

PROPOSED REDEVELOPMENT OF STRAND STREET QUARRY

APPLICATION FOR CONSOLIDATION, REZONING, SUBDIVISION AND CONSENT

PROJECT OVERVIEW LEAFLET

The City of Cape Town proposes the redevelopment of the Strand Street Quarry, located on Strand Street between the historic Bo-Kaap and De Waterkant areas. The proposed redevelopment would turn the quarry site into a multi-use community precinct that integrates sports, culture & heritage, economic & tourism together with municipal uses. Whilst budget has not been committed for this project, a land development application has been made in terms of the Municipal Planning By-law for the consolidation, subdivision and rezoning of the site. The application also includes application for consent uses, departures and City approval.

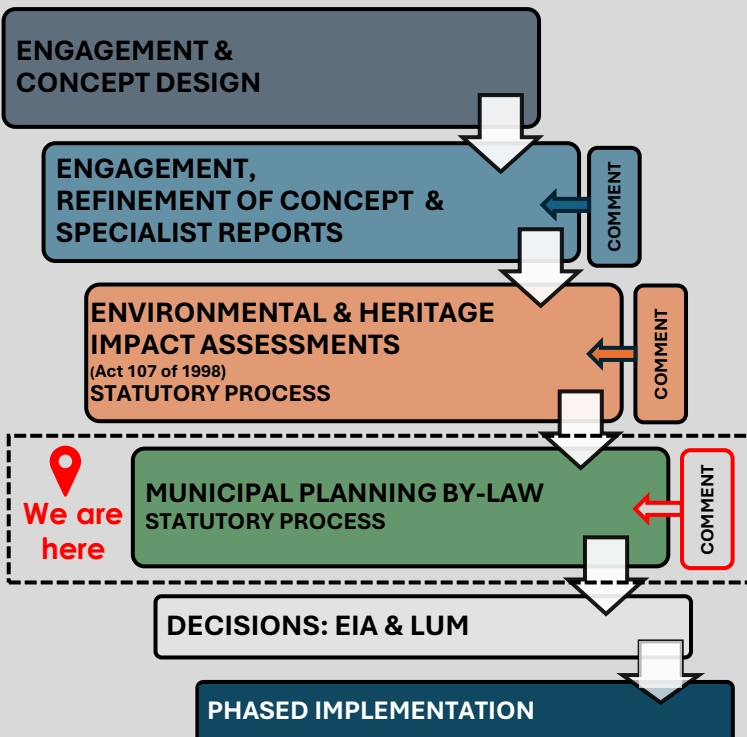


This document gives a brief overview of the process, proposals and the planning application which is currently out for public comment. Refer to <https://www.planning.co.za/public-notices/> for full documentation

PROCESS UNDERTAKEN AND UNDERWAY:

To achieve the proposed development a consultative process was followed leading up to the statutory applications that are required to enable implementation of the project.

The Environmental & Heritage public participation process is concluded and the applications are now being considered by the competent authority. The planning application is now underway and is in the public comment stage.



The Strand Street Quarry site has a high cultural value as a Natural Heritage Site and is regarded as a unique historical site in Cape Town. Apart from the historical quarry rockface which is a significant (and unique) feature on the site, the site has significant tangible and intangible historic value as one of the first rock quarries that supplied rock for construction in the City, including its connections with slavery during the colonial era and the anti-apartheid struggle.

The development proposals offer a unique opportunity to celebrate and memorialise this diverse history of the site and area, whilst also serving as a sporting, cultural and tourist-related economic hub that can give local operators access to the economic benefits of heritage-tourism. Municipal uses (Metro-police and electrical substations) will also continue to be accommodated.

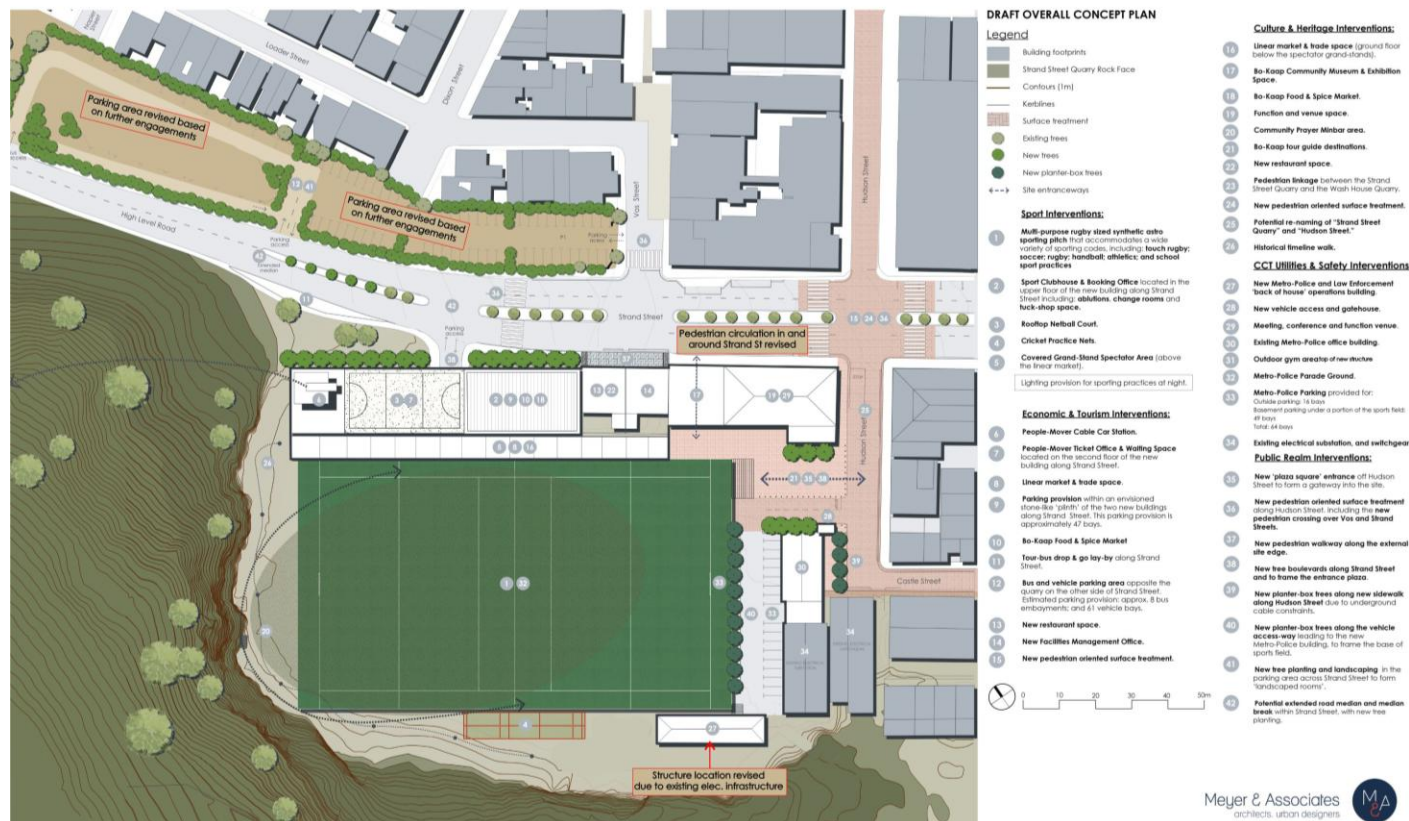
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THE PROPOSALS INCLUDE THE FOLLOWING:

- A multi-purpose practice sports field and spectator seating as well as other hard-surfaced sports courts on the roof-top and flood lights. Includes ancillary clubhouse and change facilities, and facility management office.
- The existing Metro-Police facilities on the site are to be reconfigured into a more compact footprint, accommodating the space requirements of the department, both in terms of refurbished and new office space and parking for fleet vehicles.
- Existing electrical substations on the site are retained.
- The existing stone hall will continue to be used by Metro Police, but when not in use, can be used for community uses.
- A museum (memory centre) will be established in the refurbished heritage wood-and-iron building and associated interpretive heritage signage, contemplative landscaped spaces and a heritage walk will be established on site to commemorate and celebrate the rich cultural heritage of the site.
- The sports field will also serve as a space for occasional cultural and social ceremonies.
- Tourist facilities which promote the cultural diversity of the area will include a spice market, local traders' market and restaurant in existing historical rowhouse. The second rowhouse will become a facilities management office.
- Parking areas.
- The parent property needs to be subdivided to create different cadastral entities.

Urban Design Concept Plan



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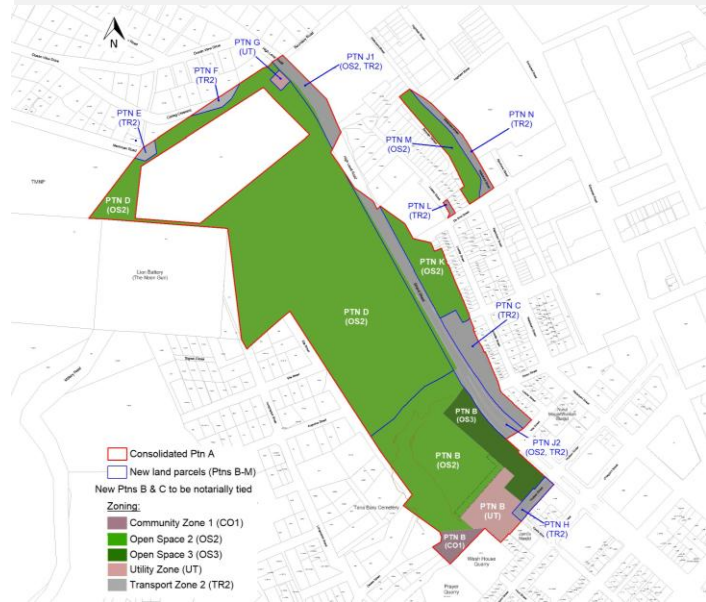
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THE APPLICATIONS UNDER CONSIDERATION IN THE MUNICIPAL PLANNING BYLAW APPLICATION

In order to enable the proposals set out above, the following applications are made in terms of the By-law:

- Subdivision** of a the historic “stoep” of an existing row house from the street to be incorporated into the site.
- Consolidation** of the stoep with main site and Erf 617 into one cadastral entity measuring ±11.9ha in extent.
- Rezoning to Subdivisional Area** of newly consolidated site.
- Subdivision** of consolidated site into 12 new land parcels. The zoning of a portion of land adjacent and south of Strand Street will become zoned Open Space (OS3) to accommodate new development (dark green colour). The zoning of a portion of land north-west of Strand Street will change to Transport TR2 for parking. All other zoning remain largely unchanged.
- City’s consent** for the following:
 - Occasional cultural and social ceremonies on the sports field.
 - Place of instruction (museum).
 - Place of assembly (hall).
 - Tourism facilities (market & restaurant).
- Departures**
 - To permit 116 parking bays in lieu of 161 parking bays for non-Metro Police activities; (dedicated Metro Police parking is 63 bays).
 - To permit the carriageway crossings to be wider than 8 m
 - To permit a parking area on the lower side of a scenic drive to have a ground level 0m below the pedestrian footway and to have a visually permeable fence 1.8m in lieu of 1.2m high.

SUBDIVISION PLAN



7.City’s approval for the following:

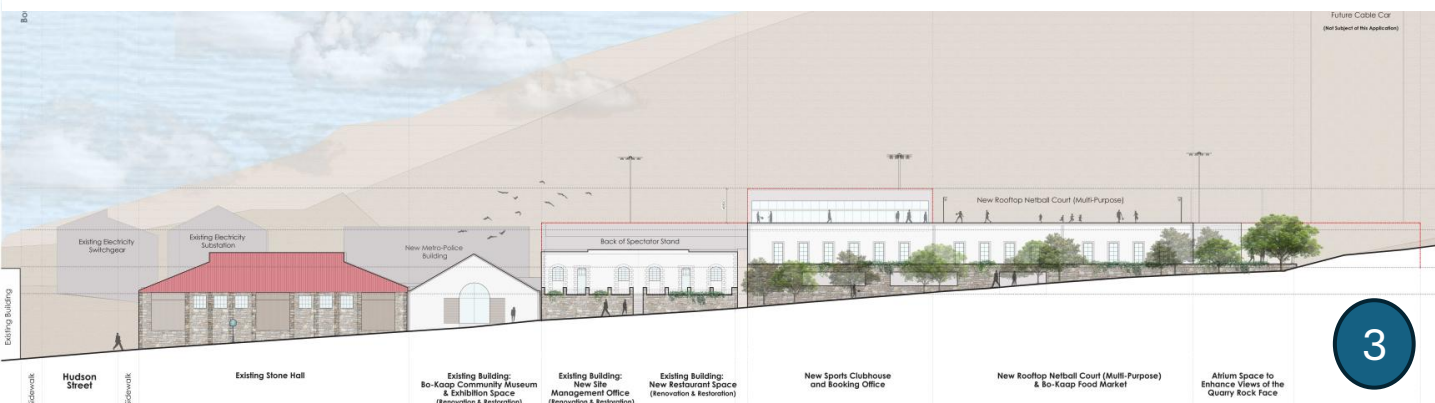
- Approve the Site Development Plan
- Permit alternative parking on another property and to be notarially tied.
- Permit shared parking for the new land uses on the Quarry site.
- Permit a number of activities in the HPOZ.

8.City’s consent in terms of title deed G66/1929 for alterations, additions and demolitions to buildings on Remainer 367.

SPECIALIST REPORTS & PLANS INCLUDED IN THE PLANNING APPLICATION

- Site Development Plan prepared by Meyer & Associates
- Landscape Framework prepared by Terra+
- Urban Design Guidelines prepared by Meyer & Associates
- Implementation Phasing Plan prepared by @Planning
- Consolidation and subdivision plans prepared by @Planning
- Transport Impact Assessment prepared by HHO
- Engineering Services Report prepared by HHO
- Geotech and Slope Stability Report prepared by HHO
- Environmental Basic Assessment Report prepared by Infinity
- Heritage Impact Assessment prepared by Bridget O’Donoghue
- Archaeological Impact Assessment prepared by ACO Associates
- Visual Impact Assessment prepared by David Gibbs
- Living Heritage Study undertaken by Josette Cole/Infinity
- Environmental/Design4Development

STRAND STREET ELEVATION ILLUSTRATING EXISTING AND NEW BUILDINGS



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INDICATIVE PHASED IMPLEMENTATION:

PHASE 1

PHASE 2

PHASE 3



PHASED IMPLEMENTATION

The application makes provision for phased implementation. The SSQ redevelopment project consists of distinct components that can be implemented in different phases. The phasing plan is indicative of how the project implementation can unfold over time, and components of the concept which are not dependent on other components may be implemented ahead of time. It is envisaged that different role-players and departments may be involved in implementing the different components of this development. The phasing should be sufficiently flexibly to facilitate implementation of this project.

Component/Phase 1 – Utility

Reconfiguring the Metro Police function on the site is the first step to realising the development vision for the site. This will include (amongst others) the refurbishment of the existing office building, constructing the new office building and the parking under the proposed sports field.

Component/Phase 2 – Sports field

Once the parking under the sportsfields are constructed, the sports field can be constructed. The associated stormwater management measures must also be implemented. The Heritage Walk envisaged as part of the proposals can be implemented together with this phase, or at the time of implementing phase 3. The existing rowhouses can temporarily be used as a clubhouse and change rooms.

Component/phase 3 – New clubhouse, museum & tourist facilities

This phase consists of the construction of the new building along Strand Street, that will contain the new clubhouse, spectator stands, rooftop sports court and rooftop gardens. This building will also accommodate the market and parking. The museum and outdoor heritage proposals are a key feature of the concept, and the landscaping proposals and northern parking area must be implemented at the conclusion of this phase. A Facilities Management Agreement will also be required to be concluded as part of this phase.

OPPORTUNITY TO COMMENT

Interested and affected parties are invited to comment on the planning application that is currently available for comment.

The full application motivation report and all supporting documents and plans can be accessed at the following link <https://www.planning.co.za/public-notices/>

All comments to be submitted to the Municipality.
The notice with relevant information is included on the website.



OTHER INFORMATION

Case ID: 1500134126



The application may be inspected during office hours at the office of the District Manager at 2nd Floor, Media City, Corner Hertzog Boulevard & Heerengracht, Cape Town on weekdays from 08:00 to 14:30. District Secretary telephone number 021 400-6444, during office hours. Please arrange an appointment with the relevant district office via email: Tablebay.hub@capetown.gov.za



Comment period starts on Thursday 17 April 2025 and will end on Friday 30 May 2025

Submit comments to:

comments_objections.tablebay@capetown.gov.za



Project information available online at:

City of Cape Town site:

<https://www.capetown.gov.za/City-Connect/have-your-say/land-use-applications>

@Planning site:

<https://www.planning.co.za/public-notice/>



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town planning

Application prepared for:

City of Cape Town

Directorate: Spatial Planning and
Environment
Urban Regeneration Branch

Prepared & submitted by:

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