

COMPANY'S GARDEN CAPE TOWN POLICY FRAMEWORK AND ACTION PLAN

[Approved by Council : C 21/04/03]

Our VISION is that

the Company's Gardens is the
GREEN HEART of Cape Town,

a place of CULTURE,

deep HISTORICAL roots,
TRANQUILITY and delight ,

ENJOYED by citizens
and visitors alike.



EXECUTIVE SUMMARY

d) A **area by area analysis** (based on a specialist heritage audit prepared by a sub-consultant together with the issues, opportunities and constraints identified within the consultation process) of the essential character, qualities and significance of the various parts of the Garden and synthesising these to propose **area specific**:

- **management and development guidelines**; as well as
- **actions and projects** for implementation

In summation these informants / essential qualities and actions / projects identified for each area, are encapsulated in an **Overall Informants Plan** and an **Overall Action Plan**.

Due to the nature of this study it was felt that a Master Plan would in essence be an Action Plan which sets out clear direction for implementation actions.

e) In terms of a way forward, the study concludes by making the following **key recommendations** which would impact on the successful realisation of the Vision for the Company's Garden and resulting Action Plan and Policies.

1. Council to **adopt proposed Company's Garden Policy Framework and Action Plan** ;
2. **Establish a Management Structure** for the Company's Garden Precinct in line with Policy 6 – Management. This is to include the **Appointment of an appropriately qualified Garden Manager** for the Company's Garden;
3. Management Structure to **formulate project priorities, cost schedule and action strategy**; and

4. Management Structure to **source funds to implement action strategy**.
5. Action Plan, Development and Management Guidelines **to be reviewed every five years**.

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NOTE: The following parts of the Garden each have plans, photographs, diagrams and images depicting:

- Essential character, qualities, values and significance.; and
- Proposed Development and Management Guidelines as well as Actions / Projects etc.

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1.0 INTRODUCTION

On the 17th of March 1892 the then City of Cape Town Council assumed control of the Company's Garden.

A review of mayoral minutes from the time of assuming control in 1892 to 1988 reflects various Council decisions pertaining to individual additional planting, memorials, statues, built structures and events. The period 1976 to 1987 reflected little if any reference to the Garden in terms of planning or development.

However early 1988, saw a renewed interest and the need to establish policy for the Garden. The '*Company's Garden Revitalisation Project*' was initiated to prepare a preliminary policy framework and a conservation plan.

To drive this initiative a small inter-departmental working group of Council officials was established (1988-1990). The members of this group undertook the preparation of various analysis, surveys and maps pertaining to structural features, memorial plaques and statues, buildings on the periphery of the Garden, a tree inventory, assessment of current management and maintenance etc.

In March 1994 a document was produced by Council entitled '*Cape Town Gardens – The Development of a Guiding Strategy*', which encapsulated most of the above analysis, a 'Statement of Cultural Significance' as well as information from the following series of studies and analyses initiated by the Cape Town City Council in 1989, with the intention of formulating a conservation and management policy for this historic site.

- Historical research by Gwen Fagan in 1989;
- A user survey by Michael Young in 1989-1990;
- A public participation programme by Sandra and John Fowkes to facilitate the contribution of interested and affected parties in the development of a planning policy in April 1992; and

- A survey of Attitudes and Values of Low Income Citizens, conducted in September 1992.

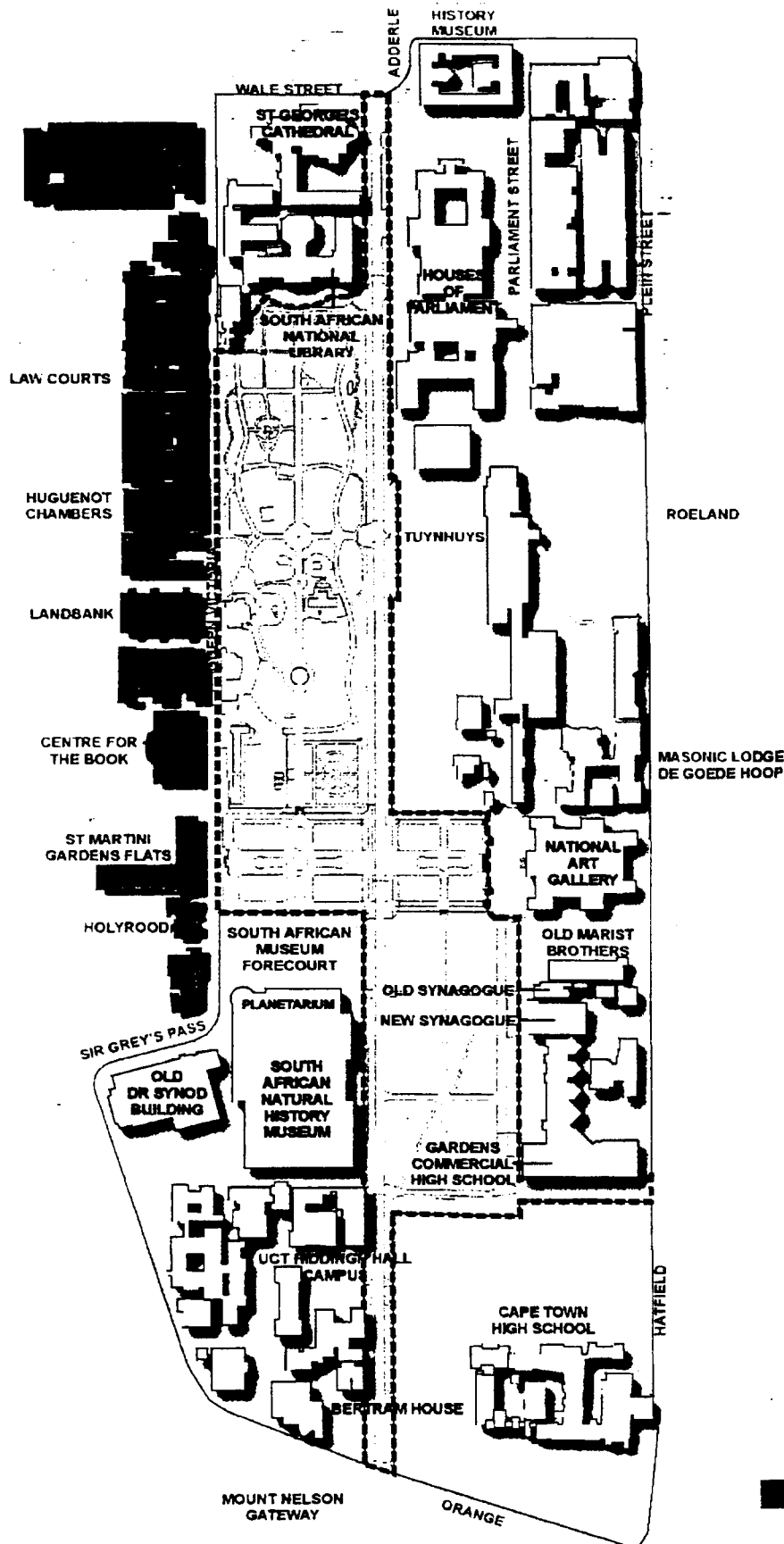
In addition to the working group a steering committee was formed in 1989, consisting of representatives from surrounding institutions, the National Monuments Council, the Simon van der Stel Foundation, Ward Councillors, members of the local Ratepayers' Associations and Council Officials. The function of this committee was to provide a forum for communication and broad guidance for the planning process. This steering committee met up until 1993.

The period 1994 to 1999 again saw a lull in the planning process of the Garden due to resource constraints etc. Subsequently in 1999, interest was once again renewed as a result of public pressure, primarily due to the deterioration of maintenance in the Garden. As a result, OvP Associates was appointed to complete a study entitled '*Company's Garden Cape Town: Development of a Management Plan (Final Report, September 2000)*'. This was adopted by Council in November 2000.

This study made several key recommendations, one of which was to formulate a **Master Plan and Draft Policy Framework** to inform and guide decision-making, ensuring that all intervention in and around the Garden would occur in a consistent and appropriate manner.

This recommendation was motivated by the need to address the fact that:

1. The Company's Garden is surrounded by a dynamic urban environment subject to developmental pressure and change;
2. Development within and on its periphery, can have significant impact on qualities that make the Garden a special, contemporary open space within the City context; and



STUDY PROCESS AND PRODUCTS

SECTION 3.0 + SECTION 8.0 - INFORMANTS

HERITAGE AUDIT (SPECIALIST STUDY)
 'THE COMPANY'S GARDEN, CITY OF CAPE TOWN'
 HERITAGE AUDIT, OCTOBER 2001



ISSUES

OPPORTUNITIES

CONSTRAINTS

INFORMANTS PLAN



SECTION 5.0

VISION

SECTION 6.0

CHANGING PRINCIPLES



SECTION 7.0

POLICIES

Role:

- Provides predictably, stability and consistency
- Provides check on political decision-making and actions
- Removes uncertainty as to what is acceptable and unacceptable

(Goals and Objectives as preamble to actual detailed level policy statements e.g. establish essential character and qualities of specific areas)

SECTION 7.0

Level 1: OVERARCHING/REGIONAL

SECTION 8.0

Level 2: MORE DETAILED LEVEL/AREA SPECIFIC

Role and Characteristics:

- Focus on direction & results rather than on detail of how implementation will occur
- Broad guide to plan preparation & decision-making
- Should be clear, understandable, comprehensive and as brief as possible
- Should be established under legal authority

Role:

- Guide detailed implementation as basis for daily, on-going planning, development, management & administrative decision making

Show how policies can be used



SECTION 8.0 - ACTIONS

AREA SPECIFIC MANAGEMENT & DEVELOPMENT GUIDELINES

SECTION 8.0 - ACTIONS

AREA SPECIFIC ACTIONS



MASTER ACTION PLAN



GOING FORWARD

SECTION 9.0

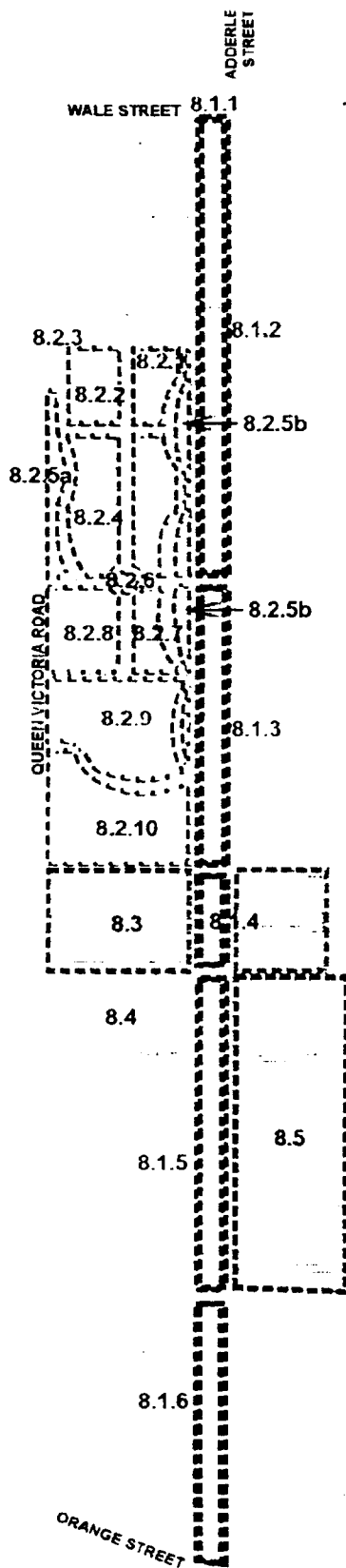
SUMMARY OF ACTIONS (Prioritized)

SECTION 10.0

KEY RECOMMENDATIONS

**FIGURE 2:
STUDY PROCESS AND PRODUCTS**





LEGEND

8.1 GOVERNMENT AVENUE AND ZONES

- 8.1.1 Wale/Adderley Elbow
- 8.1.2 Between Houses of Parliament and National Library
- 8.1.3 Between Tuynhuys and Lower Garden
- 8.1.4 Avenue and Deilville Wood Memorial Garden Juncture
- 8.1.5 Between Paddocks and S.A. Natural History Museum
- 8.1.6 Top End of Avenue

8.2 LOWER GARDEN AND ZONES

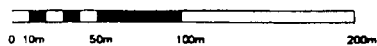
- 8.2.1 Entrance Area
- 8.2.2 Around Japanese Pergola
- 8.2.3 Around Public Lavatory and Bothy
- 8.2.4 Around Herb Garden and Aloe Rockery
- 8.2.5a Sinuous Path Signal Hill Side
- 8.2.5b Sinuous Path Devil's Peak Side
- 8.2.6 Central Sundial/Fountain
- 8.2.7 Around Cecil Rhodes Statue and Aviary
- 8.2.8 Around Restaurant
- 8.2.9 Around Circular Pond
- 8.2.10 Rose Garden - Former Hot House Area

8.3 DELLVILLE WOOD MEMORIAL GARDEN

8.4 SOUTH AFRICAN NATURAL HISTORY MUSEUM FORECOURT

8.5 THE PADDOCKS

FIGURE 3:
PARTS OF THE COMPANY'S GARDEN



SEAWARD SIDE

WALL STREET

PLEIN STREET

LOWER GARDEN

AVENUE

QUEEN VICTORIA ROAD

SIGNAL HILL SIDE

CROSS AXIS

DEVIL'S PEAK SIDE

HATFIELD STREET

AVENUE
PADDOCKS



LEGEND

AVENUE

 PADDOCKS

CROSS AXIS

LOWER GARDEN

FIGURE 4:
SHORTHAND TERMINOLOGY

TABLE MOUNTAIN END/TOP END

ORANGE



TERMINOLOGY

Refer FIGURE 2 – '*Project Process and Products*' to understand inter-related nature and sequential order of terms described below.

Vision

A Vision expresses a guiding philosophy, conveying an ideal towards which we strive; galvanising, exhilarating and inspiring decisions and actions. It has no 'finish line' or time limit.

Principles

Principles refer to a set of values and beliefs, informed by a sense of quality from which policies and proposals can be derived.

Policies

The role of policies is to

- Provide predictability, stability and Consistency;
- Provide a check on political decision-making and actions; and
- Remove uncertainty as to what is acceptable and unacceptable.

Policies can further be divided into overarching / regional policies and more detailed / area specific policies.

Overarching / regional policies should be clear, understandable, comprehensive and as brief as possible as well as established under legal authority. The role of these policies is as follows:

- To focus on direction and results rather than focus on detail of how implementation will occur;
- Serve as broad guide to plan preparation and decision-making;

In comparison detailed / area specific policies guide detailed implementation providing a basis for daily, on-going planning development, management and administrative decision-making.

For the purpose of this report overarching policy statements are given as part of Section 7.0 and site specific development and management guidelines given as part of section 8.0 – actions in lieu of site specific policies. These guidelines may at some later stage serve to inform site-specific policies, as required.

Guidelines

Guidelines focus on providing clear direction and parameters for development and management decision-making and implementation.

Master Plan

An action plan which sets out clear direction for implementation actions as well as providing a 'brief', design parameters and in some instances conceptual development notions for areas needing further detailed design studies.

Cultural Landscape

Two broad categories of landscape types exist, namely natural and cultural landscapes.

Cultural Landscapes are areas which clearly represent or reflect the patterns of settlement or use of the landscape over a long time, as well as the evolution of cultural values, norms and attitudes toward the land. They exhibit the different phenomena of man's lasting impact on the land.

Preservation

Preservation holds an uncompromising approach towards retaining and restoring a building to its original form and more often than not, the use for which the building was designed as well as restoring landscapes to their original design intent.

Conservation

Conservation comes in many forms and guises and is different from preservation, in that it has a positive potential for adaptive re-use.

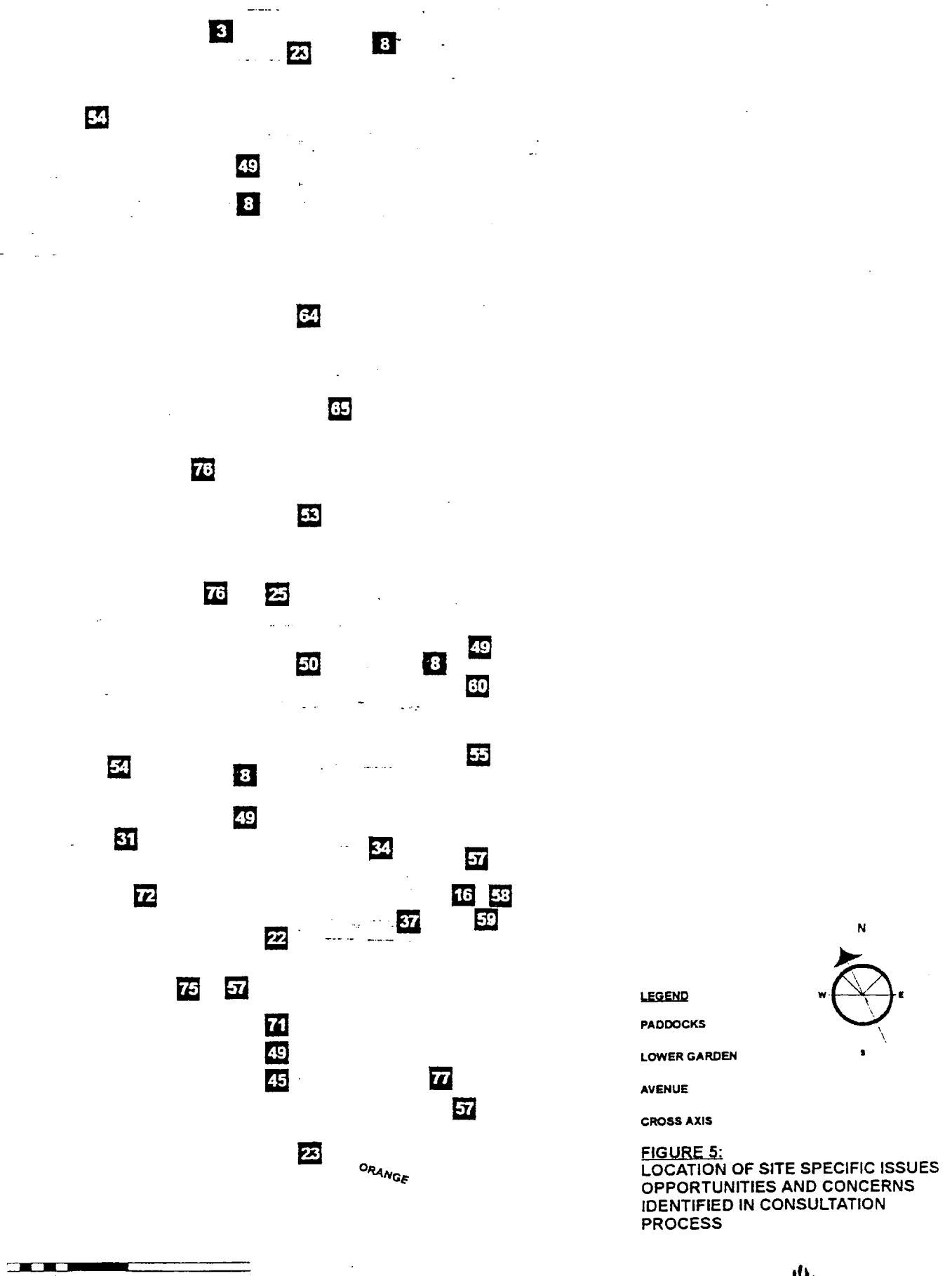
4.2 CONCERNS

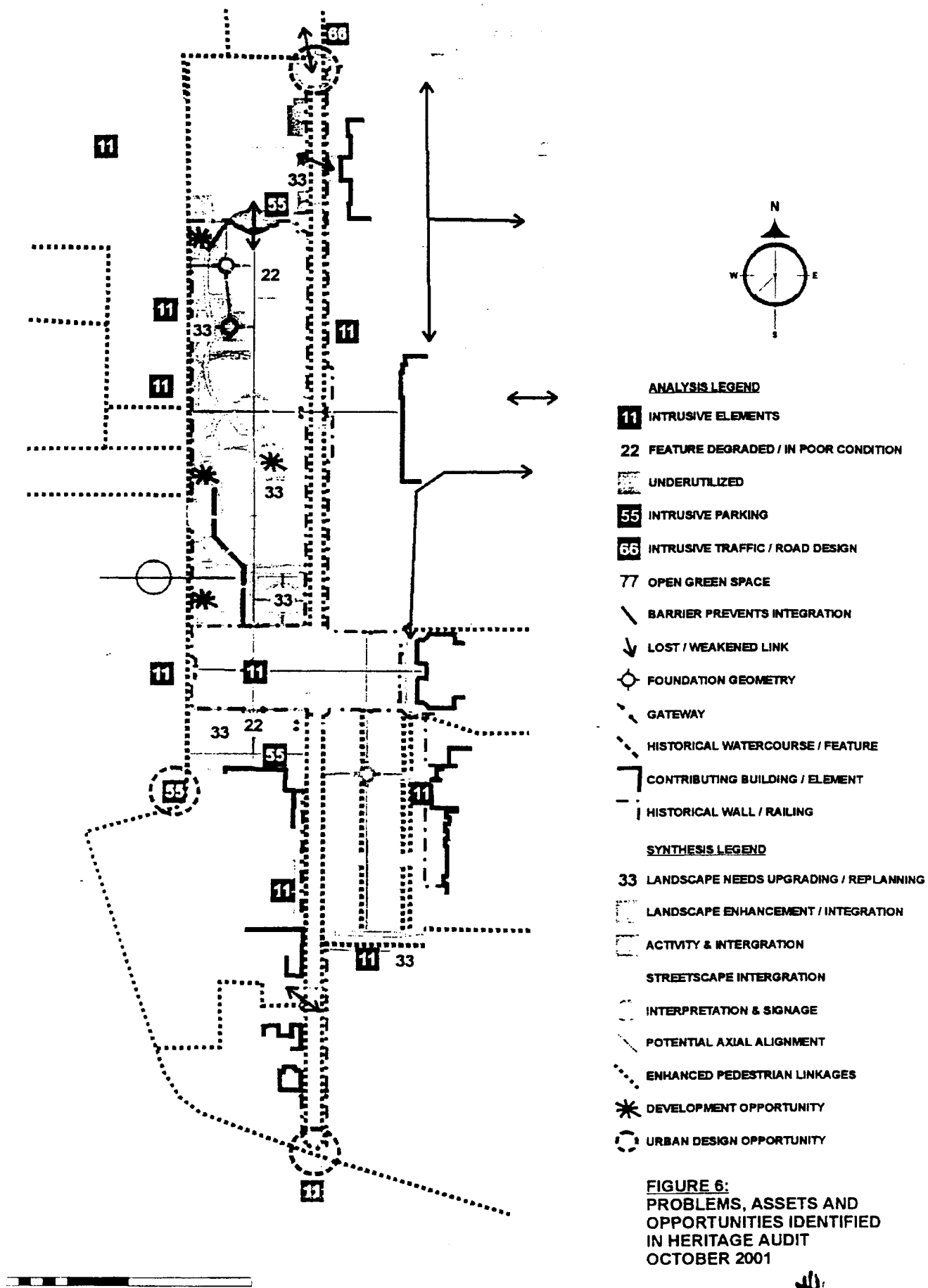
27. Duplication of work in Study with that which is being done by CTP (Cape Town Partnership) forums – need to be done in consultative manner;
28. Retain open space nature of CG, prevent urban erosion into CG (policy);
29. No more built structures to be allowed within CG;
30. CG must never be seen as elitist;
31. Need to control surrounding initiatives and development so as not to impact negatively on CG (policy) (refer FIGURE 5);
32. CG also is an important neighbourhood park;
33. Increase community ownership;
34. Need to formalise pathways in Paddocks so as to prevent trampling of plant beds (refer FIGURE 5);
35. Need to control and limit film crews in CG :
 - Investigate allocation of funds generated from this activity and possibly put back into CG;
36. Allocation of toilets problematic as if isolated attracts vagrants etc.;
37. Amphitheatre not to be located directly in front of Garden's Commercial School :
 - destroy vista;
 - destructive during school time (refer FIGURE 5);
38. Concern about extinction of owls and survival of squirrels;
39. Address interface between CG and surrounding buildings;
40. Impact of pollution on trees;
41. Maintain a balance between serenity and activity;
42. Activities need to be intimate and not mass gatherings;
43. Not necessary for City to own and run everything;
44. Relationship with CTP investigate thoroughly, tie up in terms of service delivery and chains of command;
45. Impossible to separate Bertram House from Hiddingh Hall Campus (refer FIGURE 5);

46. Until Vision on the table moratorium needs to be set on ad hoc proposals on security, memorials, management etc.

4.3 OPPORTUNITIES

47. Important cultural node in the CBD
48. Management component provided by CID (CTP - Cape Town Partnership);
49. Southern Flagship has a strong vision to promote the CG and adjacent museums as an important visitor destination and cultural node within Cape Town, e.g. outdoor dining and public outdoor participatory activities (refer FIGURE 5);
50. Upgrade axis to Art Gallery (refer FIGURE 5);
51. Informal amphitheatre, outdoor amphitheatre provide venue for schools, UCT drama dept. and public;
52. Food outlets to be both informal and formal, various types, levels and scales;
53. Avenue could be one of the great walks in the world (refer FIGURE 5);
54. Concentration of surrounding diplomatic embassies and government departments receiving international visitors :
 - CG epitomises a living monument to cultural links with other parts of the world (refer FIGURE 5);
55. Investigate ownership and current use of Old Maritz Building – parking area is an opportunity (refer FIGURE 5);
56. Current use of CG precinct space and adjacent institutions for school courses;
57. Promote link between UCT campus and schools
 - fine arts, visual and performing arts;
 - increase precinct as arts and culture node (education) (refer FIGURE 5);





4.0 TOWARDS A VISION

Vision Statement

The Company's Garden is the green heart of Cape Town, a place of culture, deep historical roots, tranquillity and delight, enjoyed by citizens and visitors alike.

5.0 OVERARCHING PRINCIPLE

Any intervention in the Garden should enrich the experience thereof and add layers of meaning and history without destroying the cultural significance of that which already exists.

6.0 POLICIES

6.1 Policy Intention

The following policy statements seek to inform decision-making and intervention within and adjacent to the Company's Garden in a consistent and appropriate manner.

POLICY 4: COMPANY'S GARDEN PRECINCT

Establish a Company's Garden Precinct for the mutual benefit of the Garden and the surrounding institutions, properties and places as a whole by:

- ensuring a positive, active interface between the Garden and the cultural institutions on its periphery;
- ensuring the co-ordination of design responses
- ensuring that the height, scale, design and materials of new development around the Garden creates a positive backdrop and preserves views from the Garden of the surrounding mountain slopes.
- encouraging the surrounding institutions to:
 - interface directly with the Garden;
 - establish active building frontages on the Garden where possible;
 - utilise the Garden for displays and special events, in co-ordination with the Garden management;
 - allow public access to, or maximise visual connections between, the Garden and adjacent open spaces;
 - co-ordinate the treatment and design of the interface with the Garden;
- promoting the Garden Precinct as an unparalleled concentration of cultural, governmental, educational and religious institutions; and
- co-ordinating the promotion of the Garden and surrounding institutions.

POLICY 5: ACCESS AND LINKAGES

Improve access and linkages to the Garden from the City centre in particular and the City Bowl in general by:

- maintaining the Garden as a pedestrian place;
- ensuring free public access to the Garden;
- restricting vehicles to Government Avenue and the Garden except for ceremonial or emergency purposes or on Council business; and
- strengthening physical, spatial, historical and symbolic linkages with urban and natural networks and spaces.

POLICY 6: MANAGEMENT

Ensure that appropriate, innovative and efficient management structures and procedures are adopted, and continuously reviewed, to achieve the Vision of the Company's Garden by:

- ensuring that maintenance results in a high quality environment;
- providing a secure environment;
- ensuring that resource allocation is in accordance with the outstanding significance of the Garden; and
- forming partnerships with relevant stakeholders.

8.0 PLACE BY PLACE ANALYSIS - INFORMANTS

8.1 GOVERNMENT AVENUE

Description :

Straight, broad, unobstructed linear pedestrian path edged on both sides with a bed of low under-planting and lines of oaks forming an avenue, with periodic benches, bins and lampposts set back from the path, flanked by stone-lined water channels on each side which are bridged or covered at various entrance and cross-axis points.

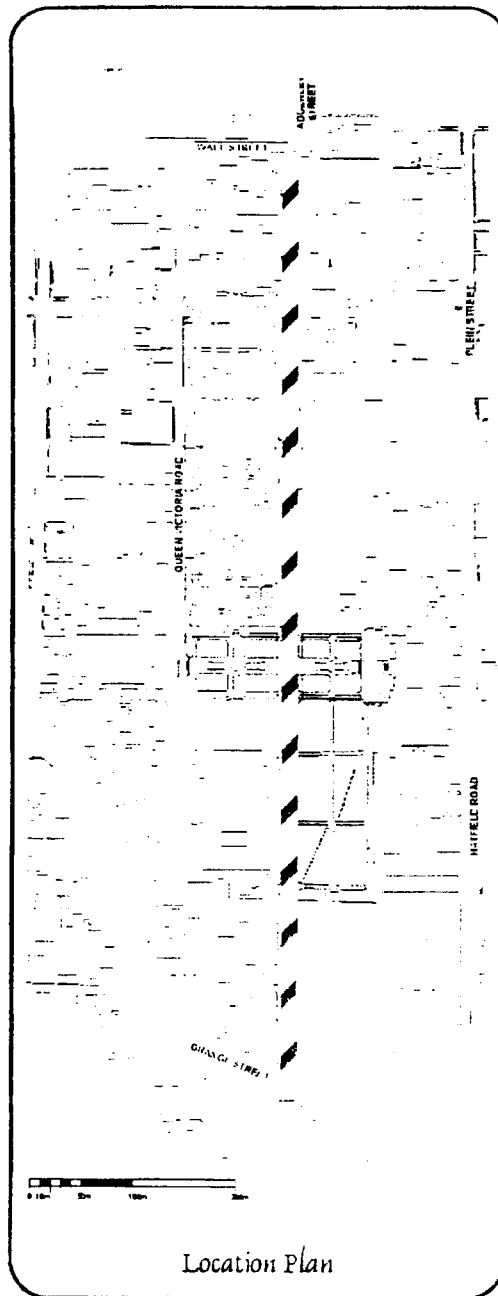
Its character changes along its length and it may conveniently be considered in the following parts (as is described later):

- 8.1.1 Wale-Adderley elbow;
- 8.1.2 Between Houses of Parliament-side of National Library;
- 8.1.2 Between Tuynhuys-Lower Garden;
- 8.1.4 At Cross Axis;
- 8.1.5 Between Paddocks-side of SA Museum; and
- 8.1.6 Top end to Orange Street.

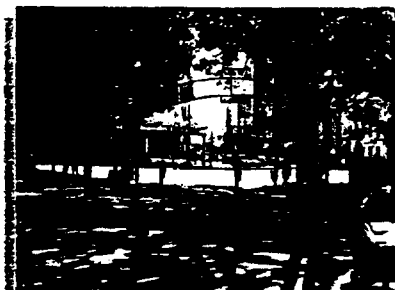
Essential Character, Qualities, Values and Significance :

- Very old and historical cultural landform, contemporary with Castle;
- Significant pedestrian route which:-
 - physically connects:*
 - various parts of the Garden;
 - institutions in and around the Garden; and
 - CBD and upper Table Valley;
 - symbolically connects:*
 - mountain and sea;
 - past and present through water channels alongside avenue (link to historical productive purpose of Garden); and
 - experientially connects:*
 - an uneven rhythm of events, enclosures and vistas due to a variety of edge conditions (walls, railings, gates, buildings, shrubberies and glimpses through them).

- Important townscape and urban design element and qualities as part of main sea-mountain axis of historical Cape Town grid as well as extending down Adderley street forming spine of present day main axis of Cape Town central city grid;
- Significant retention of timeless form, visual quality and homogenous character of oaks (consistent planting) vaulting (creating lineal tree canopy) over a pedestrian path; and
- Represents a strict geometry in early-day wilderness.

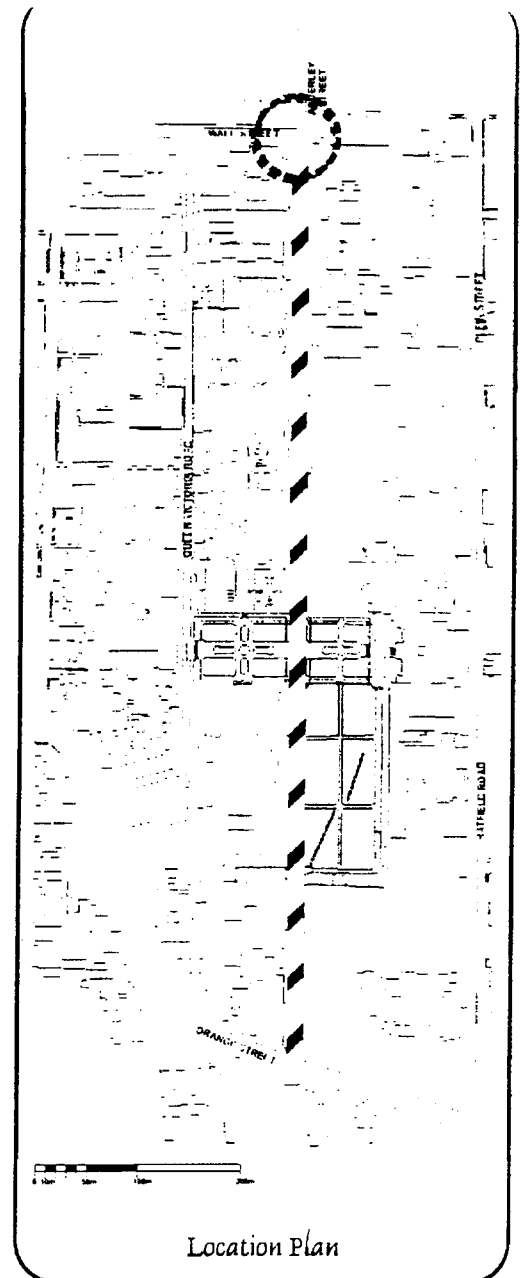
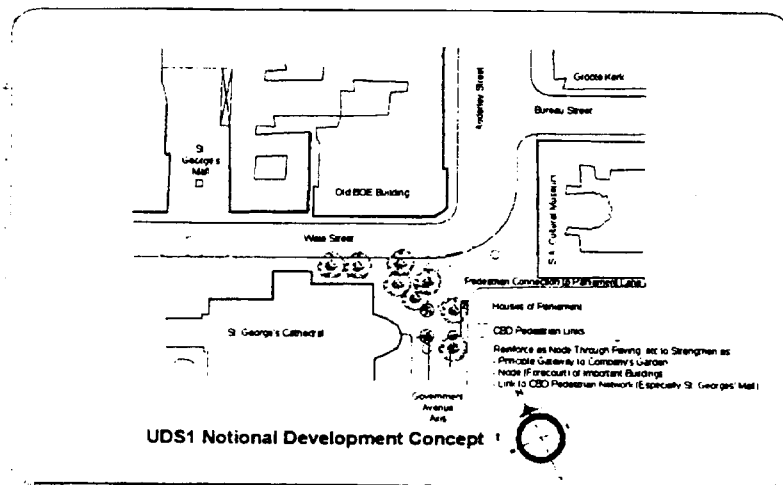
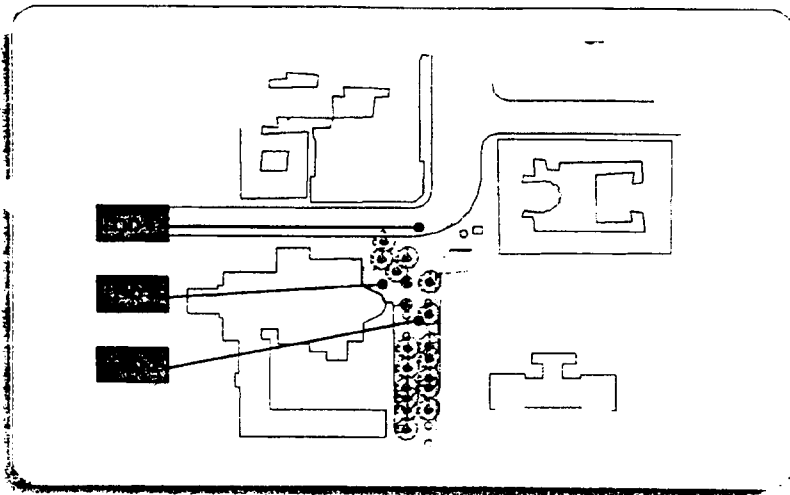


Location Plan



GOVERNMENT AVENUE



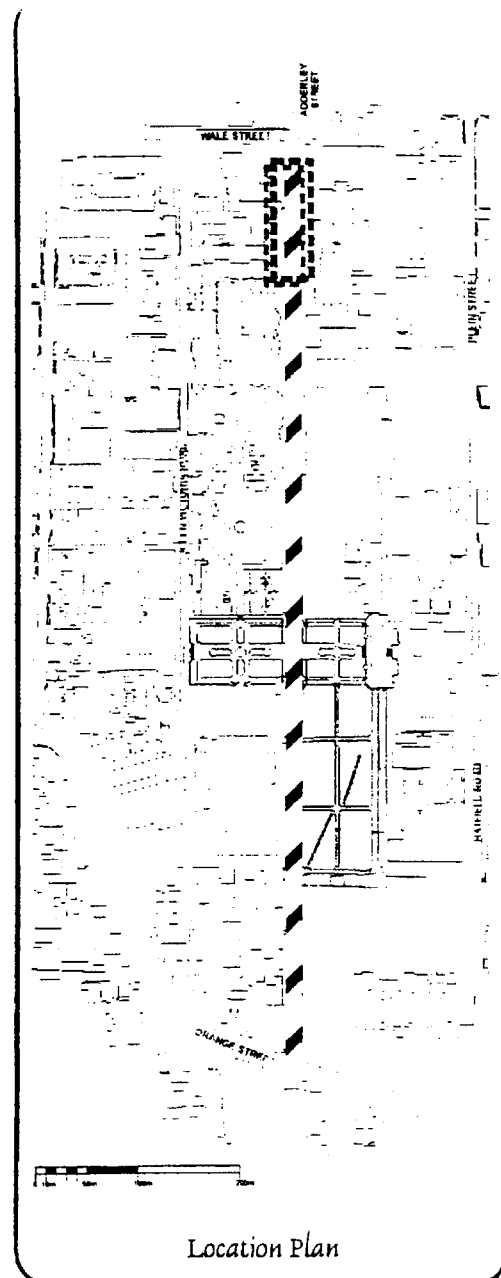
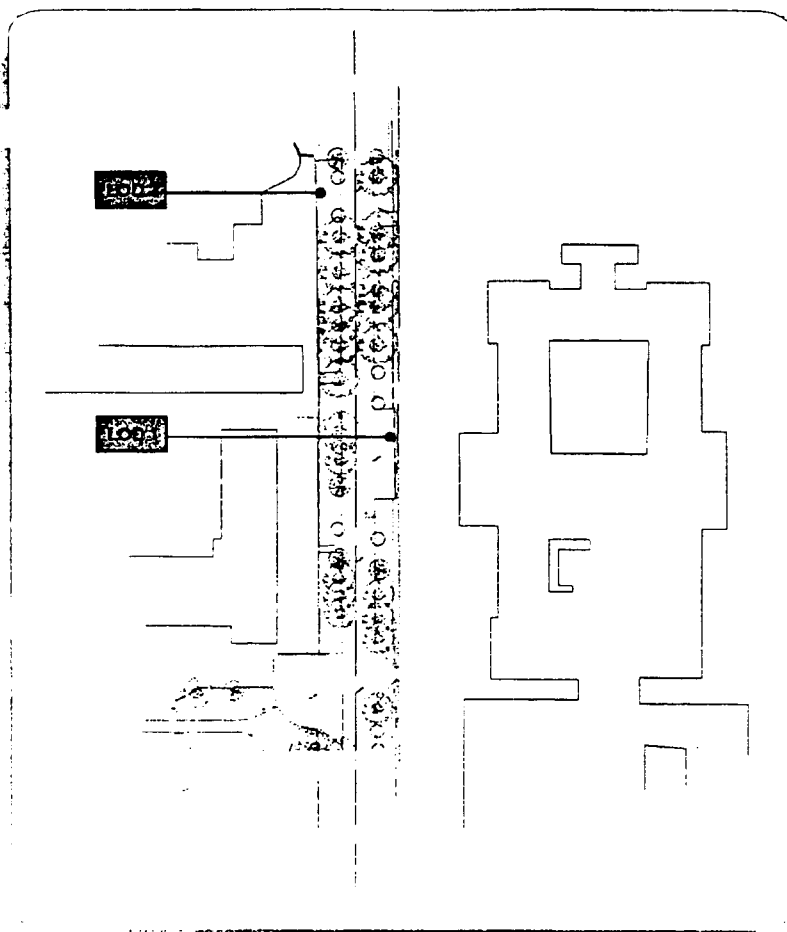


Wale / Adderley Elbow GOVERNMENT AVENUE

Prepared by OUP Associates

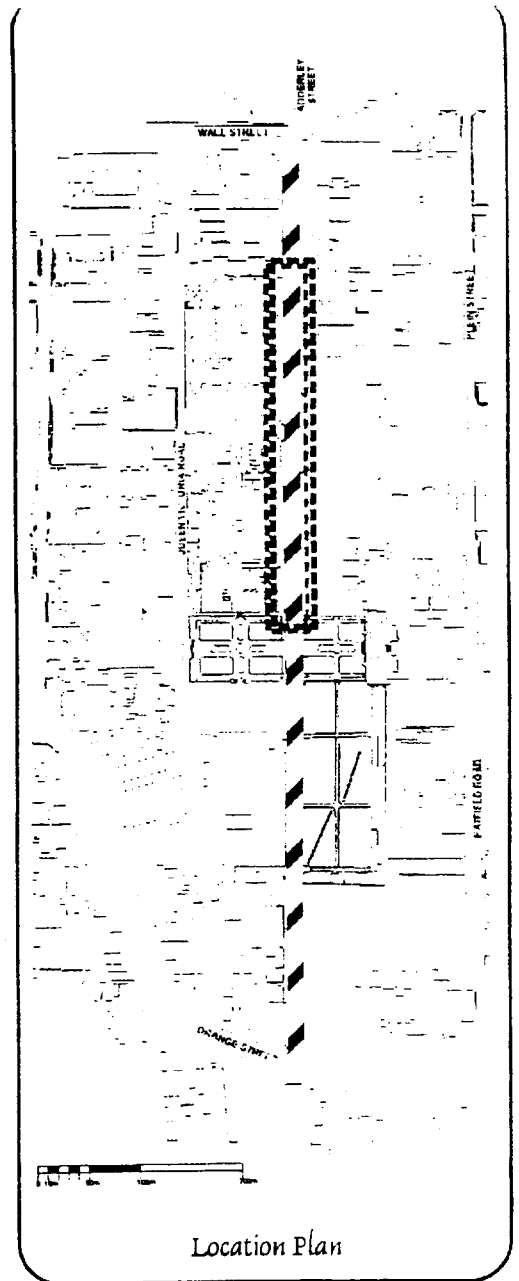
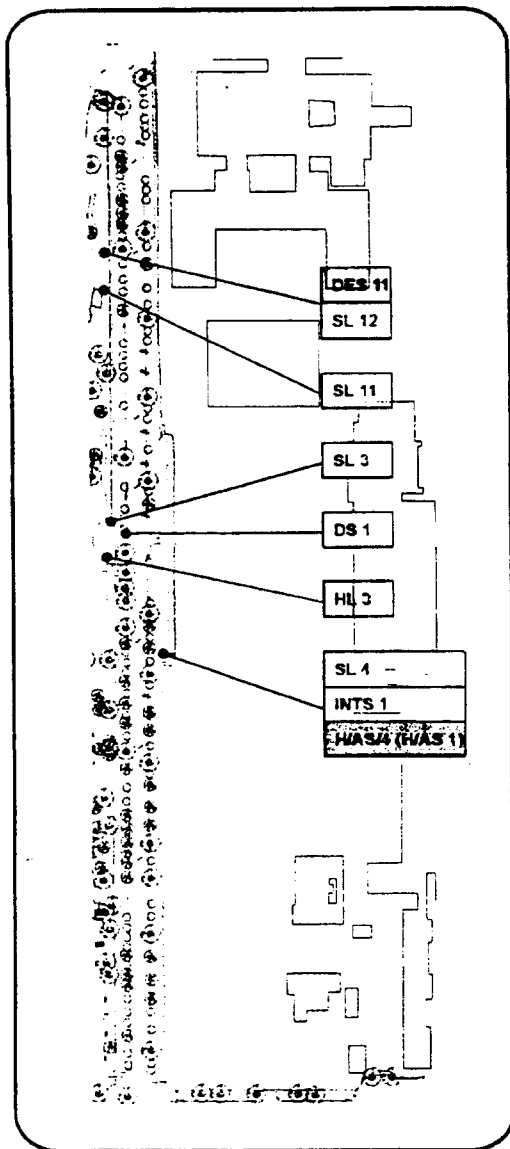
Company's Gardens Policy Framework and Action Plan
February 2002



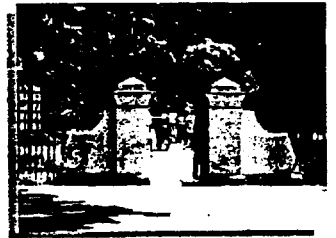
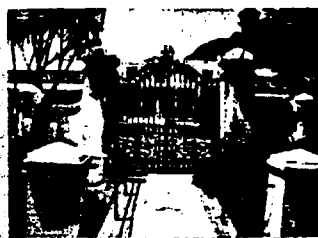


Between Houses of Parliament and National Library GOVERNMENT AVENUE



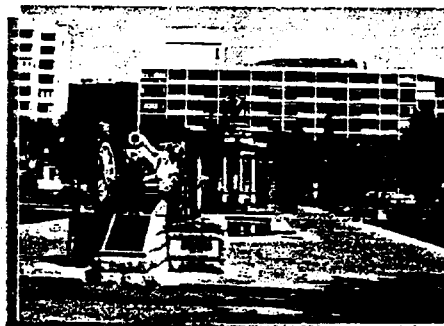
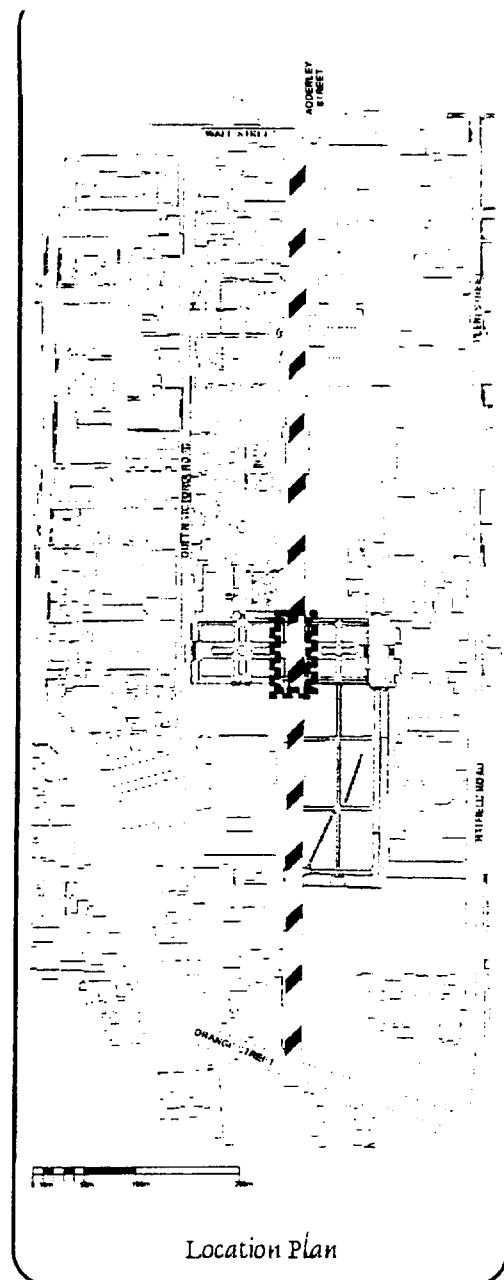


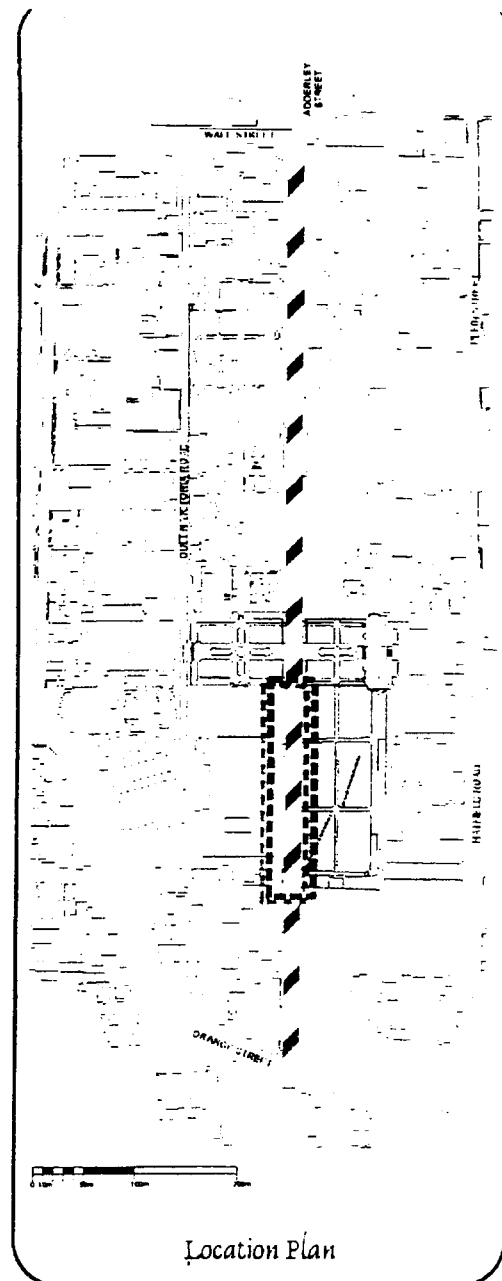
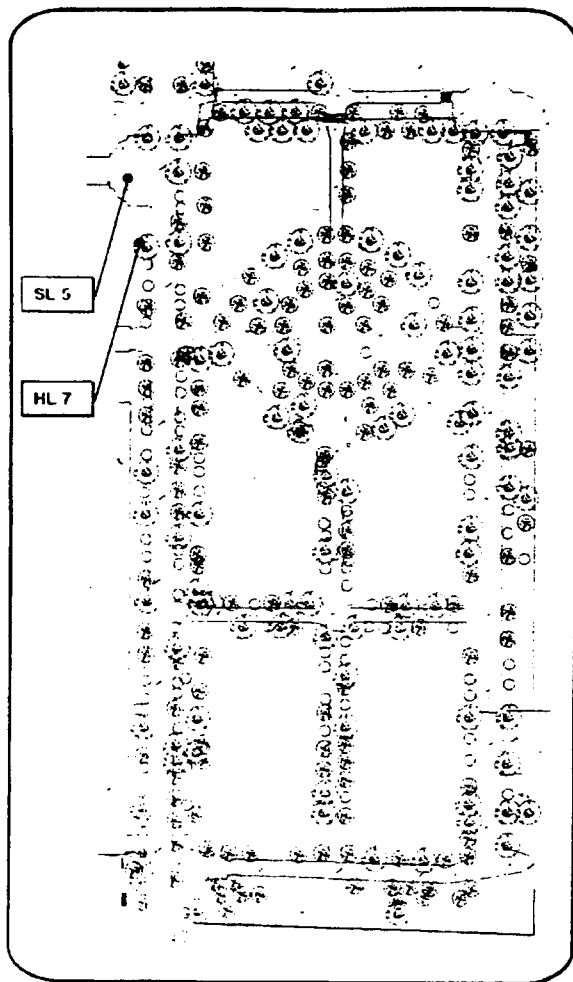
Location Plan



Between Tynghams and Lower Garden GOVERNMENT AVENUE

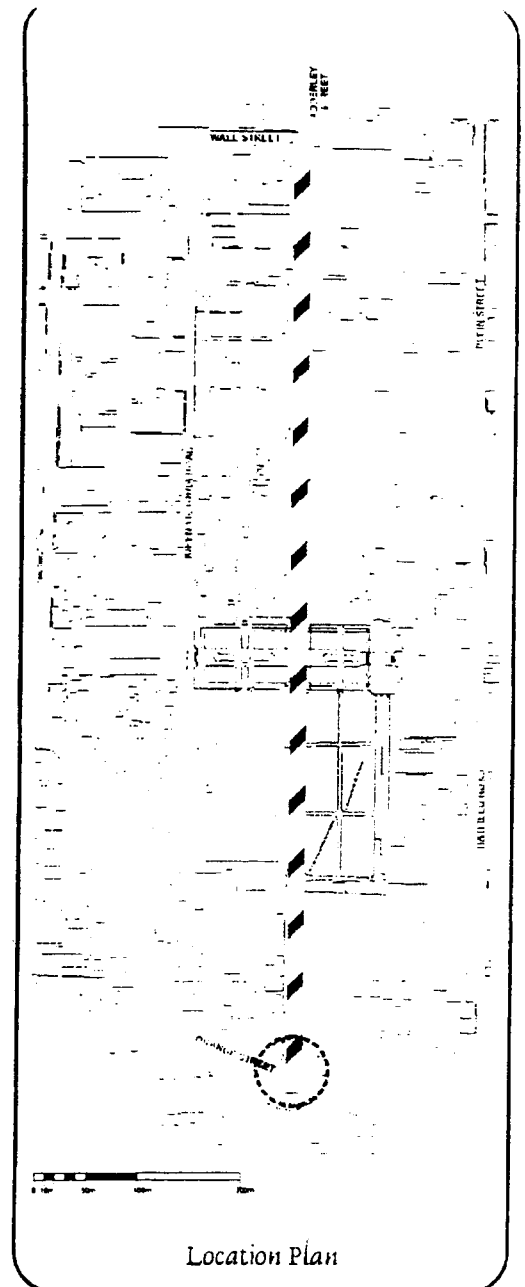
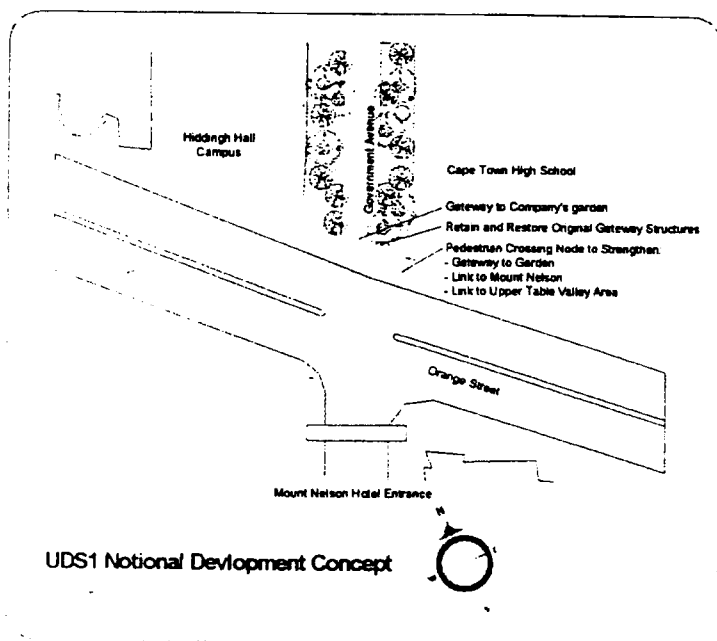
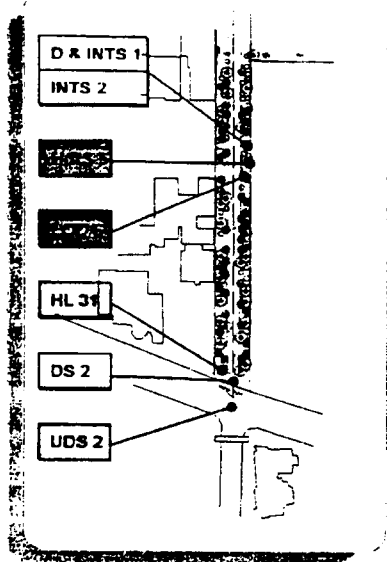






Between Paddocks and S.A. Natural History Museum GOVERNMENT AVENUE





Top End of Avenue GOVERNMENT AVENUE



8.0 PLACE BY PLACE ANALYSIS - INFORMANTS

8.2 LOWER GARDEN

Description :

Aged Victorian landscape with a central path, intensely packed both sides with minor places and routes, used for leisurely perambulations and as a shortcut to other places. Most people, perhaps, think of this as the heart of "the Gardens". It is referred to here as the *Lower Garden* to distinguish it from the full Company's Garden which is referred to as *the Garden*.

The Lower Garden is primarily a Victorian design of unified character. Its richness may conveniently be considered in parts

- 2.1 Entrance area
- 2.2 Around Japanese pergola
- 2.3 Around public lavatory and cottage
- 2.4 Around herb garden and aloe rockery
- 2.5 Sinuous paths
- 2.6 Around Sundial-fountain
- 2.7 Around Restaurant
- 2.8 Around Cecil Rhodes-Aviary
- 2.9 Around Circular pond
- 2.10 Rose garden-former hothouse area

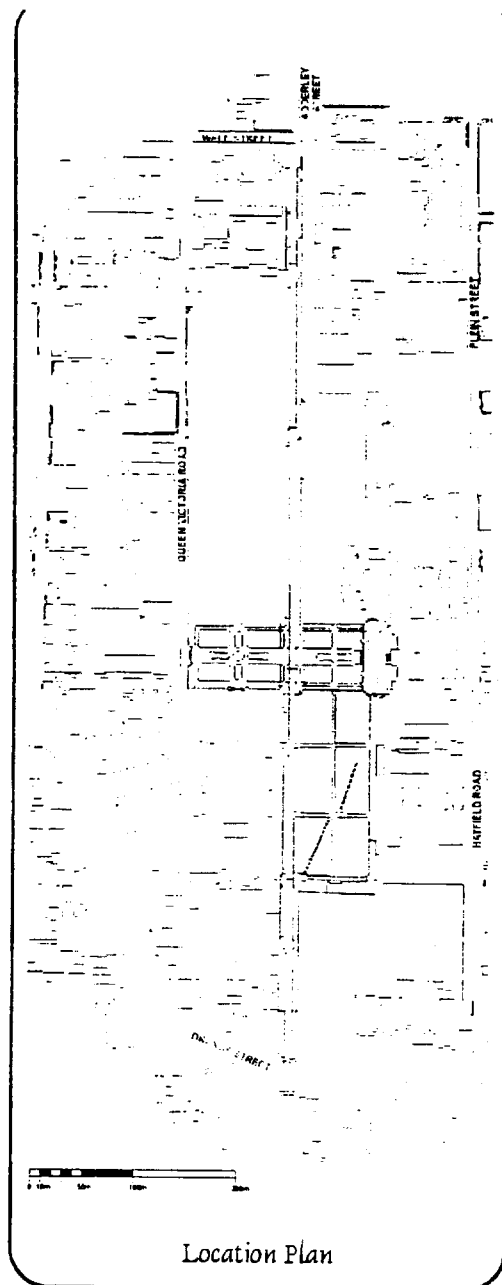
Essential Character :

- Underlying geometry – central straight path and cross-paths making internal axes and long vistas of central sundial and fountain, overlaid by:
 - informal, 'soft' park layout: clumps of trees with dense undergrowth, organically shaped beds and lawns;
 - winding paths; and
 - various 'rooms', details and incidents of deliberately differing character.

Qualities, Values and Significance :

- Deep layering of cultural historical significance associated with origins of settlement in the Cape;
-

- Botanical specimens are labeled and are reminders of the Garden's previous role as a botanical garden;
- Social significance – valued by Capetonians from far and near: symbolic 'green heart' of the City;
- Contrast with the densely urbanised centre of Cape Town – Rus in Urbe;
- Great unity of character deriving from Victorian layout, in turn superimposed on an earlier formal Dutch layout, containing numerous 'outdoor rooms' with distinct character and usage which form the Garden's 'palette of places' – strikingly different in the Garden as a whole, subtly different in the Lower Garden;
- Due to its great age, the Garden is characterised by enormous trees – it has never been as shaded as it is today.

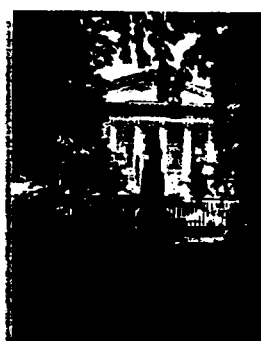
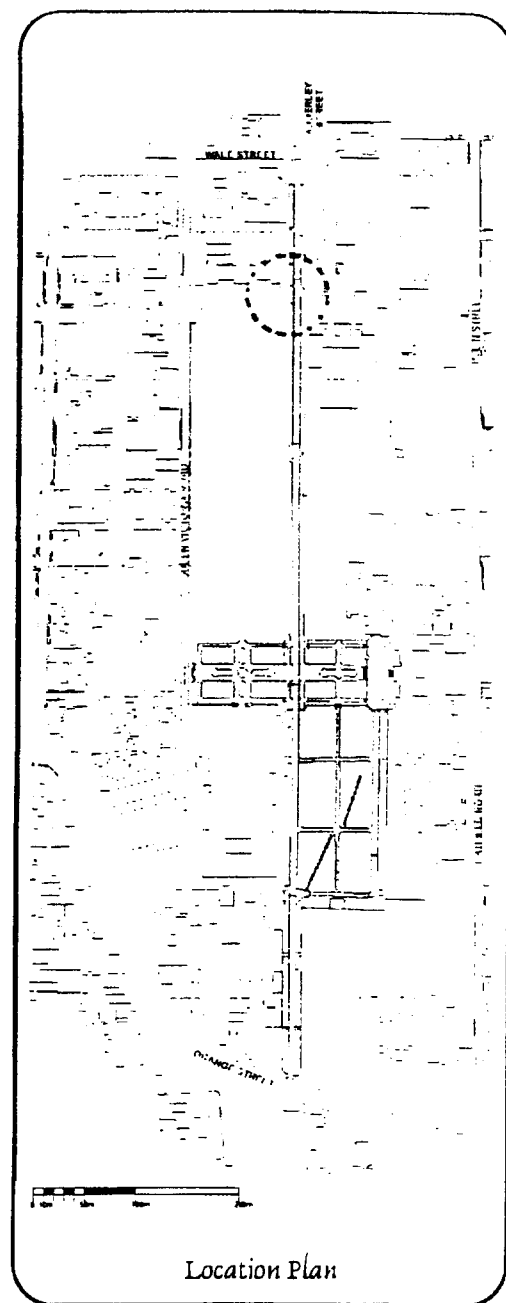
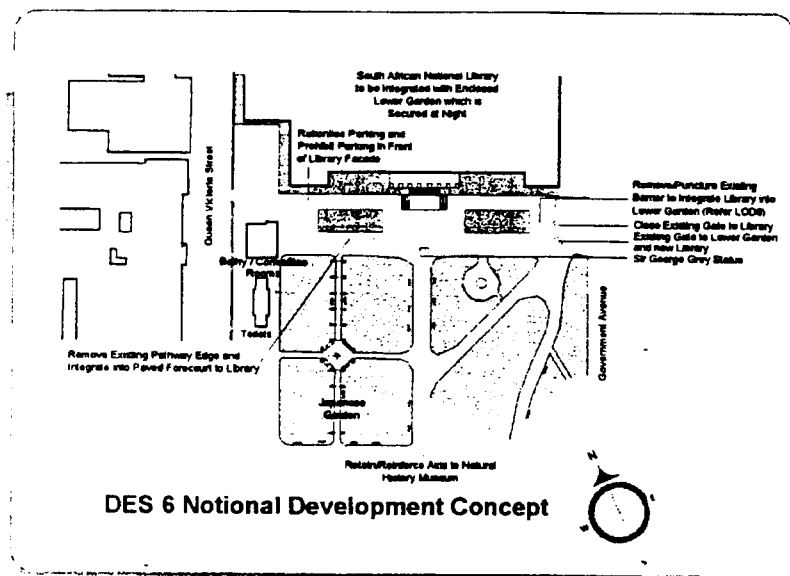
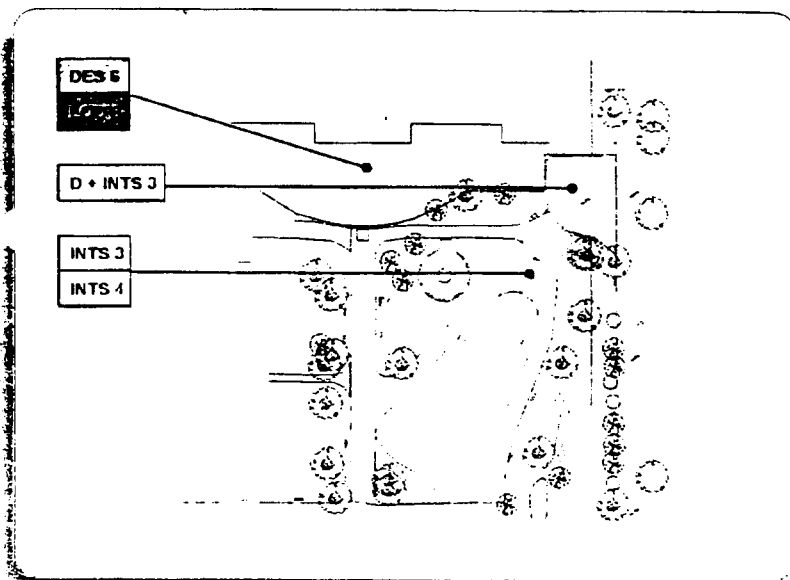


Location Plan



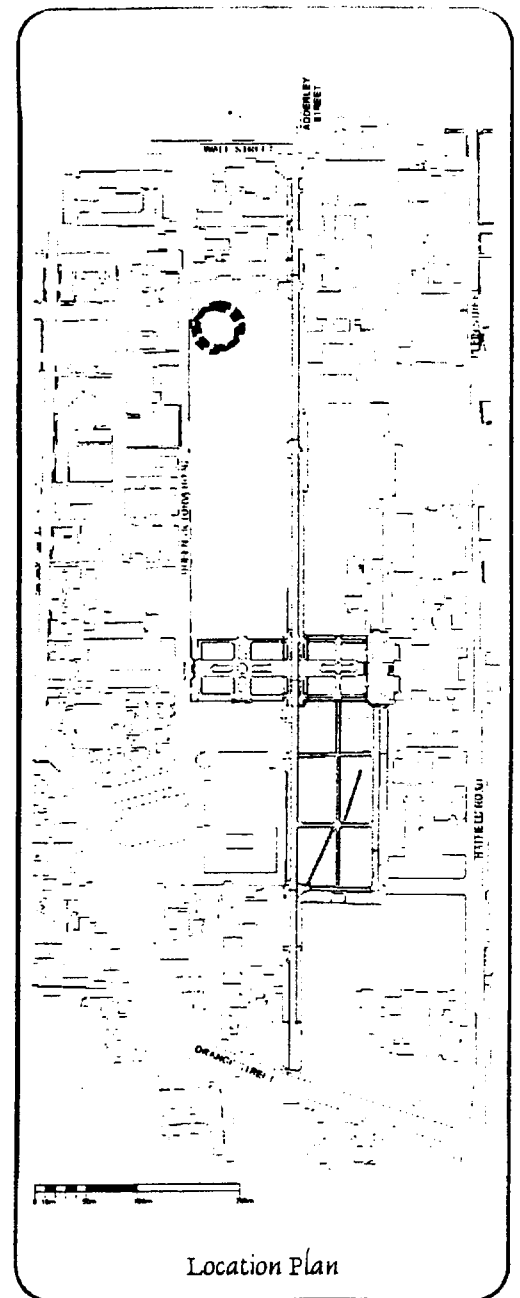
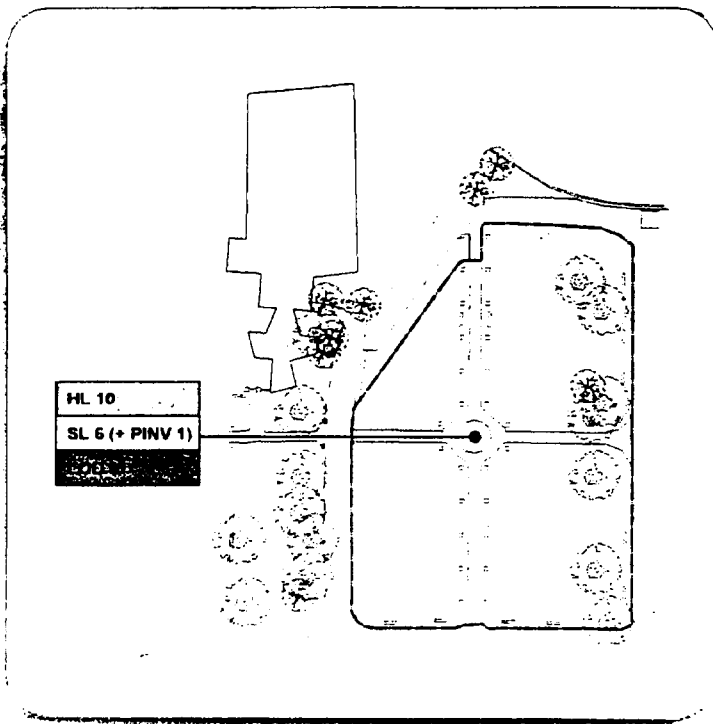
THE LOWER GARDEN





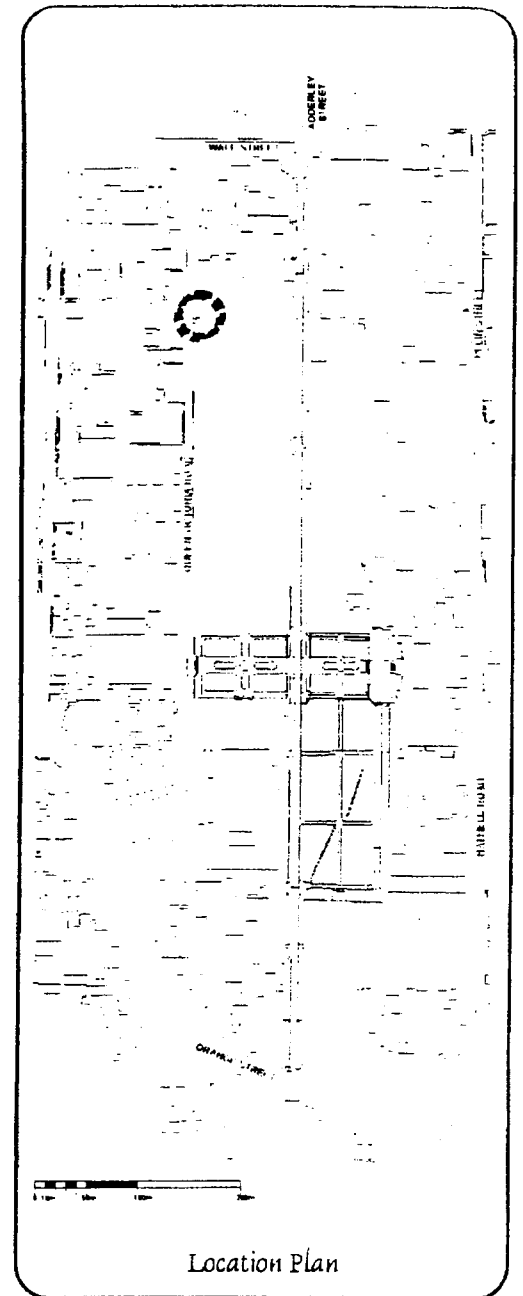
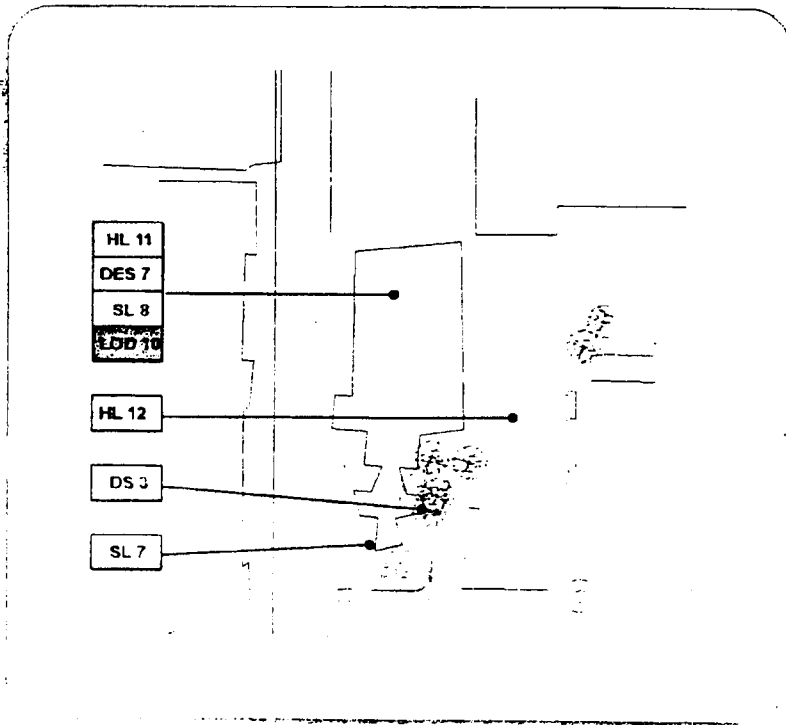
Entrance Area THE LOWER GARDEN





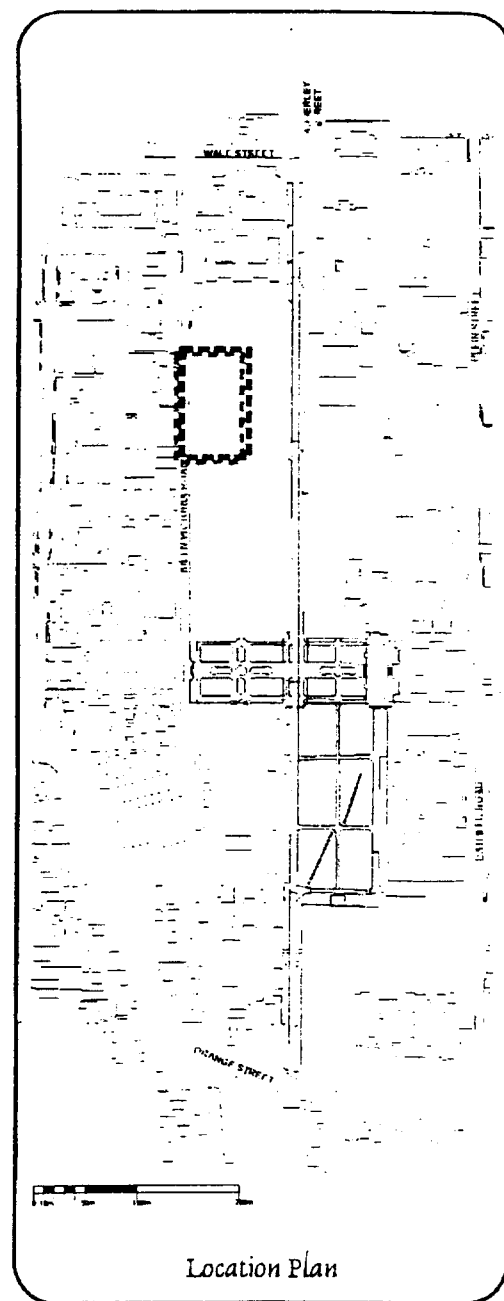
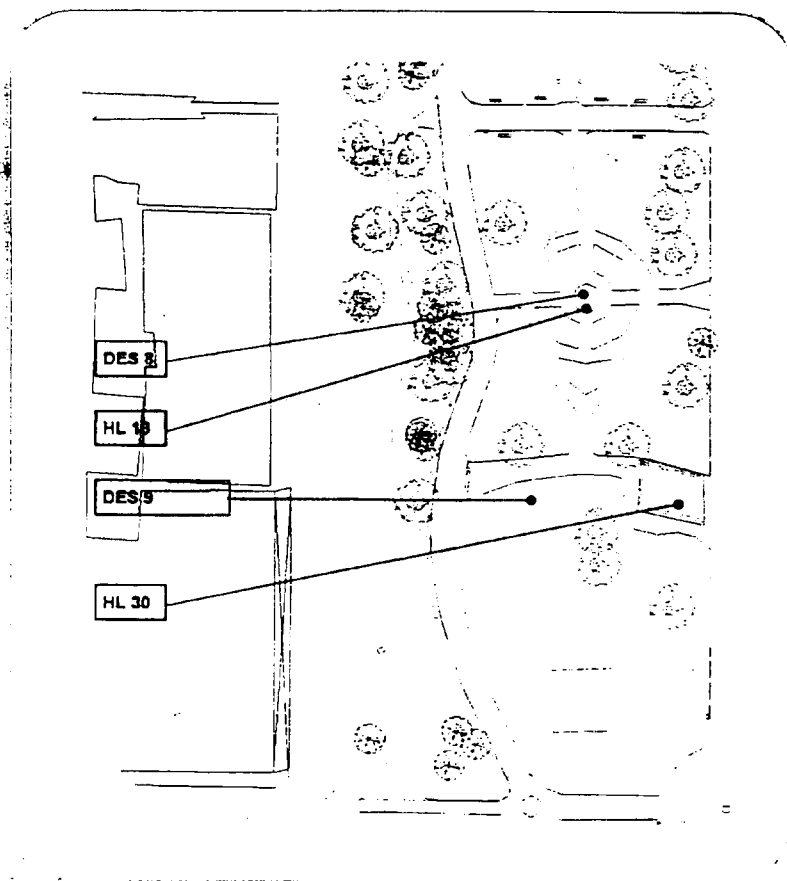
Around the Japanese Pergola THE LOWER GARDEN





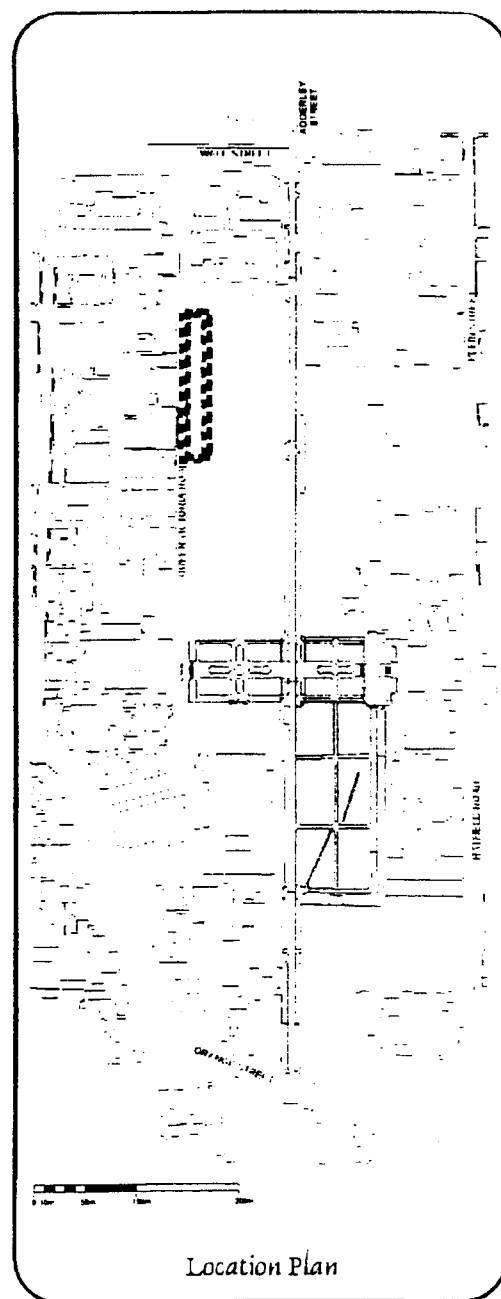
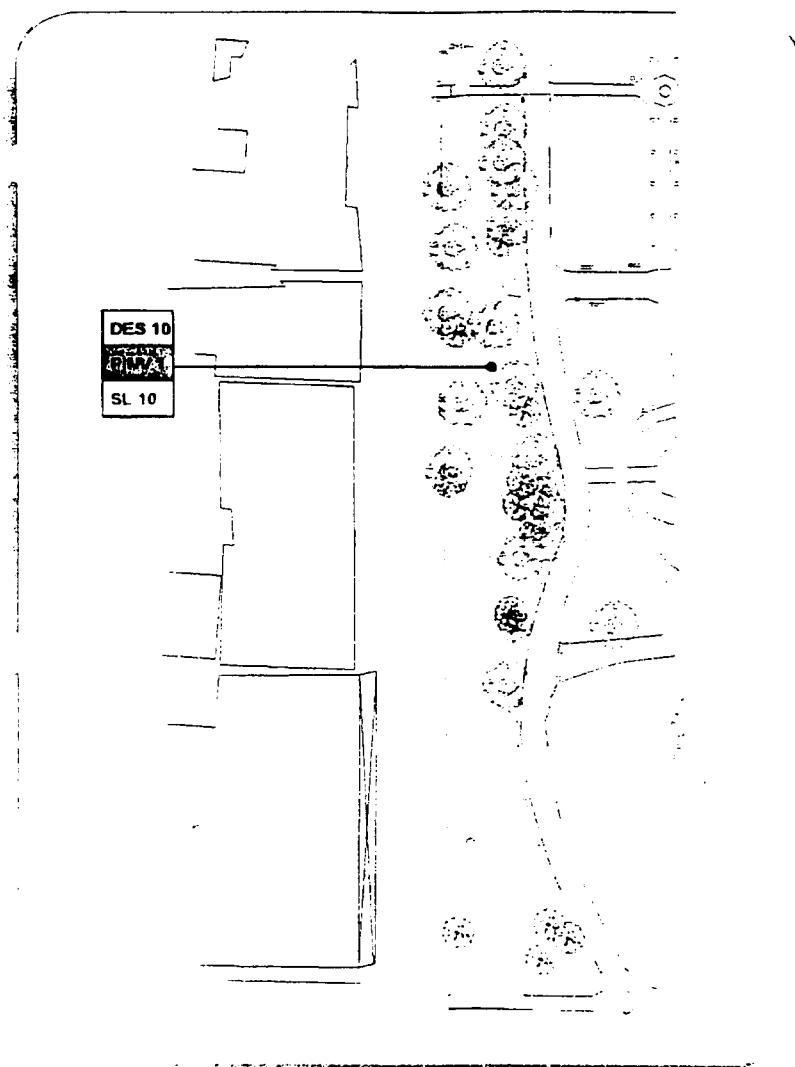
Around Public Lavatory and Cottage THE LOWER GARDEN





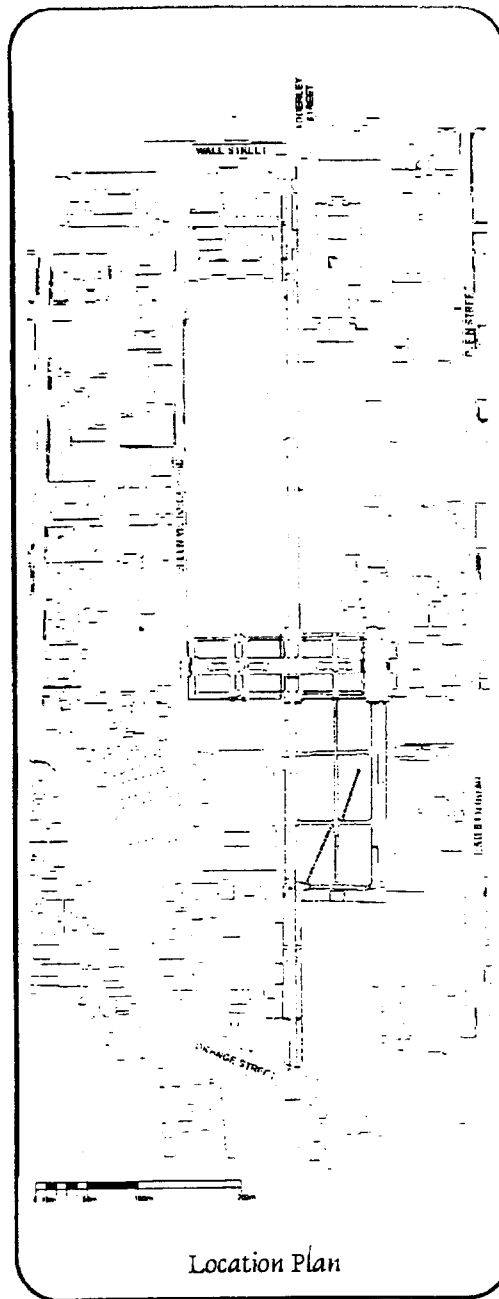
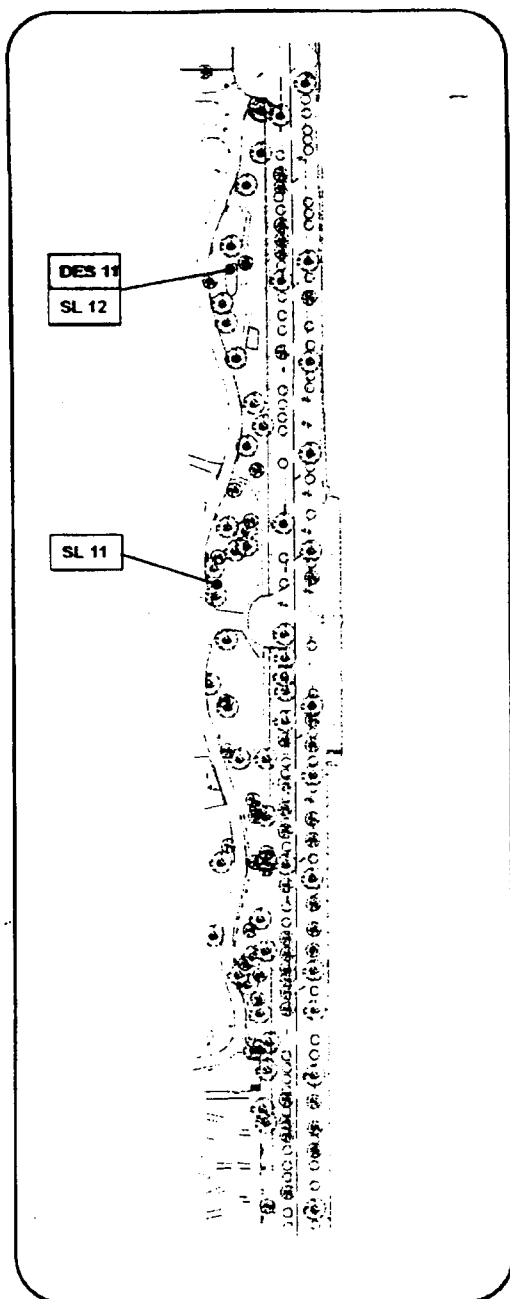
Around Herb Garden and Aloe Rockery THE LOWER GARDEN



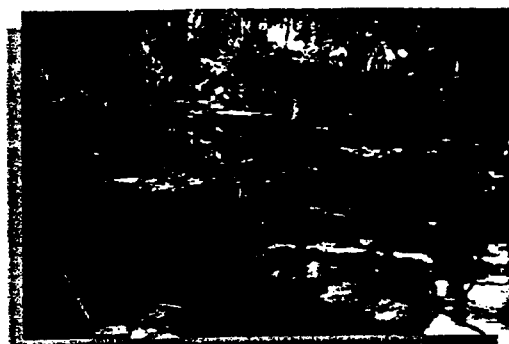


Sinuous Paths: Along Signal Hill Side THE LOWER GARDEN



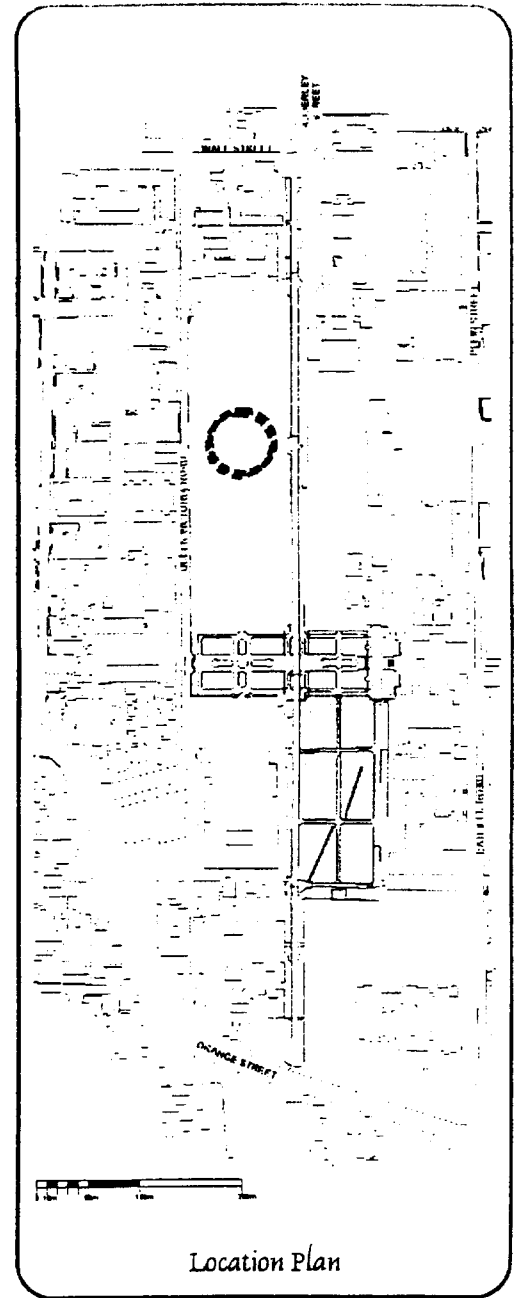
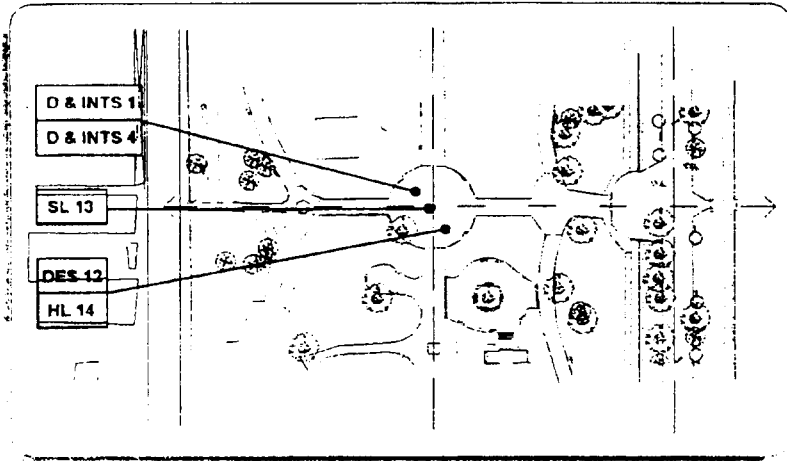


Location Plan



Sinuous Paths: Along Devil's Peak Side THE LOWER GARDEN





Central Sundial / Fountain THE LOWER GARDEN



8.0 PLACE BY PLACE ANALYSIS - INFORMANTS

8.2.7 AROUND CECIL RHODES STATUE - AVIARY

Description :

This cluster forms an edge to the central sundial area. It is quite busy, not only because of the several structures, but also because an important user destination - the tea room / restaurant. Left-handed Cecile Rhodes hails you, moving up the central path. Left of him is a covered seating areas with a related aviary. Behind the aviary, very hidden, is a 'slave bell'. The area is characterised by high shrubbery. This presses you close to Rhodes and completely conceals the view to come, giving the forthcoming space considerable impact. Similarly vice versa entering the central sundial area. However, the three chief elements sit ill at ease with each other: too irregularly placed, obscuring each other, and with fussy level changes and rockeries further confusing the space.

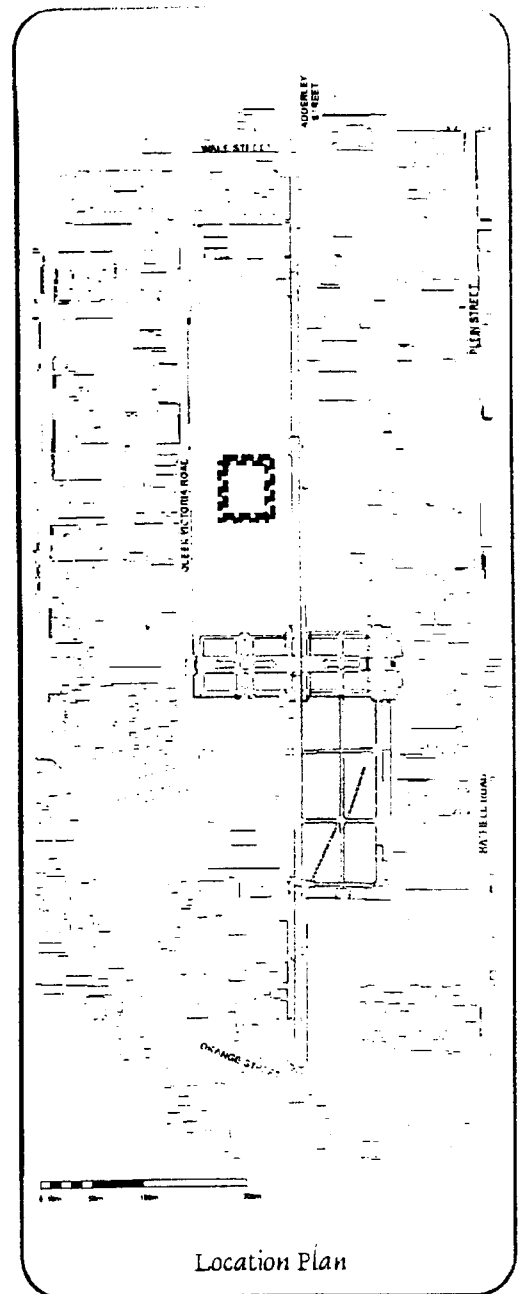
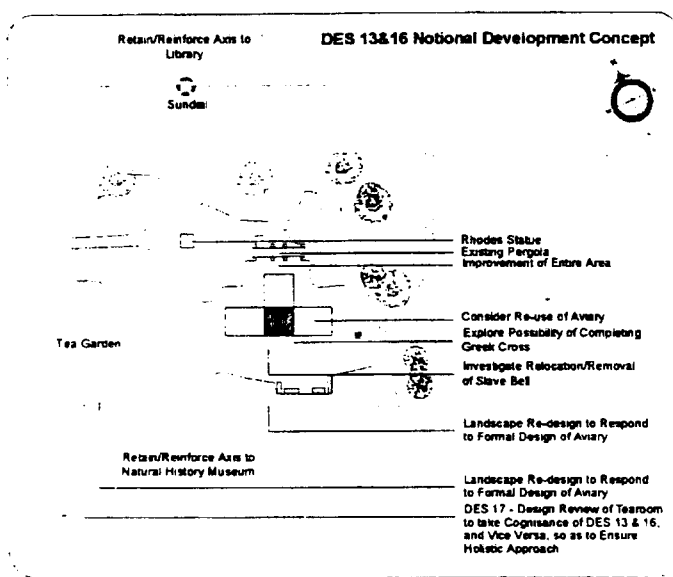
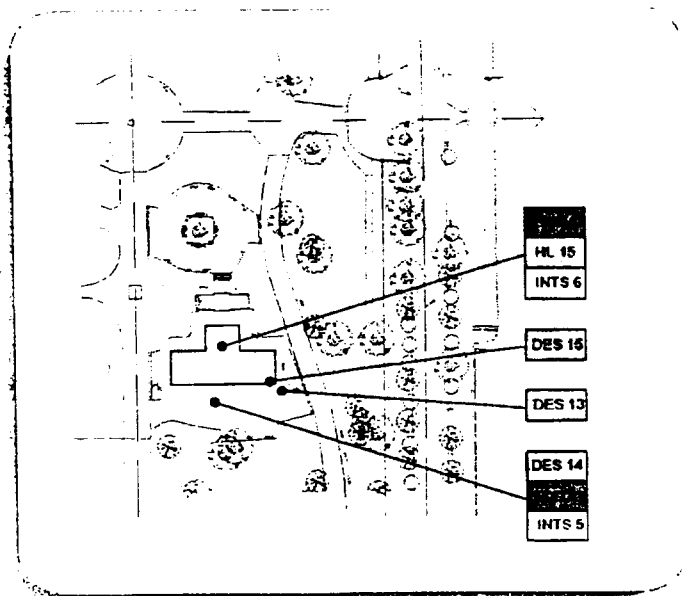
Qualities, Values and Significance :

- This cluster forms an important gateway experience in the Garden's sequence of places:
 - Forms a 'neck' between open spaces around sundial and Thorne fountain.
- Rhodes statue is of social historical interest and presents an effectively powerful moment in the Garden;
- The Garden is powerfully associated with slavery - the Slave Lodge was adjacent and many slaves worked the agricultural garden. There are no physical remnants of this important history, so the presence of a 'slave bell' immediately acquires implicit meaning - however bells were rare in Cape Town - when there was a fire, one was rung, this very bell which hung originally at the Old Town House. So authentic history is used in the interests of pastiche history. The bell tower has minimal heritage values;

- The 1938 aviary and related covered sitting area is of interest because of its suitable scale, pavilion-like quality and period features. It is in the form of an incomplete Greek cross;

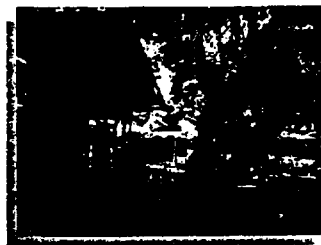
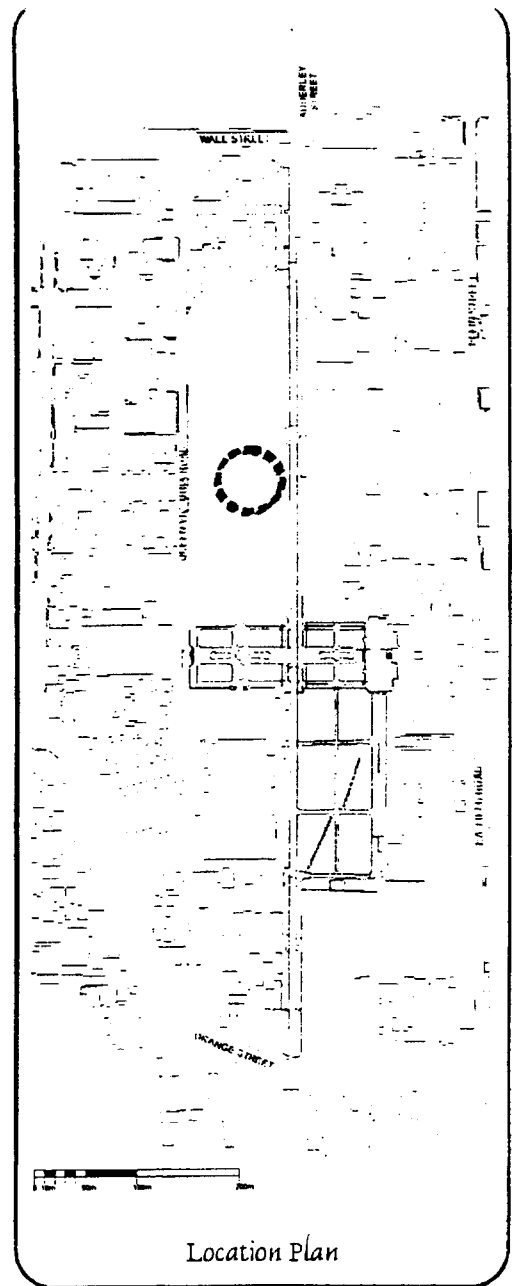
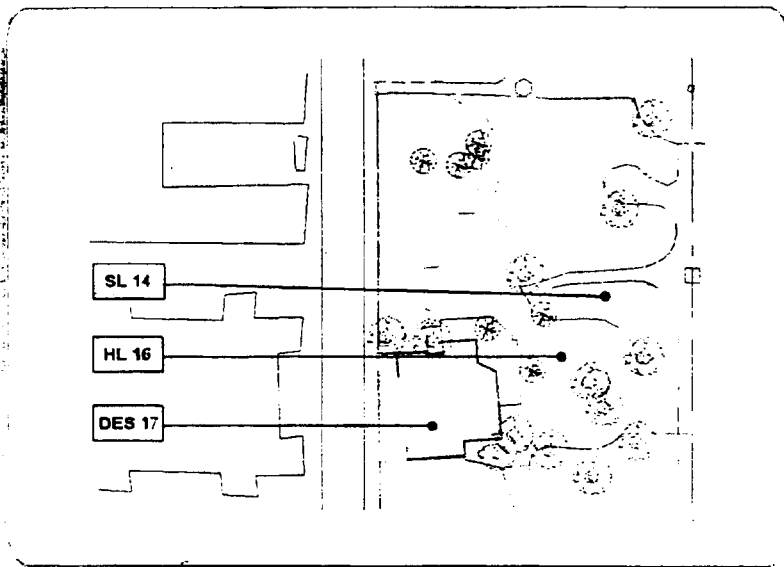
- The aviary is popular, particularly with children, who are otherwise minimally catered for in the Garden.





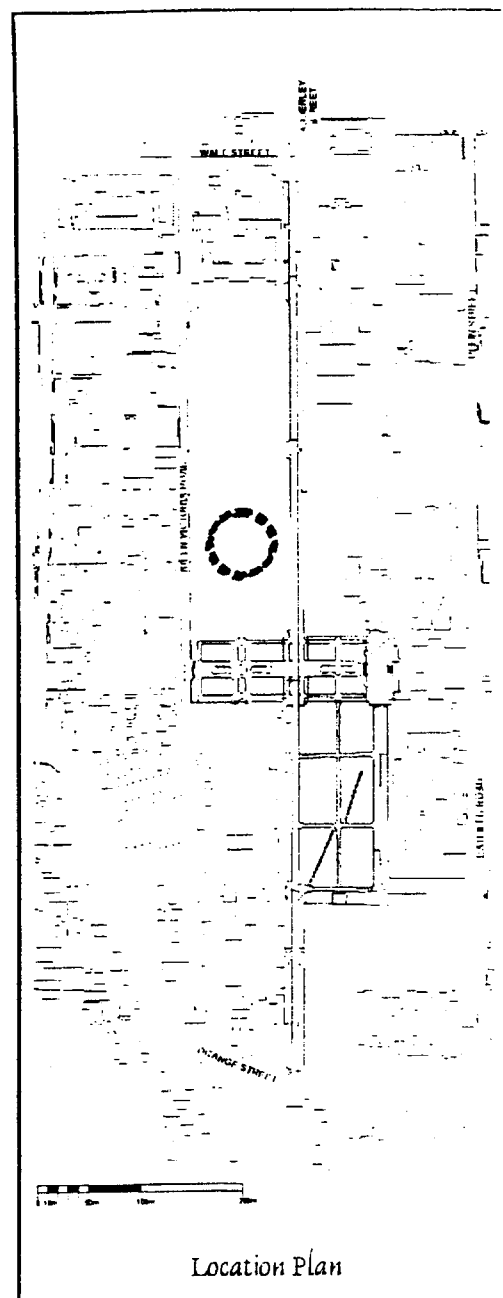
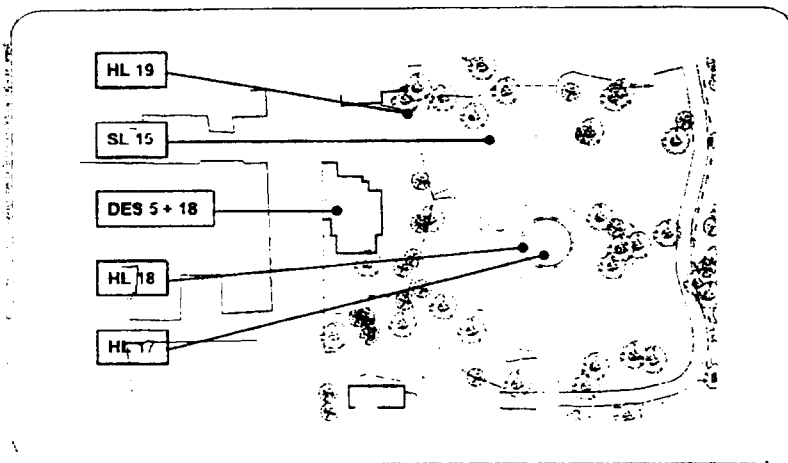
Around Cecil Rhodes Statue and Aviary THE LOWER GARDEN



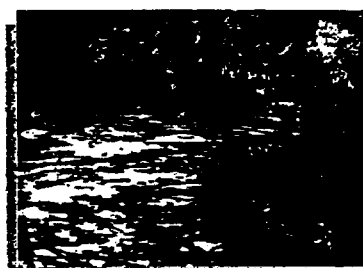


Around Restaurant THE LOWER GARDEN





Location Plan



Around Circular Pond THE LOWER GARDEN



8.0 PLACE BY PLACE ANALYSIS - INFORMANTS

8.2.10 ROSE GARDEN – FORMER HOT HOUSE AREA

Description :

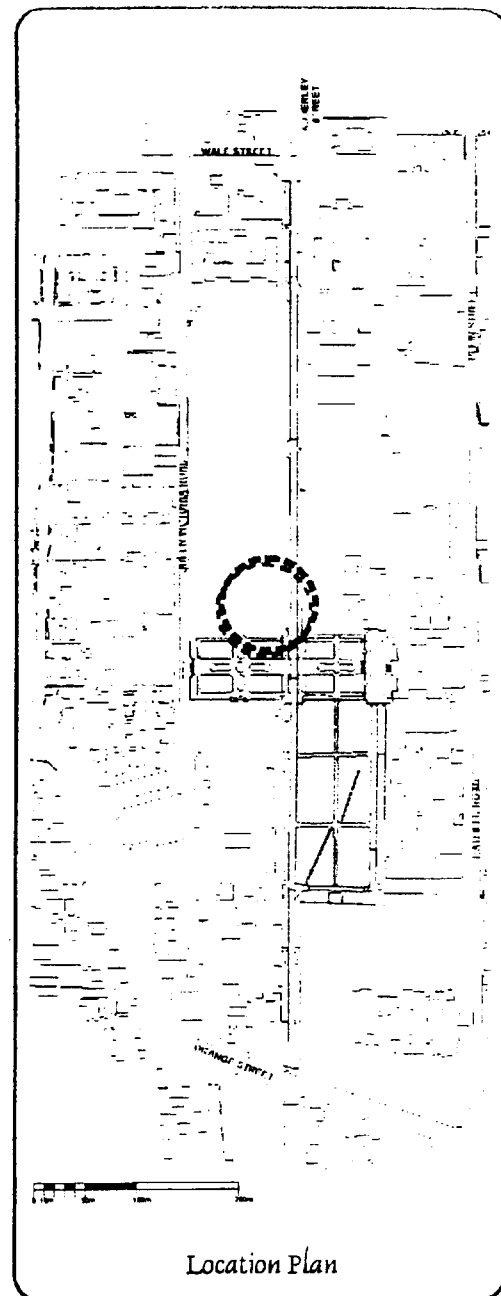
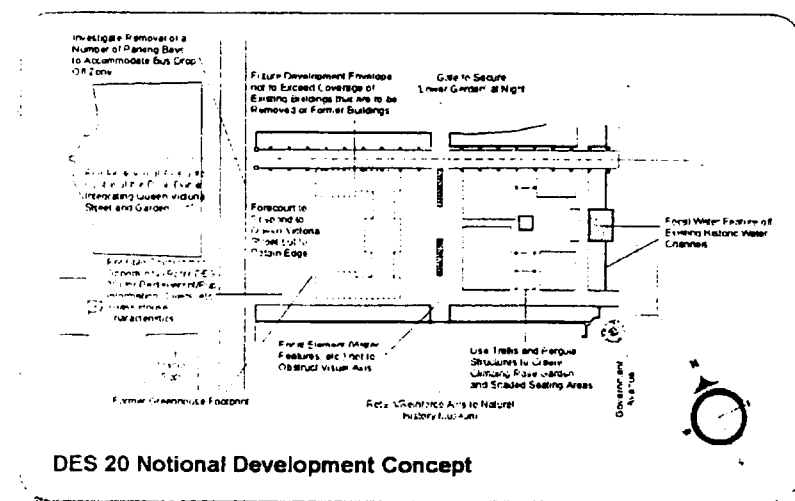
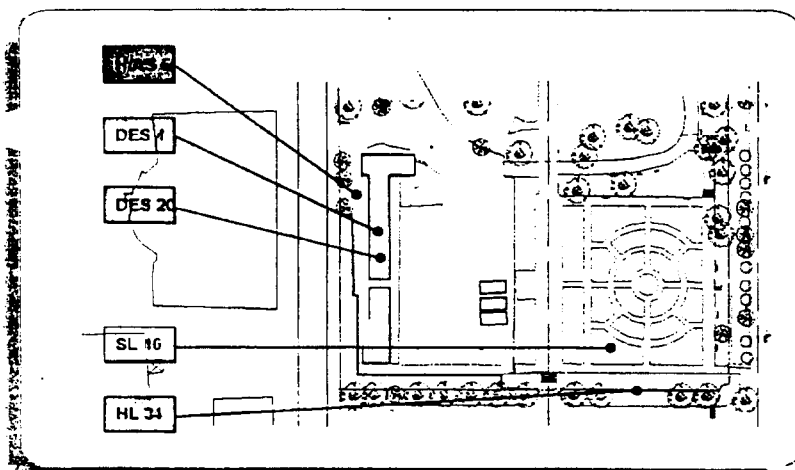
Beyond the circular pond is an old boundary of the Gardens – the 1848 design ended here. Between it and the cross axis of the Delville Wood runs the central path. On the Devil's Peak side is a simple rose garden. On the Signal Hill side is a wall hiding, or partially hiding, a maintenance area. Some handsome Queen Victoria Street buildings are seen beyond it. In the maintenance area are modern garages, and an office for 1930s hothouses which are now demolished.

Qualities, Values and Significance :

- Place of great significance as an unresolved void in the otherwise sensitively linked outdoor rooms of the Lower Garden;
- The edges to all sides are distinctly marked, though they are the 'backs' of adjacent definitions of the Cross Axis, Avenue and Round Pond area;
- The Centre for the Book in Queen Victoria Street, a particularly handsome domed building overlooks this space – unfortunately it is not aligned on it;
- The Marseille tiled office building is of minor heritage significance – outbuildings and wall along Queen Victoria Street may increase its significance (this was the edge of the Garden at an earlier time: the area has great archaeological potential especially regarding use of water and irrigation);
- Particularly sunny part of the Garden, with open views and few large trees, in contrast to the more heavily planted areas to the north;

- Aids Memorial in Rose Garden of symbolic significance about location here is not particularly sensitive;
- Roses were a feature of the Garden in the Dutch period – Old roses would therefore have significant historical associations and demonstrations value;
- Although popular for wedding photographs, the present rose garden is comparatively new and uninspired – the previous one had a central bower of rambling roses;
- Central location with convenient access off Queen Victoria Street.





Rose Garden - Former Hot House Area THE LOWER GARDEN



8.0 PLACE BY PLACE ANALYSIS – INFORMANTS

8.3 DELVILLE WOOD MEMORIAL GARDEN CROSS AXIS

Description :

Formally planned Cape Mediterranean garden with geometrical central ponds and memorials. It lies at right angles to Government Avenue terminating with an enormous gateway on Queen Victoria Street at the Signal Hill end and SA National Gallery at the Devil's Peak end.

The Memorial Garden memorialises war heroes' reconciliation.

The SA National Gallery at the Devil's Peak end, at the top of a flight of steps, is a high single-storey building, at once simple and complex: a mixture of Mediterranean features (Roman tiles, columns), Cape features (windows and shutters, large expanses of blank wall) and undeniably 20th century features (bagged brick, sharp edges) held together by a rigorous geometry. This geometrical rigour is extended to the hard landscape design, as are Cape Mediterranean features.

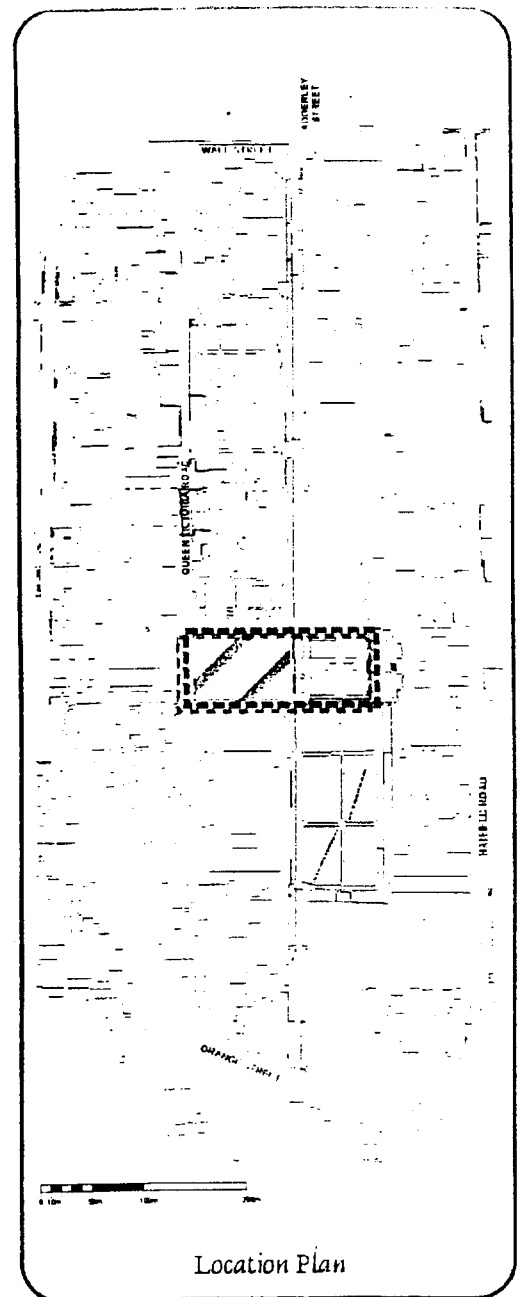
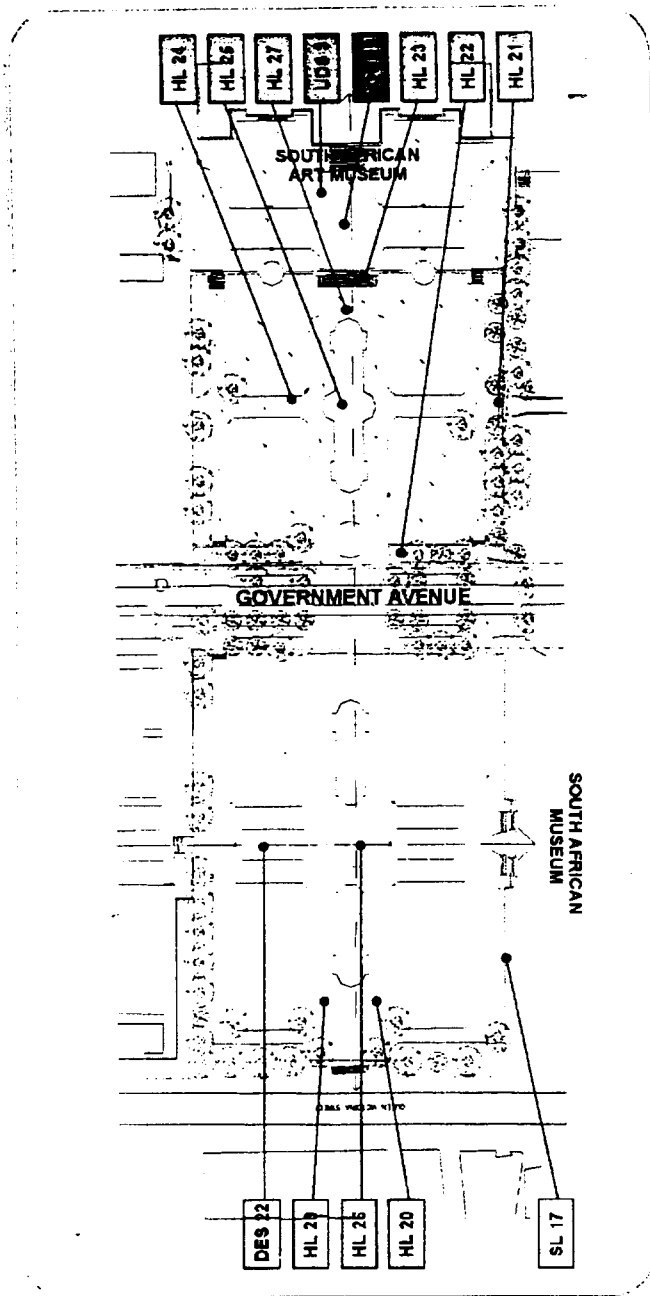
Perhaps the most important geometrical feature is that the main garden space is decidedly flat despite the natural contours around it: nature controlled. Adding to this planar quality are horizontal surfaces (water, paving) contrasted with vertical elements (cypress trees, masonry light pillars and memorials, amongst which are the Delville Wood Memorial, the Lukin Memorial, the Constantia Fountain and Smuts Statue). Adding further three-dimensionally are the vertical reflections in the planes of water. The edges are equally controlled. The terrace in front of the Gallery has a high balustraded wall overlooking the central space. The sides have rows of oak trees and large minor gateways on sub-axes.

The Memorial garden extends across the axis of the Avenue, yet both spaces retain their identity. There is a minor lane that runs at the side of the Gallery providing an important pedestrian link to St John

Street. It is a hopelessly unconsidered townscape.

Essential Character, Qualities, Values and Significance :

- One of the most graceful and moving public sculptures in Cape Town. Its theme of reconciliation of former enemies is a theme notably relevant today;
- Evident importance of social history aspects and a heritage impact requiring dignity and reflectiveness;
- The landscape design has great unity of expression and resolution of edge spaces;
- Notable period design in a style blending Cape and Mediterranean features that became very common between the wars but is currently little appreciated.



THE DELVILLE WOOD MEMORIAL GARDEN

Prepared by OVP Associates

Company's Gardens Policy Framework and Action Plan
February 2002



8.0 PLACE BY PLACE ANALYSIS – INFORMANTS

8.4 THE PADDOCKS

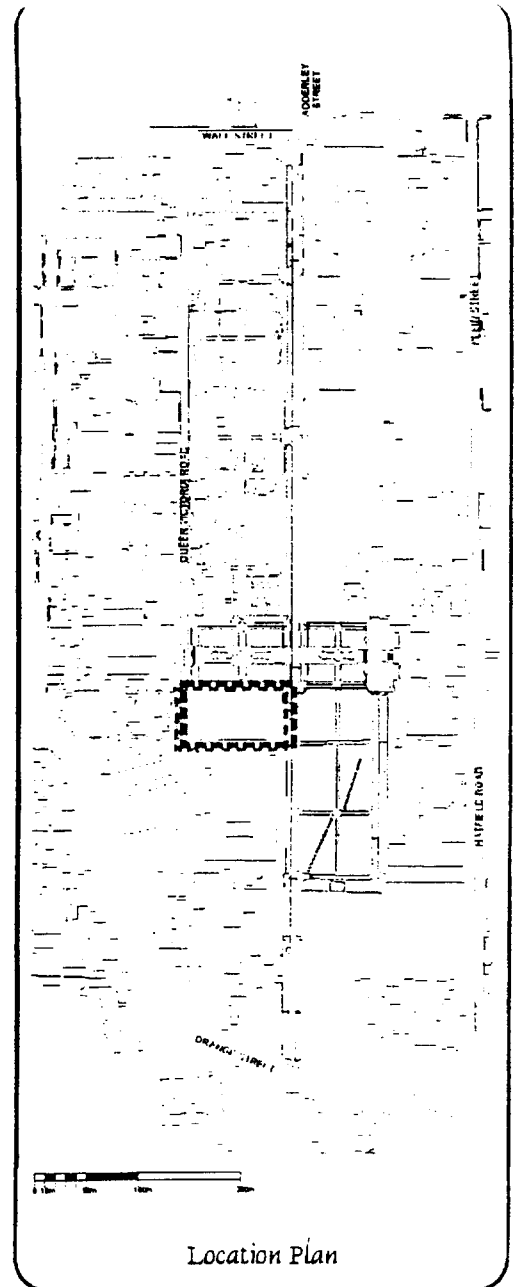
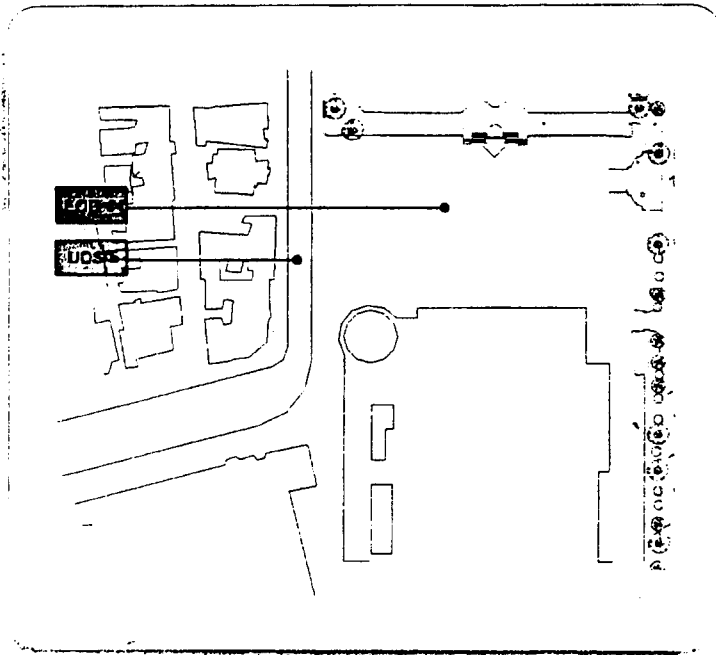
Description :

An innocent and unstudied open place of six lawns penetrated by the trunks of trees with benches used for lolling about on, crossed by periodic waves of afternoon adolescents in uniform from the nearby schools.

Visually linked with the Avenue from which it is clearly seen, the Paddocks has a separate morphological character given by its geometry of six rectangles, the oak trees which fringe each, and the lawns that surface them. At the intersection of two paths is a large circle of oak trees with benches. A watercourse runs along the avenue, and there were others central and on the Devil's Peak side (now underground, but oozing in winter). Paddock Avenue is on the Devil's Peak side, a remnant of a dense suburban development now largely demolished except for a double-storey terrace of 5 houses set well back behind large front gardens. These are incorporated into the Commercial High School at the mountain end. Seaward of the terrace is the 1904 Synagogue with notable twin towers, next to the old, equally remarkable, 1862 Synagogue. Marist Brothers school (now an annex to the Art Gallery) is well back in a car park with an old stone wall fronting Paddock Avenue, accessed by a pointed arch gateway. The seaward edge of the Paddocks is formed by the Cross Axis with a Cape revival gateway central. At the mountain end is Avenue Street, lined with oaks, beyond which a retaining wall, topped with vibracrete and fencing, edges a playing field at a higher level. The area between the street and wall is used for garden maintenance purposes and is typified by piles of refuse and a fenced bright yellow skip - on axis with the central Paddocks path.

Essential Character, Qualities, Values and Significance :

- Unique sense of openness and broadness of vista beneath a tree canopy and a bucolic quality, unusual in the Garden's palette of places;
- Culturally and historically significant landform that arises from 17th century drainage patterns and 18th century high hedge enclosures, reduced to their bare essence:
 - the six lawns match enclosures;
 - water courses match known drainage patterns;
 - Paddock Avenue matches the broad avenue around the edge of the Dutch garden;
 - the maintenance area is the size and position of deep shrubbery.
- Significant archaeological potential especially regarding use of water and irrigation;
- Value experientially in its simplicity and lack of over-design in contrast with nearby places like SA Museum forecourt and Cross Axis;
- The Paddocks is the only place in the Garden where a row of buildings faces directly (across Paddock Avenue) onto the green space;



THE S.A. NATURAL HISTORY MUSEUM FORECOURT

Prepared by OUP Associates

Company's Gardens Policy Framework and Action Plan
February 2002



8.0 PLACE BY PLACE ANALYSIS – INFORMANTS

8.6 QUEEN VICTORIA STREET

Description :

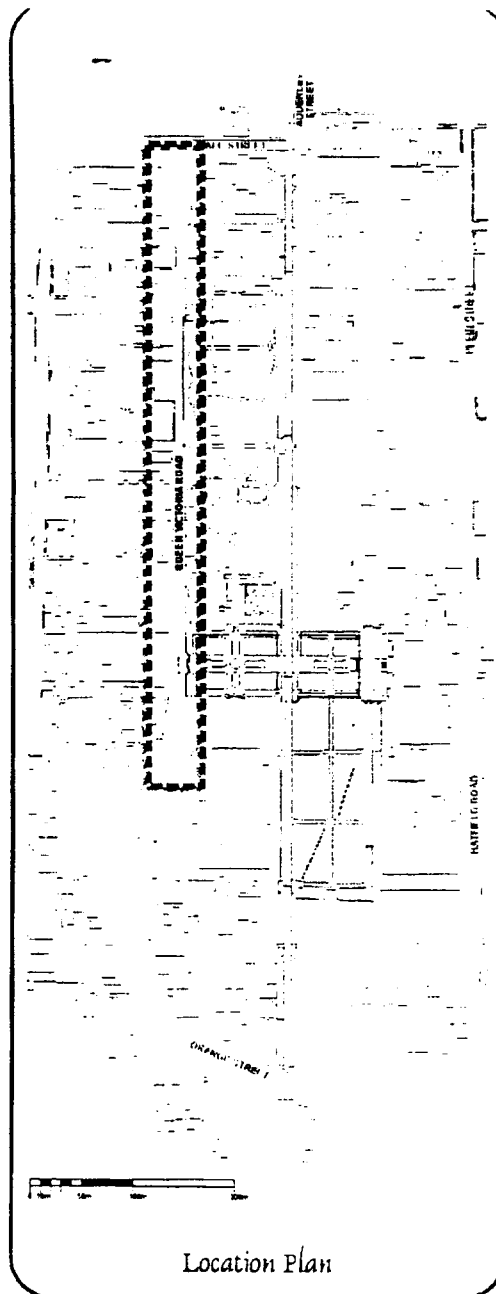
Along the Signal Hill side, Queen Victoria Street is a cliff of buildings. These range from highly modelled set pieces (Centre for the Book, Supreme Court, Land Bank etc.) to high buildings that fill their site and permissible bulk (Huguenot Chambers, St Martini flats, etc.), with others somewhere between those design extremes (Holyrood, Rhodes House, etc.). At the seaward end of the street the buildings are almost completely screened from the Lower Garden by huge (and ageing) trees. But at the upper end, where there are few trees in the Garden (hot house site, Cross axis, SA Museum) they stand out – with good and ill effects. The Centre for the Book is very dominant: it has Cape Town's most serene dome, cornered by towers. Because its site was made form sub-division of a farm adjacent to the Garden it has a different rhythm and does not align with any garden features.

The Garden side of Queen Victoria Street has a continuous wall separating it from the street. At the seaward end is an 1894 red brick dwarf wall with granite coping and ornamental railings. Higher up is an old stone wall, pulled down and rebuilt with re-used materials and cement in 1910. Beyond that is the grand entrance to the Cross Axis with Cape revival pillars. Along this stretch are several Garden buildings, discussed as part of the Lower Garden descriptions.

Essential Character, Qualities, Values and Significance :

- Queen Victoria Street is the only direct interface between the Garden and the City;
- Queen Victoria Street and the grid behind it provide pedestrian access to the Garden from the western part of the City;

- Queen Victoria Street is also a more direct pedestrian route from St. George's Mall than Government Avenue, although secondary to it in the pedestrian network;
- The wall and gateways between the Garden and the street are significant townscape elements and in parts historic;
- Queen Victoria Street is an important ensemble of grand and conservation worthy buildings of various types and periods , but with some intrusive structures;
- The buildings lining the street are in the foreground of views towards Signal Hill from the Lower Garden, and thus have an impact on the green space. In some cases, such as the Centre for the Book, views from the Garden are (or could be) enhanced by views of these buildings;
- The Garden and views of it are of great amenity value to Queen Victoria Street and the buildings in it;
- The Street follows the path of an old, deep watercourse of historical / archaeological interest and townscape potential;
- The top end of the Street is characterised by an upward sweep to the right up Grey's Pass, its form very telling of its historical origins, which is of townscape value. .



QUEEN VICTORIA STREET



9.0 SUMMARY OF ALL PROPOSED ACTIONS / PROJECTS

NOTE 1: Forms a supplementary report to the report entitled

Company's Garden Policy Framework and Action Plan – February 2002

NOTE 2: To be read in conjunction with Action Plan – February 2002

NOTE 3: Tentative prioritisation of actions recommended within this supplementary report based on:

- Primarily reinforcing the Vision established within this Study;
- The understanding that currently the primary priorities are lighting, security and the resolution of the need for additional public facilities and amenities including public toilet facilities;
- The need to firstly establish a Management Structure as proposed within the Study;

And should be re-evaluated as per key recommendation (item 3) to formulate an action strategy, including the following:

- Potential availability of funds;
- Involvement from other departments;
- Opportunities for upgrading;
- Public support and concern;
- Frequency of use;
- Potential positive impact of upgrading;
- Potential catalytic effect;
- Degree of existing degradation etc.

Abbreviations of Action Categories :

- **H/AS** =
Historical / Archaeological Studies And Investigations
- **DES** =
Design Studies
- **UDS** =
Urban Design Studies
- **SL** =
Soft Landscaping Design And Actions
- **MAN** =
Management Structure /
Procedures
- **HL** =
Hard Landscaping Actions And Minor Building / Renovation Works
- **D&INTS** =
Directional & Interpretative Signage
- **DS** =
Directional Signage
- **INTS** =
Interpretative Signage
- **LOD** =
Landowner / Interested & Affected Parties Discussions And Liaison
- **PINV** =
Public Involvement / Participation Required

PRIORITY: HP = HIGH PRIORITY
 MP = MEDIUM PRIORITY
 LP = LOW PRIORITY

CATEGORY: * H/AS =
 HISTORICAL / ARCHAEOLOGICAL STUDIES AND INVESTIGATIONS

ITEM	LOCATION AND DESCRIPTION	PRIORITY	COMMENT
	1.0 GOVERNMENT AVENUE		
H/AS1	Commission archaeological study of water channels;	HP	
H/AS2	Integrate water channels in a broader project looking at historical water courses in the City Bowl, historical sites and urban pedestrian routes.	LP	
H/AS3	Catalogue lampposts, benches, bins etc. and identify historical elements;	HP	
	1.3 BETWEEN TUYNHUYTS AND LOWER GARDEN SHRUBBERY		
H/AS4 + REF. H/AS1	Commission archaeological study of the pre-1791 water channel, pool and surrounds;	HP	
	1.6 THE TOP END OF THE AVENUE		
H/AS5	Commission historical and structural investigation as to whether arches in Cape Town High School wall were ever openings and, if so, what kind;	LP	
	2.0 THE LOWER GARDEN		
	2.10 ROSE GARDEN – FORMER HOT HOUSE AREA		
H/AS6	Historical archaeological investigation of outbuildings along old wall to Queen Victoria Street;	HP	
	6.0 QUEEN VICTORIA STREET		
H/AS7	Commission archaeological study of remnant stone wall along Victoria Street, co-ordinate with study of Maritz Brothers and upper Avenue walls.	MP	

CATEGORY: * DES=
DESIGN STUDIES

ITEM	DESCRIPTION	PRIORITY	COMMENT
	1.0 GOVERNMENT AVENUE		
DES1	Design street furniture vocabulary which is discreet, modern and compatible for required replacement and augmentation. Integrate security camera support systems as part of street furniture vocabulary and include interpretative and directional signage.	HP	
	2.0 LOWER GARDEN		
DES2	Since some places need upgrading and possibly substitution, study should be conducted of gardens found in similar parks world-wide e.g. gardens for blind people, specific strategies to encourage bird life, large ponds for model yachts – a water wise Cape Garden would be especially effective.	HP	
DES4	Investigate the requirements and relocation of maintenance areas which are currently poorly planned and intrusive;	HP	
DES5	Need to 'open up' the old Director's house so as to integrate into the Garden.	HP	
	2.1 ENTRANCE AREA		
DES6	Commission study to redesign the park / noble building (National Library) interface, i.e. the spatial and landscape benefits of removing or redesigning the railings and / or parking to strengthen the relationship between the Library and the Garden, and of the management implications of land ownership and alternative parking arrangements;	HP	
	2.3 AROUND PUBLIC LAVATORY AND BOTHY		
DES7	Investigate possible uses for the Bothy related to the Library forecourt (as trade off for integration of Library into Garden i.e. removal of barriers etc.).	HP	
DES7 + REF. LOD10	Committee rooms currently vacant, accept short-term lease to National Library, but no long-term lease agreements until Master Plan and Policy Framework in place.	HP	

ITEM	DESCRIPTION	PRIORITY	COMMENT
	2.8 AROUND RESTAURANT		
DES17	Undertake comparative study of other garden restaurant designs and functions and review existing, making proposals for improvements, additions or replacements;	MP	
	2.9 AROUND CIRCULAR POND		
DES18	Restore and explore appropriate, alternative uses for the Old Director's House e.g. a management and information office for the Garden; maintain as security centre etc..	HP	
DES19	Not applicable.		
	2.10 ROSE GARDEN – FORMER HOT HOUSE AREA		
DES20	Entire area (existing rose garden and maintenance yard) needs to be redesigned (development opportunity) and as part of this exercise assess 1930s office building which could be refurbished and re-used; alternatively demolished if significant benefits would result – investigate options and make proposals;	HP	
DES21	Omitted	HP	
	3.0 DELVILLE WOOD MEMORIAL GARDEN CROSS AXIS		
DES22	Investigate reinstatement of ponds round the Delville Wood Memorial which were converted to lawn areas to reinforce the design theme of planes of water / vertical reflections;	MP	
	4.0 THE PADDOCKS		
DES23	Consider provision for multi-purpose / performance space / pony rides;		

CATEGORY: * SL =
 SOFT LANDSCAPING DESIGN AND ACTIONS
 * MAN=
 MANAGEMENT STRUCTURE / PROCEDURES

ITEM	DESCRIPTION	PRIORITY	COMMENT
	1.0 GOVERNMENT AVENUE		
SL1	Establish Planting and Maintenance Programme for trees and verge planting: • On-going regeneration of oaks: - identify disease resistant specie; - commission soil analysis and recommendations; • Maintain pattern of verge planting and investigate possible introduction of other species of plants. • Consider Impact on homogenous character of Avenue.	HP	
	1.3 BETWEEN TUYNHUYTS AND LOWER GARDEN SHRUBBERY		
SL1	As part of overall Government Avenue Planting and Maintenance Programme for trees and verge planting:	HP	
SL2	Investigate trees adjacent Parliament in terms of growing conditions and soil quality;	HP	
SL3	Replace stump at Garden Entrance with new tree;	MP	
SL4	Maintenance of ferns in moat area;	HP	
	1.5 BETWEEN PADDOCKS AND SA MUSEUM		
SL5	Continue line of oaks past this point;	HP	
	2.0 LOWER GARDEN		
MAN1	Appoint suitably qualified garden manager with the specific responsibility of the upkeep and improvement of the Garden;	HP	
MAN2	Comparative studies and analysis of precedent (this kind of Victorian Parks found throughout the World) would enrich our understanding of forms of maintenance practicalities and variants.		
	2.2 AROUND JAPANESE PERGOLA		
SL6 +REF. PINV1	Pruning of pergola creepers and possible removal of certain trees to be investigated so as to alleviate excessive shade and overgrown feeling;	HP	

CATEGORY: * HL =
HARD LANDSCAPING ACTIONS AND MINOR BUILDING /RENOVATION
WORKS

ITEM	DESCRIPTION	PRIORITY	COMMENT
	1.0 GOVERNMENT AVENUE		
HL1	Investigate replacement of interlocking cement pavers with more appropriate material;	LP	
HL2	Reinstate and upgrade water channels in Avenue and elsewhere in Garden;	HP	
	1.3 BETWEEN TUYNHUYTS AND LOWER GARDEN SHRUBBERY		
HL3 +REF. HL5	Paint service box left of Garden entrance ;	MP	
	1.4 AVENUE / DELVILLE WOOD MEMORIAL JUNCTURE		
HL4 +REF. DES1	Restore benches flanking Avenue;	HP	
HL5 +REF. HL3	Repaint service box ;	MP	
HL6 +REF. DES1	Resolve current confusion of bins, poles and signs.	HP	
HL32	Repair and reinforce stormwater culvert cover to handle maintenance vehicle crossing.	HP	
	1.5 BETWEEN PADDOCKS AND SA MUSEUM		
HL7	At Museum display modify paving;	MP	
	1.6 THE TOP END OF THE AVENUE		
HL31	Retain and restore original gateway structures on Orange Street;	HP	

ITEM	DESCRIPTION	PRIORITY	COMMENT
	2.9 AROUND CIRCULAR POND		
HL17	Seek advice from specialist conservation restorer regarding erosion of boy and dolphin statue;	HP	
HL18	Investigate removal of fence around pond ;	MP	
HL19	Remove fence around Director's House and integrate with Garden;	HP	
	2.10 ROSE GARDEN – FORMER HOT HOUSE AREA		
HL34	Remove rockery along edge, adjacent Delville Wood Memorial Garden.	LP	
	3.0 DELVILLE WOOD MEMORIAL GARDEN CROSS AXIS		
HL20-	Remedy part of paving / channels;	HP	
HL21-	Restore cast iron manhole grids;	HP	
HL22-	New light fittings and installation (on columns, walls and uplighters);	HP	
HL23-	New handrails at National Art Gallery;	HP	
HL24 +REF. DES1	Install the following furniture (design in terms of overall street furniture vocabulary): - benches (No. 32); bins (No. 20); bollards (No. 8); drinking fountain (No.1); banners on poles (investigate);	HP	
HL25-	Restore existing water features;	HP	
HL26-	Restore monuments and remove railings from around the Delville Wood Memorial;	HP	
HL27-	Investigate design and installation of memorial plaque.	HP	
	4.0 THE PADDOCKS		
HL28-	Remove unsightly maintenance yard and yellow waste skip at mountain end of Paddocks adjacent Cape Town High;	HP	
HL29/ SL18-	Screen vibracrete wall on Cape Town High boundary;	MP	
HL33	Redesign (investigate width required etc. – more pedestrian scale required) and resurface road between Paddocks and Synagogue.	MP	

ITEM	DESCRIPTION	PRIORITY	COMMENT
	2.3 AROUND PUBLIC LAVATORY AND BOTHY		
DS3	Directional signage to the toilets is misleading and confusing.	HP	
	2.6 CENTRAL SUNDIAL - FOUNTAIN		
D&INTS2	Opportunity for directional as well as interpretative signage.	HP	
	2.7 AROUND CECIL RHODES STATUE - AVIARY		
D&INTS1 + INTS5 + INTS6	Co-ordinate with Government Avenue and overall signage/interpretation study as to Rhodes memorial, 'slave bell', aviary, etc. – If slave bell moved another form of reference to history of slavery to be explored. – Provide interpretative signage regarding birds;	HP	

	2.1 ENTRANCE AREA		
LOD8	Initiate discussions with PWD and National Library Management in terms of DES 6.	HP	
	2.2 AROUND JAPANESE PERGOLA		
LOD9	Investigate possible funding from Japan – if major or minor redesign considerations.	HP	
	2.3 AROUND PUBLIC LAVATORY AND BOTHY		
LOD10 +REF. DES7	The Bothy is currently vacant, accept short-term lease to National Library, but no long-term lease agreements until long term use determined.	HP	
	2.7 AROUND CECIL RHODES STATUE - AVIARY		
LOD11	Investigate relocation or removal (to original position at Old Town Hall) of 'slave bell' – This would need further exploration and public involvement, demonstrating clear benefits;	HP	
LOD12 +REF. DES15	Consider / debate re-use of aviary e.g. ideal location for visitor / interpretation centre (public involvement required);	HP	
	3.0 DELVILLE WOOD MEMORIAL GARDEN CROSS AXIS		
LOD13	Extend unified paving within Cross Axis to forecourt of National Art Gallery. Liaise with PWD regarding integration of landscape design with the Garden, and with Gallery management regarding events, displays etc.	HP	
	5.0 SA MUSEUM FORECOURT		
LOD14	Initiate discussions with PWD and SA Museum Management regarding the following issues: – Softening of forecourt's harsh urban impact with greenery and shaded with more trees; – Prohibiting the parking of cars on the front lawns which is out of place and intrusive; – Non-operation of the fountains which undermines the design intention and is a management problem; – Small scale hawking of snacks and cooldrinks here is not particularly intrusive but whether it is appropriate and whether more formal facilities should be provided should be considered as part of a broader policy.	HP	

10.0 KEY RECOMMENDATIONS

1. Council to adopt **proposed Company's Garden Policy Framework and Action Plan** ;
2. **Establish a Management Structure** for the Company's Garden Precinct in line with Policy 6 – Management. This is to include the **Appointment of an appropriately qualified Garden Manager** for the Company's Garden;
3. Management Structure to **formulate project priorities, cost schedule and initial five year action strategy**;
4. Management Structure to **source funds to implement action strategy**; and
5. Action Plan, Development and Management Guidelines to **be reviewed every five years**.

APPENDIX A:

BRIEF

PHASE 1 BRIEF –

Previous Report entitled 'Company's Garden – Cape Town: Development of a Management Plan (Final Report September 2000)'

By way of background, the Phase 1 brief, was to develop a Management Plan for the Company's Garden, Cape Town.

The brief : to develop a Management Plan for the Garden, with the intention to review the current situation, in order to establish an adequate, sustainable and appropriate management response.

Objectives of this brief included the following:

- To develop a sustainable strategy for the management of the Garden;
- Such a strategy would address :
 - the provision of public amenities and facilities, including interpretation, signage and public toilets;
 - maintenance;
 - security; and
 - the use of available resources.
- To assist the Planning Department as well as the Parks and Bathing Amenities Branch to effectively manage the Gardens as a contemporary amenity in the City and as a significant historic open space.

This first phase made the following key recommendations to ensure the Company's Garden's continuation as the most historically / culturally significant urban open space in South Africa:

1. **Immediate actions** as well as a **longer-term vision** is required;
2. A **contract maintenance programme** (out-sourcing);

3. A **Special Task Team** to initiate discussions with primary landowners, regarding an integrated future management approach to security, marketing and development;
4. A **time goal** to strategise an action plan, such as the year 2002, at which time the Company's Garden celebrates its 350th year in existence. Use this goal to promote a new vision of management and development.
5. A **Master Plan and Policy Framework** to inform and guide decisions regarding proposed initiatives affecting the future management and development within and around the Garden, in a consistent and appropriate manner.

This study also provided a motivation for the second phase (the current study) to formulate a draft Master Plan and Policy Framework. The motivation was primarily based on the following issues:

1. The Company's Garden is surrounded by a dynamic urban environment subject to developmental pressure and change;
2. Development within and on the periphery can have significant impact on qualities that make the Garden a special, contemporary open space within the City context; and
3. It is important that the City responds (in terms of decisions regarding development and management) to developmental change around and within the Company's Garden, in a consistent and appropriate way and within parameters of existing statutory controls.

- A brief audit of work done to date on the Company Gardens including historical analysis, user surveys and existing maintenance plans;
- The formulation of a vision and definition of the role of the Gardens within its historic and contemporary context of the natural, social, cultural and urban environments in Cape Town;
- An identification and treatment of significant sites and associated usages requiring specific attention especially proposed key projects relating to the proposed toilet block security and signage;
- An identification of key problem areas specifically those related to management, security, and maintenance and use of available resources;
- An identification of key areas of opportunity for maximum use of spacial and financial resources. These may include the formulation of development guidelines and opportunities (e.g. Income generation) and constraints;
- An identification of the role played by the Company Gardens in the broader context of the city and the translation of this role and the management of the Gardens in terms of this identified role; and
- Consultation with stakeholders including cultural institutions surrounding the Gardens, relevant ratepayers associations, and staff employed in the management and maintenance of the Gardens.

For the purposes of convenience this work may be divided into the following stages:

- **Stage 1**
 - Confirmation of brief and programme
 - Audit of work done to date
 - Preparation of base plans
 - visual assessment
 - Interviews with relevant councils department representatives
- **Stage 2**
 - Analysis and assessment of information base and interviews
 - Summary of conclusions to inform formulation of concept
- **Stage 3**
 - Development of a vision for the Gardens in terms of historical and contemporary significance

- a list of available management resources for application in the Company Gardens
- identification of allocation of resources according to identified priorities
- an action plan for the sustainable use of available resources in the Gardens according to the wishes of the users of the Gardens and the role it plays in the life of the City.

The work is to be completed by 15 June 1999.

Your fee is not to exceed R75 000 and includes professional fees disbursements and subcontracting to specialists if required.

Invoices are to be submitted at the end of stage 3 and stage 7.

The Cape Town City Council is to be the owner of the Management Report submitted and shall retain copyright from the appointment.

Any changes made to the terms of condition of appointment should be recorded in writing and done with the approval of the Executive Director : Planning & Economic Development.

You will need to liaise with the Parks and Bathing Amenities Department and the Planning & Development Department regarding the collection of available data, and existing management practices for the Gardens.

This letter is sent to you in duplicate. If you accept the terms and conditions please sign one copy and return it to the Environmental Management Branch, for the attention of Mrs M Attwell.

Sincerely

DIRECTOR OF PLANNING & DEVELOPMENT

PHASE 2 BRIEF

At a meeting held at Council on the 12th October 2000, to discuss the brief for Phase 2, it was stated that Phase 1 presented a preliminary study to flag current issues pertaining to the Company's Garden. This study in a sense acted as a catalyst identifying and describing various policy directives in terms of development and management which needed to be investigated further.

At this meeting it was stressed that the Phase 2 report needed to provide the following:

- A Vision for the Company's Garden;
- Principles; and
- Policies.

These would serve to inform future upgrading and management.

The products of Phase 2 would include:

- A Landscape Master Plan; and
- Draft Policy Framework.

2. BRIEF

The current degradation of the Company's Garden and impending loss (through neglect) of a local as well as national asset of cultural, historical and contemporary significance motivated the development of a Management Plan which is currently being finalised.

This Plan identifies and describes various policy directives in terms of management as well as development, which it recommends be further investigated. It also motivates for the formulation of a master plan and policy framework.

Simultaneously, at a more detailed level, motivated by the need to install gantries for security cameras along Government Avenue, a signage and park furnishing programme is currently underway.

It is felt that this detailed level of study and the proposed over-arching master plan and policies running in parallel, would be most beneficial in informing one another regarding 'on the ground's' implementation and broader contextual planning.

Central to these investigations, however, is the redefinition of the role of the Garden within its historic and contemporary context, thereby formulating a New Vision for the Garden.

It is this Vision which will guide the Development and Management of the Garden. In order to protect and promote this vision, a development and management framework (Master Plan) policies and guidelines are crucial.

2.1. THE STUDY WILL ADDRESS THE FOLLOWING:

- define and protect the role of the Company's Garden within the urban and cultural context of historic and contemporary Cape Town;
- promote a common Vision for the Garden;
- establish the Gardens as a valuable entity/'institution', in it's own right, of historical and cultural significance;
- promote the Garden as an 'institution' which connects the various adjacent public institutions;
- ensure the sustainability of the Garden regarding management and maintenance;
- ensure the sustainability of the Garden as a valuable 'green' node/space within Cape Town;

- promote accessibility for all citizens of the Cape Metropolitan Area (CMA) as well as ensuring links to other open spaces within the CMA promoting an integrated open space system;
- protect the 'openness' of the Garden and set development parameters on built form within and adjacent to the Garden;
- control and guide the extent, location, form and design of development ranging from that of public furniture, signage and memorials to built structures. 'Promoting the continuity of an established design language for the Garden;
- control land use opportunities;
- protect the nature of interface/edge conditions between the Garden and the surrounding CBD; and
- promote the educational and tourism opportunities of the Gardens.

These policies are vital to motivate, control and direct both development and management actions within and adjacent to the Garden.

- 2.2 The envisaged product is a landscape plan and accompanying report, which will also contain the draft policy referred to above. Input and comments on the draft Landscape Master Plan and draft Policy Framework from interested parties will be obtained before these are finalised.
- 2.3 Furthermore, you are required to consult with interested and affected parties regarding the future maintenance and management of the Garden with a view to obtaining the maximum cooperation and consensus with the parties concerned.
3. Your fee is not to exceed R73 000.00. If you agree with the terms of appointment, please sign the accompanying copy of this letter and return it to the Manager : Environmental Management Branch, as a letter of confirmation on acceptance.

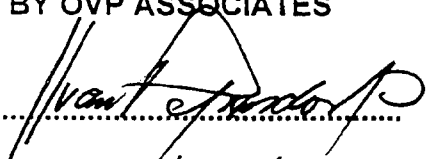
Sincerely



Basil Tommy

DIRECTOR : PLANNING AND DEVELOPMENT

ACCEPTED BY OVP ASSOCIATES

Signature : 

Date : 22/05/2000

APPENDIX B:
CONSULTATION PROCESS

ITEM	DATE	PARTY /IES / ORGANISATION ETC.	REF. MINUTES
11	11 April 2001	Project Team Meeting (appoint conservation sub-consultant): • Penny Pistorius;	Contact OvP (informal notes)
12	27 July 2001	Project Team Meeting: • Penny Pistorius • Dr. Stewart Harris;	Contact OvP (informal notes)
13	7 August 2001	OvP meeting with Penny Pistorius	Contact OvP (informal notes)
14	31 August 2001	Project Team Workshop	Contact OvP (informal notes)
15	7 November 2001	Project Team Workshop: Vision and Policies	Contact OvP (informal notes)

PROCEEDINGS

ACTION

1. PHASE 1 IMPLEMENTATION

1.1 Proposal (Scope of Work, Budget and Process)

- 1.1.1 JvP presented a conceptual sketch plan, preliminary cost estimate and letter describing the proposed upgrading and restoration of the Baker Memorial Garden, Phase 1 of implementation in the Company's Garden, as submitted to SS of Council on the 22nd of February 2001.

Copies of the proposal letter submitted to SS was distributed to all present.

When describing the scope of works envisaged JvP resented the original Baker drawings for this axis to motivate the proposal.

The scope of work envisaged was as follows:

- Re-paving of the east side to match the west side;
- Restoration of the water features and reinstatement of two more water features as per the original Baker drawings;
- Restoration of statues as required;
- Restoration of garden walls, steps and railings;
- Installation of new lighting system;
- New benches, bins and signage;
- Reinstatement of trees (Cypress and Oaks); and
- Upgrading and re-establishment of planting beds.

JvP added that as stated on the proposal and cost estimates, he had also obtained a quotation from a surveyor, regarding the preparation of a measured survey of the following:

- The Memorial Garden extending from Queen Victoria Street to the National Art Gallery;
- Government Avenue from Orange Street to Wale Street; and
- The 'Botanical' Garden area and Paddocks area.

Within the scope of Phase 1 it was seen as vital to survey the first part, i.e. the Memorial Garden.

- 1.1.2 After the presentation the meeting discussed the proposed Phase 1 and the following comments were noted:

- a) As Baker Memorial Garden axis traverse a section of Government Avenue, the re-paving of that section was discussed. Such action would require extensive debate on choice of paving material as this would set the pattern for the whole of the Avenue.

JB added that we may consider key nodes / sections such as the Memorial Garden crossing and the Wale Street entrance node.

While all agreed, it was noted that re-paving the Avenue / Memorial Garden crossing was not included in the budget cost estimate.

PROCEEDINGS

ACTION

- 2.1.4 Regarding the 'botanical' section of the Garden which was to be restored and conserved in terms of botanical value, JvP described this area as having a strong central axis but primarily consisting of ad hoc spaces and circulation routes. That scale was an important consideration, to ensure viability and the creation of adequate statements in terms of planting etc., he referred to the existing rockery in this regard, which was not of an adequate scale.

What was needed in this area, was to carefully revisit all the spaces and circulation routes. Rationalising these and creating viable areas of various thematic planting related to the existing links with exotic plants from other countries. JvP added that it was these cultural links throughout the history of the Garden which needed to be expressed. This could also provide a motivation to source funds from various countries to establish these thematic areas.

All were in favour of this concept.

JvP added that this area would need to be enclosed and secured if one wanted to look at introducing night time activities adjacent to this area (thereby extending the night life of the Garden).

- 2.1.5 JvP described proposals for the Rose Garden as including the removal of the existing maintenance buildings, which were not of architectural value, and the introduction of a restaurant and beer garden. This opportunity was made viable by it's direct relation to and boundary on Queen Victoria Road. The facilities to house these activities were seen as being accommodated in the proposed 'Glass House' or building of a similar transparent nature. Under ground parking in this area was still a consideration.

JvP added that the level change between the Memorial Garden and the 'Botanical' Garden could facilitate the extension of the Memorial Garden platform through the Rose Garden to the 'Botanical' Garden. This platform would facilitate the construction of underground parking as well as elevate the restaurant and Beer Garden, adding to view opportunities etc.

- 2.1.6 Regarding the Museum of Natural History JvP stated that a restoration and 'clean up' programme was vital in terms of the maintenance of the hard landscaping etc.

- 2.1.7 JvP described proposals for the Paddocks Area as being that of a:
- multi-purpose space including informal amphitheatre, toilets and kiosk adjacent to the Cape Town High boundary;
 - a children's play area / sculpture garden adjacent to the Baker axis.

In terms of the children's play area, JvP further described that what this would entail is not conventional play structures and equipment but rather the design of sculptures (in effect creating a sculpture garden) on which children could climb and play. This sculpture garden could relate to the National Art Gallery.

PROCEEDINGS

ACTION

3. DRAFT POLICY FRAMEWORK

- 3.1 MR-S distributed copies of a document entitled 'Company's Garden, Cape Town: Draft Policy Framework, Discussion Document, February 2001', to all.

MR-S stated that this document presents a discussion document of the following items, for review and comment by Council. Noting that this document is a work in progress and aims to, with comments received, be compiled into a draft format by the end of February / beginning March 2001 and submitted as such, to Council.

- Phase 1 and Phase 2 brief;
- A Vision;
- Principles; and
- Policy Statements.

In each case, what was meant by vision, principles and policies within the context of this document was defined and then described.

- 3.2 In terms of policy items and with reference to the meeting held on the 24th January 2001 with Council, MR-S stated that although at that time it was felt that policy statements were only required for the items, listed below, due to the extensiveness of research required, she felt that it would be beneficial in this review document to include all policy items identified and then through the review process to narrow these down. All agreed.

The following policy items were identified on the 24th January 2001 as important:

- Vision;
- Development;
- Conservation;
- Land-Use and Activities;
- Interface Conditions; and
- Furniture, Signage and Lighting.

4. WAY FORWARD

The following was identified as actions to be taken as part of the way forward:

- 4.1 MA and SS to arrange a meeting with Peter de Tolly to discuss the process for Phase 1 regarding stakeholder consultation and the establishment of a Company's Garden Task Team for design review etc. (refer minutes of meeting held on 24th January 2001, discussing the establishment of such a task team).

SS & MA

- 4.2 All to review the discussion document on Policy Framework and provide MR-S with comments by Friday the 2nd March 2001, so as to facilitate the compilation of a draft report early March 2001.

ALL



OvP Associates

Landscape Architects, Architects & Environmental Planners

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**COMPANY'S GARDEN : MASTER PLAN AND POLICY FRAMEWORK
CCT MEETING
24 JANUARY 2001
CIVIC CENTRE, 16TH FLOOR, CAPE TOWN**

ATTENDANTS

Melanie Attwell	(MA)	CCT	:	Urban Conservation : Environment Management
Sonette Smit	(SS)	CCT	:	Design Services
John Bennett	(JB)	CCT	:	Parks + Bathing Amenity Services
Dave Curran	(DC)	CCT	:	Parks + Bathing Amenity Services
Chris Buys	(CB)	CCT	:	Parks + Bathing Amenity Services
Johan van Papendorp	(JvP)	:	:	OvP Associates
Michellé Robertson-Swift	(MR-S)	:	:	OvP Associates

Notes :

The following notes were taken by MR-S during the meeting.

		ACTION
1.	<u>Implementation Funds</u>	
1.1	CCT has available R680 000,00 capital funds to be utilised on a first phase of implementation in the Company's Garden. Funds available from 2000 / 2001 budget, therefore have to be utilised by the end of June 2001.	
1.2	In terms of the above, upgrading of Government Avenue was seen as a priority action area. It was considered that the upgrading of other areas within the Garden would be more controversial and require further debate and consultation. Priority items along the Avenue included the establishment of legible 'gateways'. The entrance off Adderley Street was seen as a priority in this regard. The planting along the Avenue was also discussed (refer to Item 1.3.1. below).	
1.3	The following was raised regarding the upgrading of other areas and possible priorities for implementation :	

		ACTION
a)	Belinda Walker (Design Mayor)	
b)	David Hart (SAHRA)	
c)	A representative of the Parks and Bathing Amenity Services branch of the City of Cape Town.	
d)	A representative of CIBRA	
e)	A member of OvP Associates	
f)	Melanie Attwell (CCT : Urban Consultation Unit)	
g)	Sonette Smit (CCT : Design Services)	
h)	David Jack	
	It was decided that relevant professional institutes (e.g., architects, landscape architects, etc.) would not serve on this Task Team, but would be consulted. Besides the task of design review for furniture proposals, it was debated whether the above Task Team could also perform other review and advisory functions in terms of the Garden, as this would again facilitate and streamline consultation due to the wide stakeholder, interested and affected parties concerned with the Garden.	
1.4	In conclusion, it was decided that Phase 1 should concentrate on the upgrading of the Memorial Garden.	
2.	<u>Policy Framework</u>	
2.1	MR-S distributed a list of items to be included within the policy framework (see attached).	
2.2	These items were discussed. MA stated that the following items were of higher priority : • Policy 1 : Vision • Policy 3 : Development • Policy 4 : Conservation • Policy 5 : Land-use and Activities • Policy 6 : Interface Conditions • Policy 7 : Furniture, Signage and Lighting In terms of these, MA stated that the following issues needed to be addressed : • Policy 4 : Heritage issues / conservation, it was vital that these were spelt out in terms of appropriate activities, etc. A statement of intent was required; • Policy 6 : The impact of development pressures on development proposals; • Policy 7 : The need for a consistent programme (a management plan);	

		<i>ACTION</i>
4.4	Draft Master Plan and Policy Framework to be formulated for review.	<i>OvP</i>
5.	<u>Closure</u>	
5.1	The meeting was then closed.	
	<i>Note</i> : Should you wish to add or make amendments to these notes, please contact MR-S.	

PROCEEDINGS

ACTION

- 2.2 GeF referred to The Cellars – Alphen and the ornamental vegetable garden which was more of a visual rather than a participatory experience.
- 2.3 All then discussed street furniture in general and in relation to the Garden the following issues were noted:
- The short lifespan of street furniture;
 - The need to set design criteria for a ‘family’ of furniture;
 - The need to co-ordinate with historical elements attached to buildings;
 - The need for a new series;
- 2.4 All agreed that it was vital to address the interface between the Garden and the surrounding buildings.
- 2.5 GF raised the issue of the impact of surrounding pollution on the trees within the Garden.
- 2.6 Regarding buildings surrounding the Garden’s Precinct it was seen as fundamental to create policy regarding the restriction of building heights.
- 2.7 Reference was also made to the YMCA building and the need to investigate it’s current and future situation – refer Llewellyn van Wyk.
- 2.8 GeF that interpretative signage was important to describe the current style of planting as well as the past styles e.g the past bedding system which surrounded the Lantern. The opportunity also existed in some instances to recreate these past styles using plants used then.
- 2.9 All agreed that the past water routes needed to be researched. Reference was made to the Castle moat which received it’s water supply from Table Mountain.
- 2.10 Reference was made to Sir Herbert Baker’s plans for the Garden and in particular the axis to the Art Gallery.

The only caution expressed in changing this axis was that of sensitivities to the relocation of monuments.

3 *DESCRIBE THE WAY FORWARD*

- 3.1 JvP then concluded the meeting by stating that GF, GeF and JR would be kept up to date of proceedings on the Report.

PROCEEDINGS

ACTION

The garden also hermitises a living monument to cultural links with other parts of the world and as such is key to re-establishing / strengthening those links by taking international visitors there.

HdP also expressed the opportunity to investigate a link between Parliament and the Garden permitting visitors through.

- 2.2 DF expressed the need to find a balance between serenity and activity in the Garden.

Activities need to be intimate and not mass gatherings. The magic lies in the programming, which needs to be well thought through and planned well in advance in co-ordination with the Council.

DF further stated that it was necessary to list the assets of the Garden and review international precedents.

- 2.3 HdP stated the need to establish community based organisations, made up of volunteers to support the Garden and provide resources. She also added that there existed an untapped and much needed opportunity to establish an association for historical gardens in South Africa.

Currently she has found that there is a great demand for garden tours and specialist information regarding especially the medicinal use of plants (indigenous and exotic).

- 2.4 Reference was made to Kirstenbosch and the need to understand why it is so successful.

- 2.5 The need was also expressed to give workers in the Garden support and skills.

- 2.6 HdP made reference to the upcoming VOC commemoration on the 24th March 2002 which was entitled, 'Africa's Legacy from the Dutch East India Company' (good and bad) and the opportunity that this presented regarding a time goal for an action strategy.

HdP referred to Lalu Meltzer at the Castle who has information on the plans for VOC projects.

- 2.7 Both DF and HdP saw the watercourses along Government Avenue as an asset and opportunity to increase the experience of moving through the Garden in terms of the visual and sound appreciation.

- 2.8 DF made reference to the concentrated layering of museums and buildings of historical / architectural value, within close proximity to the Garden which was currently being documented on a user friendly map.

3 DESCRIBE THE WAY FORWARD

- 3.1 JvP then concluded the meeting by stating that DF and HdP would be kept up to date of proceedings on the Report.

PROCEEDINGS

ACTION

- 1 ***BACKGROUND: CURRENT STATUS OF STUDY***
 - 1.1 JvP provided a background as to the Phase One Report and the Brief , Objectives and Study Process of phase Two. JvP also described the current Study process and interested and affected party involvement.
- 2 ***COMPANY'S GARDEN IN CONTEXT***
 - 2.1 JvP continued by presenting the Company's Garden within context of the broader CBD as well as local area.
- 3 ***DISCUSS CURRENT INITIATIVES, CONCERNS, PROBLEMS AND OPPORTUNITIES REGARDING THE COMPANY'S GARDEN***
 - 3.1 The following issues were raised and associated constraints and opportunities raised:
 - Some in favour and some against CTP involvement;
 - Link with current UCT and UWC 'Public Parks Project';
 - Need to contact NGO organisations dealing with vagrants in the area;
 - Need to investigate current users of the Garden e.g. vagrants, sex workers;
 - The need to maintain and promote the Garden not only as a regionally significant open space but also that of a neighbourhood park;
 - Concentration of diplomatic embassies surrounding Garden is an opportunity;
 - Need to relook at the naming of the Garden according to popular reference e.g. The Cape Town's Garden;
 - In popularising the name to promote community ownership of the Garden.
- 4 ***WAY FORWARD***
 - 4.1 CIBRA expressed an interest to remain part of the process especially in terms of the policy framework. CIBRA suggested that they review and give input into the draft policy framework.
 - 4.2 JvP then concluded the meeting by stating that CIBRA would be kept up to date of proceedings on the Report.

PROCEEDINGS

ACTION

- 1 *BACKGROUND REGARDING PHASE ONE REPORT AND BRIEF OF PHASE TWO: MATER PLAN AND POLICY FRAMEWORK REPORT*
- 1.1 JvP provided a background as to the Phase One Report and the Brief , Objectives and Study Process of phase Two.
- 2 *DISCUSS CURRENT INITIATES, CONCERNS, PROBLEMS AND OPPORTUNITIES REGARDING THE COMPANY'S GARDEN*
- 2.1 GG described UCT's Hiddingh Hall Campus' current situation as follows:
 - Possessing many existing qualities which could be built on;
 - An entrenchment of opertaing patterns in which everyone has gotten comfortable and as a result lost touch with their surrounds;
 - Last couple of years have seen changes and as a result a more proactive stance is developing in terms of how the campus functions;
 - The election of a new Vice-Chancellor who has a background and keen interest in arts and culture;
 - The opportunity of a signituary campus which could display UCT's cultural wealth, in effect creating a live museum (Egyptian Building ideal to house the Kirby collection of African musical instruments). Also the opportunity to group faculties such as Anthropolgy with this campus;
 - The need to formalise this opportunity in a signiture project and present this to the Vice – Chancellor to endorse and seek funding;
 - The opportunity within the Garden Precinct to create a cultural precinct which would present Cape Town with a different experience as opposed to the Waterfront;
 - The opportunity for asset swoping in the precinct e.g parking.
- 2.2 GdW commented as follows on the current state of the campus as well as opportunities:
 - That security was an ever present problem which necessitated the licking of all gates in the evening and the control of visitors to the area moving through the campus;
 - The recent privatisation of the security component and its improvement in operations and attitude;
 - The impossibility of separation from Bertram House;



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C/REF 919-CCT12-10NOTES/WHD
5 December 2000

COMPANY'S GARDEN: MASTER PLAN AND POLICY FRAMEWORK

NOTES OF CCT MEETING HELD ON 12 OCTOBER 2000 TO DISCUSS PHASE TWO BRIEF

NOTE: OvP Associates was invited to attend the above meeting by Council. The following are not official minutes of the meeting but notes taken by OvP. Attached are Comments regarding the meeting distributed by Councillor Owen Kinahan.

ATT : Attended

<i>NAME</i>	<i>ORGANISATION</i>	<i>TEL</i>	<i>FAX</i>	
Peter de Tolly (PdT) Clive James (CJ) Councillor Owen Kinahan (OK) Councillor C. Bekker (CB) Melanie Attwell (MA) Johan van Papendorp (JvP) Michellé Robertson-Swift (MR-S)	OvP Associates OvP Associates	462-1262 462-1262	461-6162 461-6162	ATT ATT

AGENDA

As distributed by Council.

1. Welcome
2. Report back on Phase 1 Report undertaken by Environmental Management Branche's consultants (OvP Associates)
3. Report back from Economic Development Directorate on the Cape Town Partnership initiatives based on the recommendations contained in the Phase 1 Report by OvP.
4. Committee resolution on 19 April 2000 for this sub-committee to discuss the extended Phase 2 Brief.
5. Way Forward

COMPANY'S GARDEN : MANAGEMENT PLAN

Comments from Councillor Owen Kinahan (2000-10-12)

The following are comments for the record based on the Phase One Report and subsequent documentation arising from it. The remarks are not in particular order of importance but I believe are issues that need to be dealt with in Phase Two either as a detail or something which can simply be noted for attention at the appropriate time.

- 1 City / regional / national status The report recognises that we can't be all things to all people but the Gardens must, I feel, have a recognised limitation in the vision as being primarily in the context of the city
- 2 City ownership / management We must eventually realise that it is not necessary for the City to own and run everything, to recognise our own limitations across the spectrum and to accept the principle that it is completely possible that others can do it better than we can.
- 3 Relationship with the Central City Partnership It is absolutely essential that this is thoroughly investigated and absolutely tied up in terms of service delivery and chains of command. It is as simple as the complications imposed by working for more than one boss.
- 4 Botanical assessment There is an urgent need for a proper botanical assessment because of specimen trees approaching sell-by dates or the significant disease in certain parts of the Garden. This needs to be directly linked to the broader vision in as much as it impacts decisions about felling, replacement, the opportunity to restore, etc.
- 5 Tea Room and other leases The objection by Municipal property to the notion of ring fencing is noted but it must be seen as a quid pro quo for an unmanageable asset being taken off the City's hands. It must also be seen in the context of the financial contributions being made by businesses in the Partnership precincts. The Garden precinct has no such partners. The institutions are cash-strapped and it means therefore that the rest of the precincts will have to cross-subsidise the Garden or means will have to be found within the Garden to generate income. The obvious source is the land / buildings / development opportunities on the glass house site, P & B yard and the tea room.
- 6 Relationship with Iziko (flagship museum) and UCT (Michaelis campus) Significant fine grain negotiation with Iziko needs to take place to broaden the vision of the Garden as an integrated cultural heritage and scientific site rather than a front garden. There are many possibilities to work closely with the museums and research at the Universities and Technikon. It is also appropriate to register disapproval of the early indications of an intention to shut Bertram House as a museum and redeploy it as the office of the Iziko CEO. There is an imaginative process at Michaelis called "Mother Culture" being driven by Geoff Grundlingh of the Michaelis Photography Dept. It is essential that Phase

- 14 Moratorium on initiatives and development Until such time as a vision document is on the table, there must be a moratorium on ad hoc security, memorials or management.
- 15 Public information It is regrettable that past studies have been allowed to gather dust and that the City should find itself reacting only to regular dissatisfaction in the media or by personal complaint. The public must be WITH the initiative and be regularly informed if only by a bulletin board in the Garden.

PROCEEDINGS

ACTION

1. **WELCOME AND INTRODUCTION**

1.1 JvP opened the workshop by welcoming all, he then proceeded to request all those present to introduce themselves as well as briefly state their involvement / interest in the Company's Garden.

1.2 Introductions were as follows:

1.2.1 JvP introduced himself and MR-S from OvP Associates as consultants appointed by the City of Cape Town to assist in the formulation of a Master Plan and Policy Framework for the Company's Garden.

1.2.2 MF – chairman of both the Cape Town Partnership (CTP) and the Cape Town Central City Improvement District (CID).

MF continued by stating that the mission of the Cape Town Partnership was to take an holistic view of the central city and thereby exercise the integrated urban management thereof.

In association with the CTP, the CID focuses on particular precincts, operating as a Section 21 Company, a management body co-operating with the City of Cape Town to co-ordinate, implement and sustain the required service delivery. Subsequently, the CID (and Cape Town Partnership) would play a management role (including management of sub-contractors etc.) per se in the future of the Company's Garden, as part of these precincts.

In this regard the Partnership has recently submitted a proposal to Council for a Management Plan of the Garden.

1.2.3 TV – Public Relations consultant to the Cape Town Partnership.

1.2.4 MA – City of Cape Town official in the Planning Department, specialising in urban conservation.

MA presented a brief background referring to initial and subsequent planning initiatives over the past eight years regarding the Company's Garden, experiencing highs and lows and a recent revival which resulted in the Management Plan Report by OvP in June 1999 and recent appointment for a Master Plan and policy framework.

1.2.5 PdT – City of Cape Town: Planning and Economic Development Department – Special Projects.

PdT expressed a special interest in the promoting cultural nodes within the Central City, Company's Garden presenting one such node of great importance.

2.2 MR-S proceeded with a quotation from an article by MA:

"The Company's Garden has existed since the inception of the city. It has provided continuity within a changing environment and, as a result, is one of the most significant sites in Cape Town, if not South Africa."

With this understanding of the local as well as national significance of the Garden it is therefore critical to halt its current degradation and take decisive actions to ensure its continuity as well as realise its full potential.

As background MR-S informed the meeting that a draft Management Plan for the Company's Garden was submitted by OvP in June 1999 to Council. One of the key recommendations of this report was to develop a Master Plan and Policy Framework. Based on this recommendation OvP was subsequently appointed to develop such a plan.

MR-S then proceeded, with reference to the information sheet distributed, to briefly review the Management Plan, focussing on the proposed:

- framework for a vision;
- development notions;
- management options; and
- key recommendations.

In terms of the current study to develop a Master Plan and Policy Framework, MR-S stated that the primary motivation for the study was a need to inform and guide decisions regarding initiatives affecting the future management and development of the Garden.

In light of the dynamic urban environment which surrounds the Garden this is vital, as interventions within or on the periphery of the Garden can affect those attributes that make it a special place.

MR-S then stated the objectives of the study were as follows:

- Define the vision and role of the Company's Garden within the urban and cultural context of historic and contemporary Cape Town;
- Formulate policy directives to protect and ensure a common vision;
- Establish the Garden as a valuable entity / 'institution', in its own right, of historical and cultural significance, which connects the various adjacent public institutions;
- Ensure the sustainability of the Garden as a valuable 'green' node / space within Cape Town;
- Protect the 'openness' of the Garden and set development parameters on built form within and adjacent to the Garden;
- Control and guide the extent, location, form and design of development within and around the Garden, ranging from that of public furniture, signage and memorials to built structures.
- Explore public / private partnership initiatives and funding mechanisms to secure economic sustainability.

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Comments were as follows:

- 3.1.1 MF with reference to the various advisory forums established by the Cape Town Partnership, namely the Urban Heritage Forum (headed by LR) and the Marketing and Tourism Forum (headed by SO), stated that it was important not to have a duplication within this Study of the work that these forums were currently undertaking.

In order to refine the management proposal recently made to Council by the Partnership.

MF once again referred to the management component which the Partnership, in the form of the CID will already be providing to the Company's Garden as part of one of the identified precincts within the central city district.

In conclusion MF raised the need to resolve how the process, which the Partnership is in and that for which OvP was commissioned, is co-ordinated. MF stressed that it was imperative that this be done in a close consultative manner.

- 3.1.2 In response JvP stated that the Partnership as a section 21 company, presented much opportunity in the realisation of a sustainable management solution as well as development opportunities for the Garden.

JvP added that he would also not wish to have any duplication.

Regarding development notions, JvP added that by this he meant opportunities which would not infringe on the open space nature of the Garden but rather opportunities for temporary structures e.g marquee structures etc. JvP emphasised that these opportunities could easily be planned within 'development' proposals.

- 3.1.3 MA added that the Garden is currently a very small green space within the city characterised by institutional 'creep' and 'erosion'. It was therefore as a soft space, very precious.

MA then with reference to past public participation workshops and processes informed all that these had shown that disadvantaged communities had ascribed a greater weight to environmental issues such as the 'greenness' of the Garden than its historic value.

MA therefore stressed that the Garden as a usable green space in the city was a fix and that policies needed to be developed to ensure that interventions within or on the periphery of the Garden does not impact negatively on its 'green openness'.

PROCEEDINGS

ACTION

different types, levels and scales.

AS also added that it was important to restore a 'promenade' culture.

Regarding public involvement AS stated that residents from all surrounding areas such as the Bo-Kaap etc. should be involved.

AS reiterated everyone's concern regarding security and cleanliness.

AS concluded by stating that he felt it vital to try to restore the sense of mystery that the Garden held in the past, which was particularly evident in the orchids gardens and aviary.

In response to the issue of an amphitheatre MC remarked that the current amphitheatre in the museum forecourt was useful in bringing museum and other activities out of doors.

- 3.1.9 PdT in terms of the Cape Town Partnership management proposal to Council informed all that this proposal was requested by Cllr. Mowzer. He added that this was motivated by the need for Council to establish a new management vision for the City.

PdT added that this vision needed to be used to 'choreograph' the Garden and its activities as a place that was relevant and fun. PdT referred to activities such as the 'Art in the Avenue' concept.

PdT felt that the Avenue could be one of the great 'walks' in the world.

PdT concluded by stating that the Garden represented the cultural genesis of the city and as such should today, be a place relevant to the being of visitors and residents of the city, thereby in today's context also promote an entrepreneurial vision.

- 3.1.10 TV stated that it was vital to note the upcoming elections in 3 months time and how this would impact on current political support of the Cape Town Partnership's (CTP) management proposal.

TV added that it was important to note when establishing a management structure and strategy for the Garden that the CTP and CID will automatically be managing sub-contractors within the Garden as part of their task to address security, cleanliness and marketing within the City.

In response to TV's last statement all agreed that it was important to regard the Garden as part of the City as a whole but also recognise the need to e.g. market it as a separate entity.

4. WAY FORWARD – PRIORITY ACTIONS

- 4.1 With reference to the project programme PdT stated that it was necessary to develop and formalise management proposals in terms of the CTP initiatives prior to a workshop with the broader group of stakeholders and landowners, currently scheduled for the 21st August 2000.

JvP then enquired as to how the meeting saw the project proceeding.

MA responded that firstly the Management Report (June 1999) submitted by OvP should be finalised.

PdT, with reference to the management options presented in this report, stated that it was clear that a combination of Options 1 (The Company's Garden: i.e. a section 21 company) and 3 (The Company's Garden Heritage Trust: use existing vehicle i.e. Cape Heritage Trust) was required when addressing a new management vision.

With regard to Option 3, LR stated that the Cape Heritage Trust was in no position to manage the Garden, but could however act in an advisory capacity.

PdT added that the Trust could form part of the management structure. PdT stressed that it was important to remember that the management structure / agency would only have certain powers and that ultimately the property owners would retain their rights.

JL stated that the CTP management proposal needed to be endorsed by all, including the Southern Flagship.

With reference to the Management Report by OvP, PdT stated that it was evident that the status quo of the Garden was untenable. In terms of the CTP proposal PdT informed the meeting that the Council in the person of Cllr. Mowzer served on the CTP steering committee, and as such requested that a management proposal be submitted by CTP to Council.

PdT stressed that amongst the advantages of this proposal was that the CTP presented a mechanism in place, with the ability to fund (empowered through by-laws).

PdT concluded that it was now important to take a decision in principle regarding this management option.

AS remarked on the CTP being a young company. MA added that as such, they did not have a track record, but that in view of this an initial management period should be undertaken and then reassessed in terms of a performance appraisal.

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- 5.2 Regarding the sale of the NGK Centre MC enquired as to conditions attached by Council.

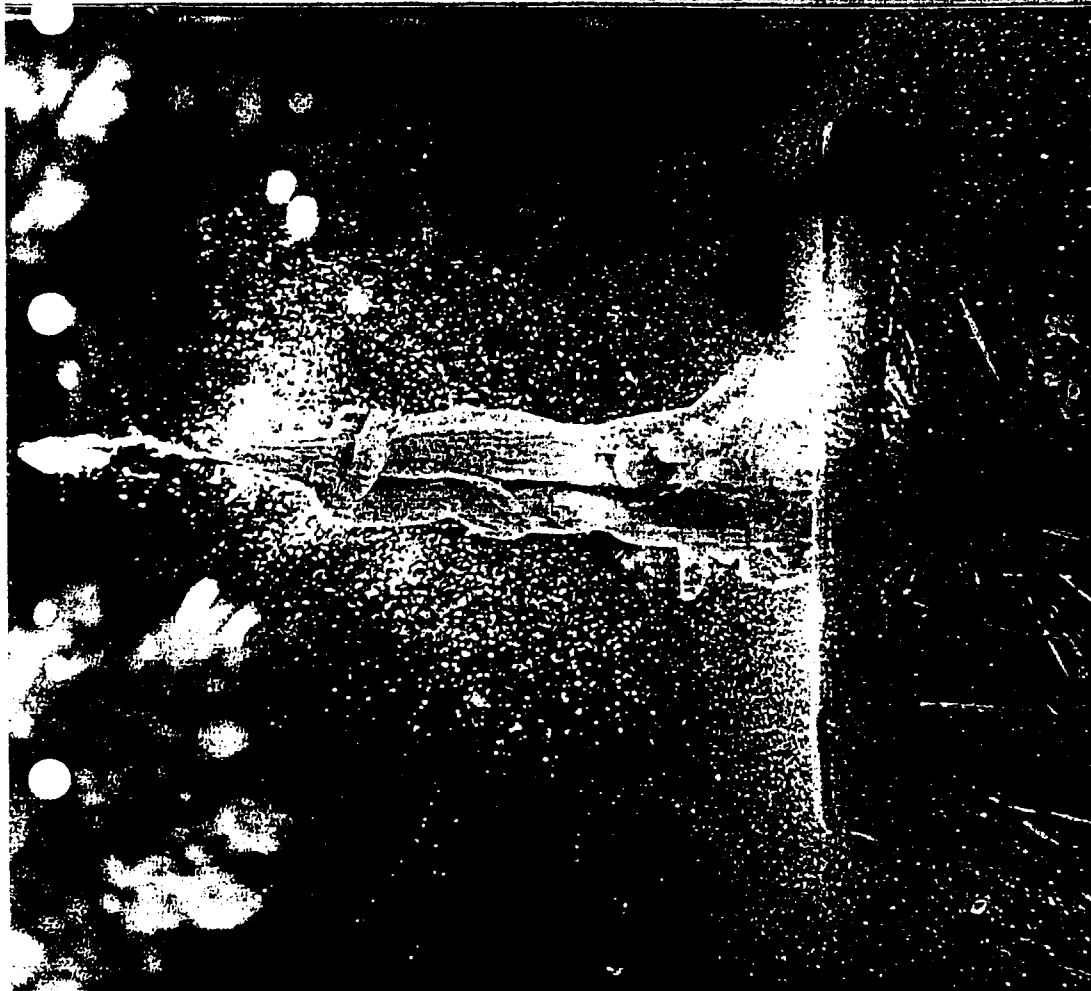
In response MA informed the meeting that the NGK application for rezoning, brought to the attention of Council the need to establish a policy framework for the Garden and surrounding area as these initiatives could have a detrimental impact on the Garden's future. The issue of links to Hiddingh Hall Campus as well as other cultural institutions also needed to be clarified in terms of an overall vision for the precinct.

6. ***CLOSURE***

- 6.1 In closure JvP thanked everyone for attending the workshop, their commitment and input.

JvP added that all would be kept up to date with progress.

Should you wish to add or amend anything within these minutes, please contact the writer.



GARDEN & GNOMES

ACCOMPANYING TWO LOCAL
RESIDENTS OF VICTORIA STREET ON
THEIR MORNING WANDERINGS
THROUGH THE COMPANY'S GARDEN,
SAM WOULD DISCOVER
THAT THIS WAS FAR MORE THAN
JUST A PROVERBIAL WALK IN THE PARK.
THIS PUBLIC GARDEN IN THE
CENTRE OF CAPE TOWN IS A
HAVEN TO ALL. IT HAS A MAGICAL
QUALITY, ENHANCED, NO DOUBT, BY
THE WONDERFUL ASSORTMENT OF
PEOPLE WHO FREQUENT IT.

Annette van Rensburg is one such regular. I met her outside her apartment in Victoria Street where she enthusiastically showed two books in my hand and urged me to do my research 'properly'. The southeaster was blowing a gale and I was apprehensive about discovering the 'magic' of The Company's Garden on this particular morning.



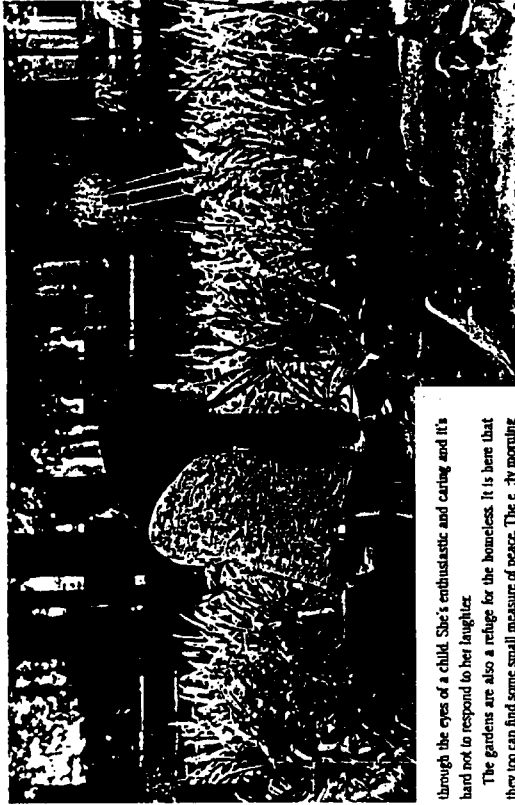
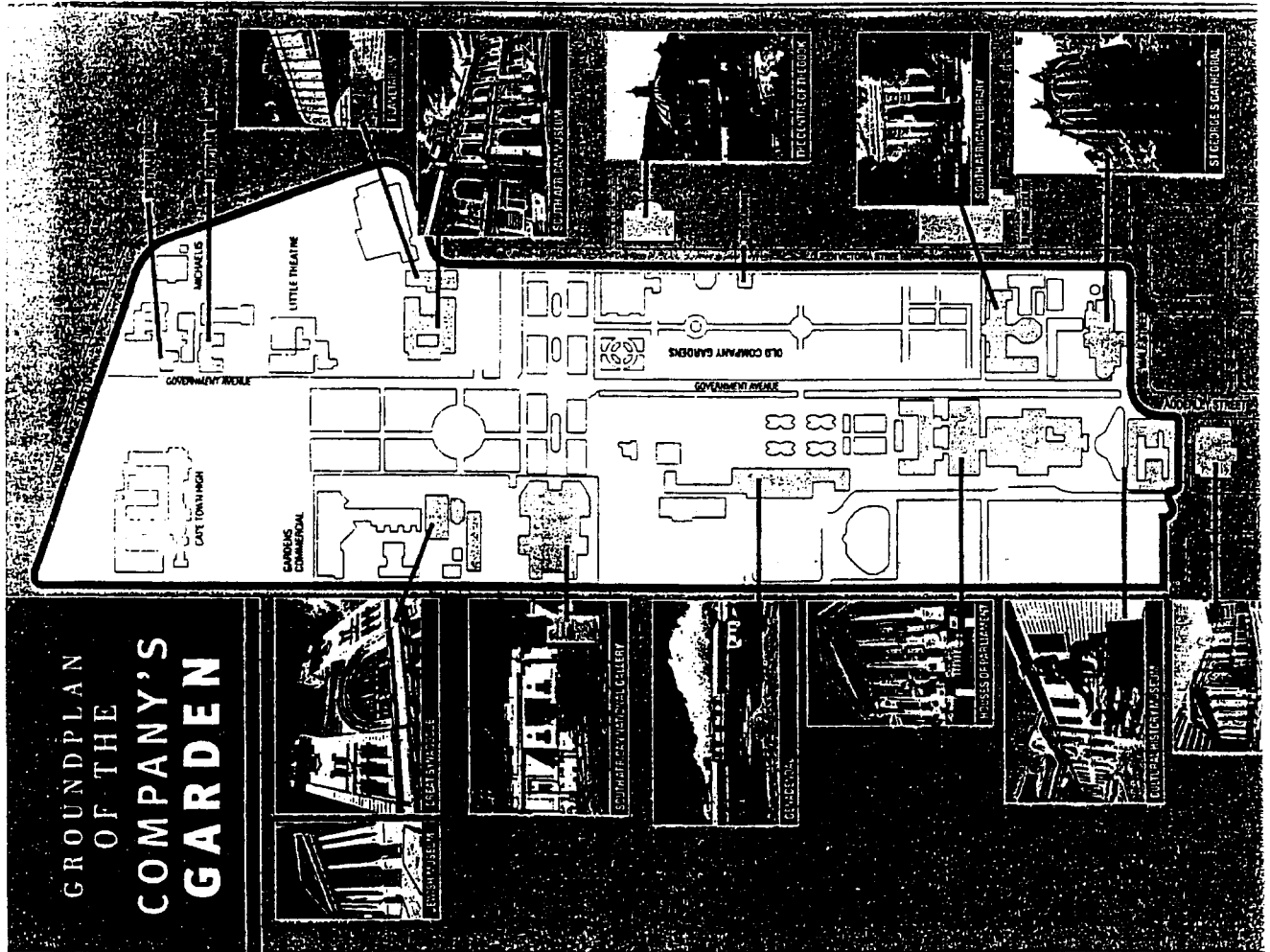
Recalling school history lessons, I knew that The Company's Garden was established soon after Jan van Riebeeck landed in the Cape in April, 1652. While waiting for our photographer to set up his camera I read the foreword of one book in 1950 Professor Rill 'Compton' had written 'The History of the Europeans in South Africa begins with a garden.'

Referring to the needs of the sailors, he continued, '... their long voyages between Europe and the Indies necessitated a garden and therefore a colony, gardeners, shelter, harbour, protection from marauders, roads, control of water supply and so on. And from the simple genesis of this garden, developed Cape Town and the civilisation which spread in widening circles to make the South Africa of today.'

On this particular morning, history and debates about colonialism and imperialism would have to wait. Annette van Rensburg was on a roll.

Brandishing her straw hat, she admonished Jurie and I 'You cannot come into the gardens, saying "I want to see this" and "I want to see that". You have to have patience and the garden will reveal itself to you...'. She interrupts herself. 'Wag bieso is die vrou met die karte, maak gou, Jurie, neem die foto' (Wait, here is the woman with the cats, hurry Jurie and take a photo). She speeds off and we follow her, as well as her instructions. 'Don't upset the cats and don't frighten the birds either'. Then she proceeds to tell us about the kindness of this frail lady who, almost daily comes to feed the many garden cats. Her name is Violet, she loves the cats

GROUNDPLAN OF THE COMPANY'S GARDEN



through the eyes of a child. She's enthusiastic and caring and it's hard not to respond to her laughter.

The gardens are also a refuge for the homeless. It is here that they too can find some small measure of peace. The early morning bantering and witty quips are at times replaced by bangorers or quiet times spent reading, or simply lost in thought.

Denver has been in the garden for seven years. He lost his entire family in a fire. Now he possesses a wire supermarket trolley which he uses on his rounds to collect scrap paper, which he sells for 10c a kilo at a depot. On a good day he makes about R17 enough to buy him food and pay his monthly contribution of R23 for his funeral plan, so that he can one day afford a decent burial. 'Some people are kind, they give us food and fruit,' Denver says, before expounding the health benefits of fruit and water. As we leave he wishes us a good day.

David sits alone on his park bench engrossed in a book being read at all the swankest book clubs at the moment. 'I can't put it down.' He smiles at me, his electric blue eyes crinkling up at the corners. 'A lady walked by the other day and gave it to me.' David is an avid reader and according to the garden regulars, is incredibly witty. Few passers-by escape his good-natured banter. But today's a quiet day. His book has him enthralled.

'Et, hoop j'y's n' rustige dag' (I hope you have a peaceful day), I say after having promised to bring him John Irving's *A Prayer for Owen Meany* on my next visit. He smiles again and looks at me intently. 'Et's altyd rustig' (I'm always relaxed), he tells me and then continues to read. David has lived rough for the past 10 years. And I wonder what had happened to him, what had forced him out onto the streets. But it's an intimate question and one I'm not ready to ask. Yet I will visit with David again. I know his park bench, and maybe he'll feel like talking. But then again, maybe he won't. He lives by his own tempo. Much like the garden he frequents.

DETAILS

- **THE GREAT SYNAGOGUE**
Hedfield St. Gardens • Tel: 465 1405
Mon - Thurs: 8am - 4:30pm • Fri: 8am - 2pm
Cost: Donation
- **THE SA JEWISH MUSEUM**
Tel: 465 1546
Sun - Thurs: 10am - 5pm • Fri: 10am - 2pm
One-hour guided tours with volunteers - contact venue for details
Cost: R20 (Adults) • R15 (Student and Pensioners with Card) • R10 (Students 4 - 8 years)
- **SOUTH AFRICAN NATIONAL GALLERY**
Government Ave, Gardens • Tel: 465 1628
Various guided tours
Tues - Sun: 10am - 5pm
Cost: R5
- **PLANETARIUM SA MUSEUM**
25 Queen Victoria St. • Tel: 424 1330
Mon - Sun: 10am - 5pm
No guided tours
Cost: R5 (Adult) • Children for free
- **ST GEORGE'S CATHEDRAL**
Tel: 424 7360
Mon - Fri: 6:30am - 6pm • Sat: 7am - 1pm
Cost: Donation
- **SA LIBRARY (National Library of SA)**
5 Queen Victoria St. • Tel: 424 6370
Enquire about guided tours
Mon - Fri: 9am - 5pm

Unicity approves Cape Town Partnership's plan to improve Company's Garden

ASHLEY SMITH

THE Cape Town Unicity has given the green light to the plan by Cape Town Partnership (CTP) to revitalise one of the city's oldest landmarks - the Company's Garden.

The partnership, which with the Unicity runs the city and improvement districts, has been given the go-ahead to

implement its business plan for the garden.

The plan includes mounting security, increasing litter collection and cleansing services, the upkeep of the various gardens and grass, planting new plants, a new coffee bar, a champagne bar and restaurant and a summer concert programme.

Unicity executive commit-

tee member for economic development and tourism Kent Morkel said yesterday he was confident that the partnership's plans would "breathe life" back into the landmark.

"The garden is the hub of the cultural history of Cape Town and is closely linked to the national museum."

The city feels that the Cape Town Partnership will manage

the garden better and spearhead a rejuvenation of the southeast of the central city," he added.

Plans for the revitalisation of the garden follow severe public criticism about the state of one of South Africa's most valuable landscapes.

The Company's Garden was laid out four years after Jan van Riebeeck landed at the

Cape in 1652

It was then used for growing vegetables and fruit to supply ships on their way to the East, and by the late 1700s it had become an experimental botanical garden.

CTP chief executive Michael Farr said they had applied the unicity for an operating budget of R1.7 million a year.

This money would be used for

the upkeep of the various gardens and grass, security and cleansing.

Money to fund other projects, for example the resurfacing of areas and new signage, would come from the city's capital works budget and would be approved on a project to project basis, Farr said.

The partnership hoped that their names or logos on park benches.

SOUTH AFRICA

Fuel price up 12 cents
The price of all grades of petrol will increase by 12 cents a litre to R3.64 at the coast from tomorrow, the department of mineral and energy affairs has said. Diesel will increase by four cents a litre to R3.14 at the coast. Illuminating paraffin will increase by 10 cents a litre to R2.27.

MK veteran dies
Wilbrod Mboneni "Alpeya" Molefe, one of the founding members of Umkhonto weSizwe, has died in Edenburg Hospital near Pietermaritzburg. KwaZulu-Natal ANC spokesman Dumiso Makhaye said the party had learned of his death with shock and dismay. Molefe led in 1963 for military training in the then-Soviet Union.

Swells stall cargo lift
Rough seas and seven-metre swells have halted the discharging of cargo from the Rikan Tenda, which is grounded off Scarborough.

Free State's No 1 killer
HIV/AIDS is the biggest killer in the Free State, the provincial health department said. Spokeswoman Elke Grobl was unable to say if the incidence of HIV had increased. According to statistics, 32 of 21 311 blood samples taken in five health districts tested positive for HIV.

3 die in 'street justice'
Police believe the deaths of three people, one of them unidentified man, in two incidents in KwaZulu-Natal, linked to people taking law into their hands, body of the man was found hours after he apparently been "killed" by a knife. Four men have been arrested.

Buthezi at SA helm
Home Affairs Minister Gosu Buthezi is a presidential candidate in the absence of President Thabo Mbeki. His deputy Jacob Zuma is visiting Japan and Zuma's presidency has said in Atusha. Buthezi is Burundian peace talks.

SA one of 10 havens for kidnappers

JOHANNESBURG: Reported kidnappings worldwide have, over the last eight years, risen by 70%, with 90% occurring in the top 10 kidnap and ransom incident countries, which include South Africa.

According to a study done by South African company Alexander Forbes Risk Management, the 10 countries regarded as "kidnap havens" are Mexico, the former Union of Soviet Socialist Republics, Brazil, Philippines, Nigeria, India, Ecuador, Venezuela, Nigeria and South Africa.

Peter Olyott, executive director of Alexander Forbes Risk Solutions in Johannesburg, said most South African kidnappings were not for ransom.

He explained that kidnapping was defined as taking people against their will and the statistics included kidnappings which took place as part of vehicle hijackings.

With a relatively high number of kidnapping-related incidents being reported in South Africa during 1998/99, authorities were displaying a definite increase in hostage and ransom negotiation capacity.

Kidnapping incidents relating to hijacking, extortion and holdups were also becoming increasingly prevalent in South Africa. The study was released last week.



Picture: REUTERS

TO OUR HEALTH: President Thabo Mbeki toasts Japanese Prime Minister Junichiro Koizumi at the premier's official residence in Tokyo. Mbeki began his three-day state visit to Japan yesterday

Japan as a critical partner with regards to the things that have to be done in South Africa, on the continent and in the world," he said.

It was reassuring that South Africa could count on Japan, "a world leader", he said. "We look forward to further strengthening of the relationship since 1994. We count

on Japan as a critical partner with regards to the things that have to be done in South Africa, on the continent and in the world," he said.

ship between (us)," said Mbeki, adding that this would help their countries and the world work towards a better life.

Mbeki's visit coincides with the debate in Japan about its response to the global campaign against terrorism. Proposals that Japan amend its laws to allow it to offer logistical

support for the campaign are being debated at a special parliamentary session which began last week.

The country's post-World War 2 constitution sets strict parameters for the deployment of its "self-defence" forces.

Today, Mbeki's meetings include discussions with several prominent business leaders, including Toyota chairman Hiroshi Okuda, Takashi Imai of Nippon Steel Corporation, Asahi Chemical Company chief Shiro Yamaguchi, Fuji Xerox chair Taro Kobayashi, and Kenji Miyahara, president of the trading house Sumitomo Corporation.

PM BACKS AFRICA PLAN

Japan, SA to work together on global issues

CLIVE LEVIEY-SAWYER
Deputy Parliamentary Editor

TOKYO: South Africa and Japan are to co-operate on a range of issues, including the global fight against terrorism, once on African Development, Prime Minister Junichiro Koizumi have agreed.

The two leaders met yesterday, the first day of Mbeki's state visit, for talks.

"The two countries, as members of the global community, can co-operate and work constructively in responding to various global issues such as terrorism," Koizumi said at a banquet for Mbeki last night.

After his talks with Mbeki, he reaffirmed Japan's support for the New Africa Initiative, the self-help plan for Africa, which its sponsors hope to

carry out in partnership with the developed world. He and Mbeki are keen that a ministerial meeting, planned for Tokyo at the end of this year, should lay the groundwork for the 2003 Tokyo International Conference on African Development, the third such meeting since 1993.

Mbeki's visit is also expected to produce agreement on negotiations towards a pact for co-operation in science and technology.

Koizumi's government favours increased development co-operation with Africa and further Japanese support in combating Aids and other infectious diseases.

Mbeki told the banquet that the relationship between Japan and South Africa had blossomed since 1994. "We count

... vision for Black