

**REPORT ACCOMPANYING ANNEXURE A: APPLICATION FOR A PERMIT UNDER SECTION 27(18) OF THE NATIONAL HERITAGE RESOURCES ACT, 1999 FOR A CHANGE IN PLANNING STATUS TO 118 CHURCH STREET, SCHOTSEKLOOF, ERF 10169**



Prepared for Nicolo Stortiglione Pudel

by

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## 1. Executive Summary

The owners of erf 10169, Bo-Kaap would like to change the zoning of their property from Single Residential Zone 1 to Mixed Use, Sub Zone MU3 to permit Business Premises (offices and ancillary showroom for the sale of goods) on the property (figure 1). A departure for parking is consequently required and has been included in the rezoning application.

The structure on the site is a Grade 2 Heritage listed building (former National Monument, 1966) and is one of a group of buildings extending over four street blocks which collectively were declared National Monuments in terms of the old National Monuments Act (figure 4).

The site is located on the south eastern boundary of this protected area, fronting onto both Church and Rose Streets (figure 2). The structure is a typical example of the types of houses that were developed in the Bo-Kaap between 1814 and 1850, and modified in the late 20th century as part of the conservation programme enacted in the area. The structure and the surrounding area are of significant architectural, cultural, historical and aesthetic interest.

## 2. Applicable Legislation

Due to the site being a Provincial Heritage Site, Section 27(18) of the NHR Act (1999) applies, and this report is being submitted to both Heritage Western Cape for the issue of a permit in terms of Section 27(18), and to the City of Cape Town to motivate for the rezoning of a Provincial Heritage Site. Furthermore, the Provincial Heritage Site in question falls within a proposed Grade I National Heritage Site (figure 3) and therefore this report will also be submitted to the South African Heritage Resources Agency (SAHRA) for comment in terms of Section 4(6) the Memorandum of Agreement between SAHRA and HWC.

The application for rezoning was submitted to the City of Cape Town's Land Use Management (LUM) Branch in January 2014. As per statutory procedure, it was then sent out for comment to other relevant city branches including Heritage Resources. Comment was received from Mr J Cornelius on 30 January 2014 requesting that an application be made for a permit under Section 27(18) of the NHR Act to Heritage Western Cape. Furthermore, a strong recommendation against the proposed rezoning was made in response to LUM's call for comment. Refer to Annexure A for the letter from Mr Cornelius.

## 3. Purpose & Structure of the Report

The purpose of this report is to establish whether the degree and type of heritage significance for which the site was declared a National Monument, will be in any way compromised by the proposed rezoning. As per the Gazette Notice of 15 April 1966 in which the declaration was listed, the stated historical interest of the site is as follows:

*The portions of the Malay Quarter specified in the Schedule are interesting and historical parts of Cape Town, with a special character derived from the customs and ways of life peculiar to the Malays that live there, and is also of an exceptional architectural merit.*

From this excerpt, two aspects have been identified which characterise the area and contribute to the site as a NM/PHS. These are:

- 1) The 'special character derived from the customs and ways of life peculiar to the Malays that live there' and
- 2) The 'exceptional architectural merit'.

These should form the primary basis upon which this heritage analysis is undertaken in order to determine if the heritage significance of the site and area will be duly compromised by the proposed rezoning.

While the 'architectural merit' of the structure in question may contribute to the 'special character' of the Bo-Kaap, these items will be considered separately for the intents of this report. As a result, two questions have been identified to best consider the application for a permit under Section 27(18) of the NHRA:

- How will the rezoning of erf 10169 affect the 'architectural merit' of the structure located on the property?
- How will the rezoning and subsequent change of use of erf 10169 affect the 'special character derived from the customs and ways of life peculiar to the Malays that live there'?

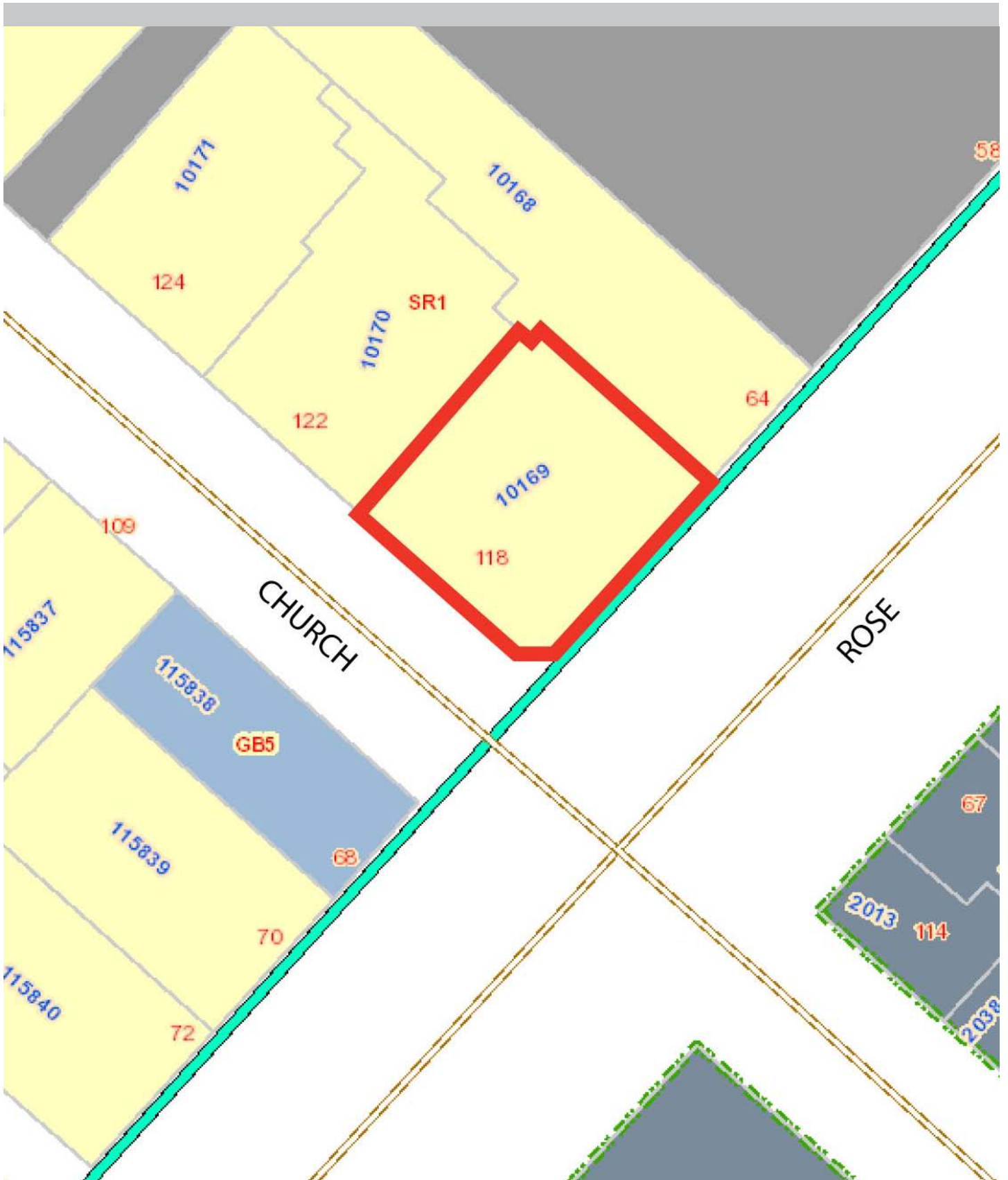


Figure 1: Zoning Map (City of Cape Town Zoning Scheme, September 2012). The site is outlined in red.



Figure 2: Cadastral and aerial photograph overlay (Aerial Photograph: *City of Cape Town*; cadastral overlay: *David Hellig & Abrahamse Land Surveyors*). The site is outlined in bold yellow.



Figure 3: Heritage Grading Map (City of Cape Town Heritage Resource Branch). The site is outlined in black.



Figure 4: Heritage Grading Map (Aerial photograph: City of Cape Town Heritage Resource Branch). The site is outlined in black and the PHS area in red.

#### 4. Brief History of the Area

The Malay Quarter or Bo-Kaap came about as a result of increased housing pressure that occurred after the emancipation of slaves at the Cape in 1834. Previously, the area had been home to a predominantly European demographic, comprising artisans who had migrated to the Cape after the arrival of multiple regiments who came to bolster the Cape's defence for an anticipated attack by the British at the end of the 18th century (M.A. Cooke, 1963:1).

With this increased housing pressure, the European artisan population began to migrate to the slowly developing Southern Suburbs, leaving behind the modest residential area of the Bo-Kaap and growing expanse of the adjacent city centre. As freed slaves, the Muslim community was able to find better housing and trade opportunities, and as a result began filling up the vacated homes of the Bo-Kaap from the early part of the 19<sup>th</sup> century. This migration lasted until the mid-19th century and thereafter the area remained largely consistent, both in built scale and demographic, throughout the remainder of the 19<sup>th</sup> century and into the 20<sup>th</sup> century. It was proclaimed a 'Malay Area' in terms of the Group Areas Act of 1950.

The Bo-Kaap was historically deemed a 'working class' area, and the position of the freed Muslim slaves seeking new opportunity brought about a local economy comprised of home industries and services. The 'special

character' was largely derived from this economy, as it formed a 'subsistence' neighbourhood in which the locals were trading almost exclusively with each other, and the street and stoep were the platforms from which trade occurred. The community was, and to a degree still is an 'urban populace' which has not 'lost contact with their environment' (Townsend, 1977: 27).

While parts of the Bo-Kaap have been eradicated through careless development as a result of a growing city and through irreparable decay; the character, scale and architectural quality of the area (and of the demarcated PHS in particular) has remained largely intact to this day, and is testament to the value of formal heritage declaration. The architectural continuity and nuances of the houses within the Bo-Kaap are integral in defining the urban character and providing the platform through which the local community engages the street with their 'particular way of life'.

However, exactly what this 'particular way of life' is has become far more difficult to define post-1994. In part because of its unique townscape, the Bo-Kaap has become subject to gentrification, with typical push factors such as increased rates and levies to accompany the high demand for housing in the area. Because apartheid no longer controls who lives in the Bo-Kaap, many of the traditional "Malay" families are moving out, to be replaced by people who are not "Malay", or even of Muslim origin (Rawoot: 2014).

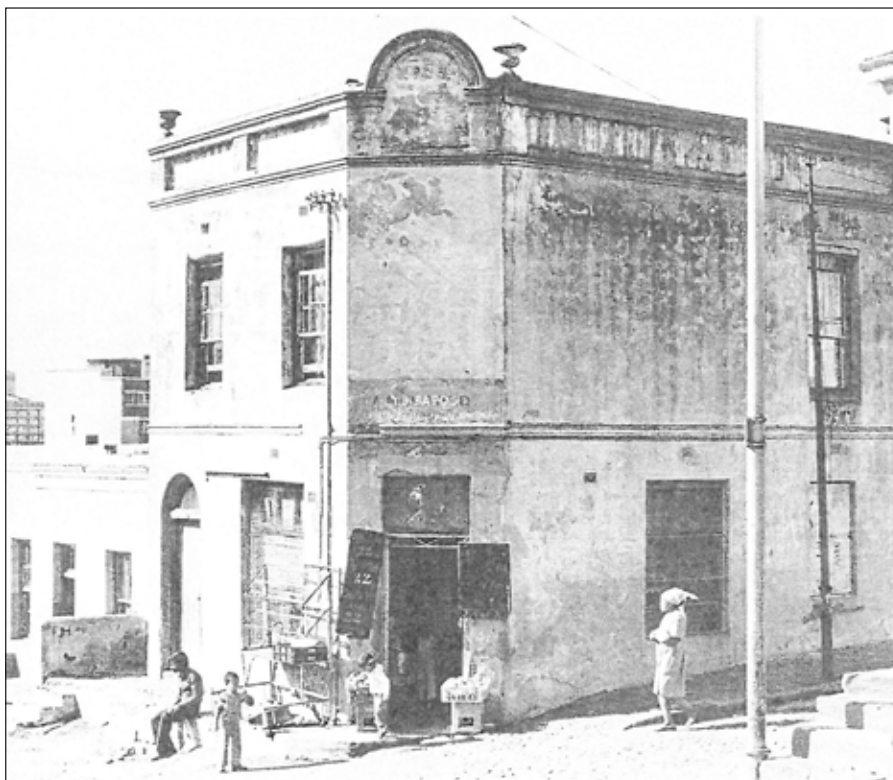


Figure 5a: Photograph c1977 of a double storey corner property on the corner of Longmarket and Chiappini Streets currently being used for commercial purposes (Townsend, L. *Faces and Facades of the Bo-Kaap*).

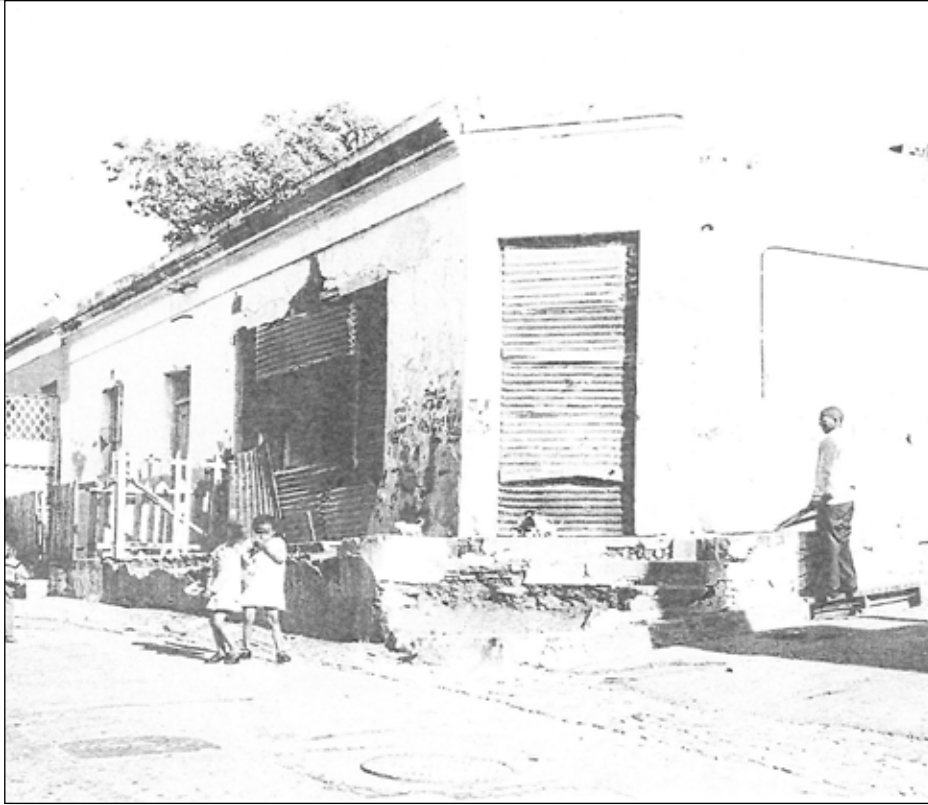


Figure 5b: Photograph c1977 of a derelict corner property between Chiappini and Hout Streets (Townsend, L. *Faces and Facades of the Bo-Kaap*). Note the children roaming the streets independently.



Figure 5c: Photograph c1977 of a Malay women selling fruit and vegetables off her stoep (Townsend, L. *Faces and Facades of the Bo-Kaap*).



## 5. Site Description, Historic Ownership & Use

The site is located on the corner of Church and Rose Streets in the Bo-Kaap. Similar to many of the corner sites in the area the three bay, double storey structure has an angled corner entry with a garlanded, spoked fanlight above the front door of Georgian/Victorian style typically found in the area (Fransen, 2004:54). The exterior of the house has retained most of its original character with fine plaster mouldings and timber sash windows, and is meticulously maintained (see figure 8). The interior has been modernised and retains little of its original fabric and fittings (see figures 10-13).

Surveyor General Diagrams and erf registers indicate that the subject site was first transferred into private ownership in favour of Isaac Da Costa on the 17th January 1840. At the time, the property formed lots 5, 4 and part of Lot 3 of the block. Surveyor General diagrams from 1851 indicate that lots 3 and 4 were both used as houses at the time, although the use of lot 5 is not indicated (figure 6 and 7).

From the earliest available survey of the site dated 1862, one can see that it originally comprised three separate units, with an access servitude/lane leading off Church Street to the courtyard behind. The surrounding fabric was already well developed by this date. The dashed lines seem to indicate the street-facing stoeps of the properties, which typically would have comprised, and still comprise in many instances, stone platforms and street-facing steps. As per the 1878 and 1898 surveys (figure 15 & 16), two of the three erven had been consolidated and were known as erven 1366 and 1367 and finally, as per the 1957 survey (figure 17), all three erven had been consolidated with a portion subdivided off along Church Street, which is the current cadastral state of the site today (erf 10153). Two separate entrance doors can still be discerned: one on the angled corner entrance and another on the Church Street facade of the property (figure 9).

Furthermore, the overlay of the 1957 survey and the most recent aerial photograph (figure 18) indicates that the building underwent significant changes in the latter half of the 20<sup>th</sup> century. It is possible that this was as a result of the restorations which were undertaken in the area in 1970, subsequent to its declaration as a National Monument in 1966 (Townsend, 1977:135). Further, John Rennie's recording of the building as part of the 1983 Catalogue for the Cape Provincial Institute of Architects shows that the



Figure 8: Timber sash windows, Georgian style garlanded, spoked fanlight and plaster mouldings are all in good condition.



Figure 9: The secondary entrance door off Church Street indicative of the site before it was consolidated.

building was still single-storied at this time, and indicates that it had been recently restored at that point, as part of the City Council's conservation programme.

After discovering that the subject site has been a single storey structure for much of its existence, the 1977 photograph used by Townsend in *The Faces and Facades of the Bo-Kaap* and captioned: "[O]n the corner of Chiappini and Hout Streets, a corner shop, which no longer exists today" became especially interesting, as that structure showed many similarities with the subject site in terms of its architectural typology. Furthermore, Penny Pistorius, in her 1998 classification of building typologies in the Bo-Kaap, notes a particularly type constituting:

- Corner buildings, with the corner cut away at 45 degrees;
- They usually have an entrance on the corner and are often (but not always) used as shops;
- Both parapeted and pitched-roof variations exist, and some are double storey.
- The stoep or veranda usually follows the outline of the building around the frontage, giving access to the dwelling on the one side.

A photographic comparison is made one page 10 of this report, and it is clear that the corner splay, arrangement of the stoep, and even the relationship of the secondary entrance (presumably to the house) to the main shop entrance all correspond very closely with the building typology described.

While there is no evidence that erf 10135 was historically used as a corner shop, its architectural typology suggests that it would be an appropriate structure to house a retail concern, particularly when compared to other corner shop buildings in the vicinity (the building on the corner of Longmarket and Chiappini provides another example, see figure 5a and 26).

Erf registers were obtained for erf 10169 as well as for the erven prior to its consolidation to evaluate the historical ownership of the property, and to ascertain if there have been any notable owners and if there were any unusual conditions of transference to do with the property's use. No relevant information regarding these items was identified besides the fact that the property has had seemingly multi-cultural ownership by a variety of people until after the Group Areas Act enforced ownership by people classified as such.

The ownership history of each site has been tabulated below for record purposes, and although not the result of detailed analysis of the title deeds, gives a fair idea of the history of transfer of ownership.

The current owners of the property took transfer on July 10<sup>th</sup> 2013 and no internal changes have been made under their ownership. The ground floor of the property is currently being used as office space, while the first floor is used as a showroom for imported Italian kitchen brands.

In terms of architectural intactness, we know that second storey was added some time after 1983 (1983: 308). Intact significant features include the raised bluestone paved stoep with corner steps, the centrally divided 4-panel Georgian door with semi-circular fanlight and medium pane sash windows to the Church Street facade. Similar sash windows with internal panelled shutters occur on the Rose Street facade. Rennie indicates that the doorway on the splayed corner had been bricked up in 1983, and a new door has been incorporated on the splayed entrance corner, and is suitably recessive and sympathetic in its proportions and detailing to the existing door and fanlight facing Church Street.

DATE	TRANSFEROR	TRANSFEEE
<b>ERF 1367</b>		
17/1/1840	-	Isaac Da Costa
30/1/1851	Estate of the late Isaac Da Costa	Gilles Johannes de Korte
30/3/1921	S. A. Armien	Galea Isaacs
	Galea Isaacs	M. Hassan
24/8/1935	Deceased Estate M. Hassan	Manuel Julias de Freitas
29/7/1936	Manuel Julias de Frietas	Council of City of Cape Town
<b>ERF 1366</b>		
17/1/1840	-	Isaac Da Costa
21/7/1851	Estate of the late Isaac Da Costa	Jan Willem Steensma
	J. W. Steensma	M. Hassan
24/8/1935	Deceased Estate M. Hassan	Manuel Julias de Freitas
24/7/1936	Manuel Julias de Frietas	Council of City of Cape Town
<b>ERVEN CONSOLIDATED c1982 – ERF 10169</b>		
1984	City of Cape Town Council	Municipality of Cape Town
1987	Municipality of Cape Town	Jabaar and Fatima Abduraghman
1997	Jabaar and Fatima Abduraghman	Jabaar Ashraf
2008	Jabaar Ashraf	Chapelgate Properties 1023 CC
2013	Chapelgate Properties 1023 CC	Pier2Property Pty Ltd

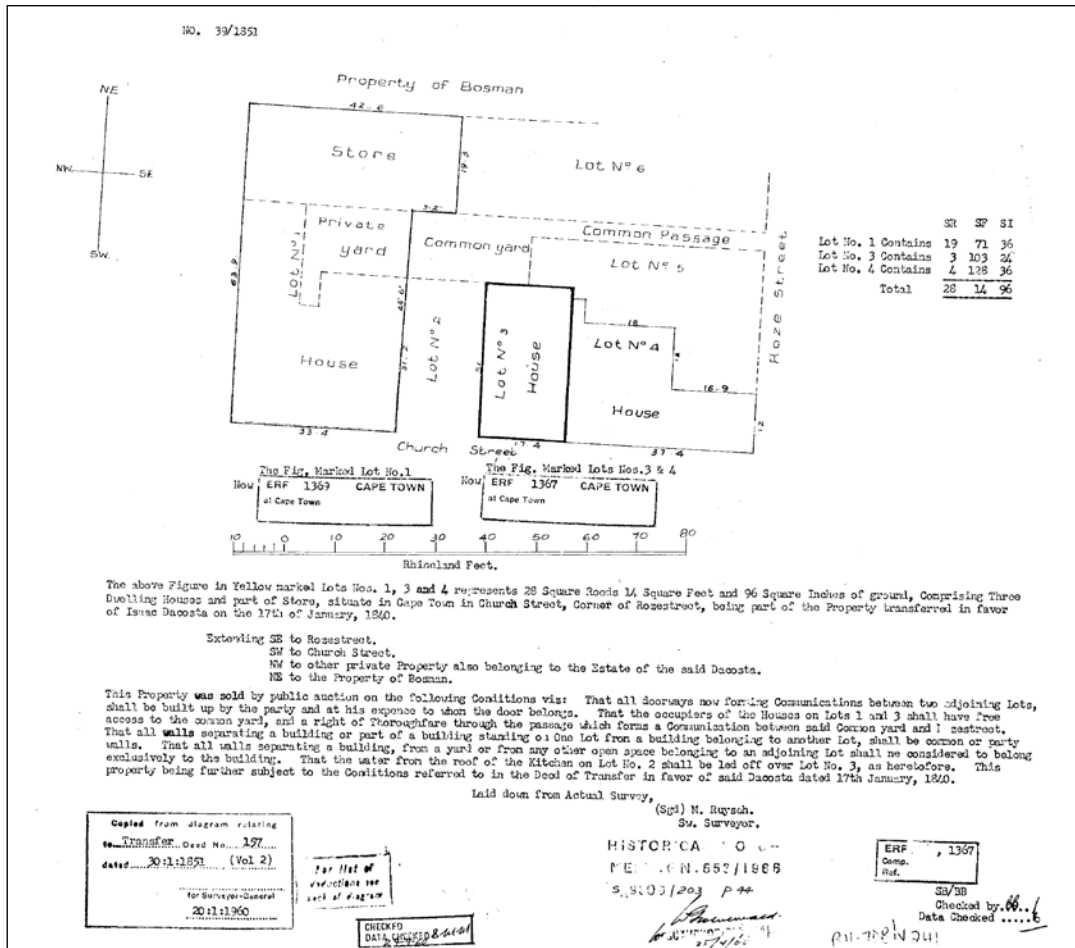


Figure 6: SG Diagram showing that part of the property was used as a house in 1851.

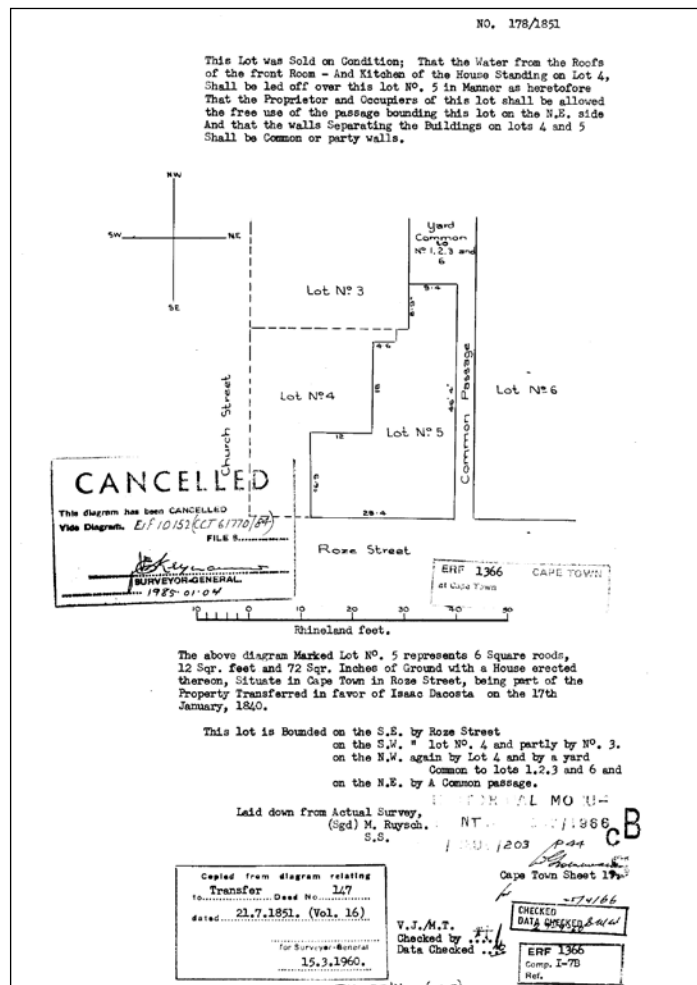


Figure 7: SG Diagram showing the other section of the property in 1851.

### 3. Corner buildings

A variation on the above types is the building on the corner of a block, with the corner cut away at 45°. They usually have an entrance on the corner and are often (but not always) used as shops. Both parapeted and pitched-roof variations exist, and some are double-storey. The stoep or verandah usually follows the outline of the building around the frontage, giving access to the dwelling on one side.

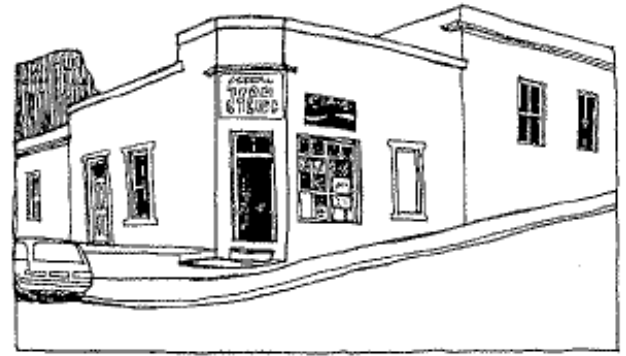


Fig 13. Corner shop with attached dwelling

Extract from P. Pistorius' "Guidelines for Maintenance, Improvements and New Buildings in Bokaap", completed in 1998. She identifies the corner shop with attached dwelling as one of the typologies of buildings found in the historic core of the Bo-Kaap. The use as a shop identified as contributing to this building typology.



Comparison between the corner shop at the intersection of Chiappini and Hout Street (top), which was used as a corner shop prior to its demolition (photographed in 1977), and the subject site as photographed by Rennie (middle, 1983) and as it appears today (bottom). It is clear that the buildings are of a similar architectural typology.



Figure 10: View from the upstairs balcony into the courtyard.



Figure 11: View into the living room.



Figure 12: View across the dining room.



Figure 13: The expansive opening into the courtyard is an example of an internal modernised change that has been implemented.



Figure 14: 1862 survey of the site and 2012 aerial photograph overlay (City of Cape Town: Heritage Resource Branch). The existing erf is indicated in blue.

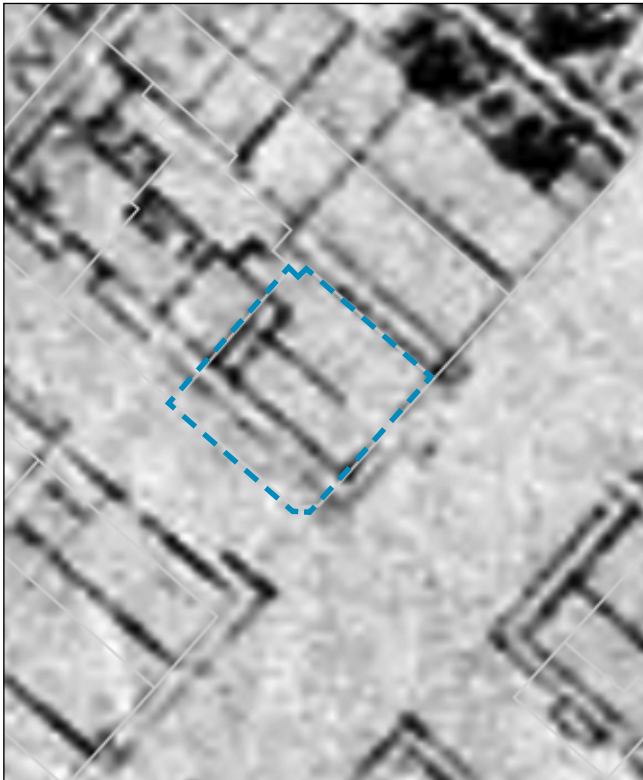


Figure 15: 1878 survey of the site (City of Cape Town: Heritage Resource Branch). The two erven abutting Church Street appear to have been consolidated. The existing erf is indicated in blue.

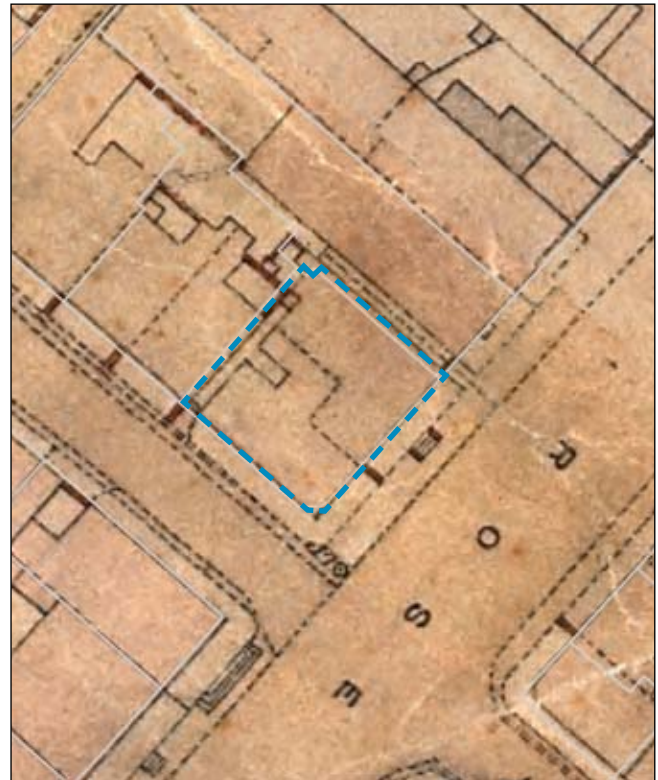


Figure 16: 1898 survey of the city by Walter Thom (City of Cape Town: Heritage Resource Branch). The two erven have clearly been consolidated. The existing erf is indicated in blue.



Figure 17: 1957 survey (City of Cape Town: Heritage Resource Branch). All three erven have been consolidated. The existing erf is indicated in blue. The neighbouring Church Street buildings have been demolished.



Figure 18: 2012 aerial photograph with the footprint as per the 1957 survey overlaid (City of Cape Town: Heritage Resource Branch). Some infill and alterations have occurred since the 1957 survey.

## 6. Heritage Statement

Significance has been assessed according to the categories defined in Heritage Western Cape's grading sheets for heritage surveys. Types of significance identified include: architectural significance, socio-historical significance, environmental/ contextual significance, scientific/technological significance, and association with slavery, cultural significance, intrinsic significance and archaeological significance.

It has already been determined that the site and structure was proclaimed a National Monument in 1966. Therefore, under current legislation the site is determined to be a Provincial Heritage Site (Grade II). The Gazette indicated that the significance of the site relates to its special character derived from the customs and ways of life specific to the Malays, and the exceptional architectural merit of the building.

As Professor Iain Low has written, the significance of the Bokaap is primarily found in the link to Muslim practice that is evident in the way the structures and spaces of the area have been formed over time: "Bo-Kaap, as an inner-city neighbourhood, presents a unique setting wherein the interrelation between urban fabric and social practice is still evident" (2007: 55 – 56). Although not stated outright, the article implies that Professor Low sees the key areas where this interrelation is made evident as the street interfaces, entrances, general grain of the quarter, parking (or absence of motor vehicles), and street-living.

HWC's *Short Guide to and Policy Statement on Grading* indicates that Grade II sites are so special that they need to be given a status beyond being granted recognition by being entered in the heritage register, but are not of outstanding national significance. They may be rare examples of their kind, or otherwise be highly representative of a type. They may be connected to an event or figure of provincial/ regional significance. They may fall under national themes, or provincial themes (2012: 5 – 6).

Grade II sites should enrich the understanding of the cultural, historical, social and scientific development of the Western Cape and of the region in which it is situated.

The following table highlights the types of cultural significance Grade II sites could include, as identified by HWC. The column alongside indicates whether the site in question has been determined to hold such cultural significance, with a motivation as to the response.



HWC Grade II Cultural Significance	Erf 10169, 118 Church Street, Bokaap
a) Cultural significance related to its importance in the community or pattern of the history of the Western Cape;	The site possesses a <b>medium degree</b> of such significance, as it is located within a key area for the interpretation of the history of the Malay community within the Western Cape, but is not a key building within the area
b) Cultural significance related to the uncommon, rare or endangered aspects that it possesses reflecting the Western Cape's natural or cultural heritage;	The site has <b>low or negligible degree</b> of significance related to rarity, as it is a typical example of a building within the Bo-Kaap, and indeed has many features typical of mid-19 <sup>th</sup> century, Cape Georgian/Victorian buildings in wider Cape Town. It is also a very layered site, and therefore does not exhibit a high degree of intrinsic significance.
c) Cultural significance related to the potential that the site may yield information that will contribute to an understanding of the Western Cape's natural or cultural heritage;	The site has a <b>low or negligible degree</b> of such significance. This category relates to potential archaeological, cultural or scientific information that is unknown but presumed, and the site does not appear to hold such significance.
d) Cultural significance related to its importance in demonstrating the principle characteristics of a particular class of the Western Cape's natural or cultural resources;	As Professor Iain Low has written, the significance of the Bo-Kaap is primarily found in the link to Muslim practice that is evident in the way the structures and spaces of the area have been formed over time. The site in question exhibits some typical characteristics of the Bo-Kaap, such as the raised stoeps, masonry and plastered architecture and internal courtyard configuration. However, the interior of the building is much altered and as a result the sequence of public and private thresholds typical of more intact Bo-Kaap houses is no longer evident. However, the building contributes strongly to the townscape of the area. It could therefore be seen to have a <b>medium degree</b> of significance in this category.
e) Cultural significance related to its importance in exhibiting particular aesthetic characteristics valued by a community or cultural group in the Western Cape;	The site has a <b>high degree</b> of significance in this regard. It is fairly typical of buildings of this era and has also been substantially altered. However, it contributes to the Bo-Kaap townscape, which has high heritage (and tourism) significance in the Western Cape.

f) Cultural significance related to its importance in demonstrating a high degree of creative or technical achievement at a particular period in the development or history of the Western Cape;	The site has a <b>low to negligible degree</b> of significance in this category. It is a fairly standard building of modest architectural, creative and technical achievement and is much altered.
g) Cultural heritage related to its strong or special associations with a particular community or cultural group for social, cultural or spiritual reasons;	The site has a <b>high degree</b> of associational significance in this category. The site is seen to be part of the historic “Malay Quarter” and so has material, social and cultural associations with the “Malay Community” at the Cape. This associational significance was concretised through the NM declaration of the area and its conservation during the apartheid years, when the area was proclaimed a “Malay Area” under the Group Areas Act.
h) Cultural significance related to its strong or special association with the life or work of a person, group or organisation of importance in the history of the Western Cape;	The site has a <b>low to negligible degree</b> of significance in this category.
i) Cultural significance related to sites of significance relating to the history of slavery in the Western Cape.	The site has a <b>low degree</b> of significance in this category. The site was first transferred in 1840, after the emancipation of slaves at the Cape.

From the above, it is clear that while the site certainly has significance, this significance does not appear to be to a degree that would warrant protection as a Provincial Heritage Site under current legislation and grading systems. From a purely architectural point of view, the degree of alteration evident on the site indicates that a Grade III status would be more appropriate.

In this light, **Grade IIIA or IIIB** would be a more appropriate grading for the structure, as this would recognise the townscape and associational significance the site holds, while further noting that an identified characteristic of a Grade IIIA structure is that it “contributes significantly to the environmental quality of a Grade I or Grade II heritage resource or a heritage area” (HWC, 2012: 7). As the area is currently proposed as a Grade I site by SAHRA, this grading seems to be appropriate.

## 7. A Note on Gentrification and Ghettoisation

Rose Street, in the past decade, has become something of a frontier line between the “unregulated and speculative development” seen in the CBD, and the “relative coherency, possibly by virtue of apartheid legislation” that is found to the north of it, in the heritage-protected area (Low, 2007: 55).

The reference to apartheid legislation is key here. The gentrification of the Bo-Kaap has become increasingly evident as the Group Areas Act was revoked, apartheid disbanded, and land ownership opened to the free market after 1994. While recognising that development must be allowed to occur in the area, the key question remains: how much? As Low states, the question of particular validity is “What are the limits of change?” or more precisely: “Are there any non-negotiables?” for the BoKaap (2007: 55).

The rezoning of the subject property in the core heritage area will be seen by some as the thin edge of the wedge towards outright gentrification, despite the fact that no physical transformation of the property is proposed. Others will see it as an abstract exercise that will have limited to no bearing on the heritage significance of the site, precisely due to the fact that no physical change in building fabric is proposed, and that the NHRA will protect heritage significance should any changes to fabric be contemplated in the future, no matter the zoning and land use rights.

In order to be better informed in this argument, this section motivates for and examines the Bo-Kaap in a slightly different urban framework – that of an historic ghetto.

The first ghetto was formed in Venice in 1516 and was a special urban quarter in which Jews were compelled to live. The word *compelled* is notable: the ghetto, unlike a prison, treads the line between coercion/segregation and volunteerism/choice. There are both push and pull factors that cause ghettos to develop (Wilder, 2009).

The ghetto in Venice is a case in point:

*While the ghetto became a universal symbol of segregation, at the time of its establishment it was regarded by the Venetians as a major concession to the Jews, who up until then had been excluded entirely from the city. The Venetian Senate decided to invite Jewish money-lenders from nearby Mestre and Murano for a specific economic purpose: to provide capital for the city's far-flung Mediterranean commerce and to help fund its costly wars to keep those trade routes open (Stille, 1987).*

In Riccardo Calimani's book, *The Ghetto of Venice*, he shows that Jewish life in 16<sup>th</sup> century Venice was shaped by the economic and social needs of broader society as well as elaborate legislation that made it virtually impossible for Jews to take up any trade other than banking. Catholic doctrine prevented Christians from lending money at interest, but the Venetian Empire relied on complex financial transactions for its economic success. Therefore Jews were encouraged to settle in the city to take up banking, stimulate trade and expand credit, but in the generally anti-Semitic climate of 16<sup>th</sup> century Italy, they were only tolerated under strict controls. These laws operated to both **protect and segregate** the Jewish community of Venice.

The key markers for an urban ghetto, that can be traced from the very first ghetto created in Venice to the numerous examples since, include:

- they were places that both limited and opened up opportunities for those who lived in them;
- the communities they contained were fairly homogenous and were minorities;
- they were both places of marginality and of refuge for those who occupied them; and
- the state was a primary actor in their establishment, both through direct legislation and policing or indirect leniency.

(See Professor Craig Wilder, *The Ghetto: From Venice to Harlem*, 2009).

In the case of the Bo-Kaap or Malay Quarter, the area has had a long association with the Islamic community at the Cape.

The first houses in this neighbourhood were probably built in 1790 but between 1795 and 1820 an increasing number of lower income families including many artisans began to make their homes here. The influx of Malays into this quarter probably began in the 1830s after the emancipation of slaves, when Malay residents who had been forcibly brought to the Cape as slaves were suddenly in a position to own property, and began to make their homes in this area. By the middle of the 19<sup>th</sup> century the area was already known as the *Slamse Beurt*, or the Islamic Quarter.

Professor Diane Ghirado describes the push and pull factors that were already evident in the area at the time: “[T]he controls exerted by Islam on its members in Cape Town and their manifest differences from the Christian community, encouraged them to cluster together in the city’s working class areas, where they could be called to prayer five times daily, and where it would be easier to maintain their religious and social practices” (2001: 356-7). However, the push factors related to the hostile relations between the Muslim community and Christian authorities for much of the 19<sup>th</sup> century: “Cape Town authorities forbade the Muslim community to practice its religion, so secret meetings were held in homes and in an abandoned quarry along the flanks of Signal Hill. In 1886, city authorities forbade the Muslims from using their historic burial grounds, supposedly for reasons of public health” (2001: 357).

By the turn of the century, the Bo-Kaap already exhibited many elements that define a ghetto: it was a place that both limited and opened up opportunities for those who lived in it; the Muslim community that lived there was fairly homogenous and a minority within Cape Town; and it served as both a place of marginality and of refuge for those who occupied it.

However, it was in the mid 20<sup>th</sup> Century that the state became a primary actor in the control of who could live and work in the area, and this marked the tipping point between neighbourhood and ghetto for the Bo-Kaap.

The quality of the environment began to deteriorate after WWI when South Africa entered a depression, and in 1944 the area was declared a slum and plans for its complete redevelopment were devised.

This led to a number of prominent Cape Town citizens, guided by Dr. E. Jansen and Dr. I. D. Du Plessis, to form a group to motivate for the retention of the Malay Quarter, with the support of the then Historical Monuments Council (HMC). The 1948 Nationalist victory in the general elections and the promotion of I. D. Du Plessis to the position of Commissioner of Coloured Affairs in the newly formed Department of Coloured Affairs placed ethnic identity front-and-centre politically, and allowed Du Plessis to pursue his agenda for the “Malays” from within government (Todeschini and Japha, 2004: 194). After the promulgation of the Group Areas Act in 1950, the Bo-Kaap was proclaimed a “Malay Group Area” in 1957 with the stipulation that by 1962 no one other than a designated Malay could own property there.

Further, in 1965 it was decided that the HMC would declare an entire area of the Bo-Kaap a national monument and implement a conservation programme, to be administered by the Department of Community Development. Todeschini and Japha point out that the conservation programme that was implemented had two aspects: replacing the existing community with one that was designated “Malay”; and reconstructing the environment to represent this “Malay” community with a supposedly typical “Malay” architectural setting (2004: 196).

Indeed, it was necessary to evict a large number of so-called “Bantu” from the area and to find appropriate “Malay” individuals to take their place. The physical reconstruction of the Bo-Kaap took 25 years, and of the 175-odd buildings in the historic core of the Bo-Kaap that were affected by the conservation work, about 65 were restorations/renovations of older fabric, and the rest were entirely new structures, which Todeschini and Japha note “gave the Bo-Kaap its current form and subtly changed the physical fabric to match the rewritten social history” (2004: 198).

It seems clear that by this stage the Bo-Kaap had been thoroughly ghettoized, and that the area acted to both segregate the Muslim community from the surrounding neighbourhoods; but also to protect them by framing them as an elite group among the oppressed, the rest of whom were relegated to the sandy flatlands far from the city and from economic opportunity and cultural life.

In this sense, the removal of state intervention in controlling who can and can’t live in the Bo-Kaap in post-apartheid South Africa can be seen as much as the primary cause of its gentrification as of its de-ghettoisation.

The de-ghettoisation of the Bo-Kaap is seen to be contentious and potentially damaging to the unique Malay culture that, although enforced (and somewhat orchestrated) by I. D. Du Plessis and the Historical Monuments Council in the mid-20<sup>th</sup> century, has still largely defined the character of the area for two centuries.

Therefore, in reframing the Bo-Kaap as a ghetto, what urban examples could we turn to in order to evaluate whether free-market forces do in fact represent the death-knell for this area and its cultural significance related to the *special character derived from the customs and ways of life peculiar to the Malays* after state restrictions on it have been removed?

The Venetian Republic collapsed under the invasion of Napoleon in 1797, and the Venice ghetto was a comparatively poor community of only 1,600 souls at the time. This marked the end of formal ghettoization of the Jews in the city, and yet the Venetian ghetto, two centuries later, remains a definable urban quarter within Venice that still retains its historic character.

This is despite the terrible destruction of the Jewish community during the Second World War, when Venice's Jewish population was halved as a result of the Holocaust, yet the area remains home to important buildings for the religious and civic institutions of the Jewish community in the city, and includes Venice's Synagogues, the Jewish Library and Archives of Venice, the Jewish Museum of Venice and the Jewish Cemetery. Despite the fact that more Jewish Venetians now live outside the immediate historic ghetto area than within it, and many of those people living in the quarter are not Jewish, the area remains the centre of Jewish practice and culture in the city.

There is, therefore, a case to be made for the robustness of previously ghettoised communities in the face of gentrification, new development and change.

Perhaps the preservation of the building fabric and of the main, civic and religious institutions of the Muslim community in the Bo-Kaap, along with an honest recognition of the role of the state (and indeed of the heritage authorities) in ghettoising the community during the 20<sup>th</sup> Century, with all of the opportunity and oppression such a process created for the Malay community, will actually add to the cultural significance of this area in a way that a moratorium on all development and change here never could.

## 8. Overview of the Existing and Proposed Zoning

### Existing Zoning

Erf 10169 is currently zoned for Single Residential: Conventional Housing (SR1). As per the City of Cape Town's Zoning Scheme, the purpose of SR1 is to:

*Provide for predominantly single-family dwelling houses and additional use rights in low-to medium density residential neighbourhoods, whether these incorporate small or large erven. Limited employment and additional accommodation opportunities are possible as primary or consent uses, provided that the impacts of such uses do not adversely affect the surrounding residential environment.*

The following land use rights are allowed under Single Residential zoning:

Zoning	Primary Uses	Additional Use Rights	Consent Uses
SINGLE RESIDENTIAL ZONE 1	<ul style="list-style-type: none"> <li>- dwelling house</li> <li>- private road</li> <li>- additional use rights</li> </ul>	<ul style="list-style-type: none"> <li>- home occupation</li> <li>- bed and breakfast</li> <li>- home child care</li> </ul>	<ul style="list-style-type: none"> <li>- second dwelling</li> <li>- utility services</li> <li>- place of instruction</li> <li>- place of worship</li> <li>- house shop</li> <li>- institution</li> <li>- guest house</li> <li>- rooftop base</li> <li>telecommunication station</li> <li>- wind turbine infrastructure</li> <li>- open space</li> <li>- urban agriculture</li> <li>- halfway house</li> </ul>

Table 1: Single Residential 1 zoning allowable land uses (*Cape Town City Zoning Scheme, September 2012*).

### Proposed Zoning

It has been proposed that erf 10169 be rezoned to Mixed Use, Sub Zone MU3. As per the City of Cape Town's Zoning Scheme, the purpose of MU3 is to:

*Accommodate a mixture of business, appropriate industrial and residential development. These zones are particularly suitable at the interface between general business and industrial zones. Certain uses that could have a negative impact on the surrounding area require the approval of Council.*

The following land use rights are allowed under Mixed Use, Sub Zone 3:

Zoning	Primary Uses	Consent Uses
MIXED USE SUB ZONE 3	<ul style="list-style-type: none"> <li>- business premises</li> <li>- industry</li> <li>- dwelling house</li> <li>- second dwelling</li> <li>- boarding house</li> <li>- flats</li> <li>- place of instruction</li> <li>- place of worship</li> <li>- institution</li> <li>- hospital</li> <li>- place of assembly</li> <li>- place of entertainment</li> <li>- hotel</li> <li>- conference facility</li> <li>- authority use</li> <li>- utility service</li> <li>- rooftop base</li> <li>- telecommunication station</li> <li>- transport use</li> <li>- multiple parking garage</li> <li>- private road</li> <li>- open space</li> </ul>	<ul style="list-style-type: none"> <li>- adult shop</li> <li>- adult entertainment business</li> <li>- adult services</li> <li>- informal trading</li> <li>- expo centre</li> <li>- scrap yard</li> <li>- freestanding base</li> <li>- telecommunication station</li> <li>- wind turbine infrastructure</li> <li>- helicopter landing pad</li> <li>- service station</li> <li>- motor repair garage</li> </ul>

Table 2: Mixed Use zoning allowable land uses (Cape Town City Zoning Scheme, September 2012).

## 7. Assessment of the Proposed Rezoning

Within the Provincial Heritage Site, all but five of the properties have been zoned for Single Residential (SR1). Three of the remaining properties have been zoned for General Business 1 (GB1) and are adjacent, and the remaining two have been zoned for General Business (GB5) and are both of these are corner units. Three of the five business-zoned properties are situated along Rose Street (figure 19).

As a means of understanding the possible effect such a change in zoning may have on both the architectural merit and special character of the place, two locally applicable precedents are considered. They are as follows:

- An architecturally significant and similar Bo-Kaap 'house' on Rose Street, which sits outside of the PHS and as a result has been assigned a MU3 zoning status;
- An architecturally significant and similar Bo-Kaap corner 'house' which sits within the PHS and has been assigned a GB5 zoning status.

In addition to these precedent studies, an analysis into the fabric of Rose Street will be undertaken as it is significantly different in character to that of the adjacent 'internal' and perpendicular streets and should be considered in understanding the 'special character' of the Bo-Kaap which has been identified as being critical to the declaration of the site as a PHS.

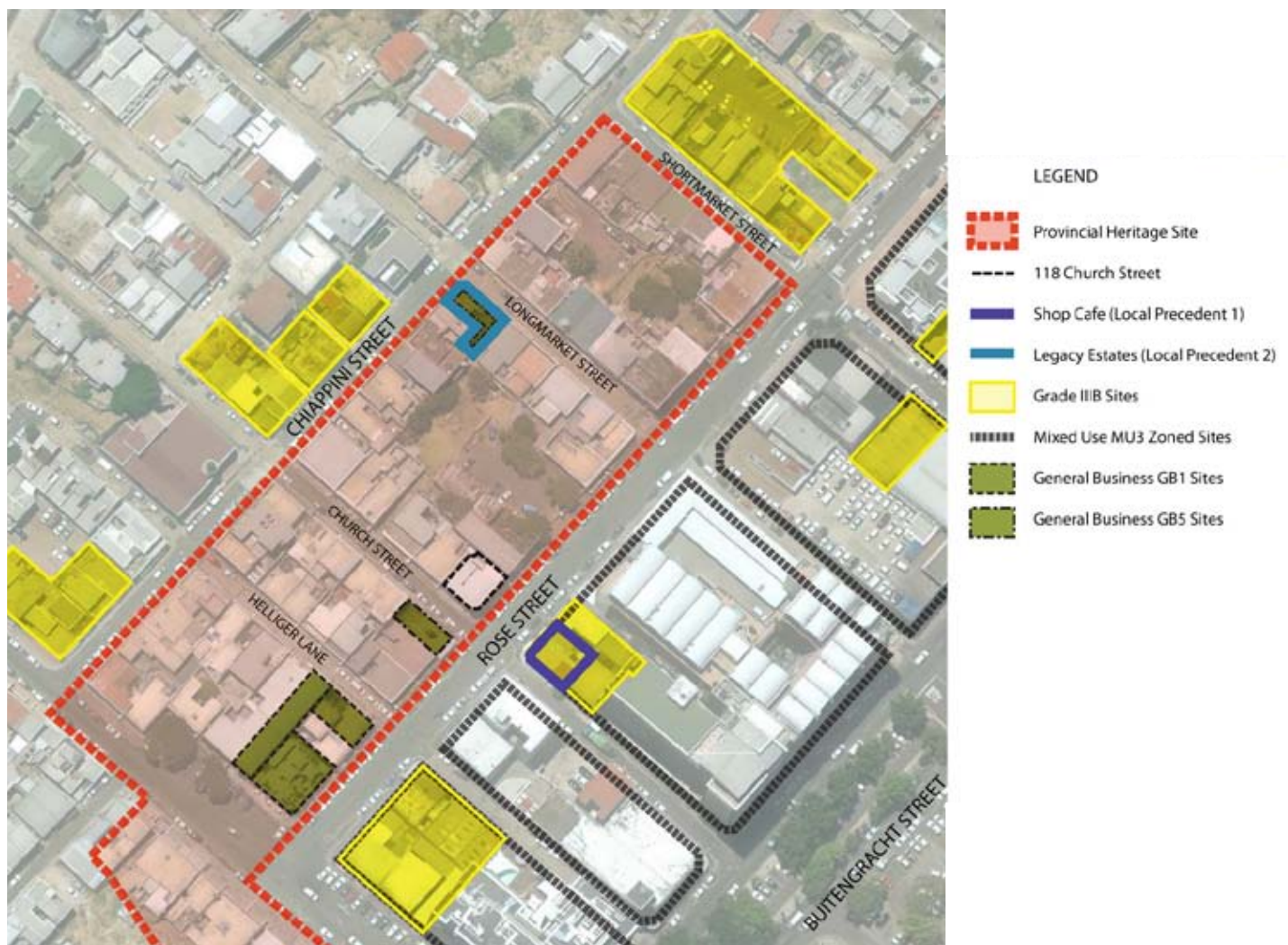


Figure 19: Mapping of heritage sites, the PHS, notable zoning and the subject precedent sites. Haas is outlined in purple, Legacy Estates in blue and the site is outlined in dashed black.



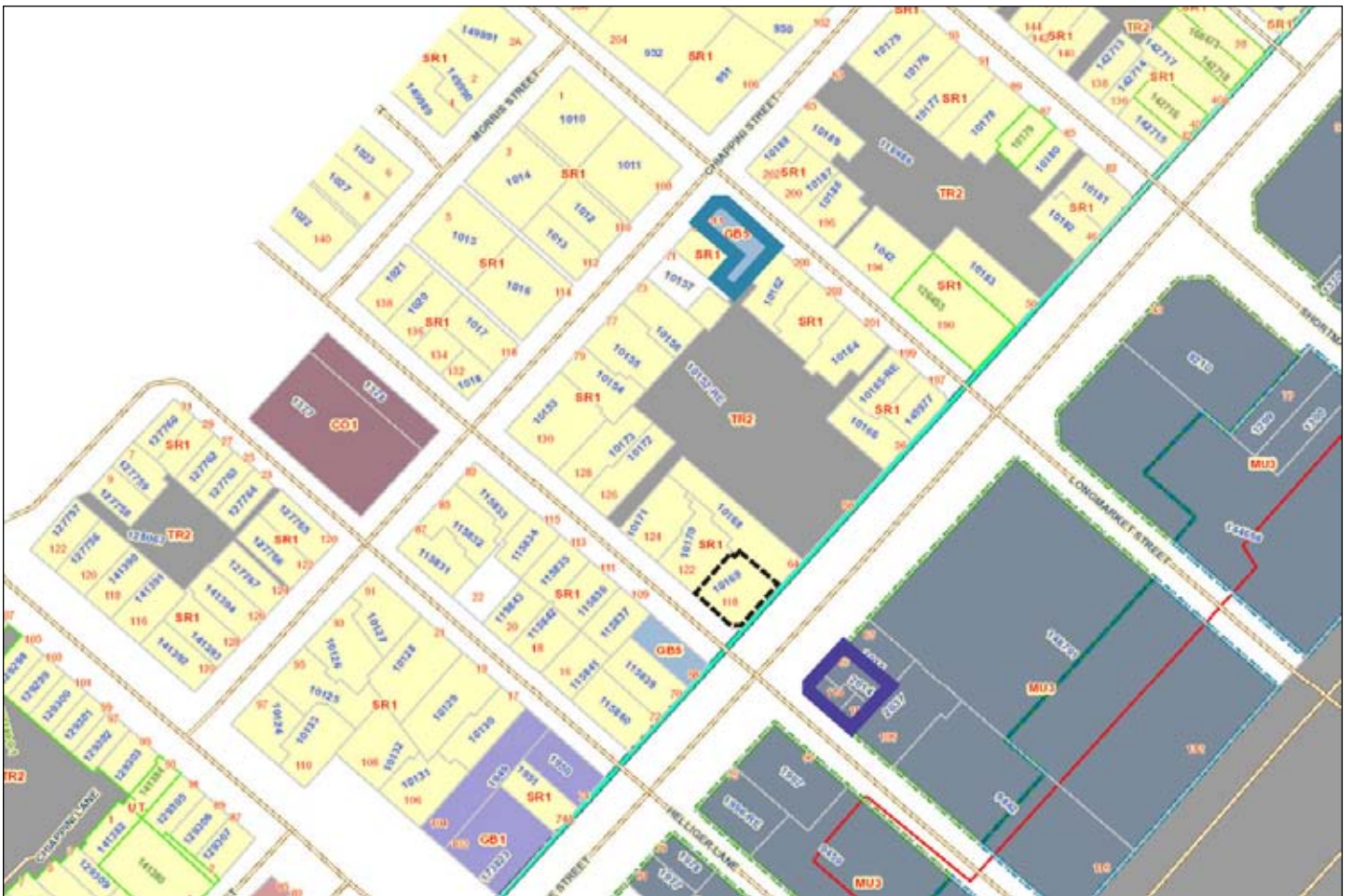


Figure 20: Zoning Map (City of Cape Town Zoning Scheme, September 2012). Haas is outlined in purple, Legacy Estates in blue and the site is outlined in dashed black.



Figure 21: Heritage Grading Map (City of Cape Town Heritage Resource Branch). Haas is outlined in purple, Legacy Estates in blue and the site is outlined in dashed black.

### Local Precedent: Example 1

Historically, the Bo-Kaap was deemed to be the area extending from Buitengracht Street up the slopes of Signal Hill (Fransen, 2004:52) and was therefore not limited to the area that has since been referred to as the 'historic core'. Only few of the original houses between Buitengracht and Rose Streets (and bounded by Waterkant and Wale Streets to the north and south respectively) still exist, while the remaining sites have expanded exponentially in scale and use as per their MU3 zoning status.

Across Rose Street, on the opposite corner site to that of 118 Church, is a fine example of a characteristic Bo-Kaap 'house' which sits within the above mentioned extents. Consequently the property has been assigned the aforementioned area's general MU3 zoning status (refer to figure). Haas, as it is named, is currently used as a cafe with a retail component.

While Haas is located outside of the PHS, it still maintains a grade III B heritage status as it is an 'excellent example of its kind' (*A Short Guide to and Policy Statement on Grading*, 2003: 8). While the shop is not owned or run by any members of the local community, it has succeeded in engaging the street culture by continuing to use the stoep as a social interface between the building and street.

The building has clearly been protected by the relevant heritage authorities (Heritage Western Cape and the CoCT's Heritage Section), who have dutifully prevented damage occurring as a result of business-driven development legally permitted by the MU3 zoning status of the site. Furthermore, the building has been maintained meticulously throughout its tenure as a shop and café, which can certainly be attributed to the fact that the owners are financially able to reinvest in its up-keep as a result of its commercial usage. Historically the structure was likely to have been used for residential purposes, but has evolved, as cities do, to accommodate a new use befitting of the current socio-economic circumstance.



Figure 22: Photograph of the corner shop/cafe, Haas, with its largely intact features. Note the high density residential building behind.



Figure 23: Three adjoining row houses, typical of the historic core of Bo Kaap, have been well maintained outside of the wider Provincial Heritage Site/Area. All three enjoy MU3 Zoning.



Figure 24: Photograph of the single storey neighbouring building, also owned by Haas.



Figure 25: Photograph of the stoep wrapping around the corner, with tables and chairs. The outdoor seating is often busy over lunch times and on the weekends.

Local Precedent: Example 2

The second example worthy of noting is a double storey corner unit which is located within the PHS area. Typologically, the site is very similar to erf 10169 with timber sash windows over three bays, plaster mouldings and an angled corner entry. However, the authenticity and quality of the building's fabric is not on par with erf 10169. This site is one of five erven within the PHS currently zoned for General Business, one of the two erven which fall under Sub Zone 5, and is currently run as a realty office called 'Legacy Estates'.

Following the analysis of the proposed Mixed Use zoning, it should be noted that the primary and consent uses of Mixed Use zoning are identical to that of General Business Zoning (Cape Town Zoning Scheme, 2012). General Business has seven sub zones which allow for different levels of density prescribed through height restrictions and floor factor (see table below).

General Business Sub Zone	Max. Allowable Height	Floor Factor
GB1	15m	1,5
GB2	15m	2,0
GB3	25m	2,0
GB4	25m	3,0
GB5	25m	4,0
GB6	38m	6,0
GB7	60m	12,0

Table 3: General Business allowable development factors (Cape Town City Zoning Scheme, September 2012).



Figure 26: 'Legacy Estates' on the corner of Longmarket and Chiappini Streets.

Again, the heritage governance on the building has prevented the owners from maximising the development potential afforded by GB5 zoning, and as a result the building's scale and character is in keeping with the remainder of the PHS. However, unlike Haas and erf 10169, the site is not located along commercially developed streets, but rather stands as a single business property within the immediate residential fabric. It can be noted that the zoning of this property has not detracted from the built character of the Bo Kaap or the resulting social interface of the residents.

The value such an example has, is to illustrate the contrast in zoning with the subject urban block, yet the continuity of its character and built fabric regardless. The abutting streets and immediate surrounds have in no way been affected by the change in planning status of this property and remain coherent within the PHS's significance.

The subject site has an almost identical relationship to the street corner, and so has the potential to play a similar higher-order role within the urban block, without compromising the characteristics which have come to denote the area as having heritage value.



Figure 27: View south from the corner site down Chiappini Street. The fabric is still characteristically 'Bo-Kaap'.

### Rose Street Analysis

Rose Street demarcates the boundary between the Bo-Kaap and Cape Town City as well as the boundary of the declared PHS. As a result the edge that falls within the central city (western edge) has been entirely zoned for mixed use and stands in direct contrast to the fabric on the other side of the road (within the PHS). The mixed use zoning has introduced a plethora of commercial activity including retail, restaurants, light industrial, office space and high density residential. As a result, the street no longer continues the cobbled surface treatment found on adjacent roads and has long since given priority to the motorist. The consequence of this is the loss of the intimate residential character which can still be found within the remainder of the PHS. The free on-street parking found in the Bo-Kaap has further attracted commuters who work in the CBD, as it is one of few remaining areas within walking distance that still offer un-metered parking.

As described, the character of the declared area of the Bo-Kaap as a seemingly intimate and typologically/culturally consistent residential area has largely been lost along Rose Street due to the contrasting treatment of the opposite edge of the street. The lack of transitioning between the two zones, as well as the Bo-Kaap's proximity to the CBD, has effectively eroded the desirability of this street for single dwelling purposes and with it the historical character has been altered.

This is not to say that the historical houses remaining are not used for residential purposes, but rather that they no longer engage the street edge in a fashion coherent with that of the so-called Malay customs. The stoeps are no longer used as outside rooms, the street is no longer a community interface and the houses have been subject to the inclusion of various barriers for security and privacy purposes. An excerpt from Stephen and Leslie Townsends' book describes the value of the street scape in determining the character of the area:

*It is in the street scenes of the Bo-Kaap that its charm and architectural beauty lie. The scale is domestic, adapted to slow-moving traffic and pedestrians. Traffic is slowed by blind corners, cobbled streets and steep gradients... the Cape Muslims, clearly use the streets in the manner intended. It is a social place, a connector of people, and communal property, a place in which to meet, a place in which to play, a place in which to live. (Townsend 1977:7)*

It can therefore be said that Rose Street has lost much of the 'special character derived from the customs and ways of life peculiar to the Malays', as the street is no longer inhabited by the local community as per the excerpt above. The MU3 zoning status of the one edge has eroded the desirability and performance of the street as an intimate, community based 'outdoor room'.

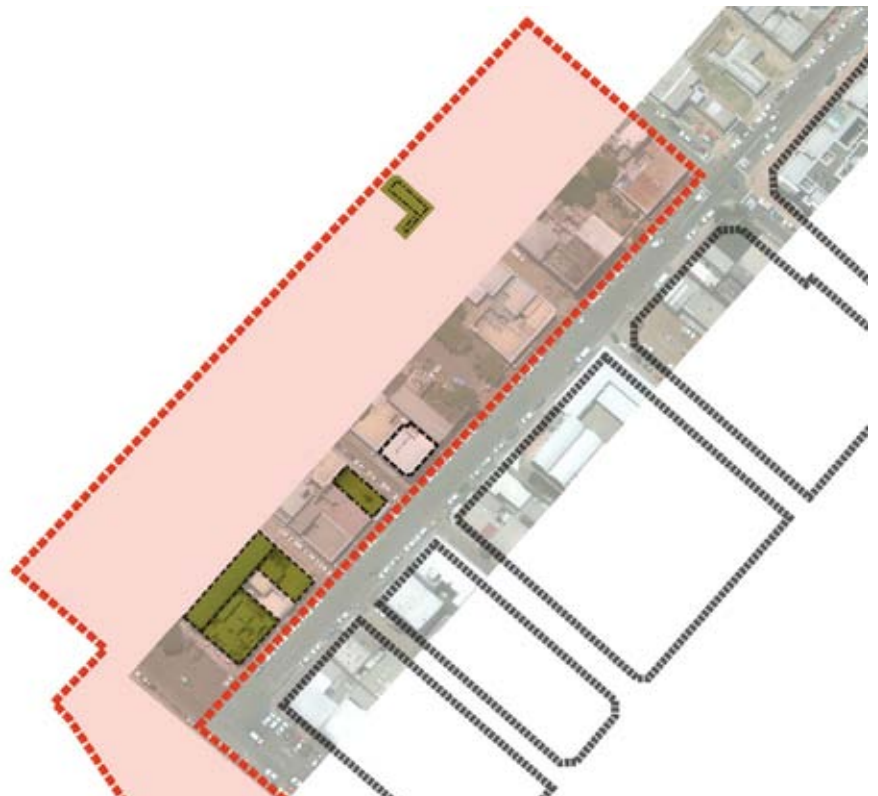


Figure 28: Rose Street and its built edges. The Provincial Heritage Site (in red) stand in direct opposition to the Mixed Use Zoning perimeter blocks indicated with a black dashed line. (Aerial Photograph: CoCT Zoning Scheme, 2012)



Figure 29: Photograph taken from the corner of Longmarket Street looking north down Rose Street.



Figure 30: Photograph of a portion of the pedestrian sidewalk abutting Rose Street.



Figure 31: Photograph of the 'Star Supply Store' convenience cafe situated across Church Street from the subject site on Rose Street and zoned for General Business 5.



Figure 32: Photograph of 'Rose Corner Cafe' on Rose & Wale Street (the non PHS side).

## 9. Conclusion

Previously, two questions were identified as being critical in addressing the proposed rezoning of the site. They were as follows:

- How will the rezoning of erf 10169 affect the 'architectural merit' of the structure that sits on the property?
- How will the rezoning and subsequent change of use of erf 10169 affect the 'special character derived from the customs and ways of life peculiar to the Malays that live there'?

In response to these questions, we can observe that:

It is critically important that the architectural features of this site, as well as its existing scale, be retained into the future in order to maintain the architectural character of the street blocks within the declared Provincial Heritage Site. However, the declaration of the structure as a PHS virtually ensures this as a result of the stringent restrictions enforced in terms of Section 27 of the National Heritage Resources Act (1999), its proposed inclusion in a Grade I Area, and the acting authorities at both SAHRA and HWC. These statutory parameters essentially limit the allowable development assigned by the MU3 Zoning, and should the application be accepted, will safeguard the 'architectural merit' deemed to be of interest in the declaration of the site as a PHS. The aforementioned examples of local precedent duly serve to reinforce this argument, as no 'architectural merit' has been compromised in the rezoning of these properties.

The built fabric at the aforementioned erven have been seemingly unaffected by their zoning; remaining coherent with the areas' built fabric and crucial to the blocks' status as a Provincial Heritage Site. In fact, the interspersed business premises serve to provide convenience and employment within the immediate area, and could be viewed as supporting the way of life of the neighbourhood residents.

In response to the restoration and conservation of the Bo-Kaap, Stephen Townsend commented:

*Another approach that should perhaps be avoided is that of preservation, which implies the static and unchanging maintenance of an environment and structure, thereby restricting the natural evolution of usage, and with it the life of a building. (1977: 133)*

Secondly, in terms of the special character the area derives from the customs and way of life of the Malay community, the analysis of Rose Street indicates that this street is of a different order to the "internal" Bo-Kaap streets, and thus its ability to illustrate the customs of the Malay community is more limited than in other parts of the area.

Further, the building appears to be of an architectural typology that historically would have been used as a corner shop within the Bo-Kaap area.

Regardless, the key precedent for the assessment of the impact of change, development and gentrification on the way of life and customs of a community can be drawn from the example of the Venice Ghetto, discussed in Section 7 of this report.

This example suggests that the preservation of the building fabric and of the main, civic and religious institutions of the Muslim community in the Bo-Kaap, along with an honest recognition of the role of the state (and indeed of the heritage authorities) in ghettoising the community during the 20<sup>th</sup> Century, with all of the opportunity and oppression such a process created for the Malay community, will actually add to the cultural significance of this area in a way that a moratorium on all development and change here never could.

## 10. Recommendations

It is therefore recommended that Heritage Western Cape issue a permit for the rezoning of the site, based on the precedent of such zoning already found within the Provincial Heritage Site area, and the assessment of this precedent within this report revealing that it will have:

- Minimal impact on the 'architectural merit' and,
- Will be befitting of the current condition of Rose Street and the architectural typology of the structure, without detracting from the abutting streets' residential character and their ability to illustrate the customs and way of life of the Malay community.

With regard to the second point, it is further recommended that the current owner be encouraged to lease a small section of the ground floor area of his property to a community member for use in their own business endeavours. This should be a type of business that will re-engage the street edge as it historically may have been done, and allow the local community to benefit from the trade and employment such activity would provide.

Claire Abrahamse

June 2014



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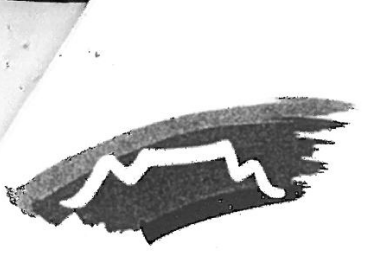
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### *Historic Images*

The City of Cape Town Heritage Section, Historic Images Collection, Brian Martin & Harriet Clift, 5th floor, 36 Wale Street, Cape Town.

The Surveyor General's Office, Cape Town.



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ECONOMIC, ENVIRONMENTAL AND SPATIAL PLANNING  
ENVIRONMENTAL RESOURCE MANAGEMENT

30 January 2014

Department of Planning & Building Development Management

ATT: Ms Joy San Giorgio

Dear Joy

**REZONING OF 118 CHURCH STREET BO-KAAP, ERF 10169 CAPE TOWN FROM SINGLE RESIDENTIAL ZONE 1 TO MIXED USE SUBZONE MU3**

The subject building is one of a group of buildings on one of the street blocks in the Bo-Kaap which were declared a provincial heritage site on 15 April 1966.

For the change in the planning status, Heritage Western Cape has to issue a permit in terms of Section 27(18) of the National Heritage Resources Act which states:

*No person may destroy, damage, deface, excavate, alter, remove from its original position, subdivide or change the planning status of any heritage site without a permit issued by the heritage resources authority responsible for the protection of such site.*

In order to respond to the application for a rezoning of the site, it is critical to also understand the motivation why the street blocks were declared to be provincial heritage sites. An excerpt from the Gazette Notices for Provincial Heritage Sites inserted below states:

*Bo-Kaap Declared Area, Cape Town  
No. 558 15 April 1966.*

**DECLARATION OF MONUMENTS.**

*Under and by virtue of the powers vested in me by paragraph (a) of sub-section (1) of section eight of the Natural and Historical Monuments, Relics and Antiques Act, 1934 (Act No.4 of 1934). I hereby declare the portions of the Malay Quarter, Cape Town, specified in the Schedule to be historical monuments.*

**HISTORICAL INTEREST.**

*The portions of the Malay Quarter specified in the Schedule are interesting and historical parts of Cape Town, with a special character derived from the customs and ways of life peculiar to the Malays that live there, and is also of exceptional architectural merit.*

*M. VILJOEN,  
Deputy Minister of Education Arts and Science.*

From the above it is clear that with any type of application, the authority responsible for the administration of such an application must consider whether the character, which is derived from the Malay customs and life styles and /or the quality of the architecture, will be impacted on. The area is and was always a residential area with a residential character and any changes to the planning status should be to something which is still visibly and functionally residential related.


THIS CITY WORKS FOR YOU ESI SIXEKO SISEBENZELA WENA HIERDIE STAD WERK VIR JOU

The present single residential zoning provides for certain residential related industries but it also very specifically protect the residential character of the area in terms of Section 5.1.1(v), something which the Mixed Use zoning does not explicitly do and which is in terms of its declaration, a statutory requirement.

In addition, the primary uses for Mixed Use Subzones MU3 include uses which are absolutely incompatible with the protection which was granted by the declaration and the Mixed Use rights in terms of the floor factor and height restrictions will also be foreign in this area.

Environmental & Heritage Management strongly objects to this rezoning application and our comment to Heritage Western Cape will reflect our position in this regard.

Best regards.



**Johan Cornelius**  
Principal Heritage Professional  
Environmental & Heritage Management: District Table Bay  
Department: Environmental Resource Management  
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ENVIRONMENTAL  
RESOURCE MANAGEMENT

CAPE TOWN ADMINISTRATION  
LAND USE MANAGEMENT BRANCH  
**REQUEST FOR BRANCH COMMENTS**

Rezoning	Subdivision	Removal of Restrictions	Temporary Departure	Departure from Section 19.1	Consent for	Other:
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Erf: 10169  
Street address: 118 Church Street (cnr Church & Rose Streets) Suburb: Schotsekloof

**Details of application:**

It is proposed to rezone the property from a Single Residential Zone 1: Conventional House (SR1) to a Mixed Use, Sub-zone MU3 to permit Business Premises (offices and ancillary showroom for the sale of goods) on the property. A departure from parking is consequently required.

Present zoning: Single Residential 1: Conventional Housing (SR1) Proposed zoning: Mixed Use, Sub-zone MU3  
Proposed use: Business Premises (offices and ancillary showroom for the sale of goods)  
Closing date for comments: 17 February 2014 (2014/01/17)

BRANCH	FLOOR	ATTENTION	BRANCH	FLOOR	ATTENTION
X Roads & Stormwater	3 <sup>rd</sup> fl Media City	Peter Koen (021 400 6431)	Property Management	3 <sup>rd</sup> fl Media City	Donavon Geysman (021 400 6552)
X Drainage & Sewerage	3 <sup>rd</sup> fl Media City	Randal Joseph (021 400 6595)	Property Management Technical	3 <sup>rd</sup> fl Media City	Donavon Geysman (021 400 6552)
X Water/Sanitation (bulk)	Durbanville	Jaco de Bruyn	Environmental Management	2 <sup>nd</sup> fl Media City	Dimtri Georgeades (021 400 6518)
X Water	3 <sup>rd</sup> fl Media City	David de Klerk (021 400 6431)	X Heritage Resources Section	2 <sup>nd</sup> fl Media City	Johan Cornelius (021 400 6530)
X Electricity		Jacqueline Nel (021 763 5686)	Spatial Planning	16 <sup>th</sup> fl CC	Lorryn Steenkamp (021 400 6614)
X Cleansing	19 <sup>th</sup> fl CC	Gregory Visser (021 400 3634)	Metro Spatial Planning	16 <sup>th</sup> fl CC	Riaan Van Eeden (021 400 9448)
Development Services		Leeroy May (021 400 9144)	X Transport Planning	3 <sup>rd</sup> fl Media City	Maruwaan Williamson (021 400 6423)/Nazier Samodien (021 400 6421)
Sport & Recreation		John Bennett (021 400 2069)	Metro Transport Planning	10 <sup>th</sup> fl CC	John Martheze (021 400 9140)
City Parks		Jennifer Fabing (021 550 1057)	Urban Design	16 <sup>th</sup> fl CC	Cedric Daniels (021 400 9443)
Housing	21 <sup>st</sup> fl CC		Development Management	2 <sup>nd</sup> fl Media City	Louis Coetsee (021 400 6479)
			Street Numbering	2 <sup>nd</sup> fl Media City	Mohsin Waggie (021 400 6477)

The following land use application has been received and your branch is requested to comment on this application. Please supply our branch with your comments/objections and most important, conditions should the application be approved. Please note the closing time for your comments.

For MANAGER: LAND USE MANAGEMENT

RETURN THIS FORM, TOGETHER WITH YOUR COMMENTS TO:  
Public Counter: LAND USE MANAGEMENT BRANCH, 2<sup>nd</sup> Floor Media City.

GRADE 2 BUILDING, ONE OF A GROUP OF BUILDINGS ON 4 STREET BLOCKS WHICH ARE DECLARED PROVINCIAL HERITAGE SITES. HWNC NEEDS TO APPROVE THIS CHANGE OF PLANNING STATUS ITO SECTION 24 OF THE NHRACT.  
~~FROM~~ FROM THE GAZETTE NOTICES, THE DECLARATION ON 15 APRIL 1966 STATES THE HISTORICAL INTEREST AS SET OUT ON THE ATTACHMENT.

PLEASE SEE THE ATTACHED LETTER.

*[Signature]*  
30/01/2014

