



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

ATTACHMENT C:

Urban Design and Heritage Supporting Information and Indicators
September 2025

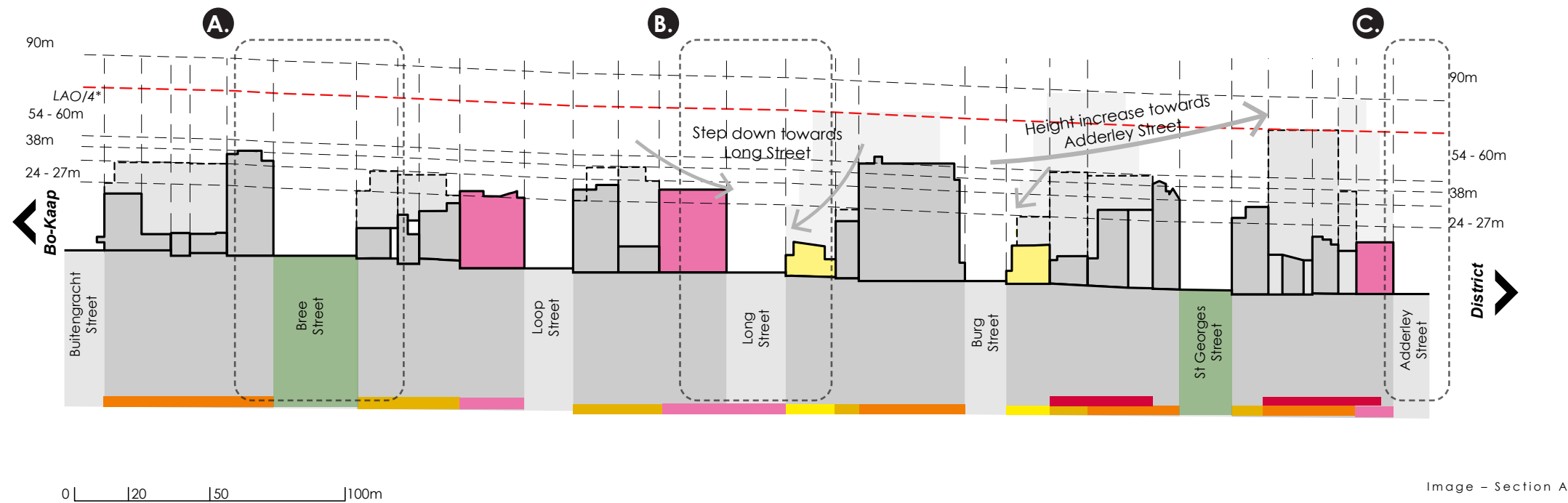
CONTENTS:

Mid City Precinct (NO.7)	3 - 4
Section	3
Annexure: Indicators	4
Company Garden’s Precinct (NO.8)	5 - 6
Section	5
Annexure: Indicators	6
Lower Garden’s Precinct (NO.17)	7 - 8
Section	7
Annexure: Indicators	8
East City Precinct (NO.11)	9 - 10
Section	9
Annexure: Indicators	10
Cape Town Station Precinct (NO.10)	11 - 12
Section	11
Annexure: Indicators	12
East Foreshore Precinct (NO.9)	13 - 14
Section	13
Annexure: Indicators	14
Foreshore Precinct (NO.6)	15 - 16
Section	15
Annexure: Indicators	16
Gateway Precinct (NO.5)	17 - 18
Section	17
Annexure: Indicators	18
Heritage Clusters	19 - 23

MID CITY PRECINCT (NO.7)

Section

*Section to be read in conjunction with Figure 5-33



Precedent examples



Green Street



Cruising the Strip



Soft Transit Mall

Annexure: Heritage Indicators

Fabric Age:

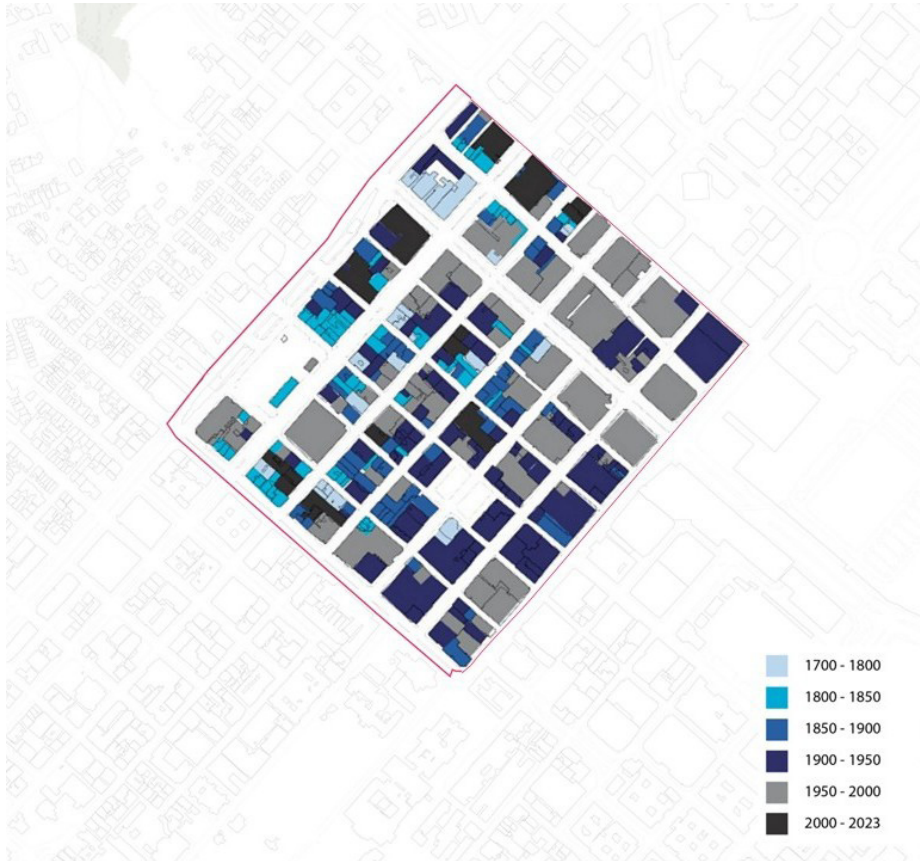


Image – Fabric Age (EHM, 2023)

Heritage Resources:

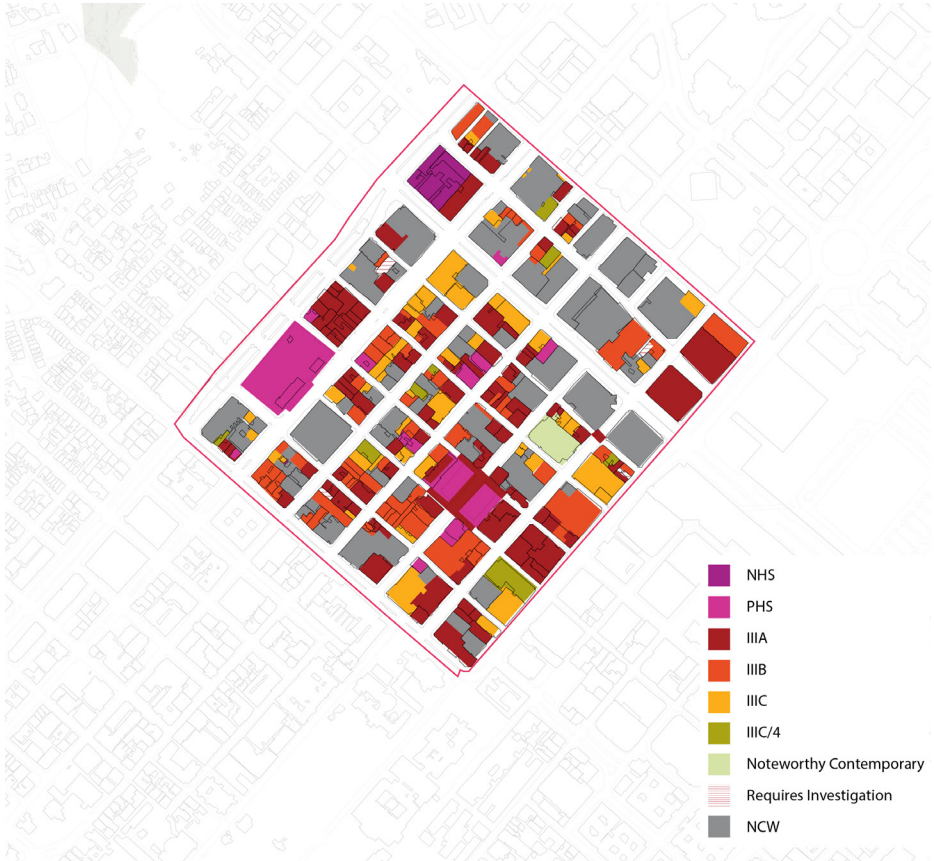


Image – Heritage Resources (EHM, 2023)

Heritage Synthesis:

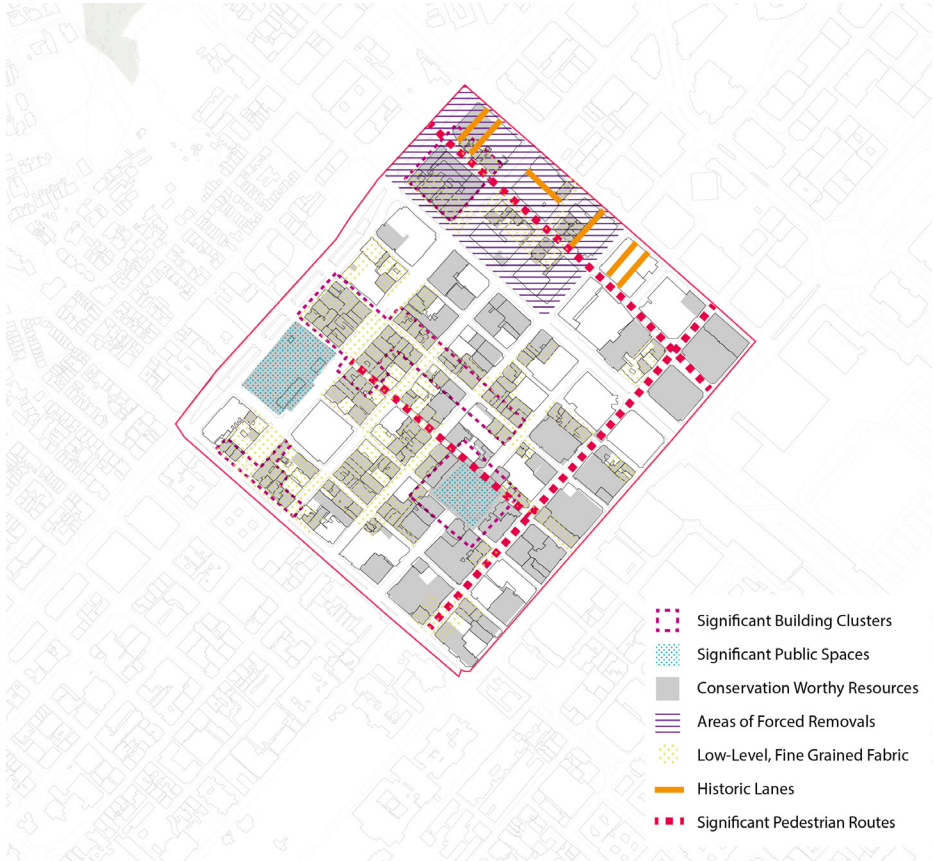


Image – Heritage Synthesis (EHM, 2023)

Interface:



Image – Interface (2023)

Heritage - Height of existing buildings:

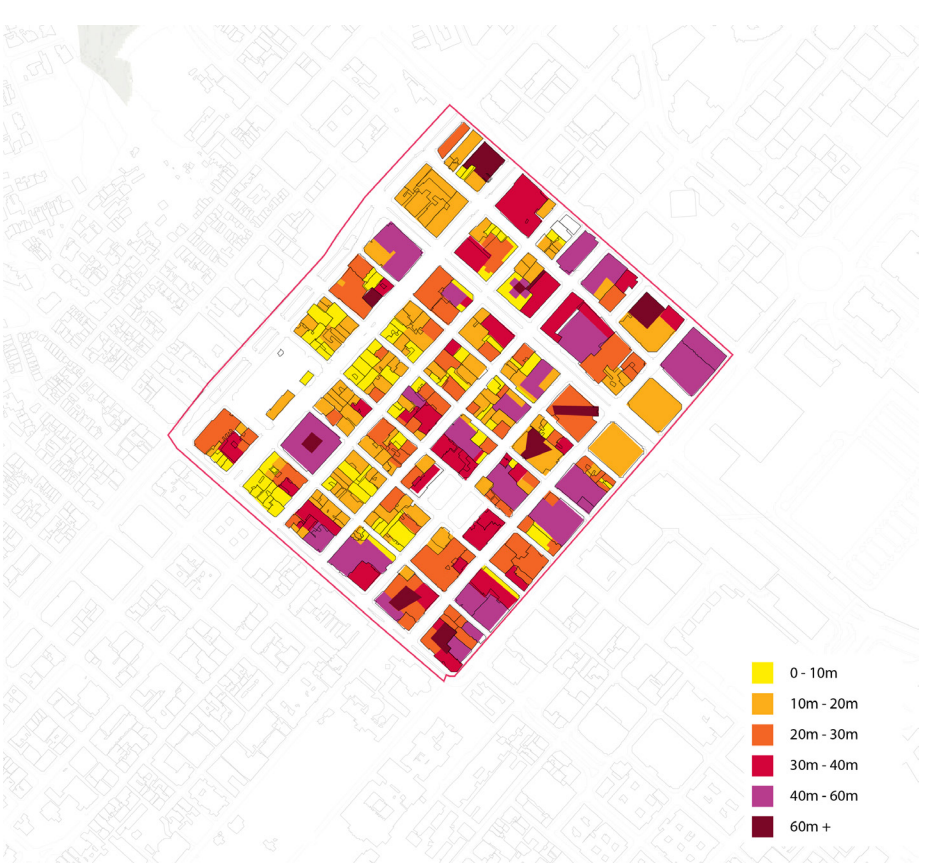


Image – Heritage - Height of existing buildings (EHM, 2023)

Precinct Height 3D:

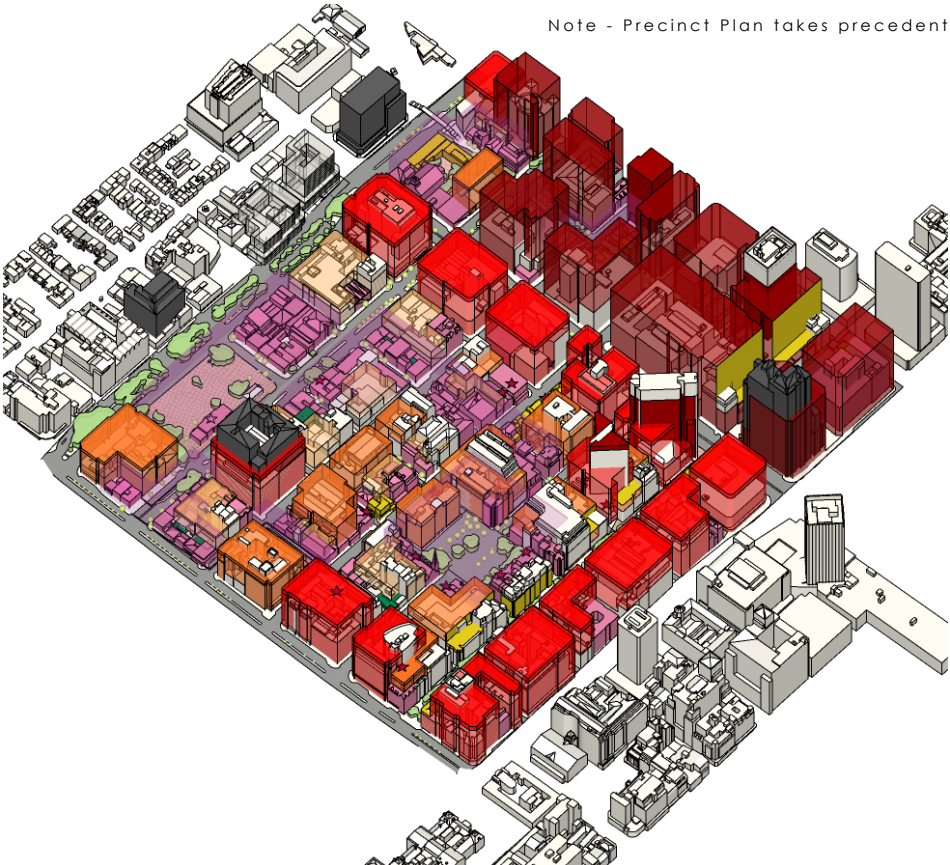


Image – 3D Perspective

COMPANY GARDEN'S PRECINCT (NO.8)

Section

*Section to be read in conjunction with Figure 5-36

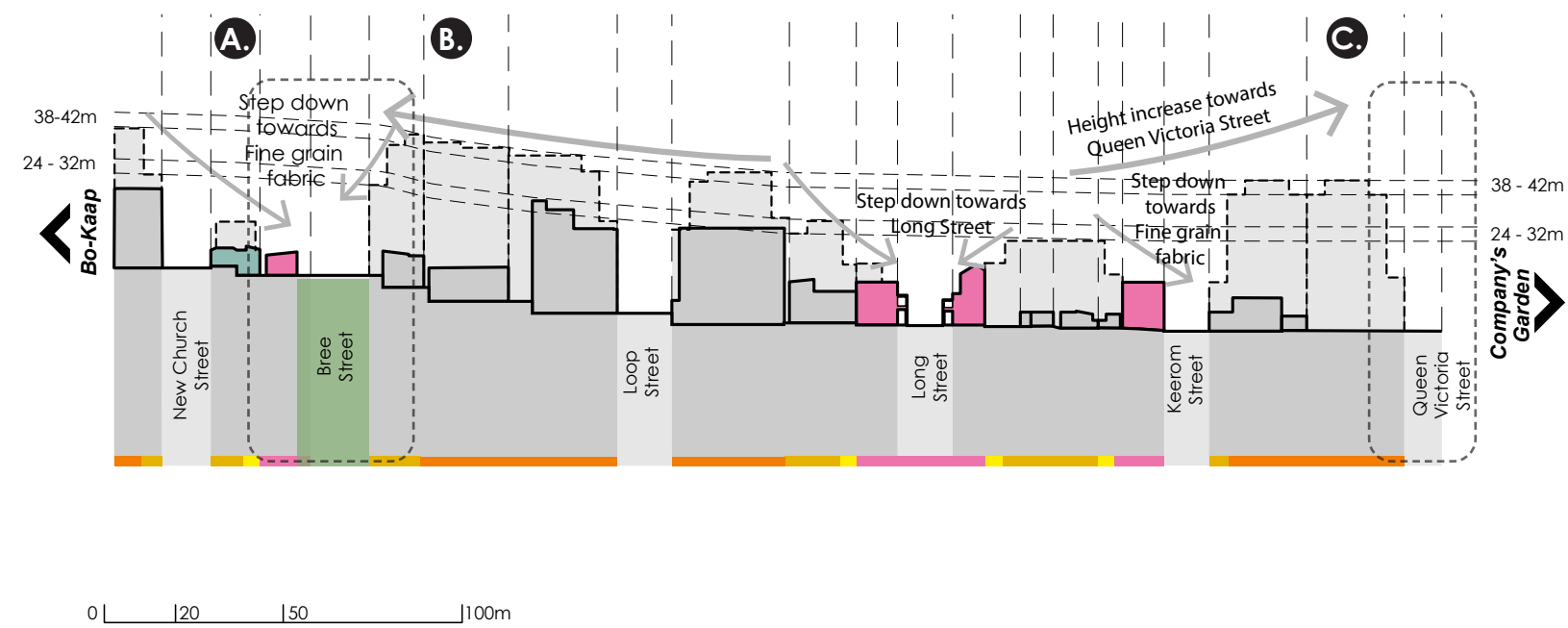


Image – Section B

Precedent examples



Annexure: Heritage Indicators

Age of Building Fabric:



Image – Age of Building Fabric (EHM, 2023)

Heritage Resources:

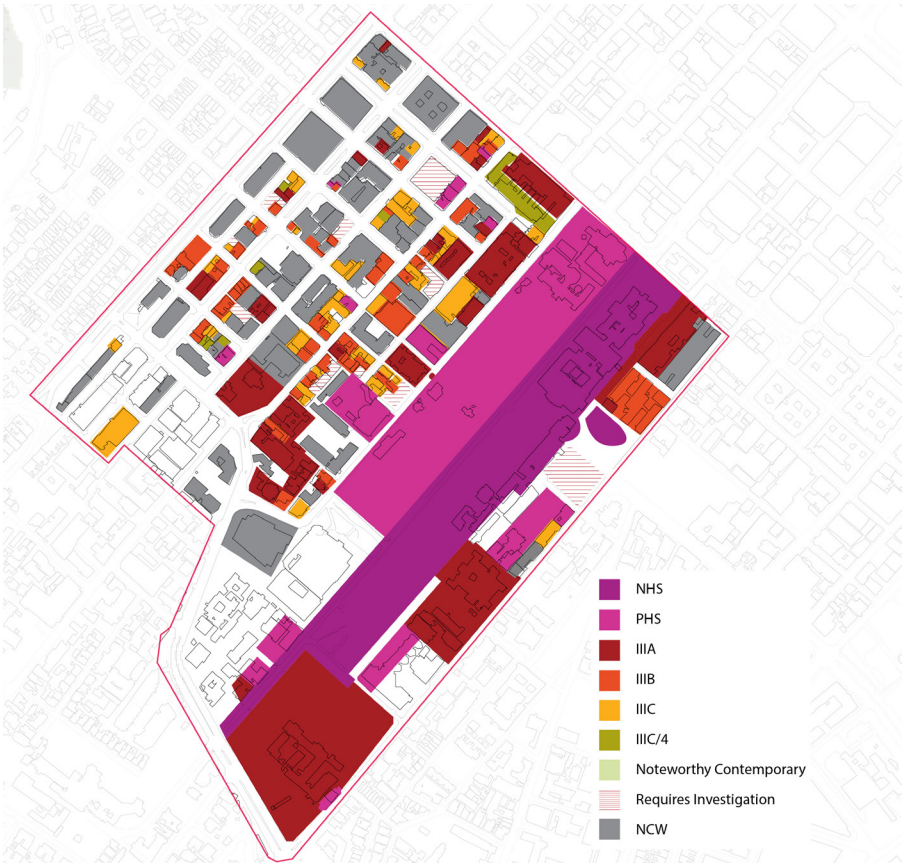


Image – Heritage Resources (EHM, 2023)

Heritage Synthesis:

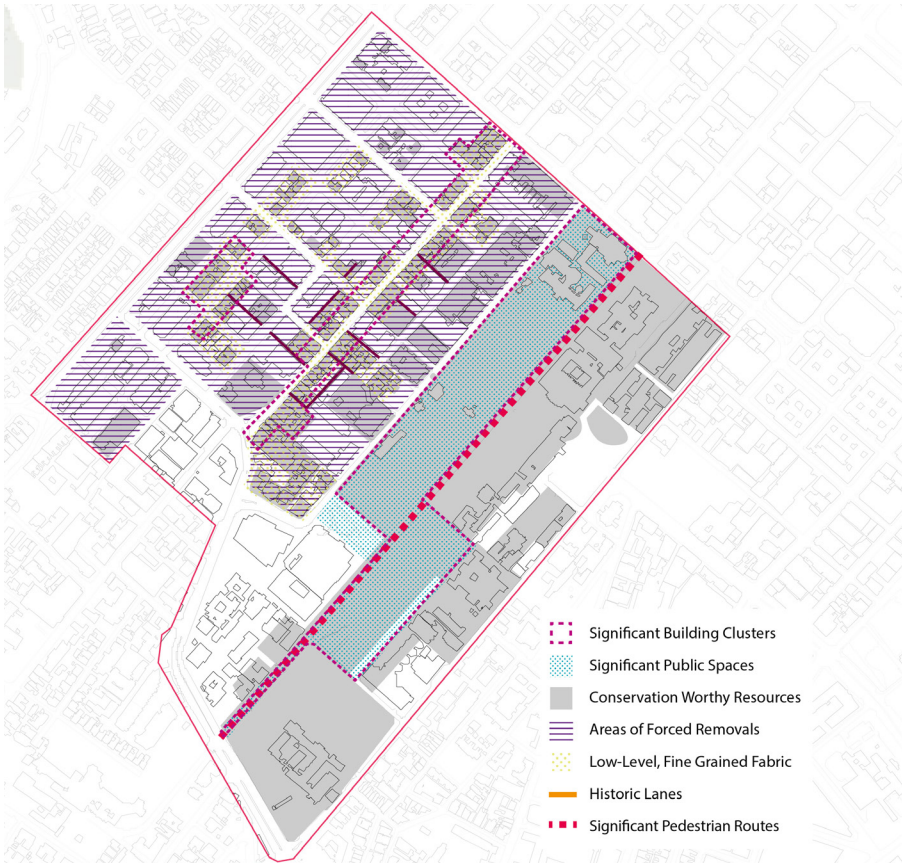


Image – Existing Heights of Buildings (EHM, 2023)

Interface:

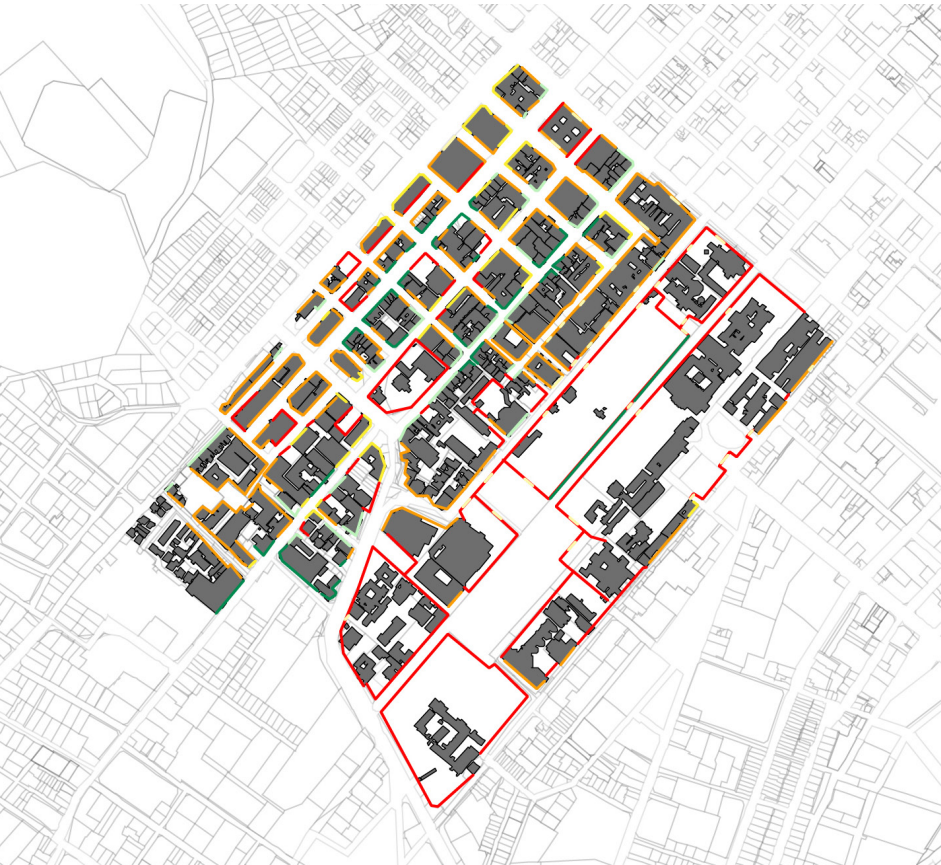


Image – Interface (2023)

Heritage - Height of existing buildings:

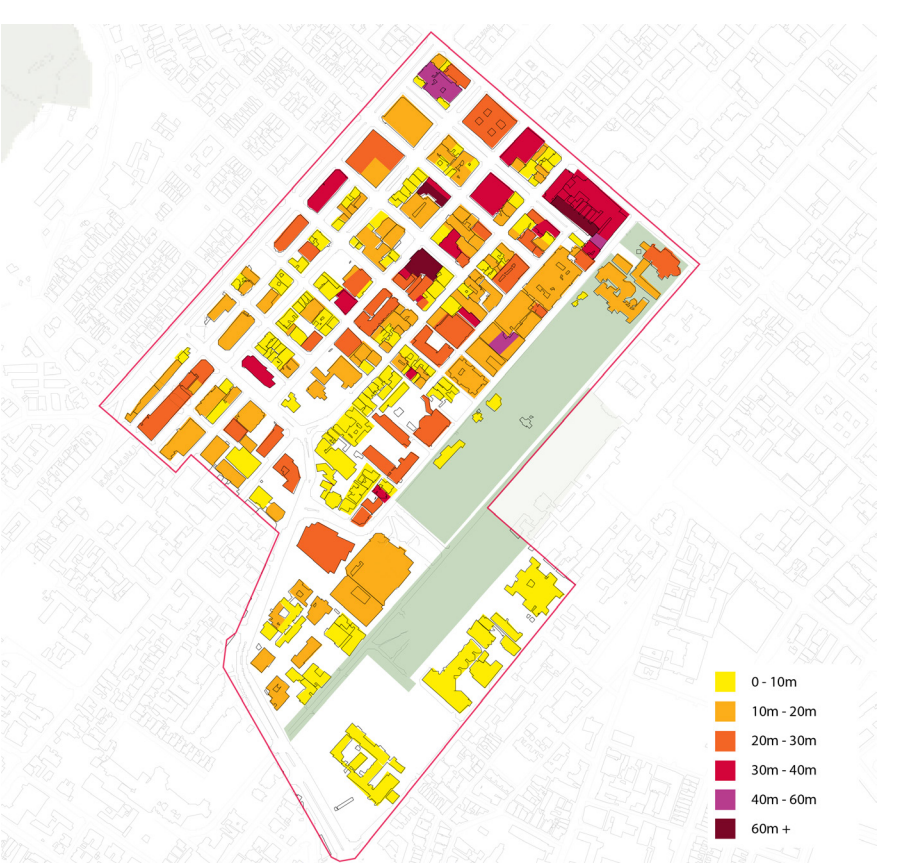
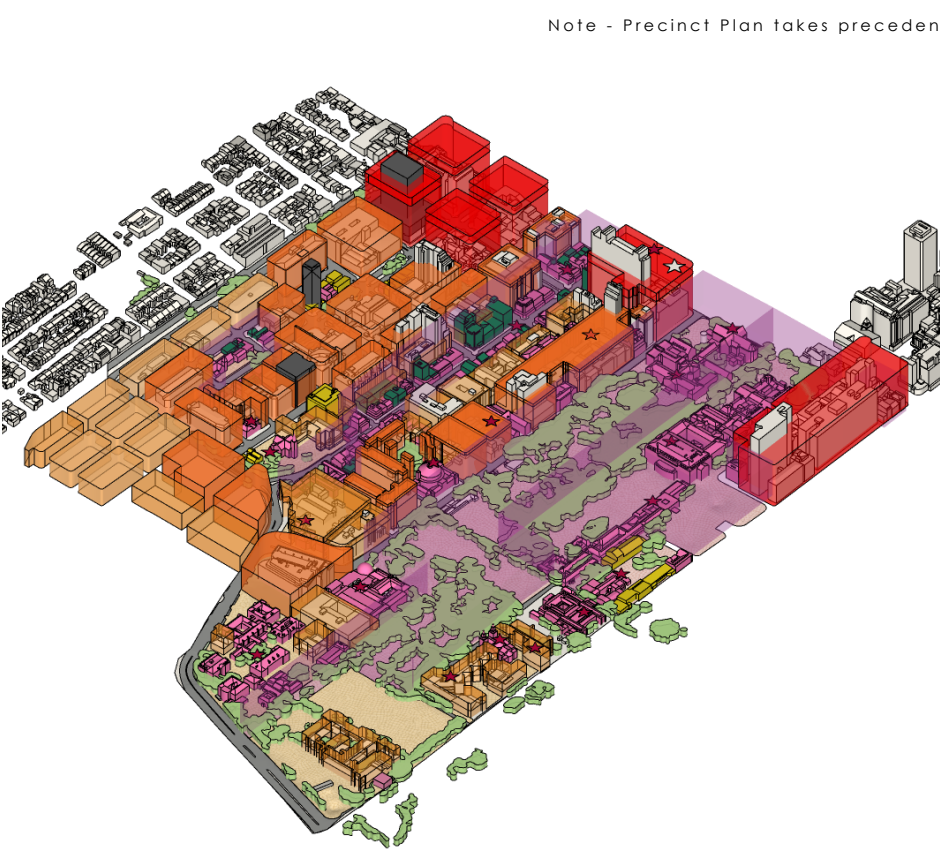


Image – Heritage - Height of existing building (EHM, 2023)

Precinct Height 3D:



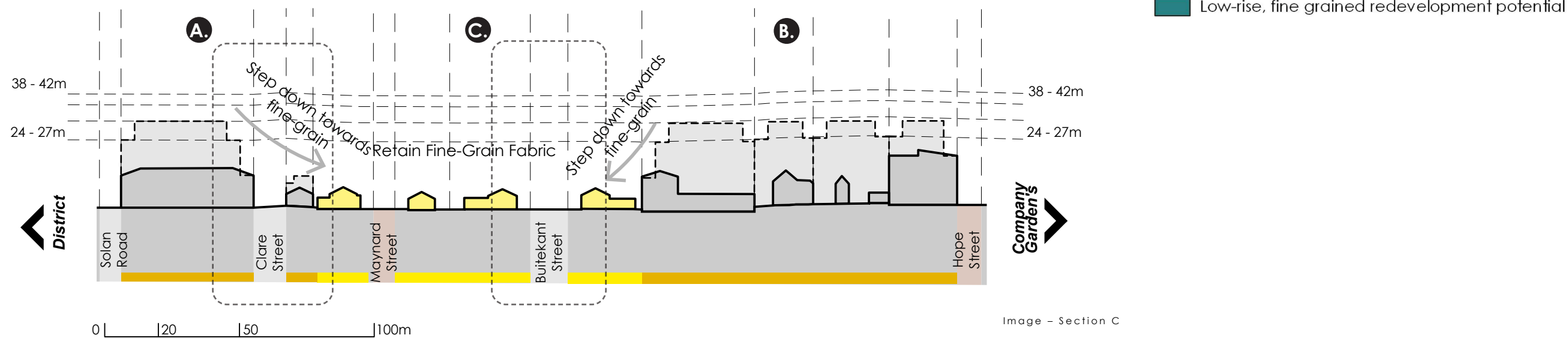
Note - Precinct Plan takes precedent

Image – 3D Perspective

LOWER GARDEN'S PRECINCT (NO.17)

Section

*Section to be read in conjunction with Figure 5-48



Precedent examples



Annexure: Heritage Indicators

Fabric Age:

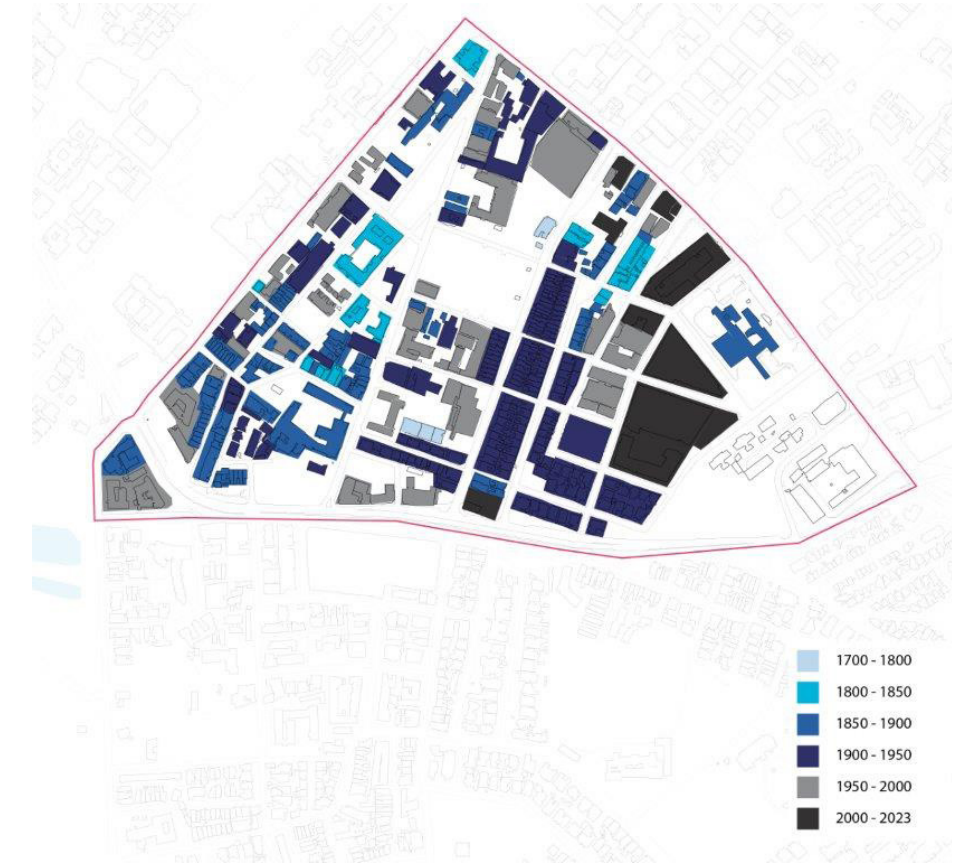


Image – Fabric Age (EHM, 2023)

Heritage Resources:

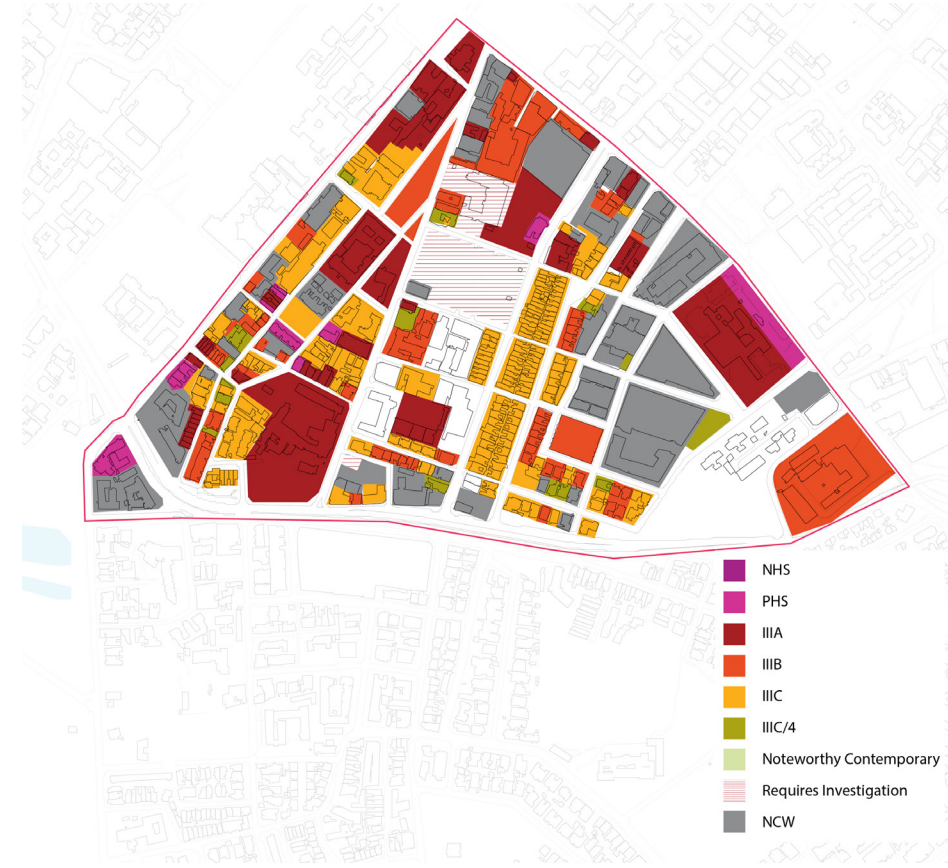


Image – Heritage Resources (EHM, 2023)

Heritage Synthesis:

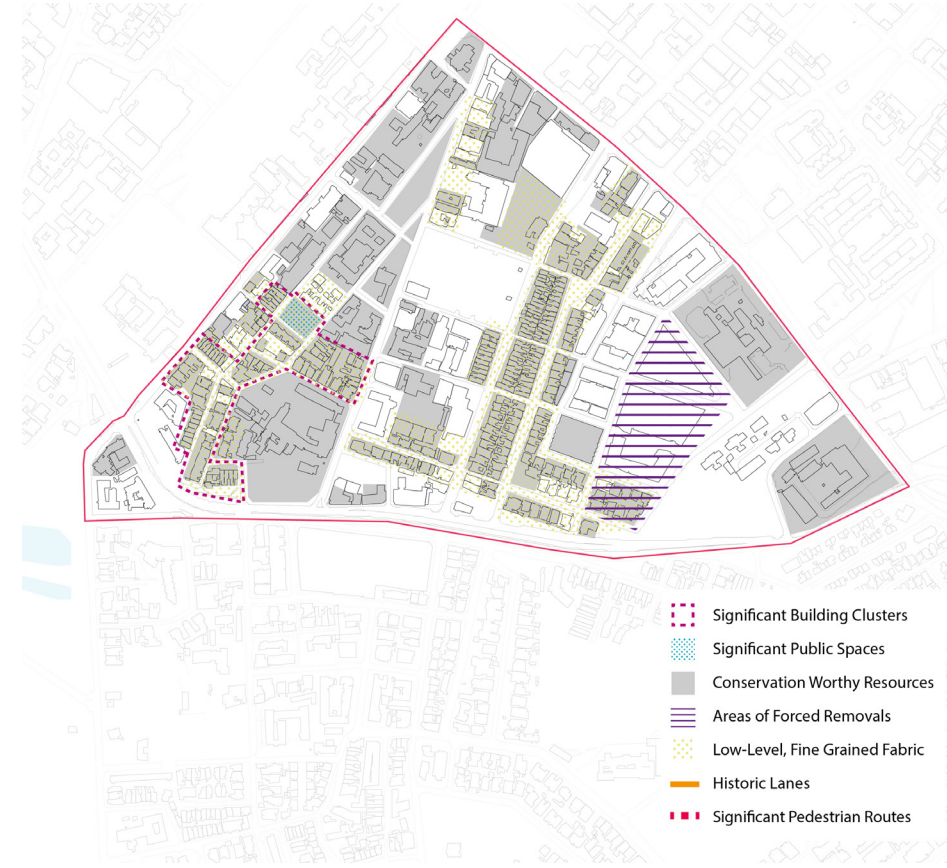


Image – Heritage Synthesis (EHM, 2023)

Interface:

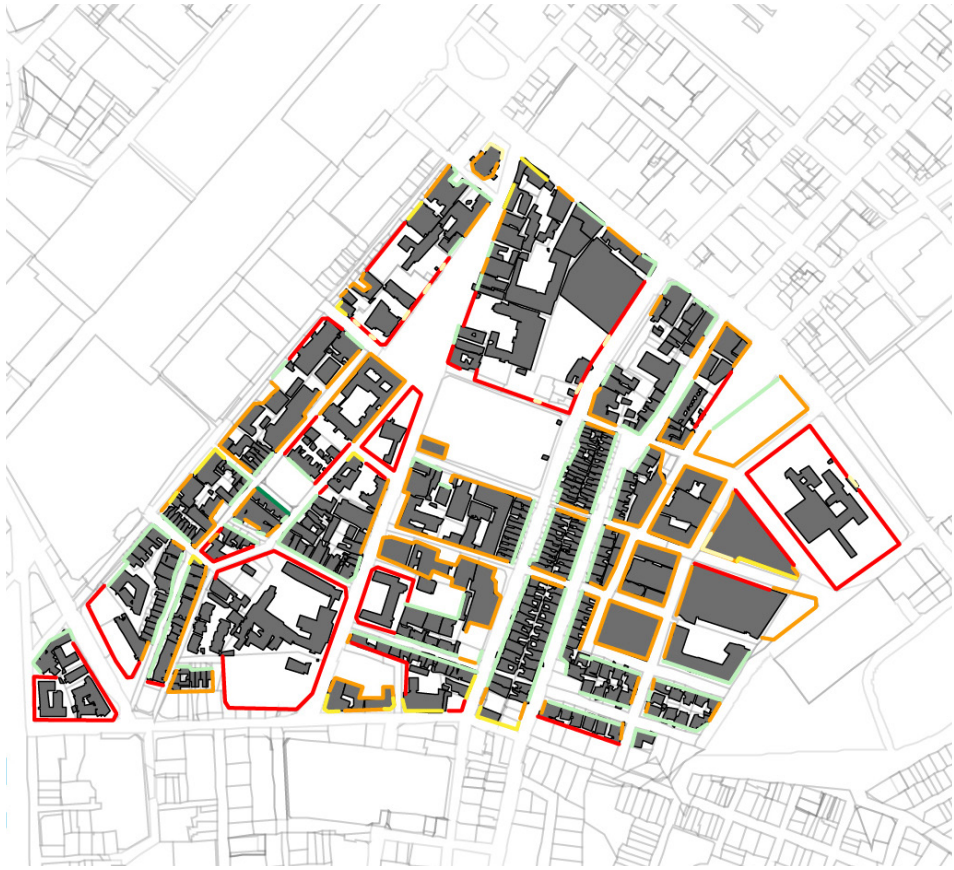


Image – Interface (2023)

Heritage - Height of existing buildings:

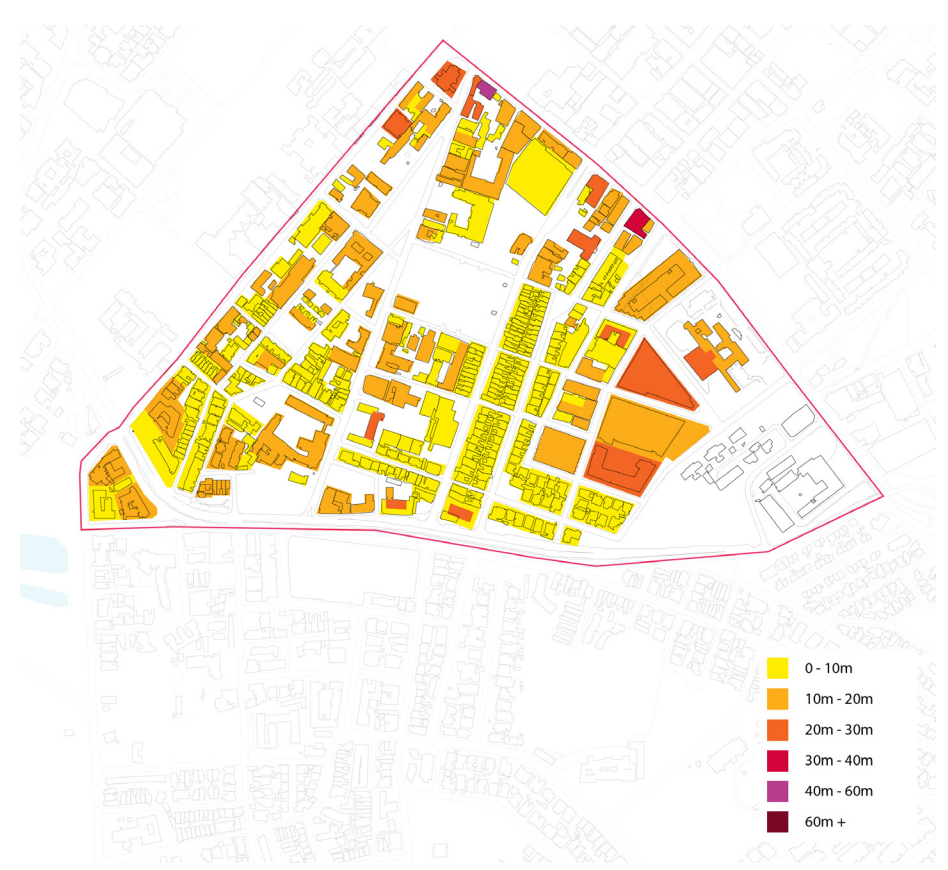


Image – Heritage - Height of existing buildings (EHM, 2023)

Precinct Height 3D:



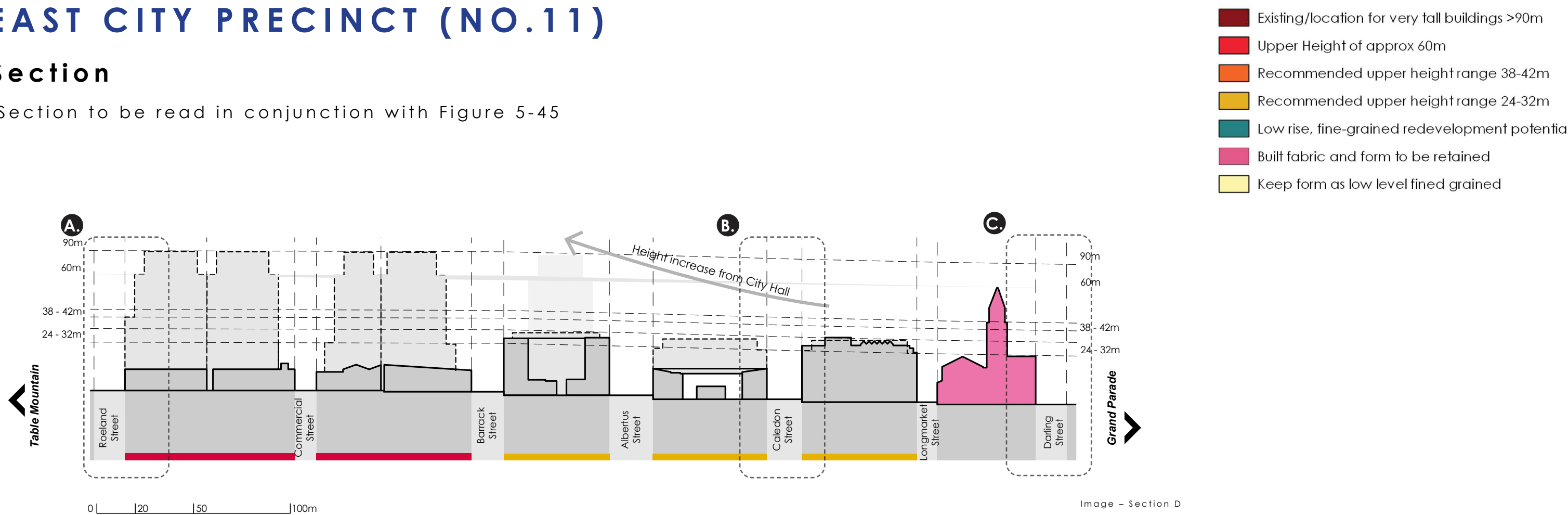
Note - Precinct Plan takes precedent

Image – 3D Perspective

EAST CITY PRECINCT (NO.11)

Section

*Section to be read in conjunction with Figure 5-45



Annexure: Heritage Indicators

Age of Building Fabric:

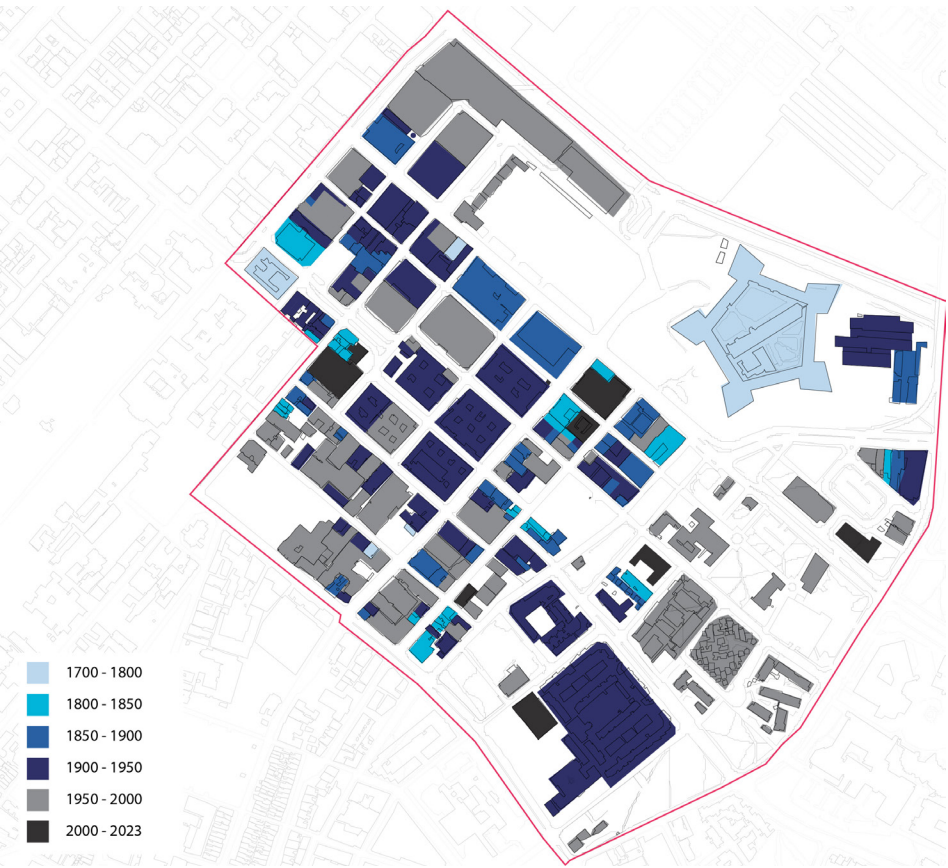


Image – Fabric Age (EHM, 2023)

Heritage Resources:



Image xx – Heritage Resources (EHM, 2023)

Heritage Synthesis:

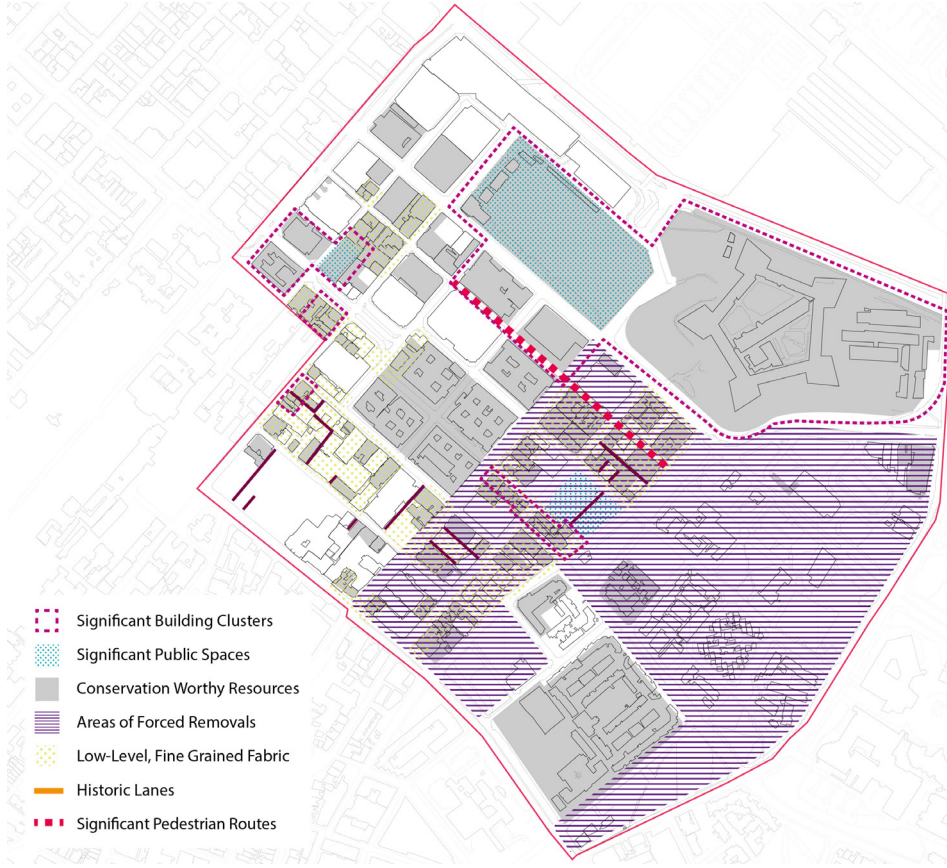


Image – Heritage Synthesis (EHM, 2023)

Interface:



Image – Interface (2023)

Heritage - Height of existing buildings:

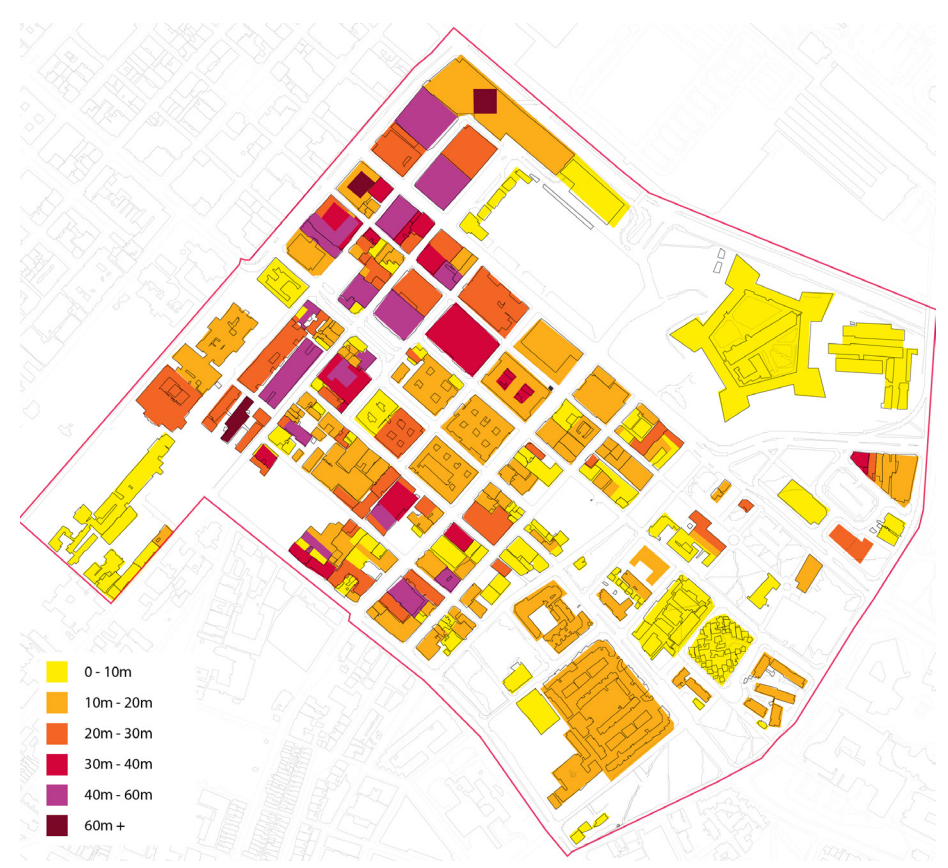
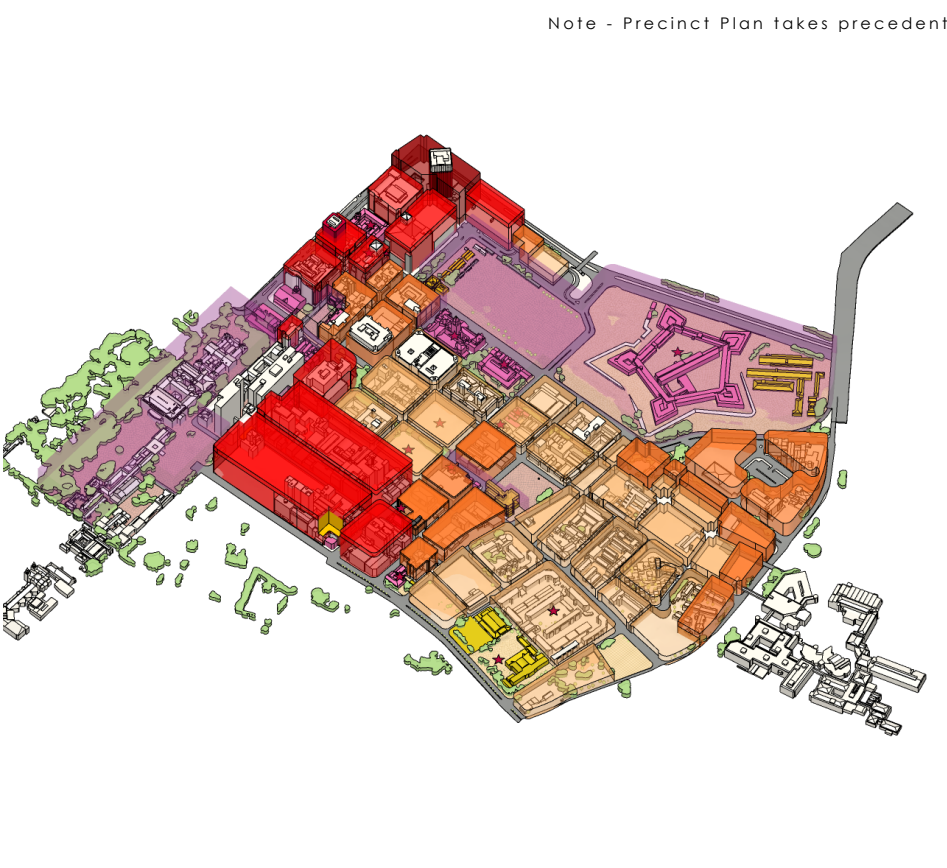


Image – Heritage - Height of existing buildings (EHM, 2023)

Precinct Height 3D:



Note - Precinct Plan takes precedent

Image – 3D Perspective

CAPE TOWN STATION PRECINCT (NO.10)

Section

*Section to be read in conjunction with Figure 5-42

- Upper height range 60-72m
- Recommended upper height 50m
- Recommended upper height range 38-42m
- Recommended upper height range 24-32m
- Existing Low rise

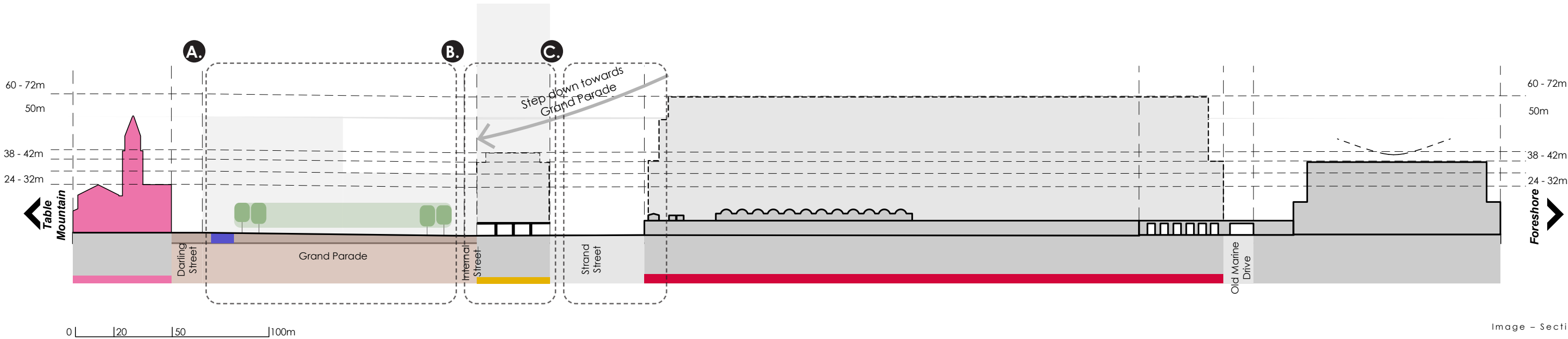
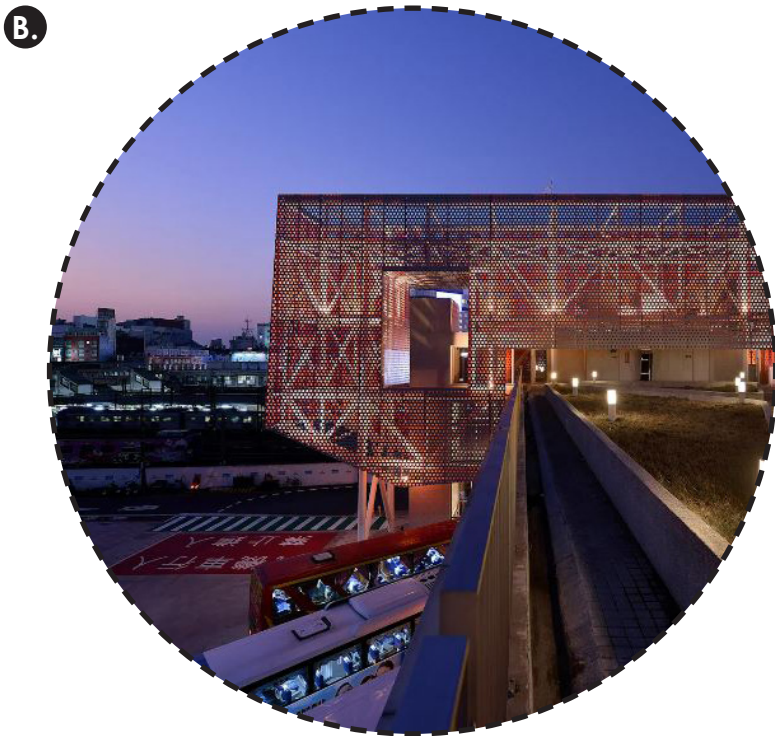


Image – Section E

Precedent examples



Views



Redevelopment Opportunities



'Carpet'

Annexure: Heritage Indicators

Fabric Age:

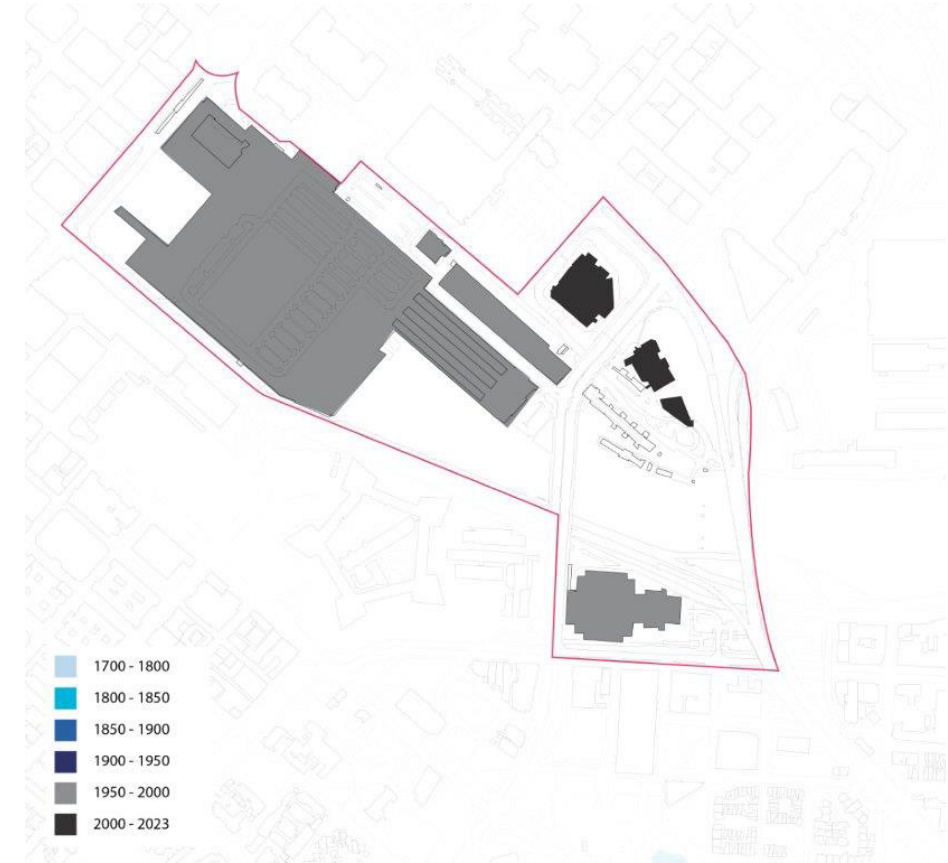


Image – Fabric Age (EHM, 2023)

Heritage Resources:

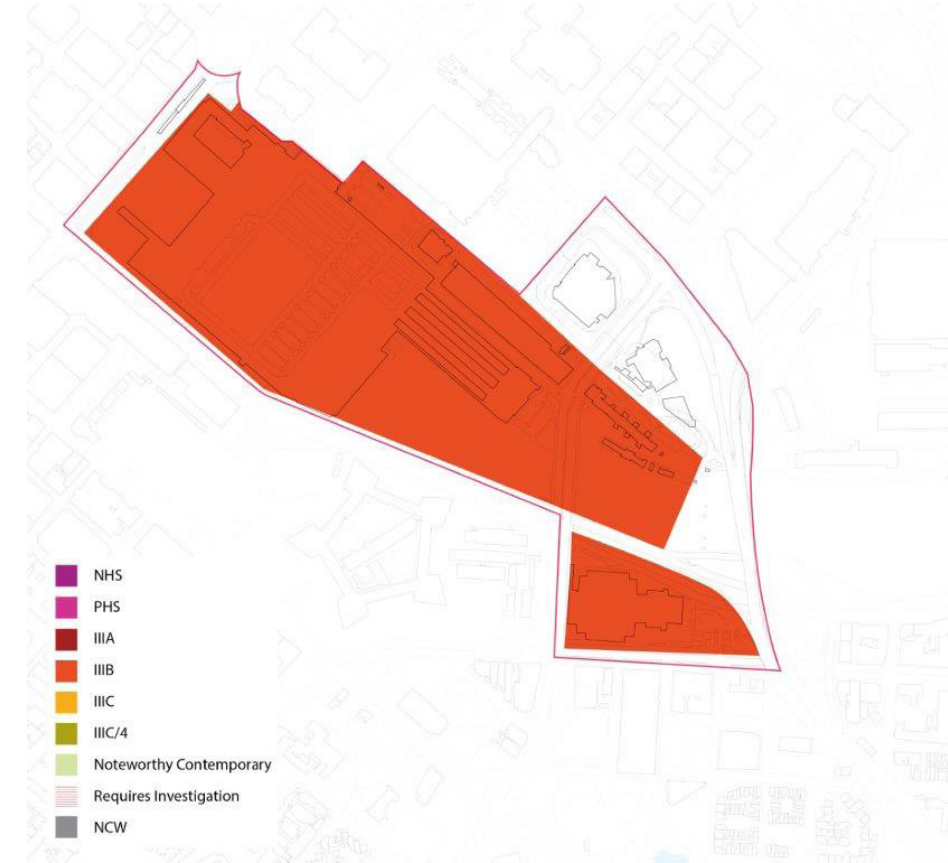


Image – Heritage Resources (EHM, 2023)

Heritage Synthesis:

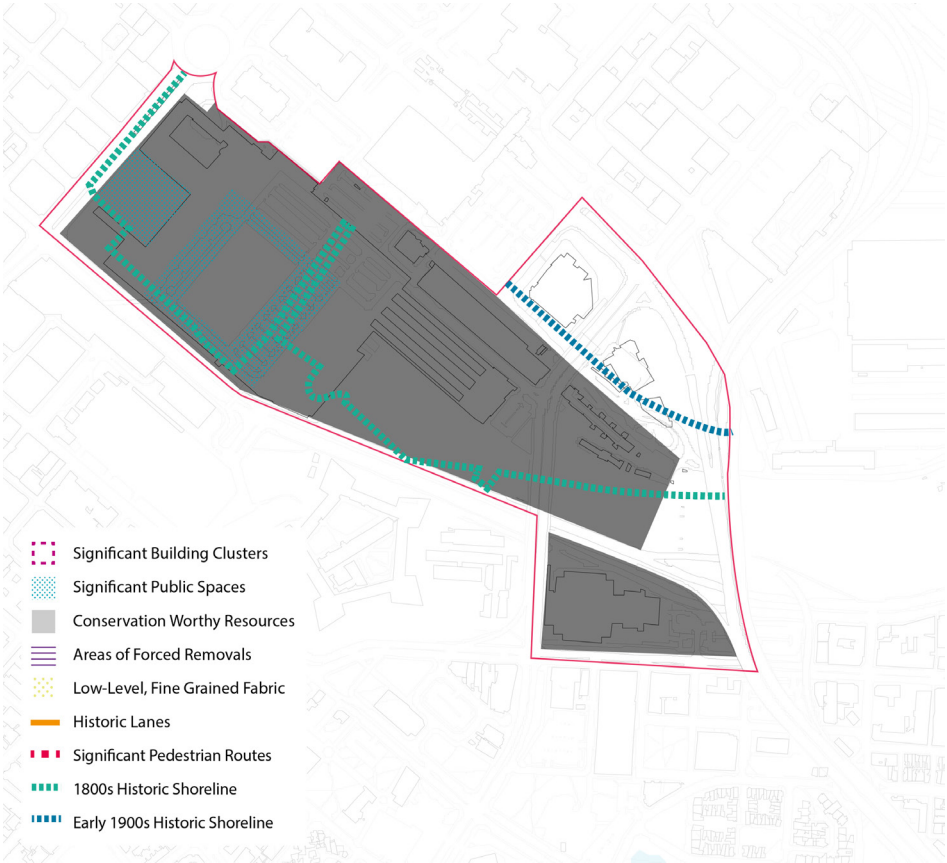


Image – Heritage Synthesis (EHM, 2023)

Heritage - Height of existing buildings:

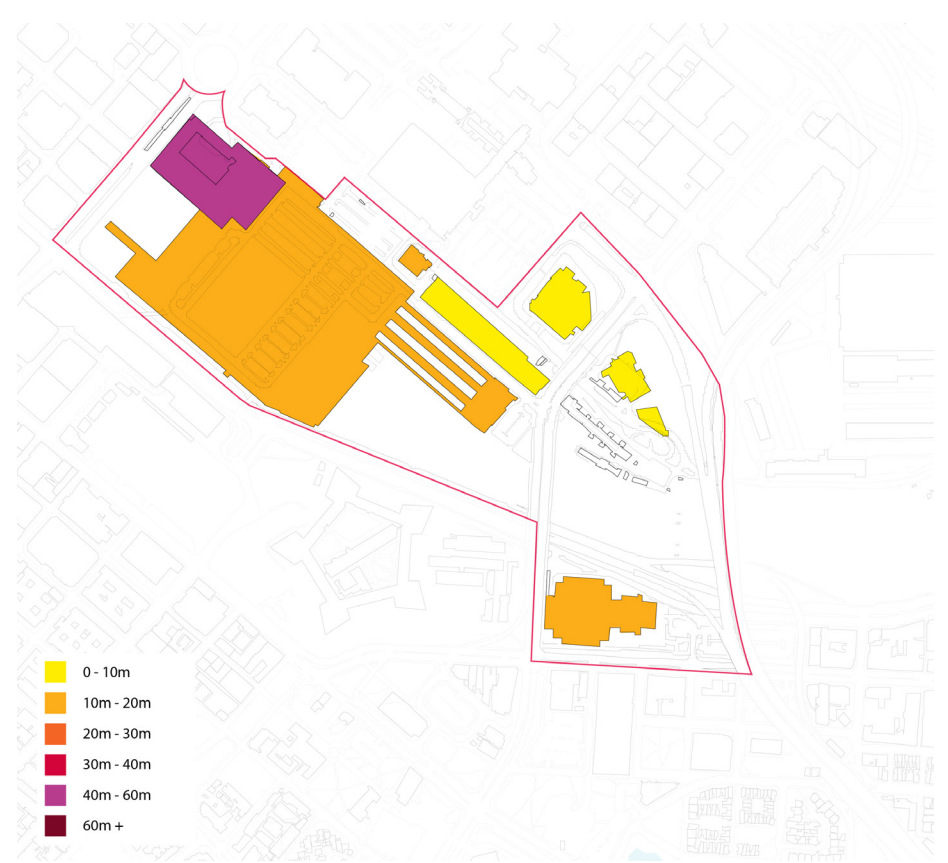


Image – Heritage - Height of existing buildings (EHM, 2023)

Precinct Height 3D:

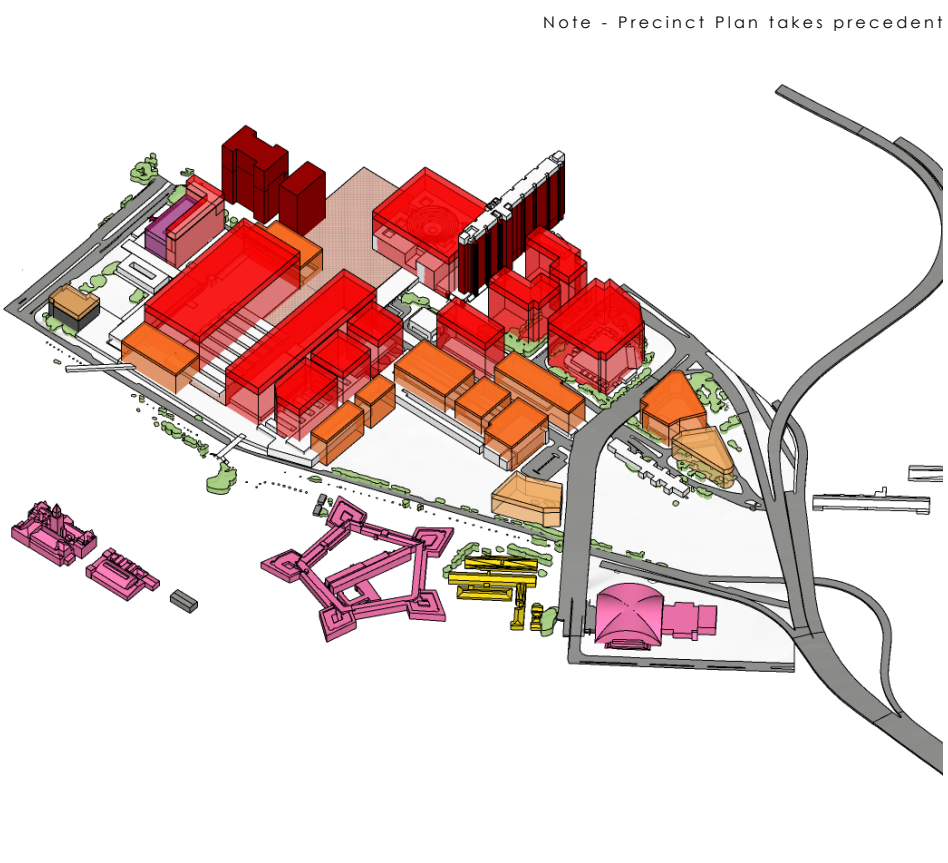


Image – 3D Perspective

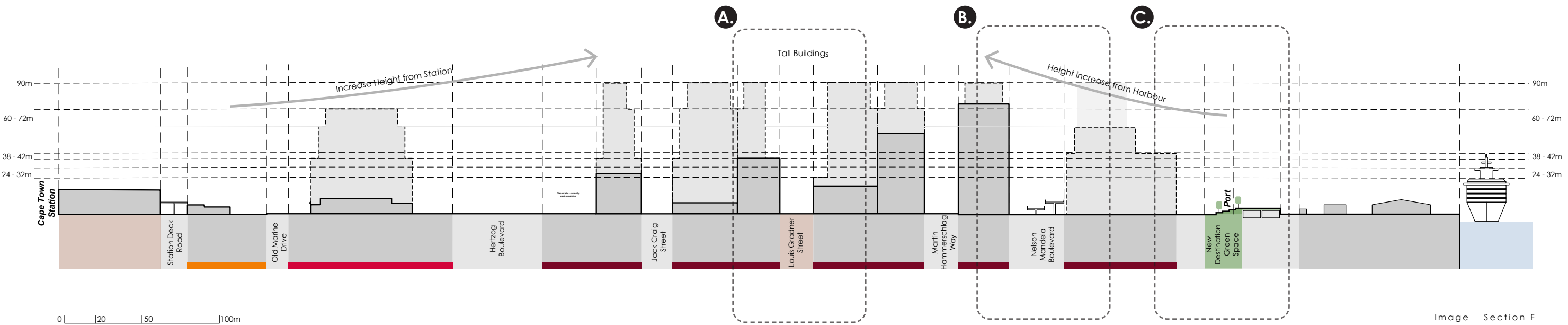
Note - Precinct Plan takes precedent

EAST FORESHORE PRECINCT (NO.9)

Section

*Section to be read in conjunction with Figure 5-39

- Existing_location for very tall buildings <=90m
- Upper height range 60-72m
- Recommended upper height 50m
- Recommended upper height range, 38-42m
- Recommended upper height range, 24-32m
- Existing low rise



Precedent examples



Tall Buildings



Quality Space Design



Green Promenade

Annexure: Heritage Indicators

Fabric Age:



Image – Fabric Age (EHM, 2023)

Heritage Resources:



Image – Heritage Resources (EHM, 2023)

Heritage Synthesis:



Image – Heritage Synthesis (EHM, 2023)

Heritage - Height of existing buildings:

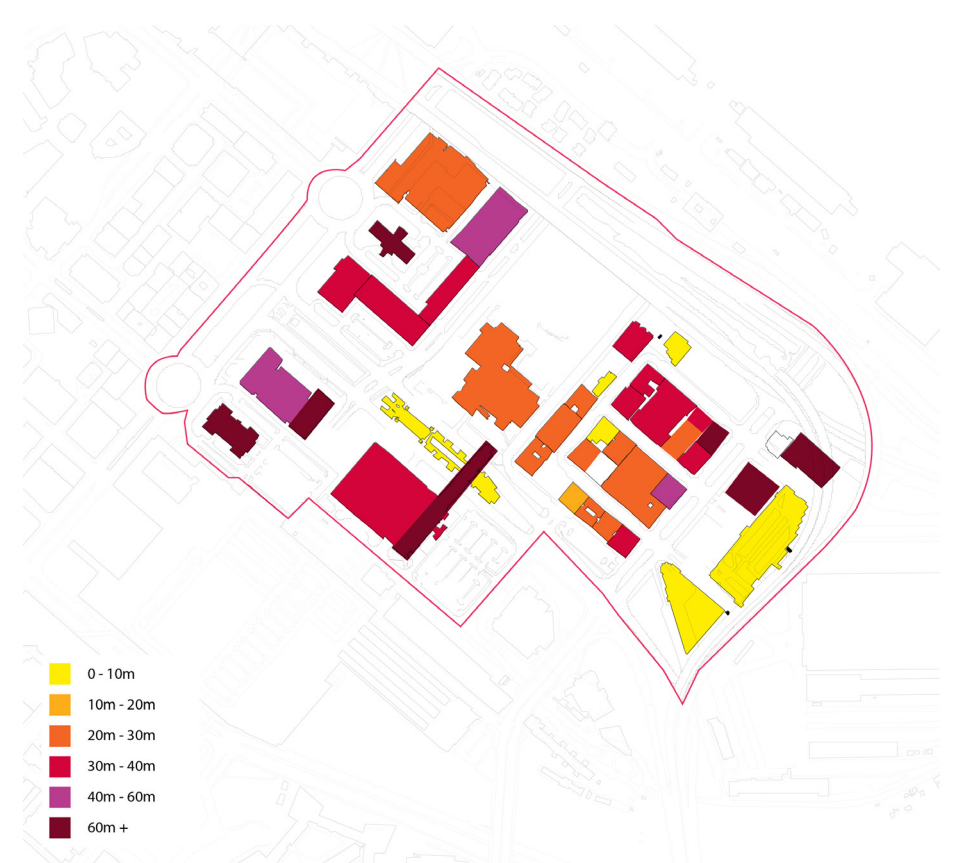


Image – Heritage - Height of existing buildings (EHM, 2023)

Precinct Height 3D:

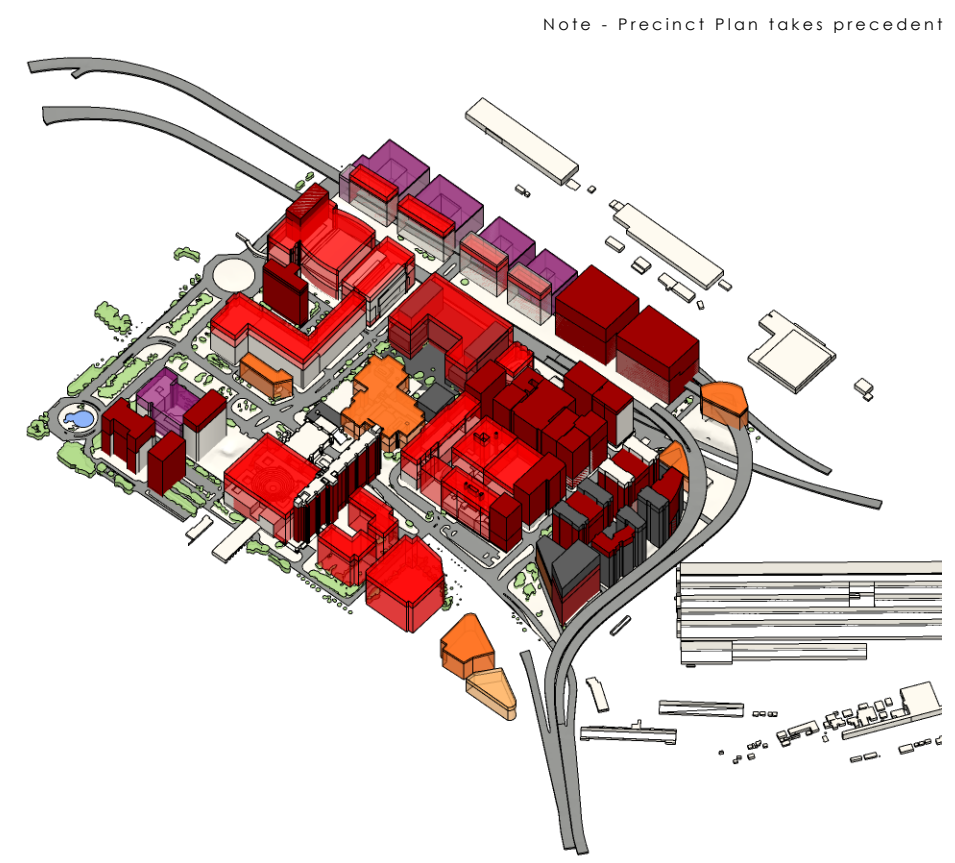
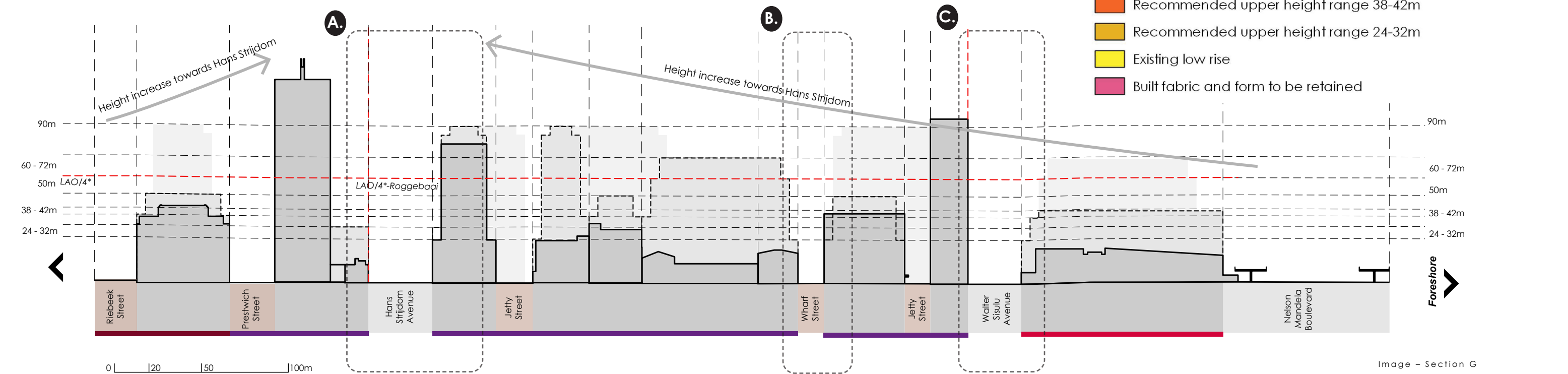


Image – 3D Perspective

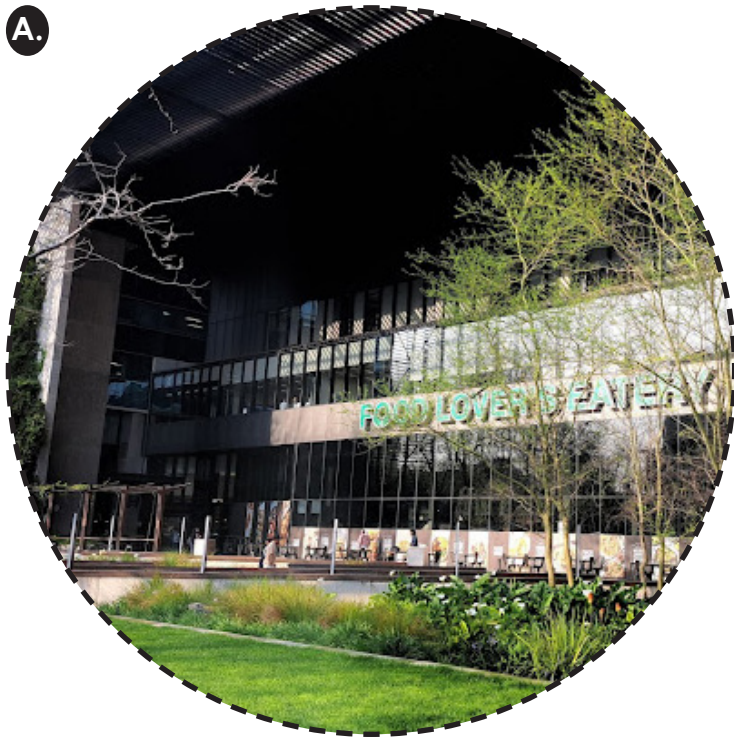
FORESHORE PRECINCT (NO.6)

Section

*Section to be read in conjunction with Figure 5-30



Precedent examples



Public/Private Improvements



Pedestrian Prioritisation



Promote NMT

Annexure: Heritage Indicators

Fabric Age:

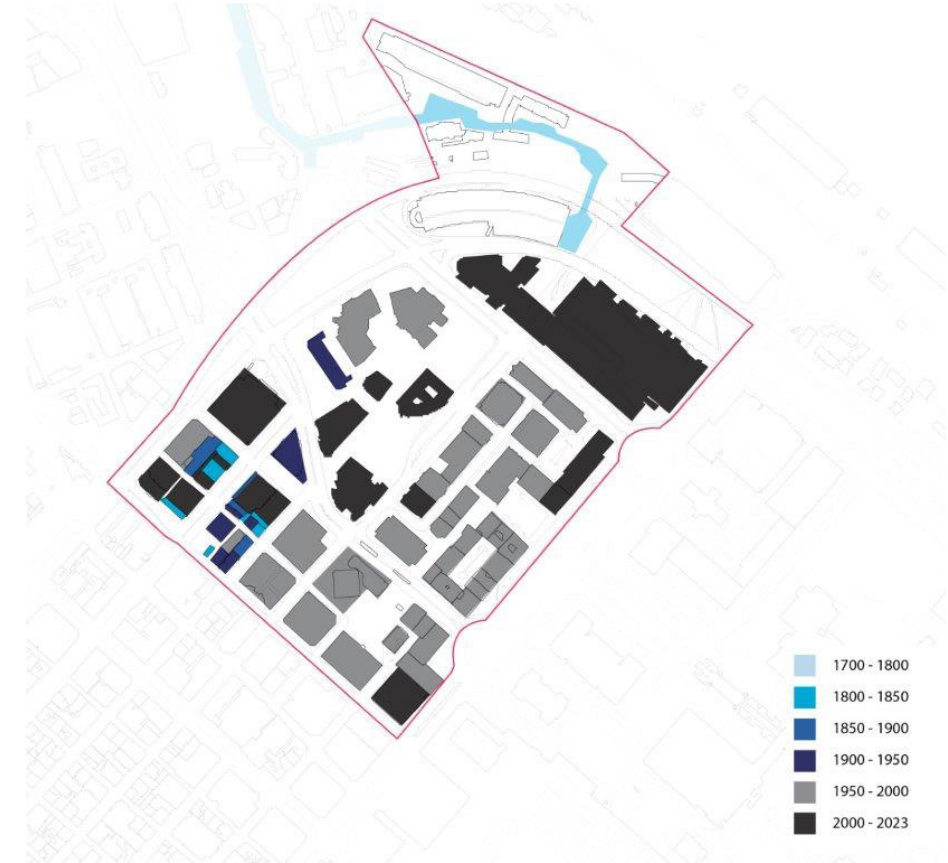


Image – Fabric Age (EHM, 2023)

Heritage Resources:



Image – Heritage Resources (EHM, 2023)

Heritage Synthesis:

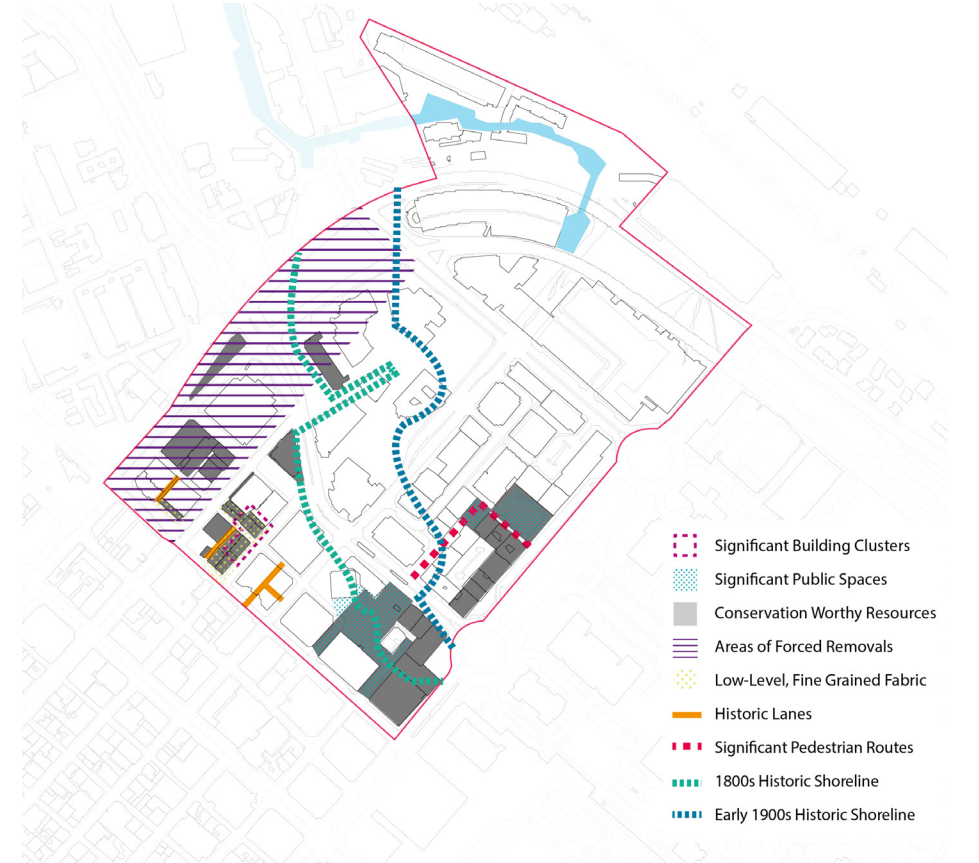


Image – Heritage Synthesis (EHM, 2023)

Heritage - Height of existing buildings:



Image – Heritage - Height of existing buildings (EHM, 2023)

Precinct Height 3D:

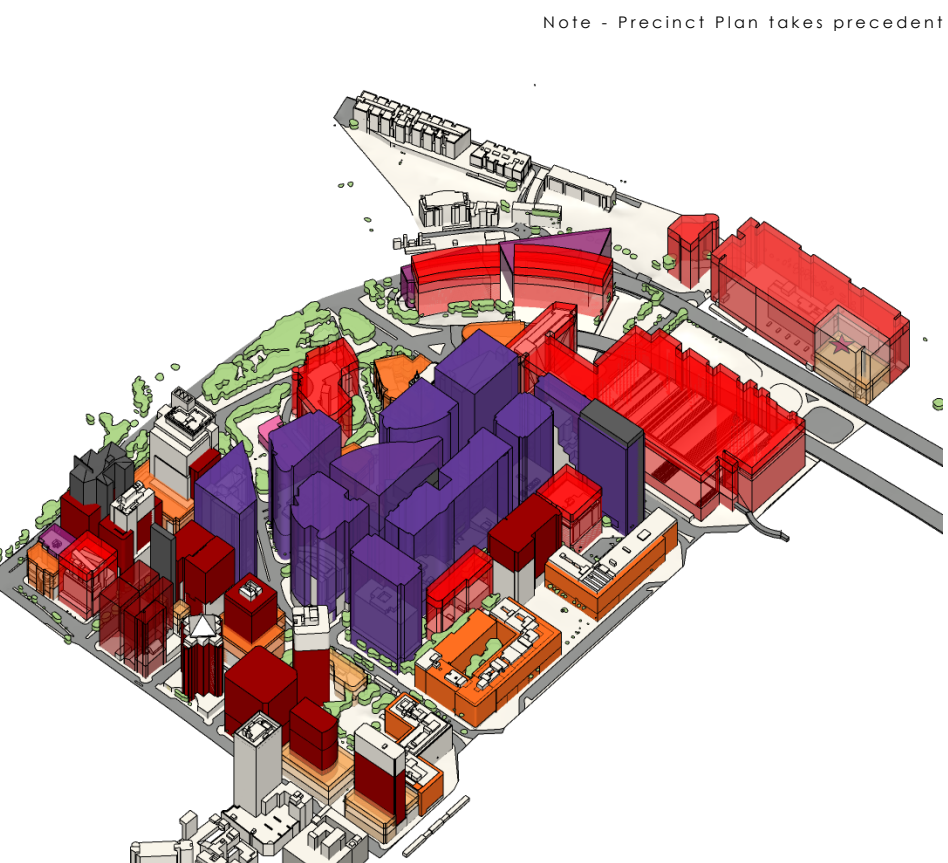


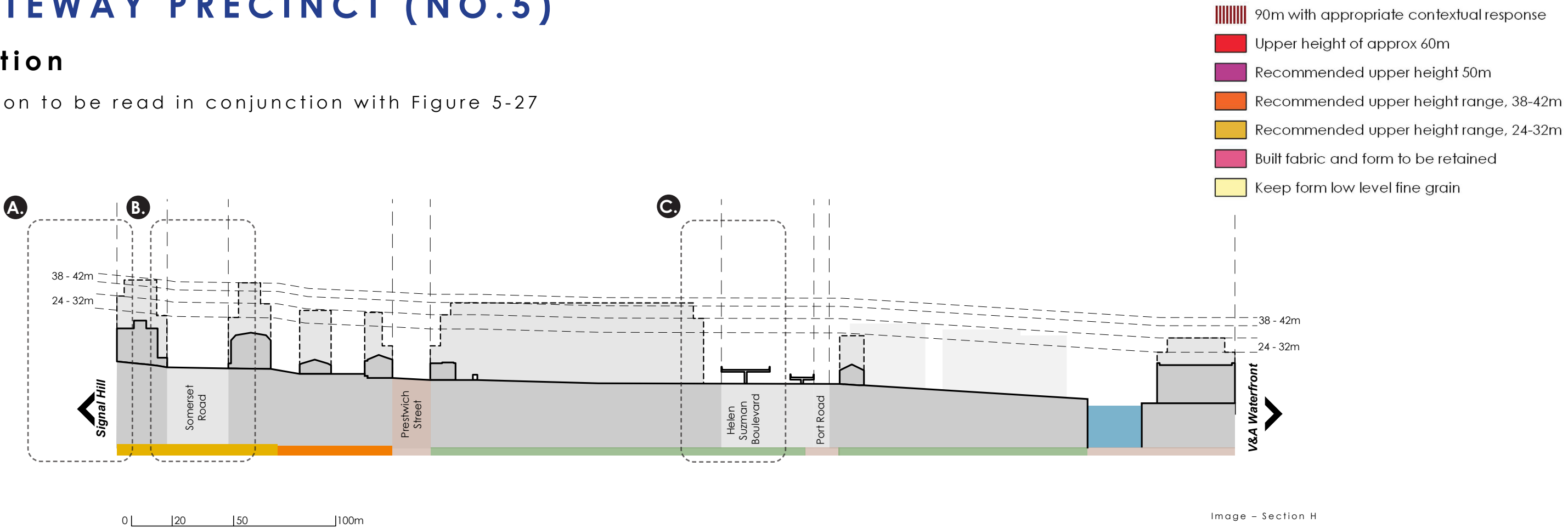
Image – 3D Perspective

Note - Precinct Plan takes precedent

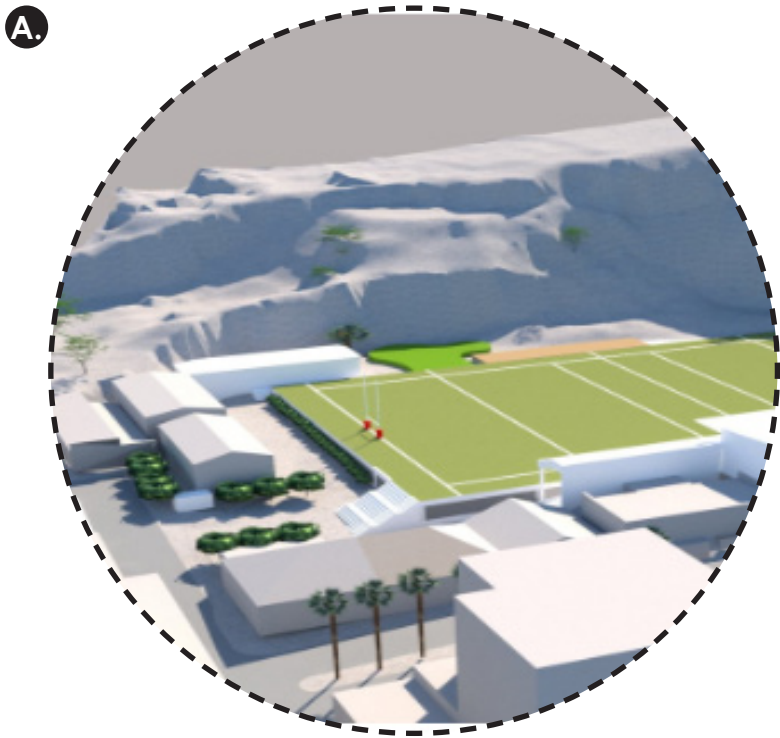
GATEWAY PRECINCT (NO.5)

Section

*Section to be read in conjunction with Figure 5-27



Precedent examples



Recreation and Sports Facility



Active Edges



Place-making

Annexure: Heritage Indicators

Fabric Age:

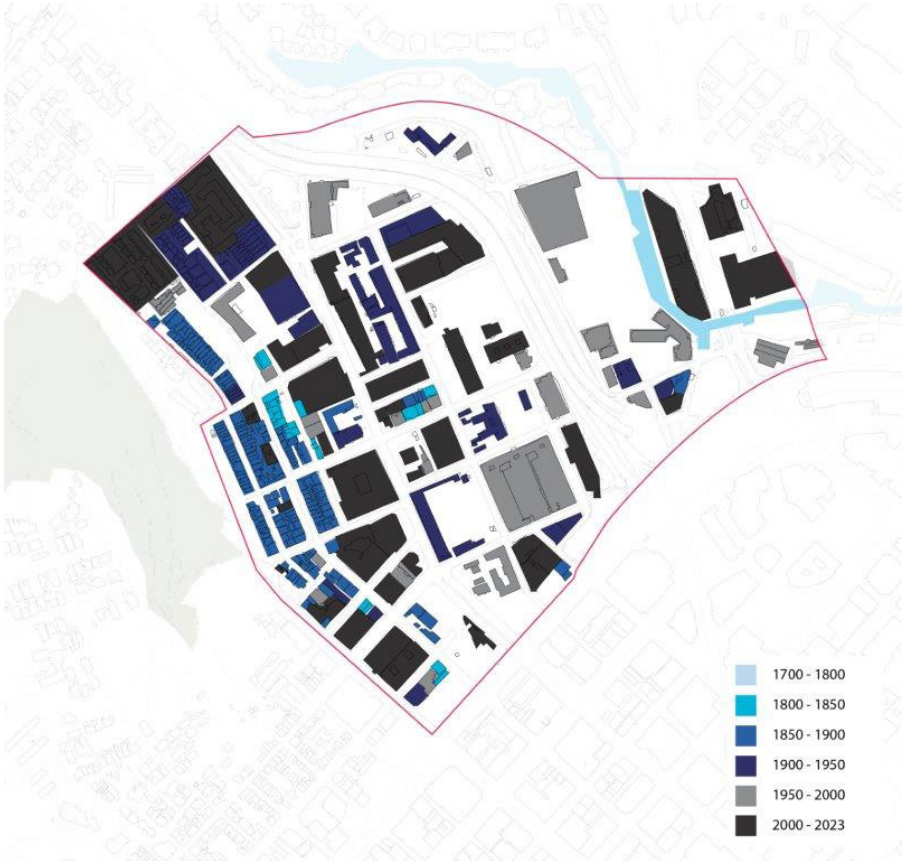


Image – Fabric Age (EHM, 2023)

Heritage Resources:

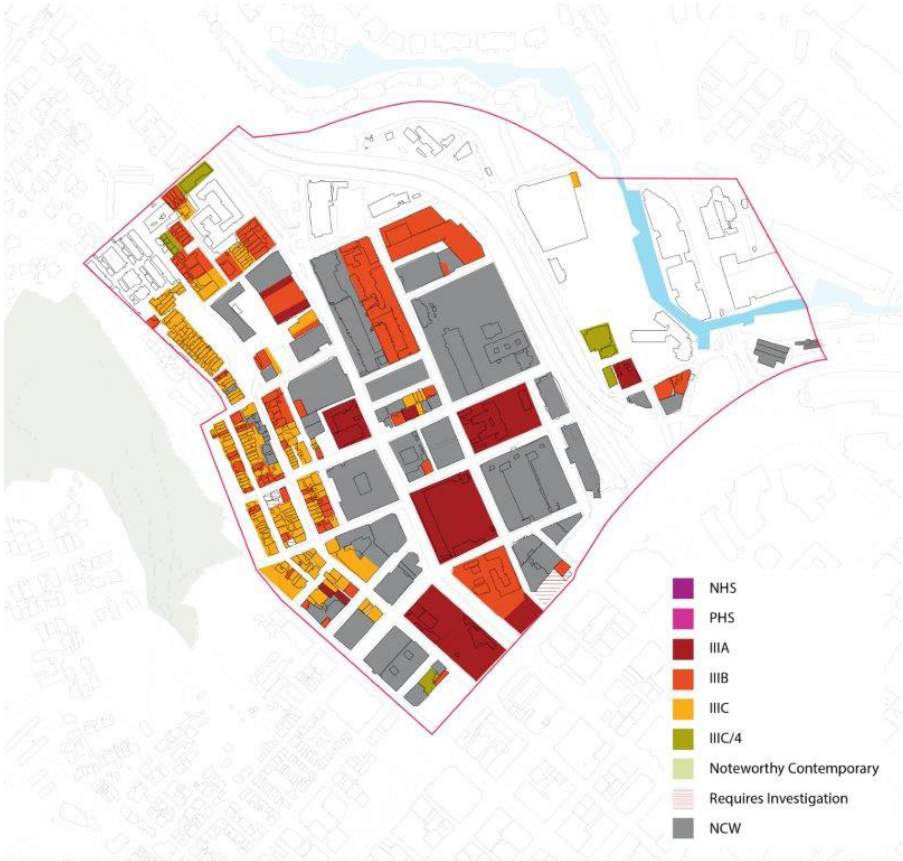


Image – Heritage Resources (EHM, 2023)

Heritage Synthesis:

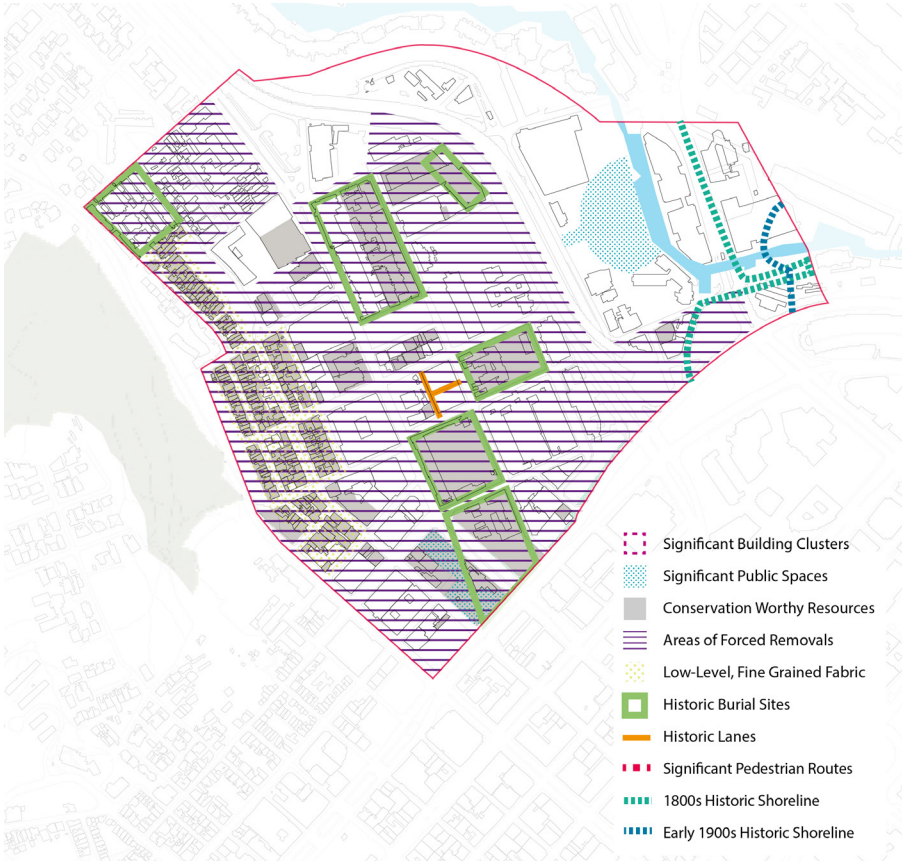


Image – Heritage Synthesis (EHM, 2023)

Heritage - Height of existing buildings:

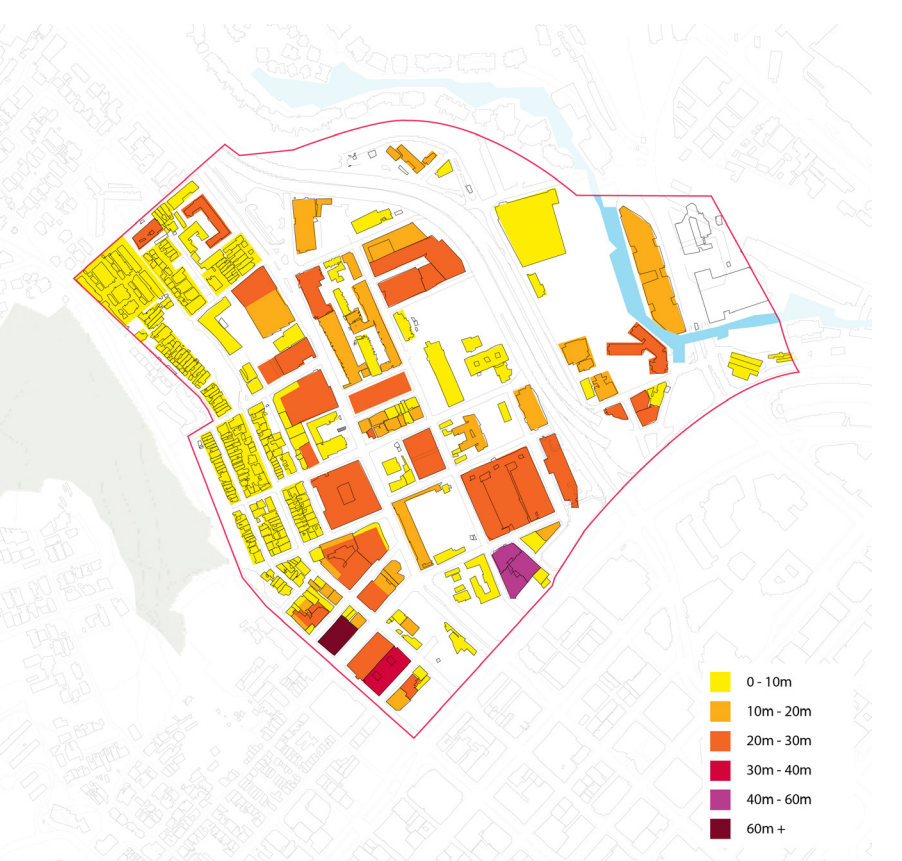


Image – Heritage - Height of existing buildings (EHM, 2023)

Precinct Height 3D:

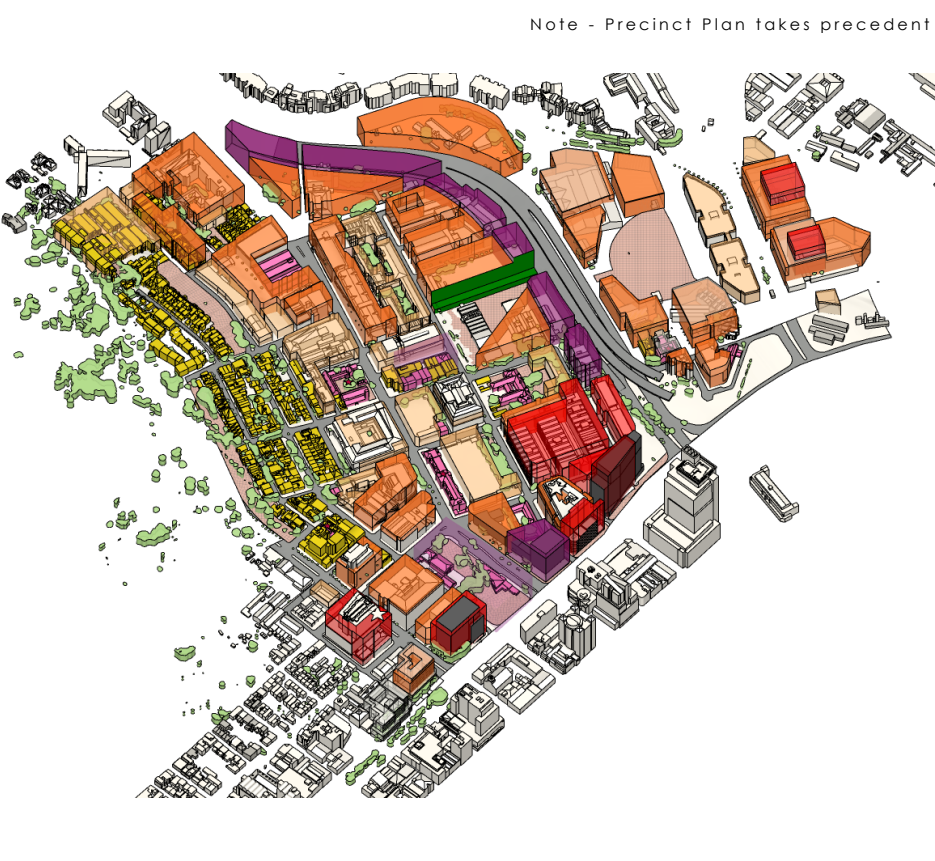
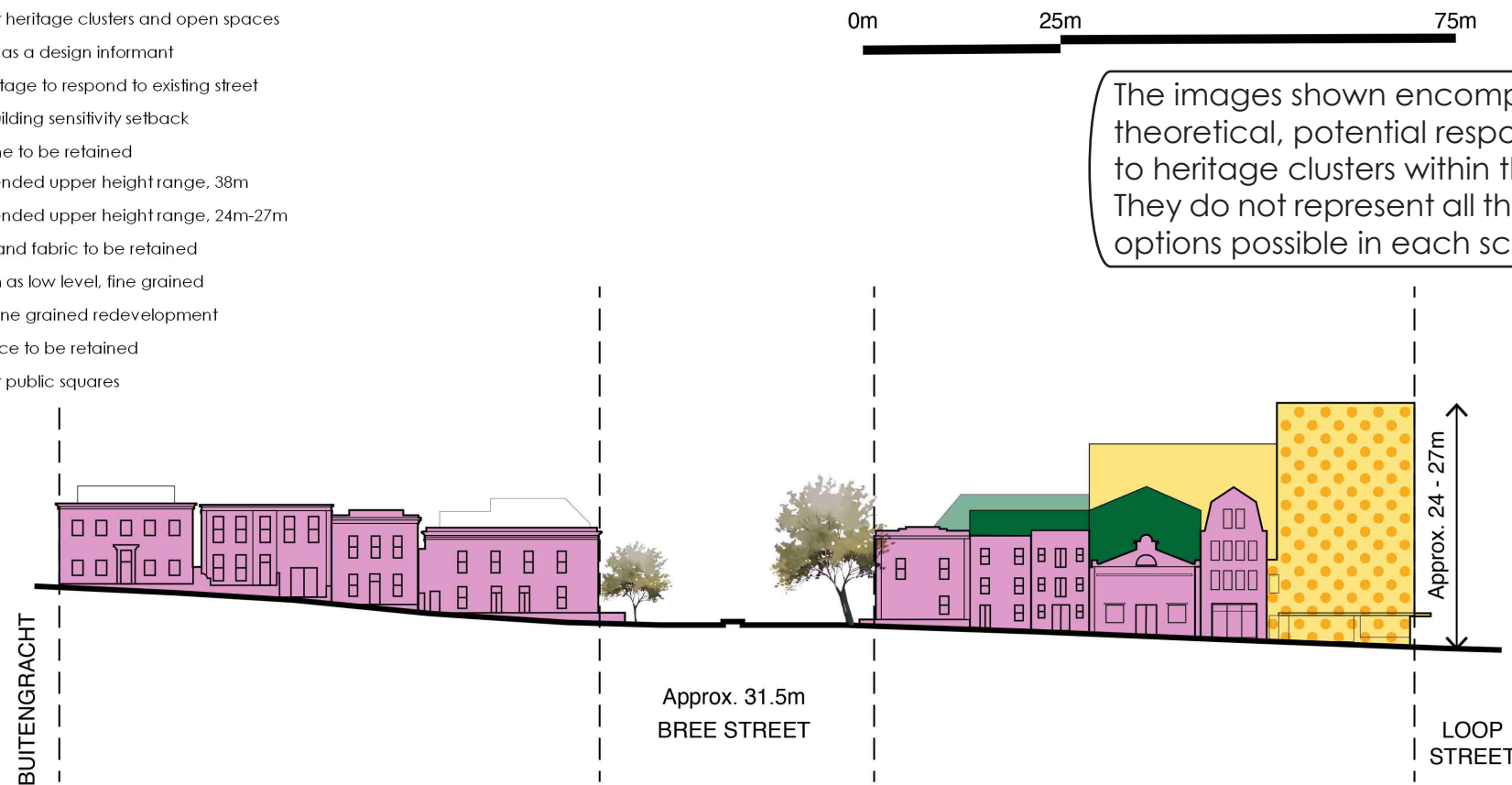


Image – 3D Perspective

HERITAGE CLUSTER WRAPPING THE CORNER OF AN URBAN BLOCK: EXAMPLE LOCATED IN MID-CITY PRECINCT (NO. 7)

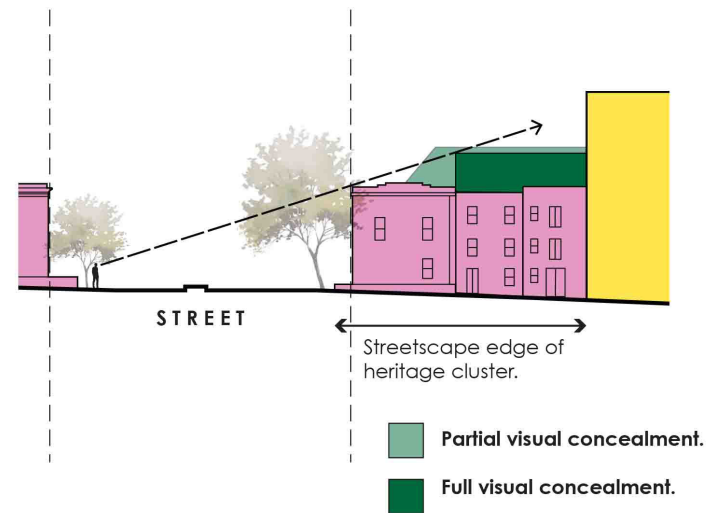
- ★ Heritage landmarks
- Significant heritage clusters and open spaces
- Fine grain as a design informant
- Street frontage to respond to existing street
- 12-25m building sensitivity setback
- historic lane to be retained
- Recommended upper height range, 38m
- Recommended upper height range, 24m-27m
- Built form and fabric to be retained
- Keep form as low level, fine grained
- Low-rise, fine grained redevelopment
- Open space to be retained
- Significant public squares



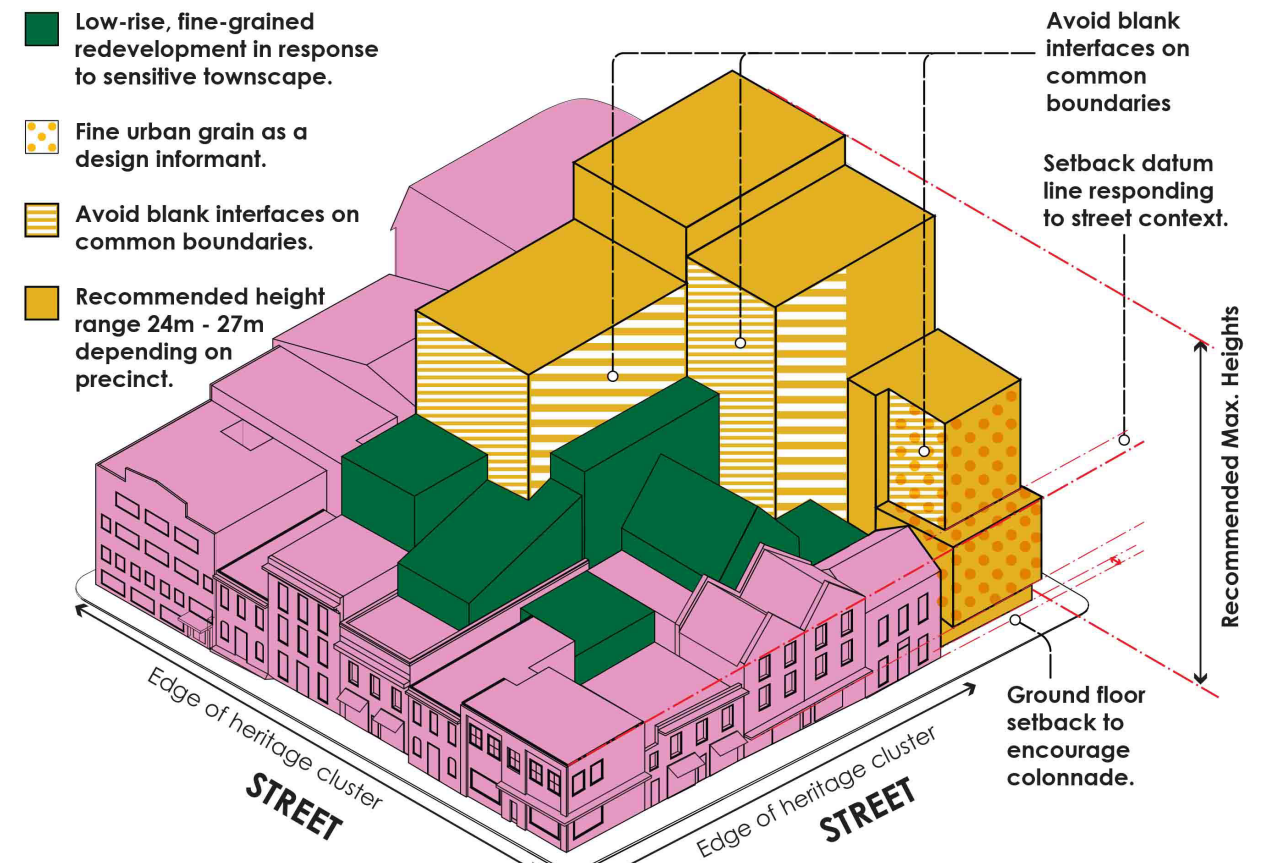
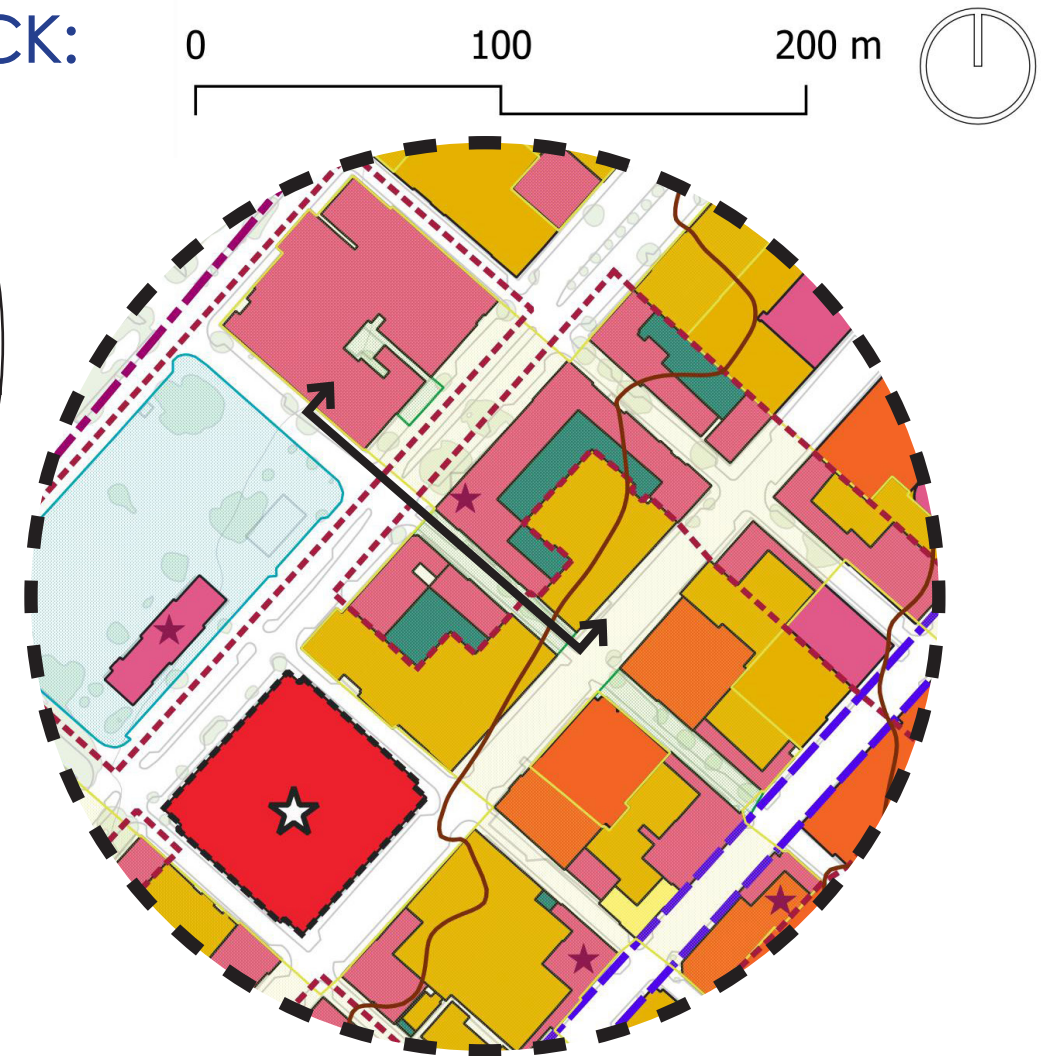
Section - Shortmarket Street between Buitengracht and Loop.



Sensitive addition behind a parapet



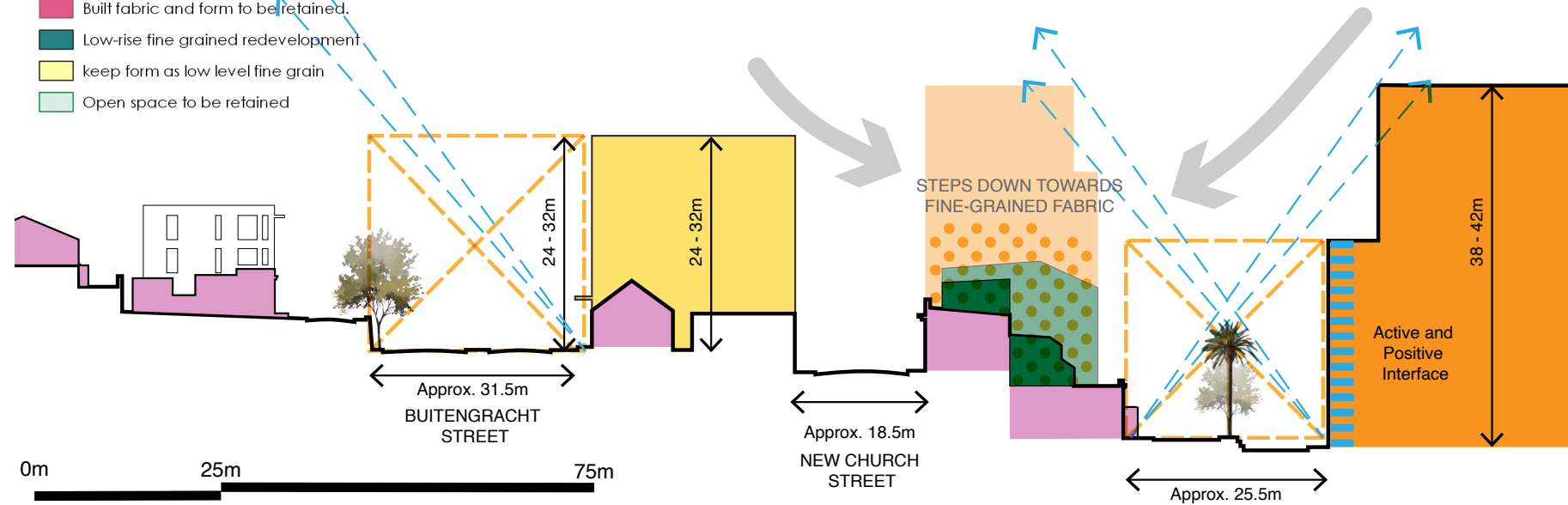
Theoretical section - Additions to heritage properties may be visible but should be respectful of the heritage resource or heritage cluster in terms of scale and placement, and not dominate or diminish the prominence of the adjoining contributory or subject heritage structure.



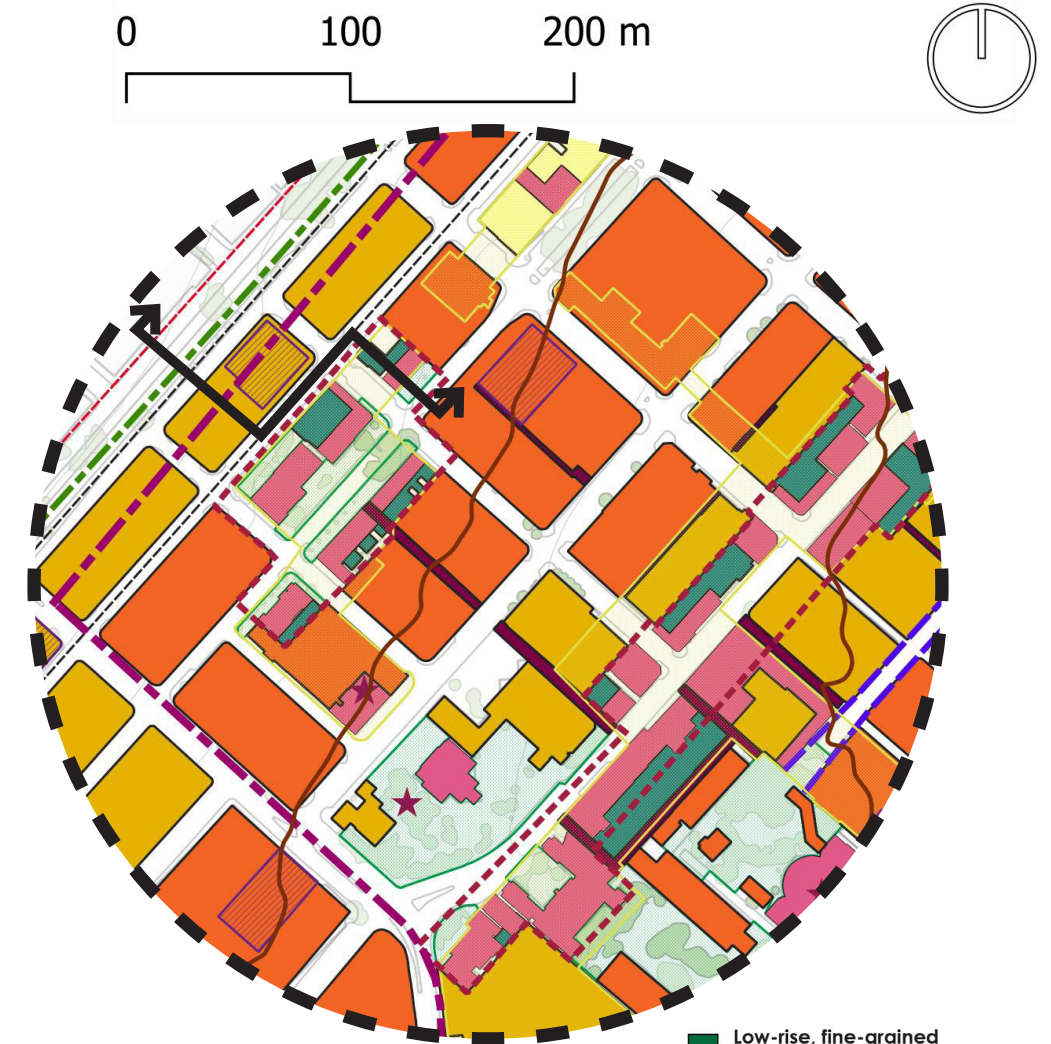
Theoretical massing - a heritage cluster wrapping the corner of an urban block in the mid-city precinct.

HERITAGE CLUSTER ON ONE EDGE OF AN URBAN BLOCK: EXAMPLE LOCATED IN THE COMPANY'S GARDEN PRECINCT (NO. 8)

- Significant heritage clusters and open spaces
- Fine urban grain as a design informant
- Street frontage to respond to existing street height
- Areas earmarked for development
- Historic lane to be retained
- Upper height range 60-72m
- Recommended upper height range 38-42m
- Recommended upper height range 24-32m
- Built fabric and form to be retained.
- Low-rise fine grained redevelopment
- Keep form as low level fine grain
- Open space to be retained



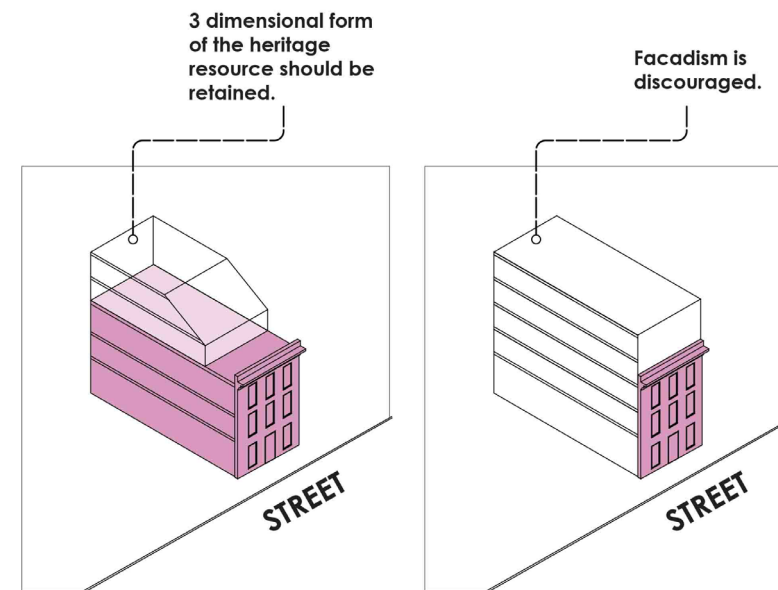
The images shown encompass a theoretical, potential response to heritage clusters within the CBD. They do not represent all the design options possible in each scenario.



Section - Between the Bo-Kaap and Bree Street.

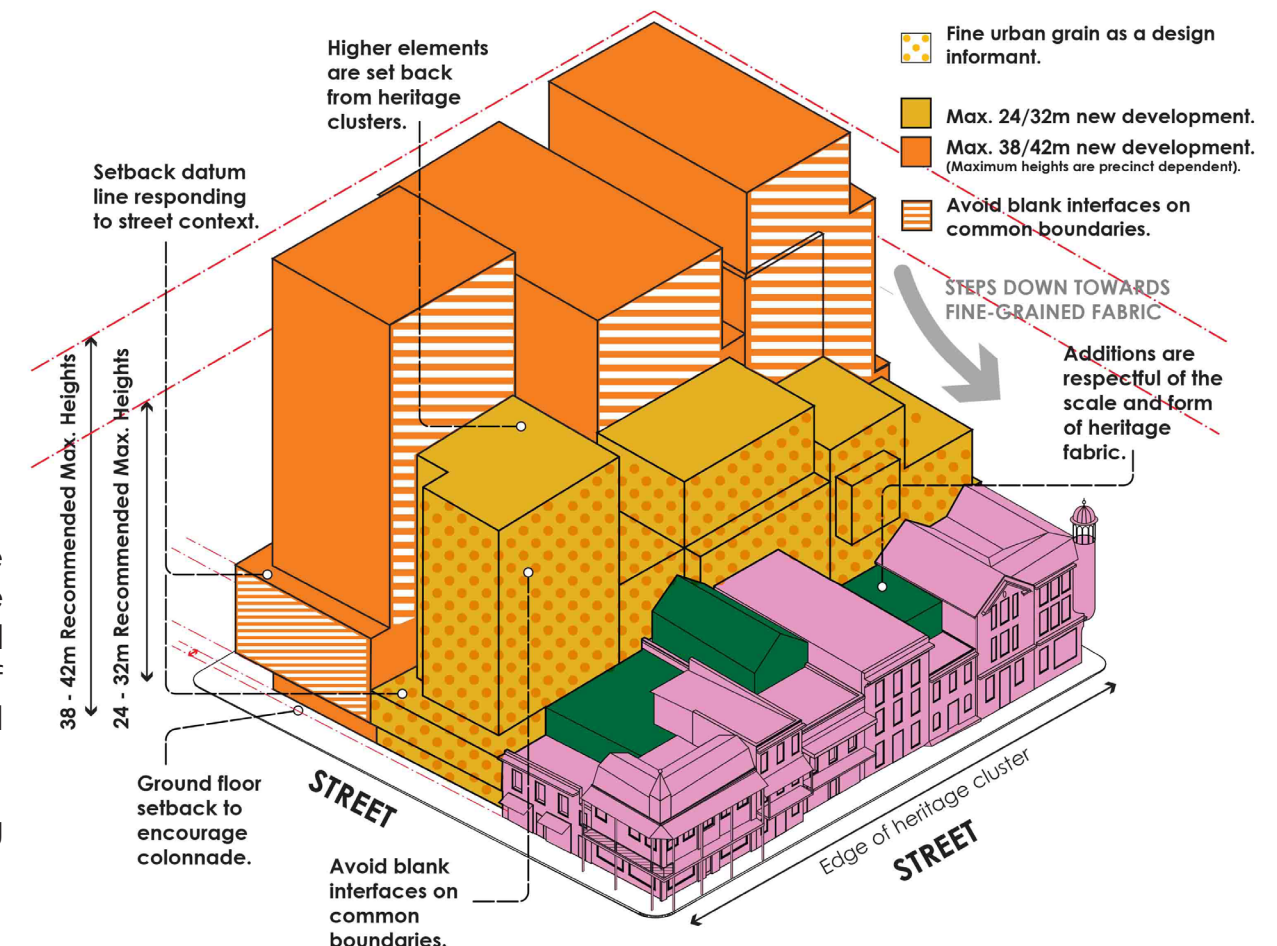


New building setting back from lower heritage streetscape fabric.



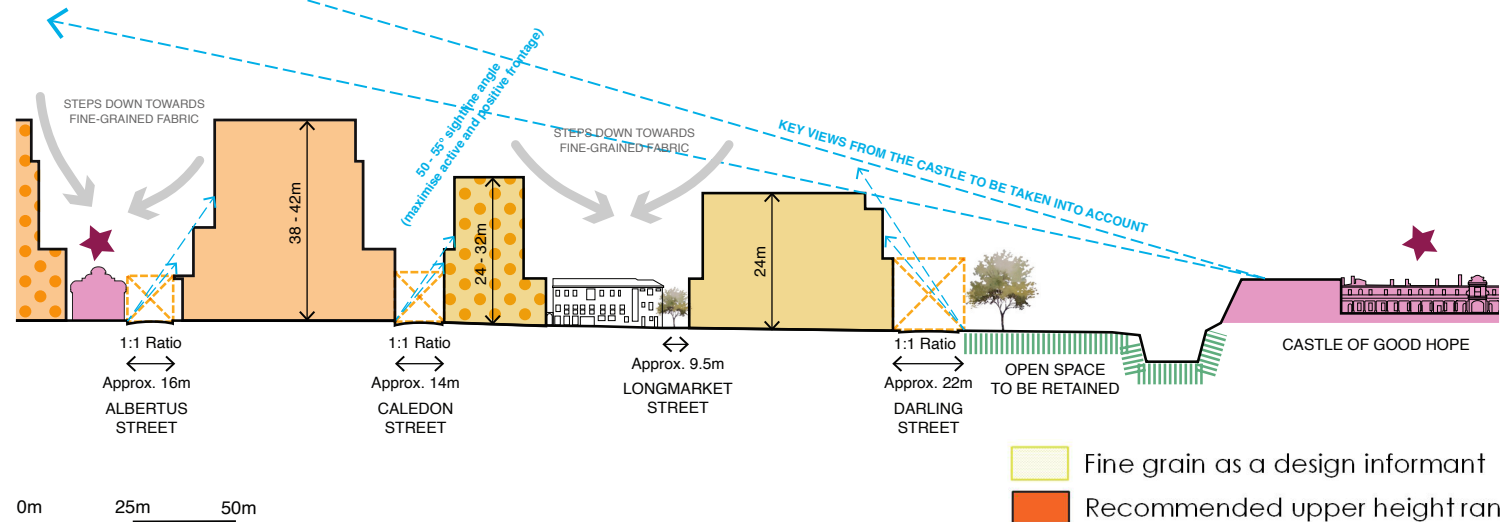
Theoretical section - Facadism of heritage resources is discouraged. The retention of the exterior facades of a building provides structural support, allows for a better an understanding of the building's function, and ensures a continued contribution to the streetscape.

Theoretical massing - a heritage cluster along one edge of the urban block in Precinct 8.



INFILL FABRIC WITHIN OR ADJACENT TO A HERITAGE CLUSTER: EXAMPLE LOCATED IN THE EAST CITY PRECINCT (NO. 11)

0 100 200 m



Section - Between the Castle and Albertus Street

The images shown encompass a theoretical, potential response to heritage clusters within the CBD. They do not represent all the design options possible in each scenario.

- Fine grain as a design informant
- Recommended upper height range 38-42m
- Recommended upper height range 24-32m
- Low rise, fine-grained redevelopment potential
- Built fabric and form to be retained
- Keep form as low level fine grained
- Historic lane to be retained and edges to be activated
- Significant public squares
- Open space to be retained

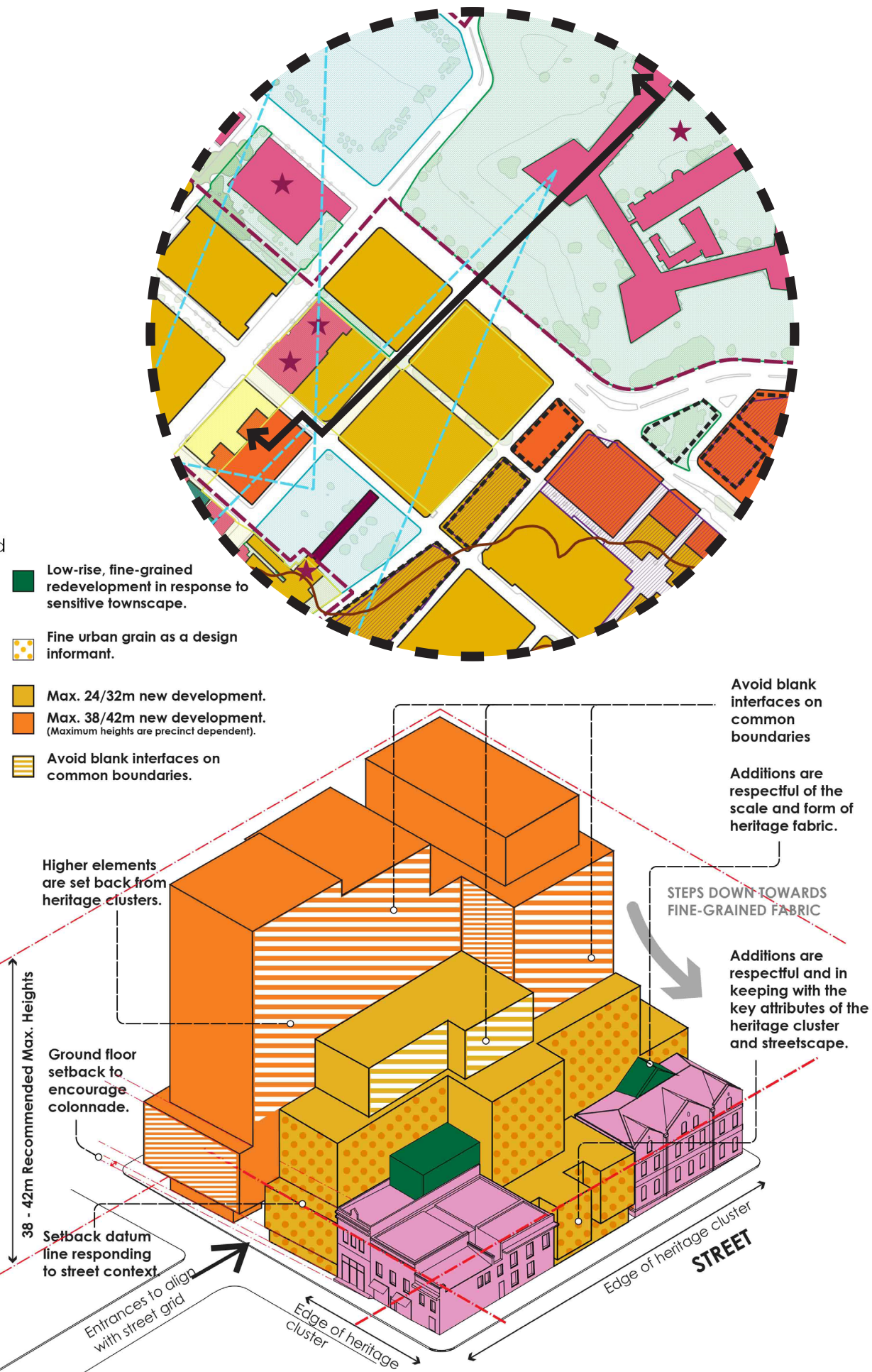
New building picking up on the rhythm and materiality of the adjacent heritage buildings.



New building setting back from lower heritage streetscape fabric.

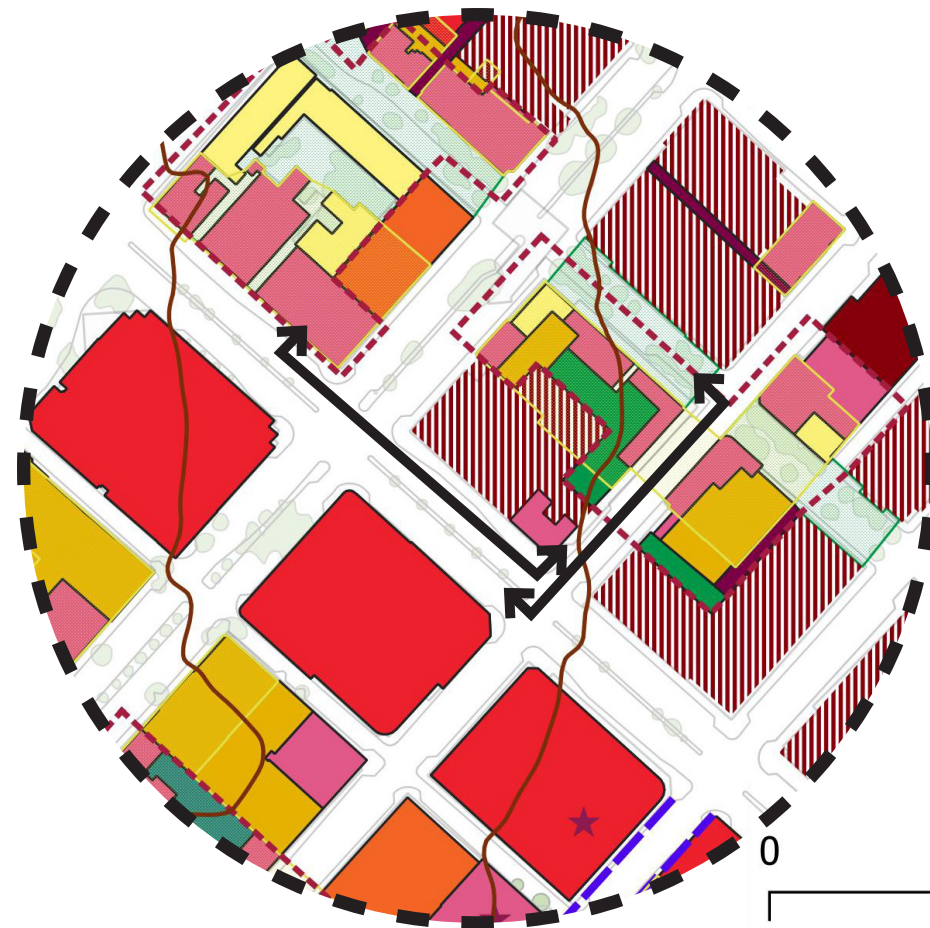


Theoretical massing - a heritage cluster along one edge of the urban block in Precinct 11 that has some non-heritage structures between.



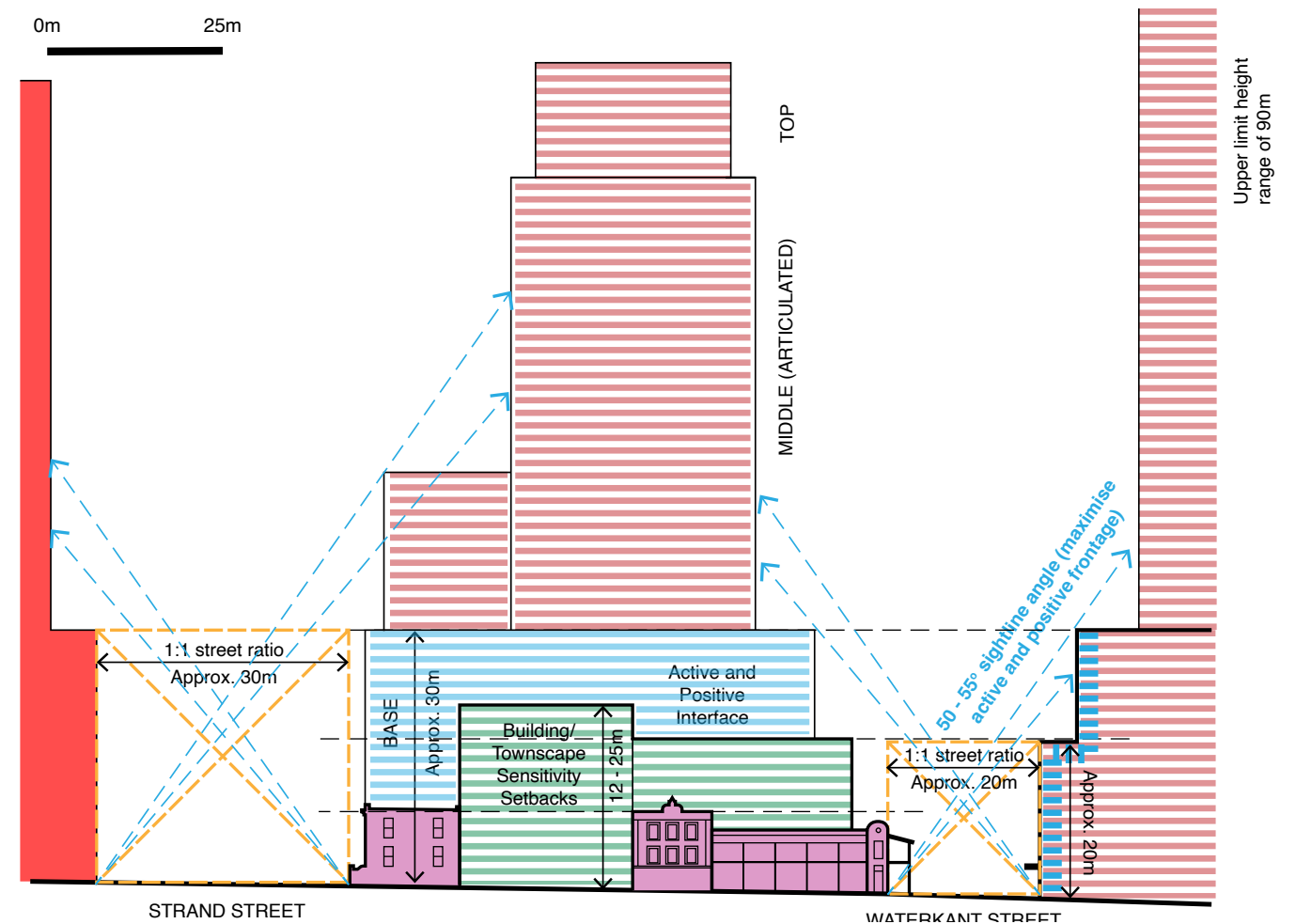
HERITAGE CLUSTER ON ONE EDGE OF AN URBAN BLOCK:

EXAMPLE LOCATED IN THE MID CITY PRECINCT (NO. 7)



- ★ Heritage landmarks
- Significant heritage clusters and open spaces
- Fine grain as a design informant
- Street frontage to respond to existing street
- 12-25m building sensitivity setback
- historic lane to be retained
- Approx 90m, with appropriate contextual response
- Existing_location for very tall building >=90m
- Upper height range of 54m-60m
- Recommended upper height range, 38m
- Recommended upper height range, 24m-27m
- Built form and fabric to be retained
- Keep form as low level, fine grained
- Low-rise, fine grained redevelopment
- Open space to be retained
- Significant public squares

Section - Between Strand and Waterkant Street.

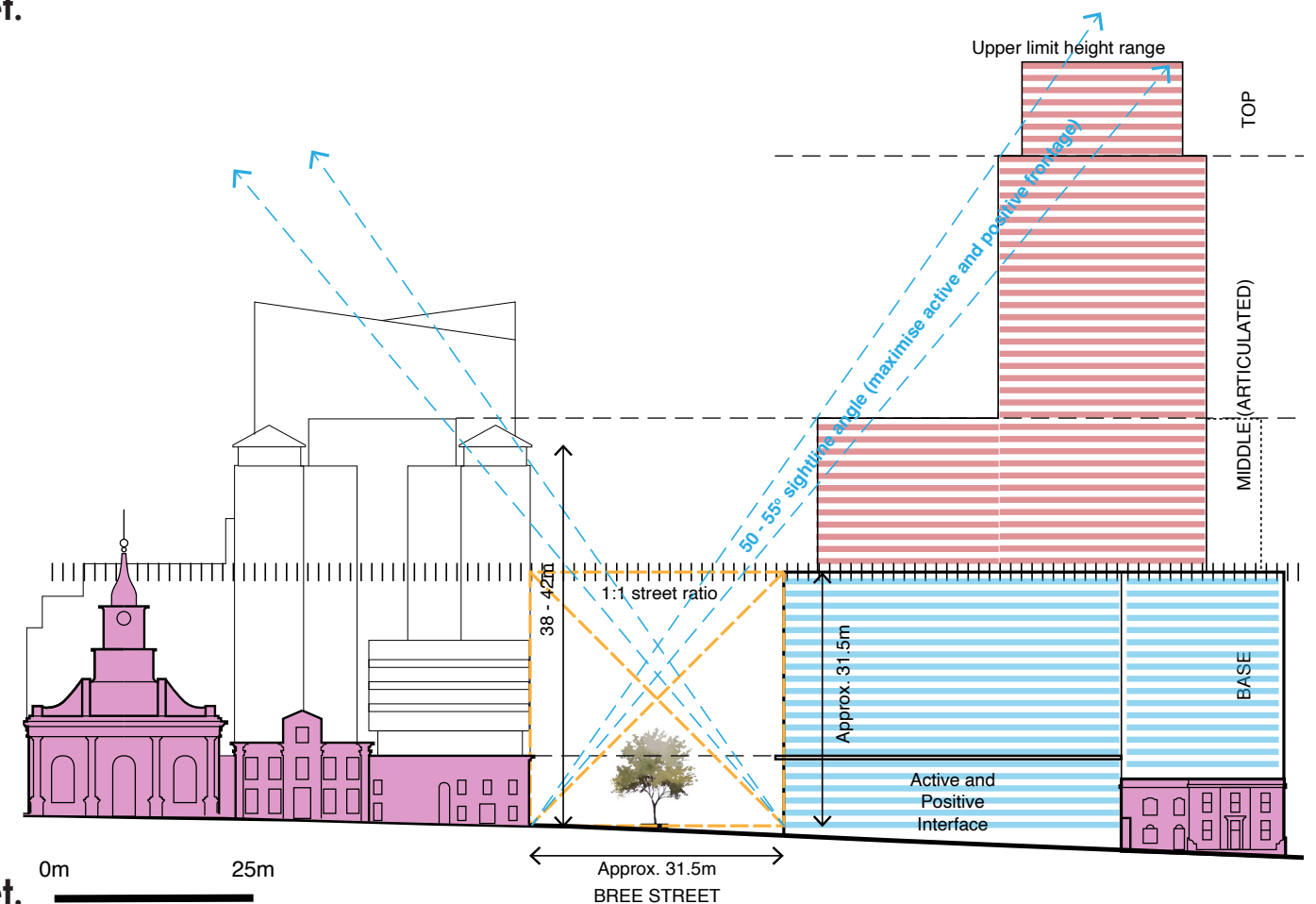


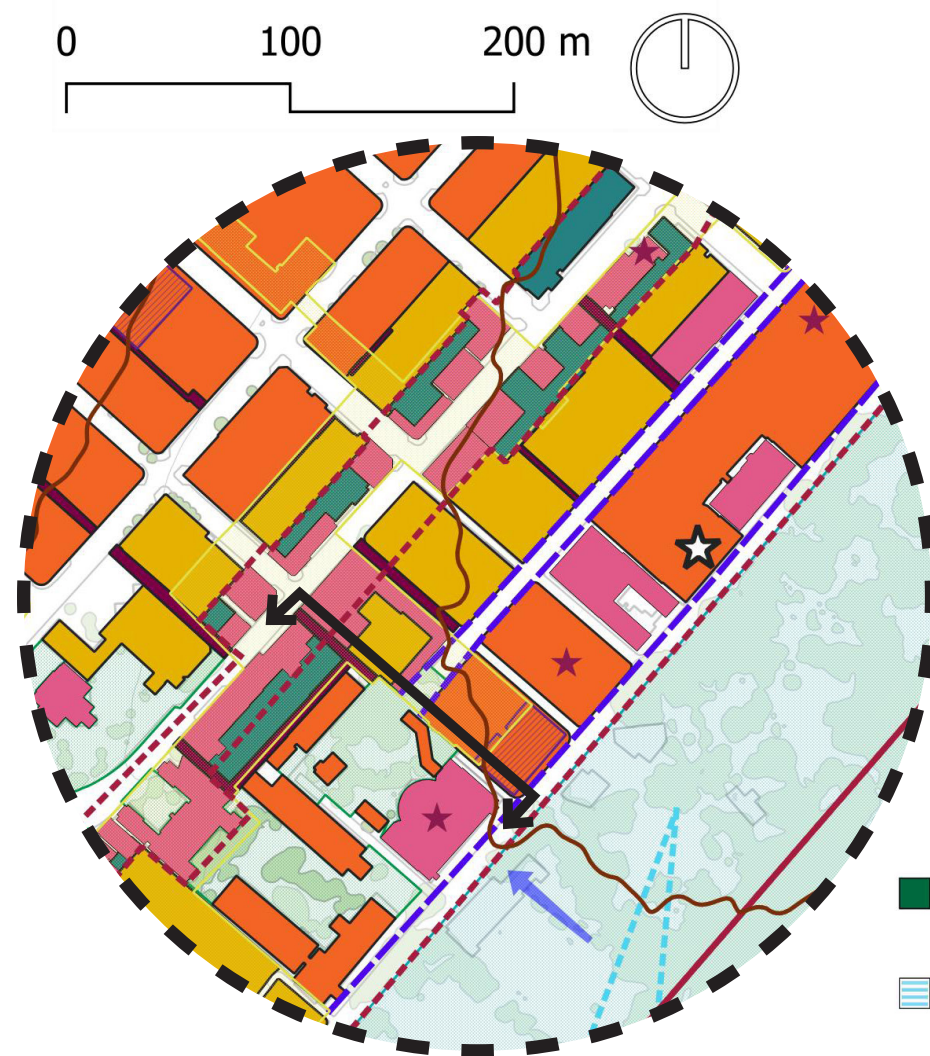
Sensitive, well scaled addition to a heritage cluster streetscape.

The images shown encompass a theoretical, potential response to heritage clusters within the CBD. They do not represent all the design options possible in each scenario.



Section - Between Buitengracht and Loop Street.





HERITAGE CLUSTER ON THE EDGE OF A SIGNIFICANT PUBLIC SPACE: EXAMPLE LOCATED IN THE COMPANY'S GARDEN PRECINCT (NO. 8)

