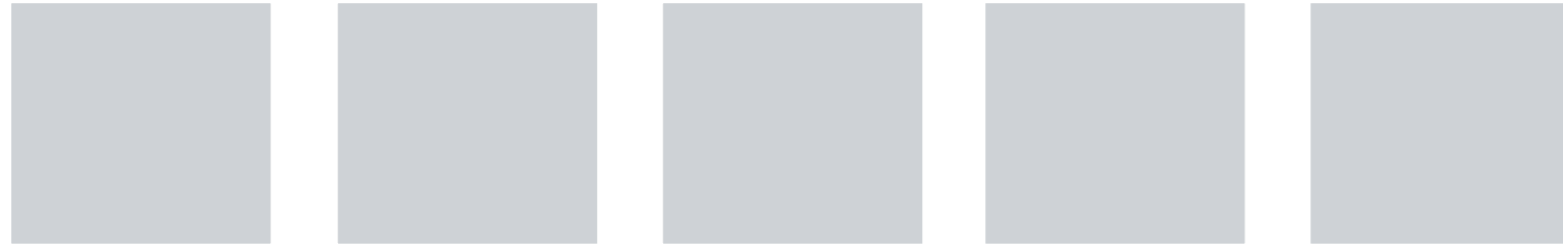
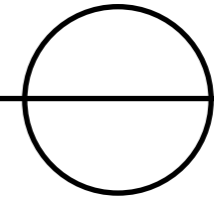


# 06

## Conclusion and Recommendations



## 6.0 Conclusion and Recommendations

### 6.1 Conclusion

The Development Framework for District Six, augmented by the Business Plan prepared in parallel, facilitates and allows the redevelopment of District Six to occur at a reasonably rapid pace. While some gaps still remain, together these two guiding frames provide more certainty as to the nature, scale, manner and form that urban development would take in the District. In this way, the returning community and key stakeholders will have a clearer sense of what is workable for the site and the city given that District Six is an urban project that deals in essence with social justice and the restoration of land rights of a community to return to the heart of the city.

The responses to comments from participating claimants and members of the public have been based mainly on District Six as a land claim and its location as an inner city site (Appendix A). A list of local stakeholders is attached as Appendix B to facilitate ongoing stakeholder engagement.

The following key actions and negotiations are recommended in order to take both the planning and re-development process forward. It is incumbent on stakeholders and the Task Team in particular, to ensure that these actions are followed through consistently and with commitment.

#### Negotiations with Key Stakeholders

With the preparation of the Development Framework a number of negotiations with key stakeholders have already taken place; and committees were established as recorded earlier in this document. However, further engagements need to be embarked upon to resolve questions of land acquisition, land transfers, possible lease agreements and engaging directly with Claimants and interested and affected parties with the view to redeveloping District Six.

#### Existing Community Facilities and Institutions

A significant and important stakeholder grouping includes the institutions that operate within District Six and its surrounds. Existing community facilities / institutions and their representatives must be engaged as they play a crucial role in the planning process.

#### Cape Peninsula University of Technology (CPUT)

The Cape Peninsula University of Technology (formerly the Cape Technikon) is an important role player in the re-development of District Six in as much as it holds strategic landholdings within the area. The rationalized use and sharing of both landholdings and building facilities are subjects that need to be discussed as part of ongoing negotiations amongst the D6BT, the CPUT and the City of Cape Town.

#### Zonnebloem Trust – Anglican Diocese

The incorporation of the open space areas associated with the historic Zonnebloem Estate into the major open space system (that forms an integral part of the Development Framework) needs serious consideration. The development and integration of this land area - as a sports and recreational amenity that would generally serve the regeneration of District Six requires urgent negotiations amongst the D6BT, the Zonnebloem Trust and the City of Cape Town.

#### The Involvement of the District Six Museum

Over the past fifteen years the District Six Museum has played a crucial role in celebrating and preserving the memory of District Six. In addition it has served as a base from which, and through which, former residents of the area have voiced their concerns and aspirations. In order to continue the process of restitution and the healing of a community, the District Six Museum should continue to play an ongoing role particularly in the approval and implementation of the Draft Conservation Management Plan (The District Six Museum, 2006).

### 6.2 Recommendations

#### Land Matters

Not all questions of land acquisition, land transfers and titling have been fully resolved. It is therefore recommended that a full deeds search be commissioned and for a conveyancing attorney to verify and confirm land matters still in question. Furthermore land over and above that earmarked for the claimants should also be pursued and confirmed so as to determine their availability for inclusion in the District Six redevelopment. For example additional land in the ownership of the State and CPUT could be more aptly considered as part of the redevelopment area.

#### Archaeological Input and Monitoring

As the Development Framework advances the involvement of archaeological expertise will become crucial. In as much as the District Six area is a site of historical significance and the fact that archaeological investigations have already occurred in the past, consideration should be given to engaging an archaeologist in the process of preparing Precinct Planning and also where the implementation of housing projects is either in progress or about to be implemented. This involvement is critical in order to monitor the preparation and excavation of sites, as part of a watching brief.

#### Topographical Survey

A detailed Topo-cadastral Survey of the entire site should be commissioned at a minimum 0.5m contour interval and should identify and confirm cadastral boundaries, the location of existing services, trees, existing buildings etc.

#### Planning Procedures and Processes

It is important to initiate the integrated EIA / HIA / Planning process starting with a plan of study not later than April 2012 for sites where these are required for future development. A number of studies are required to give effect to the planning and development process. These include, among others, a Transport Impact Assessment which has to be

mindful of the urban character to be achieved in District Six; a Waste Water Master Plan; a Storm Water Master Plan; a Services Impact Assessment including an Electricity Network Development plan and other specialist studies to be identified.

### **Other investigations**

As mentioned in Section 1.4 the following investigations are to be undertaken.

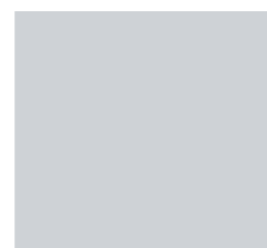
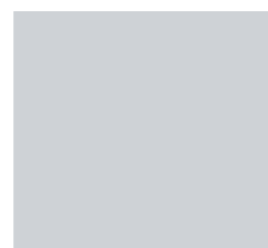
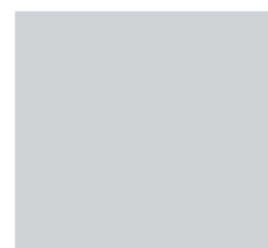
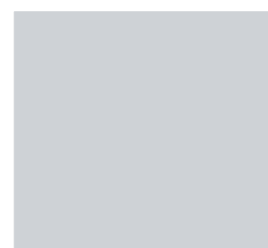
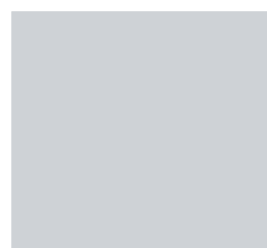
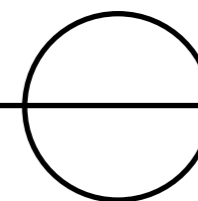
- The land to be made available for the redevelopment of District Six over and above the areas verified for restitution must be confirmed.
- Detailed geotechnical studies to determine a viable development platform across the site is required.
- Wind testing of the proposed development massing is required.

## 7.0 References:

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- The Sustainability Institute (2007) Integrated Analysis Energy Baseline Report of Cape Town.

# A

## Appendices



## Appendix A: District Six Final Draft Development Framework: Public Participation Report



## Appendix B: List of additional Stakeholders

### City Bowl Ratepayers Association

P O Box 12050, Mill Street 8010; Att: Mr G Leigh; Tel: 424-1793(h); 460-3419(w); Fax: 424-1793.

### Woodstock Residents Association

11 Roodebloem Road, Woodstock, 7925; Att: Mr GH Jellars.

### District Six Museum Foundation

P O Box 10178, Caledon Square; Att: Mr Valmont Layne; Tel: 461-8745; Fax: 650-3489.

### SAHRA

P O Box 4637, Cape Town 8000; Att: Beverley Crouts.

### Acting Manager: Heritage Resources Management Services

Private Bag X9607 Cape Town, 8000; Att: John Martin; Tel: 424-0410; Fax: 424-0457; E-mail: csneling@pawc.wcape.gov.za.

### District Six Beneficiary Trust

40 Keppel Road, Walmer Estate, 7925 or c/o District Six Museum Foundation, P O Box 10178, Caledon Square, 7905  
Att: Anwah Nagia; Tel: 426-1313 / 426-0999 / 461-8745 (District Six Museum); Cell: 084 786-5786; E-mail: anwah@fraters.co.za.

### Heritage Committee, Cape Institute of Architects

71 Hout Street, Cape Town, 8001; Att: L. Robertson / F. Todeschini / N. Baumann / G. Jacobs; Tel: 424-7128; Fax: 424-3620.

### Department of Archeology

University of Cape Town, Rondebosch, 7001; Att: Dr Antonia Malan / Tim Hart; Tel: 650-2358; Fax: 650-2352.

### Cape Town Heritage Trust

PO Box 16092, Vlaeberg 8018; Att: Ms Laura Robinson; Tel: 424-9591; Fax: 424-3159.

### Ward Councilor Paddy Chapple

155a Rhoster Road, Observatory 7925; Tel / Fax: 447-3971; Cell: 083 530-0265.

### District Six Civic Association

7 Aspeling Street, District Six, 8000; Att: R Bester.

### Cape Peninsula University of Technology

(formerly Cape Technikon) Engineering Building, Tennant Street; PO Box 652, Cape Town, 8001; Att: Prof. Nico Beute; Tel: 460-3657, Fax: 460-3706.

### Central CID Cape Town Partnership

PO Box 1997, Cape Town, 8000; Tel: 419-1881; Fax: 460-3706; E-mail: ctp@worldonline.co.za.

### Regional Land Claims Commission

Private Bag X9163, Cape Town, 8001; Att: Sam Molepo; Tel: 426-2930; Fax: 424-5146; Cell: 082 977-3278.

### Schotche Kloof Civic Association

161 Voetboog Road, Schotche Kloof Flats, Cape Town, 8000; Att: Mrs N Kasu; Tel: 426-5746.

### University Estate Residents Association

108 Upper Roodebloem Road, University Estate, 7925; Att: M. Matzener, Tel: 424-6344(w), 447-5638 (h); or P O Box 13182, Mowbray, 7705; Att: Amy Grainger; Tel: 447-1944; Fax: 683-6030.

### Upper Woodstock Residents Association

11 Roodebloem Road, Woodstock, 7925; Att: Teun Baartman.

### Walmer Estate Resident Community Forum

Moosa Sydow , Tel: 477-6498; Cell: 074-143-3210;

### Walmer Estate Resident Community Forum (WERCF)

33 Keppel Street, Walmer Estate, 7795; Att: Roland Langley; Tel: 447-2783 (h) / 550-7510 (w); Fax: 550-7638.

### District Six Crisis Committee

Att: Mr Dickie Davids (Chair); 18 Edgar Road, Landsdowne, 7780.

### Transformation, City of Cape Town

Director: Jane Hudson; 1st Floor, Paul Sauer Building.

### Target Projects

PO Box 6853, Roggebaai, 8012; Att: Terrence Smith; Tel: 461-0077; Fax: 461-0097; E-mail: targetpm@global.co.za.

### Resource Access

PO Box 373, Newlands, 7725, Cape Town; Att: Jeannette de la Harpe; Tel / Fax: 686 2257; Cell 082 402-3294; E-mail: cityaccess@icon.co.za.

### Concerned Voices of District Six

c/o Cosren Shipping, PO Box 6635, Roggebaai, 8012; Att: Mr Anwar Levy (Chair) / Mr. Nasser Benjamin (Secretary).

### SCHOOLS:

**HAROLD CRESSY HIGH SCHOOL**; 103 Roeland Street, Cape Town, 8000.

**VUYISEKA SCHOOL**; PO Box 941, Cape Town 8001; Tel: 462-1757.

**TRAFALGAR HIGH SCHOOL**; Birchington Road, District Six, 8000.

**ZONNEBLOEM COLLEGE**; Cambridge Street, District Six 8000, PO Box 216, Woodstock 7925.

**HOLY CROSS CONVENT SCHOOL**; Searle Street, District Six, Cape Town, 8000.

**CHAPEL STREET PRIMARY**; Chapel Street, District Six, Cape Town, 8000.

**RAHMANIYAH PRIMARY**; Pontac and Nelson Street, District Six, Cape Town, 8000.

**WALMER JUNIOR PRIMARY & WALMER SECONDARY SCHOOL**; Cambridge Street, Cape Town, 8000.

### Churches, Mosques, Creches and Community Organizations:

**ST MARKS CHURCH**; Att: Father John Olivier; Tel: 468 1006; Fax: 468 8000; E-mail: smd6@xsinet.co.za or revjohn@iafrica.com; 35 Beresford Road, University Estate.



**ST .PHILLIP'S CHURCH;** Rev. Michael Weeder, Chapel Street, District Six; Tel: 462-6355.

**MORAVIAN CHURCH;** Albert Road, Lansdowne; Tel: 761-4030.

**HOLY CROSS PARISH;** 26 Nile Street, District Six, Cape Town, 7925.

**NEW APOLISTIC CHURCH;** Hardy Close, District Six, 8000; Tel: 462-1631.

**ZINATUL MOSQUE** (Muir Street Mosque); Chapel Street, District Six; PO Box 750, Cape Town, 8001.

**AL-AZHAR MOSQUE** (Aspeling Street); Aspeling Street, District Six, Cape Town, 8000; Tel: 637-4514.

**GALIELOEL RACHMAAN MOSQUE;** Ellesmere Street, District Six, Cape Town, 8000; Tel: 683-3784.

**MARION INSTITUTE;** 124 Chapel Street, District Six, Cape Town 8000.

**AZAAD YOUTH SERVICES;** Tel: 461-4573; Fax: 461-4585, 200 Constitution Street, District Six, Cape Town 8000; E-mail: azaadys@mweb.co.za.

**TAFELBERG CRECHE;** Att: Ms Basson; 11 Christiaan Street, District Six, 8001; c/o National War Memorial Health Foundation; PO Box 3939, Cape Town, 8001; Tel: 447-7013/4; Fax: 447-964; E-mail: nwmhf@mweb.co.za.

