

ADDENDUM TO THE HERITAGE REPORT

DETAILS OF ALL ENGAGEMENT WITH:

BO-KAAP CIVIC AND RATEPAYERS ASSOCIATION AND BO-KAAP YOUTH

APPLICATION TO
HERITAGE WESTERN CAPE
IN TERMS OF SECTION 34 of
NATIONAL HERITAGE RESOURCES ACT NO 25 OF 1999
AND
CITY OF CAPE TOWN PLANNING AND BUILDING DEVELOPMENT MANAGEMENT
(REGULATION E1 OF THE NATIONAL BUILDING REGULATION)



212A BUITENGRACHT STREET, BO-KAAP URSULA RIGBY

ARCHITECT (B Arch) & PROFESSIONAL HERITAGE PRACTITIONER (M Phil CBE)
20 ALEXANDRA AVE, ORANJEZICHT, CAPE TOWN, 8001, SOUTH AFRICA
Email: ursula@ursularigby.co.za Mobile: +27 82 415 0990

DRAFT I - May 2019

DRAFT II - July 2019

HWC Application 7 Aug 2019

ADDENDUM 14 Aug 2019

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1. EXECUTIVE SUMMARY BO-KAAP CIVIC AND RATEPAYERS ASSOCIATION

JP - Jacky Poking (Spokesperson, Bo-Kaap Civic and Ratepayers Association)

UR - Ursula Rigby

Copies of all documentation was sent to Jackie Poking and Osman Shaboodien (Chairperson, Bo-Kaap Civic and Ratepayers Association).

- 02 May 2019
Draft 1 report with Appendices A, B and C delivered to 23 Jordaan Street and request for comment emailed to admin@bokaacivic.org; ossies@culemborg.co.za
- 16 May 2019
JP to UR email and UR reply to JP
- 17 May 2019
JP to UR email and UR reply to JP
- 2 June 2019
JP to UR re Public Meeting after Ramadan
- 3 June 2019
UR reply to JP
- 13 June 2019
UR follow up to JP re Public Meeting date and venue and JP reply – date set for 23 June 2019
- 14 June 2019
UR reply to JP confirming date for Public Meeting as 23rd June 2019
- 21 June 2019
UR call to JP, JP WhatsApp message and email to UR to change date for Public Meeting to 1st or 2nd July 2019.
- 26 June 2019
JP email to UR confirming Public Meeting date, time and venue - 2nd July at the Boorhaarnel Centre, Pentz St at 7h20pm. UR emails confirming details.
- 27 June 2019
JP to UR confirming emails re 2nd July arrangements and UR reply.
- 29 June 2019
JP to UR WhatsApp message to change venue to St Paul's Church Hall at 7h30pm. UR confirming.
- 2 July 2019 PUBLIC MEETING held at ST.PAULS CHURCH HALL at 7h30pm
Refer to Presentation outline.

- 4 July 2019
UR to JP Record of Engagement letter emailed to JP. JP confirmation of receipt.
- 23 July 2019
UR email to JP with Addendum as part of the Draft II HERITAGE REPORT 212A BUITENGRACHT attached noting additional information responding to queries raised at the Public Meeting of the 2nd July – specifically an analysis of alterations (1947-2014) to determine early built form fabric which may influence grading.
- 2 August 2019
JP to UR request for hard copy to be delivered to 23 Jordaan St.
- 6 August 2019
UR to JP email confirming delivery of Addendum document delivery.
- 7 August 2019
UR to JP email with attached updated development drawings.
- 7 August 2019
JP confirming receipt of delivered documents via WhatsApp and notification re planning meeting scheduled for the 27th August 2019.

The Bo-Kaap Civic's comment on the neighbouring Corbeau site is included in section 5 for the purpose of illustrating a precedent comment on the site next to 212A which is also a Grade III C site.

2. PRE PUBLIC MEETING ENGAGEMENT BO-KAAP CIVIC

All information was made available to the Bo-Kaap Civic and Ratepayers Association in both electronic and hard copy format. Refer to record of engagements in the Executive Summary.

3. POST PUBLIC MEETING ENGAGEMENT BO-KAAP CIVIC

The **Heritage related issues** raised at the PUBLIC MEETING of the 2nd JULY 2019 related to:

- HPOZ intentions and guidelines/rules
- The relationships between buildings located on Buitengracht and Jordaan Street and an assessment of height impacts by means of sectional analysis through this part of the Bo-Kaap
- CoCT Gradings
- Timings related to an Applicant's request for comment

In response to the issues raised, additional information was added to the Heritage Report - Refer to 3g. Built Form Morphology and Section 7.

In our application to Heritage Western Cape, we have responded to the Heritage related issues raised by the community. It is not however within the ambit of this heritage application to address general building development, general city management and national planning related issues.

All additional information has been made available to the Bo-Kaap Civic and Ratepayers Association. In addition, offers for any additional information or clarity have been made. To date no written comment has been obtained from Jacky Poking as Spokesperson, or Osman Shaboodien as Chairperson.

4. RECORD OF COMMUNICATIONS AND PUBLIC MEETING BO-KAAP CIVIC

Presented in chronological sequence over 14 weeks, 2 May – 8 August 2019.

4a. 2nd May 2019





Ursula

From: Ursula <ursula@ursularigby.co.za>
Sent: Thursday, 02 May 2019 2:21 PM
To: 'admin@bokaacivic.org'; 'ossies@culemborg.co.za'
Subject: Request for comment re 212A Buitengracht St

Dear Osman Shaboodien,

Further to our telephone conversation earlier today, please find attached copies of the following via this WeTransfer link – <https://we.tl/t-aVZk0H6Nww>

Name

-  Appendix A 212A Buitengracht Bo-Kaap A3 2 May 2019.pdf
-  Appendix B 212A Buitengracht Bo-Kaap A3 KFA 067_AS BUILT.pdf
-  Appendix C 212A Buitengracht Bo-Kaap KFA 067_DEVELOPMENT PROPOSAL .pdf
-  UR_DRAFT HERITAGE REPORT for PUBLIC ARTICIPATION PROCESS 212A Buitengracht Bo-Kaap A3 2019 2 May 2019 reduced.pdf

I will deliver a hard copy of all documents to 23 Jordaan Street today as agreed.

Please let me know if you have any queries regarding the attached.

I am more than happy to meet and discuss the proposal with you to answer any queries that may arise.

We look forward to receiving your comments.

Kind regards,

Ursula Rigby
Architect and Professional Heritage Practitioner
• +27 (0)82 415 0990

4b. 16th May 2019

Ursula

From: Ursula <ursula@ursularigby.co.za>
Sent: Thursday, 16 May 2019 3:34 PM
To: 'BoKaapCivic and Ratepayers Association'
Subject: RE: 212a Buitengracht Street
Importance: High

Dear Jacky,

Thank you for your email.















The drawings submitted to you are the drawings which will be submitted to HWC and TDA. I am managing the HWC application and hence the request for comment from Bo-Kaap Civic and Ratepayers Association for that process. Tommy Brummer is managing the Land Use Management (TDA) application and will be submitting drawings to the CoCT which will come to you as part of that process.

Please note that the Heritage Report is referred to as a "Draft" as it is only **finalised once comment has been obtained from interested and affected parties**. The reason being that the comments are responded to in the Heritage Report and that is then submitted to HWC for assessment as a "Final Report".

In summary – please can you provide comment on the plans submitted as part of the HWC process.

It is our intention to submit the drawings included in the Heritage Report to HWC on the 3rd June 2019.

This is the list of drawings included in the report which we are requesting comment on.

-  190410_R-01_4.1-003_FIRST STOREY PLAN WITH SURVEY POINTS.pdf
-  190410_R-01_4.1-004_SECOND STOREY PLAN.pdf
-  190410_R-01_4.1-005_THIRD STOREY PLAN.pdf
-  190410_R-01_4.1-006_FOURTH STOREY PLAN.pdf
-  190410_R-01_4.1-007_FIFTH STOREY PLAN.pdf
-  190410_R-01_4.1-008_SIXTH STOREY PLAN.pdf
-  190410_R-01_4.1-009_SECTION 1.pdf
-  190410_R-01_4.1-010_SECTION 2.pdf
-  190410_R-01_4.1-011_SECTION 3.pdf
-  190410_R-01_4.1-012_SOUTH WEST ELEVATION.pdf
-  190410_R-01_4.1-013_SECTION A.pdf
-  190410_R-01_4.1-014_SECTION B.pdf
-  190410_R-01_4.1-015_SOUTH EAST ELEVATION.pdf
-  190410_R-01_4.1-016_NORTH WEST ELEVATION.pdf

Please let me know if you would like to meet with me or if I can call you to clarify any queries.

Many thanks,
Kind regards,

Ursula Rigby
Architect and Professional Heritage Practitioner
• +27 (0)82 415 0990

From: BoKaapCivic and Ratepayers Association [mailto:bokaapcivic01@gmail.com]
Sent: Thursday, 16 May 2019 2:05 PM
To: ursula@ursularigby.co.za
Subject: REF: 212a Buitengracht Street

Good Afternoon Ursula

Thank you for the draft plans as submitted to our heritage committee.
Please note that the committee does not look at draft plans and give comment. We only give comment on the plans as you will submit to:

1. HWC
2. TDA

Its two separate applications and we give two separate comments.
Please provide us with the plans as you will submit to HWC and TDA, including any departure applications.

The draft plans are at 23 Jordaan Street, Bo-Kaap for collection.

Regards,
Jacky Poking
Secretary
new cell 0629093176

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4c. 17th May 2019

On Fri, 17 May 2019 at 09:44, Ursula <ursula@ursularigby.co.za> wrote:

Thank you very much Jacky.
Much appreciated.
Kind regards,
Ursula Rigby Sent from [BlueMail](#)

On May 17, 2019, at 9:32 AM, BoKaaPCivic and Ratepayers Association
<bokaapcivic01@gmail.com> wrote:

Good morning Ursula
I have asked the committee to re-look the plans and the application and to give you a call should they have any questions.
Ursula our group are all volunteers and I have noted your request to have a comment before the 3 June in order to submit by then. I cannot say that we will have it prepared by then but we will try our best.

2

Regards,
Jacky Poking
Secretary
new cell 0629093176

4d. 2nd June 2019

From: BoKaapCivic and Ratepayers Association [<mailto:bokaapcivic01@gmail.com>]
Sent: Sunday, 02 June 2019 1:31 PM
To: Ursula
Subject: Re: 212a Buitengracht Street

Good afternoon Ursula
Thank you once again for your application and request for comment re: 212a Buitengracht Street.

Kindly note that the BoKaapCivic Exco will meet after Ramadaan and call the neighbors to a public meeting to get input from them regarding the development application, due to the impact this development application will have on them.

I will advise when and where the public meeting will be in order for you and or the applicant to be present (if you want to) to answer any questions from the neighbors.

We will then prepare our comments after the public meeting to incorporate any resolutions and comments made.

Kind regards,
Jacky Poking
Secretary
New cell 0629093176

4e. 3rd June 2019

From: Ursula [<mailto:ursula@ursularigby.co.za>]
Sent: Monday, 03 June 2019 10:21 AM
To: 'BoKaapCivic and Ratepayers Association'
Subject: RE: 212a Buitengracht Street

Good morning Jacky,
Thank you for your feedback.

1

I will be present at the public meeting and I am going to request that Tommy Brummer be present too.
We wait to hear from you once your Exco have met.

Kind regards,

Ursula Rigby
Architect and Professional Heritage Practitioner
• +27 (0)82 415 0990

4f. 13th June 2019

From: BoKaapCivic and Ratepayers Association [mailto:bokaapcivic01@gmail.com]
Sent: Thursday, 13 June 2019 6:23 PM
To: Ursula
Subject: Re: 212a Buitengracht Street

Good afternoon Ursula

Thank you for your email.

We have thought that we could schedule the meeting for the 23 June. It's a Sunday at 2pm. We will confirm venue.

Please advise

Jacky Poking

Sent from Jacky Poking

On 13 Jun 2019, at 12:19, Ursula <ursula@ursularigby.co.za> wrote:

Good morning Jacky,

Following up on our telephone conversation on Tuesday and to let you know that I am not available to meet on this coming Tuesday evening (the 18th June) as I have another appointment which I cannot change.

Look forward to hearing back from you,

Kind regards,

Ursula Rigby

Architect and Professional Heritage Practitioner

- +27 (0)82 415 0990

4g. 14th June 2019

Ursula

From: Ursula <ursula@ursularigby.co.za>
Sent: Friday, 14 June 2019 7:47 AM
To: 'BoKaapCivic and Ratepayers Association'
Subject: RE: 212a Buitengracht Street

Thanks very much Jacky,

That would suite us all.

Much appreciated.

Kind regards,

Ursula Rigby

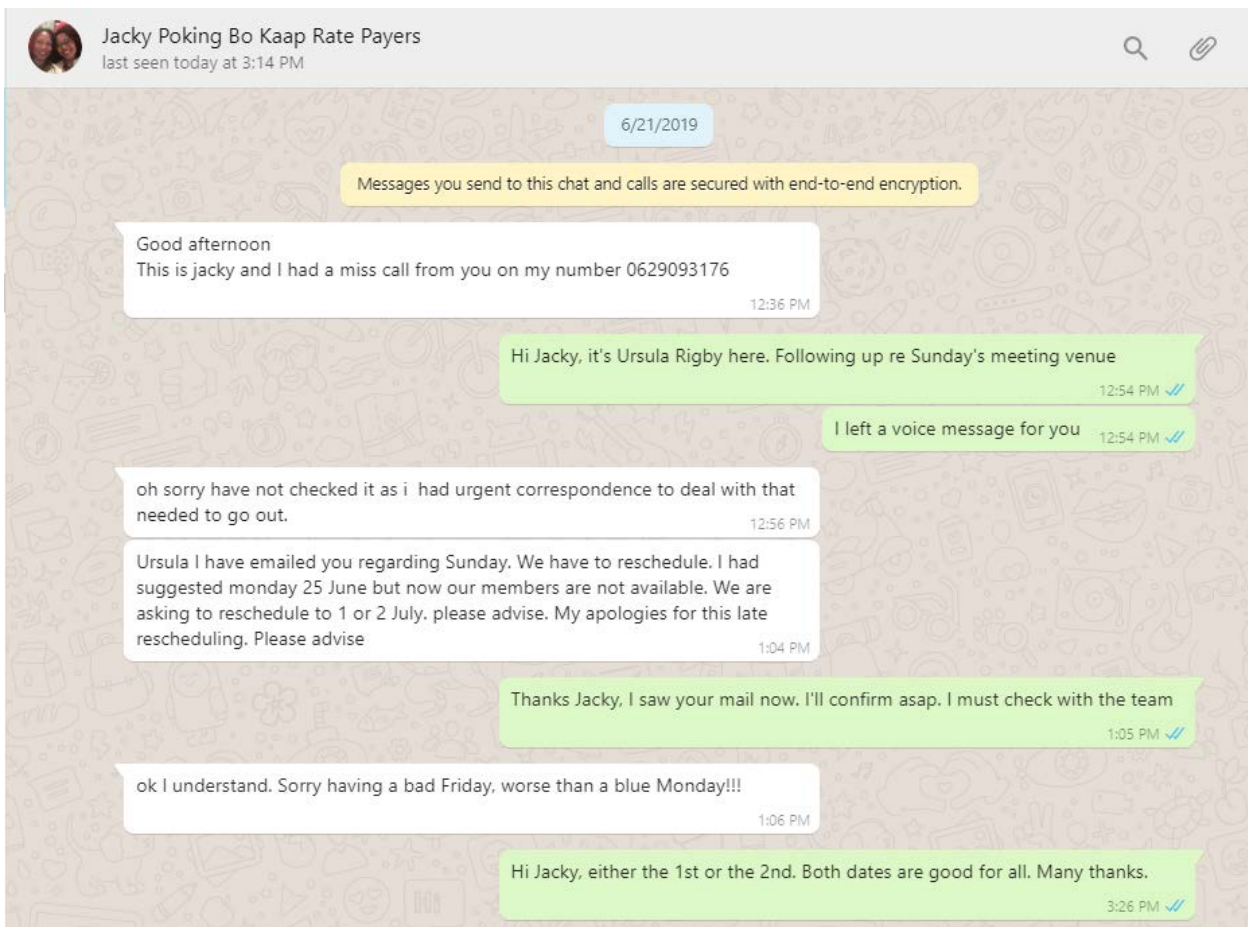
4h. 21st June 2019

On Fri, Jun 21, 2019 at 12:34 PM BoKaapCivic and Ratepayers Association <bokaapcivic01@gmail.com> wrote:

good day Ursula
Sorry for the late notice.
Please could we reschedule the information session on Sunday to another day?
We were thinking of in the week on Monday, 24 June at 7:20pm. Unfortunately we have a hectic week and if we cannot meet this week then it will have to be the following week Monday, 1 July 2019. My apologies for this delay.
Our recent court battles have taken up more time than we anticipated.
Please feel free to call me or whatsapp me to discuss.
Kind regards,
Jacky Poking
new cell 0629093176
Whatsapp 0767802367

1

Again my apologies



4i. 26th June 2019

On Wed, Jun 26, 2019 at 7:31 PM Ursula <ursula@ursularigby.co.za> wrote:

Thanks again Jacky,

Not a problem –

I'm sure I can arrange to bring a portable screen and projector that is laptop friendly.

I'll let you know -

Ursula

From: BoKaapCivic and Ratepayers Association [mailto:bokaapcivic01@gmail.com]
Sent: Wednesday, 26 June 2019 7:06 PM
To: Ursula
Subject: Re: 212a Buitengracht Street

Ursula I will send you the make and model of the projector tomorrow. And yes if it's compatible then you can use it. As for the board, we don't have one. You can project unto the wall but not 100% sure that it will be ok as the venue have lots of windows and not a lot of flat space.

Will check tomorrow and let you know.

1

Jacky

Ursula

From: Ursula <ursula@ursularigby.co.za>
Sent: Wednesday, 26 June 2019 6:10 PM
To: 'BoKaapCivic and Ratepayers Association'
Subject: RE: 212a Buitengracht Street

Many thanks for your email Jacky.
We will bring a PowerPoint presentation and a laptop.
Could we link that into your projector and project onto the wall or a screen?
Alternately we can bring a projector as well.

Let me know what's best
Kind regards.

Ursula Rigby
Architect and Professional Heritage Practitioner
• +27 (0)82 415 0990

From: BoKaapCivic and Ratepayers Association [mailto:bokaapcivic01@gmail.com]
Sent: Wednesday, 26 June 2019 5:49 PM
To: Ursula
Subject: Re: 212a Buitengracht Street

Good day Ursula
My apologies for my silence.
Please note that we have scheduled a meeting date with the neighbours for Tuesday, 2nd July, at 7:20pm at Boorhaanol center, located in Pentz street (the Blue building).
Please note that we have limited resources. We have an old projector but no white board. I am not sure what you would need but if you want to view the venue before hand please let me know.
My cell is 0629093176 and my whatsapp is 0767802367

Kind regards,
Jacky Poking
Secretary

4j. 27th June 2019

Ursula

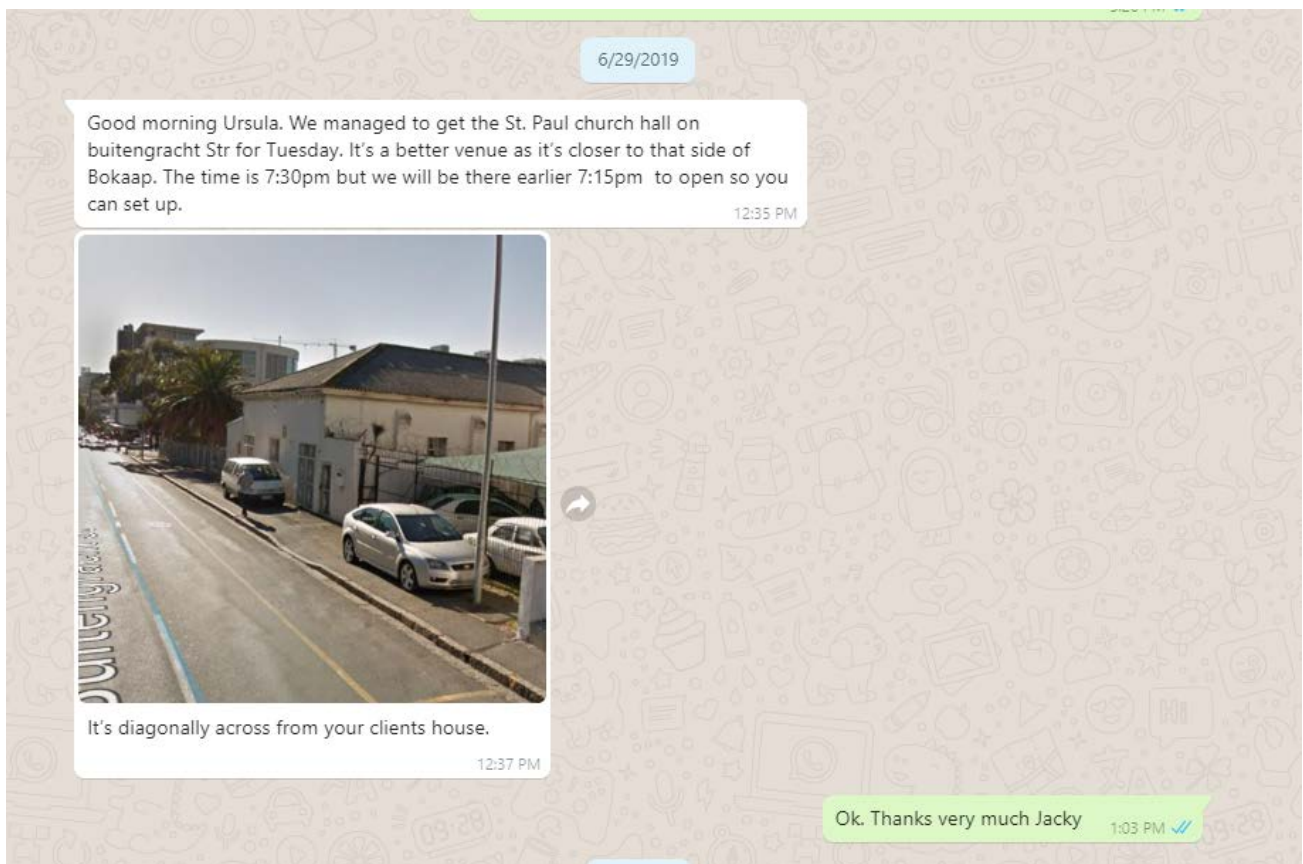
From: Ursula <ursula@ursularigby.co.za>
Sent: Thursday, 27 June 2019 10:44 AM
To: 'BoKaapCivic and Ratepayers Association'
Subject: RE: 212a Buitengracht Street

Hi Jacky,
Not to worry – I have arranged for everything we need and we'll bring it all with us.
Thank you so much for all your efforts.
Best regards,
Ursula

From: BoKaapCivic and Ratepayers Association [mailto:bokaapcivic01@gmail.com]
Sent: Thursday, 27 June 2019 10:40 AM
To: Ursula
Subject: Re: 212a Buitengracht Street

Ursula I think that it might be a good idea to bring your projector and screen as I am concerned that ours might not be compatible.
I am at Ministerial Tribunal today so might not be able to respond.
Jacky

4k. 29th June 2019



4l. 2nd July 2019 Public Meeting Presentation Outline

PRESENTATION OUTLINE:

- THE PROPOSAL IMAGE AND CONTEXT OVERVIEW
- THE RESIDENT ARCHITECT
- HOW TO DESIGN IN THE HPO
- THE HPO AND GRADINGS IN THE BUITENGRACHT CONTEXT
- THE ZONING PARAMETERS
- THE SITE
- THE CONTEXT
- THE PROPOSAL AND GUIDING DESIGN PRINCIPALS
- THE EVOLUTION OF THOUGHT MOVING TOWARDS AN APPROPRIATE DESIGN SOLUTION
- ZONING SETBACK DEPARTURES AND HEIGHT CONCESSIONS
- THE PROPOSALS IN CONTEXT
- QUESTIONS

Additions to existing - New Residential accommodation
212A BUITENGRACHT STREET

4m. 4th July 2019

On Thu, 04 Jul 2019 at 17:17, Ursula <ursula@ursularigby.co.za> wrote:

Dear Jacky,

Many thanks for arranging for us to present to the Bo-Kaap community.

Attached is a record of engagement outlining our plan of action in moving forward.

We look forward to hearing back from you.

As an aside and yet in the context of our post meeting discussions, I add to this email, two letters which were written in response to the City's call for public engagement in regard to the Bo-Kaap HPOZ.

You may be interested in reading them.

The first is a letter which was submitted to the City by the Cape Institute for Architecture (CifA) which was formulated by the Heritage Committee of which I am part of. The second is a letter written by Dr. Stephen Townsend, also a member of the CifA Heritage Committee, in his personal capacity. Both letters support the HPOZ yet raise two sincere concerns around management issues and the potential for unrealistic civic expectations.

Sincerely and with kind regards

Ursula Rigby

Architect and Professional Heritage Practitioner

- +27 (0)82 415 0990

From: BoKaapCivic and Ratepayers Association [<mailto:bokaapcivic01@gmail.com>]

Sent: Thursday, 04 July 2019 5:25 PM

To: Ursula

Cc: ossies@culemborg.co.za

Subject: Re: 212A Buitengracht - Bo-Kaap meeting 2nd July 2019

Received, thank you.

Jacky



4th July 2019

Bokaap Civic and Ratepayers Association
Attention: Jacky Poking, Spokesperson
bokaapcivic01@gmail.com

Dear Jacky,

MEETING WITH BO-KAAP NEIGHBOURS, CIVIC AND RATEPAYERS –

TUES 2ND JULY 2019 at ST PAUL'S CHURCH HALL on BUITENGRACHT - 7H30PM

Development Team:

Kevin Fellingham (Owner, Resident at 212A Buitengracht and Professional Architect) assisted by Alexander Janse van Rensburg and Mmakhotso Lamola (not present at this meeting) who built the Architectural Models presented by Kevin - Kevin Fellingham Architects.

Ursula Rigby - Architect and Professional Heritage Practitioner.
Tommy Brummer assisted by Nangamso Nkonzo – Professional Town Planners.
Henry Fagan - Consulting Structural and Civil Engineer (not present at this meeting).

Thank you for arranging for us to present to the Bo-Kaap community on Tuesday evening.

I have made some notes which list the concerns raised which you noted at the meeting as not necessarily all being Built Environment or Cultural Heritage related. I have therefore separated the comments into two categories.

The following items were raised and discussed:

General development, City management and National Planning related issues:

- Issues related to Rateable values and the calculation of rates and impact of development in the Bo-Kaap
- Environmental impacts and general issues regarding light and views (including solar path diagrams and studies)
- Traffic
- Land use rights and zoning parameters
- Land ownership rights and responsibilities (awareness with respect to land control measures which are set in place by the City, comments regarding window openings on boundaries being obscured by neighbour development)

and non-conforming structures built by neighbours which encroach onto neighbours land)

- Issues related to land reform

Heritage related issues:

- HPOZ intentions and guidelines/rules
- The relationships between buildings located on Buitengracht and Jordaan Street and an assessment of height impacts by means of sectional analysis through this part of the Bo-Kaap
- CoCT Gradings
- Timings related to an Applicant's request for comment

In our application to Heritage Western Cape, we will be responding to the Heritage related issues raised by the community. It is not however within the ambit of this heritage application to address general building development, general city management and national planning related issues.

Our plan is to submit a Draft II Heritage Report to other parties for comment and therefore, please revert back to us in writing at your earliest convenience if you have any further comments/queries that we can assist with.

I commend you for your engagement in these matters and please contact me with any additional comments. Our intention is to address the relevant matters raised on Tuesday evening in order for you to revert back to the community with an updated Draft II Heritage Report.

Kind regards,



Ursula Rigby.

cc. Osman Shaboodien Chairperson

4n. 23rd July 2019

On 23 Jul 2019, at 08:00, Ursula <ursula@ursularigby.co.za> wrote:

Dear Jacky,

Please find attached the Addendum as part of the Draft II HERITAGE REPORT 212A BUITENGRACHT which contains additional information in response to the queries raised at the public meeting (2nd July 2019) as well as analysis of alterations (1947 - 2014) to determine early built form fabric as this will assist in determining the buildings grading.

Please let me know if you need any additional information and also please let me know if you require a hard printed copy?

Kind regards,

1

Ursula Rigby
Architect and Professional Heritage Practitioner
• +27 (0)82 415 0990

4o. 2nd August 2019

From: BoKaapCivic and Ratepayers Association [<mailto:bokaapcivic01@gmail.com>]
Sent: Friday, 02 August 2019 11:56 AM
To: Ursula
Subject: Re: 212A Buitengracht - Bo-Kaap meeting 2nd July 2019

Good day Ursula
Thank you for the email. Yes please could we get a hard copy.
Please could you drop it at 23 Jordaan Str.
Thank you
Jacky Poking

Sent from Jacky Poking

4p. 6th August 2019

From: Ursula [mailto:ursula@ursularigby.co.za]
Sent: Tuesday, 06 August 2019 8:48 AM
To: 'BoKaapCivic and Ratepayers Association'
Subject: RE: 212A Buitengracht - Bo-Kaap meeting 2nd July 2019

Good morning Jacky,
Thanks for your email.
The Addendum will be delivered today.
Apologies for the delay.

Kind regards,

Ursula Rigby
Architect and Professional Heritage Practitioner
• +27 (0)82 415 0990

4q. 7th August 2019

Ursula

From: Ursula <ursula@ursularigby.co.za>
Sent: Wednesday, 07 August 2019 6:44 PM
To: 'BoKaapCivic and Ratepayers Association'
Subject: RE: 212A Buitengracht - Bo-Kaap meeting 2nd July 2019
Attachments: KFA 7 AUG 2019 UPDATED DEVELOPMENT PROPOSAL 212a Buitengracht 1-200 set.pdf

Hi Jacky,

Here are the updated drawings which we received today from Kevin Fellingham's office.
Kind regards

Ursula Rigby
Architect and Professional Heritage Practitioner
• +27 (0)82 415 0990

4r. 8th August 2019



5. BO-KAAP CIVIC COMMENT ON THE NEIGHBOURING CORBEAU SITE

It must be noted that the site located next door to this one, has recently obtained approval for development. The application for an additional level of accommodation was subjected to minimal scrutiny by the Bo-Kaap Civic and Ratepayers Association and a record of the comment produced for this application is presented here below along with associated representational Architectural drawings which were obtained from HWC via a PAIA application.

The reason for inclusion being that the level of scrutiny and subjected interrogations are disproportional and should not be when one compares heritage and development related facts as follows:-

- both buildings are Graded and have been confirmed as IIC Heritage Resources
- both buildings will be developed in accordance with the MU2 zoning parameters
- neither buildings, once altered, will be higher than the existing corner building
- neither buildings have a negative impact at street level
- neither buildings have a negative impact in the city edge town-scape environment
- Their visual impact is entirely consistent with the environs and the adjacent buildings





Existing

context



Proposed

context

ERF 3077 - ALTERATIONS AND ADDITIONS

COPYRIGHT: This drawing is the property of Adler Price Architects. Copyright is reserved by them and the drawing is issued on the condition that it is not copied, reproduced, retained or disclosed to any unauthorised person, either wholly or in part without the written consent of Adler Price Architects.



BO-KAAP
CIVIC ASSOCIATION
23 Jordaan Street, Bo-Kaap 8001

6 September 2018

The Western Cape Heritage Council

TO WHOM IT MAY CONCERN

Dear Sir / Madam

**RE: ALTERATIONS ON ERF 3077, 214 BUITENGRACHT STREET, BO-KAAP,
CAPE TOWN**

We can only comment until roof height and won't commit ourselves where departures are required for the building.

As far as roof height is concerned, we have no problem.

We would encourage everyone, as a courtesy, to consult the neighbours.

Yours



O. SHABOODIEN

6. EXECUTIVE SUMMARY BO-KAAP YOUTH

MH - Mujahid Hartley, (HWC record contact person, Bo-Kaap Youth)
UR - Ursula Rigby

Copies of all documentation was sent to Mujahid Hartley (HWC record contact person, Bo-Kaap Youth).

- 02 May 2019
Spoke to MH and he confirmed that I should email Draft 1 report with Appendices A, B and C and request for comment to bokaapyouth@gmail.com. No hard copies are required.
- 28 May 2019
Spoke to MH and he confirmed he had received the information
- 11 June 2019
Spoke to MH – see record of tele-conversation.
- 19 June 2019
Spoke to MH – sent follow up email. No response.

7. RECORD OF COMMUNICATIONS BO-KAAP YOUTH

All information was made available to the Bo-Kaap Youth electronic format. Refer to record of engagements in the Executive Summary.

7a. 2nd May 2019





Ursula

From: Ursula <ursula@ursularigby.co.za>
Sent: Thursday, 02 May 2019 2:16 PM
To: 'bokaapyouth@gmail.com'
Subject: Request for comment re 212A Buitengracht St

Dear Mujahid Hartley,

Further to our telephone conversation earlier today, please find attached copies of the following via this WeTransfer link – <https://we.tl/t-aVzk0H6Nww>

Name

-  Appendix A 212A Buitengracht Bo-Kaap A3 2 May 2019.pdf
-  Appendix B 212A Buitengracht Bo-Kaap A3 KFA 067_AS BUILT.pdf
-  Appendix C 212A Buitengracht Bo-Kaap KFA 067_DEVELOPMENT PROPOSAL .pdf
-  UR_DRAFT HERITAGE REPORT for PUBLIC ARTICIPATION PROCESS 212A Buitengracht Bo-Kaap A3 2019 2 May 2019 reduced.p

Please let me know if you have any queries regarding the attached or if you require hard copies of any of these documents.

I am more than happy to meet and discuss the proposal with you to answer any queries that may arise.

We look forward to receiving your comments.

Kind regards,

Ursula Rigby
Architect and Professional Heritage Practitioner
• +27 (0)82 415 0990

7b. 28th May 2019

Ursula

From: Ursula <ursula@ursularigby.co.za>
Sent: Tuesday, 28 May 2019 9:01 AM
To: 'bokaapyouth@gmail.com'
Subject: RE: Request for comment re 212A Buitengracht St

Importance: High















Dear Mujahid Hartley,

I'm following up with regard to this application as sent to you on the 2nd May 2019.

Please let me know if you would like to meet with me or if I can call you to clarify any queries.

It is our intention to submit the drawings included in the Heritage Report to HWC on the 3rd June 2019.

This is the list of drawings included in the report which we are requesting comment on.

-  190410_R-01_4.1-003_FIRST STOREY PLAN WITH SURVEY POINTS.pdf
-  190410_R-01_4.1-004_SECOND STOREY PLAN.pdf
-  190410_R-01_4.1-005_THIRD STOREY PLAN.pdf
-  190410_R-01_4.1-006_FOURTH STOREY PLAN.pdf
-  190410_R-01_4.1-007_FIFTH STOREY PLAN.pdf
-  190410_R-01_4.1-008_SIXTH STOREY PLAN.pdf
-  190410_R-01_4.1-009_SECTION 1.pdf
-  190410_R-01_4.1-010_SECTION 2.pdf
-  190410_R-01_4.1-011_SECTION 3.pdf
-  190410_R-01_4.1-012_SOUTH WEST ELEVATION.pdf
-  190410_R-01_4.1-013_SECTION A.pdf
-  190410_R-01_4.1-014_SECTION B.pdf
-  190410_R-01_4.1-015_SOUTH EAST ELEVATION.pdf
-  190410_R-01_4.1-016_NORTH WEST ELEVATION.pdf

We look forward to receiving your comments.
Kind regards,

Ursula Rigby
Architect and Professional Heritage Practitioner
• +27 (0)82 415 0990

7c. 11th June 2019 telecon with Mujahid Hartley

This is a record of my conversation with Mujahid Hartley at **BoKaap Youth**:

He says – they will send through an email to me by tomorrow to inform me that they will not be commenting on the application.

The reason being that they have some issues with HWC at present and until such time as these issues resolved, they will not be commenting on any applications.

Hartley told me that issues are around credibility queries which have been raised by The Bo-Kaap Ratepayers who asked HWC to investigate BoKaap Youth's credibility.

BoKaap Youth have met with and discussed the matter with HWC's CEO and have provided HWC with all the information that HWC asked for, yet they have not as yet received any formal response from HWC.

They have also asked HWC to investigate The Bo Kaap Ratepayers' credibility.

So – until this matter has been cleared at HWC, BoKaap Youth have made the decision that they will not respond formally to any application.

Hartley told me that they did however assess our application and they "don't really have any issues with the application".

7d. 19th June 2019

Ursula

From: Ursula <ursula@ursularigby.co.za>
Sent: Wednesday, 19 June 2019 8:31 AM
To: 'bokaapyouth@gmail.com'
Subject: RE: Request for comment re 212A Buitengracht St

Importance: High

Morning Mujahid,
Following up regarding our conversation last week.
Please send me your email regarding comment on this application as discussed.

Many thanks,
Kind regards,

Ursula Rigby
Architect and Professional Heritage Practitioner
• +27 (0)82 415 0990

8. CONCLUDING RECOMMENDATION

Recommendation to SAHRA, HWC and the CoCT:

Consequent to this lengthy and detailed record of Civic engagement it is disappointing not to have obtained written comment from either the the Bo-Kaap Civic Association nor Bo-Kaap Youth.

Nevertheless, the findings in the Heritage Report support a recommendation for the Heritage authorities and the CoCT to authorise this development proposal as it presents no negative impact on heritage significances in this environs and will enhance the environment.

The proposed building development addresses heritage and urban design indicators and furthermore enhances a residential use pattern typical of the historic inner-city Bo-Kaap area. Additional points are presented in Parts 5 and 6 of the Heritage Report.

End.