

DISTRICT SIX

LOCAL SPATIAL DEVELOPMENT FRAMEWORK

Neighbourhood Development Process

Baseline and Analysis Report

Draft: May 2021 | Version 1.0



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
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GLOSSARY

Active interface: Refers to street frontages where there is an active visual engagement between those in the street and those on the ground floors of buildings. This quality is assisted where the front facade of buildings, including the main entrance, faces and opens towards the street, and also where ground floor uses accommodate activities that provide a level of interaction between pedestrians and the building uses including cafes/restaurants, shops, offices etc.

Character (of a place): Collection of qualities and features that are distinctive to a place or area and in this case is used to distinguish period of establishment or pattern of settlement

Cultural landscape: A physical area with natural features and elements modified by human activity and resulting in patterns of evidence layered over time in the landscape. These qualities give a place distinctive spatial, historical, aesthetic, symbolic and memorable character. Can be urban or rural.

Context: The broader environment within which a development or site is located. Context is a broad term and can refer to natural systems, topography, the social and economic environment, the built environment, access, public institutions, public space, and public utility services.

Form: The layout (structure and urban grain), density, scale (height and massing), appearance (materials and details) and landscape of development.

Heritage Area: An area identified in terms of S31 of the NHRA as being worthy of protection on the basis of its environmental or cultural interest

Heritage Register: A register maintained by the provincial heritage resources authority (in this case HWC) that lists all heritage resources considered to be conservation worthy

Heritage inventory: Compiled by the local authority (in this case The City) and contains all heritage resources within its area of jurisdiction.

Historic urban landscape: An urban landscape that has been formed over time and that is characterized by historical layering of architectural features and cultural values

Period: Refers to a period of time (date) when a place or area was established or developed

Scenic Drive: A public road designated as a scenic drive; characterized by high quality scenic qualities including background vistas of mountain, open country, coastline or city;

Significant negative impact: In relation to development, when a proposal has the potential to: negatively impact on the structure of a neighbourhood or part of the city; detrimentally alter the character of a neighbourhood; cause undue inconvenience for public access; limit adjacent property owners ability to enjoy or realise the rights they are entitled to; or undermine the market value of an adjacent properties of a neighbourhood as a whole.

Setting: The surroundings in which a heritage resource is situated and which influences the experience of the resource. It can include e.g. backdrop (natural or man-made) or the immediate landscape in which it is situated.

Streetscape: The distinguishing character of a particular street as created by the elements at ground floor, including building frontages, setbacks, materials, form, road space, landscaping, street furniture, etc.

Townscape: The distinguishing character of an urban area or urban landscape, usually relating to a neighbourhood or defined geographical area.

Roofscape: The distinguishing character of a particular street or area as viewed along the skyline or horizon and is formed by roof shape and repetitive patterning.

1. INTRODUCTION AND BACKGROUND

District Six, in the Table Bay District, is the site of a formerly close-knit residential neighbourhood, picturesquely situated on the slopes of Devils Peak. The District Six neighbourhood is bounded by Sir Lowry Road on the north, Buitenkant Street to the west, Philip Kgosana Drive to the south and Trafalgar Park to the east. (Study area boundary to be confirmed; 2012 DF included larger area; to be correlated with Gr 1 nomination site and official suburb boundary, which varies slightly)

It is one of the most notable examples of the severe impact of racially segregated planning in South Africa, after the vibrant multi-cultural community was almost entirely displaced and the buildings razed during the 1960s line with apartheid legislation of the time. District Six was also known as Kanaladorp (kanala is a Malay word meaning 'Please').

District Six was declared a Whites-only group area in 1966 in terms of the Group Areas Act (No. 41 of 1950) as amended later on by the Group Areas Act 77 of 1957 and the Group Areas Act No. 36 of 1966. The first demolitions in terms of the racially-based legislation began in 1968. Homes and businesses were destroyed and the only buildings left standing were places of worship and a few schools. The once lively community comprised approximately of 55 000 people, many of whom were relocated to the Cape Flats. In 1970, the area was renamed Zonnebloem. It became home to the Cape Technikon, now the Cape Peninsula University of Technology (CPUT). The majority of land remained vacant, as private development was prevented through the 'Hands off District Six' campaign. The suburb name of District Six was officially restored in 2019.

Redevelopment of this mostly vacant strategically located and historically important land is enabled by the Restitution of Land Rights Act (No.22 of 1994), which aims to redress past injustices related to land ownership and occupation. However, land restitution and in particular that of urban land, has been slow in returning original residents back to places they were forcibly removed from. Over the years, the site has come under increasing pressure with regard to the return of land claimants and associated redevelopment.

1.1. HISTORIC OVERVIEW

District Six was located on the outskirts the historic town between the Castle and Zonnebloem Farm, granted in 1707. District Six developed during the early 19th century and its growth is most commonly associated with the emancipation of slaves and the requirement for cheap housing. The 'sixth Municipal District of Cape Town' was established after the Municipal Act of 1867 when Cape Town was divided into 6 ward, hence the name 'District Six'. Before then it existed officially as District Twelve or colloquially as Kanaladorp.

Settlement growth and development of District Six took place in a gradual and piecemeal manner and involved private landowners and investors, including immigrants, freed slaves and locals who sought their housing and livelihoods there. The emancipation of slaves in 1834 led to an increased demand for housing in the area. Around 1862, a clearly defined grid of streets was in place, including the extension of the street grid of the east-city area. House types ranged from simple freestanding villas and small dwellings to high density row housing and terraces. The old farm road from Cape Town to Zonnebloem Farm became the central thoroughfare through this growing settlement, eventually formalised as Hanover Street. Early Kanaladorp, similar to other parts of Cape Town at the time, had been both ethnically and socially mixed. By the 1870s however, the District was predominantly home to the poorer classes as the socially mobile moved out to the suburbs.

By 1900, a tightly structured network of streets characterized precincts between Sir Lowry Road and Hanover Street and those near the east-city area. Big parts of the initial estates have been subdivided by speculators as cheaply built rental housing. The first instance of forced removals in District Six came about as part of a process of 'slum clearance' in 1901 after an outbreak of the bubonic plague. From 1926 onwards, development expanded up the slopes of the mountain towards De Waal Drive, now Philip Kgosana Drive. By about 1944 District Six had developed to the point that it comprised a compact urban quarter based on a pattern of streets and blocks of varying proportions and sizes, not unlike those found in many working class urban places internationally at the time.

In 1956, the Group Areas Act came into force. This legislation followed the ideological position of the National Party to physically separate the races in South Africa as far as possible. In effect, this meant the expropriation of properties and the spatial removal of predominantly African, Coloured and Indian people. In District Six group area removals were twinned to slum clearance whereby the combination of dense habitation and poor servicing was used as a means to exercise control over the area. Following the declaration of District Six as a whites-only area, families began to move out in 1967 and demolition began in earnest in 1968. The ongoing large scale destruction completely changed the area as only a few religious buildings and schools remained in the now derelict landscape. The levelling of the land by bulldozers obliterated many original street layouts while new streets were built with little consideration of the former street alignments.

In 1970, the apartheid state renamed the area 'Zonnebloem' (Sunflower), referring to the original farmstead of the area. Modern developments, where these have been permitted to proceed, have further severed the area's ties with its historic community, with the most notable of these being CPUT.

1.2. HISTORICAL GROWTH OF DISTRICT SIX

Although development in the area occurred sporadically, three main planning phases are evident: (1) the infill of older east-city blocks between 1800 to 1830; (2) an experimental phase where different block, row and court layouts were considered; (3) a period of deliberate planning especially after the 1850s, comprising the layout of small houses. This piecemeal growth was accommodated within the greater order of a grid-iron plan distorted in accordance with the local topography. For further detail, refer to 2003 HIA.

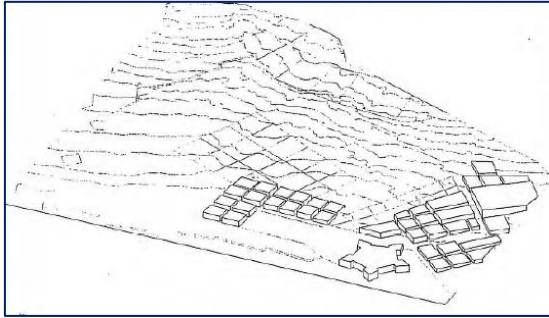


Figure 1: District Six Development, C1812



Figure 4: District Six Development, C 1862

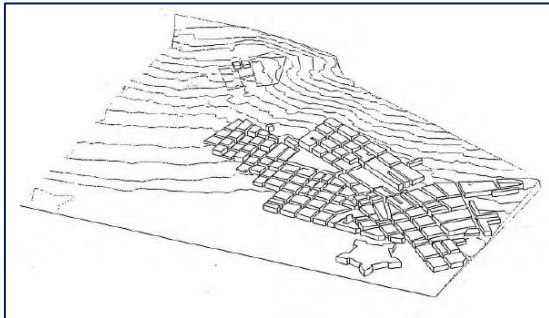


Figure 2: District Six Development, C1900

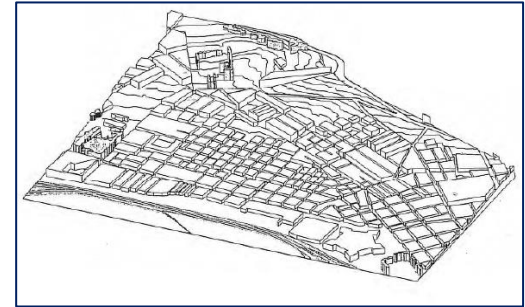


Figure 5: District Six Development, C1944

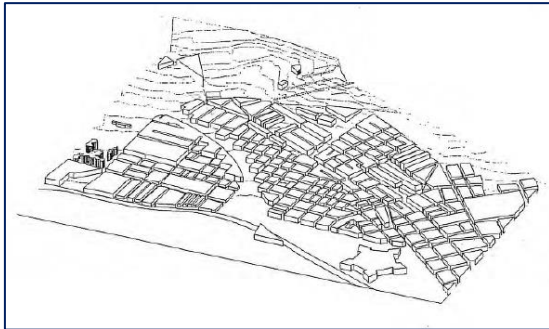


Figure 3: District Six Development, C 1962

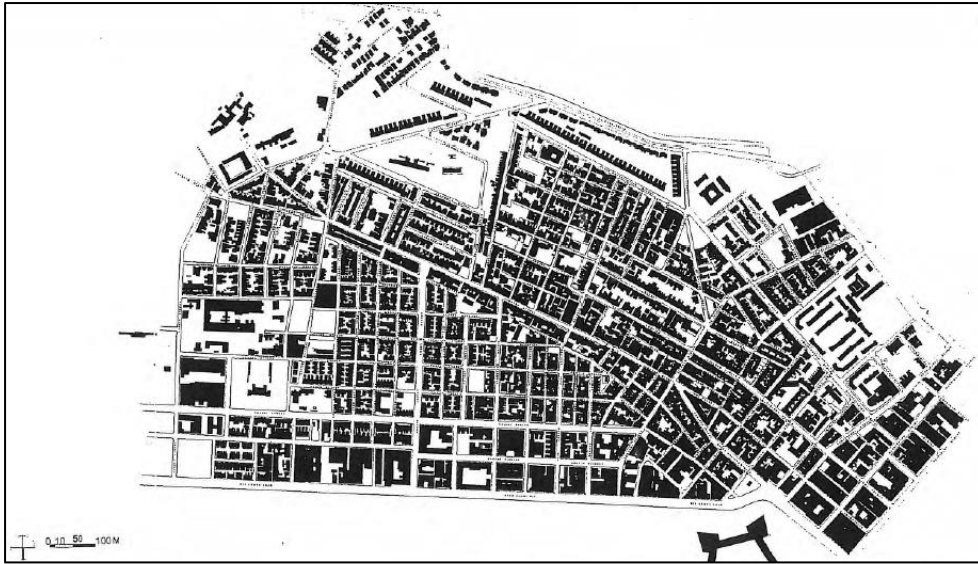


Figure 6: ground map of District Six, c1960, showing the block layout and fine-grained built fabric prior to demolition



1.3. OBJECTIVE

The main purpose of this document is to provide a contextual overview of the existing trends in the local area. The aim is to collate existing information on the local area. The document will form an input to the District Six Local Spatial Framework that is currently underway.

This document presents a “work-in-progress”, as compiled using secondary research material. It is submitted to help form a background of available information that has been accessed to understand the local area. Further inputs to the baseline and analysis report will be included after external consultations.

1.4. STUDY AREA

The District Six study area is situated in the Table Bay District, to the east of the Cape Town CBD. The study area is situated within the suburbs of District Six but analysis includes the surrounding areas of the East City. The full extent of the area is shown in **Figure 8: Study Area Map**.

All references to the ‘District Six Study Area, the ‘Study Area’ and ‘District Six’ in this document refer to the full extent described above.

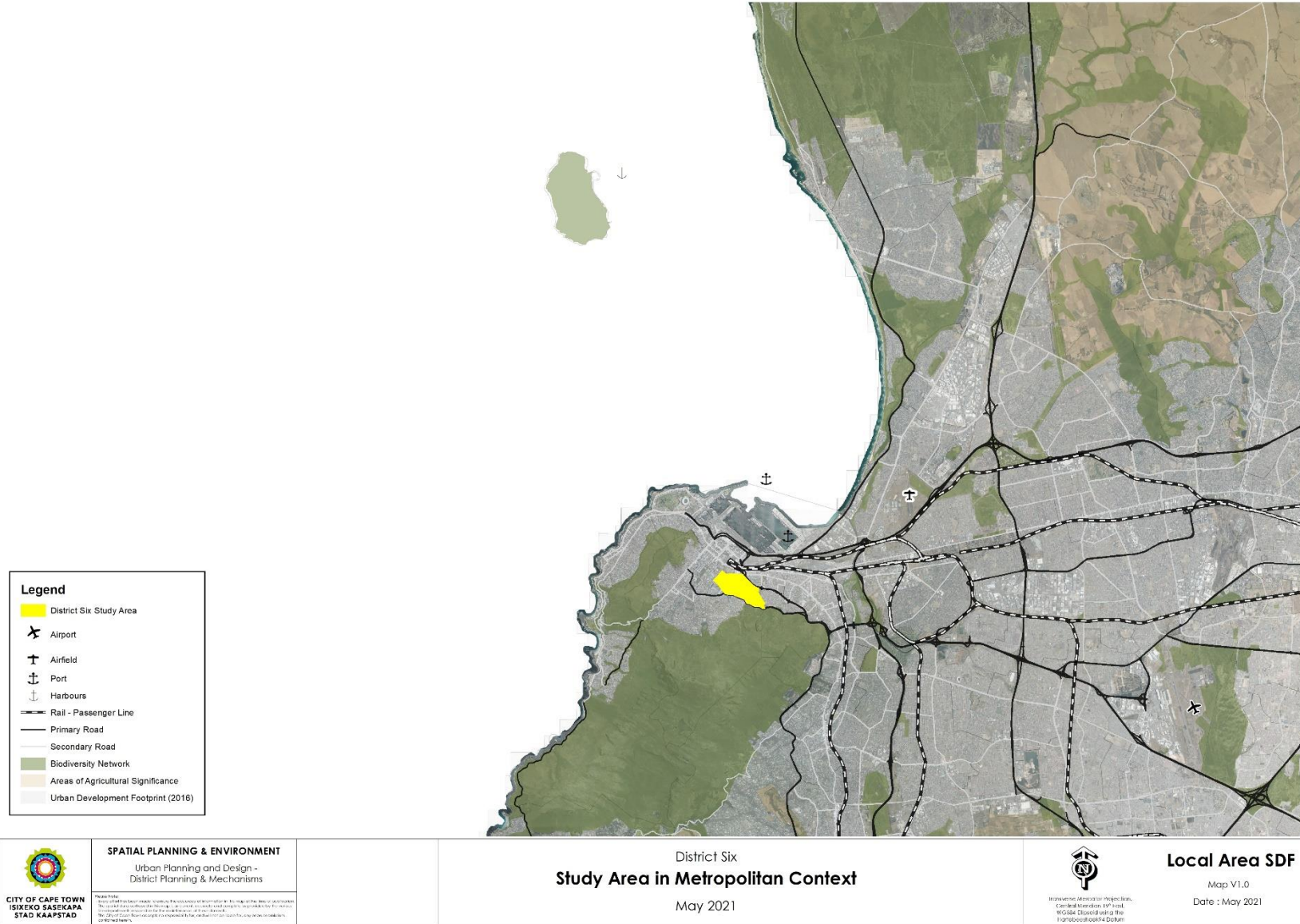


Figure 7: Study Area Map (Metro Context)



Figure 8: Study Area Map

1.5. DOCUMENT STRUCTURE

The Baseline and Analysis Report begins with the detailing the objectives of the report as well as the background and context of the of the study area. It provides a historical overview of the Distirct Six area's development.

Chapter 2 provides an overview of the current policy and legislative context.

This is followed by the Status Quo Analysis focussing on 4 key themes, namely “demographics”, “natural environment & heritage”, the “built environment” and the “economy & property market”. Each chapter, associated with a theme, deals with various sub-components and provides a contextual overview of the existing trends in the local area. Each section contains a brief synthesis detailing the key opportunities and constraints in the area.

The baseline and analysis report will provide the basis for a synthesis and concept for the local area and will ultimately inform a Local Area Spatial Development Framework.

2. LEGISLATIVE AND POLICY OVERVIEW

2.1. SPATIAL PLANNING AND LAND USE MANAGEMENT ACT (SPLUMA) AND MUNICIPAL PLANNING BY-LAW (MPBL)

Section 12(6) of the SPLUMA states that spatial development frameworks (SDF) must outline specific arrangements for prioritizing, mobilizing, sequencing and implementing public and private infrastructural and land development investment in the priority spatial structuring areas identified in spatial development frameworks.

Section 12 of the MPBL mandates the preparation of Local SDFs to align and give further effect to the municipal SDF and any relevant District SDF by providing more detailed, local area planning. The LSDF may include an implementation plan which must among other things inform and guide actions aimed at realizing proposals of the local spatial development framework.

2.2. METROPOLITAN POLICIES AND STRATEGIES

2.1. Integrated Development Plan (IDP)

Cape Town's Integrated Development Plan contains three spatial strategies:

Spatial strategy 1: Build an inclusive, integrated, vibrant city.

Spatial strategy 2: Manage urban growth, and create a balance between urban development and environmental protection

Spatial strategy 3: Plan for employment, and improve access to economic opportunities.

These provide the spatial direction that establishes a corporate spatial perspective which informs the review of sector and lower-order spatial plans. The spatial strategies also inform submissions and motivations for development proposals and applications from the public and private sector and directly impact the assessment of development applications.

2.2. SPATIAL PLANS

2.2.2.1. Municipal Spatial Development Framework

The MSDF approved in April 2018 provided a high level policy direction applicable to District Six. While the District Six is located in the Urban Inner Core, which is an investment and growth focus for the City- the policy guidance from the MSDF applies more to the maintenance and enhancement of the destination and heritage character of the area.

The policy guidelines as extracted from the MSDF are listed below:

Table 1: Policy Guidelines from the MSDF

Policy Number	Relevant Guidelines
Policy 10 Proactively support publicly-led land reform and new housing	Identify land for land reform and publicly-led housing delivery programmes. Give detail in Local area Plans and District Spatial Development Frameworks.
Policy 11 Promote quality urban design and contextual fit	P11.1 Consider and apply urban design guidelines when assessing development applications and formulating development conditions designing public buildings and precincts.
Policy 12 Identify, conserve and manage heritage resources, including cultural landscapes	P12.1 When making planning and development decisions that affect heritage resources: P12.2 consider the relevance of social and landscape contexts; P12.3 ensure that heritage resources are conserved in their authentic state as far as practically possible, to reflect their historical and cultural value; P12.4 acknowledge the significance of scale when making conservation-related decisions and evaluating heritage resources within broader contexts;

	<p>P12.5 wherever appropriate, ensure that a place's character (tangible and intangible) is protected based on its context and scale (rather than protecting the character of individual sites and/or objects only);</p> <p>P12.6 where possible, ensure that new developments in historic precincts are of an appropriate scale and in an appropriate architectural 'language' (massing, articulation and texture); and</p> <p>P12.7 ensure that advertising signage, roadways, pavements, colonnades, landscaping and tree planting respect the character of historic buildings and precincts, as far as practically possible.</p> <p>P12.8 Heritage resources should be optimised as an asset supporting economic and social development and a tool to integrate communities.</p>
<p>Policy 14 Create an enabling environment for urban regeneration that allows buildings and sites of historical and architectural significance to make a positive contribution to the economy and quality of urban life</p>	<p>P14.1 Encourage investment in the adaptive reuse of historical sites, facilitate integration between the conservation and adaptive reuse of heritage buildings, and promote urban regeneration strategies.</p> <p>P14.2 Discourage the demolition or inappropriate alteration of historical sites where there is a possibility that these can be retained and integrated into a new development without undermining the viability or inclusive potential of the development.</p>
<p>Policy 15 Celebrate Cape Town's diverse historical legacies through urban form, architectural design, interpretive/ information</p>	<p>P15.1 Encourage appropriate and accurate interpretation of heritage resources and recognise and develop places of memory, particularly associated with the struggle and under-represented heritage.</p>

signage and, where appropriate, artwork	
Policy 17 Carefully manage land uses and interventions along identified scenic routes, and in places of scenic and visual quality	Land use management decisions should be guided by the design-related policies of the city and the Scenic Drive Network Management plan where appropriate
Policy 18 Provide efficient access to destination places where potential exists, especially in or near areas of high social need	P18.1 Land use management decisions must protect and enhance existing and potential destination places, including access to these places. P18.2 Identified heritage places that are also potential destination places, must be appropriately protected and developed

2.2.2.2. District Spatial Development Plan

The **Table Bay District Spatial Development Plan**, approved in 2012, confirms District Six as a strategic site for major redevelopment.

The general district guidelines for such urban infill development include:

- Acknowledge and respect the surrounding urban environment and develop accordingly. This includes considerations relating to neighbourhood density and character, and access to public transport, job opportunities and social facilities.
- In general, support the development of new development areas at higher densities than exist in these locations, but with due regard for appropriate transition to surrounding areas.

- Particular design attention should be given in applications to interface areas between existing development and new development areas, especially where urban character may be impacted or where socio-economic gradient is steep.
- Support the appropriate development of identified new development areas subject to infrastructure availability and in line with requirements for provision of associated social facilities and recreational spaces.

Spatial development objectives for the East City include the intensification of development to support urban regeneration with the following development guidelines:

- Facilitate the development of the East City as an intensive mixed-use area with an emphasis on creative industries and related land uses.
- Optimise the use of significant state resources such as the Castle, the Granary, City Hall and Good Hope Centre.
- Improve the quality of the urban environment and public space - upgrade Harrington square as an open space hub, surrounded by intensified land use.
- Improve the connection to the CBD, District Six and Woodstock by enhancing movement linkages and aligning built form and character.

The following objectives and guidelines in the DSDP pertain directly to District Six as a new development area:

Table 2: Objectives and Guidelines from the DSDP

Spatial Development Objectives		Supporting Development Guidelines
District Six		
Land Use and Character	a) Ensure an appropriate mix of land uses to achieve a vibrant urban environment	<ol style="list-style-type: none"> 1. Support a mix of land uses (including a variety of commercial, institutional and public uses as well as light industrial activities) in close proximity to residential fabric. 2. Concentrate higher density mixed use along major streets and other points of high accessibility, 3. Reinforce New Hanover Street as a linear 'spine' of commercial/ retail activity. 4. Locate residential uses above commercial uses on the ground and first floors.
	b) Facilitate the development of a high density low to medium rise built form	<ol style="list-style-type: none"> 1. Facilitate high residential densities to increase the opportunities for people of different income levels to live in the area while also providing the thresholds to support increased commercial and institutional uses. 2. Make provision for variety of housing types ranging from row houses to three/four storey apartment blocks. 3. Support increased building heights to at least 4 - 5 storeys, or more, along identified public transport routes. 4. Locate higher densities and taller buildings with commercial uses in the East City area.
	a) Integrate the area into the existing urban context	<ol style="list-style-type: none"> 1. Integrate District Six and the CBD by means of intense mixed land use activity in the East City. 2. Establish New Hanover Street/ Keizersgracht as an important linkage. 3. Reinforce gateways into District Six.

Movement	a) Encourage integration and mixed use development along activity routes and activity streets	<ol style="list-style-type: none"> 1. Facilitate a mix of land uses and support residential densification along the Victoria (Main) Road activity route 2. Support infill development and mixed use intensification along Albert (Lower Main) Road) as a development route.
	b) Use a permeable network of routes to create an appropriate human-scaled urban structure	<ol style="list-style-type: none"> 1. Reinststate the historic street grid to determine a fine grain block character. 2. Recognise the original street grid, pathways and communal spaces as layout informants
	c) Improve linkages with the surrounding urban fabric	<ol style="list-style-type: none"> 1. Investigate a potential underpass linking District Six to Vredehoek. 2. Enhance the historical link between District Six and Signal Hill/ Bo-Kaap along Longmarket Street 3. Improve the connection along Keizersgracht (Old Hanover Street) and Darling Street to the Grand Parade precinct. 4. Improve connectivity to the surrounding urban areas of Chapel Street, Woodstock and Vredehoek.
	d) Prevent inappropriate development along scenic routes.	<ol style="list-style-type: none"> 1. Retain and enhance the scenic qualities of De Waal Drive (consult Scenic Drive Management Policy).
	e) Implement a network of NMT routes and facilitate increased accessibility	<ol style="list-style-type: none"> 1. Establish a pedestrian link along New Hanover Street that connects the area to the East City as part of a general focus on a network of pedestrian friendly streets. 2. Implement a class 3 cycle facility along New Hanover Street and into Darling Street.
	f) Implement new road linkages to improve network functionality	<ol style="list-style-type: none"> 1. Improve the mobility function of Tennant Street (related to the deproclamation of the Canterbury Road scheme).

Open Space/ Environment	a) Protect natural green linkages through the site	1. Enhance the open space system by reinforcing a link from the mountain along Trafalgar Park potentially towards the yacht basin.
	b) Support a legible open space network linked to a system of routes	1. Organise the development of District Six around a system of pedestrian routes and open spaces. 2. Create strong visual and physical links by emphasising the public environment of streets, squares and parks. 3. Facilitate active land uses around open spaces to activate them and provide enclosure.
Civic precincts/ Destination places	a) Provide community facilities to ensure the development of a sustainable and functional community	1. Provide sufficient open space and a wide range of social amenities particularly in areas of higher residential density. 2. Cluster new facilities at accessible locations and provide multipurpose facilities where possible. 3. Retain and enhance existing public facilities and optimise its use.
	b) Facilitate a quality built environment with a strong focus on the public realm and civic identity	1. Enhance existing historic buildings through sensitive surrounding development. 2. Acknowledge the built heritage of the site and historic remnants where possible.

In the **Environmental Management Framework**, approved as a component of the DSDP, District Six is noted under the Environmental Management Priorities and proposed priority actions include:

- Ensure conservation-worthy sites and places are protected and conserved, and that any alterations or changes are appropriate to the historical nature of the site or place.
- Extend and declare Urban Conservation Areas/Heritage Areas where applicable.

- Ensure that any historical buildings and sites associated with District Six and its surrounds are conserved, upgraded and integrated into the redevelopment of the area.
- Identify and manage sites of memory.

The 2021 District Spatial Plan and Environmental Management Framework is currently under review, however guidelines for District six have not changed substantially.

2.3. ENVIRONMENTAL STRATEGY 2017

Cape Town is situated within a unique and diverse natural environment. However, Cape Town, as with many urban areas globally, faces a number of environmental challenges. There is a need for the conservation of heritage and environmental resources within The City Of Cape town and District Six. The city also faces a number socio-economic challenges including high levels of unemployment, poverty, inequality, crime, and social injustice which all relate to the environment and sustainability. The City must manage its environmental and cultural assets within a framework which recognizes all these challenges. The Environmental Strategy, which includes the Cultural Heritage Strategy, was adopted in 2017.

The Environmental Strategy is a sectoral framework which fits within the larger framework for sustainability and good governance as illustrated in the image below as extracted from the Environmental Strategy 2017.

The City's Cultural Heritage Strategy, embedded in the Environmental Strategy²⁰... provides a policy and framework for the management and protection of the cultural heritage resources of the City. The key cultural heritage objective of this strategy is the identification, assessment, conservation, management and enhancement of the heritage resources, structures and landscapes of all the people of Cape Town and to ensure that the memories and values associated with such resources are appropriately represented.

A further objective is to ensure that spatial, developmental and environmental planning accommodates and responds to the unique history, scenic and environmental qualities of Cape Town.

The City's Cultural Heritage Strategy recognises the need to broaden the focus of "conservation and general heritage management to include objects, groups of buildings, streetscapes, events, struggle history, historical colonial and pre-colonial archaeology, whole settlements and ... historical and cultural landscapes and contexts". A further development of this strategy is the new international approach to managing heritage as described as the Historic Urban Landscape.

2.4. NATIONAL HERITAGE RESOURCES ACT (NHRA) (ACT 25 OF 1999)

District Six was identified as a Grade I heritage resource in 2004 by SAHRA, but has not been formally proclaimed as a National Heritage Site. HWC and SAHRA determined 2012 that HWC was the responsible management authority until such time as the site was formally declared an NHS in terms of Section 27 of the NHRA (No. 25 of 1999), and SAHRA remains a commenting authority on applications within the graded area submitted in terms of Sections 34, 35 and 38 of the NHRA.

Section 30(5) of the act states that at the time of the compilation of a spatial development plan, a planning authority shall compile an inventory of the heritage resources which fall within its area of jurisdiction and submit such inventory to the relevant provincial heritage resources authority, which shall list in the heritage register those heritage resources which fulfil the assessment criteria.

All buildings older than 60 years are protected by the general protections of the NHRA. A permit is required in terms of S34 for alterations, additions and or demolition for any structure or part of a structure older than 60 years.

Archaeological heritage resources are protected under the general protections of the NHRA (Section 35) and a permit is required for the disturbance, removal and/or destruction of any archaeological resources.

2.5. TRANSIT-ORIENTED DEVELOPMENT STRATEGIC FRAMEWORK (TODSF)

Transit Orientated Development (TOD) represents the intricate relationship between “**Transit**” (the operational/access imperative of an urban environment) and “**Development**” (the spatial manifestation of those that are within the urban economy). TOD is about changing, developing and stimulating the built form of the city in such a way that the movement patterns of people and goods are optimised to create urban efficiencies and enable social equity and economic development. It is considered to be Cape Town’s best long term development strategy to address spatial inequality, improve public transport affordability and arrest sprawl. TOD is driven by the integration of sustainable public transport and strategic land use intervention and built on the principles of affordability, accessibility, efficiency, intensification and densification.

Cape Town’s urban form and structure is characterised by dispersed development patterns and inequitable access for many of its users. In part, this can be attributed to segregated apartheid planning, but more recently has become a trend exacerbated by socio-economic reality. Population and residential densities in many of the formally developed areas of the city remain extremely low by international standards and access is further constrained by mountain and sea. This has led to the development of poorer residential communities in locations far away from employment and opportunities, making the cost of providing and using a high quality public transport unsustainable.

2.6. ECONOMIC GROWTH STRATEGY (EGS)

The purpose of the EGS is to develop and grow the local economy. The strategy focuses on responding to the current challenges that faces the City of Cape Town, most notably the high unemployment rate, inequality, poverty and the city’s lacklustre current and projected growth rates means that this situation is unlikely to change if the organization follows a ‘business as usual’ approach.

The EGS is an important lever in attaining the opportunity city and inclusive city strategic focus areas. It focuses on positioning Cape Town as a forward looking, globally competitive city implementation of programmes. It also covers economic inclusion by focusing on skills development and building integrated communities.

The EGS is structured in five strategic areas:

1. Building a globally competitive city through institutional and regulatory changes
2. Providing the right basic service, transport and ICT infrastructure
3. Utilising work and skills programmes to promote growth that is inclusive
4. Leveraging trade and sector development functions to maximum advantage
5. Ensuring that growth is environmentally sustainable in the long term

2.7. SOCIAL DEVELOPMENT STRATEGY (SDS)

The policy aims to improve and enhance the quality of life of all people, especially the poor and marginalized communities by focussing on addressing poverty inequality and social ills, while enabling people to participate in their own development. The strategy speaks to all objectives of the IDP, practically those in strategic focus areas of the opportunity and inclusive city and the building integrated communities priority.

The strategy views the organisation as an integrated whole where each directorate has a role in facilitating social development. Hence, the way that the departments provide services, plan, regulate, employ people or directly intervene in communities shall be done in a manner that promotes the social development of communities. The SDS is structured around five high-level objectives.

These are:

1. Maximise income generating opportunities for people who are excluded or at risk of exclusion
2. Build and promote safe households and communities

3. Support the most vulnerable through enhancing access to infrastructure and services
4. Promote and foster social integration
5. Mobilise resources for social development

3. STATE OF THE ENVIRONMENT

The following section outlines the key environmental and heritage trends and spatial implications that have been identified for the District based on the Strategic Environmental Assessment, the City of Cape Town's State of the Environment Reports, the attributes for the district and other relevant policy documentation.

3.1. NATURAL SYSTEMS

3.1.1. GEOLOGY, TOPOGRAPHY AND SOILS

The Malmesbury Groups and Quaternary are the main geological formations found within the study area, refer to **Figure 9: Geology Map** below.

The gradient of the study area is greatly influenced by the slopes of Table Mountain. Therefore, a steeper gradient can be found towards the southern area of the study area and a more gentle gradient is experienced further north, refer to **Figure 10: Contour Map** below.

The steepness of the certain slopes causes serious challenges and will require particular structural solutions.

Two soil types dominate the study area, with the steeper slopes consisting of soils with minimal development and soils with a sandy texture on the flatter region, refer to **Figure 11: Soils Map** below.

Source: District Six Development Framework March 2012

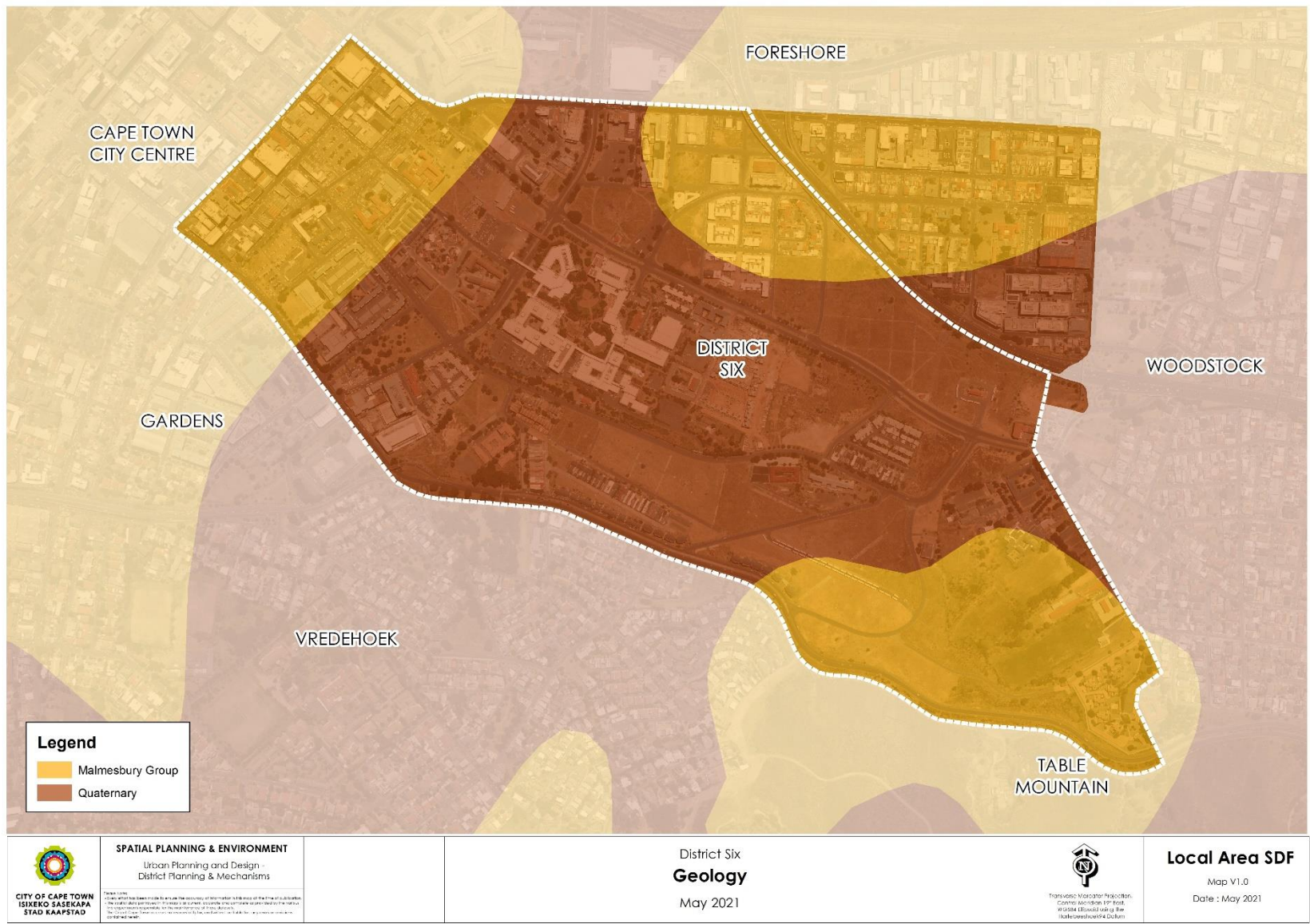


Figure 9: Geology Map



Figure 10: Contour Map

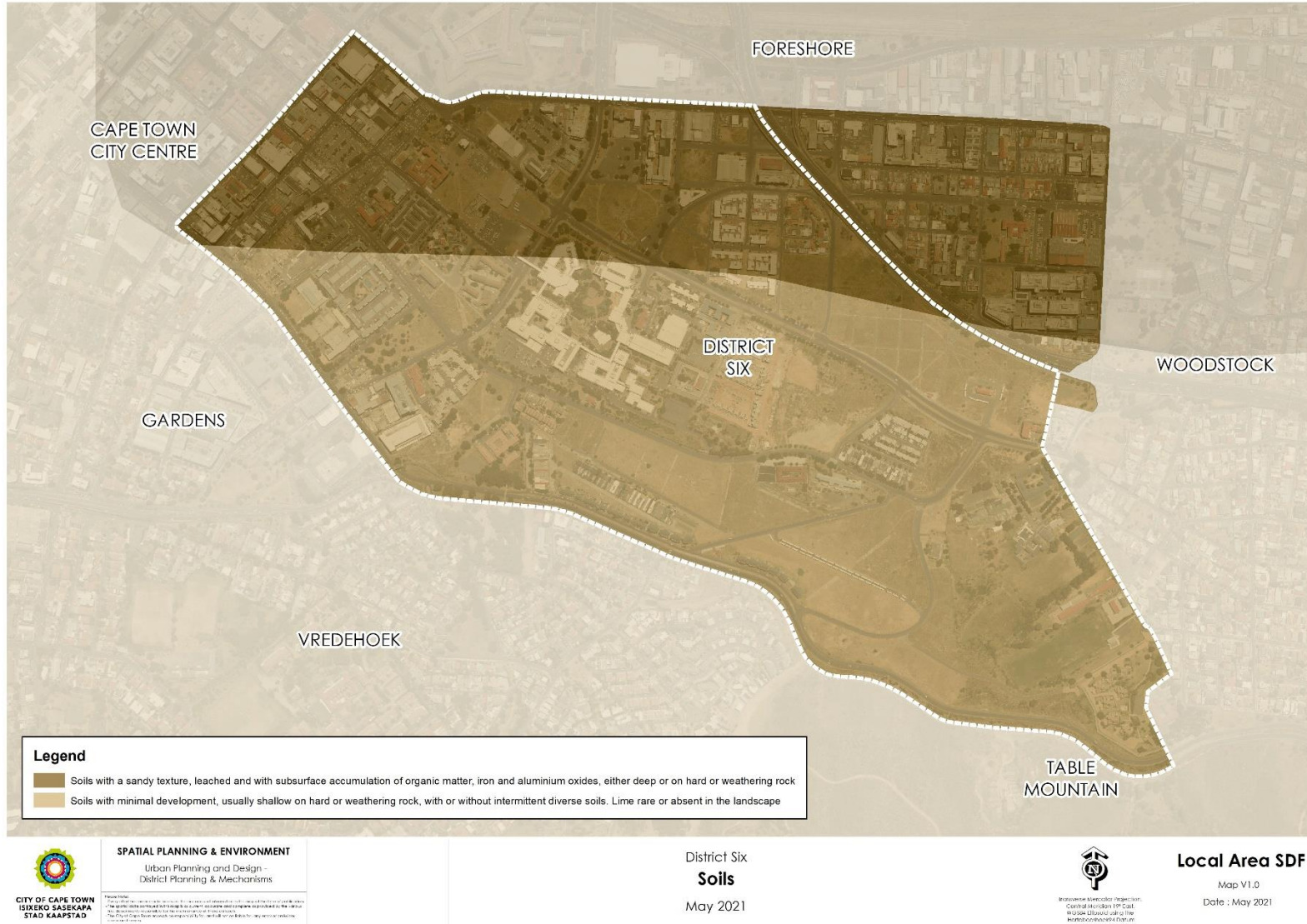


Figure 11: Soils Map

3.1.2. BIODIVERSITY

There are no Biodiversity Network (BioNet) remnants of natural vegetation left in this area. However, the study area borders the Table Mountain National Park to the south-west which is a critical biodiversity area. Refer to figure 12: Biodiversity Network.

3.1.3. HYDROLOGY

The alignment of Canterbury Street follows one of the many fresh water streams that ran off Table Mountain into the sea. The stream is still present but flows through a channel buried underneath the surface. Another stream runs through the Eastern area of the site, the precise location of these streams are yet to be mapped.

There are few natural and semi-natural wetlands situated towards the northern parts of the Study Area, this could be the result of the steep topography near Philip Kgosana Drive. Several stormwater ponds reduce stormwater run-off, north of Keizersgracht Road.

3.1.4. GREEN INFRASTRUCTURE

Green Infrastructure can be defined as “a strategically planned, designed and managed network of natural open spaces and ‘engineered’ ecological systems which provide ecological, community and infrastructure services.

In addition to further motivating for the protection of existing natural assets such as biodiversity and the coast, green infrastructure recognises the role and importance of a range of urban green spaces or parts of the urban system, including but not limited to gardens, trees, parks and storm water infiltration areas.

Key principles for green infrastructure include integrating green networks and using nature to solve problems in the built environment, promoting multi-functional green spaces that serve social, educational, infrastructural (e.g. flood attenuation and stormwater management) and ecological purposes. Tree corridors, stormwater areas, sports fields and remaining green spaces after development will all form part of the District Six green infrastructure network.

3.1.5. CLIMATE CHANGE

The City's resilience strategy and climate change strategy suggest actions to ameliorate the impacts of a warming climate. The impacts for the District Six area are as follows:

- Rising temperatures will cause increasing discomfort- this will need to be reduced by landscaping, tree planting and considering passive cooling in design
- Stormwater design will become increasingly important to manage extreme weather events
- Fire threats along the mountain side and in urban areas will increase with the increased number of extremely hot, dry and windy days expected.

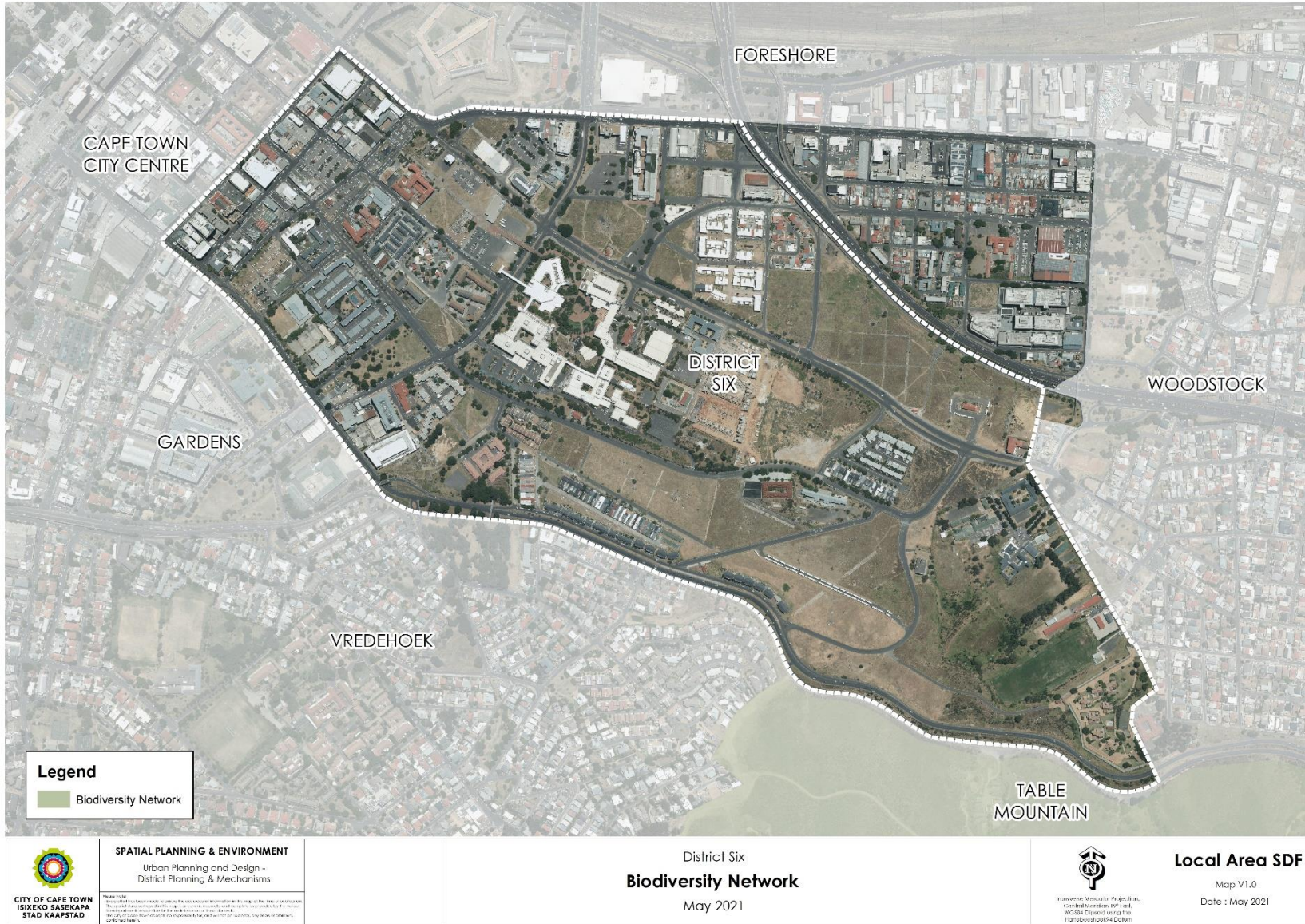


Figure 12: Biodiversity Network



Figure 13: Wetlands

3.2. HERITAGE AND CULTURAL RESOURCES

Historically District Six extended from Buitenkant Street to Trafalgar Park and from Sir Lowry's Road to what is now Philip Kgosana Drive.

Over and above acknowledgement of the living memory and intangible heritage of District Six as being of national interest, there are a number of formally protected Provincial Heritage Sites in the local area: The Old Granary (1814 Customs House) and Tafelberg Dutch Reformed Church and associated school building - Buitenkant Street, Granite Lodge (SAHRA Offices) - Harrington Street, Harold Cressy School (the site of Hope Lodge, one of the early market gardens) – Drury Lane and the Moravian Church in the CPUT campus.

The remaining historical buildings escaped the bulldozers in 1968 because of their special architectural and/or aesthetic qualities: while not formally protected the remaining historical fabric of District Six are of local significance. They include amongst others the Sacks Futera Complex (the Homecoming Centre, District Six Museum), the Fugard Theatre (previously the Congregational Church Hall), Foley Road Terrace, the Vogelzang terraces and the Zonnebloem complex which includes at its centre the 18th century farmstead, the Holy Cross convent and cottages, St Mark's Church etc.

3.2.1. ARCHAEOLOGICAL RESOURCES

An extensive archaeological impact assessment formed part of the HIA undertaken by Lucian Le Grange in 2003. The archaeological potential of the vacant land in District Six is high. Archaeological work in the area and immediate surrounds has confirmed that the archaeological elements identified in the report are present and have largely survived the demolitions of 1968:

- Historic street grid, including fabric consisting of cobbles and kerbstones
- Water sources and channels
- Drains and wells
- Filled-in ditches and ravines (eg Tennant Street dump)

- Archaeological features relating to late 18th century market gardens (Welgelegen was mitigated prior to its destruction – it was largely intact and formed part of Vernon Terrace; Bloemhof (Skyways complex is on the site; uncertain how much remains and Hope Lodge (Harold Cressy School). Remnants of Werk en Lust are still evident in the club ‘The Shack’ at the top of Tennant Street)
- Archaeological features relating to late 19th and early 20th century residential structures (excavations at Horstley and Stuckeris Street; monitoring of demolition of an early 20th century dwelling confirmed that it was significantly earlier)

3.2.2. INTANGIBLE HERITAGE RESOURCES

The significance of District Six as a place of memory is unquantifiable. The total obliteration of even the road network and the construction over landmark public spaces such as The Seven Steps¹ limits the potential for reintroducing these places of memory in the redevelopment of District Six. The Horstley Street Memorial park was proposed in the 2003 HIA and endorsed by the District Six Museum, but the memorial space has not been formalized.

3.2.3. THE HERITAGE PROTECTION OVERLAY ZONE

The Development Management Scheme of the MPBL makes provision for the establishment of Heritage Protection Overlay Zones as a specific management mechanism.

There is not currently a proposed HPOZ identified for District Six, although its unique heritage significance as a place of memory is acknowledged on both national and provincial level. The Chapel Street HPOZ (now part of Woodstock) includes remnants of the

¹ Located within the CPUT campus

built fabric of District Six that escaped demolition. This section of District Six was alienated from the remainder when Nelson Mandela (Eastern) Boulevard was constructed. Refer to figure 14: Heritage Protection Overlay Zone

Note: Existing HPOZ and proposed HPOZ to the west of Trafalgar Park historically formed part of District Six and it is in these areas where the last remnants of the historic fabric are located. Part of the Inner City CBD also includes buildings which were originally part of D6 and which are included in the District Six Local Area.

3.2.4. GRADING

The NHRA makes provision for a three tier system for grading heritage resources. These three tiers are managed at national, provincial and local level: SAHRA is responsible for the identification and management of Grade I heritage resources. HWC is responsible for the identification and management of Grade II heritage resources. The City as a competent local authority, is responsible for the identification and management of Grade III heritage resources. Refer to figure 15: Heritage Inventory.

In the case of District Six using grading as an indicator of significance is restricted to those buildings which survived the forced removals.

While the area of District Six is identified as a Grade I area, there is currently no HPOZ in place in the area, nor are either of the sites in question graded. Both of these factors reflect the wholesale destruction of fabric and tangible elements in the landscape. Nearby gradings are attached to standing buildings and remnant religious sites and structures, while HPOZs are linked to areas of well preserved historic fabric, namely the Chapel Street area of Upper Woodstock, itself a remnant of District Six, and the Chester/Coronation area.

Halkett (2013 and 2015) references Le Grange's Heritage Impact Assessment (Le Grange, 2003) in identifying the tangible heritage resources of significance that warrant consideration in terms of redevelopment proposals. These include (Halkett, 2015:4-5):

The identification and celebration of Public Places (of sites and buildings) that could be used to serve the memory of District Six. Such sites and buildings should be considered as a continuous and coherent system, and should include:

- Existing places of worship/ religious institutions (Churches and Mosques);
- Existing schools;
- Sites of previous (but now destroyed) places and buildings of cultural significance (churches, community halls, cinemas, markets, etc..) where the memory of their prior existence can be celebrated;
- New public spaces;
- The selection and preservation of sites of archaeological significance - sites which where possible could be incorporated into the overall public space system so that they may serve as a reminder of the layered history of District Six;
- The remaining historic street grid;
- The acknowledgment of Hanover Street as a historic mixed-use 'activity corridor' and public place, and,
- The establishment of a Memorial Park.

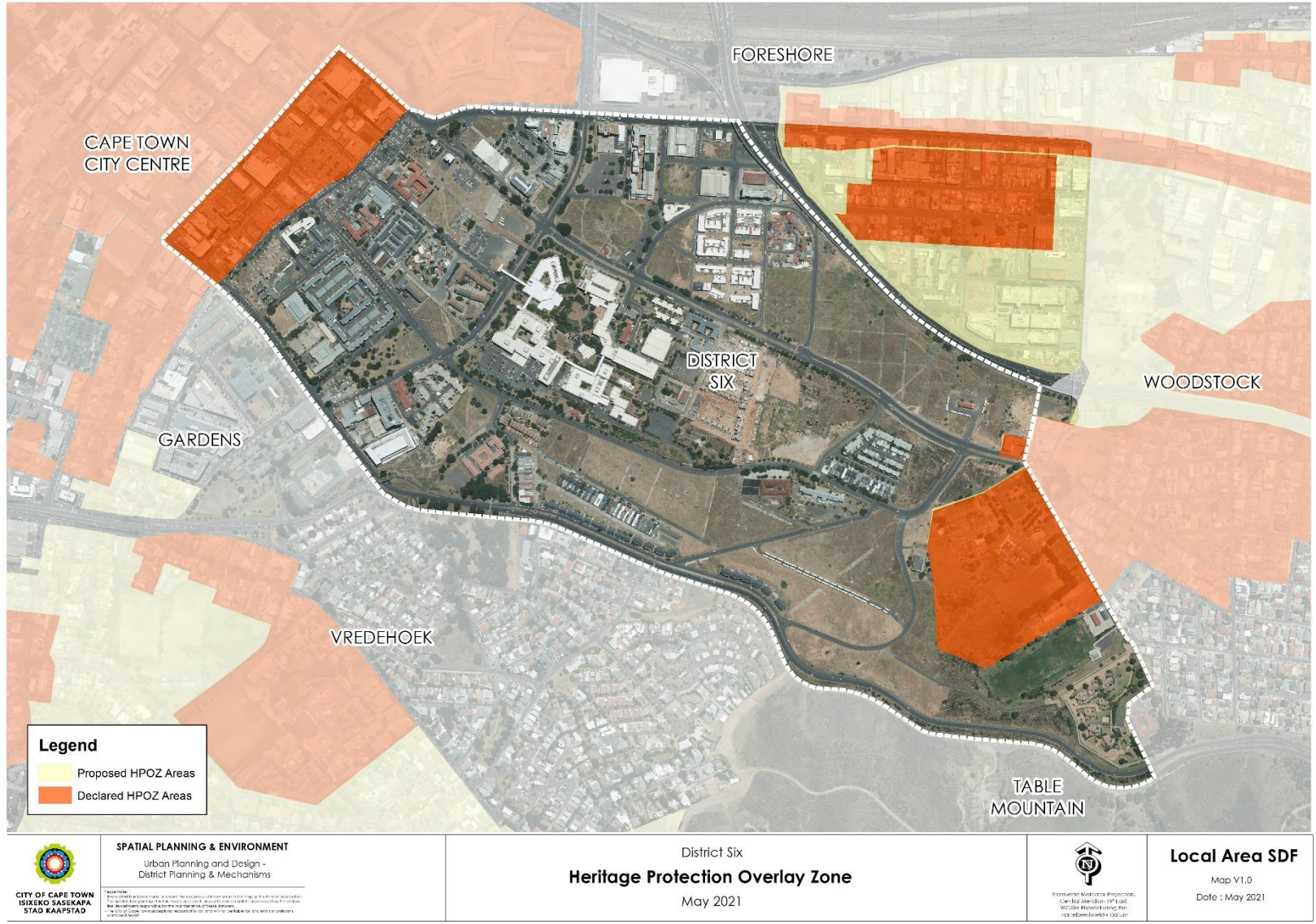


Figure 14: Heritage Protection Overlay Zone

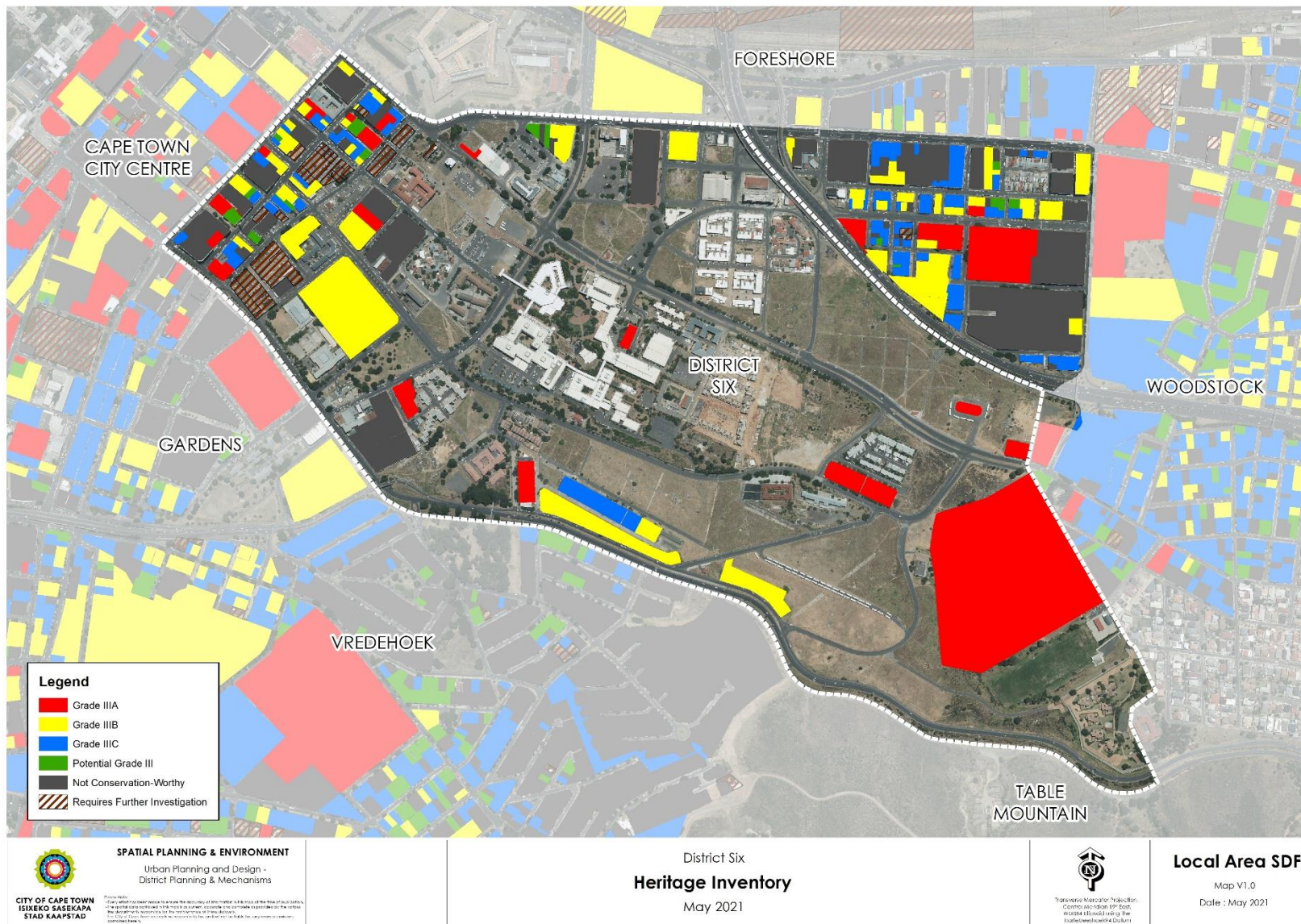


Figure 15: Heritage Inventory

3.2.5. SCENIC AMENITY

3.2.5.1. Philip Kgosana Drive S1

Philip Kgosana Drive, which was previously named De Waal Drive plays a vital role in linking the N2 with the CBD via Mill Street and also the main access route to Parliament along Roeland Street.

Philip Kgosana Drive is a major scenic route as it offers high visual quality of Table Bay, Robben Island, City Bowl, Cape Town Harbor, distant mountain views to the north and Devils Peak and Table Mountain to the south. The visual integrity of this area must be protected as it also forms a significant segment of the urban edge. This is an important route and the redevelopment of District Six Framework should include urban design guidelines to protect and retain these views.

3.2.6. URBAN STRUCTURING CHARACTERISTICS (FROM HERITAGE IMPACT REPORT (2003))

3.2.6.1. Land Form

The large scale morphology of the site has allowed for view and linkages with the surroundings continues to form the cultural significance of the site because of its intrinsic and contextual value. The areas 'sense of place' is identified by Devils Peak and Table Mountain to the south and Table Bay to the north. The north and west-facing slope of terrain, as it forms part of the city bowl 'arena' is a powerful place-making characteristic of District Six.

3.2.6.2. Primary Movement Routes

The primary routes of vehicular and pedestrian movement such as Hanover Street and Sir Lowry Road were the spines from which the 'body' of the area was structured. These routes helped integrate the area with the surrounding environments. Typically a concentration and intensity of mixed land uses grouped along these routes. These main structuring routes gave legibility to the urban order of District Six.

3.2.6.3. Secondary Street Grid

Linked to the primary movement routes, they were the pedestrian-scaled rectangular grid of roads that identified the various urban blocks that made up the area. The urban blocks were generally 40-60m in length which allowed for a fine grain urban fabric and making the area pedestrian friendly. As the grid was deformed by the old property subdivisions of smallholdings and by the slope of the site itself, a range of conditions and a choice of opportunities were afforded (the form of corner sites varied, plot areas differed and urban block sizes were distorted).

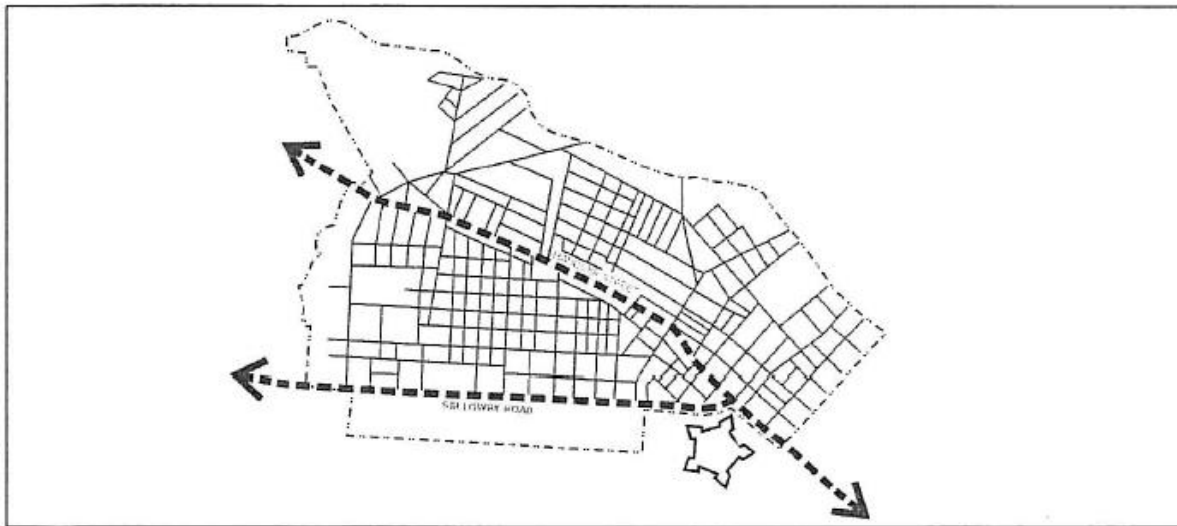


Figure 16: Street Grid

3.2.6.4. Mixed Land Use And Density

The fine grain mix of land uses (shops, bakeries, markets, restaurants and housing) allowed a perpetual use of the area and a diversity of daily experiences for those who lived in the area. Together with this, the medium to high density of the population and buildings guaranteed that the area could support a range of economic services and activity.

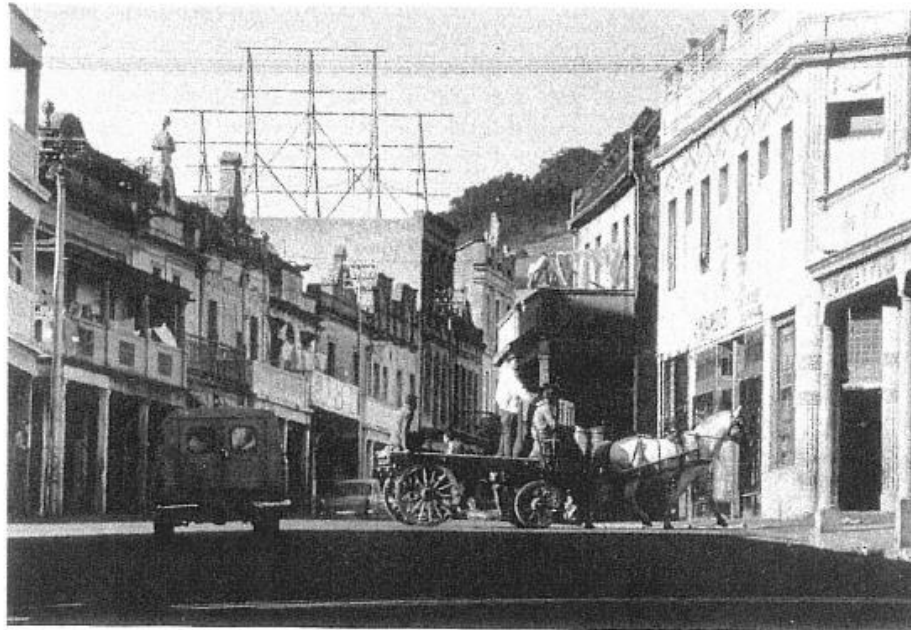


Figure 17: Land Use 1964

3.2.7. URBAN DESIGN PRINCIPLES / INDICATORS

3.2.7.1. Definition of Streets / Public Spaces

The streets of District Six were special public spaces because of their scale and intensity of use. Typically they were bound and defined by the 'walls' of the surrounding urban blocks. Their character was enhanced by the treatment of the floor (cobblestones) and the differing edges of steps, slopes, colonnades and balconies. They also afforded views to the sea, mountain and city.



3.2.7.2. Landmarks and Public Buildings

Given the density of housing and the local population, District Six contained many community facilities, places of recreation and religious institutions. Landmark buildings such as churches, mosques and schools often formed part of streets and were made special by the scale of architectural elaboration. In certain cases these buildings formed points of visual focus, at the end of street or at special intersections. Their presence gave residents a point of reference, identity and orientation.



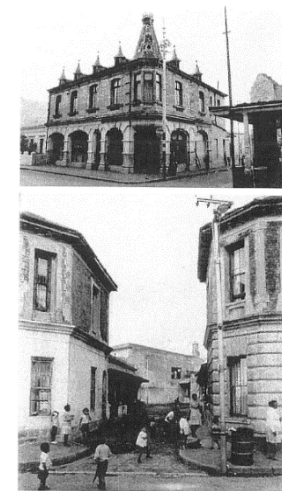
3.2.7.3. Background Buildings

Much of the urban fabric of District Six was made up of simple ordinary buildings, which through devices such as common building lines, uniform heights, similar massing and human scale, served as backdrops to the streets. It was in the context of such 'background' buildings that special community buildings and street corners assumed their celebrated status.



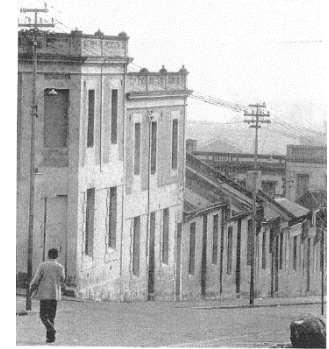
3.2.7.4. Elaboration of Corners

The crossroads of streets and their associated corners were important public places, affording accessibility and visibility. Invariably the corners of the urban blocks received special treatment, not only in terms of use (e.g. corner shops, special houses) but also in terms of architectural elaboration. Where they formed the end of rows of a specific housing typology, the corners received special treatment in terms of fenestration, pediments/parapet walls and canopies.



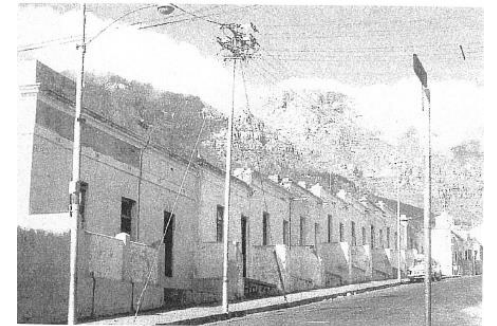
3.2.7.5. Roofscapes

The shape and form of roofs to buildings gave a unity and coherence to the density grouped houses. Two roof types dominated, namely flat-roofs with parapet walls facing the street and double-pitched roofs. Typically, roofs stepped with the house forms where they were built on sloping land and where buildings ran along the contours, they were continuous. Roofs were generally of the same material, with corrugated-iron sheets being most popular.



3.2.7.6. Building Edges & Transitional Spaces

Steps, stoeps, balconies, verandahs, low walls and gates typically defined the transition between public street and private interiors of buildings. This 'in-between' space helped to define the street, gave shelter in inclement weather and was also a place of social interaction.



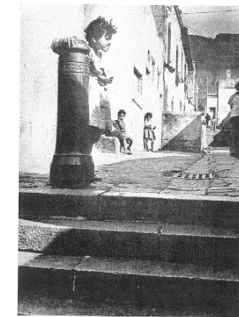
3.2.7.7. Entrances

Entrances to community buildings and courtyards received special treatment. Through the use of steps, arches and canopies the transition from the outside to the inside, and from the public realm to more private worlds was handled. Such intermediate spaces were also places for social interaction.



3.2.7.8. Steps

The critical site characteristic of District Six is the fact that it remains on a slope. In this context, buildings were terraced into the landscapes and stoeps as well as balconies stepped down a streets. In order to negotiate this sloping terrain steps were employed in a variety of ways – steps into buildings, lanes and courtyards as well as steps at the end of the streets. Often such steps became places of social interaction, places for pausing, for meeting and greeting.

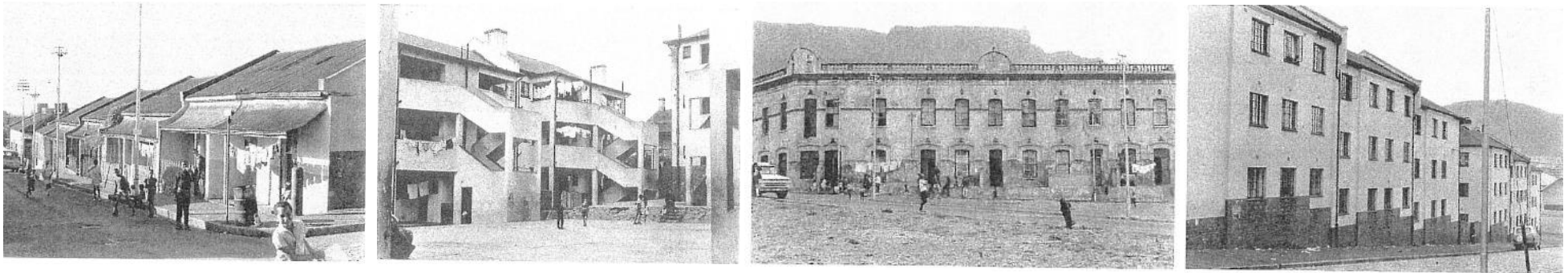


3.2.7.9. Historical Housing Typologies

Housing in the former District Six constituted the major part of the fabric and in their design and layout employed most of the urban design elements discussed above. It varied in terms of topolog and amongst others included a row-houses, terraces, semi-detached houses, apartment buildings or council flats and free standing 'villas'. While the population density within the area was considered to be high, the density of houses per hectare was not necessarily exceedingly high.

The row-houses terraced cottage house types were the most typical and were generally of single storey height. This pattern was at times elaborated at the corner of urban blocks with the provision of two storied residences , some of which accommodated shops on the ground floo, as in the case of Mount Street and Vernon Terrace. Courtyard house types were non-existent except in the cases (such as Vernon Terrace) where row-houses were grouped around a commonly shared courtyard. Typically these dwellings were serviced by rear lane and comprised of a living room, two-bedrooms and kitchen. In certain instances, such as De Villier's Street, Stone Street and Constituion Street, two storey row-houses which sometimes included balconies, were to be found.

Along Hanover Street and Tennant Street, two storey apartments were housed aboved ground floor commercial spaces. During the 1930's, the City Council of Cape Town built a number of tenement blocks on former 'slum' properties that included Constitution Street, Stirling Street, Vincent Streetand Drury Lane Flats, as well as Bloemhof and Caterbury Square apartment blocks.



4. DEMOGRAPHICS

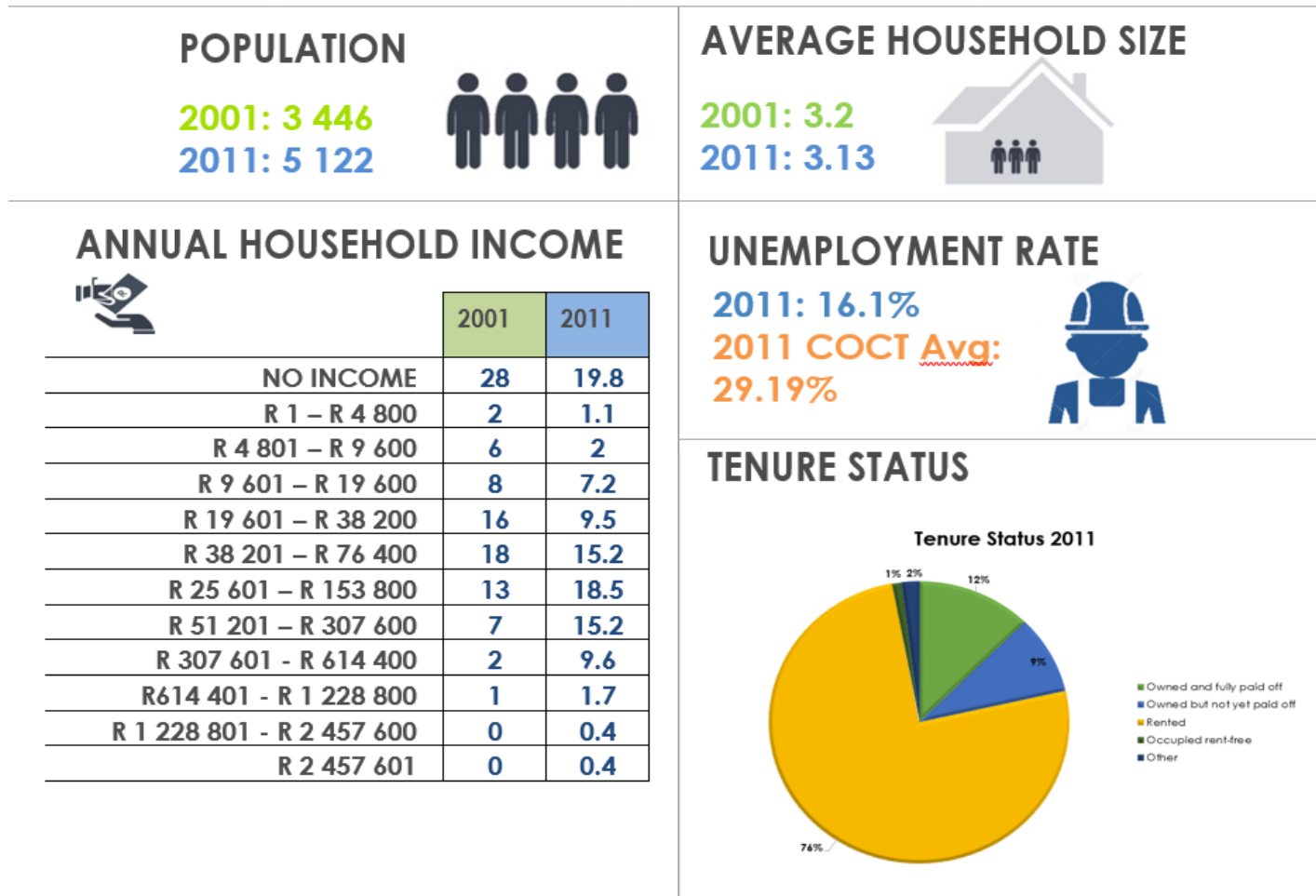


Figure 18: Summary of population information

NOTE REGARDING DEMOGRAPHIC DATA:

All demographic data, unless otherwise specified, is based off the 2011 Census. Population and Household data has been obtained by Stats SA Small Area. All other data is extracted by Stats SA sub-places and clustered by City of Cape Town Official Suburbs. The study area covers several census sub-places which have changed significantly between census years, hence there is no comparison of data between 2001 and 2011.

4.1. POPULATION

According to SA Census 2011 the population stood at 5122 in the District 6 area which was still categorized as the suburb of Zonnebloem. By the end of 2017 the population was estimated to be at 5901, an increase by 779.

Table 3: Population Trends and Comparison

	2011	Growth 2011-2018	2018 Estimate
Zonnebloem	5122	15.21%	5901
Cape Town Average	3 740 026	2.53%	4 400 240

4.1.1. POPULATION STRUCTURE

4.1.1.1. Education

Based on the figures in Table the below, around 69% of the population's education level is unaccounted for. The table does however suggest that approximately 11% of the population has a primary and secondary school education whereas approximately 16% has some form of tertiary education.

Table 4: Education Distribution

Education 2011 - Zonnebloem		
Categories	Num	%
Pre-school	9	0%
Primary and Secondary School	543	11%
Special school	9	0%
FET	75	1%
Other College	69	1%
Tertiary	756	16%
ABET	81	2%
Home schooling	3	0%
No info Available	3 357	69%
Total	4 839	100.00%

4.2. HOUSEHOLDS

The following section provides an overview of the households trends in the Study Area. The definition of a household is a group of persons who live together and provide themselves jointly with food or other essentials for living, or a single person who lives alone (Census 2011).

The number of Households in Zonnebloem was estimated to be 1 886 in 2018. The average household size was 3.13 in 2018, lower than the city-wide average.

Table 5: Household Growth and Size Comparison

	2011	Growth 2011-2018	2018 Estimate	Average Household Size 2018
Zonnebloem	1 637	15.21%	1 886	3.13
Cape Town Average	1 068 573	23.06%	1 315 015	3.35

4.2.1. TYPE OF DWELLING

The vast majority of structures in this district are formal dwellings (99.51%), compared to 0.37% informal dwellings. The Formal dwelling typologies are predominantly freestanding single dwelling units or semi-detached houses and terraces. The area also has a large number of flats and apartments.

Table 6: Type of Dwelling

Type of Dwelling - Zonnebloem		
Category	Number	%
Formal Dwelling	1 628	99.51%
Informal dwelling / shack in backyard	5	0.31%
Informal dwelling / shack NOT in backyard	1	0.06%
Other	2	0.12%
Total	1 636	100.00%

4.2.2. Tenure Status

According to 2011 Census data, 75.69% of the households living Zonnebloem rent. Approximately 12.54% of the households in the district own and have fully paid off their property.

Table 7: Tenure Status

Tenure Status - Zonnebloem		
Category	Num	%
Owned and fully paid off	204	12.46%
Owned but not yet paid off	147	8.98%
Rented	1 239	75.69%
Occupied rent-free	16	0.98%
Other	31	1.89%
Total	1 637	100.00%

4.3. EMPLOYMENT AND HOUSEHOLD INCOME

4.3.1. EMPLOYMENT AND UNEMPLOYMENT

According to the 2011 Census, only 42% of the Zonnebloem population was employed, while 8% was unemployed. Discouraged work-seekers made up 1% and Others not economically active made up 49% of the population.

The unemployment in the area stood at 8%, this is significantly lower than that of the Table Bay District (28.5%) and the Metropolitan Average (29.2%). The low unemployment rate correlates with proximity to a major employment node.

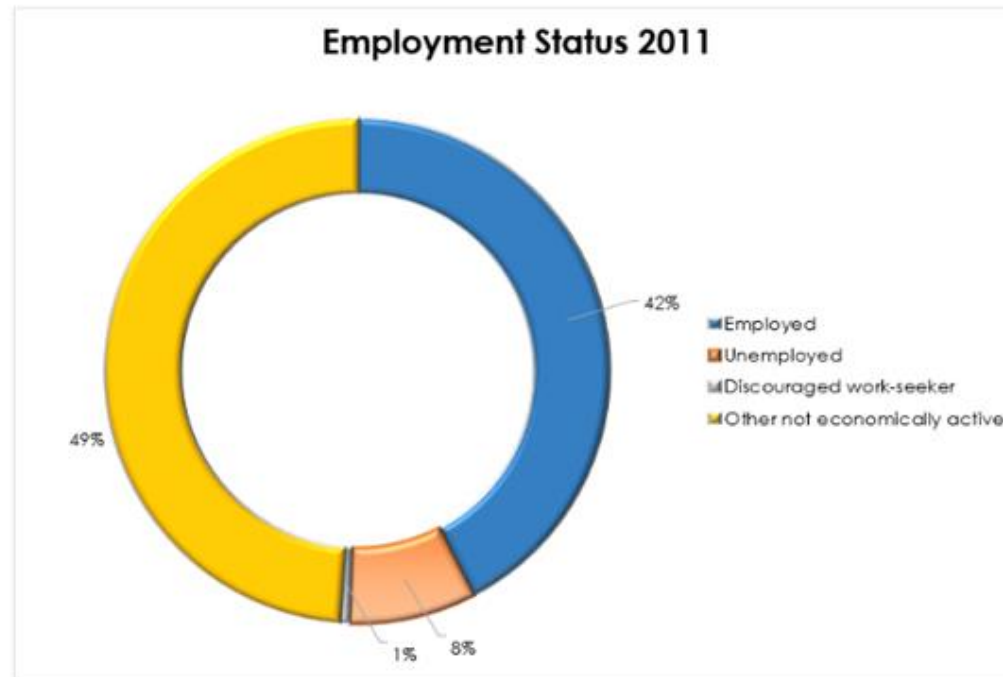


Figure 19: Employment Status

4.3.2. MONTHLY HOUSEHOLD INCOME

In terms of income brackets, only 28.3% of the households in Zonnebloem earned between R0 - R1 600 per month, whereas 9.5% earned between R1 601 – R3 200; 15.2% earned between R3 201 – R6 400; 18.5% earned between R6 401 – R12 800; 15.6% earned between 12 801- 25 600. it should also be noted that the “no income” bracket has decreased from 28% in 2001 to 19.8% in 2011 which indicates that there are less households with no income.

39.6% households earned under R3 200 a month, an amount that equates to impoverished circumstances for these households. This is less than the City figure of 47% in 2011 but still reflects a significant proportion of households living under severe poverty within the area.

Monthly Household Income - Zonnebloem		
Category	Num	%
No income	324	19.8%
R 1 - R 400	18	1.1%
R 401 - R 800	33	2%
R 801 - R 1 600	117	7.2%
R 1 601 - R 3 200	156	9.5%
R 3 201 - R 6 400	249	15.2%
R 6 401 - R 12 800	303	18.5%
R 12 801 - R 25 600	255	15.6%
R 25 601 - R 51 200	150	9.2%
R 51 201 - R 102 400	27	1.7%
R 102 401 - R 204 800	6	0.4%
R 204 801 or more	6	0.4%
Total	1 635	100.00%

5. STATE OF THE BUILT ENVIRONMENT

5.1. LAND USE AND DEVELOPMENT TRENDS

Large sections of the District six area remain vacant though the surrounding areas are characterized by a mix of land uses, including commercial and retail properties towards the East City, Harrington and Buitenkant. Institutional buildings including a range of public facilities and events venues and light industrial uses contained within the commercial and business spaces.

A substantial portion of the area remains un-developed since the destruction of District Six, and is zoned General Residential 4, with community zoning making up the next largest proportion of the space, some District Six property remains unzoned.

To the West and South of District Six in the East City presents a mixed use and business area. This is typified by multi-story buildings incorporating diverse ground floor retail, restaurants and coffee shops. Upper stories are typically office spaces, however there has been a recent trend to including residential in the mix of these buildings.

Notable areas such as The Parade and grounds of the Castle are designated for open Space. Structured public space will need to be planned in alignment with the implementation of new phasing.

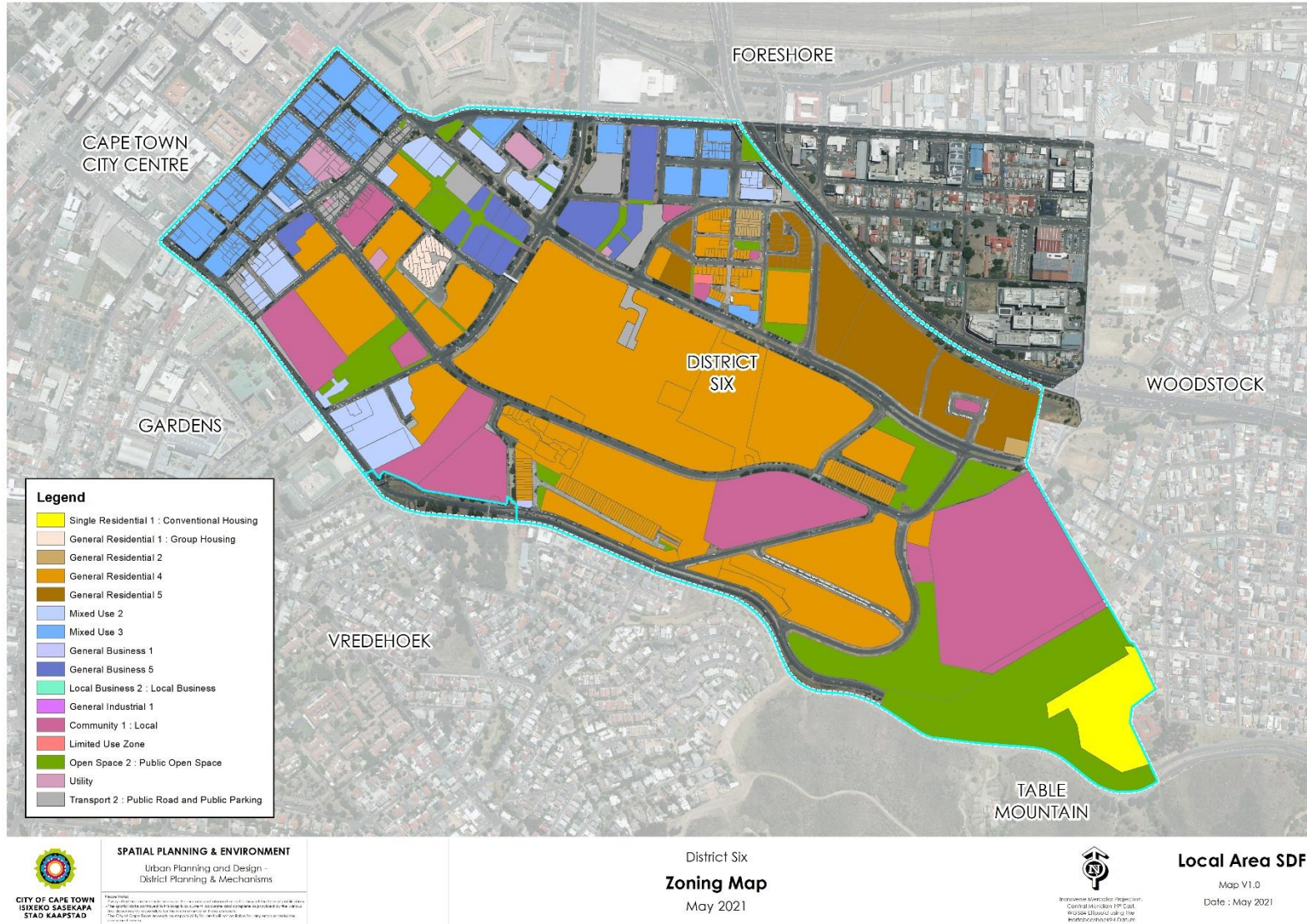


Figure 20: Zoning Map

5.2. RESIDENTIAL DEVELOPMENT

The residential typology in District Six and the East City consists of a mix of apartments, houses, townhouses, clusterhouses in a complex, student residences and semi-detached houses. Lower density typologies include original district six typologies remaining on Justice Walk and Blinde Street.

Apartments are predominantly located around the edges of District Six with the newer “Chapel Towers” and “The Six” developments located in the Southern part of District six and older blocks such as Sky Ways located closer to Roeland Street. Apartments are of various sizes with the average size trending smaller than usual for Cape Town and reflects the high amount of student accommodation as well as urbanist trends. A recent development, the Harri taps into this and provides a combination of communal living, micro apartments and larger apartments.

Data from CCID 2019 State of the City reports that in the East City residential units for permanent residents are 65% with the remaining 35% being students.

While less data is available for District Six buildings, The East City’s residential buildings made up approximately 21% of City residential accommodation in 2019 and is effectively a “live work play” area. 1395 apartments in 14 buildings are located in the East City.



Figure 21: Remaining historic residential typologies are on the left and center, Chapel Towers- top right, New District 6 Typologies bottom right

5.2.1. PUBLICALLY ASSISTED, SOCIAL AND AFFORDABLE HOUSING

Only 115 housing units have been built in District six in the demolished areas to date, with 954 units planned in the next phases up till 2024. Additional planned social housing projects include the Newmarket street and Fruit and Veg site on Roeland Street, Newmarket street is in the rezoning phase.

Additional publically owned sites offer opportunities to consolidate for mixed use development with a public housing and/or social facilities component, for example, the Roeland Street garages and underutilized parking lots owned by the City as well as former day hospital sites and underused institutional buildings.

5.3. PUBLIC AND SOCIAL FACILITIES

Public facilities in the surrounds of District Six reflect the variation of a mature metropolitan civic node, with a number of higher order facilities located in the East City. Since 2012 much of the situation with Public facilities remains the same. Significant changes since 2012 include the building of the District Six Community Day Centre. The Good Hope Centre is currently let to a film studio, with no resolution as to its future as a venue that might service the community. Improvements to the City Hall and Old Granary precinct have revitalised part of the area.

5.3.1. HEALTH

The District Six Day Centre was completed in 2016 to provide out-patient services to the wider community, services from Woodstock day center and Robbie Nurock were relocated to the Day Centre on Caledon Street.

The Chapel Street clinic in Woodstock provides Clinic services.

Full Hospital facilities available to District Six include the Groote Schuur Hospital and private Hospitals nearby include Gardens Medi-Clinic and Chris Baarnard Hospital.

5.3.2. EDUCATION

There are a number of tertiary education institutions such as CPUT, College of Cape Town; The City Varsity campus located on Roeland St and smaller skills development institutes such as Codex, offering skills development in the IT sector.

The tertiary educational institutions contribute to the high proportion of students living in the area.

There are 7 Primary schools and 4 Secondary Schools that serve the resident population, while these institutions may be at Capacity, land available around them offers opportunity to expand as the District 6 community grows and changes.

5.3.3. HOMELESS SERVICES

Several social care institutions servicing the homeless are located in District Six, including the Haven Night Shelter, The Homestead and Onse Plek.

There are a number of transient homeless camps in the area with pressure for occupation of District Six sites and projects ongoing throughout the planning period. These service providers have experienced increasing demand and strain on their resources during and in the aftermath of 2020 COVID-19 lockdowns. In general the homeless and rough sleeping population in the CBD is the highest in the City and on the increase. Services to this community include the need for social care services and addiction care are inadequate. From a spatial planning perspective, temporary location areas, locations to provide care and ablution services are much needed.

5.3.4. OLD AGE

The ACVV Zonnebloem old age home is located in District Six

5.3.5. LIBRARIES

The closest library to District Six is the Central (Drill Hall) which provides the most comprehensive service to the community. Woodstock, Vredehoek and Kloof St libraries are also accessible from the area.

5.3.6. EMERGENCY SERVICES

The Central Fire Station is located on Roeland Street and Police Station is located on Barrack Street.

5.3.7. RELIGIOUS

There are numerous churches and Mosques within the area, refer to **Figure 23: Social and Community Facilities**.

5.3.8. PARKS AND RECREATION

Trafalgar Park

Situated outside the Study Area, to the north east. A portion of Trafalgar Park, the French Redoubt, is a declared Provincial Heritage Site and a Section 27 permit is required for any changes or intervention to the Redoubt. The rest of the park is a Grade 3A site with high social and historical significance. The park is one of the largest public open space and district level park between District Six and Salt River and falls within the Woodstock Heritage Protection Overlay Zone.

Trafalgar Park consists of six discrete components:

- City Parks Depot & Offices and Chalet (public toilets)
- Public Park
- Central area
- Woodstock Swimming Pool precinct
- Informal sports fields
- Upper Trafalgar Park

In recent years the park has become run down and as a result under-utilised. There is a perception that the park is a dangerous place and park users anticipate being mugged or attacked.

The park has potential to create a continuous green pedestrian walkway which can create a mountain to sea green corridor. A draft Trafalgar Park Integrated Management Framework was compiled in 2015. The report aims to act as a motivation to fund the revitalization of the park in order to fabricate a safe, usable green space of excellence.



Memorial Park

The Memorial Park has been identified in previous plans for District Six, it plays an important role both as a recreational space and as a place that memorialises the destruction of District Six. It is of utmost importance that the District Six Beneficiary Trust, City of Cape Town and District Six Trust Museum be key stakeholders in the design and management of the Memorial Park.



Other

Other parks are of a smaller scale and serve the nearby residents, however the environment of much of the park areas is undefined and wind swept. The Company Gardens is rated highest as a public space in the CBD in the CCID residents' survey and is accessible from the East of District Six.

5.3.9. OTHER PUBLIC BUILDINGS

The Good Hope Center, City Hall, National Archives, Castle and old Granary are institutional buildings present in proximity to the District Six area. The German and Zimbabwean Consulates operate from the area. Home Affairs on Barrack street and the Cape Town Magistrates court on Parade street generate substantial activity in the East City.

5.3.10. ART, STREETS AND PUBLIC SPACES

5.3.10.1. Public Spaces

No formal public spaces exist in much of District six, with the undefined and derelict open spaces serving as a reminder of apartheid destruction of the neighbourhood. In the East City large tracts of public land are tarmacked and used for parking areas while others are well defined spaces.

The recent “old Granary” development on Buitenkant Street saw the revival of neighbouring public space. The Pedestrian area next to the Central Library on Longmarket street is a well used public space.



Figure 22: public space next to the library, top center: historic artefacts at Trafalgar park, right public space at the Old Granary, bottom left: less defined public space/ parking in East City; Bottom right views across District Six

5.3.10.2. Streets and Street Trees

The street grid in the East City area is permeable, however many sections of street are inactive, with large blank facades and parking entrances, or large undefined open spaces.

Longmarket street offers an opportunity to connect all the way from District 6 Hanover Street, through the CBD and into the historic Bo-Kaap neighbourhood, the quality of the street varies on it's length, it's public and pedestrian nature is focused in the East City area, an overpass connects it to CPUT campus

Cantebury Street is defined by the open spaces which are used for parking. While activity is focused on Harrington Street.

There is good tree coverage from Spin street along Albertus Street and Parade Street and some areas of Constitution Street and Hanover street have street trees, through the character of these areas is exposed and windswept at present.

Tennant street a pedestrian unfriendly given the amount of foot traffic along it. Desire lines between CPUT and the residences and apartment buildings in the East City indicate that the street is crossed along it's length.

5.3.10.3. Art

District Six and the surrounding areas are characterised by public art and murals.



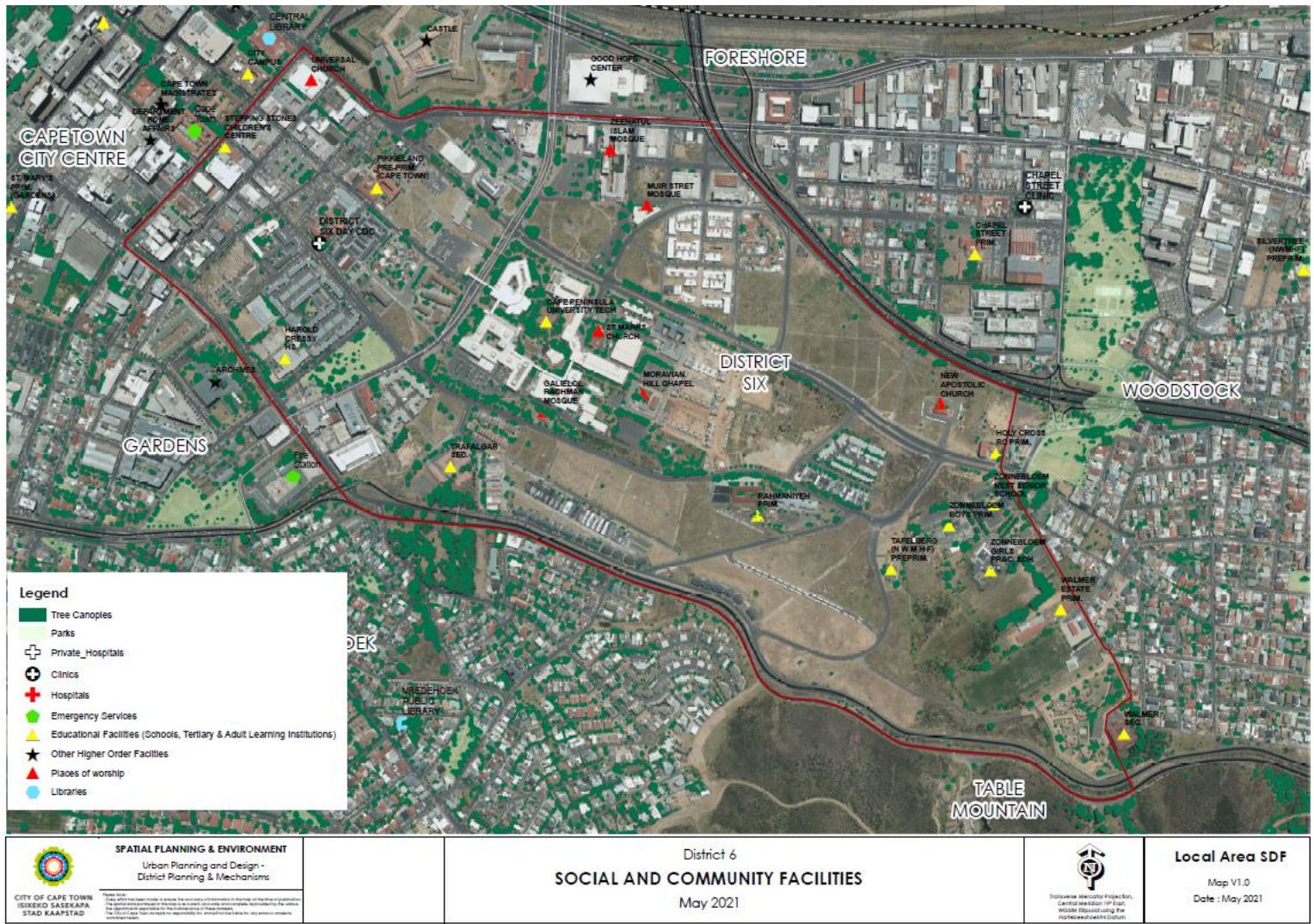


Figure 23: Social and Community Facilities

5.4. NON-RESIDENTIAL

Spatial planning for District six has highlighted Hanover street as the centre of commercial activity reflecting it's historic role in the area. House shops and home enterprise were another feature of historic District Six that will be permitted under the City's current zoning scheme.

The Business environment East of District Six reflects a vibrant and varied retail environment, mature tourism and events environment and a range of office typologies suiting different business sizes and types.

5.4.1. OFFICE

The estimated quantum of office space in the CBD in 2019 was over 1 million m² with only 10.8% vacancy. In 2020 the vacancy rate increased to an estimated 15% (SAPOA Q4 2020).

B grade office space took up the largest proportion of office space in the CBD at 50%, followed by A grade at roughly 30%.

Office space in the East City accommodates a variety of company types, from smaller start-ups, free lancers, small firms to large corporate head offices, including the Woolworths head office.

Co-working spaces were a growing trend in the CBD and East City in 2019 with a new co-working space opening at 50 Harrington. Arts and crafts studios also feature as a notable commercial use in the East City.

5.4.2. RETAIL

Three shopping centres, The Golden Acre, Grand Parade and Grand Central provide chain store shopping accessible to commuters and are linked to the train station and Golden Arrow Bus Station. These shopping areas serve a mixed market and attract shoppers from across Cape Town.

Street front retail in the area is diverse, with a range from imported Chinese goods, to high end luxury goods. Some emerging trends include a move towards experiential retail with themed spaces aimed to lure in passing traffic and attract clients from further afield.

For example Truth Coffee. Sustainable retail trends also feature with the introduction of packaging free grocers and vegan takeaway outlets.

The occupancy of retail spaces in 2019 in the East City was 97%, the highest in the CBD.

The Night Time Economy Centres around Harrington Street with the majority of bars and clubs located here.

The mix of retail is shown in **Table 8: Retail Establishment Counts**.

Table 8: Retail Establishment Counts

Retail Environment East City 2019 (Source CCID 2019)			
Adult entertainment	2	Jewellery design and manufacturing	14
Art galleries	4	Laundry, dry cleaning, shoe repairs and tailors	11
Bakeries	3	Liquor stores and wine merchants	5
Barber shops	3	Luggage and leather goods	5
Bars and Clubs	8	Mobile devices	27
Booksellers and publishers	2	Opticians and eyewear	6
Butcheries	3	Pawn shops	1
Clothing and shoes	62	Pharmacies	3
Coffee shops and cafes	20	Postage and courier	1
Curios & markets	2	Printing, copying etc	2
Chain Stores	12	Restaurants	20
Discount Stores	9	Speciality shops	11
Electronic, photography & music	8	Sporting goods	4
Fashion, accessories and handbags	1	Superettes	4
Furniture, lighting and décor	8	Supermarkets	4
Gyms	1	Takeaways	34
Hair Salons	15	Theatres	1
Hardware	1	Internet cafes	5
Health and beauty	11		

Informal trade areas are mainly around Cape Town station and the Grand Parade and reflect the diversity of retail within the CBD node, with a diversity of services and goods provided by informal traders.

The business areas to the South of District are along Sir Lowry Rd, dominated by wholesalers, building and trade suppliers, with some officers.

COVID 19 has had a dramatic effect on the CBD retail economy with an estimated 17% of retail spaces becoming vacant, compared to the 9.4% in 2019. While this data still needs to be validated by Precinct, this is likely to have had an effect on the East City business environment.

5.4.3. TOURISM AND ENTERTAINMENT

Entertainment spaces in the district range from theatres, smart cocktail lounges to student dive bars and a range of food outlets, from the iconic Charly's Bakery, to smaller coffee shops and takeaway outlets, to fine dining eateries such as Fyn on Church square.

2020 saw the permanent closure of the Fugard theater. The City Hall remains as a future events and arts space and was upgraded in 2018/19. The Castle and the District Six museum and Homecoming Centre remain as museum attractions.

There were 11 hotels in the area surrounding District Six in 2019 comprising a range from backpackers, to budget hotels and 1 5 star boutique hotel which opened in 2019, the LaBoutesse. Occupancies were above 80% in peak season of 2019 dropping dramatically in 2020 during lockdown and its aftermath, as the hotel sector in the CBD depends on international travel, these events and heralded the closure of the Townhouse hotel in 2021.

430 000 people attended events in the Central City in 2019, the area around District 6 has several events venues and potential venues, the Parade and City and Castle being the focal point, as well as many hotels and restaurant spaces and smaller public spaces, such as Church Square and Library Square.

COVID 19 has had a devastating impact on Tourism in particular, which will be described more in section X.

From a land use perspective, the closure of the Fugard Theatre and Townhouse hotel are indicators of the hardships facing events venues and hotels currently.



5.5. PROPERTY MARKET TRENDS

The property market for Cape Town CBD and for CBD's around the world faces a period of great uncertainty and change following the 2020 COVID 19 lockdowns. Reimagining and preparing the CBD's for transition is a question being grappled with across the globe that should be kept in mind while reflecting on the trends prior to 2020.

5.5.1. RESIDENTIAL PROPERTY MARKET:

Most residential properties grew in value dramatically over the 2012-2018 time period. The majority of properties showed growth of over 80% with a substantial number growing over 100% in value. Areas experiencing the highest growth include the CBD, lower Woodstock and Salt River.

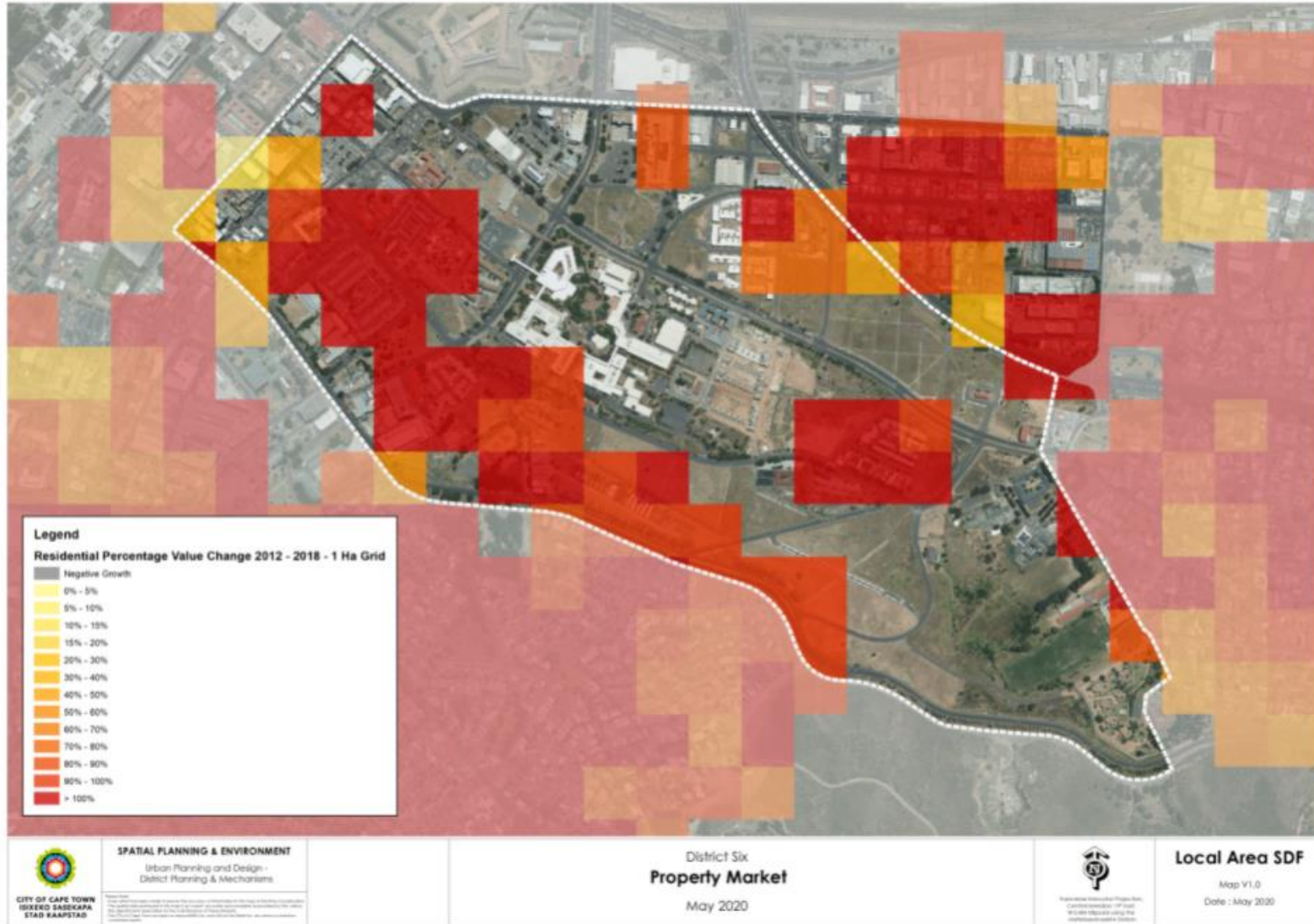


Figure 24: Property Marke Trends

Average sales prices for residential property in the East City has tracked at over a million per unit since 2016. This is substantially more than the average working household in Cape Town can afford. **Table 9** below depicts income bands likely to get financing and the amount they qualify for:

Table 9: Income Bands to get Financing

Household Monthly Income	Affordability (assuming a bond on a 13% interest rate)
R22 000	R560 000
R20 000	R510 000
R18 000	R460 000

The properties in suburbs surrounding District six were achieving some of the highest rand per square meter values in the Country in 2018- from approximately R2300 at the lower end in the East and Central City and R38000 at the higher end of the market.

5.5.2. NON RESIDENTIAL MARKET

A cap rate is one type of measurement used in evaluating market performance and the viability of property investment in an area by indicating **risk** and the **potential rate of return** for a spatial area. The capitalisation rate is the ratio of stabilised annual net operating income to purchase price. Thus, it measures income after deduction for operating expenses and normal vacancy, but before deducting financing charges and income taxes (*Ambrose and Nourse, 1993:221*). A low cap rates implies lower risk, higher value and a high cap rate implies higher risk, lower value. The **Table 10** shows the average CAP rates for the Table Bay District, along with the average vacancy rate and rand per m² rentals.

Table 10: Average CAP Rates for the Table Bay District

Market Segment	Year	Average Cap Rate (%)	Average Operating costs (R/m ² /month)	Average Gross market rental (R/m ² /month)	Average Vacancy Rate (%)
Industrial	2012	10.2%	R5.93	R31.34	3.5%
	2015	9.5%	R7.50	R41.01	5.8%
	2018	9.1%	R13.64	R107.67	5.3%
Retail	2012	10.4%	R13.79	R81.19	3.5%
	2015	9.3%	R17.63	R87.29	5.0%
	2018	9.9%	R38.18	R251.54	5.3%
Office	2012	10.9%	R17.45	R67.51	5.0%
	2015	10.3%	R18.60	R79.31	9.2%
	2018	10.0%	R32.18	R192.65	8.7%

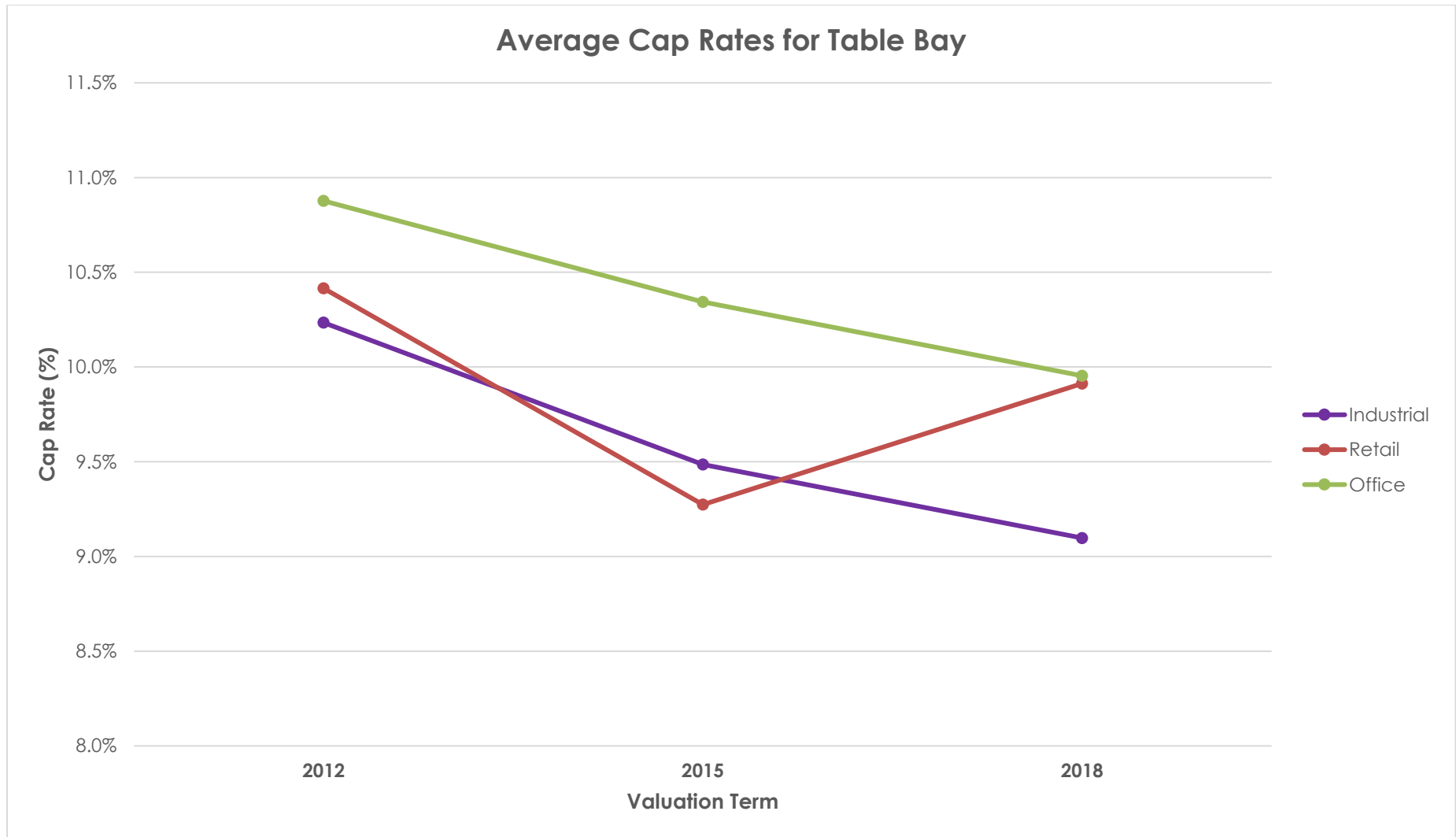


Figure 25: Average CAP Rates for the Table District

5.5.3. OFFICE

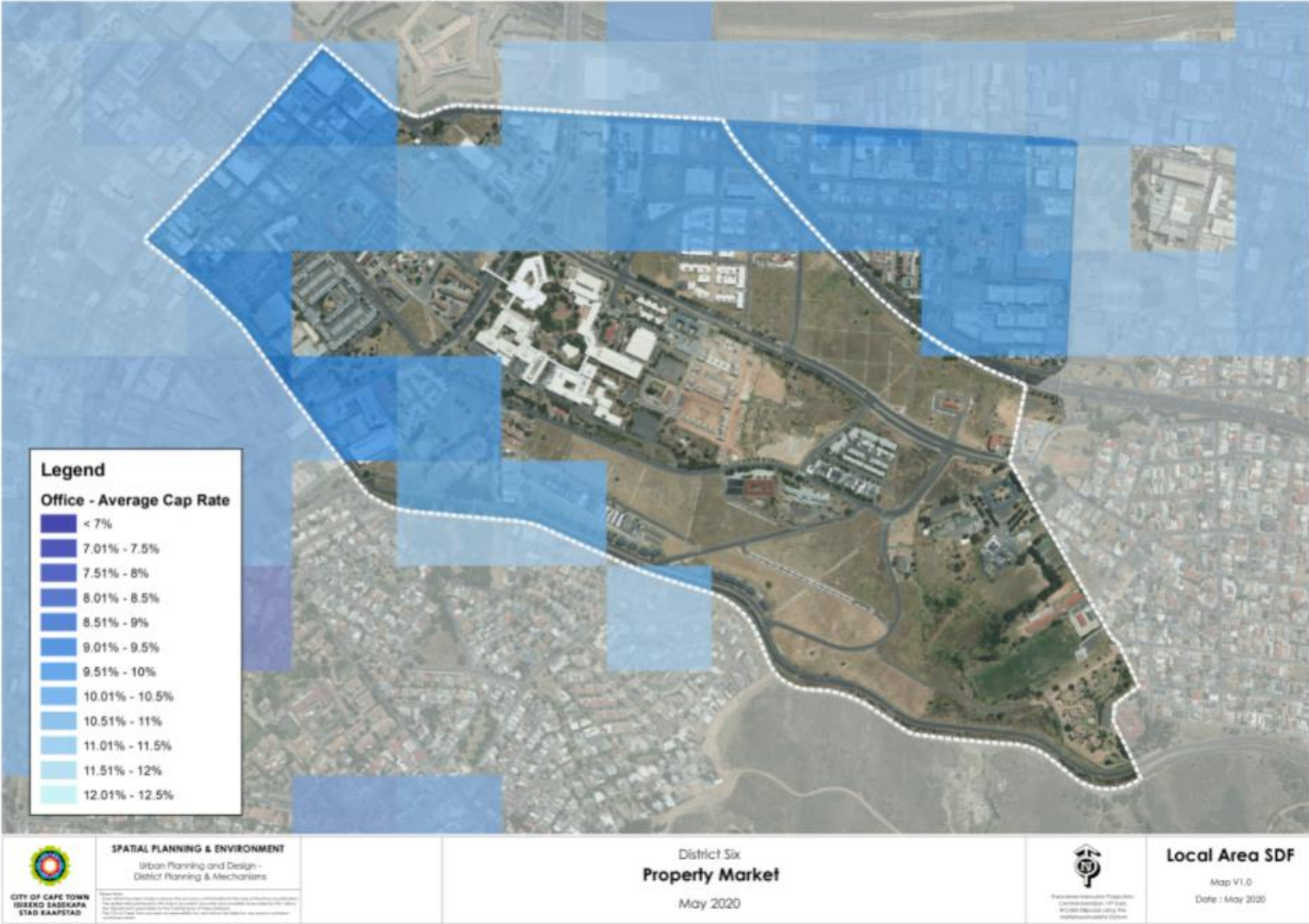


Figure 26: Property Market - Office

Table 11: Office Market Performance 2018-2020 (Q4):Source SAPOA office vacancy report.

Grade	Total Rentable Area		Available for Leasing		Vacancy Rate %		Average Gross Asking Rentals (MEDIAN)	
	2018	2020	2018	2020	2018	2020	2018	2020
Premium	52000	66080	3520	11647	6.8%	17.6%	185	200
A grade	388383	367623	48350	38348	12.4%	10.4%	145	150
B grade	513786	503236	57972	84007	11.3%	16.7%	116	125
C grade	107854	101768	15845	17766	14.7%	17.5%	95	103
TOTAL	1062023	1038707	125687	151768	11.8%	14.6%		

5.5.4. RETAIL

The Retail sector in the CBD node saw some of the lowest CAP rates in the City in 2019. However, vacancy rates in the Retail sector have increased as a result of COVID 19.

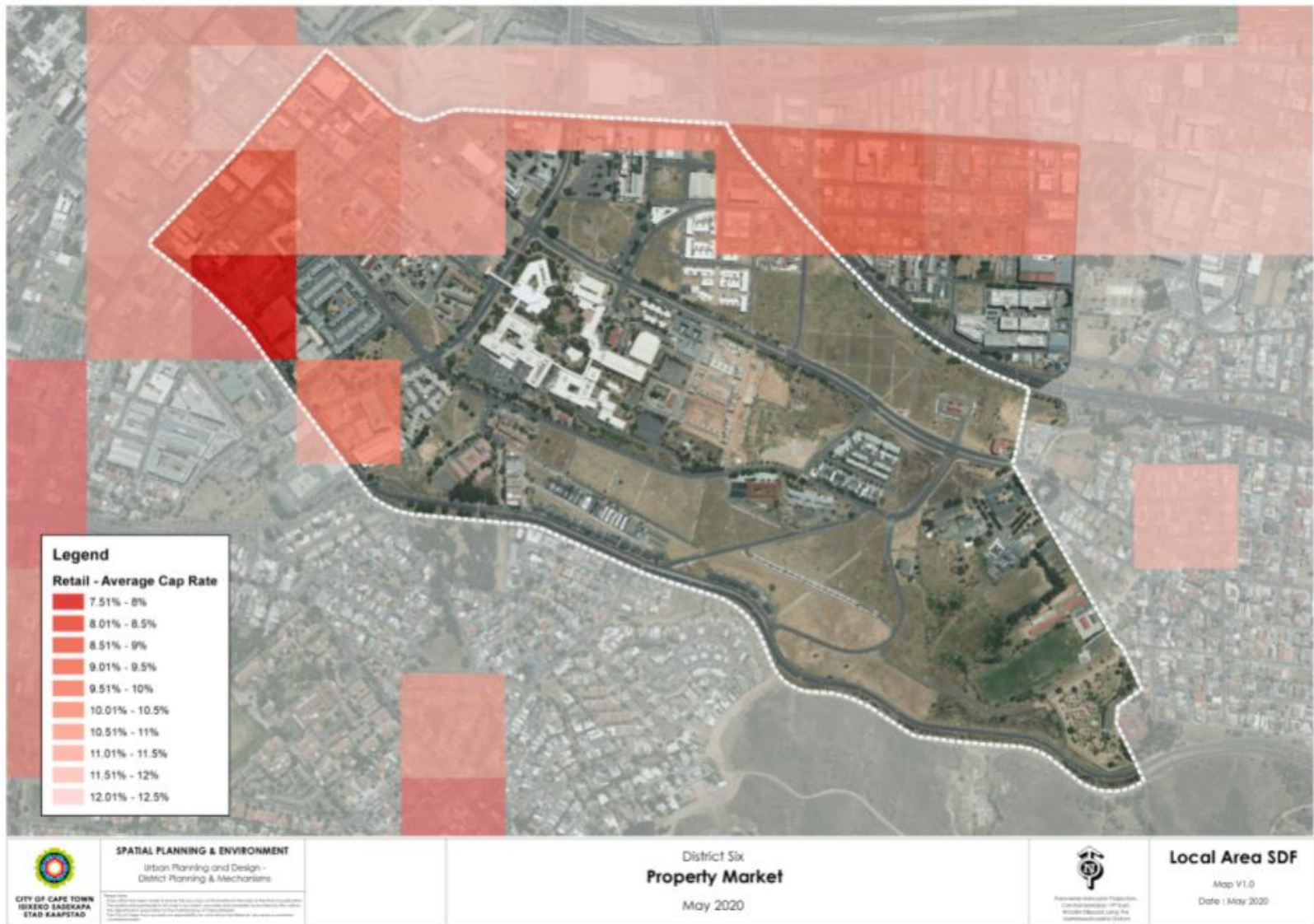


Figure 27: Property Market – Retail

It is likely that the non-residential sectors will continue to see a drastic transformation as the aftermath of COVID 19 changes the world of work.

The office sector may see permanent changes with more people working remotely in the knowledge economy.

Adjustments may see an increase in hot-desking and a decrease in demand for Office space overall, with an increase in potential for conversion of office buildings to residential. In 2019 this trend had already begun with a reduction of approximately 40000 square meters of office space lost to residential. Premium office space may also see more demand as companies attempt to incentivize increased office time.

The daytime retail economy that supports office workers will experience a concomitant decline.

The Tourism sector is estimated to only see recovery around 2023 as vaccine roll out speeds up across the world.

5.6. ECONOMY

Cape Town's appealing lifestyle factors and skilled labour makes it an attractive financial and business service hub for global and national organisations. As a result, the finance and business services sector has been the largest contributor to the growth of Cape Town's economy in the past ten years. This has resulted in increasing demand for office space.

District 6 is located next to the CBD economic area, a mature metropolitan node and residents will be in proximity to this economic area. Currently the largest economic asset in the District is arguably the Cape Peninsula University of Technology, which supplies skills to Cape Town's economy. The CBD area was characterised by ECAMP in 2016 as being a high performing economic node with high growth potential, this trend tracked up till 2020. Investment in the area has seen a boost in many sectors up to 2019 best indicated by the approximately 14billion investment in the property pipeline in 2019.

The analysis that follows shows data for the Table Bay District, relative to other areas of Cape Town. The CBD node is the largest economic node in the Table Bay district and therefore the main contributor to the economy of Table Bay. Prior to 2020, Table Bay's economic growth tracked higher than average across the City over 10 years, starting off a high base relative to other Districts. The Economic contribution of Table Bay to the City was approximately 29% in 2019.

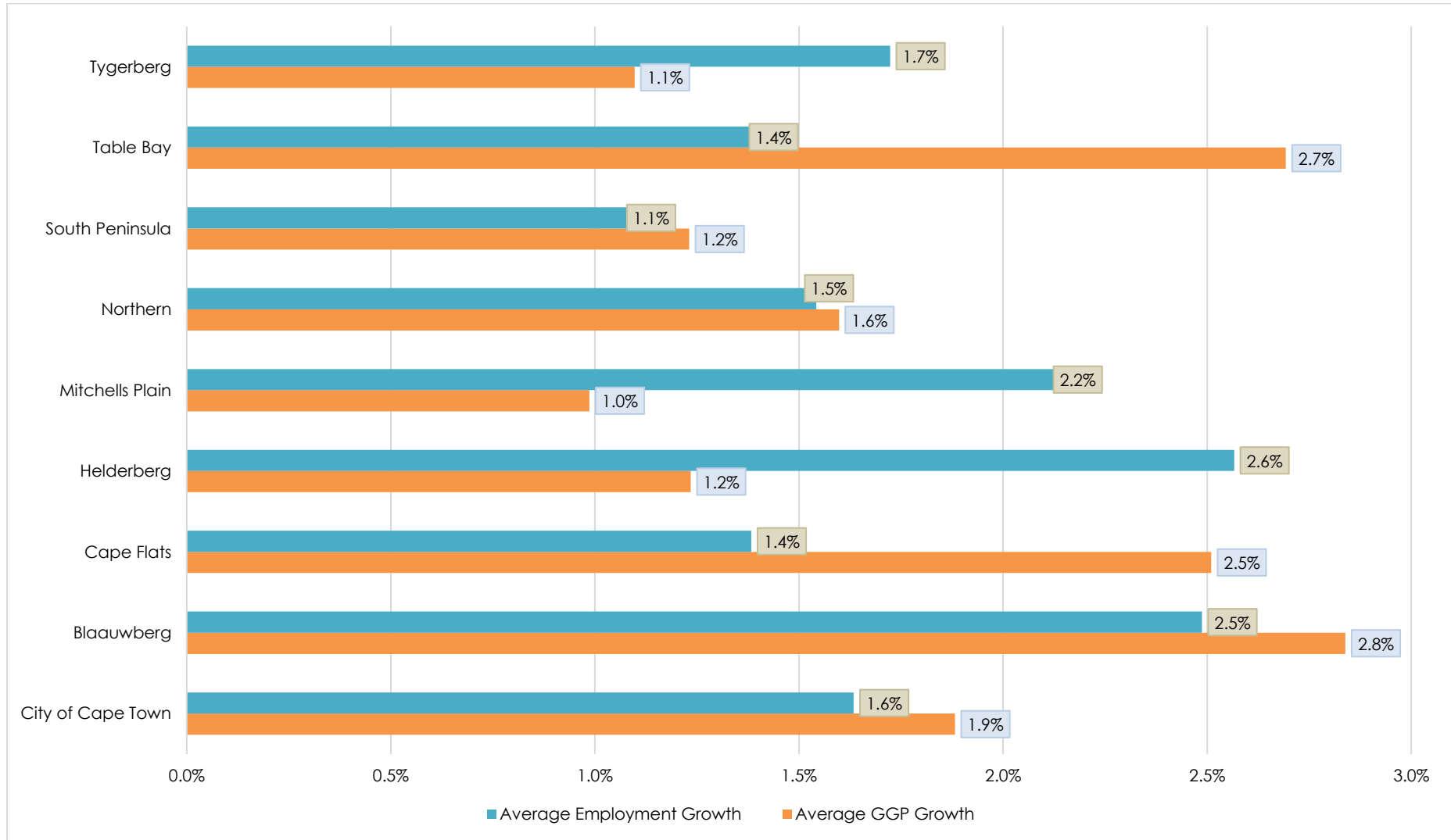


Figure 28 Average annual economic growth rates, 2009 to 2018 (source: IHS Markit, 2019)

From the **Figure 30** and **Figure 29**, it is clear that Table Bay district is the main contributor to the total gross value added (GVA) of most sectors in Cape Town, followed by Tygerberg district. Table Bay district's contribution is especially pronounced in the transport (34,7%) and trade sectors (30,6%) – this is as a result of the district containing the city's port and also because it functions as the main retail and hospitality hub in the city.² While Table Bay is the largest contributor to agricultural output (including fishing) in the city this is likely due to the head office effect. Employment trends, for the most part mirror the output trends, although Tygerberg district is seemingly more labour intensive (contributing more to employment than GVA) than Table Bay district.

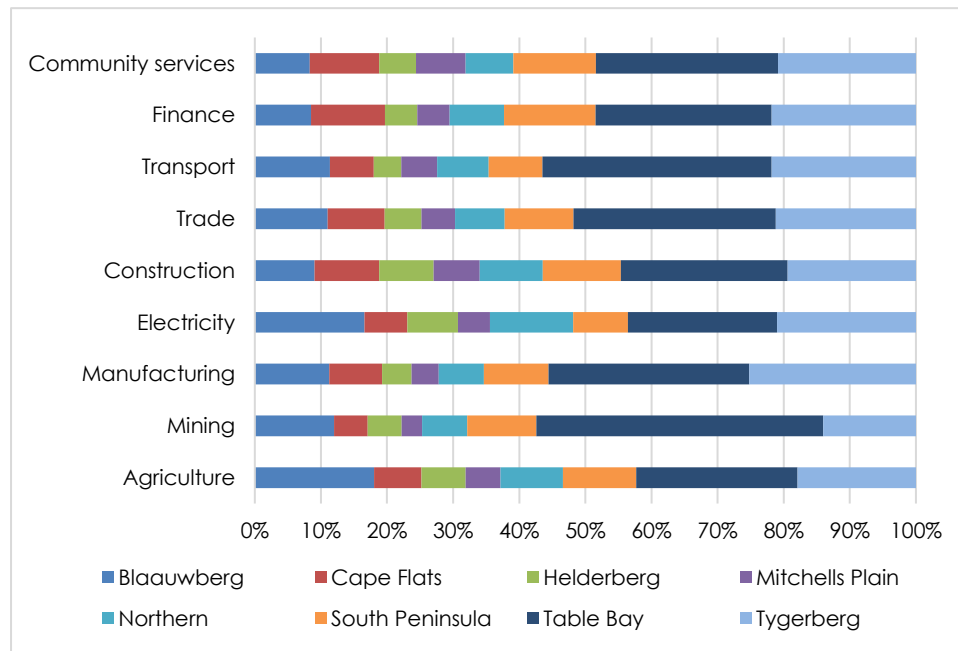


Figure 30 Gross Value Added (GVA) contribution by sector, 2018 (IHS Markit, 2019).

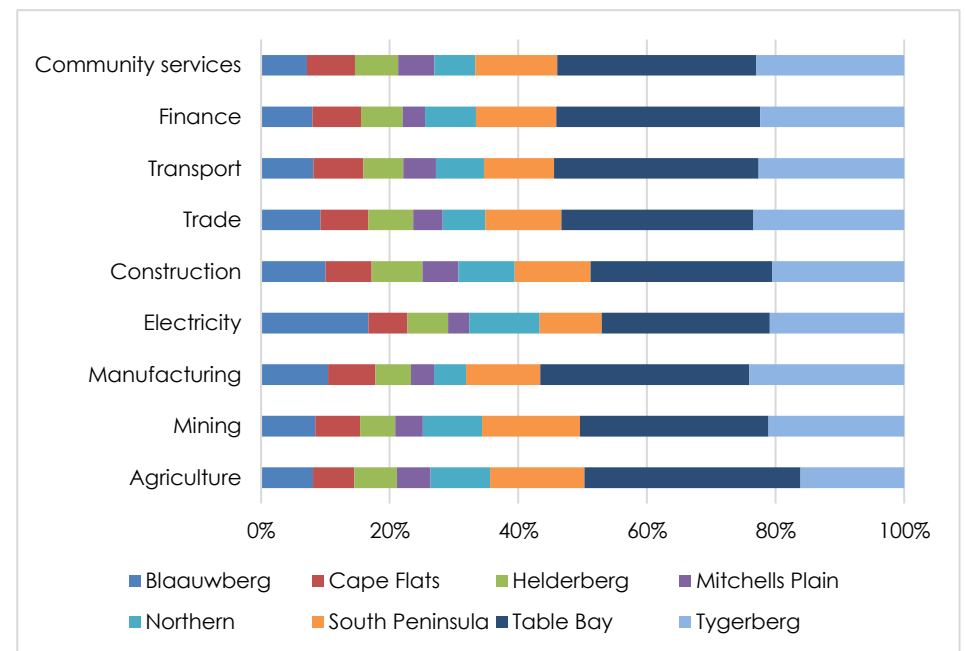


Figure 29 Employment contribution to Cape Town, 2018 (IHS Markit, 2019)

² The mining figures are for all districts are almost insignificant

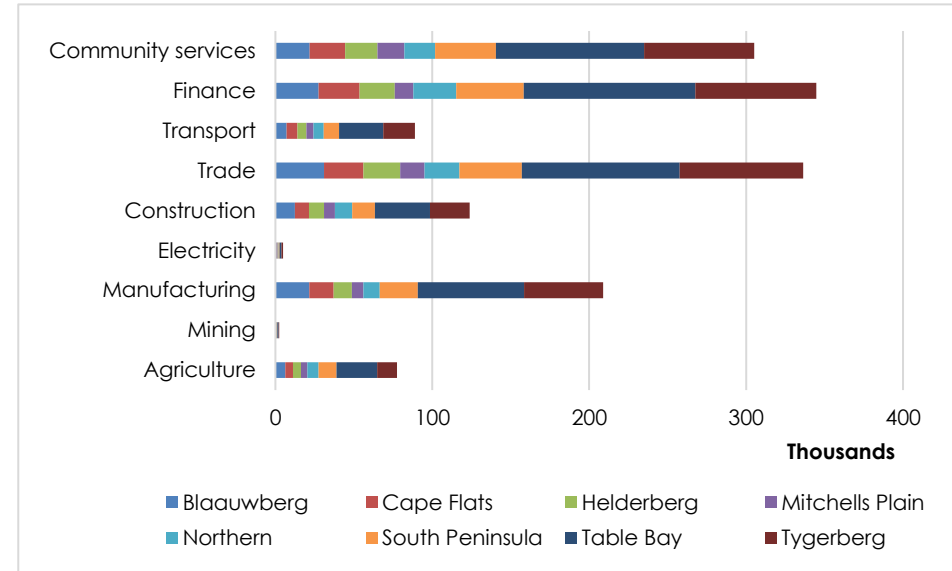
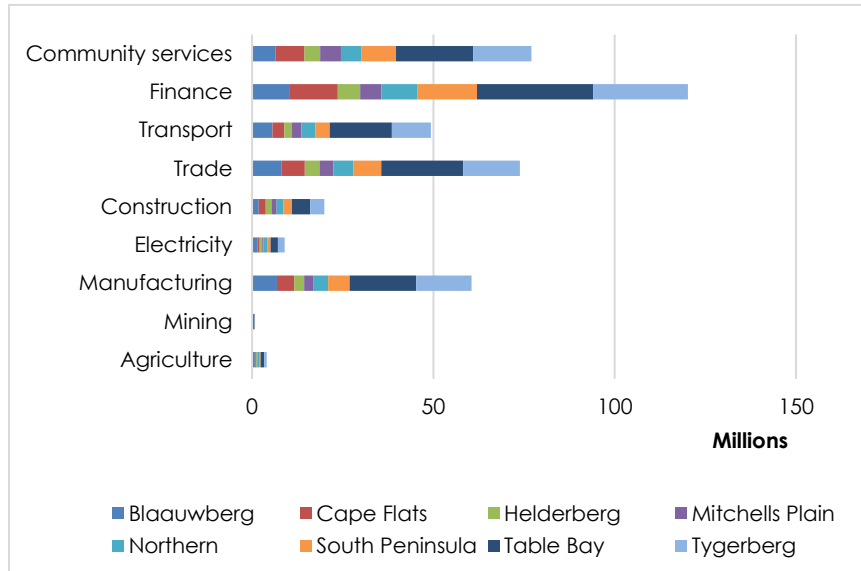


Figure 31 Employment contribution to Cape Town, 2018 (IHS Markit 2019)

Table Bay		
Sectors	GVA	Employment
Agriculture	0,8%	5,2%
Mining	0,3%	0,1%
Manufacturing	15,3%	13,7%
Electricity	1,7%	0,3%
Construction	4,2%	7,1%
Trade	18,9%	20,3%
Transport	14,3%	5,7%
Finance	26,7%	22,1%
Community services	17,7%	19,1%

The **Figure 31** and **Figure 32** above demonstrate the output sizes as well as total employment (number of people employed) across all sectors by each planning district. As observed from the figures, mining's output and employment in the city is negligible. Whilst agriculture recorded a small output size across all planning districts in 2018, it contributed significantly more to employment. As shown by output size and total employment - finance, community services, trade and manufacturing are significant contributors across all planning districts at different scales.

The Table Bay Districts economy is diverse, but focused strongly on the Finance Sector, Trade, Community Services and Manufacturing. For the CBD node, Trade- which includes hospitality

Figure 32 Gross Value Added (GVA) contribution by sector, 2018 (IHS Markit 2019)

and retail, Transport, Construction, Finance and Community services feature most strongly. Transport activities are focused around the Port. Worryingly these sectors have all been significantly affected by the COVID 19 pandemic.

5.6.1. IMPACT OF COVID 19 ON EMPLOYMENT AND LIQUIDATIONS

In Cape Town the trade, hotels and restaurants sector recorded the largest year-on-year decrease of 49 864 jobs (Q3 EPIC 2020) the majority of this sector is staged in the CBD node and surrounds, where tourism has a location advantage and is heavily reliant on overseas visitors.

This was followed by manufacturing (-35 212 jobs), finance, real estate and business services (-34 570 jobs), and community, social and other personal services (-28 151 jobs) sectors. Meaningful declines were also noted within the transport and communication (-17 788 jobs), private households (-12 795 jobs), and agriculture, forestry and fishing (-10 037 jobs) sectors

For Cape Town, formal employment decreased on both a quarter-on-quarter (by 852 jobs) and year-on-year (by 113 221 jobs) basis to a total of 1,18 million individuals. Informal employment (151 652 employed individuals) was the main contributor to Cape Town's total employment growth in the third quarter, with an increase of 17 079 jobs on a quarter-on-quarter level. It decreased, however, on a year-on-year level (by 53 773 jobs).

The total number of liquidations in South Africa increased by 18.9% in the first quarter of 2021 compared to the same period in 2020. The number of liquidations rose by 49% between March 2020 and March 2021. Finance, insurance, real estate and business services (77 liquidations); trade, catering and accommodation (47), and manufacturing (10) were the sectors most affected. The Beyond COVID Business Survey for SMME's, conducted by Redflank, discovered that 26% of SMMEs that participated had closed temporarily or permanently.

5.7. BULK SERVICES

5.7.1. WATER

Currently the existing municipal water system is performing adequately. Distribution systems is over 40 years old and it will likely require frequent maintenance in the future.

Most of the existing water services are located within road reserves, the existing distributor roads should be maintained where possible as they carry majority of the water mains to service the development area. New reticulation will service the new precincts feeding from the existing mains.

Source: District Six Development Framework 2012

5.7.2. SANITATION AND WASTE WATER

5.7.2.1. Stormwater

The existing drainage system which discharges run off from devils peak in Table Bay is currently at full capacity and will not be able to take on additional water.

Development will need to comply with CoCT's Urban Stormwater Management Plan. This means that large quantum of stormwater will need to be retained or detained on site.

5.7.2.2. Sewage Services

The existing services within District Six is a conventional waterborne sanitation system. Majority of the sewage will flow to the Green Point Waste Water Treatment Plant and Pump Station. A small portion will flow to the Woodstock Sewage Pump Station catchment and then finally to Athlone Waste Water Treatment Works. It is currently at capacity and will require upgrading.

Source: District Six Development Framework 2012

5.7.3. ELECTRICITY

District Six has a network of electrical and telecommunications underground services running throughout the proposed site. These comprise of both primary and secondary services.

5.7.3.1. Primary

Major electrical feeds runs through existing sites from the Woodstock substation, down Chapel and Tennant Street towards Roeland Street. This is CoCT major 132kV interconnection to Tamboerskloof.

The 11kV network feeding the existing CTM substations on the district Six precinct runs through most of the roads on site. There is a congestion of cables on in Constitution Street towards the substation, on Canterbury and Sir Lowry's Street. This feeds into existing buildings and CPUT.

5.7.3.2. Secondary

These Generally run in the existing road reserve and can easily be protected/ diverted or fall within a new layout. There are two major substations located on Constitution Street and Woodstock which has sufficient capacity for redevelopment.

Source: District Six Development Framework 2012

5.8. MOVEMENT AND ACCESSIBILITY

District Six is located adjacent to the CBD, close to the Port of Cape Town and within the historic City Bowl. Therefore, it is within close proximity to amenities (social facilities and economic activities) and job opportunities. District Six is situated within walking distance from the Cape Town Train Station, Golden Arrow Bus Station and taxi Rank, which provides access to the rest of the metropolitan area.

This section provides a status quo analysis of the mobility and accessibility networks within the District Six Neighbourhood.

5.8.1. NON-MOTORISED TRANSPORT

The East City area is more walkable, with residents in the CBD area reporting walkability as a key advantage of living in the central city source (CCID 2019 online residential survey).

The area around CPUT is more active and walkable, however the scale of Tennant street is pedestrian unfriendly.

The NMT environment in the District Six area is challenged by the un-developed site, large over-exposed spaces reduce the sense of safety. The slope of the site poses a constraint to East West movement, people of different abilities and the elderly,

Integrating NMT with public transit, creating active street frontages and improving access to facilities should be the focus of future development.

Certain routes have a high possibility of traffic conflict and will need good separation.

5.8.2. PUBLIC TRANSPORT

Being close to the city center, District Six has the benefit of access to a range of higher order public transport. This includes rail and the Integrated Rapid Transit system- MyCiti. The Study Area is well serviced with higher order public transport. High public transport activity levels occurs towards the north western portion of the Study Area which is expected due to it being the Cape Town Station. Refer **Figure 31**.

5.8.2.1. Higher Order Public Transport

The rail services provides transportation to existing places of employment which are located outside of the CBD and in the outer industrial areas. Esplanade and Woodstock stations are the closest alternative stations to the Study Area. However, the current rail crises which is hindering commuters needs to be addressed. Once fixed the railway system will certainly revitalize and strengthen the public transport system within the city.



The MyCiTi Trunk runs along the northern boundary of the site on Nelson Mandela Boulevard. A feeder route services the study area along Keizersgracht Road and runs through Walmer Estate, Woodstock and then to the Salt River Station.



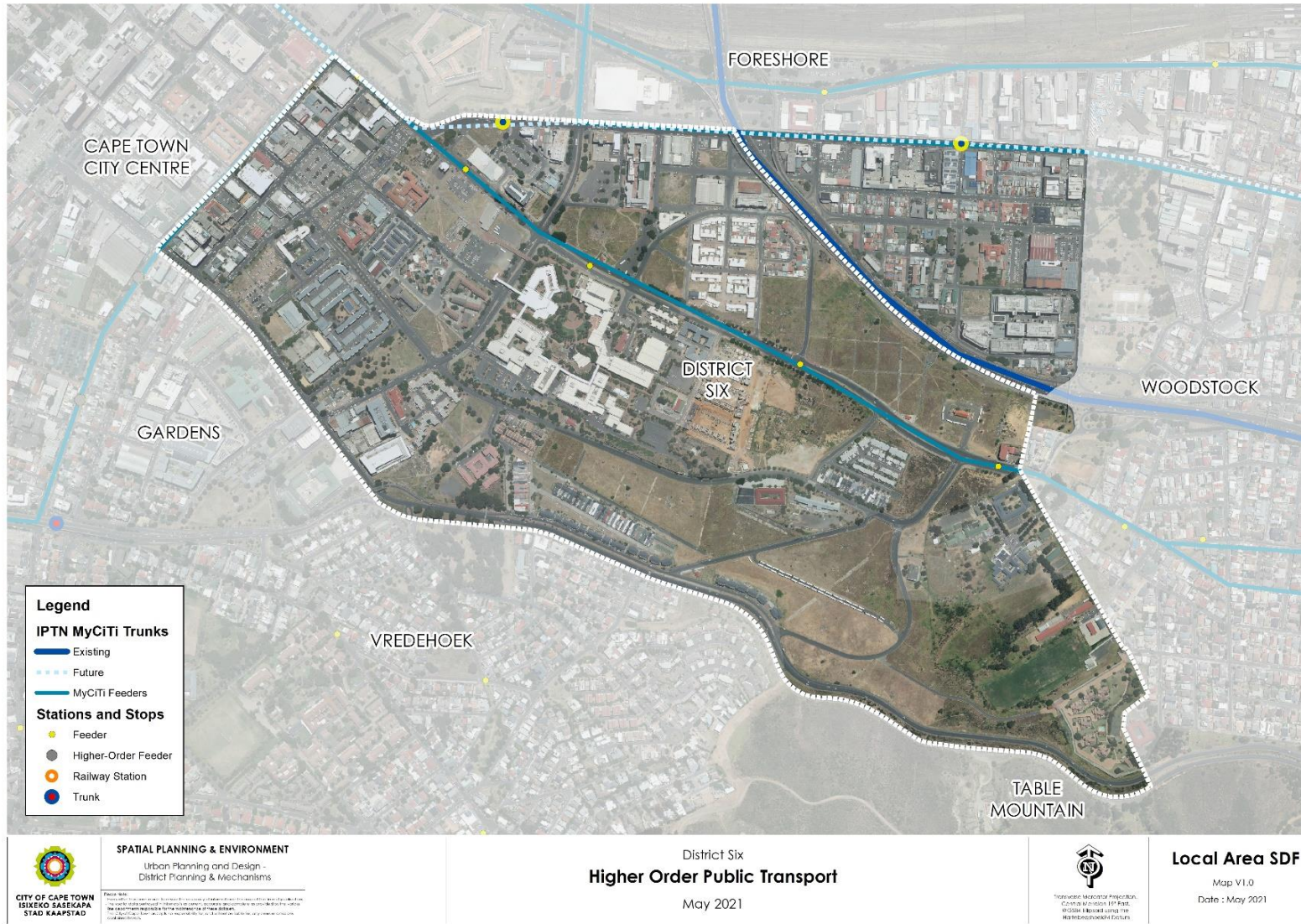


Figure 33: Higher Order Public Transport

5.8.2.2. Lower Order Public Transport

Mini bus taxi and Golden Arrow Bus Services (GABS) plays a vital role in mass transportation of people within Cape Town. Both services operate along the main routes within the Study Area. These routes are Keizersgracht Road, Constitution Street, Sir Lowry Road and Tennant Street. Sir Lowry Links to Victoria Road which services serve multiple destinations in all the other districts via the N2, and Main Road.



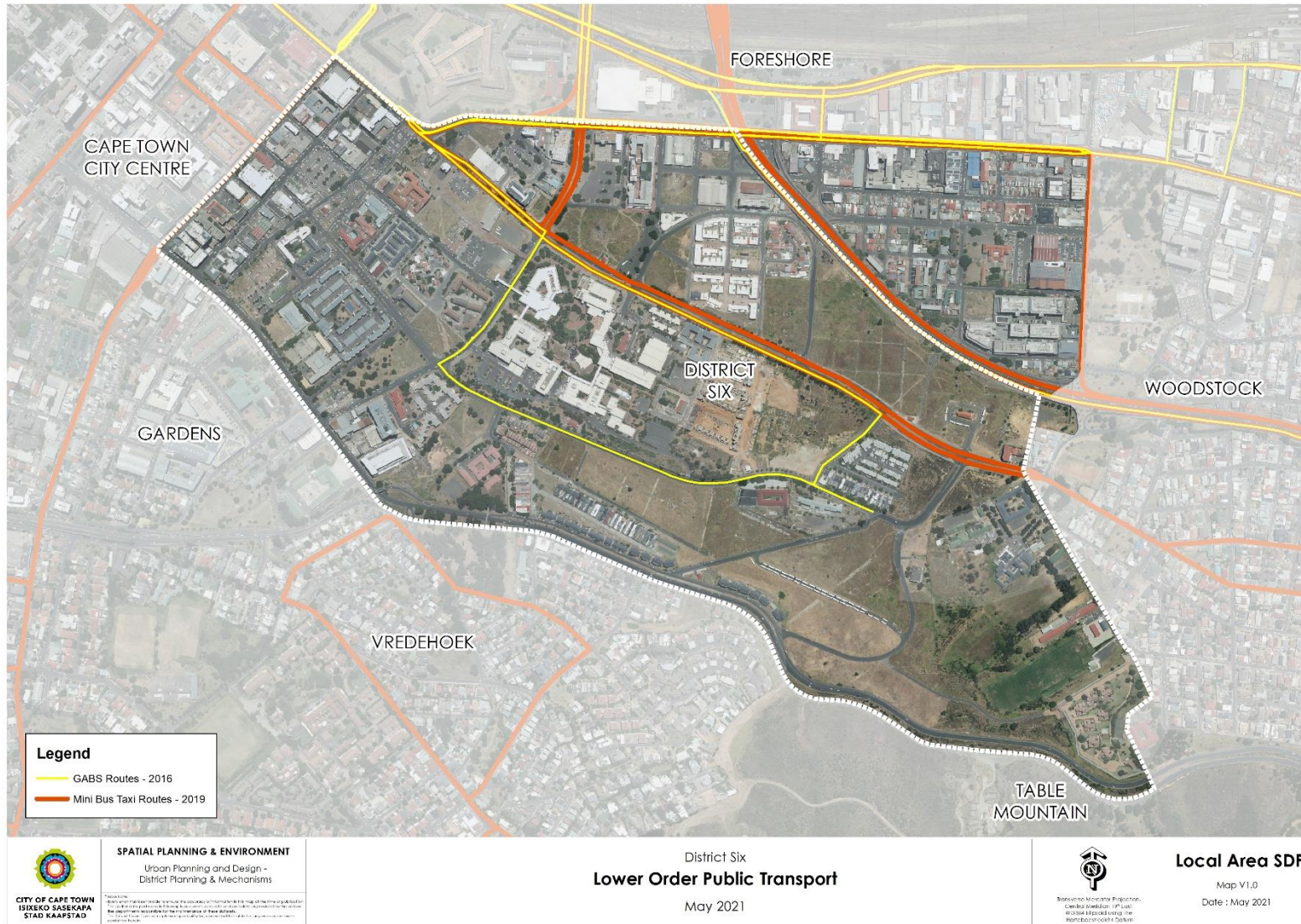


Figure 34: Lower Order Public Transport

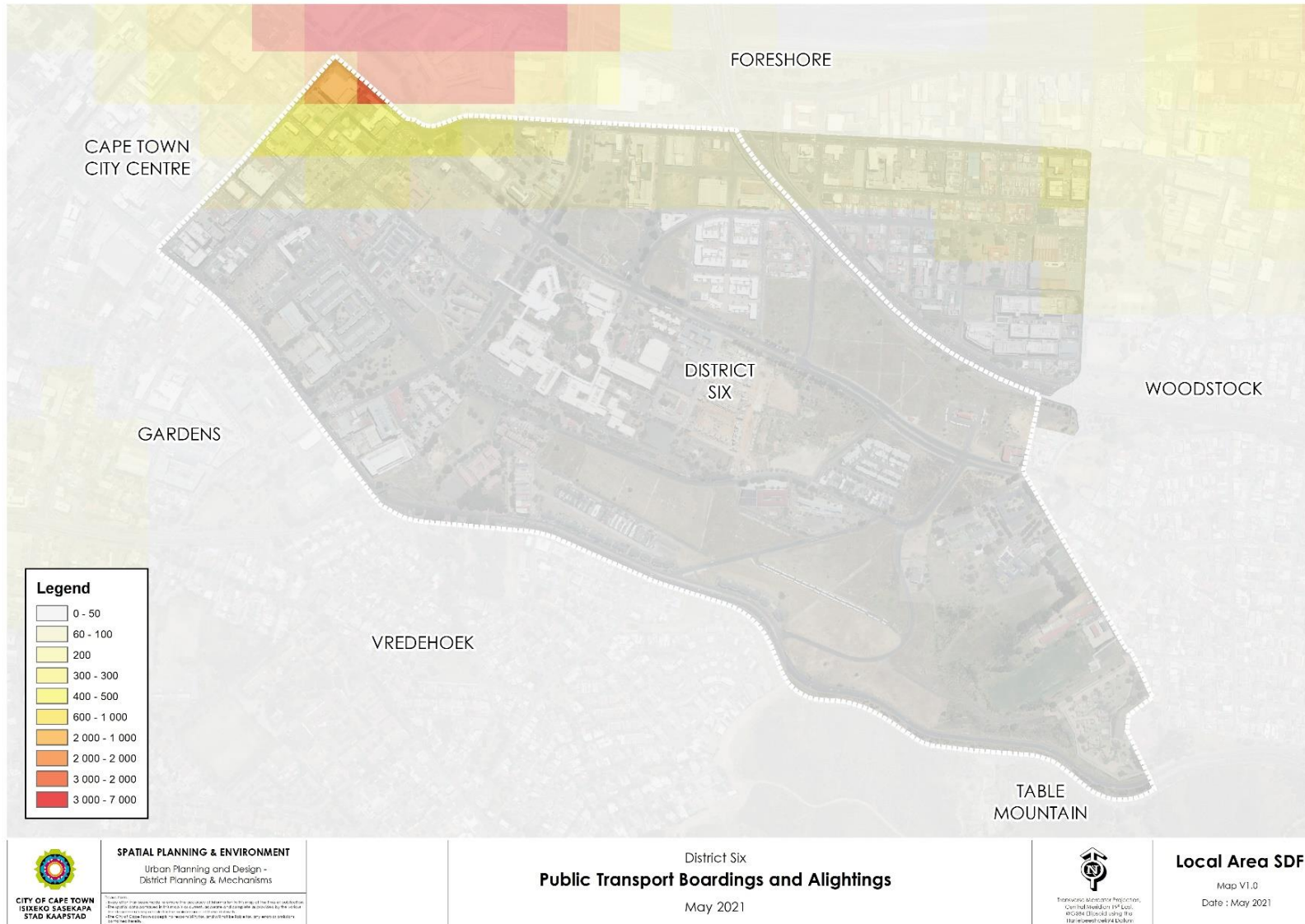


Figure 35: Public transport Activity Level

5.8.3. ROAD NETWORK AND INFRASTRUCTURE

District Six has a well serviced road network which links the Study Area to the CBD and surrounding districts. In terms of road hierarchy, the principal arterial route is Nelson Mandela Boulevard, it acts as the main mobility arterial route into the area. Nelson Mandela Boulevard passes through the northern boundary of the study area. The N2 express way provides direct high level access into the area and CBD. Philip Kgosana Drive is a major arterial route that also provides access to the study area via Roeland Street.

The two main mobility structuring elements within the area is New Hanover Street and Tennant Street. This provides an east-west linkage from the CBD and Woodstock. Tennant Street provides the north-south linkage from the area to Foreshore.

It should be noted that Nelson Mandela Boulevard and Philip Kgosana Drive experiences traffic congestion during peak traffic times. This will also lead to traffic congestion within the area. Illegal parking is another cause of concern.



Legend

- Local Street
- Collector
- Minor Arterial
- Major Arterial
- Principal Arterial



SPATIAL PLANNING & ENVIRONMENT
Urban Planning and Design -
District Planning & Mechanisms

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District Six
Road Hierarchy
May 2021



Local Area SDF
Map V1.0
Date : May 2021

Figure 36: Road Hierarchy

6. OPPORTUNITIES AND CONSTRAINTS

6.1. CONSTRAINTS

- Existing buildings need to be respected.
- Underground infrastructure and water courses may constraint development unless relocated or reinforced.
- Heritage sites such as the Castle and Grande Parade need to be retained and enhanced. These buildings are more than 60 years old and will require a Heritage Impact Assessment prior to any development on their sites.
- CPUT, schools and walled public facilities form barriers to movement and access.
- Public Open Spaces to be safeguarded and improved.
- Archeological sensitive sites needing additional explorations are to be safeguarded and integrated into the urban fabric.
- Undeveloped land parcels are open to potential land invasions
- Potential delapidation of restitution buildings if no management and funding is put in place to ensure communal spaces and external building is not well maintained.

6.2. OPPORTUNITIES

- There are educational facilities within Zonnebloem. Upgrade the current facilities to accommodate the increase in population and improve spatial and institutional linkages.
- De Waal Drive is a scenic route
- Utilizing the water streams that flow underground
- Consolidate underutilized open spaces and create a clear and open space network.
- Make visible the heritage of the site by acknowledging and celebrating important sites and reinstating some historic street pattern.
- Tourism oppurtunities within District Six (Memorial Park, Trafalgar Park etc)
- Existing services, such as electricity, storm water and sewage

7. PUBLIC PARTICIPATION INPUTS

7.1. MAIN ISSUES

LAND	HOUSING	PUBLIC FACILITIES	BUSINESS	TRANSPORT
Create spaces of gathering and vibrant activity. Create functional areas	Focus should not only be on housing provision. Must be people centred	Social reparation and healing	Market open spaces	Traffic calming on activity streets
Harrington Square, Trafalgar park & Memorial Park mentioned as key public spaces	Higher density development. Create sense of community family	Rehab centers for youth	Good hope centre as hub for economic development	
How much land should be restored to the claimants and how much land is available in District 6. (36ha, 42ha, 150ha, 153ha?) Can we access land elsewhere- how much and where? This will influence the LSDF planning.		Focus on streets as extensions of houses and living spaces	Hanover street as activity street create centre of hustle and bustle	
Who owns the land that have been allocated for restitution?		Recreation centres for youth		
Did the city sell any land – or entered into agreement to sell land? City should confirm this?		Memorialization of important sites		
Land should be transferred into the SPV as proposed by the Business plan.		Amphitheatre overlooking bay		

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