

Bo-Kaap Local Area Spatial Development Framework: Public Participation Report

Draft – March 2022

Version 1.0



CITY OF CAPE TOWN
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Contents

Background and Introduction	3
The Public Participation Process.....	4
Purpose of the Public Participation Process.....	4
Identification of I&APs:	4
List of I&APs:	4
Notification of I&APs.....	4
Formats of participation.....	5
Synthesis of public comments received.....	8
Summary of public participation.. Error! Bookmark not defined.	
Conclusion and Recommendations.....	20



Background and Introduction

The Bo-Kaap Local Spatial Development Framework (LSDF) followed a comprehensive public participation process. A 60 day process was followed in terms of the Spatial Planning and Land Use Management Act - this process began on the 31 August and was extended to the 15 December to allow for further inputs. It plays an integral part of the compilation of any statutory report as it ensures that all relevant interested and affected parties (I&APs), stakeholders and general public are consulted and able to provide inputs. This sharing of knowledge allows for substantial consensus in forward planning.

A parallel public participation process took place which allowed for the establishment of a Tourism Development Framework (TDF) for Bo-Kaap. The establishment of the TDF was made possible through engagements between a multi-disciplinary team, I&APs and local stakeholders in the tourism sector. The framework seeks to support the opportunity for cultural expression through improving the everyday urban experience for locals and visitors to the area. The framework aims to support the development of sustainable tourism in the

neighbourhood, while suggesting further investigation into solving local problems through site sensitive solutions.

The TDF will feed into the LSDF. It will further inform specific guidelines in the LSDF by providing a series of High Level Design Strategies for the area.

The various formats of engagements, for both the LSDF and TDF, allowed for an in-depth understanding of the issues, challenges and opportunities of the area. Moreover, this sharing of knowledge yielded ideas and identification of interventions, which aims to support and stimulate Bo-Kaap, whilst retaining the areas heritage and cultural significances.

The purpose of the report is to indicate how members of the public were involved during the various phases of the project. The report lists comments received from I&APs and stakeholders. Supporting documents (i.e. questionnaires, advertisements, attendance registers etc.) can be seen attached as annexures at the end of the report.

The Public Participation Process

Purpose of the Public Participation Process

- Introduce the proposed projects
- Determine and record issues, challenges, opportunities and objections
- Provide an opportunity for input and an in-depth understanding of the area through local knowledge

Identification of I&APs:

The Subcouncil 16 I&APs database was used to inform and invite the public to the various forms of engagements (workshops, meetings, open day, etc.) as part of the public participation process.

List of I&APs:

The following key I&APs, but not limited to, were notified of the proposed project and invited to participate in the public participation process:

- Massajied of Bo-Kaap (religious)
- Bo-Kaap Heritage and Gateway (tourism)
- Tourism
- Bo-Kaap Civic and ratepayers

- SKW Rugby (president) / recreational / youth
- FCBK Soccer / recreational / youth
- Boorhanol Social Welfare
- Bo-Kaap Neighbourhood Watch
- D6 Minstrel team (Director)
- Womens Legal Centre (Director)
- Bo-Kaap Collective
- Tana Baru Trust
- Boorhanool Cultural Hub

A list of participants who participated can be seen in the attendance registers attached as Annexure B

Notification of I&APs

Various ways and means were employed to invite and inform stakeholders to various formats of engagement.

- **Registered letters, emails** - members of the public were invited to register via email to BoKaap.LSDF@capetown.gov.za. Registered participants were captured on a database and were informed of upcoming public engagement meetings.

- **Newspaper advertisements** – advertisements describing the project was placed in Die Burger, The Atlantic Sun, The Peoples Post and the Cape Argus
- **Social media** – posts were made on Facebook which keep I&APs up to date on the various engagements
- **Survey**- An online survey was shared during the statutory comment period to gather further input.
- **Website** –The draft LSDF was available on the City's website at www.capetown.gov.za/haveyoursay.

Formats of participation

Public engagements

The public participation process for the Local Spatial Development Framework commenced on 31st August 2021 and was initially planned to end on 31st October 2021. Due to a lack of participation during this time, the commenting period was extended until 15 December 2021 to allow for greater involvement. It is important to note that a Tourism Development Framework (TDF) was initiated by the City as a parallel process, which has to a large degree informed the development and proposals in the Bo-Kaap LSDF. Due to the COVID-19

pandemic, the City has embarked on a number of platforms for public participation in order to facilitate meaningful engagements despite the many challenges associated with the pandemic. Extensive public engagements relating to the LSDF process included:

- An online (Skype) meeting with the Tana Baru Trust to discuss challenges on the burial site. The meeting took place on 8 December 2020 and was attended by 2 members of the trust and officials from the District Planning team.
- In terms of the establishment of the TDF, a 2-day collaborative design workshop was held on the 29th and 30th of June 2021 at the Jakupa offices, Cape Town. The workshop was well attended by key stakeholders, which included the Civic Ratepayers Association, the Bo-Kaap Tourism Association, Atlas Trading, Bo-Kaap Roots, the Bo-Kaap Cultural Hub, the Urban Dynamics and Jakupa consultants and City Councillors and officials. The purpose of the meeting was to get an understanding of the local problems faced within the tourism sector and discuss possible solutions to them.
- A hybrid meeting for key stakeholders was held on 20 August 2021 at the Council Chambers in Wale Street. Poor attendance

from the public was shown, with one member of the Civic Ratepayers Association (online) and one member of the public (in person) was present. Others in attendance included City officials from the District Planning, Urban Catalytic Investment (UCI) and Heritage departments, as well as Sub-council 16 constituents.

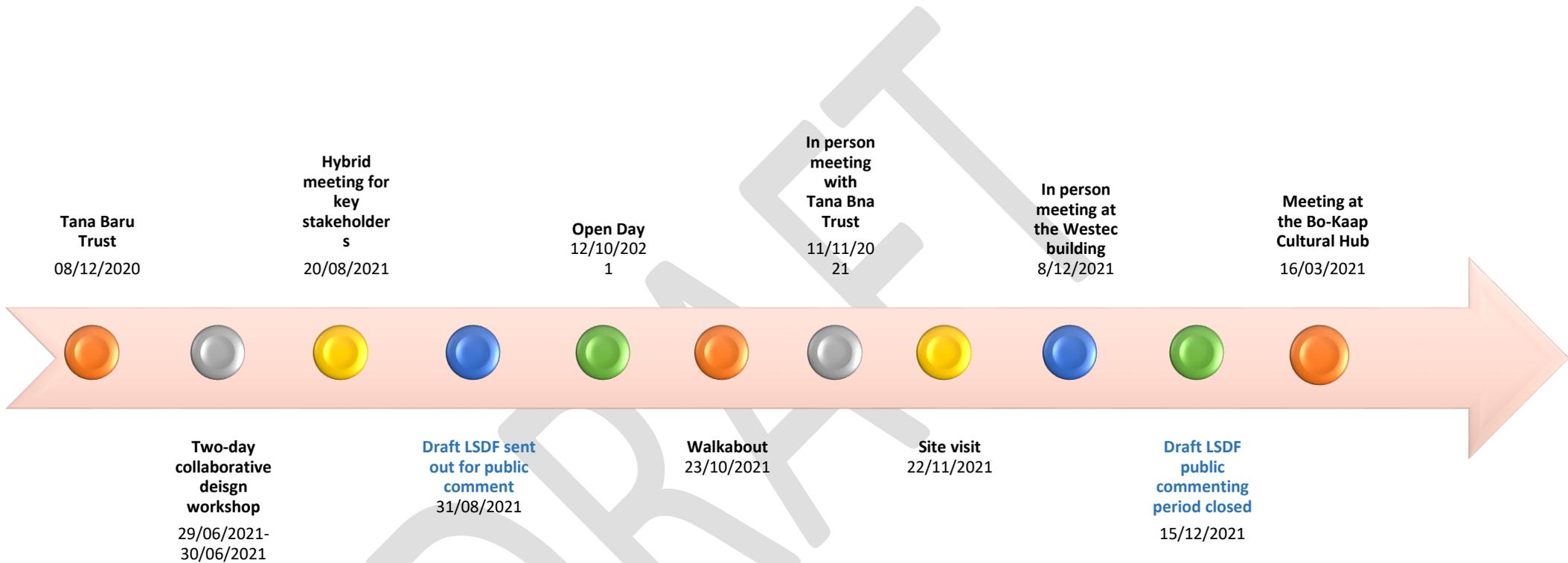
- An Open Day was held at the Schotschekloof Civic Centre on 12 October 2021. It was well attended with 44 members of the public, councillors and officials from District Planning, Heritage and UCI. Two sets of 15 posters was prepared and displayed indicative of the main ideas and proposals in the LSDF. The evening started with a presentation and then went into a plenary session. Thereafter, members of the public engaged with the posters and officials on the proposals in the document.
- A walkabout was planned for Saturday 23 October 2021 with hopes of taking the community through the study area and highlighting some of the proposals. However, due to very poor attendance on the day the walkabout had to be cancelled.
- An in person meeting with the Tana Baru Trust took place at the Civic Centre on 11 November 2021. The purpose of the meeting was to test proposals relating to the Tana Baru

Cemetery and understand some of the challenges facing the site.

- A site visit to the Tana Baru Cemetery took place on 22 November 2021, which better explained some of the issues raised in the previous meeting. It also helped officials visualize some of the proposals and potentials of the site.
- An in person meeting with the Bo-Kaap Civic Ratepayers Association was held at the Westec building in Bo-Kaap on 8 December 2021. The meeting was well attended with approximately 29 members of the public attending. The purpose of the engagement was to get feedback on the draft LSDF and discuss key challenges and ways forward.
- An in person meeting was held on 16 March 2022 at the Bo-Kaap Cultural Hub to discuss proposals within the proposed nodal area. These related to general upgrading, signage, traffic calming measures and the possibility of a drop and go point on the site for busses in order to alleviate traffic congestion in Wale Street.

Inter-governmental Consultation

Key public-sector stakeholders were invited to provide input in the LSDF, prior to finalising the LSDF for presentation to Council for authority to proceed with the statutory public participation process.



Synthesis of public comments received

The various formats of engagements allowed for a more in-depth understanding of the issues, challenges and opportunities within the area. Moreover, the sharing of knowledge yielded broad ideas and identification of interventions, which aims to support and stimulate Bo-Kaap, whilst retaining the areas heritage and cultural significances.

Comments received from community, I&APs and general public during the engagement processes were collected, captured and filtered into various themes to allow for assessments and responses. The comments received touched on a number of diverse issues, not all of which were within the realm or scope of the LSDF. The LSDF does, however, contain an implementation plan, wherein it identifies actions required by relevant departments needed to address some of the key issues.

The online survey conducted yielded responses from 19 participants. The questions posed in the survey related to the prioritising of proposals identified in the LSDF, as well a platform to express opinions of key issues experienced in the area.

The main issues identified by participants over the range of engagements included:

- Concerns around the safety of pedestrians
- The availability of affordable housing
- Concerns pertaining to heritage protection
- Concerns about gentrification
- Parking and traffic management
- The need for sustainable tourism practices
- Maintenance of cobbled streets and public areas
- Vacant, underutilized land
- Lack of usable public recreational space
- Frustrations with the slow progress and implementation of projects
- Concerns relating to the economic benefits for residents

The general response to the LSDF was positive with many residents supporting the plan. There were, however, objections raised from some respondents regarding certain proposals. The

proposed development of underutilised land on the corner of Strand and Buitengracht Street was a common concern amongst respondents, the reasons cited were that these may erode heritage and that the land should not be released for private profit. The fear of displacement of existing household and an increase in municipal rates due to new high-income household developments was evident. Subsequent to this was the concern that the area's socio-economic character would be altered through new, invasive developments. The LSDF intends to address the concerns through providing area specific guidelines and key planning principles that will inform future development.

The Bo-Kaap setting is of paramount significance to its heritage value. The significance of the site in this regard has been alluded by numerous of respondents. A concern was that future development of the site would detract from the heritage significances and visual prominences that the area offers.

The LSDF considered all concerns by having follow-up engagements on pertinent issues and by pursuing further in-depth investigations with both inter-governmental stakeholders and members from the general public. The LSDF, as a planning

policy, cannot give or take away any rights. It does, however, aim to address issues received from respondents in order to create a space that is conducive for all.

Table 1 shows the summary of comments and responses.

Summary of public participation

Table 1: LSDF comments received

Comments for LASDF			
Theme	Comment	Reference Number	Response
Urban Management Issues			
Crime and safety	The area experiences a high crime rate, which fosters illegal activities. This results in an unsafe and poor urban environment.	10,11,12,13,14,15,16,17,19,20	Although urban management issues are not in the scope of the LSDF, it will identify key spatial planning actions needed to address some of these issues.
Upgrading and maintenance of roads and pavements		4,26	These are noted in the document.
Density			
	It is suggested that the single and double storey nature of the whole urban area should by all means be preserved and enhanced to maintain and improve the very unique and historic character of this neighbourhood.	6	In order to leverage the available land, particularly the publicly owned land, higher densities are needed to maximise potential of these sites meeting current and future demands for housing.

Social Housing			
Overcrowding of households	<p>More housing needed. Overcrowding of households, which leads to:</p> <ul style="list-style-type: none"> • Lack of privacy • Unhygienic conditions • Difficult living conditions impacting scholars education 	1,2,3,4,10,18,27,28	Concerns noted, this has been considered in the document.
Public facilities			
	<p>Public facilities required;</p> <ul style="list-style-type: none"> • Sporting facilities • Gym • Parks 	4,9	The Strand Street Quarry is identified as a multipurpose sports & recreational precinct that provides formal and informal playing, and kick-about spaces, and clustering of community facilities. It is acknowledged that there is limited space within the existing residential fabric to accommodate more parks. Emphasis is placed on upgrading and maintaining existing parks and providing better lighting and introducing urban design principles to create safer spaces.

	Recreational grounds and courts which was utilized by public is now fenced	22	Operational issue beyond scope of LSDF. To be referred to relevant department.
Public Transport			
	MyCiti bus fare is expensive	4	Operational issue beyond scope of LSDF.
Economy			
Informal Trading	Interested in the proposed informal trading bays in Yusuf Drive.	5	The City is currently undertaking an informal trading bay project on the corner of Yusuf driver and Pentz Street
Heritage Significance			
	The area as significant heritage history that should not be erased	10	The plan is centred around community benefit and preservation of the culture and heritage. Although urban management issues are not in the scope of the LSDF, it will identify key actions needed to address some of these issues.
	The character of the area that incorporates the whole of Bree Street,	6	Proposals are intended to enhance the character of the area and prioritise the

	the whole of Buitengracht Street, St Stephens Church and Riebeeck Square, the Heritage Square adjacent to Riebeeck Square, The Strand Street intersection with Buitengracht and the adjacent Evangelical Lutheran Church complex, the St Andrews Presbyterian Church and St Andrews Square, the De Waterkant Village area, and the Bo-Kaap itself, should by all means be preserved.		preservation of character building elements. The heritage specific provisions are being further workshopped and will further enable heritage protection.
Land Use			
	Kraal and quarry issues	13,14,15,17	See proposals regarding the quarry precinct
Erf 81 – Magazine site			
	There are people who actually live at ERF 81 and will be directly affected by the future development of the site. If these plans to develop Erf 81 with housing go ahead, what is the City going to do about the people currently living there like us? Will we be moved to another settlement? How will the City make sure we are not	7	The LSDF identifies land and prescribes a suitable land use and associated development guidelines for that land. The LSDF has identified Erf 81 as a site with potential to provide a wide range of land uses including residential, recreational and educational facilities. Any proposed development within these sites should be carefully considered in terms of use, scale

	<p>displaced? Will we be accommodated in the housing if it does get developed on Erf 81?</p> <p>It seems that the City has made a decision on what kind of development will happen at Erf 81 despite not having consulted owners of the land, National Government, or the people who live on the land, like us.</p>		<p>and intensity and with respect to National Park boundaries and activities and existing residents on the site. Future engagements with the custodians of the land (national government) and residents living there are important discussions needed going forward.</p>
Proposals			
	<p>The current suggested development plans propose developments on the so-called Bo-Kaap 'border' that will cordon off the Bo-Kaap as an isolated area. Bo-kaap needs to be integrated into the city.</p>	6	
	<p>It is suggested that the outer edge of the whole area, against Signal Hill and Lion's Rump, is more suitable for appropriately designed higher rise buildings, obviously not higher than</p>	6	<p>Suggestion noted, this has been considered in the document.</p>

	would spoil the unique character of the area.		
	<p>It must be realized that only spatial development agency can and should provide for the spatial framework to assist the homeless, in which such interventions can be optimised. This includes</p> <p>1) Providing sufficient public ablution facilities (with emphasis on 'sufficient')</p> <p>2) Planning for suitable spaces where facilities such as safe spaces, shelters and drop-in centres can be located (with the emphasis on 'suitable')</p>	6	<p>While the LSDF does not specifically identify facilities to support the homeless, ablution facilities would form a part of public space upgrades.</p> <p>Suitable spaces for shelters have not been identified in the Bo Kaap by any City departments. This does not exclude the possibilities of other institutions – state or NGO- applying for rights to operate facilities in the area.</p>
General Comments on LSDF			
	Due Diligence Report to present to CoCT regarding the Bo-Kaap LSDF	8	Awaiting Due Diligence report

Questionnaire			
Station	Question	Comment	Response
1: Vision and Concept	1. How do you see Bo-Kaap 30 years from now?	<ul style="list-style-type: none"> • Overcrowding and poverty • Change to overcrowding • Stays the same or worse • Close knit community and safe environment • Culture and heritage strongly maintained • Stimulated economy through tourism 	All responses noted and considered in the document.
	2. General Comment/input	<ul style="list-style-type: none"> • Would like social housing • Peoples voices need to be heard • Upgrade the area • Assist with the overcrowded housing • Uphold promises • Removal of shacks • Lower the crime rate 	

		<ul style="list-style-type: none"> • Sporting facilities needed 	
2: Character Areas	<p>1. Rating the following information from 1 to 5, with 5 being "strongly agree" and 1 being "strongly disagree:</p> <p>a) The categorizations of the proposed character areas</p> <p>b) Do you agree with the proposals/interventions?</p>	<p>a) 1- 5 votes 2- 3 votes 3- 4 votes 4- 1 votes 5- 3 votes</p> <p>b) 1- 4 votes 2- 4 votes 3- 4 votes 4- 3 votes 5- 2 votes</p>	
	<p>2. General comment/input</p>	<ul style="list-style-type: none"> • Social Housing needed • Uphold promises • Change is needed • Interventions needed • Reduce crime rate • Historic land should not be sold • Keep heritage and intact 	
3: Movement and Access	<p>1. Which road or area within Bo-Kaap do you feel most unsafe?</p>	<ul style="list-style-type: none"> • Chiappini Street • Upper Bloem Street • Military Road • Van de Mulen Street • Buitengracht Street • Wale Street • Strand Street 	

		<ul style="list-style-type: none"> • Yusuf Drive • Rose Street • Long Market Street • the whole of Bo-Kaap 	
	2. General Comment or input	<ul style="list-style-type: none"> • Remove people that do not belong in Bo-Kaap. • The corner of Carisbroek/Buitengracht should be opened up due to increased traffic in Schotschekloof. Also adds to a feeling of segregation of Bo-Kaap from the rest of the City Bowl. • High crime rate • More law enforcement needed. 	
4: Environment and Heritage	1. In your opinion, what is the most important heritage resource in Bo-Kaap and how should it best be protected?	<ul style="list-style-type: none"> • Homes • Tana Baru Cemetery • Mosques • The heritage 	
	2. General Comment/input	<ul style="list-style-type: none"> • People should be employed to work at these important heritage places • More recreational spaces 	

		<ul style="list-style-type: none"> • Not be told not to make athaan • Protect community and tourists 	
5: Bo-Kaap Tourism Framework	1. Does tourism in the area have an influence on your daily life? If yes, please briefly mention how.	<p>Yes:</p> <p>Residents don't benefit from tourism</p> <p>Busses block the roads</p> <p>Taking pictures without permission</p>	
	2. General Comment/input	<ul style="list-style-type: none"> • Tourism industry should create jobs for residents • Tourism needs to be controlled • Congestion on roads • Tourists get robbed • Tourist don't benefit the residents 	
6: development proposals on public land	1. What are your thoughts on the proposals for public land along Buitengracht Street?	<ul style="list-style-type: none"> • Build more social housing • Mixture if housing and recreational facilities • Not a plan • revolting 	
	2. General comment	<ul style="list-style-type: none"> • Vacant land in Bo-Kaap should be used for housing 	

		<ul style="list-style-type: none">• Land should not be sold to developers• Not enough clarity• Stop the erection of buildings, that increase rates and rent• The change doesn't benefit the community	
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