

## 2. DOCUMENT AND POLICY REVIEW

The document and policy review seeks to identify key principles within existing policy documents that would inform heritage assessment. A review of studies and policies relevant to the development application is provided. The visual impact report is also considered within this section.

### 2.1 District Six Development Framework (2012)

The development framework presents a set of principles, policies, intervention strategies, design and procedural guidelines to be considered in District Six's redevelopment. Principles and intervention strategies relevant to assessment of proposed intervention are identified. The development framework and the business plan provide the framework as to the nature, scale, manner and form that urban development would take. The framework is ordered through a public space structure, which is defined as a hierarchy of routes, spaces and places.

Heritage informants are concerned with layering of different histories, memories and realities; conservation and celebration of remaining community buildings, recovery and reconstruction of historic street grid; and preservation of archaeological sites. The development framework identifies proximity to the city centre as an opportunity for potential commercial uses that could be integrated into the fabric through mixed use development. One of the key principles relevant to this application is the focus of commercial activities along main arterials.

Key components giving structure include reinstating the historic street grid and grain character of old District Six, enhancing setting of remaining historic buildings as unique and distinctive places within the urban fabric, safeguarding important vistas and protect views, promoting New Hanover Street as an activity corridor and the primary element of urban structure, creation of a clear and permeable network of routes and open spaces, improving linkages with the surrounding urban fabric and provision of a variety of typologies of public spaces and associated activities / buildings, clear definition of precincts. The indicative land use framework plan seeks to bring together principles.

#### *Implications for proposed intervention:*

The site is identified as accommodating medium to high density development. Given that the site does not form part of the restitution and redevelopment programme, it is understood that such principles were outlined to guide and inform interventions that would support the development framework. As indicated in the indicative land use framework of the District Six development framework, the intention is to encourage medium-high density development along Main Road and create spatial opportunities for primary frontages.



Figure 13: Spatial opportunities (D6 Development Framework 2012: 26)



Figure 14: Indicative land use framework plan (D6 Development Framework 2012: 30)

## 2.2 District Six Heritage Impact Assessment (May 2003)

The study surveyed remaining fabric and landscape to identify historical elements. Highlighted are traces of the old street grid, remaining churches, mosques and schools, as well as terrace and row houses. Structures along the periphery of the study area of historical architectural and cultural significance are concentrated along Buitenkant, Harrington and Canterbury Streets. The Sir Lowry Road northern edge is considered not to possess much of the former historical character of this arterial road. The conservation policy, urban design guidelines and design informants presented to inform the development framework and guide future growth highlight the need for respect of remaining fabric and conservation of remaining fabric, stresses the need for sustainable development and a strategy of multiple and mixed land use development.

A number of precincts were identified to guide future development based on locality, historical associations, topographical qualities, sites of historical significance, grain of former urban fabric, prevailing edge conditions and nature of present development. The Woodstock/Salt River: A guide to building and repairs Area (Le Grange in 1993) highlighted opportunities for developer confidence, specifically along Sir Lowry Road, as a positive contribution to the redevelopment of District Six. The report recommended lesser control over building heights along Sir Lowry Road and supports the retention of Sir Lowry Road as mixed-use. The site is considered as an early development phase opportunity due to proximity to infrastructure, site conditions for development, historic street grid order and linkages along Sir Lowry Road in redevelopment of the area.

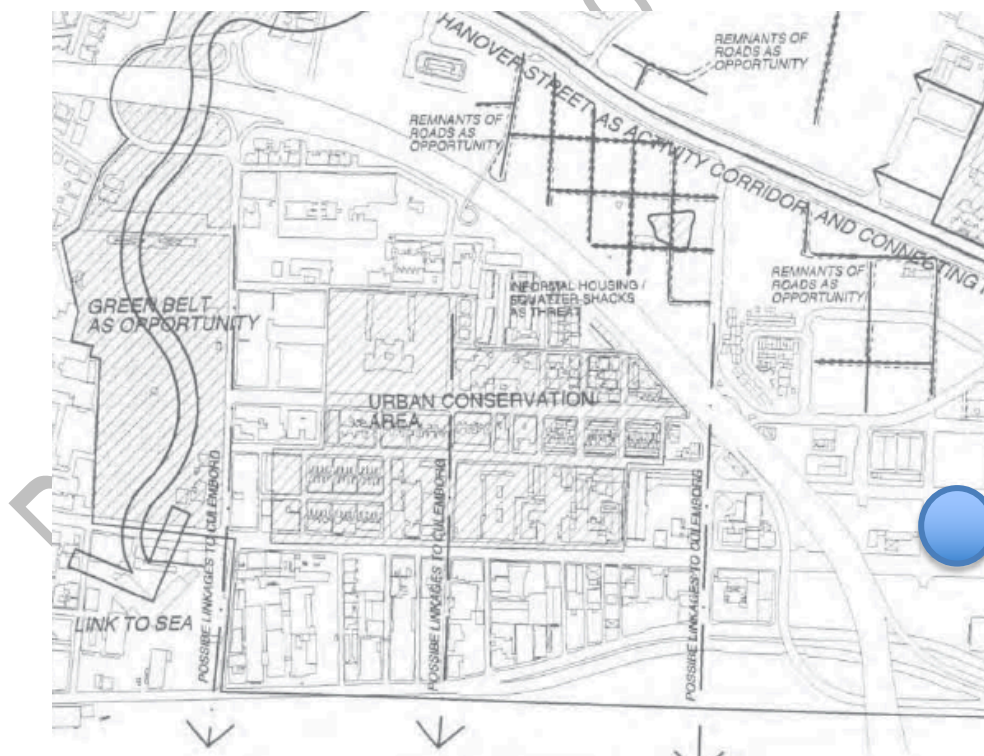


Figure 15: Identification of opportunities and constraints (LeGrange 2003: 41)

### 2.3 District Six: Draft Contextual Framework (March 2003)

The study identified key planning concerns, defined broad policy and spatial guidelines for development and served as a briefing document for detailed planning. Of relevance to the proposed intervention is the development of a rich mix of land uses and social and economic activities, ensuring that redevelopment of District Six and the growth of economic activities reinforce the City as a whole and, historically significant remnants in the area should play a role in guiding spatial design of the area. The possible land use diagram highlights intent for the study area. The surrounding proposed land use acts as an informant for development of the site.

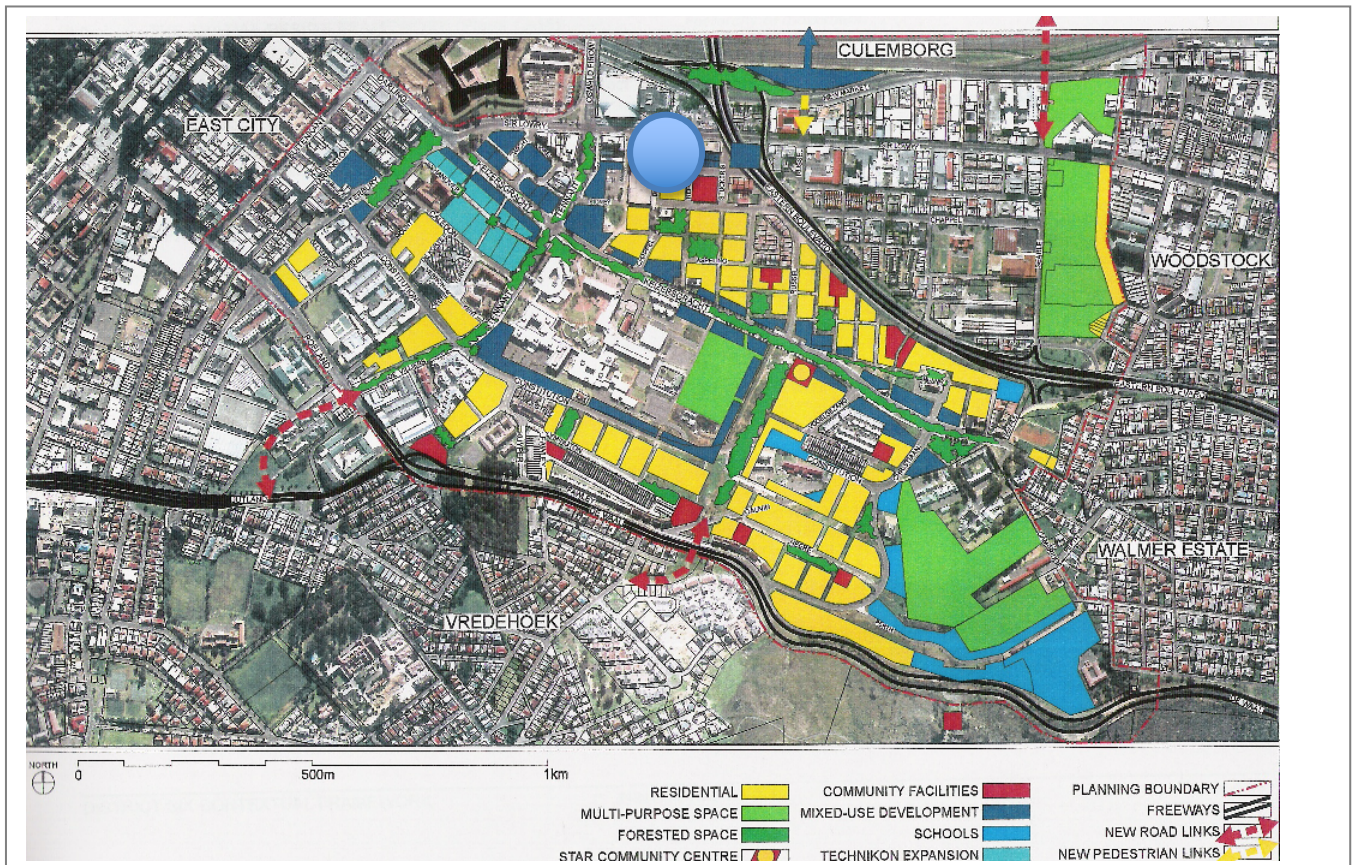


Figure 16: Draft contextual framework possible land use diagram

#### *Implications for proposed intervention:*

- redevelopment of the site would support continuation of mixed used development along Sir Lowry Road and strengthening of northern edge
- proposed intervention should be compatible with surrounding land uses, namely mixed use and residential land uses
- intervention should complement and support growth of economic activities and integration of the central business district
- intervention should support creation of a high intensity, mixed use, public transport orientated activity street along its Sir Lowry Road edge and promote development of mixed-use development along such activity streets
- intervention should comply with strategies to permit and encourage commercial, retail and residential uses at intersections of major movement routes and along intensive movement corridors

## 2.4 District Six Development Framework (Draft August 2005)

The purpose of the framework was to present urban design and spatial approach to guide development within District Six. A number of opportunities related to nodes, linkages and interface zones were identified, where sense of place, fine grained urban fabric, integration with surrounding urban areas and importance of the green public space systems have been emphasized. Opportunities have been identified for creating linkages of different scales, nodal development and public space making in creating legible urban structure and the consideration of the overarching principle of mixed-use development and interface zones between predominantly residential and commercial areas. The proposed site falls within a precinct along Sir Lowry Road earmarked for higher density mixed-use development.

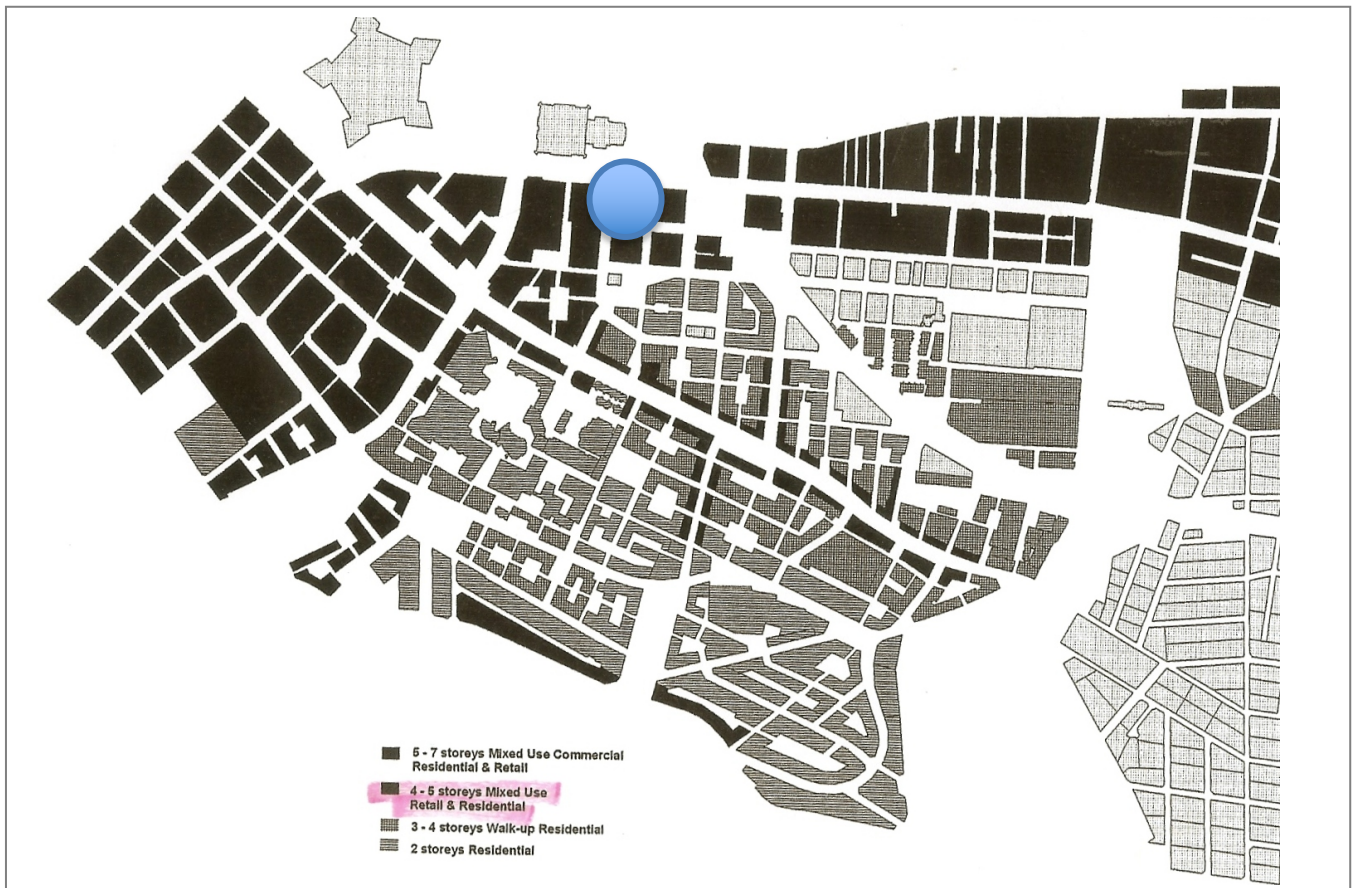


Figure 17: Density distribution and massing diagram

### *Implications for proposed intervention:*

- proposed intervention acknowledges role in creating east-west linkages between the central business district and main roads through Woodstock and Salt River that have played key economic and social roles
- the site is identified as accommodating multiple storey mixed use commercial, residential and retail
- the site provides a key interface zone
- the mixed use edge would ensure higher levels of activity and increased levels of surveillance along the activity route

## 2.5 Table Bay Spatial Development Plan

The Table Bay Spatial Plan identifies spatial planning and infrastructural support needed to sustain economic growth and realise a more inclusive city. Of relevance to this application is:

- Support commercial development and residential intensification, with particular focus along the Voortrekker Road Corridor
- Promote mixed use development in the Foreshore, the Fringe, Langa and along the southern Main Road corridor

The site is located on the edge of the metropolitan node within an urban development zone earmarked for intensification of mixed use development. The site and its immediate context are considered to play an integral role as a catalyst for urban renewal and regeneration.

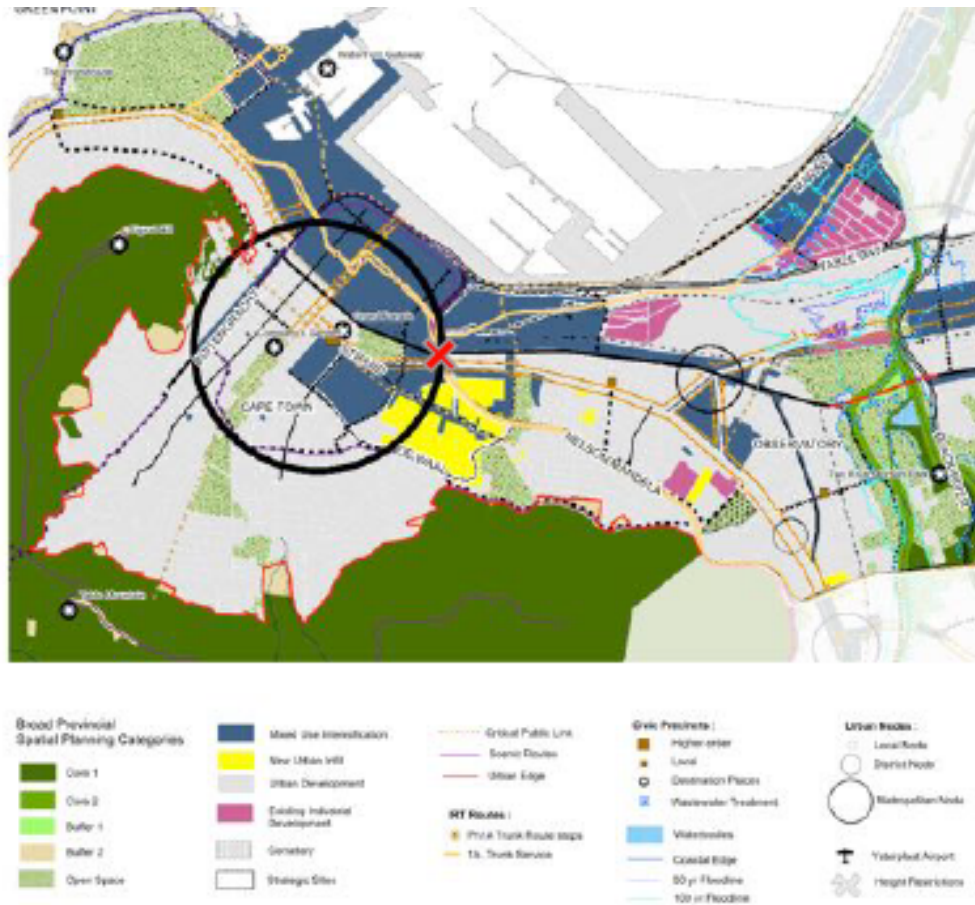


Figure 18: Extract Cape Town vision highlighting higher order development along the Sir Lowry Road activity spine

## 2.6 Integrated Metropolitan Environmental Policy (IMEP): Cultural Heritage Strategy, 2005

The overarching municipal guideline for the management of heritage resources is the Integrated Metropolitan Environmental Policy (IMEP): Cultural Heritage Strategy, 2005 which contains a series of policies of principle and management related policies which guide and commit the City in the conservation and enhancement of historic sites and their appropriate use. Policy 8 states '*growth and development are essential to the economic life of a city and its inhabitants. Heritage management should seek to work within and guide development, to protect heritage resources and to supporting economic growth*'. In this regard the City undertakes to respect existing individual property rights and operate fairly and reasonably in this context in the management of its heritage resources and ensure where possible that development does not destroy and adversely impact significant heritage resources.