



**SOUTH AFRICAN HERITAGE RESOURCES AGENCY**  
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**Our Ref:** 9/2/111/0158  
**Your Ref:**  
**Enquiries:** Mr. Gregory Ontong  
**Date:** 2 April 2013

**MR. ZAID SAMSODIEN**  
**59 UPPER PEPPER STREET**  
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**FOR ATTENTION: MR. ZAID SAMSODIEN**

Dear Mr. Samsodien

**RE: ERF 1895, NUR-AL-HOUDA MOSQUE, LEEUWEN STREET, BO-KAAP- ADDITIONS AND ALTERATIONS**

The above application was reviewed by SAHRA on the 25 February 2013.

**DISCUSSION**

The above application was submitted to SAHRA BELCOM for comment on the proposed change in land use rights. The intention is to allow for residential activities on the site zoned as "Institutional". The changes to the plan, previously submitted, included the development of two additional dwelling units.

The plans reviewed were:

PROJECT	DRAWING TITLE	CLIENT	SCALE	DATE	DRAWN	DRAWING NO.	REV
Erf 1895, Leeuwen Street, Cape Town	Site plan	Nur-El-Huda Congregation	1:50	June 2012	Modus Lifestyle	NUR B-0001	D
	Ground Floor Plan	Nur-El-Huda Congregation	1:50	June 2012	Modus Lifestyle	NUR B-0003	D
	1 <sup>st</sup> Floor Plan	Nur-El-Huda Congregation	1:50	June 2012	Modus Lifestyle	NUR B-0004	D
	Basement Plan	Nur-El-Huda Congregation	1:50	June 2012	Modus Lifestyle	NUR B-0002	D
	Sections	Nur-El-Huda Congregation	1:50	June 2012	Modus Lifestyle	NUR B-0200	D
	Elevations	Nur-El-Huda Congregation	1:100	June 2012	Modus Lifestyle	NUR B-0100	D

It is understood that the matter is a land use planning matter and should be addressed as part of the land use application.

It is noted that the existing structure is not older than 60 years but falls within the proposed Grade 1 Bo-Kaap Cultural Landscape. The purpose of the additional space is to house staff. The increased floor area of the mosque, particularly the prayer room, raised concern as it impacted on the site extent with follow-on impacts in regard to building lines.

Further concerns were raised as the applicant did not submit photographs which could have guided the Committee in regard to the visual impact of the proposal. A measured drawing and more visual information is therefore required.

#### **COMMENT**

The Committee did not support the application because there was uncertainty regarding the possible impact of the proposals on the context. Photographs, sections and measured drawings are essential to the application. Lastly, the application must be submitted electronically on SAHRIS.

Should you have any queries please do not hesitate to contact the SAHRA Built Environment Unit Manager, Mr. Gregory Ontong at [gontong@wc.sahra.org.za](mailto:gontong@wc.sahra.org.za), Ms Sheenagh Bruce, Cultural Officer at [sbruce@wc.sahra.org.za](mailto:sbruce@wc.sahra.org.za) or Mr. Gcobani Sipoyo, Cultural Officer at [gsipoyo@wc.sahra.org.za](mailto:gsipoyo@wc.sahra.org.za)

Yours sincerely



**GREGORY ONTONG**  
**UNIT MANAGER: SAHRA BUILT ENVIRONMENT**  
**For SAHRA BELCOM COMMITTEE**