

5. PUBLIC REALM INVESTMENT FRAMEWORK

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PUBLIC REALM INVESTMENT FRAMEWORK

5.1. INTRODUCTION

5.1.1. Introduction

The purpose of the Public Realm Investment Framework was to assist in identifying and prioritising interventions and improvements within the public realm of District Six.

This portion of work defined the parameters for prioritising projects within District Six's public realm improvements/upgrades so as to ensure a cohesive approach towards future improvement, maintenance and management of District Six's streets and public spaces. Possible groups of spaces and potential projects were identified through the Public Realm Strategy and the Public Participation Process. The PRIF identified possible constraints to implementation of these projects and then prioritised the projects accordingly.

These groups of spaces have been tested against technical criteria and community feedback in order to identify projects of significance within the public realm that are also viable in terms of implementation. The priority projects are identified and detail is provided for their implementation.

There are 3 sets of decisions that have influenced the prioritisation of projects within the public realm:

Technical Detail

The PRIF documents the technical attributes of the site - zoning; ownership; the land's restitution status; and any other technical features from a planning perspective.

Community Feedback

The Public Participation Process influenced the outcomes of the PRIF. Caretakers who have been part of the workshops voted on the projects they felt were most important. This process has been recorded.

City Processes

The complexities and processes of implementation within the City of Cape Town will inevitably have an impact on the implementation of any project within District Six. The team has attempted to meet with various line departments within the City to better understand how the projects will move forward towards implementation.



Fig. 5.1. District Six Site Montage



While each project is described in isolation, these projects form part of the public realm as a whole and should be viewed as contributing to such. Each group of projects is set within systems and networks which contribute to the public realm. Each project should be cognisant of the broader picture and should contribute to the overall character and “sense of place” in District Six.

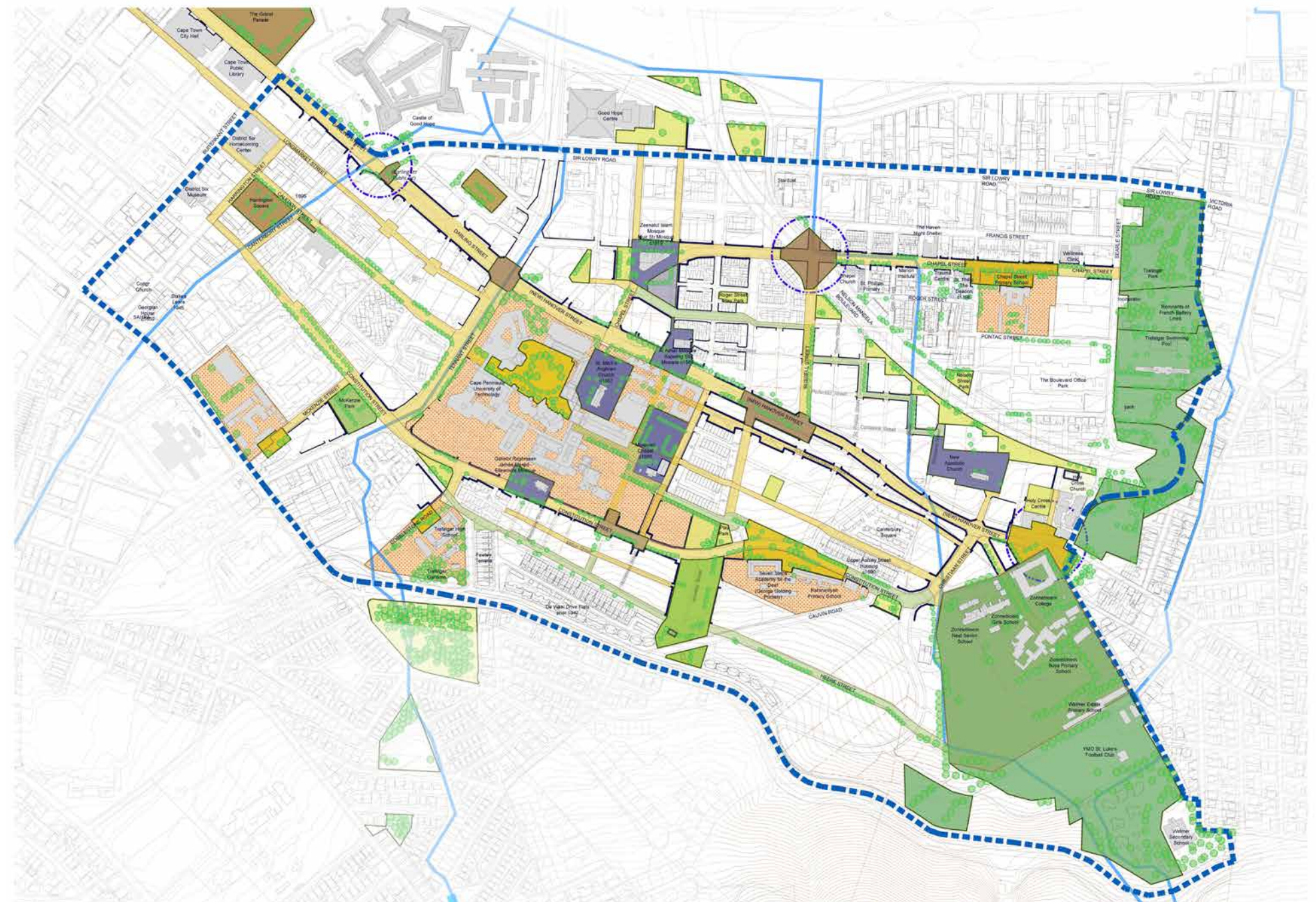
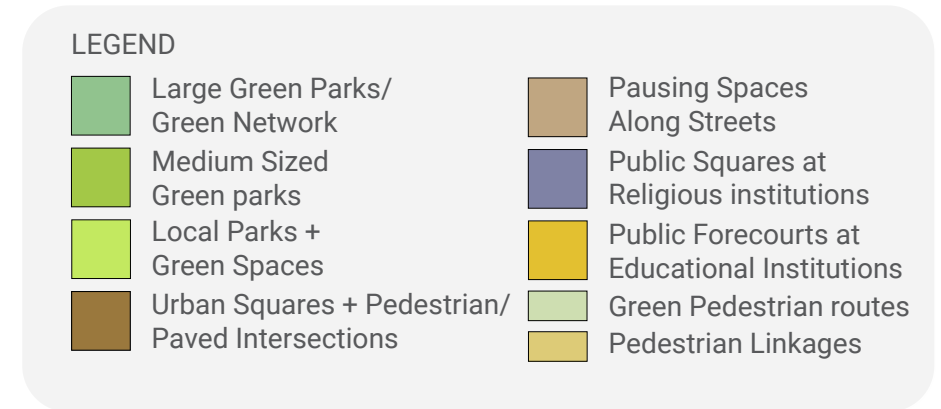


Fig. 5.2.District Six Locations of Open Spaces

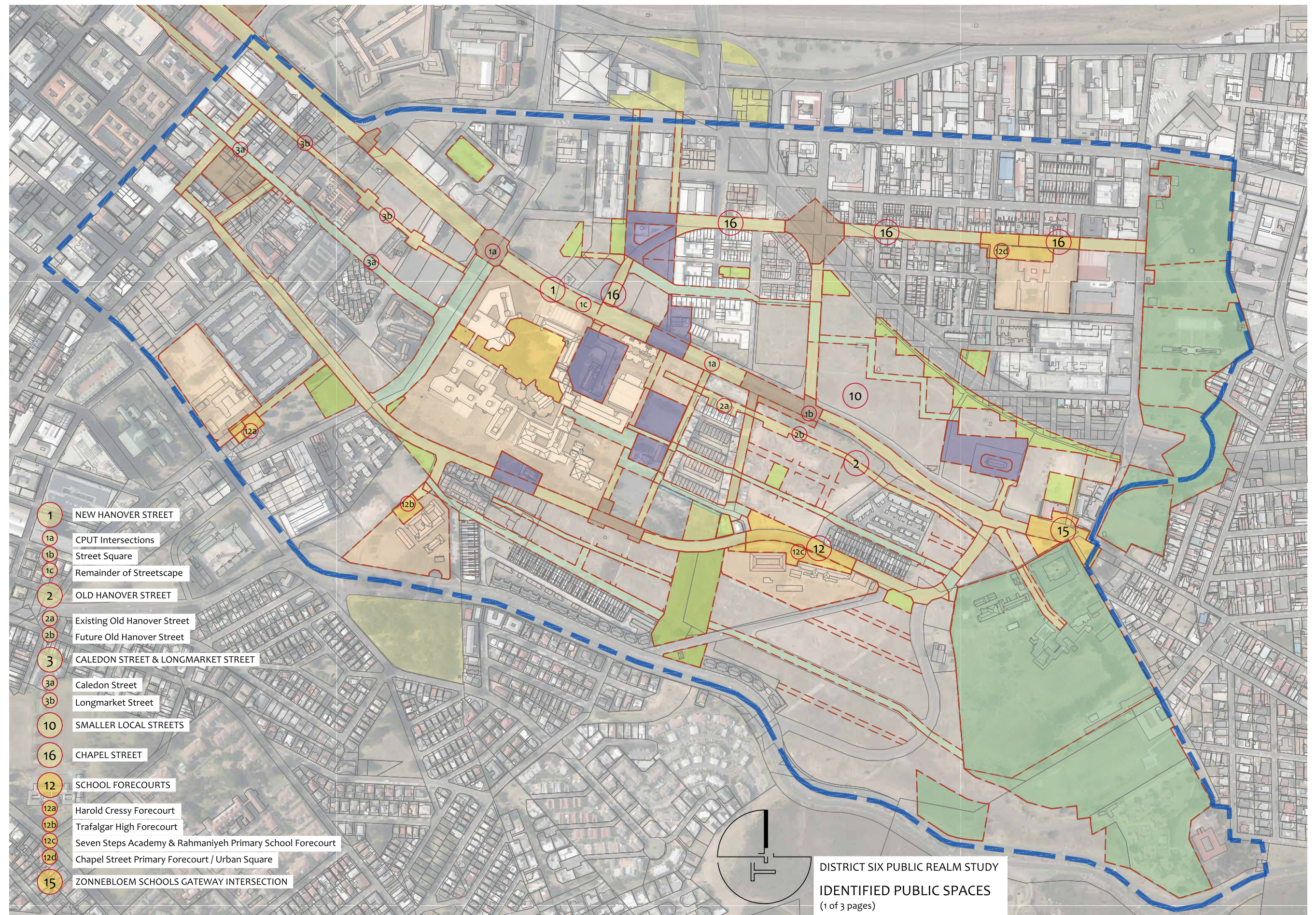


Fig. 5.3. District Six - Public Realm Investment Framework: Numbered Plan 1



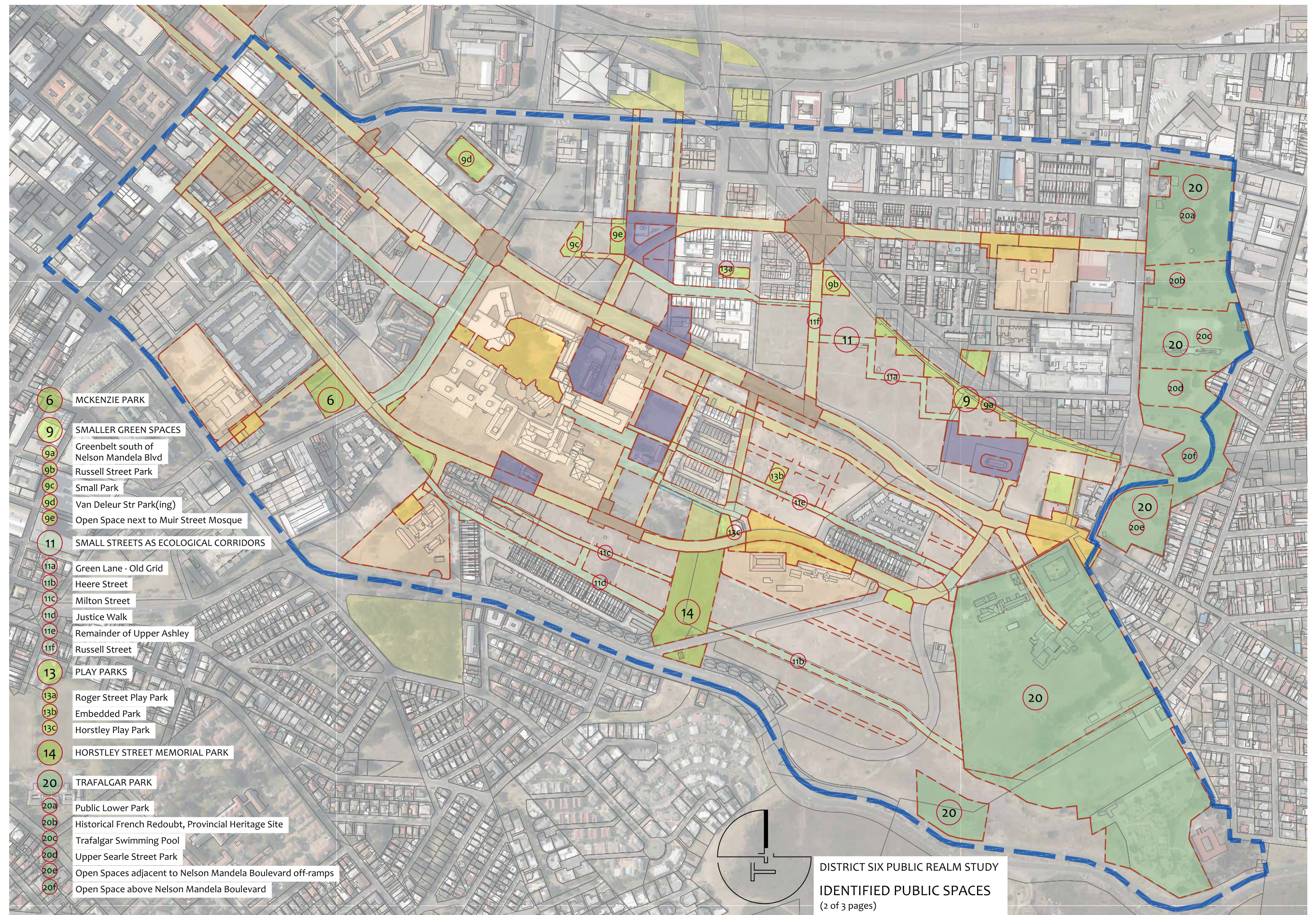


Fig. 5.4. District Six - Public Realm Investment Framework: Numbered Plan 2



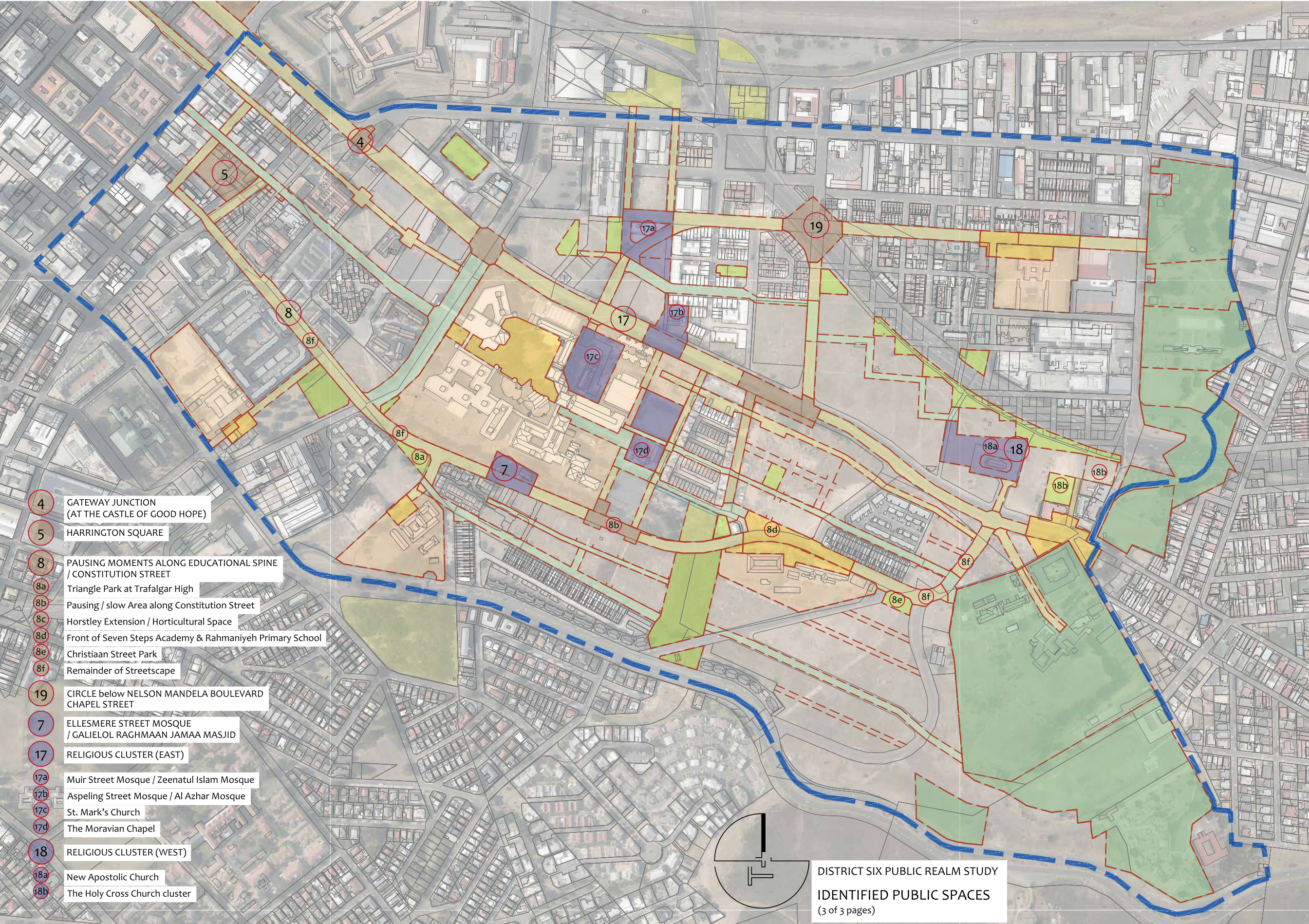


Fig. 5.5. District Six - Public Realm Investment Framework: Numbered Plan 3



THE SPACES

	Street/Space name	Part of system	Typology of open space	Area
1	New Hanover Street			
1a	CPUT Intersection	1. Activity and Business Spine	Pausing space along street	2200 m ²
1b	Street Square	1. Activity and Business Spine	Urban Square/Hardscape	5000 m ²
1c	Remainder of streetscape	1. Activity and Business Spine	Pedestrian oriented street	17000 m ²
2	Old Hanover Street			
2a	Existing Old Hanover Street in Q2	5. Historic + Local Activity Spine	Pedestrian oriented street	
2b	Future Old Hanover Street	5. Historic + Local Activity Spine	Pedestrian oriented street	4000 m ²
3	Caledon Street and Long Market Street			
3a	Caledon Street	8. Other Connecting Streets	Green pedestrain routes	7600 m ²
3b	Longmarket Street	8. Other Connecting Streets	Pedestrian oriented street	9700 m ²
4	Gateway Junction (at the Castle of Good Hope)	1. Activity and Business Spine	Urban Square/Hardscape	740 m ²
5	Harrington Square	7. Network Small Green Streets + Spaces	Urban Square/Hardscape	4860 m ²
6	McKenzie Park	2. Educational Spine	Medium sized green park	3850 m ²
7	Ellesmere Street Mosque Interface	2. Educational Spine	Public Squares at religious institutions	2800 m ²
8	Pausing Moments Along Educational Spine			
8a	Triangle park at Trafalgar High	2. Educational Spine	Small local park	1300 m ²
8b	Pausing/slow area along Constitution	2. Educational Spine	Pausing space along street	2300 m ²
8c	Horstley extention horticultural space (in Q3)	2. Educational Spine	Small local park	2760 m ²
8d	Streetscape in front of Seven Steps Academy	2. Educational Spine	Public Interface with Educational Institution	4800 m ²
8e	Christiaan Street Park	2. Educational Spine	Small local park	1100 m ²
8f	Remainder of streetscape	2. Educational Spine	Pedestrian oriented street	22850 m ²
9	Smaller Green Spaces Within District Six			
9a	Adjacent to Highway - including small parks/greenbelt	8. Other Connecting Streets	Small local park	8200 m ²
9b	Small Park at Russel Street	7. Network Small Green Streets + Spaces	Small local park	1200 m ²
9c	Small Park at D2	7. Network Small Green Streets + Spaces	Small local park	1250 m ²
9d	Van Deleur St Park(ing)	7. Network Small Green Streets + Spaces	Small local park	2700 m ²
9e	Open Space (at D3 Next to Muir St Mosque)	6. Religious Institutional Clusters	Small local park	1300 m ²
10	Smaller Local Streets	8. Other Connecting Streets	Pedestrian oriented street	N/A

Table. 5.1 - Page1. Spaces, Typologies and Areas



THE SPACES

	Street/Space name	Part of system	Typology of open space	Area
11	Small Streets as Ecological Corridors			
11a	Green Lane - Old grid	7. Network Small Green Streets + Spaces	Green pedestrian routes	9200 m ²
11b	Heere Street	7. Network Small Green Streets + Spaces	Green pedestrian routes	5100 m ²
11c	Milton Street	7. Network Small Green Streets + Spaces	Green pedestrian routes	2500 m ²
11d	Justice Walk	7. Network Small Green Streets + Spaces	Pedestrian oriented street	6200 m ²
11e	Upper Ashley (Remainder)	7. Network Small Green Streets + Spaces	Pedestrian oriented street	1700 m ²
11f	Russel Street	7. Network Small Green Streets + Spaces	Pedestrian oriented street	4000 m ²
12	School Forecourts			
12a	Harold Cressy Forecourt	2. Educational Spine	Public Interface with Educational Institution	1400 m ²
12b	Trafalgar High Forecourt	2. Educational Spine	Public Interface with Educational Institution	1200 m ²
12c	Seven Steps and Rahmaniye Forecourt	2. Educational Spine	Public Interface with Educational Institution	3200 m ²
12d	Chapel Street Primary Forecourt	2. Educational Spine	Public Interface with Educational Institution	2800 m ²
13	Play Parks			
13a	Rogers Street Play Park	7. Network Small Green Streets + Spaces	Small local park	900 m ²
13b	Embedded Park (in P2)	7. Network Small Green Streets + Spaces	Small local park	900 m ²
13c	Horstley Play Park	2. Educational Spine	Small local park	720 m ²
14	Horstley Street Memorial Park	2. Educational Spine	Medium sized green park	12300 m ²
15	Zonnebloem Schools Gateway Intersection	2. Educational Spine	Public Interface with Educational Institution	5600 m ²
16	Chapel Street	3. Memory Street + Healing	Pedestrian oriented street	13400 m ²
17	Religious Cluster (East)			
17a	Muir Street Mosque Public Space	6. Religious Institutional Clusters	Public Squares at religious institutions	6200 m ²
17b	Aspeling Street Mosque Public Space	6. Religious Institutional Clusters	Public Squares at religious institutions	2400 m ²
17c	St Marks Church Public Space	6. Religious Institutional Clusters	Public Squares at religious institutions	7000 m ²
17d	The Moravian Chapel Public Space	6. Religious Institutional Clusters	Public Squares at religious institutions	4500 m ²
18	Religious Cluster (West)			
18a	New Apostolic Church Public Space	6. Religious Institutional Clusters	Public Squares at religious institutions	7900 m ²
18b	The Holy Cross Church Public Space	6. Religious Institutional Clusters	Public Interface with Educational Institution	1900 m ²
19	Circle Below Nelson Mandela Blvd on Chapel Street	3. Memory Street + Healing	Urban Square/Hardscape	5700 m ²
20	Trafalgar Park	4. Trafalgar Green Network	Large green park	79500 m ²
20a	Trafalgar Park Lower	4. Trafalgar Green Network	Large green park	19900 m ²
20b	Trafalgar Park Mid	4. Trafalgar Green Network	Large green park	10000 m ²
20c	Trafalgar Park Swimming Pool Section	4. Trafalgar Green Network	Large green park	16200 m ²
20d	Trafalgar Park Lower Searle Street	4. Trafalgar Green Network	Large green park	7200 m ²
20d	Trafalgar Park Upper Searle Street Park	4. Trafalgar Green Network	Large green park	9500 m ²

Table. 5.1 - Page2. Spaces, Typologies and Areas



1 NEW HANOVER STREET



New Hanover Street is a future local small-scale businesses spine, with wide pedestrian pavements, enough safe and comfortable pedestrian crossings, multi-storey buildings with active commercial edge at street level to provide various services for the local community. Existing vehicular roads to be narrowed down for slower traffic, pending a traffic engineer’s input. Allow for generous pavements, cycling lanes, trees, green space and safe pedestrian-dominated intersections.



Fig. 5.9. (New) Hanover Street



Fig. 5.10. (New) Hanover Street Aerial

LOCATION PLAN



Fig. 5.6. Boulevard



Fig. 5.7. High Street



Fig. 5.8. Pedestrian spill-out space

PRECEDENT EXAMPLES

2 OLD HANOVER STREET



Old Hanover Street is to be commemorated as a new pedestrian space surrounded by existing and new developments. As the original economic spine of District Six, this street provides an opportunity to celebrate the history of District Six. Innovative ways of preserving its memory should be explored. The street serves as a pedestrianised street and will accommodate small local business opportunities on ground floor and residential units above.



Fig. 5.11. Old Hanover Street Remnants



Fig. 5.12. Old Hanover Street Aerial

LOCATION PLAN

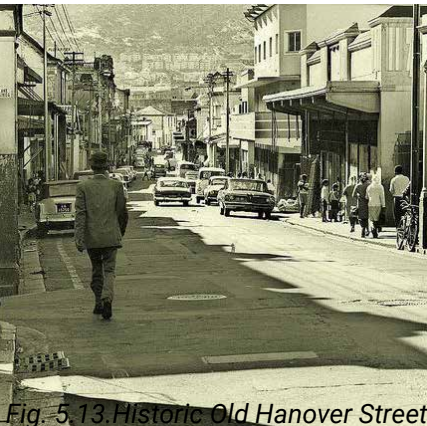


Fig. 5.13. Historic Old Hanover Street



Fig. 5.14. Historic Courtyard

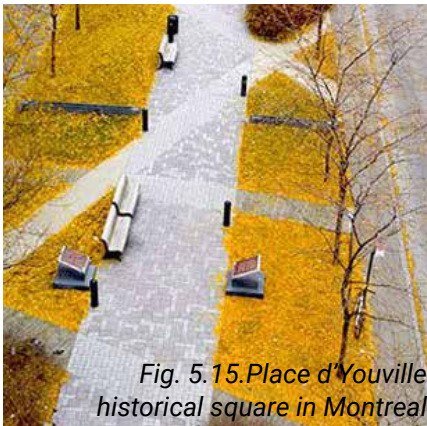


Fig. 5.15. Place d'Youville historical square in Montreal

PRECEDENT EXAMPLES



3

CALEDON STREET AND LONGMARKET STREET

CCT

OWNERSHIP

TR2

ZONING

NONE

RESTITUTION

17300 M²

SIZE

OTHER CONNECTING STREETS

SYSTEM

Caledon and Long Market Streets are treed and landscaped pedestrian links from District Six and CPUT to Cape Town’s City Centre. Safe crossings are to be designed across Tenant Street.



Fig. 5.16. Caledon Street



Fig. 5.17. Caledon Street Aerial

LOCATION PLAN



Fig. 5.18. Longmarket Street



Fig. 5.19. Green Streets



Fig. 5.20. Park and pedestrian space

PRECEDENT EXAMPLES

4

GATEWAY JUNCTION AT THE CASTLE OF GOOD HOPE

CCT

OWNERSHIP

OS2

ZONING

YES

RESTITUTION

740 M²

SIZE

ACTIVITY + BUSINESS SPINE

SYSTEM

The gateway junction at the Castle of Good Hope is an important entrance space from the City Centre into District six and should be designed as a celebrated gateway and a pause point. It is significant as a place of historical and cultural memory.



Fig. 5.24. Gateway - Darling Street into New Hanover Street



Fig. 5.25. Gateway into District Six- Aerial

LOCATION PLAN



Fig. 5.21. Hard and Soft Landscaping



Fig. 5.22. Street furniture



Fig. 5.23. Gateway Condition

PRECEDENT EXAMPLES



5

HARRINGTON SQUARE

CCT

OWNERSHIP

UT

ZONING

NONE

RESTITUTION

4860 M²

SIZE

NETWORK
SMALL GREEN
STREETS +
SPACES

SYSTEM

Harrington Square should become a multi-functional public square. This space should not be car dominated and parking should be significantly reduced. Freeing up space, previously dedicated to car parking, allows for other uses: gatherings, events, stalls, trees and additional planting, public benches / seating areas for people waiting for clinic appointments, etc. Traffic movement to be calmed around the square with safe pedestrian-priority crossings.



Fig. 5.26. Harrington Square



Fig. 5.27. Caledon Street Aerial

LOCATION PLAN



Fig. 5.28. Public Space



Fig. 5.29. Texture and Pattern



Fig. 5.30. Church Square, Cape Town

PRECEDENT EXAMPLES

6

MCKENZIE PARK

CCT
+NAT

OWNERSHIP

CO1

ZONING

YES

RESTITUTION

3850 M²

SIZE

EDUCATIONAL
SPINE

SYSTEM

McKenzie Park is envisioned as an activated local community play park with soft (trees, grass, planting) and hard landscaped elements and furniture (seating, gym and play equipment, etc.). It would greatly benefit from interactive building interfaces that promote healthy ownership, occupancy, and multi-functional use.



Fig. 5.34. McKenzie Park



Fig. 5.35. McKenzie Park- Aerial

LOCATION PLAN



Fig. 5.31. Hard and Soft Landscaping



Fig. 5.32. Park Landscape



Fig. 5.33. Green Park Space

PRECEDENT EXAMPLES



7

ELLESMERE MOSQUE / GALIELOL RAGHMAAN JAMAA MASJID

CCT +PVT

GR4

NONE

2800 M²

EDUCATIONAL SPINE

OWNERSHIP

ZONING

RESTITUTION

SIZE

SYSTEM

The street interface should become more publicly visible and engaging. Portions of existing wide street should be altered to accommodate spill-out space for the mosque. This would be integrated into a system of spaces along Constitution Street.



Fig. 5.36. Galielol Raghmaan Jamaa Masjid



Fig. 5.37. Ellesmere Mosque - Aerial

LOCATION PLAN



Fig. 5.38. Green Benches



Fig. 5.39. Creating Space with robust elements



Fig. 5.40. Urban Square

PRECEDENT EXAMPLES

8

PAUSING MOMENTS ALONG EDUCATIONAL SPINE

CCT +PVT

MIX

MIX

35110 M²

EDUCATIONAL SPINE

OWNERSHIP

ZONING

RESTITUTION

SIZE

SYSTEM

Pausing moments along the Educational Spine are located on routes where many school children walk. Therefore, it must accommodate traffic calming measures at strategic points and have several special pausing moments for walkers. These moments are envisioned to be educational in character with clusters of trees and planting, seating opportunities and safe intersections to create pedestrian-dominated route along Constitution Street.



Fig. 5.42. Pausing Moments along Educational Spine



Fig. 5.43. Constitution Street - Aerial

LOCATION PLAN



Fig. 5.41. Hard and Soft Landscaping



Fig. 5.44. Pausing space



Fig. 5.45. Park and pedestrian space

PRECEDENT EXAMPLES



9 SMALLER GREEN SPACES WITHIN DISTRICT 6

CCTOWNERSHIP

MIXZONING

YESRESTITUTION

14650 M²SIZE

SMALL LOCAL PARKSYSTEM

Smaller green spaces are equally dispersed throughout the District. Existing and proposed smaller parks and spaces are connected by green spines/streets to ensure that everyone has access to an open space within walking distance. These spaces need to provide amenities for everyone (including informal and formal play/gym spaces), making provision for young children, the elderly and the differently-abled. Existing spaces are in need of maintenance and improvement.



Fig. 5.46. Future Small Green Space



Fig. 5.47. Future Small Green Space - Aerial

LOCATION PLAN



Fig. 5.48. Play Park



Fig. 5.49. Community Garden



Fig. 5.50. Park Landscape

PRECEDENT EXAMPLES

10 SMALLER LOCAL STREETS

CCTOWNERSHIP

TR2ZONING

YESRESTITUTION

NA SIZE

PEDESTRIAN ORIENTED STREETSYSTEM

Smaller Local Streets are important public spaces for inhabitants living directly adjacent. These are pedestrian-oriented environments with narrow road widths and slowed vehicular traffic. These spaces are to be made safe for children, with traffic calming and “eyes on the street”. The provision of street furniture and tree planting, for shade and comfort, would greatly encourage this. Retain historic street grid.



Fig. 5.51. Small Streets in Remaining District Six



Fig. 5.52. District Six Remaining Street Grid - Aerial

LOCATION PLAN



Fig. 5.53. Pausing space



Fig. 5.54. Planter Boxes



Fig. 5.55. Green Benches

PRECEDENT EXAMPLES



11 SMALL STREETS AS ECOLOGICAL CORRIDORS



Streets have the potential to be functioning ecological corridors, with cultural functions. Increase biodiversity through appropriate planting endemic/ indigenous tree and shrub planting along road edges and in swales. These streets provide habitats which support biodiversity and micro-climate creation, provide points of interest for walkers and other human benefits.



Fig. 5.56. Green Streets



Fig. 5.58. Future Green Street - Aerial



PRECEDENT EXAMPLES

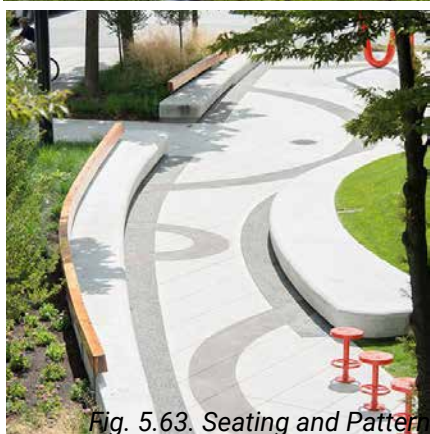
12 SCHOOL FORECOURTS



School Forecourts could become multi-functional spaces for events and should not only be used as entrance areas during school times. These forecourts are spaces where many children wait and play on a daily basis and should be designed as child-friendly environments. An urban-landscape design toolkit of clusters of trees with seating and lighting could activate spaces for various gatherings, markets, and other events.



LOCATION PLAN



PRECEDENT EXAMPLES



13

PLAY PARKS

CCT+NG

OWNERSHIP

TR2

ZONING

MIX

RESTITUTION

2520 M²

SIZE

NETWORK SMALL GREEN STREETS + SPACES

SYSTEM

Play Parks to provide local community with safe child-friendly spaces and play/gym equipment. Existing play parks to be managed by locals, maintained and upgraded where necessary by the City. Additional play parks will be necessary in comfortable walking distance of future developments.



Fig. 5.66. Roger Street Play Park



Fig. 5.69. Roger Street Play Park - Aerial



Fig. 5.70. Garden Play Space at Spier



Fig. 5.67. Natural Play Park



Fig. 5.68. Spray Park

14

HORSTLEY STREET MEMORIAL PARK

CCT

OWNERSHIP

OS2

ZONING

YES

RESTITUTION

12300 M²

SIZE

EDUCATIONAL SPINE

SYSTEM

Horstley Street Memorial Park is an important multi-purpose park, that should serve the large District Six community and the City. Located along the educational spine, it should provide commemorative learning and gathering spaces, as well as play, environmental, resting areas, and other amenities. Located on the steeper slopes of District Six, the top of park has a great views to the city, sea and mountain.



Fig. 5.71. Horstley Street Remnants



Fig. 5.72. Future Horstley Street Memorial Park - Aerial



Fig. 5.73. Park landscape



Fig. 5.74. Memorialisation on Longmarket Street



Fig. 5.75. Memorialisation through arts projects

LOCATION PLAN

PRECEDENT EXAMPLES

LOCATION PLAN

PRECEDENT EXAMPLES



15 ZONNEBLOEM SCHOOLS GATEWAY INTERSECTION

CCT

OWNERSHIP

OS2

ZONING

YES

RESTITUTION

5600 M²

SIZE

EDUCATIONAL SPINE

SYSTEM

Zonnebloom Schools Gateway Intersection should be designed as a child-friendly and safe intersection. It currently serves as a drop-off zone for scholars and as an after-school waiting area. Safe waiting, playing and crossing spaces are needed. The space is an important entrance area from Woodstock into District Six. As such, MyCiti Bus and other transport stops are located on either side of New Hanover Street - traffic calming measures are vital for pedestrian-dominated and children-safe space, with passive and active surveillance.



Fig. 5.79. New Hanover Street - Zonnebloom College Schools Intersection



Fig. 5.80. Intersection - Aerial

LOCATION PLAN



Fig. 5.76. Tactical urbanism for pedestrians



Fig. 5.77. Safe School Intersection



Fig. 5.78. Colourful Tactical urbanism

PRECEDENT EXAMPLES

16 CHAPEL STREET

CCT

OWNERSHIP

TR2

ZONING

NONE

RESTITUTION

13400 M²

SIZE

MEMORY STREET + HEALING

SYSTEM

Chapel Street is a very important existing mixed-use and residential street serving the remaining section of District Six and the more recently re-built and future returning communities. It is also a strong connector between Trafalgar Park and New Hanover Street. It would benefit greatly by the introduction of street narrowing (pending traffic engineers' design confirmation), pedestrian-oriented design, and the provision of pause spaces with seating, lighting, signage and tree planting. It should be designed to encourage the use and occupancy of space.



Fig. 5.81. Chapel Street



Fig. 5.82. Chapel Street - Aerial

LOCATION PLAN



Fig. 5.84. Parklet space



Fig. 5.83. Street side intervention



Fig. 5.85. Green Streets

PRECEDENT EXAMPLES



17 RELIGIOUS CLUSTER (WEST)



Space between and surrounding the religious institutions (below) can function together as a system of spaces. Muir Street Mosque / Zeenatul Islam Mosque; Aspeling Street Mosque / Al Azhar Mosque; St. Mark's Church; and The Moravian Chapel. Flexible spaces and small incremental interventions also allow for changes over time. Solutions can only be found through thorough engagement with these institutions to gain a full understanding of their operational requirements and the needs of the public who also have access to this space.



Fig. 5.89. Religious cluster - Aspeling Street Mosque



Fig. 5.90. Religious cluster - Aerial

LOCATION PLAN



Fig. 5.88. Street furniture



Fig. 5.86. Clustering street furniture and street planting



Fig. 5.87. Street furniture

PRECEDENT EXAMPLES

18 RELIGIOUS CLUSTER (EAST)



The New Apostolic Church provides the opportunity with an urban square at the end of a green pedestrian system, linking it to New Hanover Street. The Holy Cross Church cluster can successfully link to New Hanover Street and the Zonnebloem school forecourt area at the gateway intersection. It also requires an urban park for children. Play areas need to be considered, along with solutions to the traffic issues and pedestrian safety for children.



Fig. 5.91. Religious cluster - New Apostolic Church



Fig. 5.92. Religious Cluster East - Aerial

LOCATION PLAN



Fig. 5.93. Street furniture



Fig. 5.94. Hard and Soft Landscaping



Fig. 5.95. Natural Play Park

PRECEDENT EXAMPLES



19 CIRCLE BELOW NELSON MANDELA BOULEVARD ON CHAPEL STREET

CCTOWNERSHIP

TR2ZONING

NONERESTITUTION

5700 M²SIZE

MEMORY + HEALINGSYSTEM

The circle below Nelson Mandela Boulevard, on Chapel Street, is an important connecting space and gateway within the existing area. It is in urgent need of re-design to make it safer (pedestrian-oriented with traffic calming) and a multi-functional space under the highway. The space could benefit from activation to provide ‘eyes on the street’.



Fig. 5.96. Circle under Nelson Mandela Boulevard Highway



Fig. 5.97. Highway - Aerial

LOCATION PLAN



Fig. 5.98. Park Space under Highway



Fig. 5.99. Lighting Under Highway



Fig. 5.100. Intervention under highway

PRECEDENT EXAMPLES

20 TRAFALGAR PARK

CCTOWNERSHIP

OS2ZONING

NONERESTITUTION

79500 M²SIZE

TRAFALGAR GREEN NETWORKSYSTEM

Trafalgar park is the largest public open space within District Six and Salt River, comprised of six discrete components that require integration. The existing park has some amenities and well-established trees, but also has unrealised potential for providing high quality amenities: playgrounds, picnic and seating areas, shelters, bathrooms, event spaces, public art displays, etc. Traffic calming along Searle Street and wider pedestrian crossings to be provided (pending traffic engineers’ input). Park management and maintenance requires attention by the City.



Fig. 5.101. Trafalgar Park from Searle Street



Fig. 5.102. Trafalgar Park - Aerial

LOCATION PLAN



Fig. 5.103. Park Space



Fig. 5.104. Play space at Botha's Haite Primary School



Fig. 5.105. Art installation

PRECEDENT EXAMPLES



5.3. TECHNICAL DETAILS

5.3.1. TECHNICAL EVALUATION

The areas demarcated on the plan, alongside, represent all the possible public realm improvement projects that have been identified. All the projects are numbered and correspond with a table containing more detailed descriptions of each project.

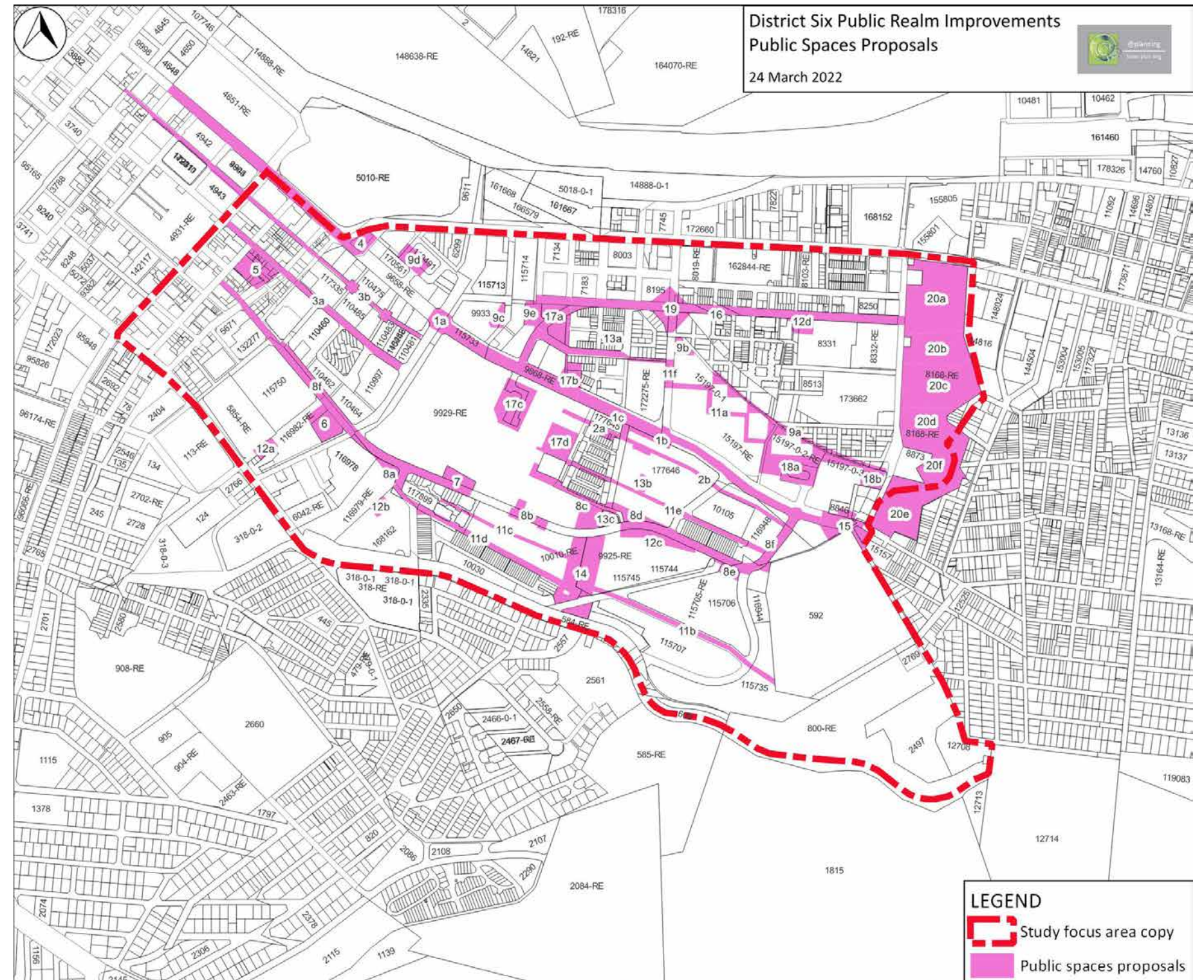
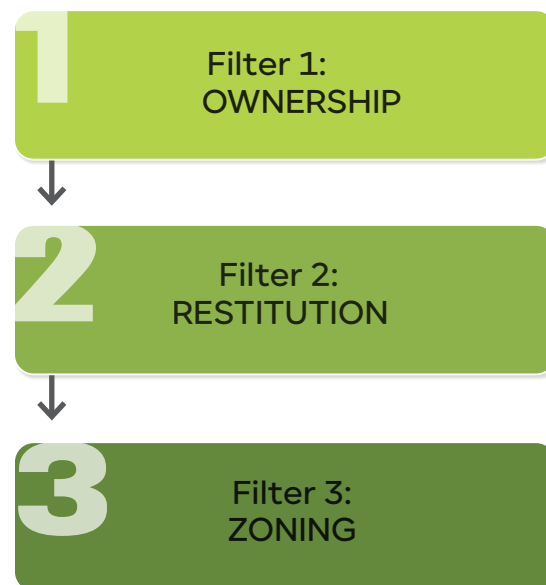


Fig. 5.106. Open Spaces - Cadastrals



5.3.1. TECHNICAL EVALUATION



OWNERSHIP

The City can only implement projects where the land is City owned. Although the list of projects in this document identifies projects that are not City-owned, only projects where land is owned by the City can be considered for immediate implementation.

This plan indicates the ownership of land in relation to the projects identified. Only land which is owned by the City of Cape Town has been included in projects identified for rapid implementation.

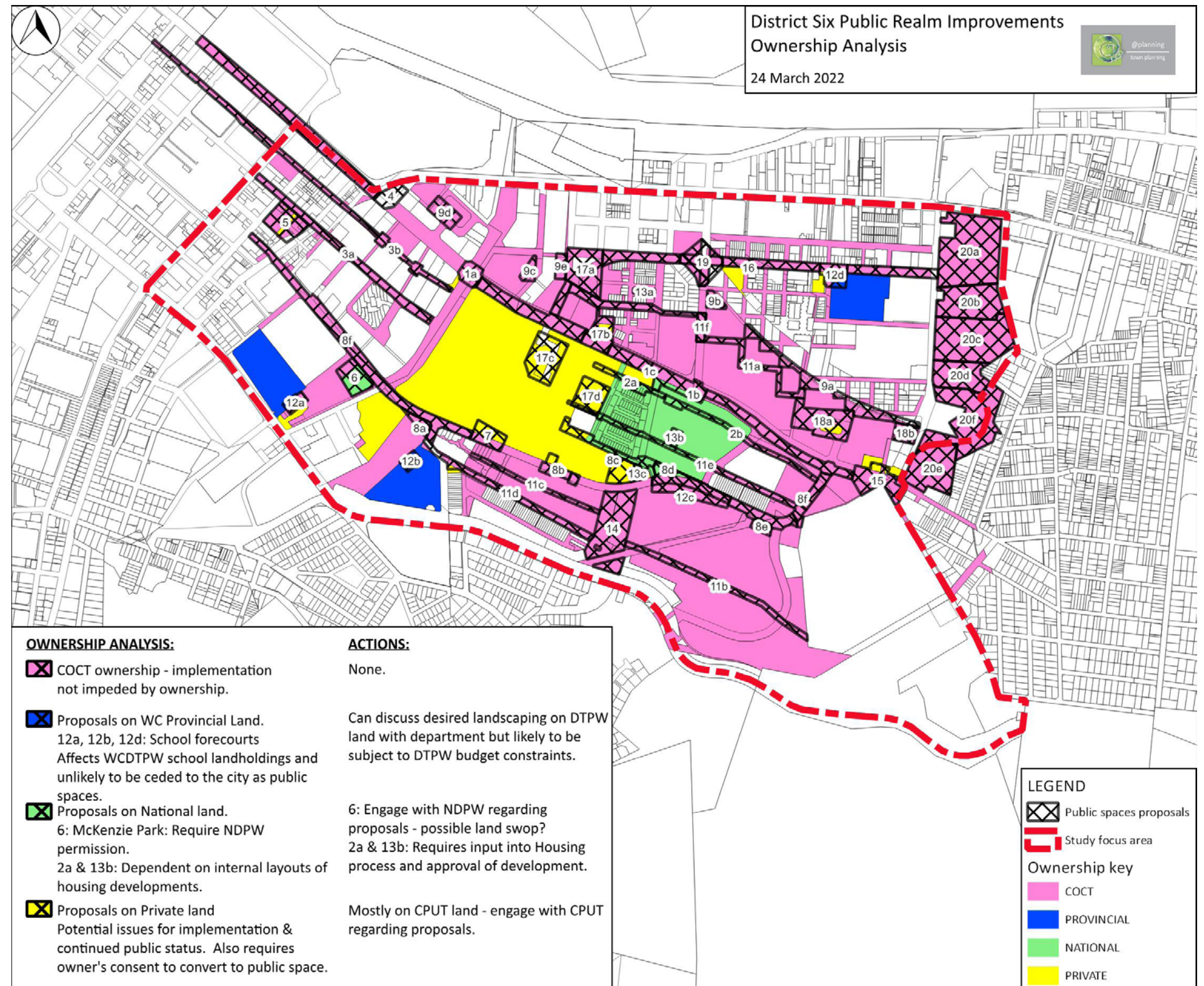


Fig. 5.107. Open Spaces - Ownership



5.3.1. TECHNICAL EVALUATION



RESTITUTION

Land identified for future land restitution developments will be subject to a development application, suitable public spaces will be identified and implemented through this process.

A significant amount of land parcels in District Six are subject to future restitution. The parcels of land, indicated in red, were identified using information made available to us by the City (indicating restitution areas as of 2007).

Subsequent to this, several parcels have already been developed and allocated to beneficiaries (see land parcels indicated in green).

The areas indicated in red are subject to future development for restitution. Public spaces will be created as part of that development process, in line with these proposals. These portions will be subject to further detailed design processes and planning processes. Restitution parcels will, in future, also include streets and public spaces. However, these spaces are seen as long-term projects and are in need of a more extensive planning process. For this reason, these projects are not identified for rapid implementation.

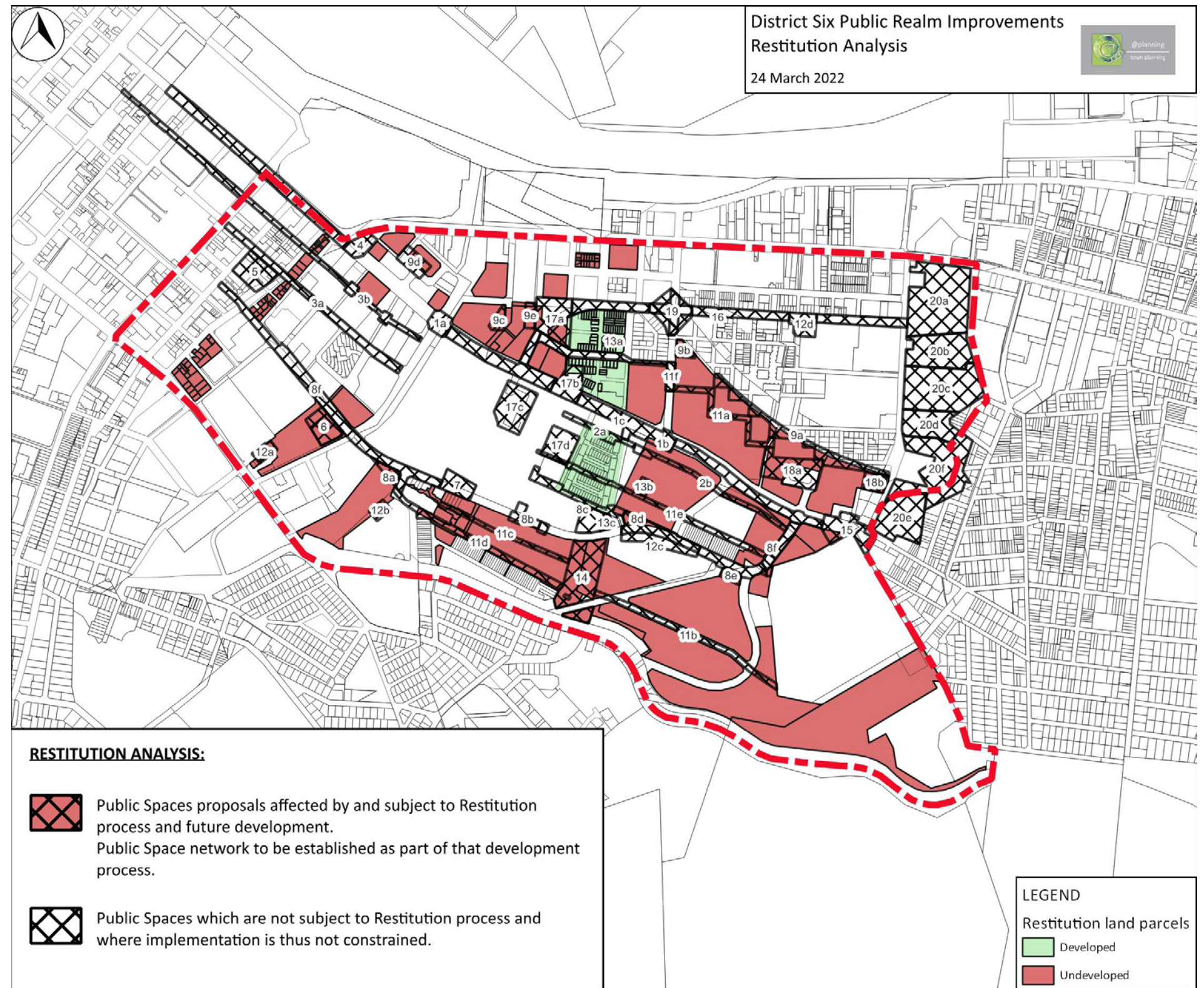


Fig. 5.108. Open Spaces - Restitution



5.3.1. TECHNICAL EVALUATION

3

ZONING

Public Open Space requires an Open Space OS2 zoning. Street landscaping can be implemented in Transport Zone TR2. Any other zoning is likely to require a planning application to precede implementation. It was therefore decided that land which is not appropriately zoned will not be included in the priority list, since the planning application is likely to delay immediate implementation.

Areas earmarked for restitution will , in future, also need to have portions within it that are zoned for streets and public spaces. Some of the public spaces in the PRIF fall within the restitution area. However, for rapid implementation, areas that are already zoned for Open Space and Transport are considered priority spaces in terms of planning processes.

Public open space and/or public movement routes are prioritised for implementation. For this reason, land which is currently zoned Open Space 2 or Transport Zone 2 are prioritised since these zonings will facilitate rapid implementation. Planning applications can take anything between 8 and 18 months, depending on the level of support. Therefore, land which is already appropriately zoned has received the highest ranking.

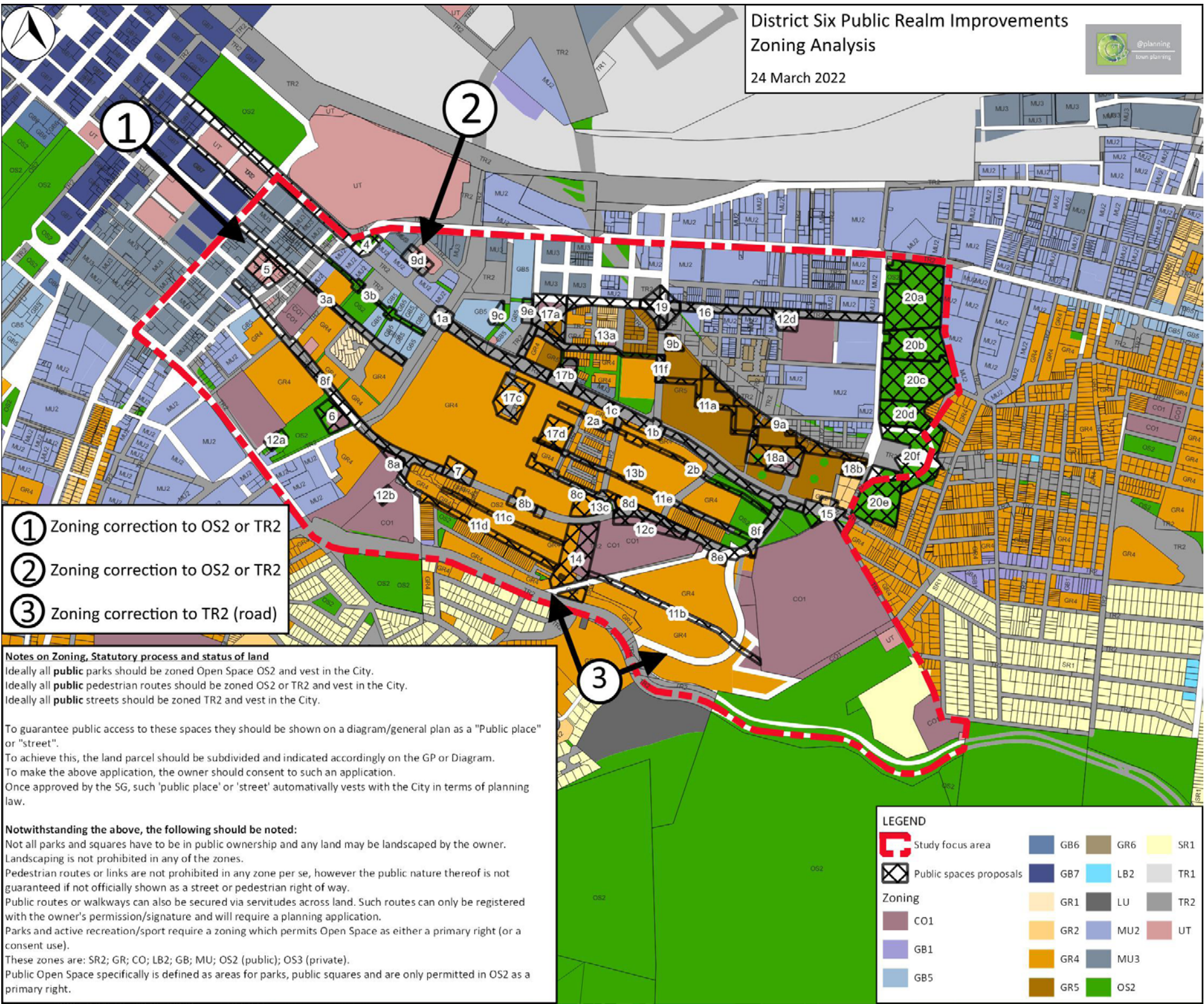


Fig. 5.109. Open Spaces - Zoning



5.3.2. EVALUATION MATRIX

TECHNICAL DETAIL							
	Space/Street Name	Existing Zoning	Add./split Zoning	Proposed Land Use/Dev. Proposal	Land Ownership	Restitution Status	Planning Application Required
1	New Hanover Street						
1a	CPUT Intersection	TR2		Existing street landscaping			
1b	Street Square	TR2	GR4	Existing street landscaping & new square			
1c	Remainder of streetscape	TR2		Existing street landscaping			
2	Old Hanover Street						
2a	Existing Old Hanover Street in Q2	TR2		New street & landscaping			
2b	Future Old Hanover Street	GR4		New street & landscaping			
3	Caledon Street and Long Market Street						
3a	Caledon Street	TR2		Existing street landscaping			
3b	Longmarket Street	TR2		Existing street landscaping			
4	Gateway Junction (at the Castle of Good Hope)	OS2	TR2	Existing street & OS Landscaping			
5	Harrington Square	UT	TR2	Exsiting parking to New Square			
6	McKenzie Park	CO1	OS2	Existing OS to new park			
7	Ellesmere Street Mosque Interface	GR4	TR2	New Square			
8	Pausing Moments Along Educational Spine						
8a	Triangle park at Trafalgar High	CO1		New square			
8b	Pausing/slow area along Constitution	TR2	GR4	Existing street landscaping & New square			
8c	Horstley extention horticultural space (in Q3)	GR4		Park extension			
8d	Streetscape in front of Seven Steps Academy	TR2	GR4	Existing street landscaping & new square			
8e	Christiaan Street Park	GR4		New Park			
8f	Remainder of streetscape	TR2		Existing street landscaping			
9	Smaller Green Spaces Within District Six						
9a	Adjacent to Highway - including small parks/greenbelt	GR5		New streets & green spaces			
9b	Small Park at Russel Street	GR5		New Park			
9c	Small Park at D2	GR5	OS2	New park			
9d	Van Deleur St Park(ing)	UT		New Park			
9e	Open Space (at D3 Next to Muir St Mosque)	TR2		Existing street landscaping			
10	Smaller Local Streets	TR2		Existing street landscaping			

OWNERSHIP

CoCT ownership means no other party required to consent to the proposals

May involve City land but require discussions with adjacent facilities/Owners or success may be affected by incorporation or intervention on other land

Proposals on Private land or other state entities, -will require extensive interaction before project can proceed or other parties must implement

RESTITUTION

Does not fall inside land earmarked for Land Restitution , Implementation unobstructed

Can be partially implemented on portions which are not affected by Land Restitution

Falls inside area where development must be undertaken for land restitution .City can thus not rapidly implement until restitution process is complete

LAND USE APP. REQUIRED (Zoning)

No land use application required in terms of DMS

Landscaping of road can proceed; Square proposals may require minor planning application to designate Public Space

Applications required to establish 'public space'; may need rezonign/subdiv, but largely technical

Applications required -may require more complex processes

Zoning correction required (wrong zoning on zoning map)

Table. 5.2 - Page1. Spaces Evaluation Matrix-

Table. 5.2 - Page1. Spaces Evaluation Matrix- Technical Details



5.3.2. EVALUATION MATRIX

TECHNICAL DETAIL

	Space/Street Name	Existing Zoning	Add./split Zoning	Proposed Land Use/Dev. Proposal	Land Ownership	Restitution Status	Planning Application Required
11	Small Streets as Ecological Corridors						
11a	Green Lane	GR4		New street			
11b	Heere Street	GR4		Existing street landscaping			
11c	Milton Street	GR4		New street			
11d	Justice Walk	GR4		New street			
11e	Upper Ashley (Remainder)	GR4		New Street			
11f	Russel Street	TR2		Existing street landscaping			
12	School Forecourts						
12a	Harold Cressy Forecourt	OS2	CO1 & TR2	New square			
12b	Trafalgar High Forecourt	CO1		new square			
12c	Seven Steps and Rahmanyeh Forecourt	CO1		New square			
12d	Chapel Street Primary Forecourt	CO1	TR2	Existing street landscaping & New square			
13	Play Parks						
13a	Rogers Street Play Park	OS2		Existing park			
13b	Embedded Park (in P2)	GR4		New park			
13c	Horstley Play Park	OS2		Existing park			
14	Horstley Street Memorial Park	CO1	GR4	New Park			
15	Zonnebloem Schools Gateway Intersection	OS2	TR2 & GR2	Existing street landscaping & New square			
16	Chapel Street	TR2		Existing street landscaping			
17	Religious Cluster (East)						
17a	Muir Street Mosque Public Space	TR2	GR5	Existing street landscaping & New square			
17b	Aspeling Street Mosque Public Space	CO1	TR2	Existing street landscaping & New square			
17c	St Marks Church Public Space	GR4	TR2	Existing street landscaping & New square			
17d	The Moravian Chapel Public Space	GR4		New Square			
18	Religious Cluster (West)						
18a	New Apostolic Church Public Space	TR2	GR5	Existing street landscaping & New square			
18b	The Holy Cross Church Public Space	TR2	GR5	New Square			
19	Circle Below Nelson Mandela Blvd on Chapel Street	TR2		landscaping			
20	Trafalgar Park						
20a	Trafalgar Park Lower	OS2		Existing Park			
20b	Trafalgar Park Mid	OS2		Existing Park			
20c	Trafalgar Park Swimming Pool Section	OS2		Existing Park			
20d	Trafalgar Park Lower Searle Street	OS2		Existing Park			
20d	Trafalgar Park Upper Searle Street Park	OS2		Existing Park			
20e	Remainder of Trafalgar Park OS2 + road reserves	OS2		Existing Park			

Table. 5.2 - Page2. Spaces Evaluation Matrix- Technical Details



5.3.2. EVALUATION MATRIX

Projects were listed indicating: ownership, restitution status and zoning. The project's ability to be implemented was colour coded based on the criteria set out in the legend below, with green meaning "good to go", whilst "red" indicating projects with the greatest challenges.

The adjacent table provides details of the projects that remained after the above filtering process had been applied. The projects indicated are all owned by the City of Cape Town and are not included in land identified for future restitution.

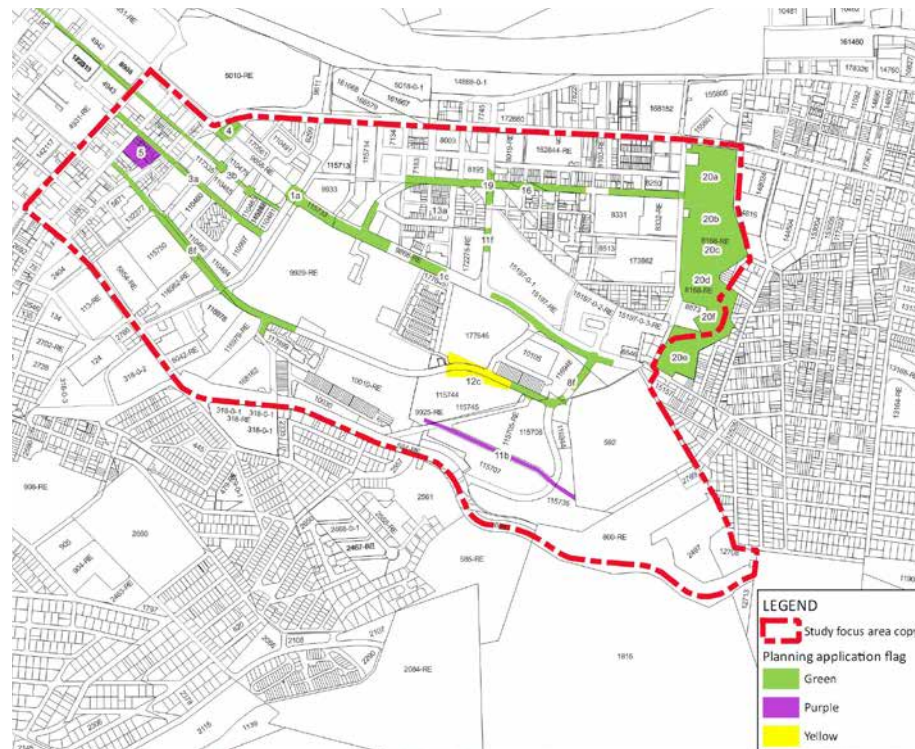
The map below illustrates the location of these projects.

Project 5 is Harrington Square (purple) and it depends on what is proposed, whether a zoning correction or a rezoning will be required. Project 11b will require a zoning correction to TR2. Projects 11c may require discussion with adjacent facilities.

The results show a system of streets rather than a standalone spaces. Notably, the system along Chapel Street, linking to Trafalgar Park and New Hanover Street, indicate potential areas of intervention.

	Space/Street Name	Existing Zoning	Add./split Zoning	Proposed Land Use/Dev. Proposal	Land Ownership	Restitution Status	Planning Application Required
1	New Hanover Street						
1a	CPUT Intersection	TR2		Existing street landscaping			
1c	Remainder of streetscape	TR2		Existing street landscaping			
3a	Caledon Street	TR2		Existing street landscaping			
3b	Longmarket Street	TR2		Existing street landscaping			
4	Gateway Junction (at the Castle of Good Hope)	OS2	TR2	Existing street & OS Landscaping			
5	Harrington Square	UT	TR2	Existing parking to New Square			
8f	Remainder of streetscape	TR2		Existing street landscaping			
10	Smaller Local Streets	TR2		Existing street landscaping			
11b	Heere Street	GR4		Existing street landscaping			
11f	Russel Street	TR2		Existing street landscaping			
12c	Seven Steps and Rahmaniye Forecourt	CO1		New square			
13a	Rogers Street Play Park	OS2		Existing park			
16	Chapel Street	TR2		Existing street landscaping			
19	Circle Below Nelson Mandela Blvd on Chapel Street	TR2		landscaping			
20	Trafalgar Park						
20a	Trafalgar Park Lower	OS2		Existing Park			
20b	Trafalgar Park Mid	OS2		Existing Park			
20c	Trafalgar Park Swimming Pool Section	OS2		Existing Park			
20d	Trafalgar Park Lower Searle Street	OS2		Existing Park			
20d	Trafalgar Park Upper Searle Street Park	OS2		Existing Park			
20e	Remainder of Trafalgar Park OS2 + road reserves	OS2		Existing Park			

Table. 5.3. The Filtered Priority Spaces - Technical Details



TOWN PLANNING ASSESSMENT LEGEND

OWNERSHIP

- CoCT ownership means no other party required to consent to the proposals
- May involve City land but require discussions with adjacent facilities/Owners or success may be affected by incorporation or intervention on other land
- Proposals on Private land or other state entities, -will require extensive interaction before project can proceed or other parties must implement

RESTITUTION

- Does not fall inside land earmarked for Land Restitution, Implementation unobstructed
- Can be partially implemented on portions which are not affected by Land Restitution
- Falls inside area where development must be undertaken for land restitution. City can thus not rapidly implement until restitution process is complete

LAND USE APP. REQUIRED (Zoning)

- No land use application required in terms of DMS
- Landscaping of road can proceed; Square proposals may require minor planning application to designate Public Space
- Applications required to establish 'public space'; may need rezoning/subdiv, but largely technical
- Applications required -may require more complex processes
- Zoning correction required (wrong zoning on zonign map)



5.4.1. PRIORITISING SPACES AT WORKSHOP 5

During the workshop process, spaces for future intervention were identified. Groups focused on smaller areas within District Six to discuss the public spaces located in each area (see Workshop 3). These together, with the spaces identified in the 2012 Local Spatial Development Framework and LSDF process, informed the locations of various projects within the public realm.

The team attempted to elicit community feedback regarding the projects that were identified. "Project pages", shown in this document, were placed alongside a large map, indicating their respective locations, during the workshop process.

Workshop 5 started with a voting process where Caretakers, who attended the workshop, were asked to provide feedback by placing dots on spaces they thought were important to develop. Caretakers were asked 3 questions to prompt a response:

1. What is your favourite space? Which space holds fond memories? (Provide a FIRST CHOICE, SECOND CHOICE and THIRD CHOICE)
2. Which space will benefit the community the most? (Provide a FIRST CHOICE, SECOND CHOICE and THIRD CHOICE)
3. Which space is most in need of upgrade? (Provide a FIRST CHOICE, SECOND CHOICE and THIRD CHOICE)

Caretakers were given time to engage with the content provided and 3 colourful dots to indicate their first, second and third choices. In addition, people used sticky notes to leave comments on the project pages to further substantiate their choices.

Due to the small size of the Caretaker group on the day, it was decided that a digital version of the survey would also be provided to the rest of the Caretakers in order to widen the sample size and gain more input over the following weeks.



Fig. 5.110.Co-Design Workshop 5 - Images from Prioritising Spaces Session



5.4.2. PRIORITISING SPACES AN ONLINE SURVEY

Following the dot exercises at Workshop 5, the team compiled an online survey, using SurveyPlanet.com, where the Caretakers were asked to send responses to the same set of questions posed in Workshop 5.

1. What is your favourite space? Which space holds fond memories? (Provide a FIRST CHOICE, SECOND CHOICE and THIRD CHOICE)
2. Which space will benefit the community the most? (Provide a FIRST CHOICE, SECOND CHOICE and THIRD CHOICE)
3. Which space is most in need of upgrade? (Provide a FIRST CHOICE, SECOND CHOICE and THIRD CHOICE)

In addition to projects that they could select for each question, Caretakers had the opportunity to leave comments substantiating their choices.

Several reminders were sent in order to elicit responses to the online survey. In total, only 8 people responded to the survey, and only 8 were present at the workshop. 3 were duplicated votes and not counted, however, additional comments were recorded. The chart alongside is the result of the combined 13 participants. Their votes and comments are tabulated in the following pages.

While this is a small sample size, it is worth noting that each of the projects received at least one vote. New Hanover Street, Old Hanover Street, the circle at Chapel Street and Harrington Square stand out as important spaces.

Rather than individual spaces, these can be seen as spaces located within the systems of the Activity Spine, along New Hanover Street; Chapel Street, as a Memory Memory Street and linked to Constitution Street, the Educational Spine.



Fig. 5.111. Survey Results - Piechart of data from In-person and online surveys



Community Feedback

	Street/Space name	First Choice	Second Choice	Third Choice	Total Votes	Total Score	Comments
1	New Hanover Street						Bears no interest the way it is. It holds lot's of childhood memories. Hanover Street where we connected to the vibrant community where everyone knew who you were and whose family you belong to and yes the best memories of flavours toys and shops it was a kids playground. It holds lot's of memories growing up, we used to play Kiri, tyre taxi (then) as kid's, rounder's, stocking game soccer with rolled plastic bags tied up. There were many legendary shops and theatres along Hanover St. We must try to resurrect this vibrant spirit of arts, entrepreneurialism, entertainment, music and economic activity. We need shops, cafes, theatres etc. We also need to create opportunities for residents to have businesses, where they can host tourists like in BoKaap, also so that they can afford to maintain their homes and community. We don't want handouts, we want people to thrive and get their dignity and sense of self-motivation back. If the road is narrowed it will slow traffic to a more pedestrian friendly space that will be safer for young and old and encourage the peak hour opportunists to go around District Six instead of through it. Only if new Hanover street could be transformed into the main street of business where we can have business rights and buy and sell locally to sustain ourselves. We must create a new local economy and cultural scene in D6 - the neighbourhood must come alive and the people need to become entrepreneurial, otherwise we just create another slum. We must create a tourist attraction and make it nice for the residents to live here and walk down to their local businesses. Change the character from that of a highway to a more calm, more pedestrian and commuter friendly route. Currently new Hanover street does not serve a purpose besides being wasted space. It does not even link local streets. Hanover St is filthy, unsafe and there are lots of squatters who are mugging school children and local residents
1a	CPUT Intersection						
1b	Street Square						
1c	Remainder of streetscape						
2	Old Hanover Street						Greatest memories of a community sense. I used to spend a lot of time in Old Hanover Street. Everything happened there. It was like an outing for us as kids and a meeting spot for our parents because we were bound to bump into family and friends. It shouts I need an upgrade out of all the pics. A reminder of the past, with new mobility and function.
2a	Existing Old Hanover Street in Q2						
2b	Future Old Hanover Street						
3	Caledon Street and Long Market Street						
3a	Caledon Street						
3b	Longmarket Street						
4	Gateway Junction (at the Castle of Good Hope)						A route I often travelled into town when living in Woodstock. My granny was the superintendent at the public toilets and I would visit often. Imagine how AMAZING it would be if we could do what many European villages do with their forts and turn it into a vibrant 24/7, 365 day a year hub of activities - restaurants, bars, ice cream shops, book shops, art, culture, crafts, exhibitions etc. Something that is alive and buzzing every day, with the spirit of D6! If the old toilets there could be upgraded and have trees and benches to provide shade and a resting place between residential and the greater city area it would be an especially helpful when residents walking between those areas could find relief and rest. Visible, yet derelict and unsafe.

Table. 5.4. - Page 1. Spaces - Community Feedback and Ratings



Community Feedback

	Public spaces	First Choice	Second Choice	Third Choice	Total Votes	Total Score	Comments
5	Harrington Square	4	3	4	11	22	Has great. potential for growth within district 6 for the people and by the people. Events must include memorialization possibilities - Site make-up currently priveledges views of table mountain and occational markets - erasing the stories of the place, its history, D6 streets, Holy trinity. A showcase connecting CBD, health services,educational institutions, retail etc. Familiar location in town, passed through herequite often when living in the CBD. It needs to be looked at as a place to trade locallyfor the community. It would be great if it can havemultiple uses serving the D6 community andsurrounding local people eg Bokaap, SaltriverWoodstock and D6. We can get creative with linking the resurrectedold D6 with the existing vibrancy of HarringtonStreet and make something great of HarringtonSquare. We don't have to reject these places as"gentrifi ed" - we want to create a prosperousneighbourhood that is alive with activity andwhere young people want to hang out, work, playand run businesses. We need to give thecommunity commercial opportunities pertainingto our parks and open spaces, to operate kiosks,stands, offer products and services, even managesecurity, etc.
6	McKenzie Park	0	2	1	3	5	Plant trees and reestablish fynbos. Ecological restoration and park design. Cape Nature would be a great partner. Space for relaxation on the edge of the CBD and'new' D6. We need play areas for children, next to HolyCross and for all the other schools in the area -children need to have spaces for sports, free playand just having somewhere safe to wait for theirtransport. Underutilised, well located space.
7	Ellesmere Street Mosque Interface	0	1	1	2	3	Parents of D6 taught kids not to be racist orprejudice therefore we grew up taking of friendsfrom other faiths to madrassa and we understoodnot to be noisy when it was church time. So wegrew up free.
8	Pausing Moments Along Educational Spine						We must not forget about all the students andschool children who walk to and from home/school/ transport every day - we need to give themrain shelter, wifi , public art, green spaces, safetyand security patrols, historical memorials to lookat, etc. Follows the movement of young people. It is necessary but we don't have enoughpedestrian traffi c to benefi t from the initialinvestment nor to ensure it survives long enoughto become a permanent part of life in District Six. Consider education, talking about children.
8a	Triangle park at Trafalgar High						
8b	Pausing/slow area along Constitution	2	3	5	10	17	Safety,street lights walking security (no criminal records). Opportunity to engage students and provideamenity outside of campus / schools. It encourages a slower pace to enjoy the outsideand the people who live and work in the area.
8c	Horstley extention horticultural space (in Q3)						
8d	Streetscape in front of Seven Steps Academy						
8e	Christiaan Street Park						
8f	Remainder of streetscape						
9	Smaller Green Spaces Within District Six						Greater opportunities to catalyse a range of activities, investments and interest. Opportunities to take part, feel a sense ofownership, create pockets of excellence across D6.
9a	Adjacent to Highway - including small parks/greenbelt						
9b	Small Park at Russel Street	2	1	2	5	10	It will serve the community with a places ofresting, gathering/ socializing and safe spaces forchildren to occupy.
9c	Small Park at D2						
9d	Van Deleur St Park(ing)						
9e	Open Space (at D3 Next to Muir St Mosque)						

Table. 5.4. - Page2. Spaces - Community Feedback and Ratings



Community Feedback

	Public spaces	First Choice	Second Choice	Third Choice	Total Votes	Total Score	Comments
10	Smaller Local Streets	1	3	0	4	9	I ran out of gold stickers!! This area survived the force removal and has been neglected. Genrally, its not recognized as D6. It has to be prioritized to connect the 2 parts of D6. As kids we were not allowed to wonder from thestreet u lived in and what brings about greatmemories is that we were safe bcos of " ur childwas my child in every aspect. Summer nights wewere allowed to play late outside as all the parentswould gather on their stops in conversation andlook out for us. It could be impactful but not to the scale possiblein a reimagined Chapel Street. It needs to be developed into safe spaces withmultiple uses. Living like sardines should be day's of the past.
11	Small Streets as Ecological Corridors						Smaller local streets are always governed by a culture of privatisation - we need to design this to allow public activities and make it easier for streets as a public dialogue - not just parks. Ecological growing your own vegetables caneradicate poverty and high food costs, it looksfresh, with all the Greens. We need to make the best of the naturalvegetation, water and pockets of green in the neighbourhood. We need to think widely - wewant to bring people back from the concretewastelands and give them greenery again, but we can even start thinking of how to bring bees, pollenand fl owers back, so that we can have communitygardens and bee hives, where the community canwork to earn a living and produce food.
11a	Green Lane - Old grid						
11b	Heere Street	0	0	2	2	2	
11c	Milton Street						
11d	Justice Walk						
11e	Upper Ashley (Remainder)						
11f	Russel Street						
12	School Forecourts						I suggest a collaboration with department of education to unlock this in tandem with city funded upgrades. Education is important.
12a	Harold Cressy Forecourt						
12b	Trafalgar High Forecourt	1	2	0	3	7	
12c	Seven Steps and Rahmaniyeh Forecourt						
12d	Chapel Street Primary Forecourt						
13	Play Parks						
13a	Rogers Street Play Park	1	2	0	3	7	
13b	Embedded Park (in P2)						
13c	Horstley Play Park						
14	Horstley Street Memorial Park	4	0	0	4	12	We need a beautiful memorial park - at the level of quality of Green Point Park - so that the community can congregate, play soccer, picnic, have kiddies birthday parties, do markets, have outdoor concerts, etc. Our families were moved to the barren, crime-infested concrete wasteland of the Cape Flats and would love to have green, safe, nice spaces where they can rebuild the spirit of D6. Green space in amongst future housingdevelopments.
15	Zonnebloem Schools Gateway Intersection	2	1	0	3	8	
16	Chapel Street	2	0	2	4	8	Spiritual realm, peace and quiet my mom cameoften here Sundays. Chapel street is the one road that connects the oldand new and runs right through the Russel streetCircle. Chapel street could be a catalyst and showcase ofthe possibilities at having livable spaces that ispleasant and encourage responsible social use ofpublic spaces.

Table. 5.4. - Page3. Spaces - Community Feedback and Ratings



Community Feedback

Public spaces		First Choice	Second Choice	Third Choice	Total Votes	Total Score	Comments
17	Religious Cluster (East)						We have a divergent view not presented to public. Meeting has no mandate. Muslim school where you will find all the neighbourhood kids in the afternoon. Thursday nights, Ramadan and Eid the religious cluster was a hive of activities for young and old with the various activities including and bazaars. Religious Cluster around which community life is built
17a	Muir Street Mosque Public Space	1	0	5	6	8	
17b	Aspeling Street Mosque Public Space						
17c	St Marks Church Public Space						
17d	The Moravian Chapel Public Space						
18	Religious Cluster (West)						We frequented all the mosques and some activities at the churches.
18a	New Apostolic Church Public Space	0	0	1	1	1	
18b	The Holy Cross Church Public Space						
19	Circle Below Nelson Mandela Blvd on Chapel Street	4	2	2	8	18	I was forcibly removed from 57 Russell Street and it holds lots of good memories. This space holds the happiest and saddest time re Friends family and neighbours. Opportunity benefit residents in short term, and link city fabric to D6. Gateway to District Six. Russell street under the Nelson Mandela Boulevard. This area will benefit us all with immediate effect, greatly as it connects the entire District Six Community. To ensure safe crossing for our community who use the circle as a thoroughfare to access shops, Trafalgar baths and vice versa, with the community on the other side of the circle also use area as a thoroughfare to gain access to shops, transport i.e. My City, Schools and CBD. Under Nelson Mandela Bridge Selkirk Street. An area that can benefit the community with regards to creating an area for the entire community. A space that can be utilized for a pop-up market entertainment a hub for all to connect for the young and old. Kick starts economic development for a growing community. We do have unemployment challenges in our community. This space is behind Stardust and it is not in a wind tunnel and it also gives shelter from the rain. I will send you the District Six of what we envision for the spaces under the Nelson Mandela Bridge. This is my first choice. It is a mess and unsafe for community who use this as their thoroughfare
20	Trafalgar Park						I can't vote for this as investment but would like to suggest it is the focus of a management plan/operational focus. We did some student projects here when I just joined CPUT. If developed as a precinct it will encourage more interaction between the children followed by interaction between parents.
20a	Trafalgar Park Lower						
20b	Trafalgar Park Mid						
20c	Trafalgar Park Swimming Pool Section	2	1	1	4	9	
20d	Trafalgar Park Lower Searle Street						
20d	Trafalgar Park Upper Searle Street Park						
20e	Remainder of Trafalgar Park OS2 + road reserves						

Table. 5.4. - Page 4. Spaces - Community Feedback and Ratings



PUBLIC REALM INVESTMENT FRAMEWORK

5.5. TOP PROJECTS AND IMPLEMENTATION

5.5.1 Introduction

The public realm is comprised of both the streets and the open space within District Six. These are stitched together to form a network of open spaces. In broader terms, the public realm can be categorised as the following elements:

- ▶ **Connectors** (Streets)
- ▶ **Places** (Public Open Space and Parks)

The Public Realm Investment Framework provided a list of potential spaces that form part of the public realm. These were filtered against technical criteria and community feedback was provided. Five sets of spaces were highlighted as priority projects. These places form part of systems rather than isolated spaces. These serve as a starting point for projects identified for implementation by the City of Cape Town. These projects include:

Connectors:

- ▶ New Hanover Street
- ▶ Old Hanover Street
- ▶ Chapel Street

Places:

- ▶ Harrington Square
- ▶ Circle below Nelson Mandela Boulevard on Chapel Street

ELEMENTS/FEATURES TO INCORPORATE

- ▶ Response to NMT routes
- ▶ Specialised materials
- ▶ Specialised paving
- ▶ Tree planting and urban greening
- ▶ Seating
- ▶ Lighting
- ▶ Bins
- ▶ Signage
- ▶ Public Art
- ▶ Access management
- ▶ Storm-water management (swales)

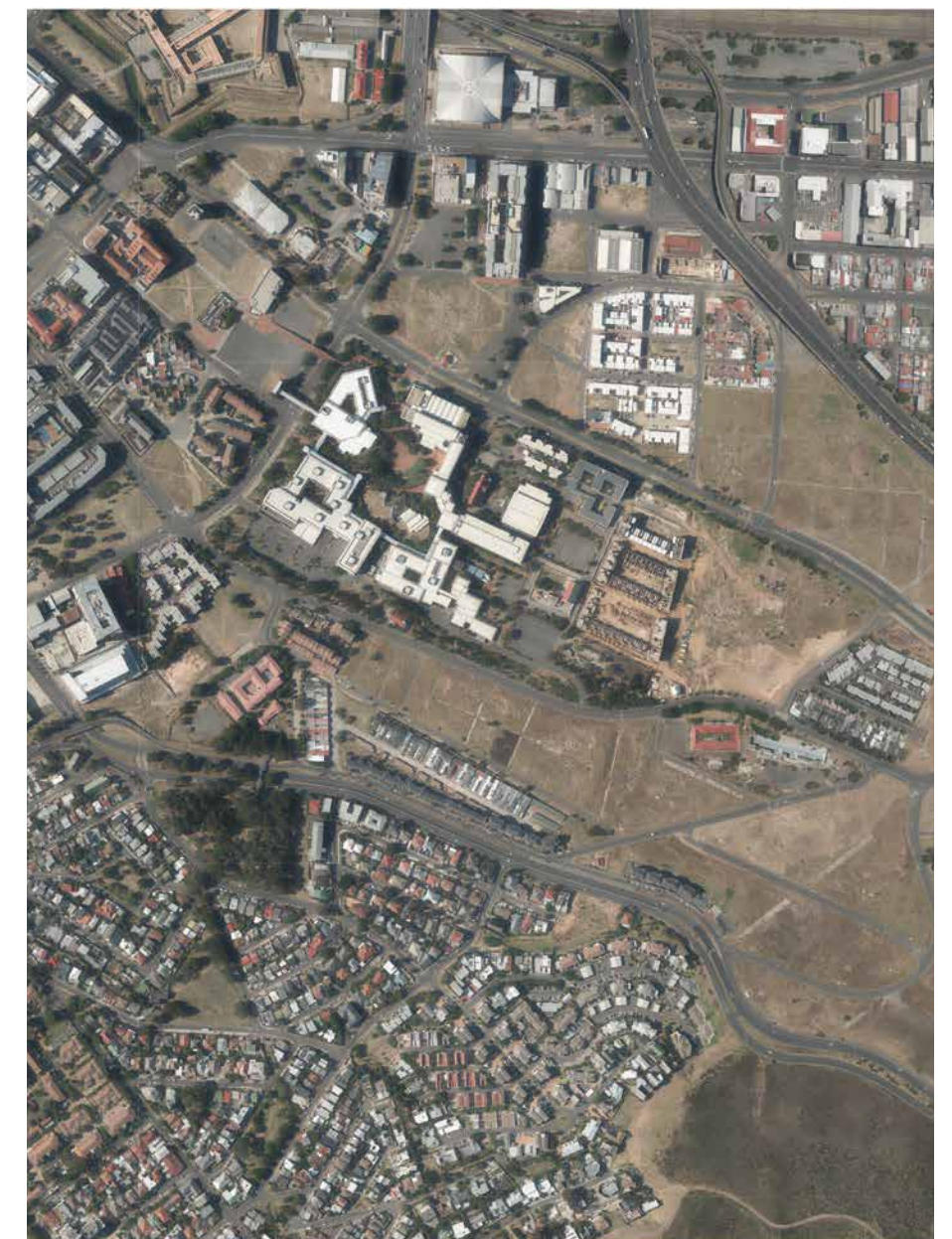
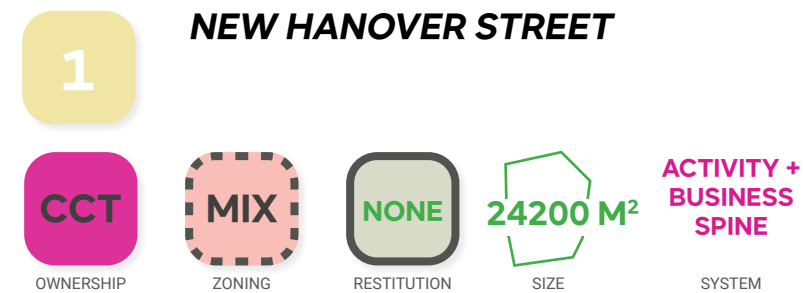


Fig. 5.112. Aerial Image of District Six



5.5.2 Implementation of Streets



SCOPE OF WORKS AND PROGRAMME

New Hanover Street is an important transport route connecting the city with District Six. Design of an integrated street with pedestrian dominance as a primary consideration. The inclusion of functional spaces along the route with the provision of adequate shade and seating areas. The entire street must be considered and articulated to accommodate a variety of activities and social interactions. The possibility of future development, and the scale of these developments adjacent to the street, must be taken into consideration. Connectivity to the broader NMT route system developed by the CoCT must be considered and further developed as part of the design considerations.

SITE PLACEMENT

- Clear definition between pedestrian and vehicular routes
- Pedestrian dominance at interfaces
- Recognise future and current building uses, entrances and interfaces

ELEMENTS/FEATURES TO INCORPORATE

- NMT routes with suitable materials
- Specialised paving to demarcate pedestrian movement and crossings
- Tree planting
- Seating (both sunny and shaded options)
- Lighting
- Bins
- Signage
- Stormwater management (swales)
- Specialised materials to accommodate stormwater management
- Public art



Fig. 5.116. Aerial photograph of New Hanover Street



Fig. 5.115. New Hanover Street, view North from Russel Road



Fig. 5.114. Precedent image capturing specialised materials and tree planting



Fig. 5.113. Precedent image capturing tree planting, lighting and swales



2

OLD HANOVER STREET**CCT
+ NG**

OWNERSHIP

GR4

ZONING

YES

RESTITUTION

4000 M²

SIZE

**HISTORIC
+ LOCAL
ACTIVITY
SPINE**
SYSTEM**SCOPE OF WORKS AND PROGRAMME**

Old Hanover Street forms part of the heritage network of District Six, the remnant of the once vibrant high street of District Six. The redevelopment of Old Hanover Street will include the memorialisation and recognition of relevant histories, and the development of a potential commercial street that is pedestrian dominant and supports burgeoning entrepreneurial activities in a vibrant public space. The design should take into account the needs of the pedestrian and commercial activities, whilst recognising history of the space.

SITE PLACEMENT

- ▶ Clear definition between pedestrian and vehicular routes
- ▶ Pedestrian dominance at interfaces
- ▶ Recognise future and current building uses, entrances and interfaces
- ▶ Make use and prioritise opportunities for use of outdoor spaces (in front of buildings, on stoeps)

ELEMENTS/FEATURES TO INCORPORATE

- ▶ Specialised paving to demarcate pedestrian movement and crossings
- ▶ Tree planting
- ▶ Seating
- ▶ Lighting
- ▶ Bins
- ▶ Signage
- ▶ Urban Stormwater management
- ▶ Specialised materials to accommodate stormwater management



Fig. 5.120. Aerial photograph of Old Hanover Street

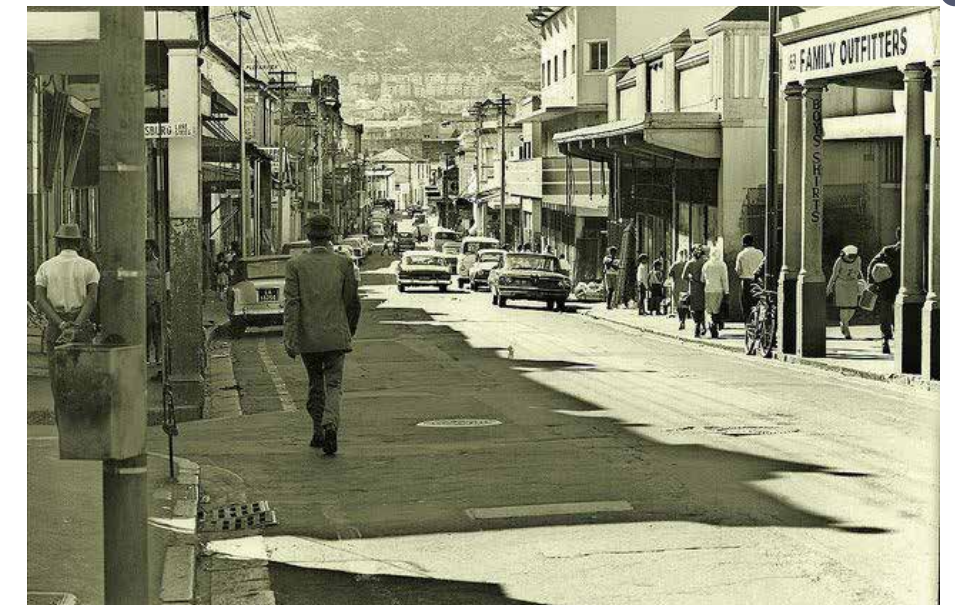


Fig. 5.119. Old Hanover Street, view North from Street



Fig. 5.118. Precedent image capturing tree planting and special materials



Fig. 5.117. Precedent image capturing seating and specialised paving



16

CHAPEL STREET

CCT

OWNERSHIP

TR2

ZONING

NONE

RESTITUTION

13400 M²

SIZE

MEMORY
STREET +
HEALING

SYSTEM

SCOPE OF WORKS AND PROGRAMME

Chapel Street is situated in an area of District Six where forced removals did not take place. The street is central to a close-knit community where the street and surrounds are regularly used for outside community functions. There is a need for safety through the sensitive design of spaces and encouraging active citizenry.

Chapel street is also the direct connection between the surrounding community and the rest of District Six, connecting Trafalgar Park, several institutions and Cape Peninsula University of Technology on New Hanover Street. Design interventions in the street should recognise this pivotal role as connector to both the direct and broader community. The design must foster pedestrian dominance and allow for enough space and opportunity to accommodate seating along the pedestrian walk-ways.

The design should take into account the variety of institutions and facilities along its route, and provide traffic calming measures to ensure pedestrian safety. Linkages and important views of Trafalgar Park and Lions Head must also be acknowledged in the proposals.

SITE PLACEMENT

- ▶ Defined edges, yet integration with context
- ▶ Pedestrian dominance at interfaces and defined pedestrian routes
- ▶ Connection to existing NMT networks
- ▶ Recognise existing building uses, entrances and interfaces
- ▶ integration with public transport and universal accessibility
- ▶ Recognise important views and vistas
- ▶ Connect to Trafalgar Park
- ▶ Provide traffic calming measures

ELEMENTS/FEATURES TO INCORPORATE

- ▶ Defined pedestrian routes (specialised paving)
- ▶ Seating (along pedestrian routes)
- ▶ Tree Planting
- ▶ Specialised paving
- ▶ Urban Storm-water mechanisms (swales)
- ▶ Urban storm-water paving mechanisms



Fig. 5.123. Aerial Photograph of Chapel Street



Fig. 5.122. Chapel Street



Fig. 5.121. Precedent Image of Street side intervention



Fig. 5.124. Precedent Image of Fruit Trees



5.5.3. Implementation of Spaces

5

HARRINGTON SQUARE

CCT

OWNERSHIP

UT

ZONING

NONE

RESTITUTION

4860 M²

SIZE

NETWORK
SMALL GREEN
STREETS +
SPACES
SYSTEM

SCOPE OF WORKS AND PROGRAMME

Harrington Square, currently a parking area, is to be developed as a functional public urban square, in light of the limited quality public spaces in the area. Historically the space accommodated buildings, a bookstore and a church. Within a dense urban area, the space now provides the opportunity for an urban square. Recognition of these elements must be incorporated in the overall paving design and spatial layout.

Ample provision must be made for a variety of activities associated with public spaces. The relationship with the surrounding buildings must be taken into account when designing the final layout. History and memory should be a dominant narrative in the overall design of the space.

SITE PLACEMENT

- ▶ Defined edges, yet integration with context
- ▶ Pedestrian dominance at interfaces
- ▶ Recognise existing building uses, entrances and interfaces
- ▶ integration with public transport and universal accessibility
- ▶ Variety of spaces within the larger space, yet integration of spaces to create an cohesive whole.

ELEMENTS/FEATURES TO INCORPORATE

- ▶ Footpaths
- ▶ Entrance and connection to the space
- ▶ Seating
- ▶ Play elements



Fig. 5.126. Aerial Photograph of Harrington Square

- ▶ Tree planting
- ▶ Specialised paving
- ▶ Urban stormwater mechanisms (swales)
- ▶ Urban stormwater paving mechanisms



Fig. 5.125. Harrington Square



Fig. 5.127. Precedent Image of Public Space



Fig. 5.128. Precedent Image - Church Square, Cape Town





OWNERSHIP

TR2

ZONING

NONE

RESTITUTION

5700 M²

SIZE

MEMORY
STREET +
HEALING

SYSTEM

SCOPE OF WORKS AND PROGRAMME

The circle below Nelson Mandela Boulevard is currently a traffic engineered circle with vehicular use as its dominant feature. This has the potential to be a gateway, a connector between Chapel Street and the surrounding community and the rest of District Six. A change in surface treatment and traffic geometries could create a space that is less isolated and more integrated providing possibility for commercial activity and other urban activities. The pedestrian priority in this space must integrate with the pedestrian routes established in Chapel Street and provide safe pedestrian movement across the space.

SITE PLACEMENT

- ▶ Defined edges, yet integration with context
- ▶ Pedestrian dominance at interfaces
- ▶ Recognise existing building uses, entrances and interfaces
- ▶ integration with public transport and universal accessibility
- ▶ Variety of spaces within the larger space, yet integration of spaces to create an cohesive whole.

ELEMENTS/FEATURES TO INCORPORATE

- ▶ Pedestrian routes (specialised paving)
- ▶ Entrance and connection to the space
- ▶ Seating (sunny and shady options)
- ▶ Commercial opportunities |(traders)
- ▶ Tree planting
- ▶ Specialised paving to denote edges and threshold
- ▶ Urban stormwater mechanisms (swales)
- ▶ Urban stormwater paving mechanisms



Fig. 5.130. Aerial Photograph of Circle under Nelson Mandela Boulevard



Fig. 5.129. Circle under Highway, Intersection of Chapel Street & Russel Street



Fig. 5.131. Precedent Image of Park Space under Highway



Fig. 5.132. Precedent Image of Play Space under Highway



5.6.1. LOCATING AREAS OF additional COMPLEXITY: Zonnebloem Schools gateway intersection; Zeenatul Islam Masjid (Muir St Mosque)

Consultation with stakeholders from surrounding institutions will be key to developing solutions for these areas. During the Public Realm Strategy process, various stakeholders expressed their views on the developments they would like to see within these areas.

In both cases, the surrounding area are zoned for restitution, adding a layer of complexity - their road configuration, the competing needs of different users, a variety of institutions surrounding the land and a multitude of potentially variations in resolving these issues.



Fig. 5.133. District Six - Areas of Complexity Location Plan

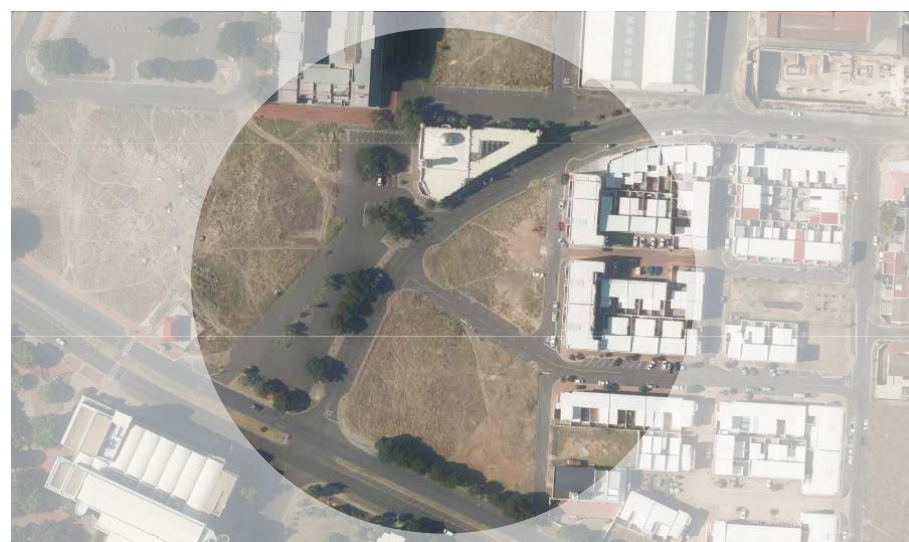


Fig. 5.134. Aerial - Muir Street Mosque



Fig. 5.135. Aerial - Holy Cross Centre and Zonnebloem School Precinct intersection

EXISTING CONDITIONS



5.6.2. Space surrounding Zeenatul Islam Masjid (Muir St Mosque)

At Muir Street Mosque the area zoned for restitution currently provides parking for events at the Mosque. During the public participation process the area was highlighted as a point of contention where various groups have competing demands on the site allocated for restitution.

Various design solutions and configurations for housing and open space can be explored. The careful allocation of restitution housing and public space will determine the design. The space is seen as a flexible open space that can accommodate events and spill-out from the Mosque on Fridays and on big event days. Some provision should be made for soft landscaping. Space for trading or selling food, prayer space and parking are important.



Fig. 5.136. Illustrative Diagram - Mosque Intersection Alternative Option 1



Fig. 5.137. Illustrative Diagram - Mosque Intersection Alternative Option 2



5.6.3. Zonnebloem Schools Gateway intersection + Holy Cross Primary

At the Zonnebloem College and Schools intersection, the children from surrounding schools compete with higher speed traffic flow from vehicles using New Hanover street as an exit route out of the city. This space has complexity in its road configuration and the termination of New Hanover Street leading to a slipway onto the Nelson Mandela Boulevard Highway.

Children do not currently have a space to wait and play. Despite the insertion of narrow raised crossings, the street is unsafe for children and provisions need to be made for appropriate safe waiting spaces. In addition, Holy Cross Primary has indicated a lack of play space for their children throughout the day and rely on the street as play space or traverse the highway slipway in

order to access a play park. The addition of a play park integrated into the urban fabric would not only serve the school, but will be beneficial to the returning community of District Six who will also share this need.



Fig. 5.138. Illustrative Diagram - Zonnebloem College Intersection Option 1



Fig. 5.139. Illustrative Diagram - Zonnebloem College Intersection Option 2



Conclusion

The Public Realm Investment Framework (PRIF) identifies spaces within a structure plan for the public realm of District Six. It provides a list of the groups of projects for implementation. Rather than a masterplanning exercise, this approach to structure planning and incremental improvements allows for flexibility and the implementation of various projects over time. The spatial framework provides a high level structure plan for the public realm of District Six. The spaces indicated in this section will be developed through multiple projects over an extended period of time by the City of Cape Town and other actors. Various professional teams will be appointed to play their part in further developing and implementing these spaces.

Many of the projects identified come with their own set of complexities and challenges; these require a nuanced approach, an understanding of the stakeholders and dynamics of the site and a greater level of detailed design.

This section of the Public Realm Strategy suggests a hierarchy of projects for implementation, starting with those that are achievable in the short-term. These spaces tend to be located close to current residents, require less onerous planning processes, are owned by the City of Cape Town, are deemed important by the community and are in great need of improvement.

Throughout the Public Realm Strategy project, the team has had regular Project Management Team (PMT) Meetings with City of Cape Town officials in various line departments, representing Urban Planning and Design, Recreation and Parks, Urban Mobility, Environmental and Heritage Management, the Media Office, Water and Sanitation, City Resilience, and Arts and Culture, and Development Management. Additional focused meetings were held with officials at the City to gain more direct input into the project.

Successful implementation of the public realm will rely on the abilities of the City's line departments to work together towards a shared vision.



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