

WE ARE BLOK

Blok Urban Living
51 Regent Road
Sea Point

11/12/2017

City of Cape Town: Table Bay District
12 Hertzog Boulevard
Cape Town Foreshore
Section Head: Land Use Management

Attn: Gregory September
Cc: Juliet Leslie

RESPONSE TO REQUEST FOR EXTENSION OF PUBLIC PARTICIPATION PROCESS FOR LAND USE MANAGEMENT APPLICATION: 70372942, ERF 2970 SCHOTSCHEKLOOF.

Dear Gregory,

The subject refers.

The Bo-Kaap Civic and Rate Payers Association has requested an extension to the public participation period of the land use application submitted for erf 2970, Bo-Kaap. The Closing date for public participation is the 14th of December 2017.

We strongly oppose any extension or any efforts that attempts to extend the period further than the mandated processes, that is required for a regular public participation process. Below please find a summary of points that contribute to the reasons for opposing this request:

1. From the outset, the 30-day period and the public participation period of this development is exactly the same as any other land use application. Previously the 30-day period has been sufficient to comment/support or object to a development application.
2. All information of this development has been available on our website and publically available through numerous platforms and news publications. Attached as annexure A, is all the media coverage this development has received.
3. We have gone above and beyond with the public participation for this application, to ensure this pilot project is as inclusive and the processes were followed. Additional meetings and workshops were held for this pilot project which informed this development application being submitted.
4. All information relating to this application was publish on our website on the 21st of April 2017. This information included:
 - Development Concept: A summary of the overall development model concept
 - Mission Statement: A detailed mission statement guiding the overall development including a brief background on the spatial challenges in Cape Town, the proposed target market, learning areas, the site potential and the development design
 - Development Infographic: An infographic illustrating how the development model work and how the FORTY ON L development applies this model
 - Contextual Study of Bo-Kaap: A report which examines the existing urban condition of the Bo-Kaap within its contextual surroundings, as well as the architectural built fabric that defines the neighbourhood.
 - Expert Opinion: A summary of the input and opinion provided by Robert McGaffin of UCT.
5. We have on numerous occasions, from as early as April 2017, been attempting to setup a meeting with the Bo-Kaap Civic and Ratepayers association about this development. The first form of

engagement was via email correspondence dated 12 April 2017, see annexure B for full email correspondence to date.

6. A meeting was held with Ms. Jacky Poking, Mr. Ossie Shaboodien and Mr. Toufiek Samaai of the Bo-Kaap Civic and Rate Payers Association on the 9th of May 2017, where they were introduced to the development and the subject application. In this meeting, printed material was provided. We requested feedback and a follow up meeting to further discuss; without success.
7. Requests for further meetings with the Bo-Kaap Civic and Rate Payers Association were made on: (request sent via email)
 - 12 April
 - 21 April
 - 03 May
 - First Meeting: 09 May 2017
 - 12 May
 - 24 May
 - 06 June
 - 07 July
 - 13 July
 - 21 July
 - 20 Aug
 - 18 Sep
 - Information Session with Ms. Jacky Poking: 3 October
8. The development and the subject application was also introduced to the Ward Councilor Mr. Brandon Golding on the 9th of May 2017. This introduction contained the full details of the development as well as the intent of the land use application and how this will form an integral part for our City to reshape itself.
9. The Lion Street Residents were also approached for input on the development and the model, but declined a meeting as they were waiting on the Bo-Kaap Civic and Ratepayers Association to provide feedback, as the Civic's are the main representatives. Email confirmation is attached.
10. The intention of these engagements was to give sufficient time to review, query and provide meaningful input in this process. As part of the land use application submission, we submitted the evidence of extensive public engagements ranging from meetings with specific professionals and formal engagement in Urban Working Groups (UWG). The record of consultation, submitted with the land use application is attached as annexure C.
11. A request for Blok to do a presentation at the Bo-Kaap Civics and Rate Payers Association's public meeting was sent on the 22nd of November, 7 days before the meeting. Despite the short notice, we attended this meeting on the 29th of November.
12. The meeting was communicated to us as in a certain manner, which lead us to believed that this would be the engagement we have been wanting since March 2017. However, a few days before, a social media post by the Bo-Kaap Civic and Ratepayers Association conveyed a different message. The message conveyed a tone of anger, and seemed as a call for support from the community to fight against property developers and the City of Cape Town.
13. The meeting was presented as an ambush, where we were unable to present any information of the development. Further, the meeting was scheduled to start at 20:15, it only began at 20:40 and we were still waiting for an opportunity to present at 21:30. The meeting was held in a very negative manner – which included personal attacks on professionals and demeaning comments against the City of Cape Town.
14. The on-site advertising, has been removed, and it is our opinion that this was done intentionally as the cable ties holding the advertisement were removed. We have subsequently put up a new on-site advertisement. We are now having to visit site daily to ensure the on-site notices are still on display.

The above is considered to be more than sufficient information and the time taken to engage with the Bo-Kaap Civic and Ratepayers Association is clearly shown in the above. We have been as engaging as possible for this application with very little success. Further, the reasoning of the holiday period and using

this as sufficient to extend the advertising period should not be considered valid. The period of public participation started in November 2017. November cannot be judged as a holiday period in any form or manner.

Yours faithfully,

Jacques van Embden

Encl:

Annexure A – News publications and media releases.

Annexure B – Email correspondence with the Bo-Kaap Rate Payers Association

Annexure C – Record of consultations.