



BUILDING A COMMUNITY

MAITLAND GARDEN VILLAGE RESIDENTS' ASSOCIATION

MAITLAND GARDEN VILLAGE

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Response to Public Participation: Maitland Garden Village Housing Need – 15th December 2025

1. Contextual Significance of MGCV

- Maitland Garden Village is historically significant as one of Cape Town's oldest planned working-class communities, with deep cultural and social roots.
- Its proximity to the TRUP and Oude Molen Precinct places it at the heart of current debates about spatial justice, heritage recognition, and inclusive development.
- The community continues to face challenges of overcrowding, limited housing stock, and generational displacement, which directly impact its ability to sustain its living heritage.
- Housing Need as a Heritage and Social Imperative
- Housing in MGCV is not only a socio-economic issue but also a heritage concern: the preservation of community identity depends on secure tenure and adequate living conditions.
- The NHRA's emphasis on intangible and living heritage underscores that safeguarding heritage must include protecting communities from forced displacement and ensuring continuity of cultural practices.

Addressing housing shortages in MGCV aligns with the principles of **Restorative Justice and Restitution**, as highlighted in the HIA, by breaking spatial barriers of apartheid and integrating historically marginalised communities into viable, sustainable developments.

2. Integration with Oude Molen Precinct Development

- Any development proposals for Oude Molen must explicitly consider the housing needs of MGCV residents, ensuring that interfaces between the precinct and the village are not exclusionary.
- Opportunities for **incremental housing provision, social housing units, and cross-subsidised residential development** should be explored as part of the Special Projects Directorate's mandate.
- Spatial integration should prioritise permeability between MGCV and the TRUP landscape, avoiding fenced-off developments that reinforce historical divisions.

3. Recommendations

- Establish a **joint planning forum** with MGCV residents, heritage practitioners, and government representatives to co-design housing solutions.
- Prioritise **affordable housing allocations** within the Oude Molen Precinct development framework, with clear mechanisms for MGCV residents to benefit.
- Incorporate **memorialisation and naming strategies** that recognise MGCV's heritage while addressing contemporary housing needs.
- Ensure that housing interventions are sustainable, linked to public transport, green spaces, and community facilities, thereby reinforcing both heritage and quality of life.

This framing makes the housing need of MGCV not just a technical planning issue but a **heritage-linked social justice priority**. It positions the community's voice as central to the development process, while tying it back to the statutory requirements of the NHRA and the broader TRUP heritage landscape.

Recommendations

Establish a **joint planning forum** with MGV residents, heritage practitioners, and government representatives to co-design housing solutions.

Prioritise **affordable housing allocations** within the Oude Molen Precinct development framework, with clear mechanisms for MGV residents to benefit.

Incorporate **memorialisation and naming strategies** that recognise MGV's heritage while addressing contemporary housing needs.

Ensure that housing interventions are sustainable, linked to public transport, green spaces, and community facilities, thereby reinforcing both heritage and quality of life.

Yours in Community Services

Tameron Paulse

MGVRA_CHAIRPERSON