



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

The Community Service and Health Portfolio Committee Strandfontein Pavilion upgrade Status Update

April 2024

Making progress possible. **Together.**

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- The Strandfontein Coastal Recreation Node is currently a day resort originally provided for a designated community in terms of apartheid spatial planning. The pavilion building was developed by the City of Cape Town in the 1980's.
 - The Architect attempted to deal with the harsh summer south-easterly wind with a kinked 300m long wind-break in the form of a promenade. The kinked spine provides a civic scale to the site and acts as a wall of activity along the tidal pool and the amphitheatre. The spine is punctuated by its main feature and vertical element, the restaurant, on axis with the landscaped amphitheatre in the dunes.
 - While it still provides significant coastal recreation value, the facilities are ageing and increasingly in a poor state of repair and infrastructure decline. A portion of the pavilion has recently been condemned by the City's Building Inspector. Increasingly significant negatively impacting factors are dynamic coastal processes such as storm wave surges and wind-blown sand. This is further exacerbated by the area's spatial separation and isolation from nearby urban areas.
 - As a result, the area is now a poorly performing coastal destination which is effectively a 'no-go' area at night.

1. Project Background

- This area, however, retains substantial potential coastal destination value and has for some time been identified in City policy as a future integrated mixed use coastal urban node.
- The City has three broad objectives for the Strandfontein coastal resort area:
 - The degraded 'Fisherman's Lane' has recently been addressed and substantially upgraded by the Coastal Management Department.
 - Upgrade the main pavilion building and immediate surrounds, which forms part of this project.
 - To initiate the development of an urban node in this area. This is envisaged to be private sector led but with substantial public sector support, particularly in respect of infrastructure services and maintaining an open access coastal destination.

2. Scope of Works

- Refurbish, upgrade ailing infrastructure and demolish condemned infrastructure.
- Use techniques and materials that work with nature and will last into the future.
- Increase the usage of the pavilion throughout the day and the year by creating space for a variety of activities.
- Improve access to the beach for the disabled, children and other vulnerable groups by complying with the National Building Regulations.
- Improve safety and security by designing with the Safety Guidelines.
- Design spaces that promote and foster educational activities for the youth.
- Balance development with biodiversity through design.

2. Scope of Works



3. Current status

Previous Work Undertaken & Completed

A structural assessment was recently undertaken by the appointed Professional Team of Zutari and it was concluded that:

- The overall structural condition of the various buildings is fair to good. The observed dilapidation of the structures is substantially due to its location and the elements it is subjected to.
- Upon completion of the remedial work, the longevity of the structure can be lengthened if the external finishes receive a protective coating, be it to the concrete, masonry, stainless steel or timber.
- Appropriate cathodic protection should be used for the various concrete elements. Also, these structures should be monitored regularly by visual inspections after these repairs have been done and a maintenance cycle should be adopted to identify any deterioration at an early stage.
- However, the superstructure of the restaurant area from first floor level up, is to be demolished and replaced. The new design will incorporate the upgrades envisaged for the site.

3. Current Status



3. Current status



3. Current status

Stakeholder Engagement – completed, below are some of the concerns raised.

- Client Recreation and Parks – First floor operations area, staff mess room and ablutions, storage, boardroom, additional offices.
- Safety and Security and DRM - mess room, storage for confiscated alcohol, room for social development for kids, ablutions, insufficient parking, additional office space, CCTV.
- Nine Miles - lack of space, connectivity, waterproofing causing infrastructure damage, electrical challenges due to waterproofing, inadequate air flow in the rooms, expanding the canteen.
- Life Saving and NSRI – Additional storage for equipment, dedicated parking, too many screen walls obstructing their view of the pool, ablutions, security, proper slipway, lounge/training facility, waterproofing of the buildings.

4. Way forward

1. The internal architect is in the process of doing the concept design with the assistance of a professional Civil Engineer and Structural Engineer. Completion for this phase is 31 May 2024.
2. Public Participation Unit with the PM to engage the broader public regarding the concept plan for the upgrade at the pavilion.



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Thank you

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