

# 11

## references & appendix



Figure 277: Internal photograph of kitchen (hall 1) (Author 2021)

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## APPENDIX A

### Interviews:

Talent Hlongwa, Durban Art Gallery staff member. Work  
Currently working at the Rivertown Beerhall

Interviewer: Do you have any facts about the history of the building?

Interviewee: I don't know much about the history of the building, but my little knowledge is that it was established in 1904 as a place where Africans would come sit and drink sorghum beer.

Interviewer: Is the cultural tradition of brewing Sorghum beer, still an appreciated tradition within African culture?

Interviewee: Yes. Whenever we do cultural ceremonies sorghum beer is used and it is brewed at home. Utshwala is the zulu name for it or "Umqomboti." In my thinking the then government decided to establish these facilities because they did not want people to brew beer at home. It was a way of forcing and controlling it.

Interviewer: What do you think about reusing this building for new functions? Has it been successful to reuse it for other things in the past?

Interviewee: In 2012, the deputy head came up with this concept where he wanted to move entertainment back to the CBD. The idea was to have an entertainment precinct. I don't know what happened to that plan, but the city decided to put money here so that we could convert this building into a gallery and events space and keep the conservation for artworks and archives part as it is (hall 2). From my experience, it looks like there was a lot of work to convert it to what it is now. This site was meant to host social events, music events, and showcase artworks. It was highly successful because we would have an exhibition inside here (gallery/kitchen), then we have an outdoor spill over space in the courtyard, and we used to close the road and use the other side of it as well for events. 2000+ people were hosted outside, bar inside, VIP seating, marquees and exhibition. The idea was to try merge the Durban art gallery with an event space. As a Durban art gallery, the focus is on visual art, so we were trying to bring performance closer to visual, in a way promoting and exposing visual art.

Interviewer: What is the "gallery" (hall 1) used for now?

Interviewee: Last year, I was informed by my senior manager that there was a problem at EML(eThekweni main library) so the building there was declared unsafe and they had to move staff somewhere. Unfortunately for this space, it was one of the spaces that was spotted to accommodate them for the next 3-5 years. The entire vision was killed because after they moved in, with covid and lack of budget the vision for event space stopped.

Before their move, this place was renovated and we hosted events here as a pilot projects from 2014 to 2017, and even people from Cape Town would come host events here, it was becoming a very popular spot for the youth, because it was safe, with a lot of police visibility around. The municipality decided to put more investment into this because it was achieving the goal it was. There were plans to put permanent sheltered outdoor space but when the decision to move library staff came, that was shattered. So essentially there were good plans but they were never achieved.

Interviewer: Do you feel safe walking around the Rivertown Precinct?

Interviewee: Tricky one. I used to feel uncomfortable. You can never feel safe in an area like this because its remote and there's a lot of people who sleep on the streets or smoke drugs. It is becoming safer because when I arrived there were a lot of homeless people because there were no activities but when we started to host, it scared them away and the more development happens, they more they move away. The area is fairly safe now.

\*\*\* Please note: sentence structure and word choice is typed as spoken by the interviewee

# APPENDIX A

## Interviews

Interviewer: When you did host events, did you need to hire more security ?

Interviewee: Yes, we had to inform metro police and employ bouncers on site, and security at the gate.

Interviewer: Who is the main community around the area?

Interviewee: Different businesses, mechanics, tile warehouses, a lot of UNISA students, surf shops, Cell C call centre, Audi motors, and a student residence.

Interviewer: After visiting the ICC, how often do tourists venture into this precinct?

Interviewee: The broader idea of establishing this precinct of Rivertown was to link the ICC and the hotel strip on the promenade. When people visit the ICC, there was going to be a roadmap from there to come straight here where they could come here, chill, there would be a restaurant where they could eat, and listen to music. Because when these people with workshops or conference have gaps between their meetings, this would be that place they could come to. This area was for exactly that. In the evening after your conference, the idea was to create movement of people from the ICC to come here to eat, have fun, be entertained then walk to your hotel. A link between the two places. I was convinced it could become this space.

Interviewer: Do you see students in the area from Unisa campus?

Interviewee: Yes, many

Interviewer: How did the uncovering of the canal work in 2014?

Interviewee: The water being dirty was not the biggest issue, it was waste pickers dumping their cardboard and not cleaning up after, it become a dumping site. Instead of hiring security to manage the space, the city said rather just close it.

Interviewer: What type of building do you think is missing from Rivertown?

Interviewee: I would say a market, because Warwick is far from here. Well, we don't have a hall that is affordable, like a community hall. This was used for that and a lot of people are suffering because they can't do that. Only halls exist in hotels which are very expensive to host a workshop. We need a public recreational space. The city owns very few public buildings for its employees.

Interviewer: If this building could be any function, what would you want it to be and why?

Interviewee: I was happy with it being an entertainment space because that is what is lacking, a municipally owned space.

Interviewer: How is the courtyard used?

Interviewee: No other activities except parking for library staff

Interviewer: How many people can the buildings currently hold?

Interviewee: Up to 200 people just in the gallery

\*\*\* Please note: sentence structure and word choice is typed as spoken by the interviewee

# APPENDIX A

## Interviews

Interviewer: If you could take away /demolish any of the buildings, which would it be and why?

Interviewee: I would say the plant room should go

Interviewer: If you could add any spaces to the complex of buildings, what would it be and why?

Interviewee: If we were to take out the archives part (interior of hall 2) and have that space as a restaurant that will be perfect.

Interviewer: How is the indoor temperature of the space?

Interviewee: Winter too cold , summer too hot

Interviewer: Is the space too light or too dark?

Interviewee: Gallery (hall 1) is light, Archives (hall 2) needs light

Interviewer: How are the acoustics?

Interviewee: Not good

Interviewer: Is there adequate wheelchair access?

Interviewee: Yes

Interviewer: The eThekweni 2016 Local Area City Plan for Durban has demarcated Rivertown as a walkable neighbourhood and the site specifically is identified to be high-density residential development, what do you think of this proposal for the site?

Interviewee: Housing will be fine because it brings life to the precinct.

Affordability is an issue, I don't know how much you can allow people to live in the city, my feeling is that inside the city its very difficult for a person with a low income, I'm not saying we are better in townships but life is cheaper outside the CBD. If the government subsidized housing I promise you people from the townships would sell that house to someone well off and go back to the townships. Its poverty, its better to stay in a shack where rent, water is free. For me, bringing low-cost housing to the CBD will never work.

Interviewer: Do you think there's opportunity to somehow link functions of the ICC with the Rivertown Beerhall or with Unisa and the Rivertown beerhall and how?

Interviewee: There is a working relationship with us and UNISA. This could be a place where the students come and do their exhibitions here for their exams and would be great for the students to have a place to eat.

\*\*\* Please note: sentence structure and word choice is typed as spoken by the interviewee



# APPENDIX A

## Interviews

Silvia Bodei, UKZN Lecturer who is familiar with the precinct

Interviewer: What are the potential programs that the site could benefit from?

Interviewee: The proposal of the municipality relative to art is not bad, but they could think of a start-up centre: new enterprises, co-working or markets. A mixed-use programme would be beneficial.

Interviewer: The eThekweni 2016 Local Area City Plan for Durban has demarcated Rivertown as a walkable neighbourhood and the site specifically is identified to be high-density residential development, what do you think of this proposal for the site?

Interviewee: This is not a good strategy generally. Rivertown also has a specific form from its heritage, the strategy of densification doesn't fit with Rivertown. The original atmosphere consists of warehouses, a human scale, art and creative businesses and so I think the scale is fine as it is but can grow in moderation.

The plan is very dense with narrow streets so its important [to retain this] for public space. It's a potential walkable precinct. John Milne road needs to be connected to other public spaces and connected to the beach front. It is important that this programme is layered. Rivertown is well located to city centre and the beachfront.

Interviewer: What is your opinion of dealing with heritage under threat due to bulk and densifying practices in the city?

Interviewee: Archive (conservation of artworks) is not accessible to public, [which is a] general problem of the municipality. The courtyard should be open to public and John Milne Road should be reactivated. The municipality has not delivered a clear strategy in term of heritage.

Interviewer: Could you recommend any precedent going forward in terms of adaptive reuse/ programmatic/formal precedent?

Interviewee: In term so urban scale and strategy look at Maboneng. For a similar converted warehouse district look at Poblenou in Barcelona and Kings cross in London even though the scale is different. Find urban public pace with functions along its length to activate it.

\*\*\* Please note: sentence structure and word choice is typed as spoken by the interviewee

# APPENDIX B

## Ethics Clearance Letter:



Faculty of Engineering,  
Built Environment and  
Information Technology

Fakulteit Ingenieurswese, Bou-omgewing en  
Inligtingtegnologie / Lefapha la Boetsenere,  
Tikologo ya Kago le Theknolotši ya Tshedimošo

9 June 2021

Reference number: EBIT/79/2021

Ms A van Aswegen  
Department: Architecture  
University of Pretoria  
Pretoria  
0083

Dear Ms A van Aswegen

### FACULTY COMMITTEE FOR RESEARCH ETHICS AND INTEGRITY

Your recent application to the EBIT Research Ethics Committee refers.

Conditional approval is granted.

This means that the research project entitled "Masters Professional Mini-Dissertation in Architecture, Landscape Architecture and Interior Architecture (Group / Blanket)" is approved under the strict conditions indicated below. If these conditions are not met, approval is withdrawn automatically.

#### Conditions for approval

This application is approved based on the summaries provided.

Applications from each student (including application forms and all necessary supporting documents such as questionnaire/interview questions, permission letters, informed consent form, etc) will need to be checked internally by the course coordinator/ supervisor. A checklist will need to be signed off after the checking.

All of the above will need to be archived in the department and at the end of the course a flash disc / CD clearly marked with the course code and the protocol number of this application will be required to be provided to EBIT REC administrator.

No data to be collected without first obtaining permission letters. The permission letter from the organisation(s) must be signed by an authorized person and the name of the organisation(s) cannot be disclosed without consent. Where students want to collect demographic the necessary motivation is in place.

This approval does not imply that the researcher, student or lecturer is relieved of any accountability in terms of the Code of Ethics for Scholarly Activities of the University of Pretoria, or the Policy and Procedures for Responsible Research of the University of Pretoria. These documents are available on the website of the EBIT Ethics Committee.

If action is taken beyond the approved application, approval is withdrawn automatically.

According to the regulations, any relevant problem arising from the study or research methodology as well as any amendments or changes, must be brought to the attention of the EBIT Research Ethics Office.

The Committee must be notified on completion of the project.

The Committee wishes you every success with the research project.

**Prof K.-Y. Chan**

Chair: Faculty Committee for Research Ethics and Integrity  
FACULTY OF ENGINEERING, BUILT ENVIRONMENT AND INFORMATION TECHNOLOGY