



150 BUITENGRACHT STREET

Identify

Identify Results:

Street: 150

Spatial Results

Property

Official Suburb Name	SCHOTSCHERKLOOF
Ward Name	77
Addr No	150
Street Name	BUITENGRACHT
Street Name Type	Street
Allotment Name	CAPE TOWN
Legal Status SG	Registered
Property Number	3032
Zoning Description	Mixed Use 3

Zoning

SG26 CODE	CO16000700000303200000000000
Integrated Zoning Description	Mixed Use 3
Official Suburb	
Sub Council	
Ward	
Urban Edge	

Clear