



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

BO-KAAP

LOCAL AREA SPATIAL DEVELOPMENT FRAMEWORK

Draft Baseline and Analysis Report

Date: 2021/08/30

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GLOSSARY OF TERMS

Active interface: Refers to street frontages where there is an active visual engagement between those in the street and those on the ground floors of buildings. This quality is assisted where the front facade of buildings, including the main entrance, faces and opens towards the street, and also where ground floor uses accommodate activities that provide a level of interaction between pedestrians and the building uses including cafes/restaurants, shops, offices etc.

Character (of a place): Collection of qualities and features that are distinctive to a place or area and in this case is used to distinguish period of establishment or pattern of settlement

Cultural landscape: A physical area with natural features and elements modified by human activity and resulting in patterns of evidence layered over time in the landscape. These qualities give a place distinctive spatial, historical, aesthetic, symbolic and memorable character. Can be urban or rural.

Context: The broader environment within which a development or site is located. Context is a broad term and can refer to natural systems, topography, the social and economic environment, the built environment, access, public institutions, public space, and public utility services.

Form: The layout (structure and urban grain), density, scale (height and massing), appearance (materials and details) and landscape of development.

Heritage Area: An area identified in terms of S31 of the NHRA as being identified for protection on the basis of its environmental or cultural interest

Heritage Register: A register maintained by the provincial heritage resources authority (in this case HWC) that lists all heritage resources that it considers to be conservation worth

Heritage inventory: Compiled by the local authority (in this case The City) and contains all heritage resources within its area of jurisdiction.

Historic urban landscape: An urban landscape that has been formed over time and that is characterized by historical layering of architectural features and cultural values

Period: Refers to a period of time (date) when a place or area was established or developed

Scenic Drive: A public road designated as a scenic drive; characterized by high quality scenic qualities including background vistas of mountain, open country, coastline or city;

Significant negative impact: In relation to development, when a proposal has the potential to: negatively impact on the structure of a neighbourhood or part of the city; detrimentally alter the character of a neighbourhood; cause undue inconvenience for public access; limit adjacent property owners ability to enjoy or realise the rights they are entitled to; or undermine the market value of an adjacent properties of a neighbourhood as a whole.

Setting: the surroundings in which a heritage resource is experienced

Streetscape: The distinguishing character of a particular street as created by the elements at ground floor, including building frontages, setbacks, materials, form, road space, landscaping, street furniture, etc.

Townscape: The distinguishing character of an urban area or urban landscape, usually relating to a neighbourhood or defined geographical area.

Roofscape: The distinguishing character of a particular street or area as viewed along the skyline or horizon and is formed by roof shape and repetitive patterning.

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1. INTRODUCTION

The Draft Baseline and Analysis Report for the Bo-Kaap areas provides a contextual overview of the existing trends in the local area.

Bo-Kaap is the oldest residential neighbourhood in South Africa and is one of Cape Town's most valuable cultural heritage assets. It forms part of Cape Town's layered history, with a rich living heritage. It has evidence of the earliest established Muslim Community in South Africa and boasts the transmission of continued social and cultural traditions and practices, over generations. In 2019 the City's Heritage Protection Overlay Zone was extended to include the Bo-Kaap area. The aim of developing this Local Area Spatial Development Framework is to provide the spatial analysis and vision for Bo-Kaap, holding heritage as the main driver for a more co-ordinated approach for planning. The LASDF will outline specific arrangements for prioritizing, mobilizing, sequencing and implementing public and private infrastructural and land development investment. Specific provisions will be recorded herein to be gazetted in terms of the Municipal Planning By-Law alongside this LASDF.

1.1 Objective

The main purpose of this document is to provide a contextual overview of the existing trends in the local area. The document will form an input to the Bo-Kaap Local Area Spatial Development Framework.

This document presents a "work-in-progress", as compiled using secondary research material. It is submitted to help form a background of available information that has been accessed to understand the local area.

1.2 Study Area

The Bo-Kaap study area is situated in the Table Bay District on the eastern slopes of Signal Hill. The full extent of the area is shown in figure 1.2: Study Area. It is important to note that the study area does not conform to the official suburb boundary. The official suburb boundary does not include the south eastern and eastern sections that runs along Buitengracht and Strand Street respectively. It is important to include these sections as part of the study area so as to ensure a holistic planning approach is taken for the framework.

1.3 Historic Overview

Cape Town developed during the Dutch period as a central town with outlying market gardens (1652-1795). Bo-Kaap originated on the outskirts of this original settlement, along Buitengracht, which marked the western boundary of old town. At its inception, the Bo-Kaap housed the first Dutch colonisers at the Cape, leading to the Schotsche Kloof homestead in the early 18th century and thereafter the *Huurhuisies* of Walendorp. These were once common throughout the central City and now synonymous with the Bo-Kaap. These tenement homes proliferated after the abolition of slavery in 1834. By the late 19th century the Cape Town extended to what is known as District six and Bo-Kaap in District

1. In 1934 the Bo-Kaap area was declared a slum. The twentieth century saw the development of the Schotschekloof housing scheme, an attempt for social housing by the government. During this time the restoration of the dwellings of the so-called “Malay quarter” took place. In 1956 Bo-Kaap was declared a so-called “Malay” group area under the Group Areas of 1956, but excluded part of the Buitengracht edge to be included into the Whites-only development area.

These historical markers are interwoven with the urban morphology of the Bo-Kaap which contributed to the rich Cape Vernacular Architecture which exists today. Alongside this and integral to its high significance is the rich and vibrant community continuing living heritage practices which have survived generations to this day.

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SPATIAL PLANNING & ENVIRONMENT

Urban Planning and Design -
District Planning & Mechanisms

PHOTO NOTE:
* Every effort has been made to ensure that the content of this document is accurate. However, the City of Cape Town does not accept any liability for errors or omissions. The City of Cape Town is not responsible for any loss or damage caused by the use of this document.

Bo-Kaap
Locality Map

July 2021



Local Area SDF

Map V1.0

Date: July 2021
Transverse Mercator Projection,
Centre Meridian: 18° East,
WGS84 Ellipsoid using the
Harlebeershoek94 Datum

2. LEGISLATIVE AND POLICY OVERVIEW

The legislative context applicable to the SDFs has changed considerably since 2012. Under the previous planning regime, the Western Cape Government determined a number of municipal planning matters in terms of the Development Facilitation Act, Act 67 of 1995 and the Land Use Planning Ordinance, 15 of 1985 (LUPO). These have subsequently been repealed and replaced by the Spatial Planning and Land Use Management Act, Act 16 of 2013 (SPLUMA) in 2013, the Western Cape Land Use Planning Act, Act 3 of 2014 (LUPA) and the City's Municipal Planning By-Law, 2015 (MPB-L). In addition to these a range of legal informants influence spatial planning in the heritage, environmental, transport and agricultural sectors.

2.1 Planning legislation

2.1.1 *Spatial Planning and Land Use Management Act (SPLUMA), Land Use Management Act (LUPA) and Municipal Planning By-Law (MPBL)*

Section 21(l)(i) of the SPLUMA states that a municipal spatial development framework (SDF) must identify the designation of areas in which more detailed local plans must be developed. This is further emphasized in Chapter III (Part 3) of the LUPA that provides details relating to the content and process to be followed for the adoption/amendment of municipal SDFs. Neither the national or provincial acts makes reference to local spatial development frameworks but this is dealt with in detail in the city's by-law.

To this effect, sections 11 & 12 of the MPBL mandates the preparation of Local SDFs to align and give further effect to the municipal SDF and any relevant District SDF by providing more detailed, local area planning.

Chapter 20 of the Development Management Scheme as stipulated in Schedule 3 of the MPBL further provides mechanisms for designating localized development management rules through overlay zones that deals with specific concerns. In the case of Bo Kaap the heritage protection overlay is applicable and further elaborated on in section 2.3.1 below.

2.2 National and Provincial Policies and strategies

2.2.1 *Sustainable Development Goals (SDG)*

The declaration "Transforming Our World – the 2030 Agenda of Sustainable Development" was adopted during a special summit post the 2015 development agenda. The 2030 Agenda included a set of 17 universal integrated objectives for sustainable development that would be a catalyst for co-operative transformative action at an international scale. These objectives build upon the expiring Millennium Development Goals (MDGs) which included eight (8) goals for eradicating extreme

poverty between 2000 – 2015. In contrast with the MDGs the SDGs are uniformly applicable to all countries of the world and have significantly expanded on the scale and content of the MDGs.

The seventeen Sustainable Development Goals are summarised below:

1. End poverty in all its forms everywhere
2. End hunger, achieve food security and improved nutrition, and promote sustainable agriculture
3. Ensure healthy lives and promote wellbeing for all at all ages
4. Ensure inclusive and equitable quality education and promote lifelong learning opportunities for all
5. Achieve gender equality and empower all women and girls
6. Ensure availability and sustainable management of water and sanitation for all
7. Ensure access to affordable, reliable, sustainable and modern energy for all
8. Promote sustained, inclusive and sustainable economic growth, full and productive employment, and decent work for all
9. Build resilient infrastructure, promote inclusive and sustainable industrialization, and foster innovation
10. Reduce inequality within and among countries
11. Make cities and human settlements inclusive, safe, resilient and sustainable
12. Ensure sustainable consumption and production patterns
13. Take urgent action to combat climate change and its impacts (noting agreements made by the UNFCCC forum)
14. Conserve and sustainably use the oceans, seas and marine resources for sustainable development
15. Protect, restore and promote sustainable use of terrestrial ecosystems, sustainably manage forests, combat desertification and halt and reverse land degradation, and halt biodiversity loss
16. Promote peaceful and inclusive societies for sustainable development, provide access to justice for all and build effective, accountable and inclusive institutions at all levels
17. Strengthen the means of implementation and revitalize the global partnership for sustainable development.

2.2.2 *National Development Plan (2030)*

Planning in South Africa is guided by principles that promote the creation of spaces that are liveable, equitable, sustainable, resilient and efficient and support economic opportunities and social cohesion. The principles are regulated in terms of section 7 (a – e) of the SPLUMA.

Spatial plans and frameworks need to entrench these principles through the spatial patterns proposed for development in order to unlock development potential and inform infrastructure investment and prioritisation through co-ordinated efforts of the public and private sector.

The NDP defines these development principles as follows:

Spatial justice

The historic policy of confining particular groups to limited space, as in ghettoization and segregation, and the unfair allocation of public resources between areas, must be reversed to ensure that the needs of the poor are addressed first rather than last.

Spatial sustainability

Sustainable patterns of consumption and production should be supported, and ways of living promoted that do not damage the natural environment.

Spatial resilience

Vulnerability to environmental degradation, resource scarcity and climatic shocks must be reduced. Ecological systems should be protected and replenished.

Spatial quality

The aesthetic and functional features of housing and the built environment need to be improved to create liveable, vibrant and valued places that allow for access and inclusion of people with disabilities.

Spatial efficiency

Productive activity and jobs should be supported, and burdens on business minimised. Efficient commuting patterns and circulation of goods and services should be encouraged, with regulatory procedures that do not impose unnecessary costs on **development.**"

The SPLUMA includes a 5th principle namely:

Good Administration

Cooperation amongst state institutions combined with an integrated and ethical approach to land use management and development that pro-actively uses state assets and resources to advance service delivery, address poverty and progressively realise the constitutional rights of citizens and the above principles. spatial sustainability, spatial resilience, spatial quality, and spatial efficiency.

2.2.3 *Integrated Urban Development Framework (2015)*

The development principles highlighted in the SPLUMA and the thematic intervention related thereto are also emphasised in the Integrated Urban Development Framework (IUDF) where the focus is on spatial integration, inclusion and access, growth and governance. These inform the objectives namely:

"(1) integrated urban planning forms the basis for achieving integrated urban development, which follows a specific sequence of urban policy actions: (2) integrated transport that informs (3) targeted investments into integrated human settlements, underpinned by (4) integrated infrastructure network systems and (5) efficient land governance, which all together can trigger (6) economic diversification and inclusion,

and (7) empowered communities; all of the above will demand effective (8) governance and (9) financial reform to enable and sustain these policy actions."

2.2.4 Provincial Spatial Development Framework (2014)

Cape Town is an important asset in terms of its location and impact on the economy within the broader provincial context. This is acknowledged by the PSDF and has led to a number of policy directives listed below:

- Reinforce the Cape metro region as the province's economic engine;
- Build 'land assembly' capacity in the urban space-economies and apply new land policy instruments (land banking, land value capture, etc.);
- Incentivise mixed land use and economic diversification in urban and rural land markets;
- Regenerate and revitalise existing economic nodes in the urban space-economy (CBDs, township business centres, modal interchanges, fishing harbours, etc.);
- Prioritise public transport investment and higher order facilities in district centres; and
- Stabilise small towns, invest in off-grid infrastructure technologies, and use the roll-out of ICT infrastructure to connect and economically empower across space.

2.3 Other legislations

2.3.1 National Heritage Resources Act 25 of 1999 (NHRA)

The National Heritage Resources Act envisions an integrated system for heritage management at all levels of government:

- Introduction of an integrated and interactive system for the management of national heritage resources;
- Promotes good governance at all levels;
- Empowers civil society to nurture and conserve their heritage resources so that they may be bequeathed to future generations; and
- Provides for the protection and management of conservation-worthy places and areas by local authorities

The NHRA instructs local authorities (s30(5) and s31(1)) to compile an inventory of the heritage resources within its area of jurisdiction as well as identify for protection areas of environmental or cultural interest for protection.

Mechanism for exemption

The NHRA makes provision for the exemption of the requirement of the general protection for buildings older than 60 years, S34(3), and/or the requirements for a heritage resources management in terms of s38(9).

The provincial heritage resources authority (in this case HWC) may at its discretion make an exemption from the requirements of S34 provided that HWC is satisfied that heritage resources (that are conservation worthy) have been adequately provided for in terms of the formal protections of the NHRA i.e. the heritage register (Grade III) or heritage areas.

DMS Item 162: General Provisions: Heritage Protection Overlay Zoning – Summary

The Heritage Protection Overlay Zoning is the mechanism or tool in the MPBL for managing heritage. The HPOZ includes the various urban conservation areas which were amalgamated into one heritage protection overlay zoning when the Cape Town Zoning Scheme regulations (2013) were replaced by the Development Management Scheme of the MPBL (2015).

Table 1 summarises the proposed approval exemptions for sites protection by the HPOZ. Currently Exemption 3 is applied to all places protected by the HPOZ and it is consistent with the provisions of S107 of the previous zoning scheme, which aimed at managing the exterior of buildings and the streetscape of historic neighbourhoods.

Table 1. Proposed approval exemptions for sites protected through the General Provisions of the HPOZ

Exemptions		Activities exempted from having to obtain Council's approval
Exemption 4	Exemption 3	Exemption 1 The following Landscaping activities are exempt: Day to day gardening and garden maintenance that <i>does not involve</i> the removal of mature trees or hedges, or change in the topography of the landscape, or the erection, demolition or removal of walls, fences, structures or features. Continuance of planting and farming activities which does not change the character or topography of a place. This <i>does not include</i> the erection of permanent or temporary structures.
		Exemption 2 The following Minor Maintenance activities are exempt: Re-painting or re-decorating (including changes in paint colour but not including painting of natural stone, unpainted metal, face-brick, ceramic, or unpainted wood, or similar such unpainted surface); Replacement of roof covering using identical material, treatment and form; Minor maintenance that does not involve: changes in material, form, or type of finish, removal of original joinery, features or fittings, or such which have been part of the structure for over 60 years.
	Exemption 3 The following Internal Alterations activities are exempt: Internal construction, removal, alteration or demolition that is not visible from outside a structure. (This exemption does not include internal construction across window, door or other openings which may be seen from outside the structure, or alterations that compromise the structural integrity of a structure).	
	Exemption 4 The following activities are exempt: All activities authorised for a place, site or area in terms of and in accordance with a Heritage Management Plan approved by the City.	

Notes:

1. Exemption 3 includes exemption 1 and 2, and Exemption 2 includes Exemption 1.
2. The above exemptions do not apply to any other requirements under Planning law, the National Building Regulations or any other legislation.

DMS Item 163: Specific Provisions: Heritage Protection Overlay Zoning

Where applicable and appropriate, the DMS makes provision for specific provisions to be applied to a heritage place or area protected by the HPOZ. These specific provisions may be in addition or alternative to the general provisions and are customised to the specific characteristics of the area. Before adopting the specific provisions for an area protected by the HPOZ, the City must consult with the property owners of the area.

2.3.2 *National Environmental Management Act*

The overarching legislative framework that governs all environmental activities is the National Environmental Management Act (No 107 of 1998). NEMA aims to provide for co-operative environmental governance by establishing principles for decision-making on matters affecting the environment, institutions that will promote co-operative governance and procedures for coordinating environmental functions exercised by organs of state; to provide for certain aspects of the administration and enforcement of other environmental management laws; and to provide for matters connected therewith.

NEMA requires that its principles be applied by municipalities and used to guide Environmental Impact Assessments (EIAs) and prepare Environmental Management Frameworks (EMFs). The key principles require environmentally, socially and economically sustainable development, the protection of natural resources and the maintenance of natural systems, equitable access to resources and environmental management that puts people and their needs first.

NEMA requires that the City supports international agreements. This is of particular importance as Cape Town has two World Heritage Sites, an extensive coastline and is situated within the Cape Floral Kingdom.

Accompanying NEMA is a set of Specific Environmental Management Acts (SEMA's). Known by the abbreviation of SEMA's, Specific Environmental Management Acts all fall under the auspices of the overarching National Environmental Management Act (NEMA). To date five SEMA's have been promulgated, with the most recent one being Waste Act in 2008. The full list of SEMA's is:

1. National Environmental Management: Protected Areas Act (57 of 2003), known as the NEM:PAA
2. National Environmental Management: Biodiversity Act (10 of 2004), known as the NEM:BA
3. National Environmental Management: Air Quality Act (39 of 2004), known as the NEM:AQA
4. National Environmental Management: Integrated Coastal Management Act (24 of 2008), known as the NEM:ICM
5. National Environmental Management: Waste Act (59 of 2008), known as the NEM:WA

2.4 Metropolitan Policies and strategies

2.4.1 IDP

Cape Town's Integrated Development Plan contains three spatial strategies:

Spatial strategy 1: Build an inclusive, integrated, vibrant city.

Spatial strategy 2: Manage urban growth, and create a balance between urban development and environmental protection

Spatial strategy 3: Plan for employment, and improve access to economic opportunities.

These provide the spatial direction that establishes a corporate spatial perspective which informs the review of sector and lower-order spatial plans. The spatial strategies also inform submissions and motivations for development proposals and applications from the public and private sector and directly impact the assessment of development applications.

2.4.2 Spatial Plans

2.4.2.1 Municipal Spatial Development Framework (MSDF)

The MSDF approved in April 2018 provided a high level policy direction applicable to the Bo Kaap. While the Bo Kaap is located in the Urban Inner Core, which is an investment and growth focus for the City- the policy guidance from the MSDF applies more to the maintenance and enhancement of the destination and heritage character of the area.

The policy guidelines as extracted from the MSDF, are listed below:

Policy Number	Relevant Guidelines
Policy 11 Promote quality urban design and contextual fit	P11.1 Consider and apply urban design guidelines when assessing development applications and formulating development conditions designing public buildings and precincts.
Policy 12 Identify, conserve and manage heritage resources, including cultural landscapes	P12.1 When making planning and development decisions that affect heritage resources: P12.2 consider the relevance of social and landscape contexts; P12.3 ensure that heritage resources are conserved in their authentic state as far as practically possible, to reflect their historical and cultural value; P12.4 acknowledge the significance of scale when making conservation-related decisions and evaluating heritage resources within broader contexts; P12.5 wherever appropriate, ensure that a place's character (tangible and intangible) is protected based on its context and scale (rather than protecting the character of individual sites and/or objects only);

	<p>P12.6 where possible, ensure that new developments in historic precincts are of an appropriate scale and in an appropriate architectural 'language' (massing, articulation and texture); and</p> <p>P12.7 ensure that advertising signage, roadways, pavements, colonnades, landscaping and tree planting respect the character of historic buildings and precincts, as far as practically possible.</p> <p>P12.8 Heritage resources should be optimised as an asset supporting economic and social development and a tool to integrate communities.</p>
<p>Policy 14 Create an enabling environment for urban regeneration that allows buildings and sites of historical and architectural significance to make a positive contribution to the economy and quality of urban life</p>	<p>P14.1 Encourage investment in the adaptive reuse of historical sites, facilitate integration between the conservation and adaptive reuse of heritage buildings, and promote urban regeneration strategies.</p> <p>P14.2 Discourage the demolition or inappropriate alteration of historical sites where there is a possibility that these can be retained and integrated into a new development without undermining the viability or inclusive potential of the development.</p>
<p>Policy 15 Celebrate Cape Town's diverse historical legacies through urban form, architectural design, interpretive/ information signage and, where appropriate, artwork</p>	<p>P15.1 Encourage appropriate and accurate interpretation of heritage resources and recognise and develop places of memory, particularly associated with the struggle and under-represented heritage.</p>
<p>Policy 17 Carefully manage land uses and interventions along identified scenic routes, and in places of scenic and visual quality</p>	<p>Land use management decisions should be guided by the design-related policies of the city and the Scenic Drive Network Management plan where appropriate</p>
<p>Policy 18 Provide efficient access to destination places where potential exists, especially in or near areas of high social need</p>	<p>P18.1 Land use management decisions must protect and enhance existing and potential destination places, including access to these places.</p> <p>P18.2 Identified heritage places that are also potential destination places, must be appropriately protected and developed</p>
<p>Policy 22 Discourage urban growth in areas at risk from natural hazards/coastal processes which are expected to be amplified by climate change impacts</p>	<p>22.1 Intensification of development in areas of known risk from natural hazard threat should be discouraged.</p> <p>22.5 Develop land use management guidelines and regulations in line with the veld fire guidelines to manage veld fire risks</p>

2.4.2.2 District Spatial Plan

The 2012 Table Bay District Plan has identified Bo Kaap as a destination place as it is a landmark of historical significance with a rich settlement and vernacular architectural heritage.

There are two areas that has been earmarked for sensitive urban development namely Strand Street Quarry and the Magazine Site. Buitengracht Street is identified as a Scenic Route.

Some of the guidelines relating to the Bo-Kaap include:

- Protecting lanes;
- Facilitating connectivity between the neighbourhoods,
- Maintaining active street frontages,
- Sensitive interfaces between new development and existing heritage areas;
- Enhancing pedestrian access into the Bo Kaap
- Enhancing the public spaces, streets squares and green spaces and using them to enhance place identity.
- Longmarket Street link to Signal Hill- to be enhanced

The 2021 District Plan provides greater emphasis on providing green infrastructure, managing parking, managing the urban wildlands interface and fire risk and encouraging the tourism economy. However many of the majority of guidelines and proposals remain unchanged.

2.4.3 Environmental Strategy 2017

The Environmental Strategy was adopted in 2017.

The Environmental Strategy is a sectoral framework which fits within the larger framework for sustainability and good governance as illustrated in the image below.

The City's Cultural Heritage Strategy, embedded in the Environmental Strategy 2017, provides a policy and framework for the management and protection of the cultural heritage resources of the City. The key cultural heritage objective of this strategy is the identification, assessment, conservation, management and enhancement of the heritage resources, structures and landscapes of all the people of Cape Town and to ensure that the memories and values associated with such resources are appropriately represented.

A further objective is to ensure that spatial, developmental and environmental planning accommodates and responds to the unique history, scenic and environmental qualities of Cape Town. The Bo-Kaap is a unique urban landscape within the Cape Town Metro.

The City's Cultural Heritage Strategy recognises the need to broaden the focus of *"conservation and general heritage management to include objects, groups of buildings, streetscapes, events, struggle history, historical colonial and pre-colonial archaeology, whole settlements and historical and cultural landscapes and contexts"*.

2.4.4 Social Development Strategy (SDS)

The policy aims to improve and enhance the quality of life of all people, especially the poor and marginalized communities by focusing on addressing poverty inequality and social ills, while enabling people to participate in their own development. The strategy speaks to all objectives of the IDP, practically those in strategic focus areas of the opportunity and inclusive city and the building integrated **communities'** priority.

The strategy views the organisation as an integrated whole where each directorate has a role in facilitating social development. Hence, the way that the departments provide services, plan, regulate, employ people or directly intervene in communities shall be done in a manner that promotes the social development of communities. The SDS is structured around five high-level objectives. These are:

1. Maximise income generating opportunities for people who are excluded or at risk of exclusion
2. Build and promote safe households and communities
3. Support the most vulnerable through enhancing access to infrastructure and services
4. Promote and foster social integration
5. Mobilise resources for social development

2.4.5 Economic Growth Strategy (EGS)

The purpose of the EGS is to develop and grow the local economy. The strategy focuses on responding to the current challenges that faces the City of Cape Town, most notably the high unemployment rate, inequality, poverty and the city's lacklustre current and projected growth rates means that this situation is unlikely to change if the organization follows a 'business as usual' approach.

The EGS is an important lever in attaining the opportunity city and inclusive city strategic focus areas. It focuses on positioning Cape Town as a forward looking, globally competitive city implementation of programmes. It also covers economic inclusion by focusing on skills development and building integrated communities.

The EGS is structured in five strategic areas:

1. Building a globally competitive city through institutional and regulatory changes
2. Providing the right basic service, transport and ICT infrastructure
3. Utilising work and skills programmes to promote growth that is inclusive
4. Leveraging trade and sector development functions to maximum advantage
5. Ensuring that growth is environmentally sustainable in the long term

2.4.6 Transit-Oriented Development Strategic Framework (TODSF)

Transit Orientated Development (TOD) represents the intricate relationship between "Transit" (the operational/access imperative of an urban environment) and

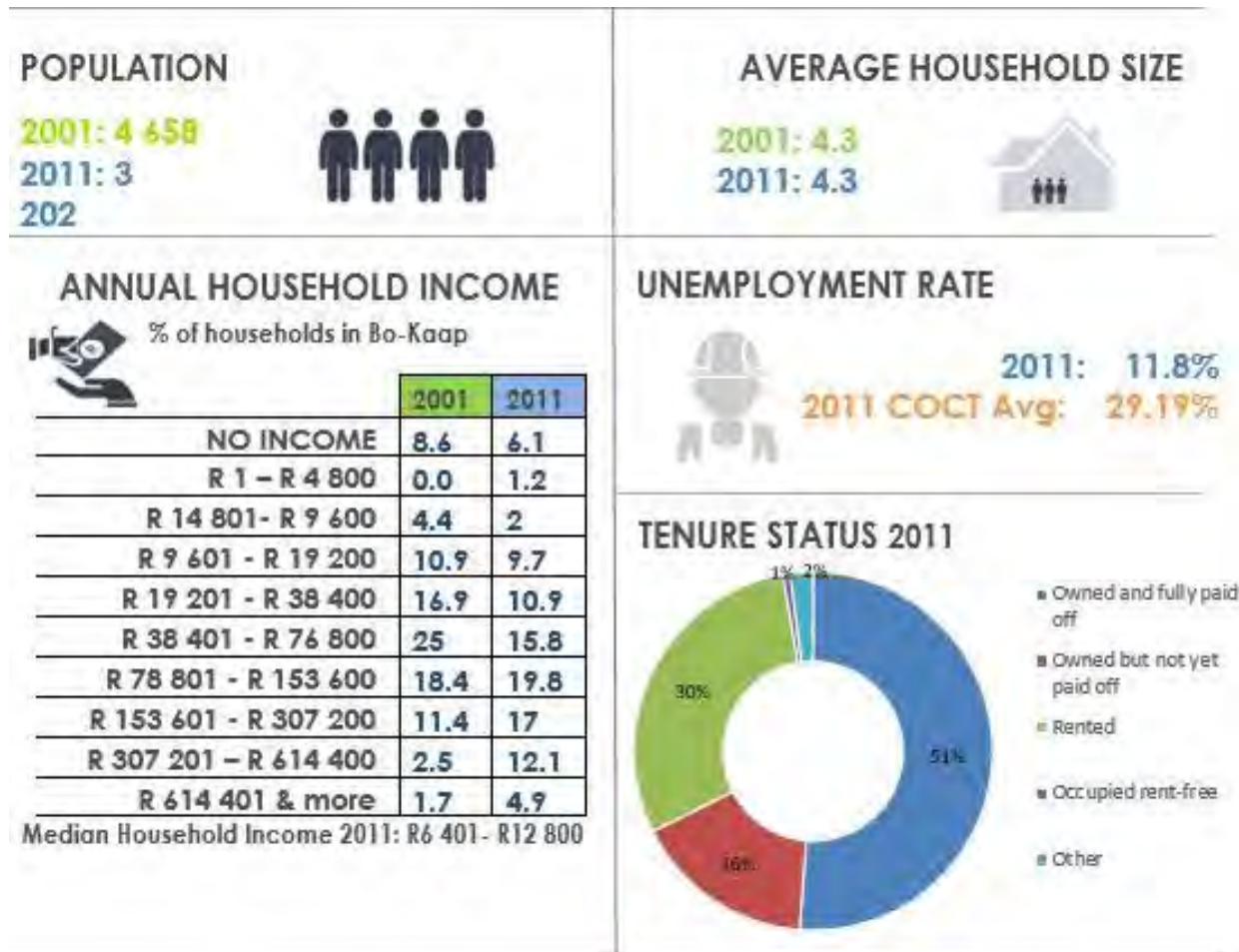
“Development” (the spatial manifestation of those that are within the urban economy). TOD is about changing, developing and stimulating the built form of the city in such a way that the movement patterns of people and goods are optimised to create urban efficiencies and enable social equity and economic development. It is considered to be Cape Town's best long term development strategy to address spatial inequality, improve public transport affordability and arrest sprawl. TOD is driven by the integration of sustainable public transport and strategic land use intervention and built on the principles of affordability, accessibility, efficiency, intensification and densification.

Cape Town's urban form and structure is characterised by dispersed development patterns and inequitable access for many of its users. In part, this can be attributed to segregated apartheid planning, but more recently has become a trend exacerbated by socio-economic reality. Population and residential densities in many of the formally developed areas of the city remain extremely low by international standards and access is further constrained by mountain and sea. This has led to the development of poorer residential communities in locations far away from employment and opportunities, making the cost of providing and using a high quality public transport unsustainable.

3. DEMOGRAPHICS

The following pic provides an overview of the study area's demographic data. The various figures are briefly discussed below.

Figure 1: Demographic Information



NOTE REGARDING DEMOGRAPHIC DATA:

All demographic data, unless otherwise specified, is based off the 2011 Census. Population and Household data sets have been obtained by Stats SA. All other data is extracted by Stats SA sub-places and clustered by City of Cape Town Official Suburbs. The study area covers several census sub-places which have changed significantly between census years, hence there is no comparison of data between 2001 and 2011.

3.1 Population

The population of Bo-Kaap was estimated to be 3 218 as of January 2018. This showed a small increase of 16 people when compared to the population in 2011 according to the Stats SA 2011 census. The 2001 census however indicates the population at the time stood

at 4658. This information suggests a decline in population of around 31.26% between 2001 and 2011. One possible reason is the impact of gentrification and the associated forces of displacement. There is currently no analysis available to explain this decline.

There is no detailed information regarding the age distribution in Bo-Kaap.

Table 2: Population Estimates

	2011	Growth 2011-2018	2018 Estimate
Bo-Kaap	3202	0.50%	3 218
Cape Town Average	3 740 026	2.53%	4 400 240

NOTE ON POPULATION AND HOUSEHOLD ESTIMATE:

Population and Household data is from multiple sources including Census 2011; Aerial Photography Counts 2011; Estimated Growth in Formal Dwelling Units and Population from October 2011 to end December 2017; the Solid Waste 2017 Count and CGIS 2018 roof count. These assumptions made for each of these estimates could impact these figures. While every effort has been made to ensure duplications don't occur, these sources have different categories and use different methods to obtain these counts. These figures are illustrative of broad trends only. 2nd and 3rd Dwellings (Formal) are included in the formal estimates. Informal Backyard dwelling growth is not accounted for at a sub-place Level

3.2 Households

The following section provides an overview of the households trends in the Study Area. The definition of a household is a group of persons who live together and provide themselves jointly with food or other essentials for living, or a single person who lives alone (Census 2011).

The number of households in Bo-Kaap was estimated to be 737 in 2018 with the average household size estimated to be at 4.3.

3.2.1. Type of Dwelling

According to the 2011 Census, majority of the dwellings in the Bo-Kaap are formal structures. These include brick houses, flats, cluster complexes, semi-detached houses, etc. At the time informal structures made up merely 1% of the dwellings in the area. This number has since grown with the expansion of the informal settlement along Military Road and in the Quarry site.

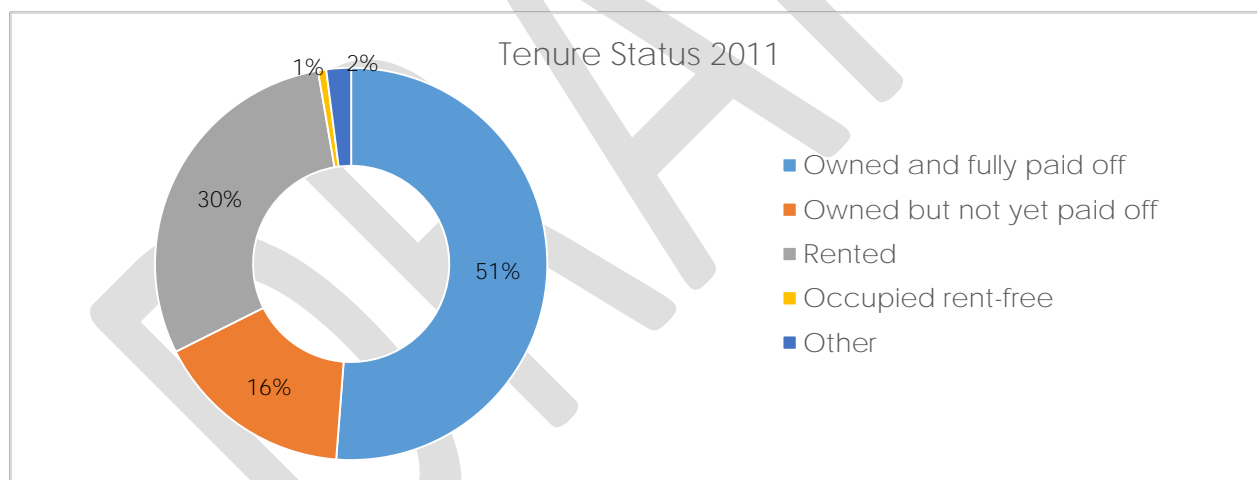
Table 3: Dwelling Typology

Type of Dwelling		
	Total	
	Number	%
Formal Dwelling	731	98.9%
Informal dwelling / shack in backyard	3	0.4%
Informal dwelling / shack NOT in backyard	4	0.6%
Other	1	0.1 %
Total	739	100.00%

3.2.2. Tenure Status

According to the 2011 Census data, just over half of the households living on Bo-Kaap are owned and paid off, 30% of households rent and 16% of own the house but are still in the process of paying it off.

Figure 2: Tenure Status



3.3 Employment and Household Income

3.3.1. Employment

According to the 2011 Census, only 47.4% of the Bo-Kaap population was employed, while 11.8% was unemployed. Discouraged work-seekers made up 1.6% and others not economically active made up 39.2% of the population.

The unemployment in the area stood at 19.86%, this is significantly lower than that of the Table Bay District (28.5%) and the Metropolitan Average (29.2%). The low unemployment rate correlates well with the theoretical understanding that living closer to the CBD, an area perceived to be rich in job opportunities, means you are more likely to find a job.

3.3.2. Household Income

In terms of income brackets, only 1.2% of the households in Bo-Kaap earned between R0 - R1 600 per month, whereas 10.9% earned between R1 601 – R3 200; 15.8% earned between R3 201 – R6 400; 19.8% earned between R6 401 – R12 800; 17% earned between R12 801- 25 600. it should also be noted that the “no income” bracket has decreased from 8.9% in 2001 to 6.1% in 2011 which indicates that there are less households with no income.

Table 4: Monthly Household Income

Monthly Household Income		
	Number	%
No Income	45	6.07
R 1 - R 1 600	9	1.21
R 1 601 - R 3 200	81	10.93
R 3 201 - R 6 400	117	15.79
R 6 401 - R 12 800	147	19.84
R 12 801 - R 25 600	126	17.00
R 25 601 - R 51 200	90	12.15
R 51 201 - R 102 400	27	3.64
R 102 401 or more	9	1.21
Total	741	100.00%

3.4 Education

Based on the figures in Table 4 below, around 75% of the population's education level is unaccounted for. The table does however suggest that approximately 19% of the population has a primary and secondary school education whereas approximately 5.5% has some form of tertiary education. These include FET and other colleges.

Table 5: Stats SA 2011 census education data

Bo-Kaap education levels	Figures	%
Pre-school	9	0.3
Primary & Secondary	567	19.1
Special school	6	0.2
ABET	12	0.4
FET & Other colleges	27	1.2
Tertiary	129	4.3
No info Available	2226	74.9
Total	2970	100

4. NATURAL ENVIRONMENT AND HERITAGE

Bo-Kaap is set on the edge of Table Mountain National Park, a World Heritage Site, which has great natural and cultural heritage significance. The interrelationship between the natural and the built environment is important to maintain and conserve. The natural environment has deep spiritual significance for the residents of the area, with a number of kramats on the slopes of Signal Hill. The Tana Baru is particularly noteworthy in this regard. Natural water sources are found in the areas as well as valuable recreational resource, with significant scenic qualities. The interconnectedness of the natural and built environment, the setting and the practices which exist in this place, is what makes Bo-Kaap a very unique Cultural Landscape.¹ The overlap in themes in the sections to follow is as a result of this interconnected which cannot be separated from each other.

The following section outlines the key environmental qualities, trends and spatial implications that have been identified for the area based on, the geographic attributes for the area and other relevant policy documentation.

4.1 Natural Systems

4.1.1 *Geology and Topography*

The underlying rock formations of an area, i.e. the area's geology, comprise the foundation of its physical environment. The geology of an area is shaped by hydrological and weathering processes, which create the topography of the area. The underlying geology also gives rise to various soil types, which influence the indigenous fauna and flora of an area. The Cape Peninsula is composed of three main rock formations of varying ages:

- The Malmesbury Group, around 540 million years old, consists of dark grey mudstones and lighter coloured sandstones;
- Cape Granite, around 540 million years old, is much harder and coarse-grained and characterised by large white feldspar crystals, shimmering flakes of black mica and grey glassy quartz. This formation is the foundation for most of the Table Mountain Chain;
- Table Mountain Group, only 520 million years old, are extremely weather-resistant sedimentary rocks and currently form a geological formation that is approximately 2 km thick.

The underlying geology for Bo-Kaap is the Malmesbury Group, namely the Malmesbury shales, which have given rise to the Peninsula Shale Renosterveld in this area. Malmesbury Group rocks are not often exposed, as they weather quickly, and are mostly covered by soil or windblown sand (Compton, 2004).

¹ Heritage Strategy

The topography of the area is dominated by Signal Hill, which forms part of Cape Town's most prominent landmark and World Heritage Site, showcasing the Cape Floristic region. The topography contributes to the dramatic backdrop to the City and the Table Bay harbour.

The entire BoKaap Area is established on steeply sloping land on the edge of the mountain and extending up the slopes of Signal Hill. It contains steep cliffs on the edge of the Strand Street Quarry.

The only level land of any size is that of the Strand Street Quarry which provides a playing field for the BoKaap community. There are only a couple of other level areas but these are much smaller in size.

The highest part of the residential area of BoKaap is situated at 145m above mean sea level, while the lowest parts of the BoKaap are at about 30m, a difference of over 100m in elevation. The steepness of the slope means that people situated in the lower lying areas must ascend 100m if they wish to access residents at the top of the suburb, or access the greenbelt below Military Road.

The contours indicate incised valleys which forms part of the mountain catchment above. The predominant soil for the area is Soils with minimal development, usually shallow on hard or weathering rock.

4.1.2 *Biodiversity*

The City's Biodiversity Network shows critical biodiversity areas, and areas protected in perpetuity, within the Bo-Kaap. It is important that all these areas have appropriate management plans and custodians in place to manage the biodiversity sustainably in the long term.

In contrast to the World Heritage Site buffer zones, the City's Biodiversity Network does not extend down through the residential areas of the Bo-Kaap, with the exception of the Tana Baru, which contains critically threatened biodiversity.

4.1.3 *Vegetation*

The Table Bay district, of which Bo-Kaap forms a part, contains some of the remaining tracts of three of South Africa's critically threatened ecosystem types, namely Cape Flats Sand Fynbos (very small and isolated patches) and Peninsula Shale Renosterveld (within the TMNP on Signal Hill). Both these types are exceptionally high in species diversity, and have a high incidence of vulnerable and endangered Red Data plant species and many endemic faunal species.

The Bo-Kaap is endowed with this extremely rare natural vegetation resource both adjacent to it and within the suburb itself.

4.1.4 *Green Infrastructure*

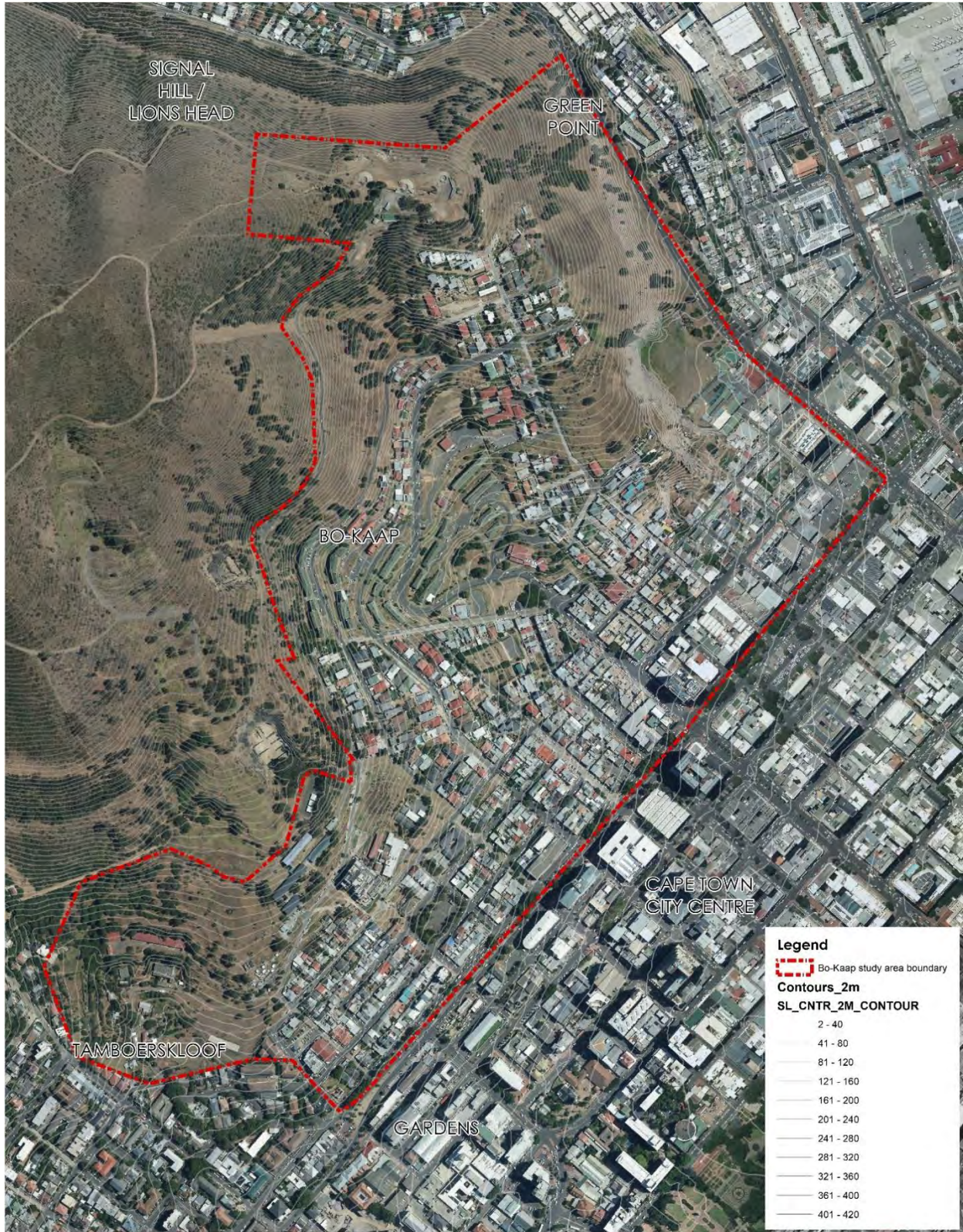
Green Infrastructure can be defined as "a strategically planned, designed and managed network of natural open spaces and 'engineered' ecological systems which provide ecological, community and infrastructure services.

In addition to further motivating for the protection of existing natural assets such as biodiversity and the coast, green infrastructure recognises the role and importance of a range of urban green spaces or parts of the urban system, including but not limited to gardens, trees, parks and storm water infiltration areas.

The City is in the process of identifying and mapping a green infrastructure network, (GIN) identifying and ranking green infrastructure services, the opportunities they present and benefits they provide.

Metropolitan open space is a key component of green infrastructure, the recreational open spaces are in map x (chapter 4) a metropolitan open space network was prepared for the 2018 MSDF and will be reviewed through the GIN.

DRAFT



SPATIAL PLANNING & ENVIRONMENT

Urban Planning and Design -
District Planning & Mechanisms

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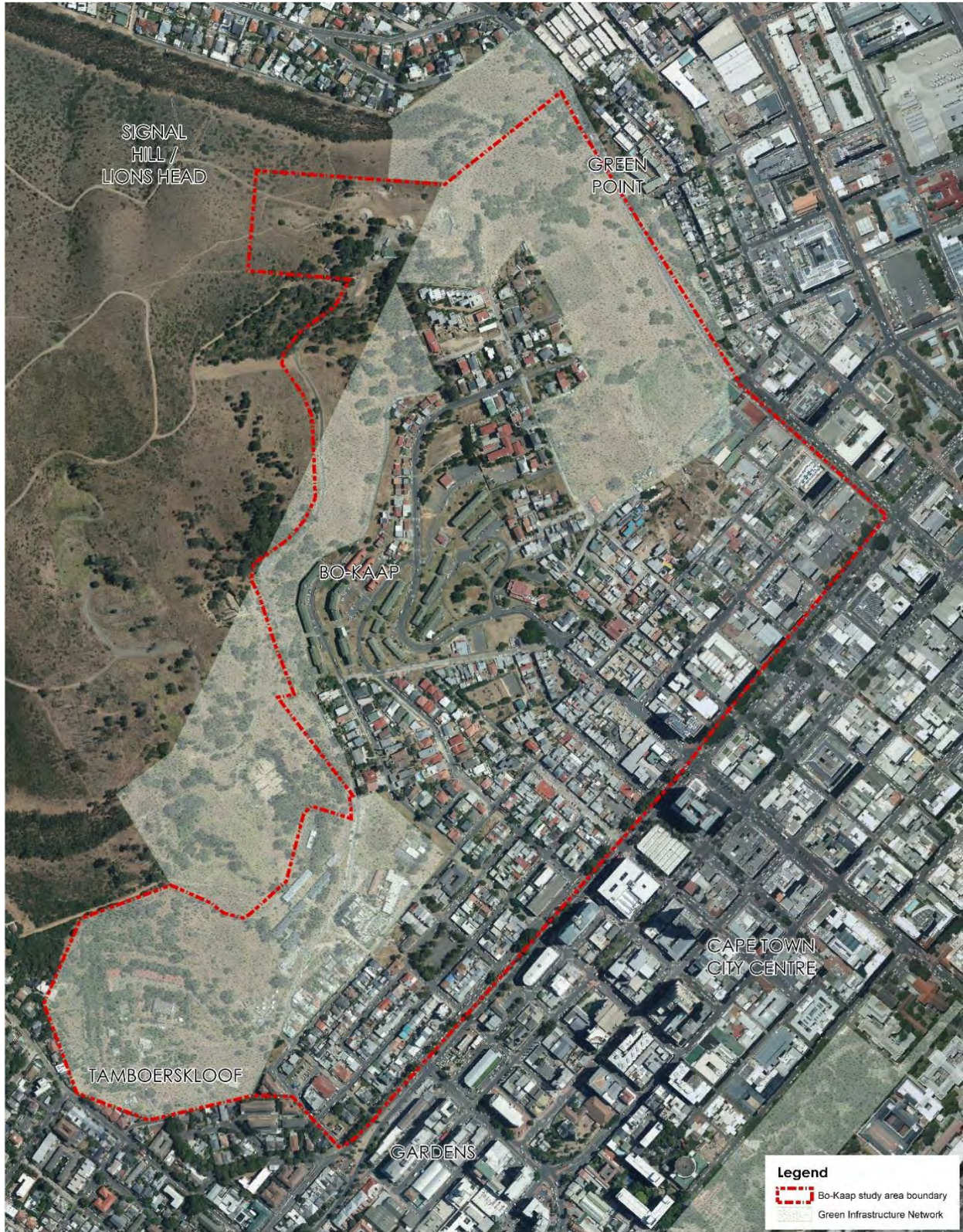
Bo-Kaap
Topography Map
July 2021



Local Area SDF

Map V1.0
Date : July 2021

Transverse Mercator Projection,
Central Meridian 19° East,
WGS84 Ellipsoid using the
Hotelling-Krüger Datum



Legend

- Bo-Kaap study area boundary
- Green Infrastructure Network



SPATIAL PLANNING & ENVIRONMENT
 Urban Planning and Design -
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Bo-Kaap
 Green Infrastructure Map
 July 2021

Local Area SDF
 Map V1.0
 Date: July 2021
Transverse Mercator Projection,
 Central Meridian 19° East,
 WGS84 Ellipsoid using the
 Hotelling's 1943 Datum



Legend

Bo-Kaap study area boundary

Biodiversity Network

<all other values>

Name

- Critical Biodiversity Area (Core 1: CBA 1a - CBA 2)
- Ecological Support Area (Core 2)
- Other Ecological Support Area (Buffer 2)
- Other Natural Area (Buffer 1)
- Protected and Conserved Areas (Core 1)



SPATIAL PLANNING & ENVIRONMENT

Urban Planning and Design -
District Planning & Mechanisms

FIGURE 10: Bo-Kaap Biodiversity Network. The map is a conceptual illustration of the Biodiversity Network. It is not a legal document and should not be used for legal purposes. The map is a conceptual illustration of the Biodiversity Network. It is not a legal document and should not be used for legal purposes.

Bo-Kaap

Biodiversity Network

July 2021



Local Area SDF

Map V1.0

Transverse Mercator Projection,
Central Meridian: 18° East,
WGS84 Ellipsoid using the
Harbour Datum 94 Datum
Date: July 2021

4.2 Heritage and Cultural Systems

Bo-Kaap is one of the most important urban cultural landscapes in our City and arguably one of the most important Heritage Tourism destinations in the country. Its location and setting on the edge of an important natural system, is imperative to understand its landscape significance at scales. The Bo-Kaap is a unique historical residential neighbourhood of the City which is evident not only in the age and typology of its architecture, but in its continuing social and cultural traditions and practices which are intergenerational and have enduring significance for the local/integrated Bo-Kaap community. The Bo-Kaap is significant as a cultural landscape, rich with living heritage and as a cultural heritage tourism asset for the city as it is a premier tourist destination.

Whilst the significance, value and meaning of the Bo-Kaap is of paramount importance, it is also believed that by 2050, 70% of all humanity will live in cities and the pressure on cities will intensify and become unprecedented. (UN, 2015. Van Oers, 2007). Practice in Urban Heritage management will therefore have to adapt to this need to secure a sustainable heritage future for Bo-Kaap, whilst putting in place the necessary and available legal instrument within the Municipal Planning By-Law.

4.2.1 *Urban Morphology and Settlement Pattern*

The Bo-Kaap is a natural extension of the historic grid of the City evident since the early settlement of the City. This grid, grain and scale is only disrupted by large, consolidated developments on the Buitengracht and Strand Street edges. It is very important to point out the urban morphology and evolution of the Buitengracht edge between Wale street and Strand street, as it was impacted by the Group Areas Act and designation for Whites only, and how that has impacted the urban form of this block, and its perceived exclusion from Bo-Kaap. This notion, has had a negative impact on long-term planning for the area, causing contention and conflicting views of how this edge should be treated.

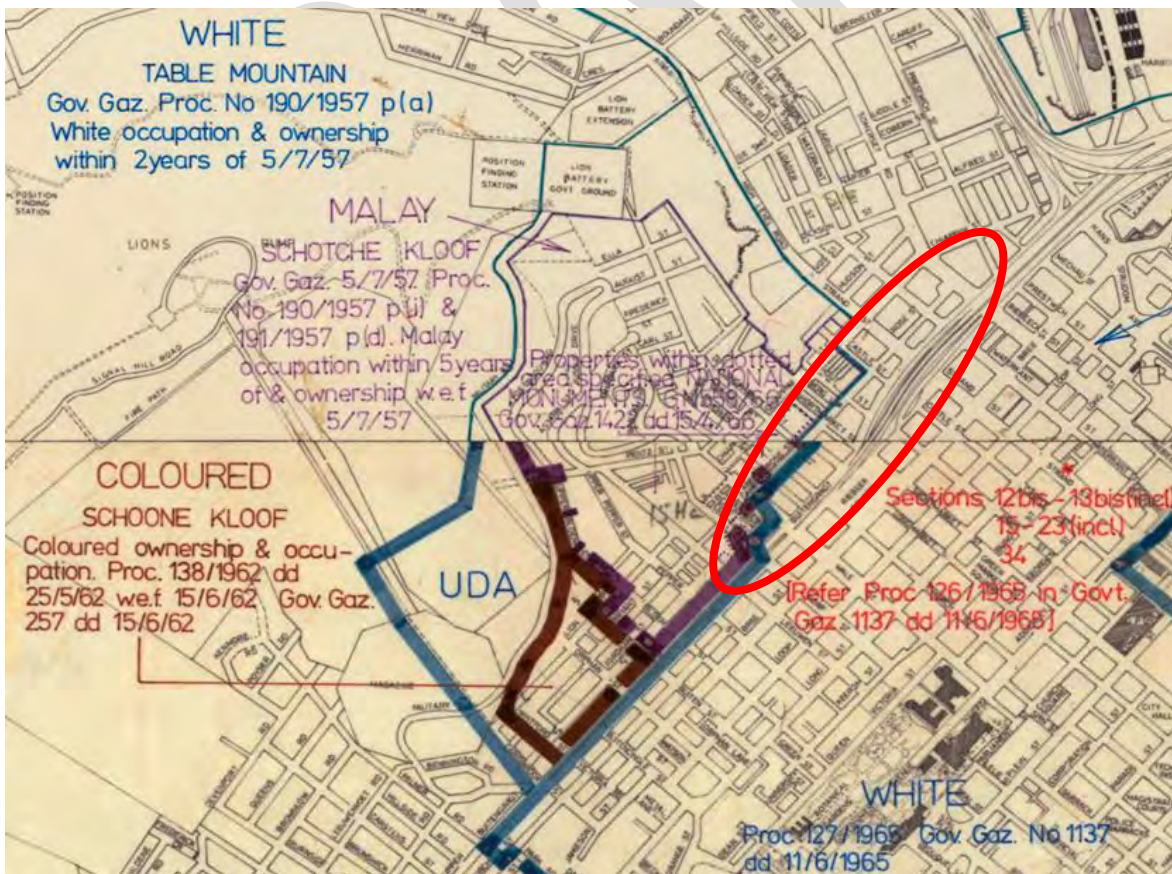
The following photos and diagrams showing the area circled in red declared was excluded from the Bo-Kaap area to be declared a so-called Malay area, and included into the so-called whites only area. This area was included into the CBD and large blocks demolished to make way for parking lots and mixed use development.

The dominant urban form, grain and scale has withstood cycles of change of the decades.

Figure 3: Previous Malay Area



Figure 4: Historic settlement pattern

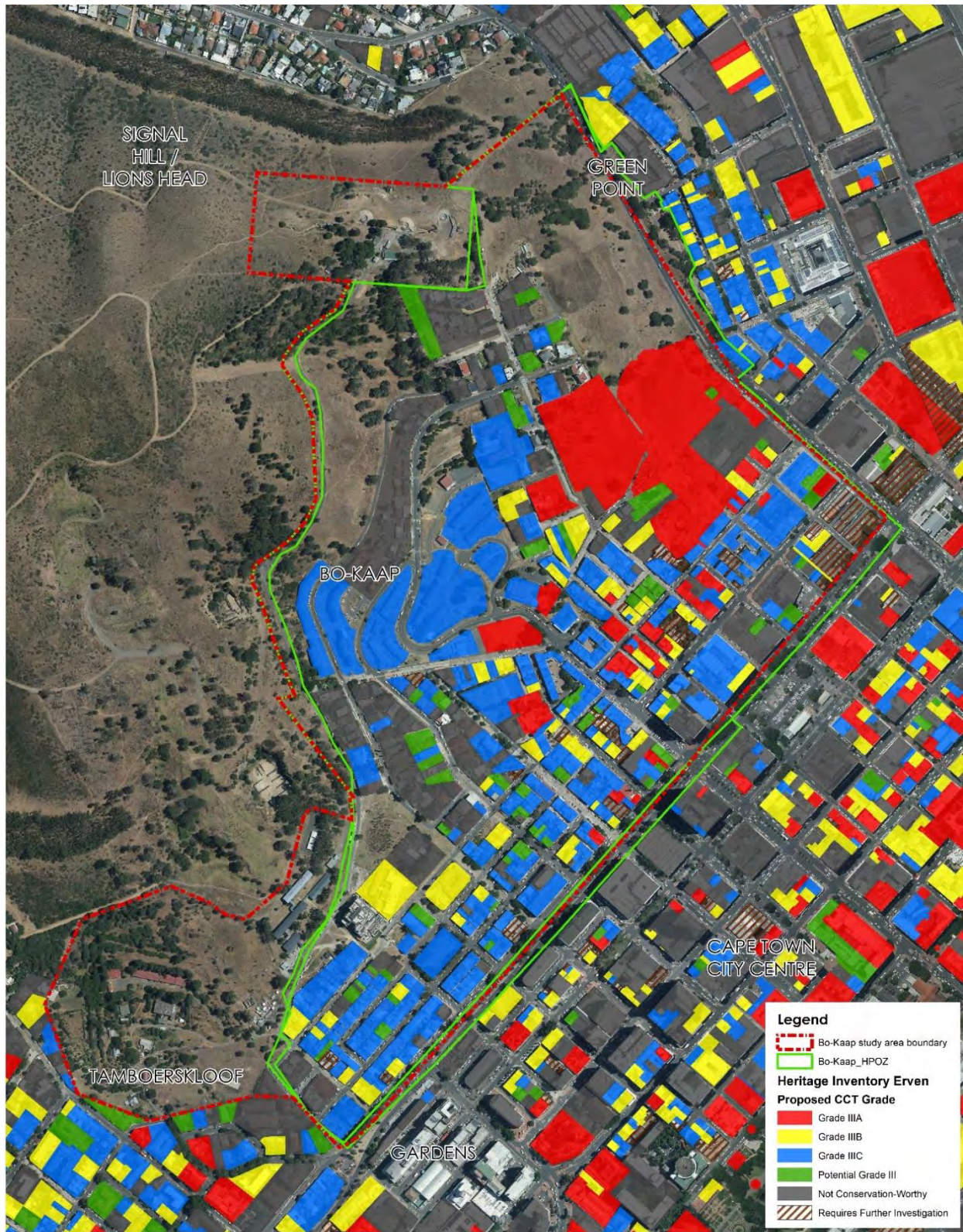


4.2.2 *Grading and Formal Protections*

The NHRA makes provision for a three tier system for grading heritage resources. These three tiers are managed at national, provincial and local level: SAHRA is responsible for the identification and management of Grade I heritage resources. HWC is responsible for the identification and management of Grade II heritage resources. The City as a competent local authority, is responsible for the identification and management of Grade III heritage resources. Grade III heritage resources are conservation worthy heritage resources which do not fulfil the criteria of being of national or provincial significance. Section 58 of the NHRA made provision for the transition between the previous National Monuments Act and the NHRA: former National Monuments were converted to Provincial Heritage Sites on the provision that within 5 years of the commencement of the NHRA, the provincial heritage authorities in consultation with SAHRA, assess the significance of these previous National Monuments in accordance to the criteria set out in s3(3) and s7(1).

It is clear from s58 of the NHRA that not all previous National Monuments would meet the criteria set out in the NHRA for Grade II status. The formal protections, however, still apply until such a point that HWC de-proclaims these heritage sites. Figure 3 illustrates the location of Provincial Heritage sites within and abutting the Bo-Kaap HPO.

The Bo-Kaap is a heritage resource which engages all three spheres of governance. The area has been identified by SAHRA as a Grade I heritage place. It has however, not been formally protected by means of a published notice in the Government Gazette. 88 properties, including mosques and burial grounds, were formally protected under the National Monuments Act (1969) (NMA) and are considered as Provincial Heritage Sites (Grade II) under the NHRA and are managed by HWC though Section 27 of the NHRA. HWC has not yet graded these sites under the NHRA and the formal protections of some of these may change. The bulk of the heritage resources within the Bo-Kaap are Grade III.



SPATIAL PLANNING & ENVIRONMENT

Urban Planning and Design -
District Planning & Mechanisms

FOOTNOTES:
1. This map has been prepared for the purpose of the proposed Heritage Inventory. The information on this map is for informational purposes only and does not constitute a guarantee of accuracy. The City of Cape Town is not responsible for any errors or omissions in this map.

Bo-Kaap

Heritage Grading & Formal Protection

July 2021



Local Area SDF

Map V1.0

Transverse Mercator Projection,
Central Meridian 19° East,
WGS84 Ellipsoid using the
Harlewood datum

Date : July 2021

4.2.3 *Heritage Indicators*

An indicator in itself is a specific, observable and measurable characteristic that can be used to show changes or progress within the environment which is used to achieve a specific outcome. These indicators reflect values both within the City and residents of the Bo-Kaap. The section outlines the existing heritage qualities of the area which contribute to the positive urban quality and heritage significance of Bo-Kaap. These indicators must be set a part of the monitoring framework for Bo-Kaap for the state of conservation and cultural heritage in the landscape. For the indicators to be effective management tools, the baseline and status quo for these values are important to set. These are outlined in the sections to follow.

4.2.4 *Heritage Resources*

While the buildings of the Bo-Kaap, individually, may be identified as local heritage resources, the architectural grouping/collection together with the intangible practices and social history of the Bo-Kaap escalates the significance of the Bo-Kaap to well beyond 'provincial'. SAHRA has recognized the national significance of the Bo-Kaap as a historical urban landscape. – identified by SAHRA as a Grade 1 heritage resource but never formally declared. The Grade 1 identification has also never been withdrawn which creates uncertainty regarding management/planning.

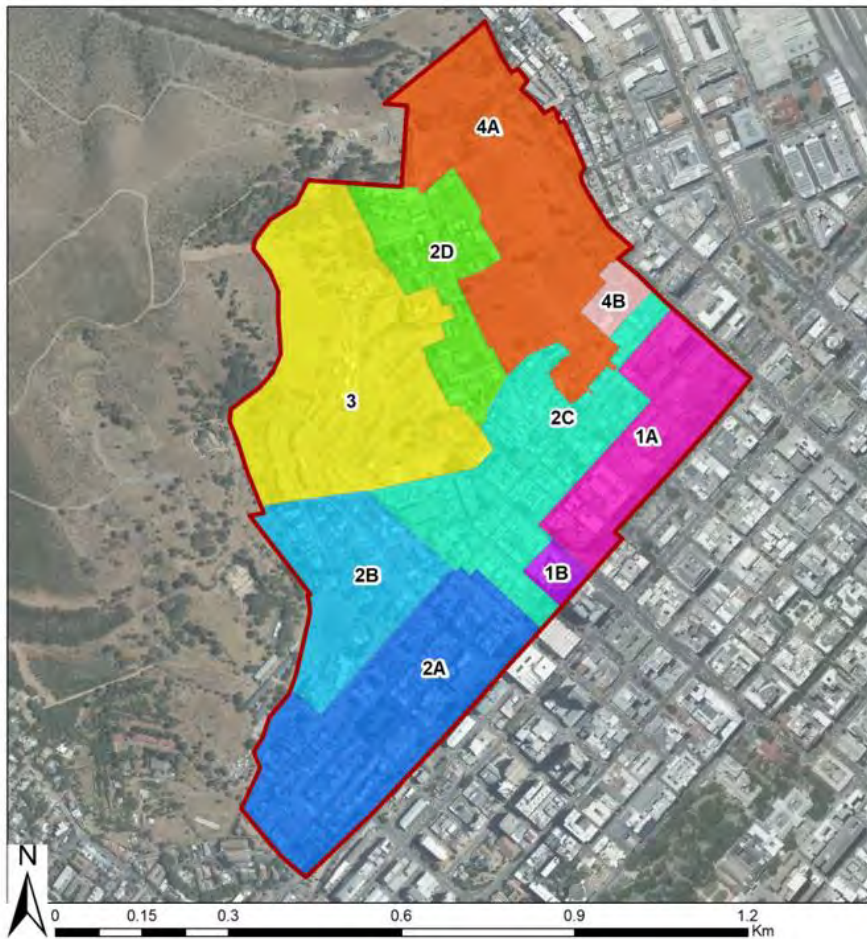
The Bo-Kaap is particularly noteworthy in having well presented, coherent streetscapes.

Negative erosion of the historical urban fabric is largely evident in the vicinity of the junction of Strand and Buitengracht streets by way of inappropriately scaled development. Modern infill in the vicinity of Military Road and Upper Leeuwen/Yusuf Drive does not necessarily contribute to the historical urban landscape, but it does contribute to the historical layering of the Bo-Kaap in general.

Many land units, however, are vacant and have either never been developed or the former structures have been demolished.

The Bo-Kaap area as a whole displays very distinct character areas and even distinctive streetscapes which will need different levels of intervention, guidelines and/or development parameters and specific provisions in order to guide interventions and development that contributes to the enhancement and protection of the area.

The following character areas have been identified as part of the Heritage Protection Overlay and as a precursor to the development of specific provisions. –Each area presents the characters described but it is important to emphasize that the LASDF adopt an approach that: **'the whole is greater than its parts'** and thus the different character areas, streetscapes and different elements must be seen as contributing to a coherent whole.



BO-KAAP

Character Areas

- 1A: Buitengracht Mixed Use
- 1B: Buitengracht Mixed Use Buffer
- 2A: Schoonzicht Buitengracht
- 2B: Schoonekloof Upper
- 2C: Historical Core
- 2D: Stadzicht
- 3: Schotzekloof
- 4A: Quarries
- 4B: Electricity Depot

Character area 1A- Buitengracht Mixed Use

Precinct description: a mixed use area of low/medium to high rise buildings with varying building typologies. Modern insertions and over-scaled high rise buildings present. The existing MU3 zoning not in accordance with the heritage character of Bo-Kaap. Rose Street edge is an interface with low-rise fine grain fabric of Bo-Kaap. The area acts as buffer zone between CBD and Bo-Kaap.

Character area 1B- Buitengracht Mixed Use Buffer

Precinct description: This block, bounded by Dorp Street, Buitengracht, Wale Street and the north-western boundary of Erf 2881, is a mixed use area immediately adjacent to low rise residential fabric. It acts as a buffer area between the medium to high rise built form of Character Precinct 1A and the low-rise residential fabric of Character Precinct 2A & 2B.

Character area 2A- Schoonzicht Buitengracht

Precinct description: Generally low rise residential fabric. Some low-to medium-rise mixed use fabric along Buitengracht Street edge including Victorian and flat-roof building typologies. The remainder of the area was commonly known as Schoonekloof after the 19th century market garden and homestead and was built during the period 1862 to the turn of the century. The architectural character is predominantly Victorian.

Character area 2B- Schoonekloof Upper

Precinct description: This is a more modern extension of the Schoonekloof area and referred as Upper Schoonekloof.

Character Area 2c- Historical Core

Precinct description: Developed by the year 1862 and is the oldest part of Bo-Kaap, appearing on Snow's survey. This area has the greatest concentration of pre-1840 architecture (preVictorian) in South Africa, with a distinct 18th and early 19th century Cape Townscape quality, making it of paramount importance to manage well.

Character Area 2D- Stadzicht

Precinct character: Referred to as Stadzicht, it is a mix between Victorian and more modern insertions. The upper part of Longmarket has a number of modern buildings.

Character Area 3- Schotsekloof

Precinct description: Referred to as the old Schotsekloof, it is characterised by the 1940s social housing model for the then government, made up predominantly of three or four storey walk ups and single storey row units, interspersed with green spaces. It is very different in development pattern, and form to the rest of Bo-Kaap and is very visible on the slope of the Lion's rump.

Character Area4A- Quarries

Precinct Character: A very sensitive character area with deep social, spiritual and religious value and includes prayer quarries and burial grounds of high significance for protection and management. This character precinct is not suitable for residential or speculative development initiatives and is suited for upgrade, rehabilitation and social and community initiatives for the benefit of Bo-Kaap residents and broader community.

Character Area 4B- Electricity Depot

The Site on the edge of the Strand Street quarry currently has an administrative function.

4.2.4.1 *Setting*

The Setting is the surroundings in which a heritage resource is experienced. Elements of a setting may make a positive or negative contribution to significance of the resource. The Bo-Kaap setting is of paramount significance to its heritage value. The Strand Street quarries, situated on the northern edge of the Bo-Kaap and the natural back drop of Signal Hill and Lions Head, contributes to its sense of place. In addition to the natural backdrop of Signal Hill/Lions Head, this section of the Table Mountain range also has significant symbolic associations to the Muslim community of the Bo-Kaap and forms part of its religious practices. The experience of the mountain backdrop and the harbour views, and the visual connections to and from the CBD, are part of the landscape patterns which have emerged over centuries. The interrelatedness of the historic fabric and the natural environment provide the composite qualities of this landscape and cannot be separated or seen as separate elements to be managed in isolation from each other.

The setting of Bo-Kaap is potentially under threat due to the out of scale developments on its mountain edges, the Strand Street Quarry edge and the Buitengracht edge, which could sever the area from the CBD visually and functionally.

Notably, is the Lion street development which is has dominated the silhouette of the area from varying vantage points, and which has insensitively appropriated the colors of the colorful homes of Bo-Kaap.

Figure 5: Bo-Kaap image



4.2.4.2 *Visual Amenity (View sheds, View Corridors and edges)*

The visual amenity includes the qualities of the landscape and the townscape. Bo-Kaap as a Cultural Landscape has visual prominence on the edges of the City bowl. Views, visual linkages, landmarks, and urban focal points are key points of value and positive structuring elements for urban growth and should be protected and enhanced as change occurs.

The strong grid system allows for strong visual axes between the mountain and the CBD; and, the Bop-kaap and the harbour. The axes act as strong visual connectors and

orientation elements. These are also movement links between the Bo-Kaap and the CBD for both pedestrian and vehicular means of transport. Gateway access points include:

- Wale - Pentz Roads
- Leeuwen Road
- Bloem Road
- Rose Street
- Strand Street
- Longmarket Street

Very important to note is that Longmarket, is the only remaining continuous pedestrian link from Bo-Kaap to District Six. This route does not only have functional significance but has is considered a physical element of Living memory and heritage.

The Buitengracht street edge is to be treated as being part of the Bo-Kaap and not outside of Bo-Kaap. The Buitengracht was historically a social barrier between the inner and outer limits of the City. This social construct for segregation has manifested physically during the apartheid era, and must be debunked through an integrated spatial vision for this edge.

The Buitengracht edge has been subject to a number of development applications and contention.

4.2.4.3 *Living Heritage/Intangible Cultural Heritage*

The Bo-Kaap has national heritage significance attributed in part to the origin of Islam in South Africa. It has close links with the sacred sites of the Tana Baru, Kramats on Signal Hill and Oudekraal. The way of life is an integral part of Bo-Kaap and has a tangible quality in the built environment. Additionally, it is the everyday quality of practices and traditions which have survived generations, which contributes to the living heritage of Bo-Kaap. Living Heritage in the National Heritage Resources Act is described as following:

"living heritage" means the intangible aspects of inherited culture, and may include— (a) cultural tradition; (b) oral history; (c) performance; (d) ritual; (e) popular memory (f) skills and techniques; (g) indigenous knowledge systems; and (h) the holistic approach to nature, society and social relationships

Many of these elements of living heritage have been transmitted over generations and centuries.

One such element which is evident in a tangible sense is the Strand Street quarries which provided much of the stone which built the 18th and 19th century City. It was the artisans and builders living in the Bo-Kaap (and elsewhere in the settlement) that provided the skills and artistry which characterized Cape Dutch architecture.

Of further importance is the day to day, lived heritage practices and experiences, most visible in the public and semi-public areas of the Bo-Kaap. These are highly significant spaces in the community as social connections are developed here and traditions and practices continue. It is in this public realm that the intangible heritage of the Bo-Kaap is expressed. These features include but are not limited to:

Weddings, funerals, holy days, Minstrels festival, choirs, calls to prayer/ muezzin

Additionally, the everyday heritage practice of the residents find expression in less prominent spaces such as corner shops, in the lanes, in the streets and on the stoeps. (See article by Mariaane Niewoudt dd 229 September 2020)²

4.2.4.4 *Spatializing of Living Heritage*

The stoeps and verandahs are contributors to the social sphere of the Bo-Kaap, an activity zone between the privacy of the house and the street. Low walls allow for interaction between neighbours and there is a collective ownership of this semi-private to public space. The bankjes (masonry seats on the stoep as an original architectural feature) improves the comfort in using the space and allows for prolonged social engagement in this semi-private social space.³



Whilst it is not possible to identify each living heritage practice for the purposes of this baseline report, it is imperative to manage the spaces and places where the intangible is made to manifest. Examples (not an exhaustive list) of where such living heritage practices occur are listed. These point to how planning, land use and spatial visioning for an area, intersect very strongly with living heritage:

- Lanes, inner courtyards, cornershops, mosques and religious institutions, recreational and social facilities, public open spaces, stairways in lanes, burial grounds and Kramats, the Quarries, the Wash Houses and wells, and the streets.

Many of these are under threat of disappearing due to the nature and change of the area. The need for security has increased pressured for the closure of lanes and verandahs. The Quarry sites are in desperate need of an intervention, as crime has proliferated in these spaces.

Equally, high-rise development in the Bo-Kaap is starting to tower above the turrets of mosques. These turrets are meant to dominate the skyline and tower above the other buildings, so the call to prayer will always be heard and from far away.

² "Capetonians encouraged to cherish Cape Town's living heritage", <https://www.iol.co.za/travel/south-africa/western-cape/capetonians-encouraged-to-cherish-cape-towns-living-heritage-1f2ac7b3-df0d-4c5a-9dff-84500ce28c1f>

³ Mischka Collier Thesis

4.2.5 Streetscapes

The relationship between the buildings and the street is an important defining characteristic of the Bo-Kaap. For many buildings the street façade is defined by a set of different architectural elements that provide properties with varying layers of privacy. For example, a house may be screened from the street by the verandah or stoep. This layering of architectural elements contributes to the character of the area and is often referred to as the streetscape. In addition, as public spaces, the streets are enhanced by the views from the street and the relationship between the street and adjacent properties. The continuity of this streetscape will avoid sterile edges created by high walls and garages. The streetscape is one of the most important heritage indicators of Bo-Kaap, the collection of which forms the value for the whole area.

Increase in roof height on street front, has disrupted the continuous and intact form of the streetscape on one side.



Garages and dropped curbs significantly disrupts the streetscape and creates sterile street edges.

4.2.6 Roofscapes

Roofscapes of terraces and rows and houses allow the individual house to form part of the whole. Original roofscapes of Victorian terraces which exist in parts of Bo-Kaap were corrugated galvanised iron and have lasted a very long time. Similarly the flat roof collection of homes in a row, presents a roofscape unique to BoKaap.



4.2.7 Townscape

The townscape qualities include the very important Mosque turrets which projects above the fabric and act as local landmarks and points of orientation.

4.2.8 Form: Grain, Scale and Massing

There is a well-scaled range and choice of conditions in the Bo-Kaap environment, with a number of character sub-areas. This variation is also attributed to the contribution of many people and people groups over time, creating a degree of vernacular architecture. These are seen in the differing architectural influences and housing types which contributes positively to the quality of the area. These different types and qualities contribute to the value of the whole.

The fine grain development contributes to the human-scaled environment with minimal consolidations having been approved in the area. Where there have been consolidations, the bulk, massing and scale has had a negative impact and imposing quality inconsistent with the fine grain texture of the Bo-Kaap. The Schotschekloof flats is an exception as a 1980s attempt at social housing which disrupted the grid and fine grain of the area. The circle indicates the disruption while the triangle shows the Buitengracht edge.





The relationship between scale and space in the Bo-Kaap is predominantly human-scaled, with consistent and similar scaled buildings in the varying character areas. Given that Bo-Kaap is a residential area, this scale is predominantly 1 to 3 storeys and is consistent across the whole area, with the exception of the Buitengracht and Strand Street Edges.

There are a number of large, out of scale buildings on the Buitengracht and Strand Street Edges. These edges were identified as buffer areas in the previous government dispensation, imagined to be a barrier between the CBD and the residential area of Bo-Kaap. This has however incorrectly created the buffer as separate to the Bo-Kaap even though it is both in its urban morphology and layout, distinctly part of the Bo-Kaap. The previous apartheid layer and perception has had a negative impact on this edge into perpetuity.

In addition, consolidations of erven have led to excessive massing which disrupts the fine grained settlement pattern and comes with height increases. This results in potential shadow casting over immediately adjacent erven and an environment which is less amenable to the day to day life of a residential area.

This has been one of the biggest challenges in Bo-Kaap and the balancing of rights have been complex.

4.2.9 *Siting and Orientation*

Placement of buildings in relation to the streets, contours and boundaries contributes to the historical pattern. The shape of the erven in relation to the placement of the building is an important consideration derived from the pattern of subdivisions and historic

settlement patterns of development. Traditional placing of buildings in relationship to the subdivision pattern is a heritage indicator for future development, so as not to disrupt the traditional siting and orientation of the different character precincts.

4.2.10 *Architecture*

Whilst the characteristic typology associated with the Bo-Kaap is the flat-roofed dwelling, adjoining its neighbour in the manner of a terrace, one can describe the predominant architectural style of the Bo-Kaap as vernacular: an architectural style which reflects the combination of need, economy and available raw materials, above aesthetics and design. This urban vernacular architecture however also includes other typologies signifying the historical eras and its interventions, contributing to the layering history and visible historical expansion of the area by observing the architectural interventions over time.

Differentiations of the architectural styles have formed the basis for the categorization of the sub-areas to provide manageable precinct units with associated specific provisions and guidelines for development, which will be developed through this process. The styles are grouped according to broad periods, even though these are general indications: Cape Dutch (1760-1815), Georgian (1810- 1860), Victorian (1860-1900)

These basic styles form the historic core of Bo-Kaap. The later expansion of the area includes the more modern insertions.

Further typologies exist within these categorisations which must be noted and managed.

- The corner shop typology
- Two bay and three bay typology
- Semi-detached (Double and Single Storey)
- Row/Terraced Houses (Single or double)
- Freestanding

The corner shop typology in particular is attributed value as it strongly correlates with social function. The Corner shop typology in particular has inherent social value. The typology together with adjoining residential units, is associated with early 19th century government control of business and economic development, where Indian and Muslim families were only allowed to own business if in their own residential areas with strict associated rules

4.2.11 *Public Realm*

The public realm consists of the open space, pavements and pedestrian walkways, lanes, and roads. Bo-Kaap has a number of cobbled roads dating back to the 1700s and is characteristic and very unique to the areas. The pedestrian walkways however and its use is compromised due to a number of dropped curbs as a result of new garages. In general, the pedestrian experience in Bo-Kaap has deteriorated due to the parking problem in the area.

4.3 Protected Areas

The Bo-Kaap abuts the Cape Floral Region World Heritage Site which was proclaimed by UNESCO in 2004. The Cape Floral Region is one of South Africa's eight World Heritage Sites and comprises several protected areas within the Cape Floral Region. The Cape Floral Region is one of the six floral kingdoms of the world and is the smallest and most diverse for its size. It is recognized as a biodiversity hotspot. It is considered to be of *Outstanding Universal Value* for representing ongoing ecological and biological processes associated with the evolution of the unique Fynbos biome. The World Heritage Property is protected under the National Environmental Management: Protected Areas Act (57 of 2003) and is managed by the South African National Parks (SANParks).

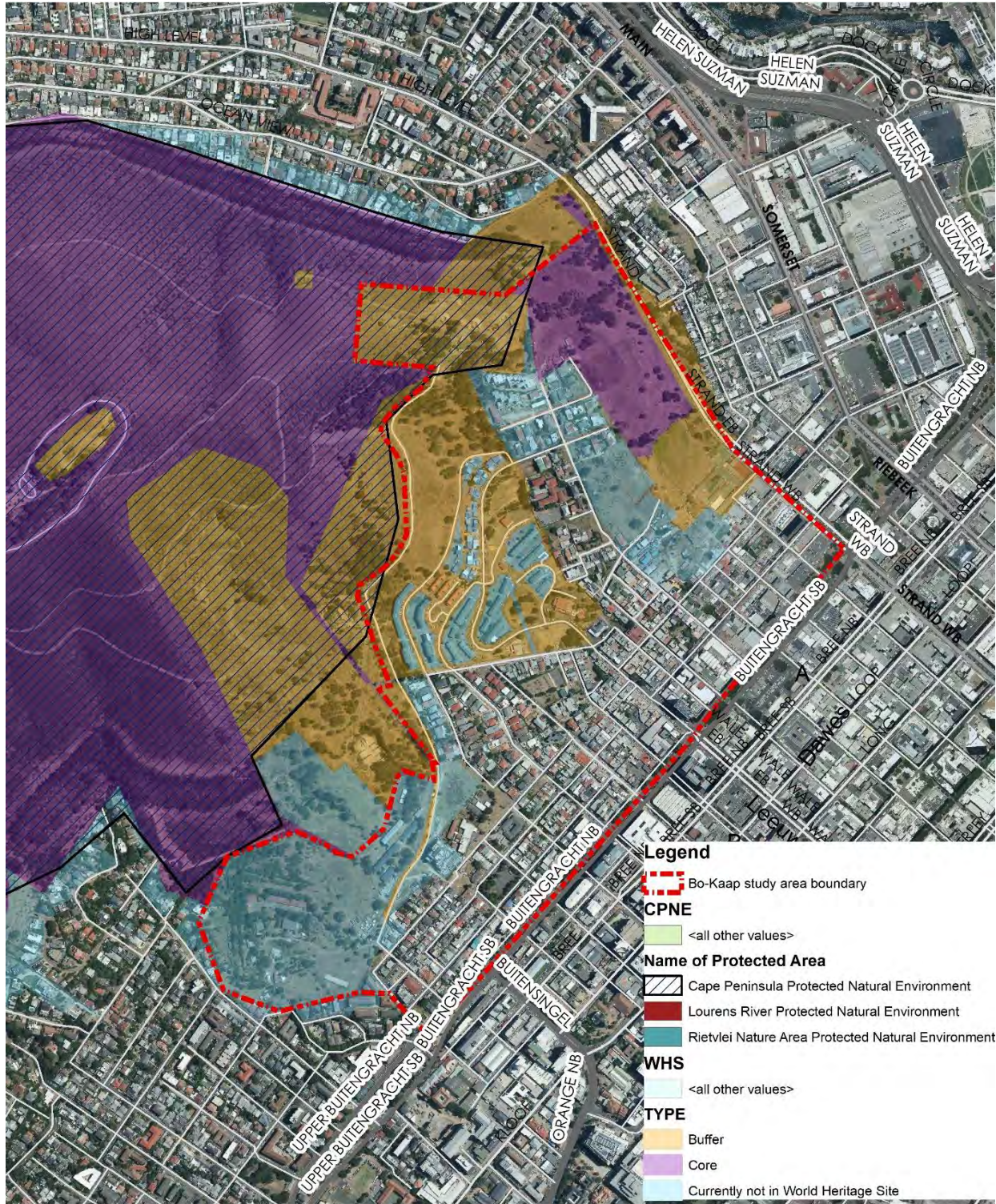
The buffer areas include mainly open spaces between the built areas, but also includes areas that are built upon.

The City's Biodiversity Network shows critical biodiversity areas, and areas protected in perpetuity, within the Bo-Kaap. It is important that all these areas have appropriate management plans and custodians in place to manage the biodiversity sustainably in the long term.

In contrast to the World Heritage Site buffer zones, the City's Biodiversity Network does not extend down through the residential areas of the Bo-Kaap, with the exception of the Tana Baru, which is a national heritage site that contains critically threatened biodiversity.

The SANBI Ecosystem Status 2011 indicates that much of the open space of the BoKaap as far down as Upper Bloem Street, including the Tana Baru heritage site, and the area abutting the Strand Street Quarry, contain valuable Peninsula Shale Renosterveld which is a critically endangered vegetation type that is protected in terms of the National Environmental Management: Biodiversity Act. Environmental authorization from the Department of Environment Affairs and Development Planning is needed prior to any activity commencing on such a site, in terms of the NEMA EIA Regulations.

The Bo-Kaap abuts the Cape Peninsula Protected Natural Environment, whereby land that contains critically threatened Peninsula Shale Renosterveld ecosystems are protected, in terms of the Environmental Conservation Act. Parts of this area were protected as a nature area in 1984, in terms of the Physical Planning Act of 1989.




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Bo-Kaap
Protected Areas
July 2021



Local Area SDF

Map V1.0
Date : July 2021

Transverse Mercator Projection,
Central Meridian 19° East,
WGS84 Ellipsoid using the
Hartebeeshoek94 Datum

5. BUILT ENVIRONMENT

5.1 Urban Structure, Land use and Development Trends

The Bo-Kaap is bounded by Strand and Buitengracht Street which forms the north & southeastern borders. Higher densities, commercial and light industrial developments are generally located along these two roads. The section abutting Buitengracht Street is generally categorized by higher densities and predominantly commercial development. The dominant land uses in the area are residential which imparts the majority of the area with a vibrant community feel and sense of neighbourhood. The rest of the area is generally low density residential except for the four-storey walk up flats located further up the slope. This area can be noticed easily by the curvilinear road layout as opposed to the original grid system which extends from the city.

5.2 Residential

The residential typology in Bo-Kaap consists predominantly of row-houses and free-standing villa-style dwellings. The area is most well-known for its quaint, aesthetic and compact row-house buildings and it is this quality that attracts the tourists in large numbers. There is also flats and apartments. The majority of the houses are historic (graded) buildings with differing architectural styles. Historically the houses would have been single story structures but over time have been added to and many are now two stories, and in some cases three stories. This is due to the small erf sizes which results in people expanding vertically, often to accommodate extended or growing family and more recently for Airbnb accommodation.

The location, unique historical character, cultural distinctiveness, views and access to amenities has resulted in an increased demand for residential and rental accommodation in Bo-Kaap. Many investors purchase properties with the intention of upgrading or converting them into bed & breakfast establishments. This has contributed significantly to the gentrification of the area which incorporates not only changes in the physical appearance of the area but also in the lived experience in terms of the socio-cultural vibrancy of the predominantly Muslim resident population.

5.3 Business

There are a number of small businesses located along the key activity routes of Rose Street and Wale Street which include cafes, restaurants, retail and various other small commercial businesses. These contribute to the vibrancy of these roads by attracting people throughout the day and have more recently become tourist opportunities. The business/commercial activity has been limited to these two streets for many years but more and more there is incremental erosion on the edges of Bo-Kaap of the residential fabric by commercial development through rezonings, consolidations and granting of

additional development rights. The corner shop/cafe has been a ubiquitous feature of Bo-Kaap but over time these have reduced in number. There are also a few restaurants interspersed within the residential fabric.

5.4 Industrial

Historically there has always been a semi-industrial 'buffer zone' between the Bo-Kaap residential area and the CBD. This was the result of apartheid Group Areas Act which created a kind of no-man's land which separate the designated 'Muslim' area from the CBD 'Whites' area. Bo-Kaap residents historically operated small light industrial businesses in this buffer zone. There are a few light industrial uses that are generally located along Buitengracht Street, the interface between Bo-Kaap and the City. Many residents are opposed to some of these current industrial uses as they feel it presents a health hazard for those living in the area due to the emissions they produce.

5.5 Public Facilities

The area has a number of public facilities however these seem underutilized, isolated and disjointed from one another and therefore cannot share resources or be supportive of one another.

Apart from the underutilized mountain slopes which possess both the potential for recreational space as well as pose a security threat for those living on the periphery, other recreational facilities in the area include a cricket pitch and practice nets, two tennis courts, a number of netball courts, a large sports field in the old Quarry site and three play parks. Bo-Kaap has limited indoor recreational opportunities for the youth offered by the Boorhaanol Community Centre (owned by the Boorhaanol Trust), Schotschekloof Civic Centre (owned by the CCT) and the All Star Sports Club.

The Schotschekloof Civic Centre has a hall which is well used on a daily basis by the community as a day care facility and by the Boy Scout association. The Centre also has a day clinic which is open once a week. The Borhaanol community center offers day care facilities, a small printing/publishing facility and a catering related support operation. Previous processes have highlighted the need for office space that can serve the likes of community neighbourhood watch groups and civic associations.

An important public facility, beyond the borders of Bo-Kaap, is the city-owned wash house on Castle Street which serves the needs of the indigent/street community of the city. This is the only such facility remaining in the city and needs to be celebrated as part of the greater public realm and earmarked for future investment.

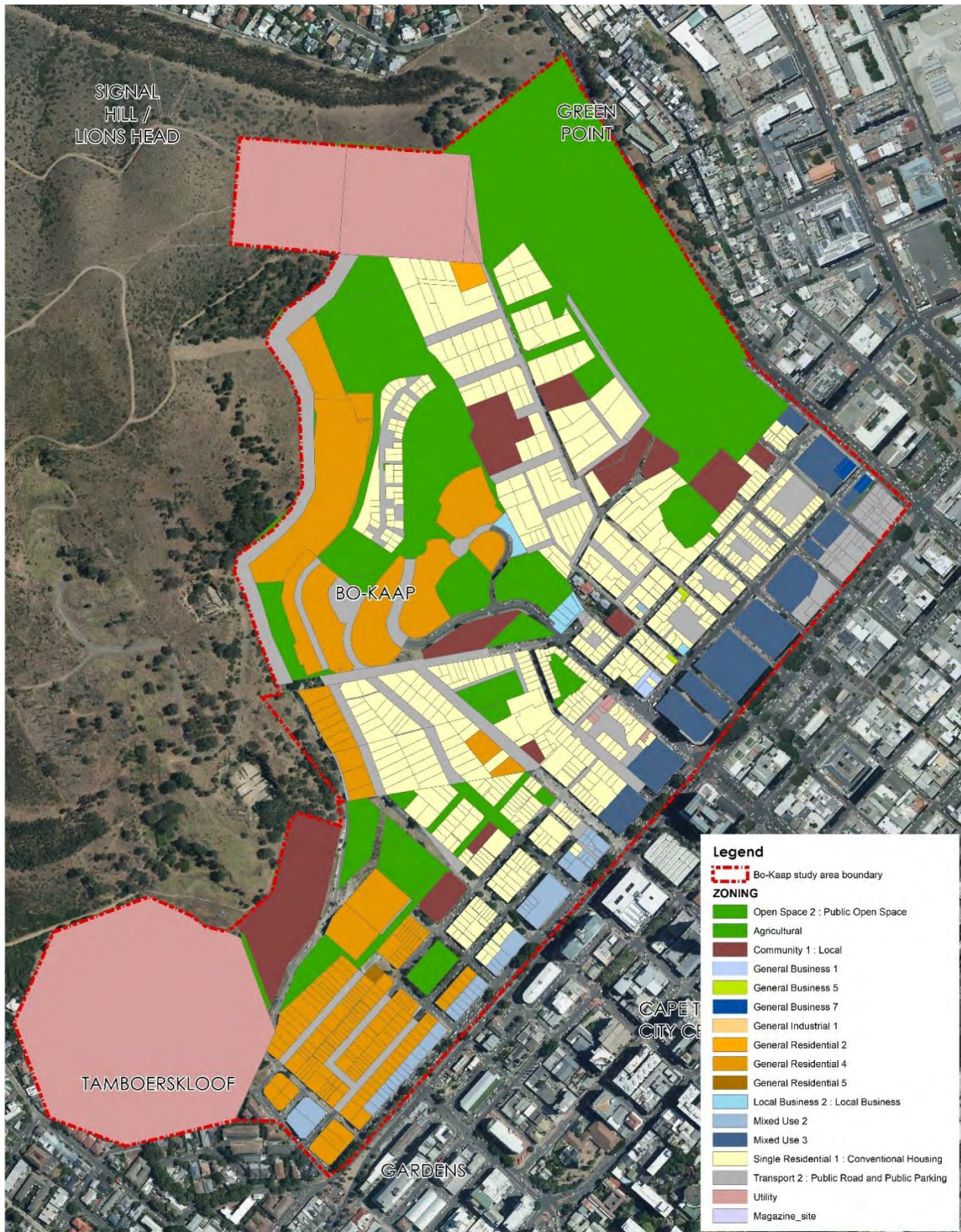
The Bo-Kaap has been home to large number of the Cape Malay community at any one time. The area has over six mosques and a number of other important Islamic institutions including the Tanabaru cemetery and multiple Madrassa's.

5.6 Health

Apart from two or three general practitioners practicing in the area it has no other formal healthcare facilities. A day clinic operates from the Civic Centre once a week to serve the local community. The relatively close by District 6 Public Hospital and the Somerset Hospital (Provincial health facilities) however are of sufficient size and scale to accommodate the residents of Bo-Kaap. Additionally, there are other private hospitals nearby such as The Christian Barnard Hospital and CT Mediclinic.

5.7 Education

There are currently four schools in Bo-Kaap. Vista High, Schotschekloof Primary, ICRA Primary and St Paul's Primary School. The schools are significant to the historical development of Bo-Kaap in terms of the diversity of the community and as an urban environment, and have played an important part during the apartheid era. There are also two crèches in the area, each functioning from multi-use spaces such as the Boorhaanol and the Civic.



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Bo-Kaap

Zoning

July 2021

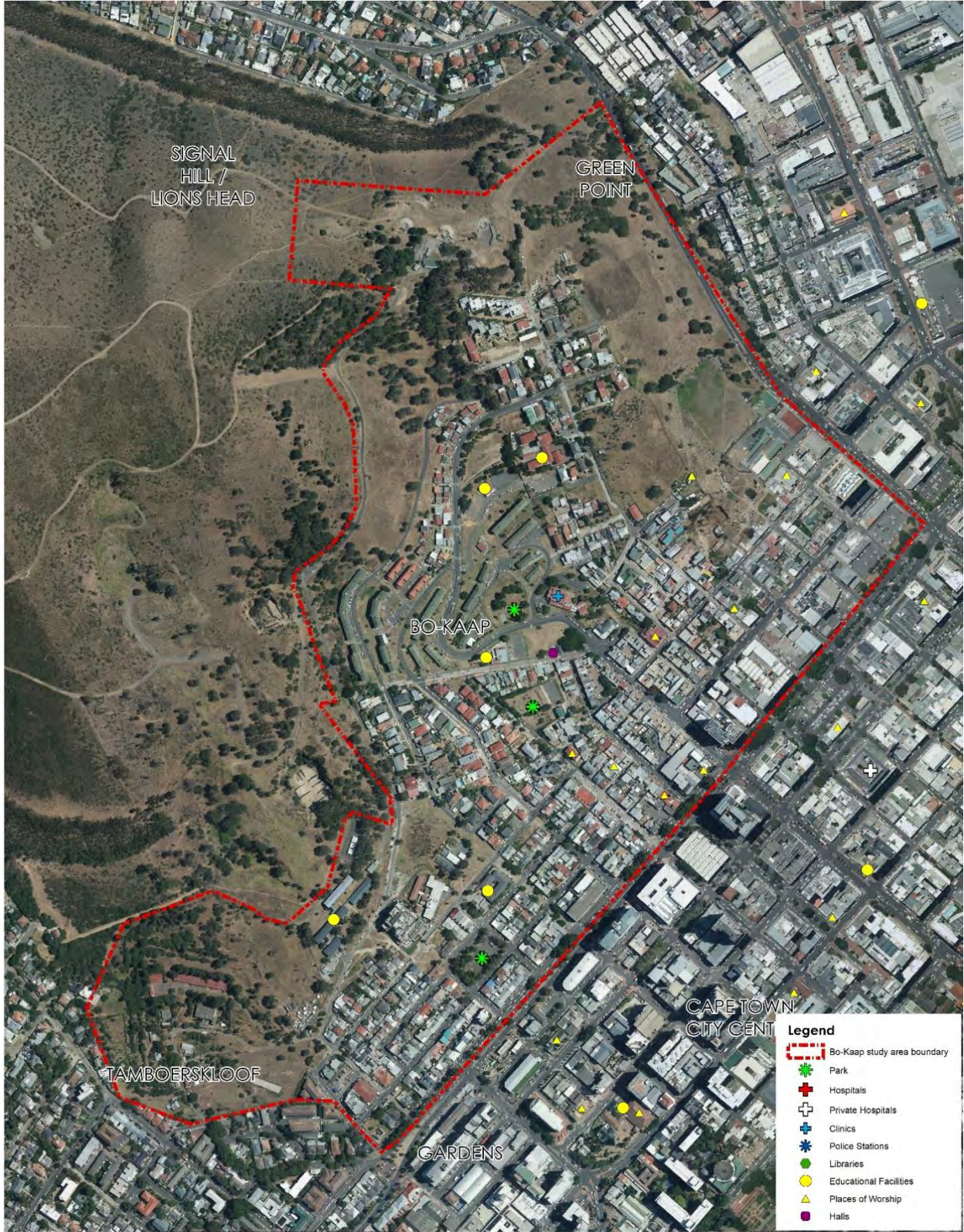


Local Area SDF

Map V1.0

Transverse Mercator Projection,
 Central Meridian 19° East,
 WGS84 Ellipsoid using the
 Hotelling's Spheroid Datum

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Bo-Kaap
 Public Facilities
 July 2021



Local Area SDF

Map V1.0

Transverse Mercator Projection,
 Central Meridian 19° East,
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5.8 Access and Movement

This section provides a status quo analysis of the mobility and accessibility networks within Bo-Kaap. The network consists of a grid pattern in the older lower sections and a more haphazard layout further up the slopes in the newer areas of Bo-Kaap. Level changes due to the slope of the area and a complex system of one ways created to limit access onto and off the lower parts of the Buitengracht, have on the one hand helped to keep the area less penetrable and more private but on the other hand have put more pressure on the main access points into the area.

5.8.1 Accessibility

Main vehicular access points are through Bloem, Leeuwen and Chiapinni Street with Wale and Rose serving the higher order access functions. Rose is heavily utilized and has become part of the city grid giving access to the large commercial enterprises on Buitengracht Street edge.

5.8.2 Pedestrian Movement and NMT

The pedestrian network is finer grained than the vehicular network due to the nature of the older fabric and a system of stairs which allows pedestrians to move across the contours easily. Wale with Yusuf Drive as an extension allows residents on the upper slopes to access their properties up more manageable slopes.

There are also a number of stairways which help pedestrians move up the steep slopes. The series of stairways, alleys and pathways that criss-cross Bo-Kaap are experienced by the community as important public interaction spaces for all ages as properties are small, without gardens or play yards. It is also these movement routes, together with streets and front stoeps that accommodate different cultural activities by way of processions.

5.8.3 Public Transport

Bo-Kaap does not have any public transport running through the neighbourhood. There are however GABS that operate on the borders along Strand Street and also from the southwest along Buitengracht Street and down Wale Street towards the CBD.

The steep gradient of the area makes it increasingly difficult for pedestrian movement particularly higher up the slopes. The lack of NMT infrastructure also contribute to making it increasingly difficult to move around on foot or other forms of NMT. Most of the properties do not have garages and therefore need to make use of on-street parking. This has, in some places, made the street narrower and less pedestrian friendly.

Despite the terrain you will still find that walking is the most preferred mode of travel for the residents and tourist alike.



Legend

- Bo-Kaap study area boundary
- Pedestrian_network
- Road Network
- GABS Routes - 2016
- Mini Bus Taxi Routes - 2019



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FIGURE 10: This map was compiled for the purposes of the Bo-Kaap Accessibility Network. The data is for informational purposes only and does not constitute an offer of any service. The City of Cape Town is not responsible for any errors or omissions in this map.

Bo-Kaap
 Accessibility Network
 July 2021

Local Area SDF
 Map V1.0
 Date: July 2021

Transverse Mercator Projection,
 Central Meridian: 18° East,
 WGS84 Ellipsoid using the
 Harlewood datum 94 Datum

6. ECONOMY AND PROPERTY MARKET

6.1 Property Market

Bo-Kaap is considered prime residential property and has boomed over the last decade. Location benefits include the economic opportunities offered by the CBD, the environmental and scenic beauty it offers as well as the sense of place, historic and cultural significance of the area. Situated on the slopes of Signal Hill, it has beautiful sea, mountain and city views which developers wish to capitalise on. The increasing attractiveness of the area has led to an increase in rates and property prices.

The increase in property sales have a direct impact on property rates. Increasing rates has meant that rates have become unaffordable, forcing out many residents and leading to gentrification.

6.1.1 Value Change

The maps below represent the growth in property values per ha grid area from 2012 – 2018. This is calculated using the percentage difference in value between the three City of Cape Town's municipal valuation terms (per property). All values were adjusted to 2016 Rands using the CPI (consumer price index), to approximate real growth in value.

The average residential values grew dramatically, with majority increasing by 100% between 2012 & 2018, (see figure below). This trend has continued through into the CBD area and the Atlantic seaboard up till 2020.

- Increases in property value in the area create opportunities to capture the value of new investment in the area and channel it towards improvements in the public realm.
- Highlights extreme pressures on affordability. Lack of affordable housing products for the low-middle income households.
- It is also important to reflect the market realities from a developer's perspective. High land values increase the R/m² market rate that properties can be sold or rented for, unless the critical mass of development can be increased (i.e. higher density)

The non-residential properties located primarily along the Buitengracht edge has similarly seen large increases in value. This trend continues through into the CBD area and the Atlantic seaboard.

6.2 Property Market Performance

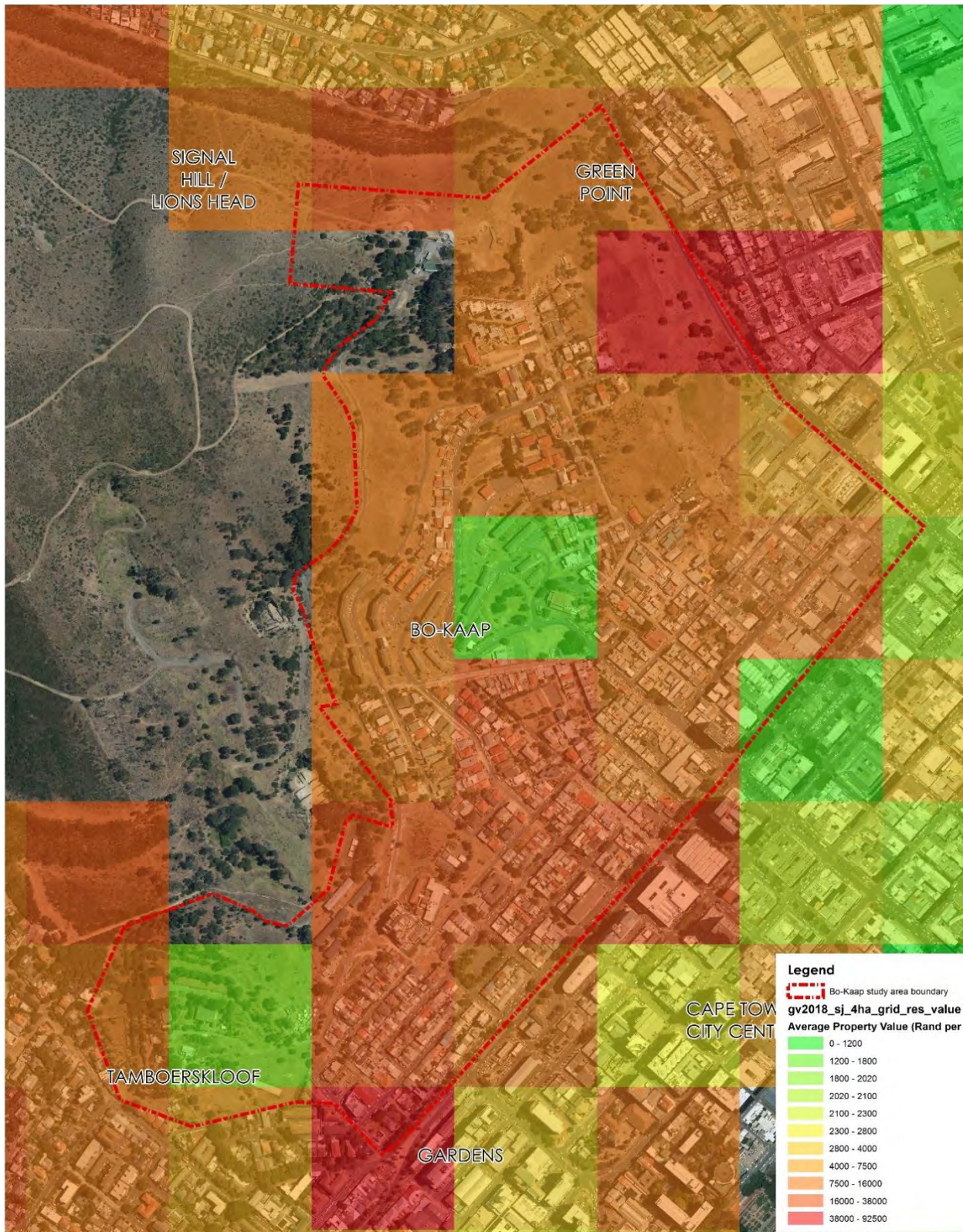
A capitalisation rate (Cap rate) is one type of measurement used in evaluating market performance and the viability of property investment in an area by indicating risk and the potential rate of return for a spatial area. The cap rate is the ratio of stabilised annual net operating income to purchase price. Thus, it measures income after deducting

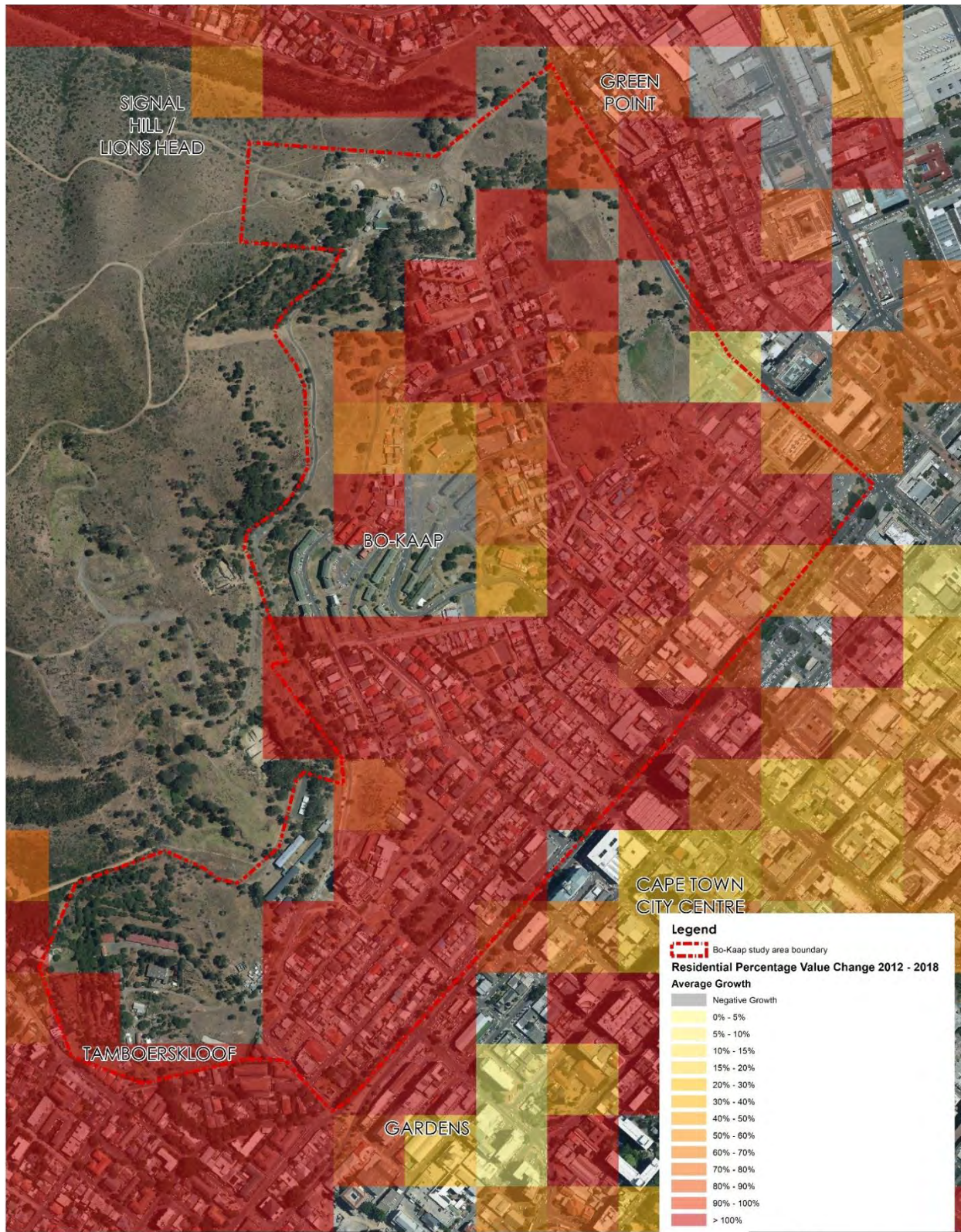
operating expenses and normal vacancy, but before deducting financing charges and income taxes (Ambrose and Nourse, 1993: 221). A low cap rates implies lower risk and higher value associated with the property; and a high cap rate implies higher risk and lower value associated with the property.

The following endogenous and exogenous factors influence the cap rate:

- Market Value: the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion (Blackledge, 2009).
- Gross rental income: the total amount collected in rent and any related rental property income before any expenses are deducted (may include rent for parking and other factors).
- Net operating income (NOI): the annual income generated by an income-producing property after deducting all operating expenses.
- Operating expenses: the necessary expenses to successfully operate the property, which includes property taxes, rental property insurance, management fees, repairs, maintenance and miscellaneous things like accounting and legal fees.
- Occupancy rate: the ratio of rented space to the total amount of available space (typically used in multi-unit properties).
- Growth in sales
- Supply vs. demand: number of properties available for occupation in the area (where there is lower inventory (supply) and high demand, cap rates tend to be lower).
- Property type/asset class: the type of property, such as multi-family apartment building, industrial or commercial property (typically, residential properties have lower cap rates than commercial properties, because commercial properties tend to have higher rents)
- Rents that are above or below market
- Length of the lease term
- Financial strength/credit rating of the tenant

Taking the above into account, the cap rate is considered to be a good indicator to assess property market performance.





6.2.1 Key Observations and Trends

Industrial:

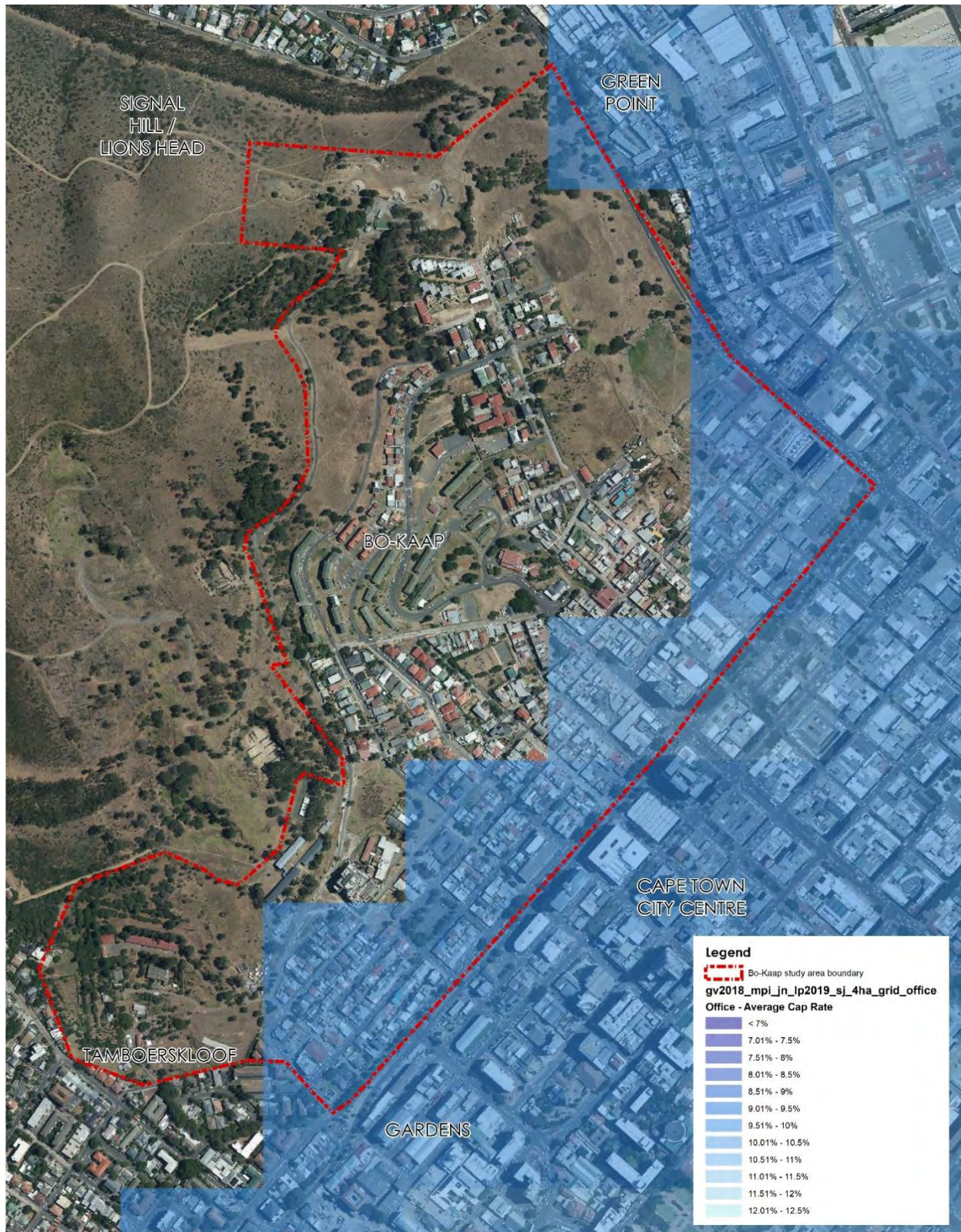
Bo-Kaap has a limited number of industrial properties located primarily along the Buitengracht edge. As indicated on figure below, they all seem to be performing quite strongly with low cap rates of around 8%. This could suggest that well located industrial land for warehousing or distribution centres is in high demand around the CBD.

Street Front Retail:

Street front retail in the area is performing fairly well when compared to the rest of the CBD. The area sees significant foot traffic particularly along Wale and Rose Streets with tourists flocking here daily. This has had a positive effect on the retail sector of the area.

Office:

Office space in the study area shows little variation in Cap rates, revealing the office space across the area to be in relatively constant demand. The Cap rate throughout the study area averaged between 9 and 10%. The new phenomenon of working from home has left many office buildings within the CBD (& surrounds) underutilized. There is however no information currently available to measure this.



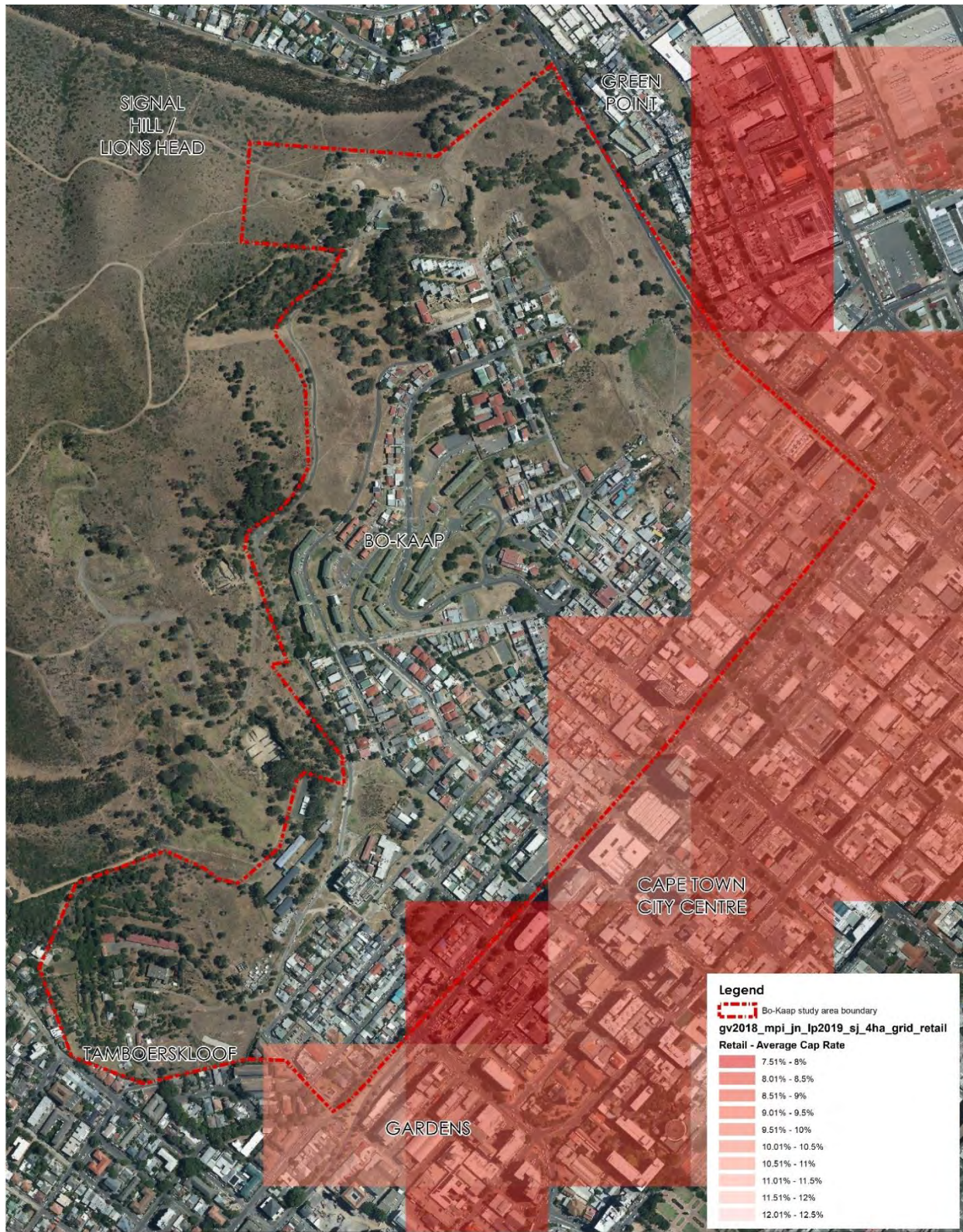
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Bo-Kaap
Average Office Cap Rate

July 2021

Local Area SDF
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Transverse Mercator Projection,
Central Meridian 19° East,
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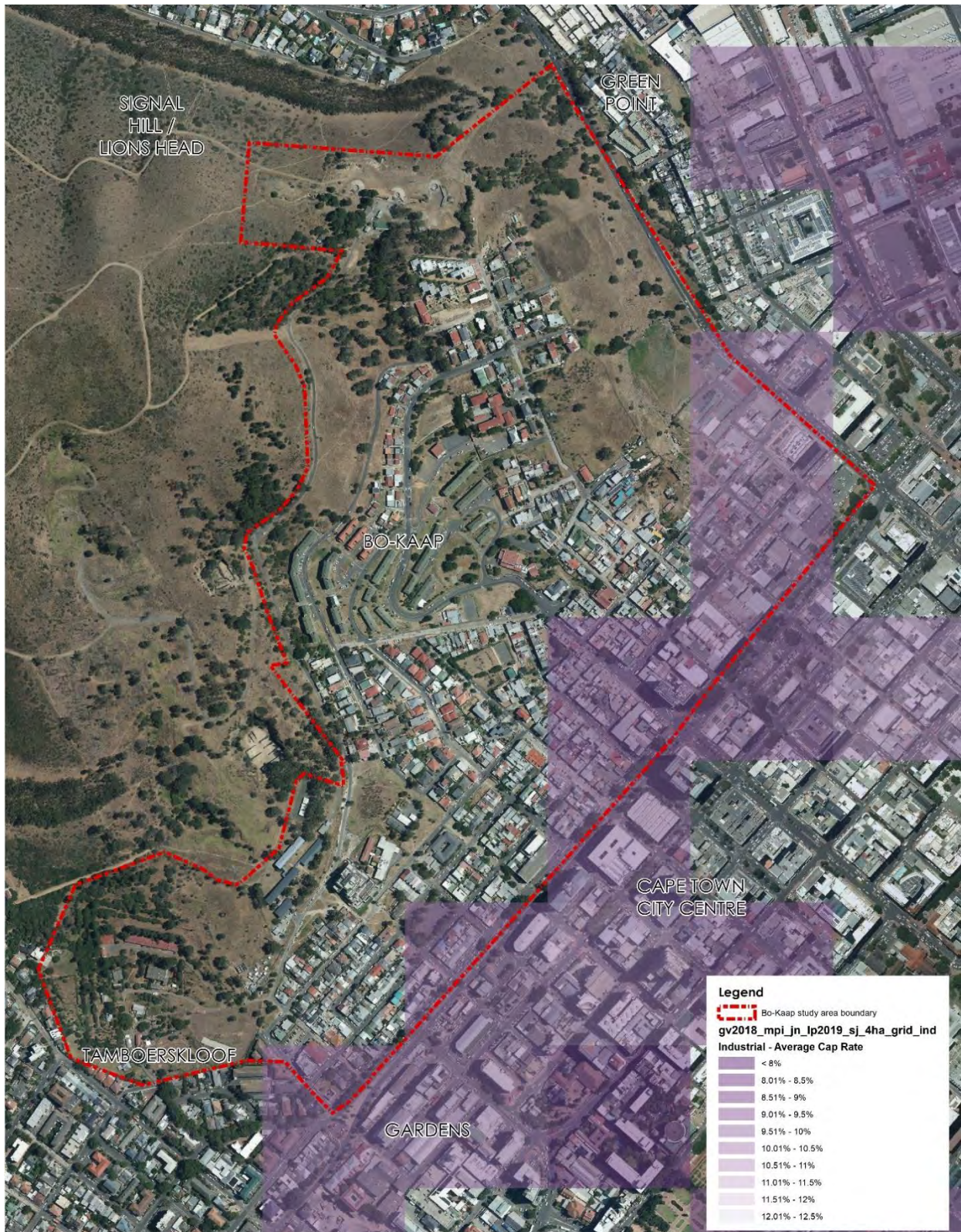
Bo-Kaap
Average Retail Cap Rate
July 2021



Local Area SDF

Map V1.0

Date : July 2021
Transverse Mercator Projection,
Central Meridian 19° East,
WGS84 Ellipsoid using the
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7. SYNTHESIS OF ANALYSIS

This section outlines the opportunities and constraints that have emerged throughout the analysis.

7.1 Constraints and threats

- Available land for housing and public facilities
- Steep contour gradient- development requires cut and fill making it expensive
- Conflicting development priorities
- Crime and homelessness
- Increased rates leading to gentrification
- Understanding of Living Heritage and relationship with built environment is under researched
- Traffic and parking management
- Fire management at urban edge

7.2 Opportunities

Projects with the express aim of improving the quality of the area, are to be identified and be executed in partnership. Opportunities should be linked to and generate local economic and social development, and harness the potential for job creation. These opportunities are to be identified by existing interest groups, resident groups and organizations, who are the custodians and owners of the heritage of the area.

- Quarry Sites:
 - The optimal use of the quarry sites to be finalised – prayer quarry as garden of remembrance, tourist opportunity, link to Tanu Baru, small museum, overnight accommodation, urban garden
 - Strand street quarry – uncertainty with regards to people mover station, urban redevelopment
 - Municipal owned facility or could also be put out on tender for private sector to be run on long term lease bases;
 - Create economic opportunities for the local community.
- Conservation and tourism opportunities: To be linked to City –wide tourism opportunities, Heritage Education and Outreach, as well as local economic opportunities (eg. Bo-Kaap trading facility)
- Local Partnerships: The Bo-Kaap Ratepayers and Tana Baru trust have in-depth knowledge of the area, with proposals for sites in the area to be considered and developed. These could become strong partnerships into the future.
- Guidelines for Signage and Street Art Locational benefits (proximity to CBD)
- Economic opportunities for residents of Bo-Kaap through tourism
- Road Surfacing management plan – including restoration of cobbled streets
- Interpretation and Signage
- Historic marking program – eg mark places of interest like done in Istanbul
- Traffic Management Plan
- Public Space Investment

- Skills audit which could be related to Living Heritage practices and creation of local building methods/ restoration academy
- A sustainable heritage tourism project support by the Tourism Development Framework of the City
- Formalising a rates rebate for heritage buildings – Heritage Incentive
- An affordable and Social Housing policy statement for the Bo-Kaap

7.3 Ideas

- Community Based inventory and mapping of Living Heritage
- Mapping of and identification of Intangible Cultural Heritage in the form of a community lead inventory exercise
- Information brochures for development and maintenance of properties
- Heritage Education Programme in partnership with local civic groups
- Memory and Memorialisation initiative in partnership with local civic groups
- Landscape Master Plan
- Bo-Kaap specific Tourism development framework/plan
- Resolution of human settlement issues in quarries
- Restoration of cobbled streets
- Heritage projects: Rose Street Stables, Wash House, Quarries, Lanes, oral history
- Declaration of new scenic drives - Site seeing along military road
- Redevelopment and upgrade of Quarry Sites
- Traffic management plan
- Signage management framework
- Sustainable Human Settlements solution
- Crime intervention and prevention plan
- Tourism management plan
- Longmarket Street pedestrian link
- Enhance neighbourhood and mountain gateways