



CHAPEL STREET UPGRADE HERITAGE IMPACT ASSESSMENT

HWC REF: HWC23060908CN0612

submitted in terms of Section 38(4) of the NHRA (1999)
FOR THE UPGRADE OF CHAPEL STREET, DISTRICT SIX, CAPE TOWN,
ERVEN 8000-RE, 8203-RE, 8204-RE AND 9869-RE



9 October 2023

Draft for Comment

Prepared by Rennie Scurr Adendorff for Infinity Environmental on behalf of City of Cape Town

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DRAFT

EXECUTIVE SUMMARY

Site Name

Chapel Street

Location

Chapel Street, District Six, Cape Town

Locality Plan



KEY

Study Site

Development Description

This submission pertains to the proposed upgrading of the Chapel Street public realm by the City of Cape Town to effect improved usability and pedestrian friendliness, as well as reknitting the eastern and western extents of the street. Proposed interventions include narrowing the street to improve pedestrian friendliness and safety, widening pedestrian walkways, and providing lighting, trees, street furniture and commemorative moments along the length, celebrating local heroes and the history of the area. The proposal comprises the first project to be implemented from the Public Realm Strategy which was compiled as part of the District Six Local Spatial Development Framework.

Heritage Resources Identified

Identified heritage resources include the tangible elements that line the eastern extent of Chapel Street, and include, predominantly, row and terrace houses, as well as institutional and educational facilities that date between the late C19th and early to mid C20th.

These historical buildings provide the only remnant District Six streetscape that retains dense working class housing in a generally authentic state, and it is, therefore of unparalleled heritage significance.

West of the freeway overpass these structures were demolished, and the road alignment altered during the latter half of the C20th after Group Areas Act was implemented, and that portion declared a whites only area. Here archaeological evidence for the existence of these structures has been identified through archival research and limited excavation.

Together, these two portions also hold intangible significance as bearing witness not only to the history of District Six, but also the forced removals and destruction of District Six, the ensuing fragmentation of the community, but also the resilience of the surviving pocket of residents.

This range of heritage resources is recognised in the numerous graded structures and features along Chapel Street, as well as the proclamation of the Chapel Street Heritage Protection Overlay Zone.

Anticipated Impacts on Heritage Resources

There are various impacts that could arise from the proposed Chapel Street upgrade, given that the intention of the interventions is to change the character of the street. While positive, appropriate interventions will see necessary improvements to the usability of Chapel Street, and the safety of its users, inappropriate, insensitive interventions could lead to gentrification and alienation of the residents.

The limited nature of the proposed interventions is not deemed likely to pose threat of impacts to archaeological resources or to historic fabric of houses and other structures.

Conclusion

The proposed interventions are fairly minor in nature, and have been developed to avoid negatively impacting the character of Chapel Street either through poor design elements, or through sweeping 'improvements'

that might be considered inappropriate gentrification, and alienate the residents.

As such, improvements relate predominantly to usability and safety features that will serve to benefit existing residents, as well as people who work or attend school on the street, or visit businesses or institutions there.

Recommendations

- This HIA should be endorsed as fulfilling the requirements of Section 38(3) of the National Heritage Resources Act.
- The proposed interventions should be endorsed as not negatively impacting the heritage resources of Chapel Street
- The design proposal as illustrated in the following drawings should be approved:
 - 124.21-3.5.1 Revision C (2023-08-17)
 - 124.21-3.6.1 Revision E (2023-08-17)
 - 124.21-3.6.2 Revision E (2023-08-17)
 - 124.21-3.6.3 Revision E (2023-08-17)
 - 124.21-6.3 Revision A (2023-08-02)
- Final design details should be submitted for review and approval by the City in terms of the Chapel Street Heritage Protection Overlay Zone regulations

Authors and Date

Katie Smuts - Archaeologist and Heritage Practitioner
Mike Scurr - Architect and Heritage Practitioner
Tracey Randle - Social Historian

06/10/2023

1.0 BACKGROUND

1.1 Purpose of Report

Building on the outcomes of the District Six Public Realm Strategy Project (CoCT 2022), the City of Cape Town initiated the Chapel Street Upgrade in order to effect positive interventions within the Chapel Street public realm.

The project area is municipal land, zoned Transport 2, and is largely within the road reserve, although portions of the road alignment are registered properties, carrying the erf numbers 8000-RE, 8203-RE, 8204-RE and 9869-RE.

Rennie Scurr Adendorff has been appointed by Infinity Environmental to delineate and advise on the heritage process pertaining to the proposal. RSA submitted a Notification of Intent to Develop in terms of Section 38(1)c(i) of the National Heritage Resources Act (No 25 of 1999) as the project area exceeds 5 000m². The NID identified that the proposal will effect a change to the hard, car-focused, tarred street through softening and upgrade design features. Cumulatively, these positive changes will result in a change in character to Chapel Street, which, as one of the only remaining intact District Six streets, constitutes a highly sensitive heritage resource.

The RNID received from Heritage Western Cape (HWC) endorsed the recommendations of the NID and requested an integrated Heritage Impact Assessment with the following components:

- Townscape and Streetscape Assessment
- Socio-Historical Study

1.2 Statutory Context

1.2.1 The National Heritage Resources Act (Act 25 of 1999)

The development area falls within the SAHRA proposed Grade 1 area for District Six. The affected erven are restricted to the road alignment and road reserves and are, therefore, ungraded, although graded properties line either side of the eastern extent of Chapel Street.

The full extent of the affected area property is some 10 000m² in extent, and the application triggers Section 38(1)c(i) of the NHRA. This report is submitted in fulfilment of the RNID from HWC which called for an integrated HIA.

1.2.2 The City of Cape Town Zoning Scheme

The site is zoned Transport 2 : Public Road and Public Parking. Most of the eastern portion (east of the freeway overpass) falls within the .Chapel Street Heritage Protection Overlay Zone (HPOZ), and in close proximity to the Victoria Street HPOZ (Figure 77).

All affected land parcels constitute unalienated state land and there are no title deeds or surveyor's diagrams available for any of these.

1.3 Study Methodology

Research for this report has included the compilation of an inception report and scoping document, and a standalone history report was compiled to inform the scoping report. Several site visits have been undertaken to survey the street and gain an understanding of the character of the site, and its patterns of pedestrian and vehicular use.

This report has made extensive use of historical sources relating to the early development and configuration of this part of the City, as well as the modern history of Chapel Street in particular, and District Six more generally. The report has relied on historical aerials and more recent texts to assess the relevant significance of this area from the late C19th onwards, and to . create accurate overlays of the area through time.

Report compiled by:

- Katie Smuts - Archaeologist and Heritage Practitioner
- Mike Scurr - Architect and Heritage Practitioner
- Tracey Randle - Historian
- Jim Hislop - Historical Research

1.4 Limitations

There have been no limitations to this study, and the heritage consultants have been on board since project initiation.

1.5 Statement of Independence

Neither the staff of Rennie Scurr Adendorff nor any other professionals involved in this submission has any legal ties to Infinity Environmental, the City of Cape Town or any other professionals involved in this proposal. There is no financial gain tied to any positive comment or outcome.



KEY
Study Site

Figure 1. Study Area (RSA, 2023).



Figure 2. Detail of subject area; inset shows the location and extent of the registered erven (Jakupa, 2022).



Figure 3. View towards Trafalgar Park, view to east (RSA, 2022).



Figure 5. St Philips Basilica, view to south east (RSA, 2022).



Figure 4. Chapel Street Primary, view to south (RSA, 2022).



Figure 6. St Philips Mission, view to south west (RSA, 2022).



Figure 7. Woodstock Clinic, view to north east (RSA, 2022)



Figure 8. Marion Institute, view to south west (RSA, 2022).



Figure 9. The Haven Night Shelter, view to south east (RSA, 2022).

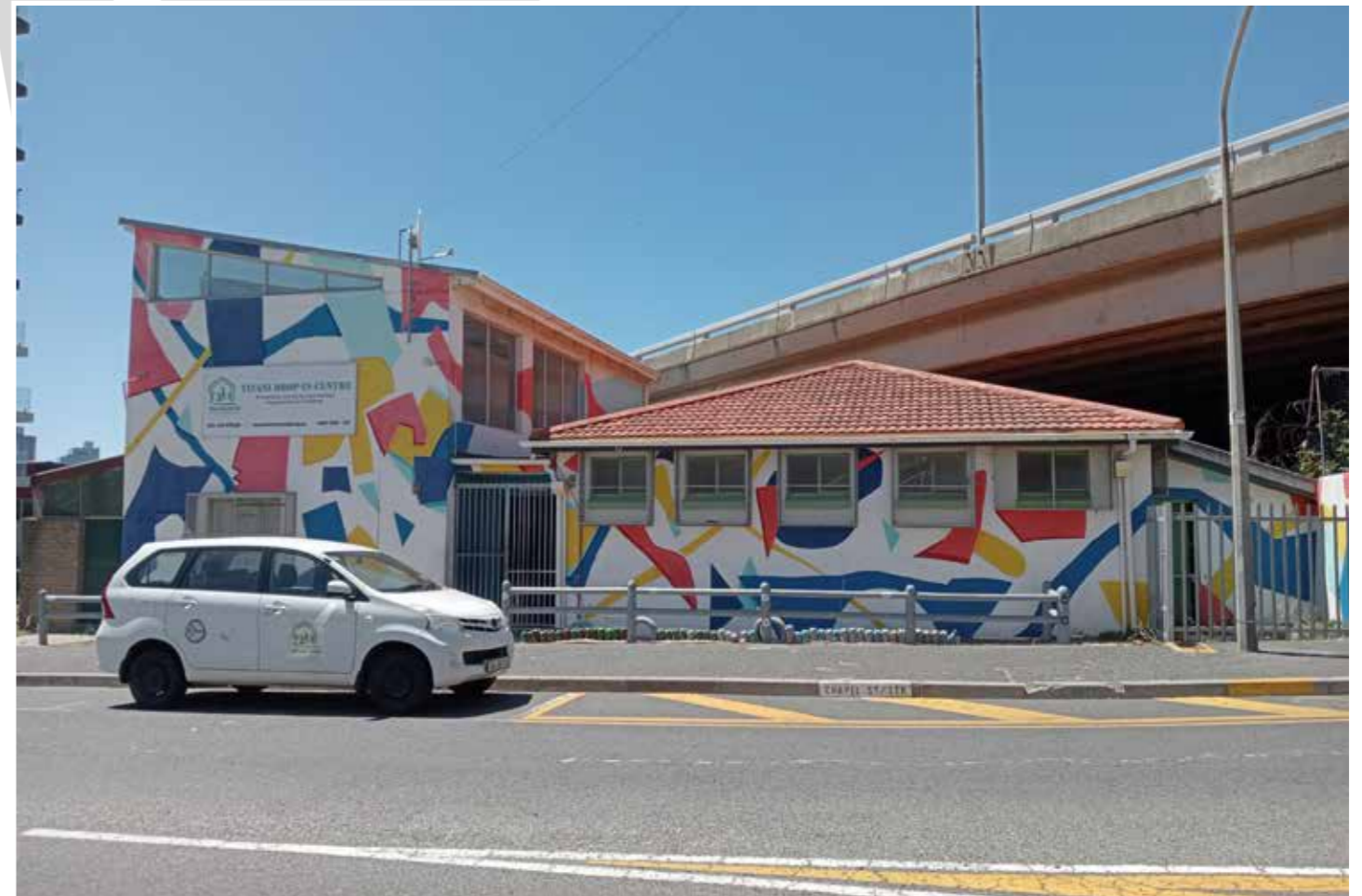


Figure 10. Yizani Drop-in Centre, view to north (RSA, 2022)



Figure 11. Typical residences and street views along Chapel Street east of the freeway (RSA, 2022)



Figure 12. Restitution housing west of freeway, view to south west (RSA, 2022)



Figure 13. Freeway flyover, view to east (RSA, 2022).



Figure 14. New development west of freeway, view to north east (RSA, 2022).



Figure 15. Zeenatul Islam Mosque, view to south west (RSA, 2022)

2.0 OVERVIEW OF PROPOSED DEVELOPMENT

2.1 Site Description

The study area comprises Chapel Street, and its road reserve and streetscape, from the green network of Trafalgar Park at its eastern extent, under the Nelson Mandela Boulevard overpass, past the Zeenatul Islam Mosque (formerly the Muir Street Mosque), and through the intersection with Stuckeris Street where it veers southwards, until it meets New Hanover Street where it terminates across New Hanover from CPUT.

The street is an extant remnant of District Six, with numerous residences, institutional and community facilities along its length that reflect its long history, organic development, and integrated character. The overpass marks the western boundary of the intact fabric, with only the Mosque surviving to the west, increasingly surrounded by new developments and restitution housing, while to the east, historic residences survive. The freeway overpass creates an effective barrier between the two parts, while the circle below the freeway serves as a gateway point into the rest of the area. As part of the remaining portion of District Six, Chapel Street is home to a variety of social and civic organisations including the Haven Night Shelter, the Trauma Centre, Marion Institute, a Clinic and Chapel Street Primary School.

The street serves a close-knit community, and often provides the space for community gatherings and events. It also provides the direct link between the community and District Six, connecting Trafalgar Park to CPUT, the still vacant areas of the forced removals, and the City centre.

Chapel Street is a Class 5, secondary street that provides one lane of traffic in each direction, although over-scaled for its use, with narrow pavements and little to no greenery along the street edge.

2.2 Development Concept

This proposal intends to implement positive changes to the Chapel Street public realm by means of a variety of strategies that will see improved safety improved usability, and improved pedestrian friendliness that facilitates reconnection of the eastern and western extents of the road that were ruptured by forced removals, demolitions and the construction of the freeway overpass.

Measures intended to achieve these outcomes include creating a narrower, more pedestrian friendly environment, with wider pedestrian walkways provided with lighting, trees, street furniture and similar.

It is intended to provide interpretive signage along the route, although there remains a possibility that this signage will not be achievable as part of the upgrade initiative; public art installations are also currently being workshopped by the City and community.

The proposal comprises the first project to be implemented from the Public Realm Strategy which was compiled as part of the District Six Local Spatial Development Framework and has, as a result, been developed in close and iterative consultation with the Chapel Street residents, and wider District Six community and stakeholders.

Due to financial considerations, improvements and upgrades may be implemented in phases.



01 DRAFT CONCEPT LANDSCAPE PLAN
124.21-5.4 1:900

Figure 16. Chapel Street Proposal,, 25 May 2023 (Chapel Street Upgrade, 2023)

3.0 HISTORICAL OVERVIEW OF THE SITE AND ITS CONTEXT

3.1 Contextual History¹

The development area falls at the eastern limit of District Six at what was, historically, the eastern limit of the defensible portion of the settlement at the Cape. This defensible boundary was created by the extension of the fortifications along the seashore - the Sea Lines - southwards up the slopes of Devils Peak in the late C18th.

With the outbreak of the Fourth Anglo/French war, in 1781, the government at the Cape feared invasion by British forces. The existing fortifications at that time comprised the Sea Lines, a series of forts and redoubts joined by breastwork and ditches that ran from the Castle in the west to Fort Knokke in the east. The new expansion ran up Devils Peak from Fort Knokke, and consisted of the Hollands, Centre and Burgher Redoubts, a series of three or four sided redoubts, with earthen ramparts and a dry ditch interconnected by breastworks and ditches. The new defences were known as the French Lines for the Pondicherry Regiment who had built them, Pondicherry being a French colonial settlement in India.

The French Lines effectively acted as an outer edge to urban expansion to the east for the C18th, but, following British Colonial takeover in 1806, and the subsequent loss of the defensive role of the Lines, expansion eastwards began, with farmland granted beyond the old city limits. Closely tied to this expansion - both driving and fuelled by it - was an increased impetus to modernise, and the new regime focussed on trade, industry and development to maximise financial rewards from the colony.

One of the early outcomes both of the expansion eastwards, and the increased focus on trade and profit, was the construction of the New Market. This market place, which opened in 1812 and operated until 1938, was located east of the Castle, replacing the old market which had occupied Boeren Pleijn on Buitengracht (now Riebeeck Square). The New Market provided a site on the way into town for farmers to offload their produce and outspan their wagons. The site would have seen high volume ox wagon traffic and been a centre for sale by auction of farm produce and livestock, worked by enslaved people and labour - drivers, haulers. This would have attracted support services such as food and drink supply, and inns and social activities for farmers, further increasing demand for development in the immediate area.

¹ Hislop, 2022; Randle, 2023

Zonnebloem Estate: a brief history

Most of what was to become Chapel Street was constructed on what had previously been part of Zonnebloem ('sunflower') estate. Zonnebloem began as a small loan farm in c.1700 (Fransen 2004: 85).

Although the land was used by Burgher Councillor, Orphan Master and VOC meat contractor Claas Hendrik Diepenauw for a period during the early 18th century, the first land grant can be traced back to 1707, when Zonnebloem was granted to Pieter Christiaans (Ibid: 85).

After various owners, including French Huguenot Barbère -Thérèse de Savoye (MOOC8.5.22a) came into the possession of wealthy VOC official Rudolph Siegfried Alleman (leader of the Cape Garrison) in 1737. Alleman increased the property's size two-fold (Fransen 2004: 85).

By 1737 when he took ownership, vineyards and wheatfields had been cultivated on the estate and cattle and sheep were also kept there. These vineyards and fields can be seen on the Josephus Jones panorama of c.1808 (Figure 17). Hodgson 1975: 639). Following Alleman's death (1762) his son Frederik Wilhelm Alleman, sold it to Jan Hendrik Munnik in 1774 who probably enlarged the existing house and outbuildings on the werf (Fransen 2004: 85).

Floris Brand took ownership of Zonnebloem in 1798, followed by George Frederik Goetz, who owned it for a short period in 1800 (Hodgson 1975: 640, 641). Slave trader and merchant Alexander Tennant purchased Zonnebloem also in 1800 and enlarged it further. By 1805, Zonnebloem was 27 morgen (23 hectares) in extent and some 20 000 vines had been cultivated on the slopes of Devil's Peak, double the number during Goetz's ownership in 1800 (Harris 2007: 59).

By 1807 Tennant had a slave workforce of 20 men, eight boys, four women and six girls on Zonnebloem. He also had a few head of cattle, and a handful of pigs and horses on the estate, (Harris 2007: 59). By the time Tennant died in 1814, however, he was insolvent and this would have a direct influence on the development of what was to become known as District Six, and the construction of Chapel Street itself (Philip 1981: 416-418). To settle debts owed by Tennant's estate his executor David Jennings started selling off portions of the farm in 1815 (Hart 2011: 39). As seen on the M4-10 map (Figure X), this is the same year when the first erven were sold to private buyers on the westernmost blocks of what became Chapel Street.



Figure 17. The Zonnebloem homestead, outbuildings and vineyards on the slopes of Devil's Peak, beyond the Castle of Good Hope. Chapel Street would be built from c.1815 onwards, on former Zonnebloem farmlands between the castle and the homestead (centre of the image). (Rembrandt van Rijn Foundation, Stellenbosch)

Following this, however, the farm was again increased in size from about 24 morgen (20 hectares) to 200 morgen (171 hectares) during P.J. Redelinghuys's ownership (1837 to 1847) (Fransen 2004: 85). Redelinghuys farmed cattle on Zonnebloem, but by this time the street blocks behind the Castle (including the western side of Chapel Street were now being developed. J. Esterhuysen was the following owner (1847 to 1853). (Juta & Co. 1886: 94-99).

By the 1860s, District Six was being more intensively developed on Zonnebloem's former farmlands as the estate was gradually subdivided again. Hanover Street, once a wagon track that led from the Castle to Zonnebloem House, now started becoming a major thoroughfare (Hislop 2018: 22).

The remaining Zonnebloem estate, including the vineyards and werf, were taken over by Zonnebloem College in 1860 (Fransen 2004: 86). Now a complex of schools occupies the site.

Welkom Estate: a brief history

Welkom began its existence as a piece of municipal land, some four morgen (3.4 hectares) in extent. This land lay south-east of the Castle, and was surveyed by J.W. Wernich, owner of the nearby Welgelegen estate, in 1806. At the time it included a "schutkraal" (horse pound) and "padmaker's huis en tuinland" (road-maker's house and garden land) as well as a small stream. The property was then known as Oude Schutkraal. T164, 23 May 1806; Erf 6775, Cape Town).

That same year, as the Burgher Senate started selling off land to private buyers, this former municipal land was granted to Johan Philip Kraft, who sold it a month later to Alexander Tennant, owner of Zonnebloem estate. (Ibid.) It was then divided into two portions, with the main part going to Robert Row in 1815 and Samuel Murray in 1817. This portion became known as Welkom (Erf 6775, Cape Town).

The Elemans map of 1818, shows a house and separate outbuilding on the Welkom site at that time (Figure X). At that time Welkom was a market garden with rows of fruit trees and vineyards watered by the mountain stream that intersected the property. A Maria Graham artwork (not pictured) depicts a walled estate with gates facing the sea.

In 1817, Dirk Jacobus Aspeling senior (1771-1856) took ownership of Welkom, which was bounded roughly by what were later to become Hanover, Tennant, Chapel and Sydney streets, although the African Court Calendar and Directory of 1822 states that his son Johan Gustaaf (Customs House clerk) was the then the occupant. D.J. Aspeling senior married into the De Villiers family who owned Werkerslust nearby, marrying Johanna Jacoba de Villiers (MOOC8/36.64). He died at Welkom in 1856; by that time the estate's name had been Anglicised to Garden Welcome. (MOOC6/9/73 No. 3564).

After Aspeling's death, Welcome as it was then known, was completely subdivided into small plots for housing development in 1856, thus becoming part of the fabric of what was to become known as District Six (Hislop 2018: 57). Portions then went to Samuel Joffe, someone simply called Saban, Henry and George Perkins, Johan Michiel Louw, and speculators John Warren Glynn and J.A.H. Wicht (Hislop 2018: 57).

It seems likely that the house and outbuildings were demolished at this point to make way for tenement housing, as there is no sign of it (or its outbuildings) on the Snow Survey of 1862 (Figure 24).

By 1927 the area had become run-down, and parts of the old estate were transferred under the Derelict Lands Act of 1881, becoming City Council property in 1945, before being expropriated in 1978 by the Community Development Board (Hislop 2018: 57).

The tenants were forcibly removed to the Cape Flats and the entire area, including the portion lining Chapel Street, was demolished. Much of this area remains undeveloped though occupied by an informal settlement (Ibid: 57).

Chapel Street

According to the book *Bowlful of Names* by Peter Hart, Chapel Street was named after the Anglican St Philip's Chapel, "which was superseded in 1899 by St Philip's Church at the corner of Chapel and Nelson Streets, designed by Herbert Baker" (Hart 2011: 43). But it seems the naming of Chapel Street dates back further; it is already mentioned in the street directory of 1855 (Suasso de Lima 1855).

Following the subdivision of large portions of Zonnebloem estate following the death (and insolvency) of owner Alexander Tennant in 1814 (Hislop 2018: 47), the street system of the area to become known as District Six gradually took shape.

The M4-10 map series (compiled in c.1910 using archival/Deeds Office records) held at the Western Cape Archives & Records Service (WCARS) is useful in that it includes the first grantee details and dates of transfer for each erf in much of the Table Valley.

A small section of the map showing the westernmost two blocks of Chapel Street on its north/sea side (Block P and Block Q) (Figure 4) reveals that Block P (bounded by Chapel, Sydney, Selkirk and Muir streets) consisted of six erven sold off to private buyers the year after Tennant's death, in 1815, and Block Q likewise consisted of six erven sold off in 1815, with an additional wedge of six irregular-shaped erven lying on its west side, facing Tennant Street, also sold in 1815 to various owners. According to the M4-10 map, a portion of Block Q had previously been part of Zonnebloem (like Block P) but the western wedge of the block had formerly been part of Lieutenant Barlow's large piece of property granted to him on 12 October 1800.



Figure 18. A portion of the M4-10 map (compiled in c.1910) showing blocks P and Q on the north side of Chapel Street. Both blocks originally consisted of six equal-sized erven sold off to private buyers in 1815, the year after Zonnebloem owner Alexander Tennant's death. The wedge of erven lying on the west (right) side of Block Q were formally part of land granted to Lieutenant Colonel Barlow in 1800. (WCARS: M4-10, photographed by Jim Hislop with permission)

Chapel Street is shown on the Elemans Survey of 1818 (Figure 11), where its northern side had six equal-sized blocks in a newly laid-out street grid extending from Sir Lowry Road on the sea side and including Selkirk Street, terminating in this northern side of Chapel Street. Chapel Street's western boundary was then Tennant Street, while its eastern boundary was what is now Russell Street (approximately half the length that it is now, as Chapel Street now stretches in an easterly direction to terminate at Searle Street, Woodstock).

Although the Elemans Survey shows these six blocks, it's likely that there had been little to no houses/buildings erected along their course by this time, because the Snow Survey of 1862 (more than 40 years later) shows only two blocks fully developed by that time on the west end of Chapel Street (north side) and only one developed on the east end (also north side) (Figure 14). The Verschoye Map of 1820 (Figure 13) shows that where Chapel Street led south-westwards into what is now Tennant Street, it ran between the market garden properties of Hanover House/Steenbrandery and Welkom (later known as Welcome). On its eastern edge (now Searle Street), lay open farmland, part of the subdivided Zonnebloem estate.

The abolition of slavery at the Cape in 1834 (followed by a four-year enforced 'apprenticeship' period) would have a great impact on the development of what was to become District Six. Speculators such as J.A.H. Wicht who had once owned slaves took their slave compensation money and invested it in cheap property, then erecting poorly built tenement housing on these properties for maximum rental income. As a result by the 1840s, the area 'behind the Castle' was seeing more intensive development (Hislop 2018).

The street directory of 1855 already lists Chapel Street under that name, though at that time it was described as being "near top of Hanover-street" and only had eight numbered addresses. It is interesting to note that its residents then consisted of a combination of manumitted slaves (they are only listed under their first names, such as Kaffela, Regina and Jan, with occupations including 'labourer,' 'coolie' ((porter)) and 'servant') and what appear to have been British and European immigrants (including a baker, clerk, shoemaker and wagoner). The only landmark mentioned in the list was 'Taylor's Building' at No. 10 Chapel Street (just east of Stuckeris Street). It appears that Chapel Street did not yet reach as far east as Rutger Street, as this latter street is not mentioned as intersecting Chapel Street in the directory (Suasso de Lima 1855: 57).

The Snow Survey of 1862 (Figure 14) shows that Chapel Street remained constrained within its old western (Tennant Street) and eastern (Russell Street) boundaries at that time, much as it did on the Elemans Survey of 1818 (Figure 11). A stream appears to have been the street's easternmost feature at the time (Figure 14).

By 1878 (Wilson Survey, Figure 15), however, Chapel Street had been extended eastwards, approximately as far as St Philip Street, although this was still open land, and the developed area still only extended as far as Russell Street at that time. In addition, two developed properties, which extended southwards from Francis Street terminated at the yet un-built eastern extension of Chapel Street (north side, on the eastern side of Klein Street).

The 1878 Wilson Survey also reveals that even on the early western blocks established along its course (most c.1815) between Tennant and Russell Street, development had been piecemeal, with some tenement housing erected, but open gaps still existing between these developments (Figure 15).

In 1885, the first St Philip's Church, designed by GM Alexander, was built in Chapel Street (Artefacts.co.za).

By 1897 (Figure 17), the street stretched just beyond Hall Street on its eastern end, but falling short of Balfour Street on its north side, while its southern side only extended eastwards as far as the western edge of Nelson Street (the St Philip's Chapel and school property). Since 1878, there had been more intensive development of typical District Six tenement housing along Chapel Street's course, and the section between Tennant and Nelson streets had been entirely built up, with no more open erven remaining on both sides of this stretch of the road. The densely developed residential blocks lying east of Russell Street along the course of Chapel Street, were noticeably smaller than the earlier blocks between Tennant and Russell streets.

In 1898 the GM Alexander St Philip's Church (1885) was replaced by the later church, by Herbert Baker and Francis Masey (the first church designed by the duo as a partnership of Baker & Masey (Artefacts.co.za)).

The street directory of 1900 is revealing in its list of Chapel Street residents and landmarks at the time. On the left side at No. 3 was L.R. Taylor (mattress maker); No. 5 was J.H. Gibbs (engineer), while between Sidney/Sydney and Muir Street was the Wesleyan Chapel (occupied by the Rev. Minister J.H. Westcott). Between Muir and Reform streets was a development called Lochryan Place (with five residents, including a watchmaker and general dealer); then between Reform and Stuckeris streets was Arderne & Co's timber yards and sheds. Municipal stables took up the block between Rutgers and Russell streets and between Russell and Cowley streets was a tenement building by the name of Belmont Terrace (five residents). Other landmarks along the street at the time were Alix Terrace, Fairy Cottages, Knysna Terrace and on the other side of the road between Cowley and St Philip's streets was St Philip's Church and on the corner of Chapel and Queen streets was the Mission House of St Philip's School (Juta & Co 1900: 35; 36).

The Zeenatul Islam Mosque, also called the Muir Street Mosque, was established in 1919 on a site comprising two single residences consolidated and adapted for the purpose by gutting the interiors to create a flat roofed open plan hall (Figure 19). This structure was rebuilt in 1937, and reopened in 1938 (Figure 20). While most local mosques conducted services in Afrikaans, the Zeenatul Islam Mosque used Urdu until the 1940s, reflecting its origins as a place of worship for Indian immigrants to District Six. These immigrants, many of whom arrived penniless, were housed in local residences along Muir, Sydney and Selkirk Streets until they found work and accommodation, while religious leaders and imams also lived close by.

The 1926 aerial survey shows that by that time Chapel Street had now extended as far eastwards as its current boundary of Searle Street, both on the north and south sides. The newer blocks lying along its course on its north side consisted of typical tenement blocks of houses, approximately eight semi-detached houses lining each block on the Chapel Street side. By this time, the East Park School had been built in Chapel Street, on the east side of Nelson Street.



Figure 19. An illustration of the first mosque building (Randle, 2023: 13)

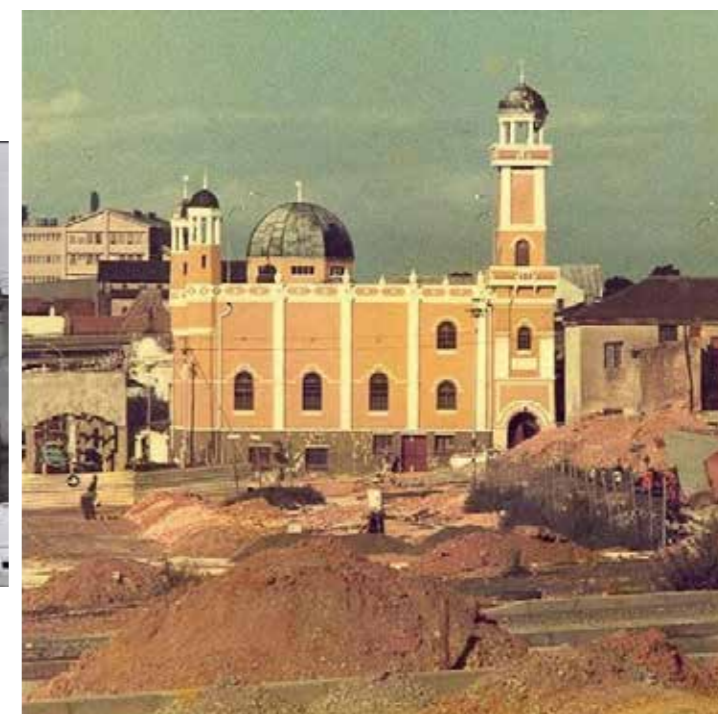


Figure 20. Images of the mosque through time: Gregoire Boonzaaier's 1971 painting of the "Malay Mosque, Chapel St, Cape Town" (top; Randle, 2023: 12), a photograph prior to the demolitions (above left; Randle, 2023: 11), and a photograph taken during the forced removals (above right; Randle, 2023: 11)

The street directory of 1927 lists the following landmarks along Chapel Street's course: (left/north side): The Wesleyan Chapel (between Sydney and Muir streets), the Home for Friendless Girls (Nos. 107-109, between Queen Street and an unnamed lane), while on the right/south side were: a boarding house run by W. Hyman (No.18), St Philip's Mission School (between Cowley and St Philip Street), the Marion Institute (Nos. 122-124), Mission House, (Coloured) Public School and St Philip's Church (all on the block between Queen and Nelson streets), and East Park School and Premier Gate, Fence & Wire Co. (between Nelson and Searle streets) (Donaldson 1927: 103 104).

According to the 1935 aerial survey, which is quite clearly photographed, the blocks on the south side of Chapel Street (between Tennant and Nelson streets) appear to have then consisted of a mish-mash of semi-detached houses, seemingly built over various periods in the late 19th and early 20th centuries, rather than being erected as uniform terraces (like those on the north side of the street between Russell and Searle streets).

Judging by the subsequent aerial surveys (1945 and 1958, Figures 20 and 21 respectively), the Chapel Street streetscape remained largely unchanged until the late 1950s. But the decision to build the N2 highway's Eastern Boulevard (now Nelson Mandela Boulevard) through part of District Six in the 1960s would have a dramatic effect on Chapel Street and the surrounding streets. The 1968 aerial survey (Figure 22) shows how Eastern Boulevard now cut through the centre of Chapel Street and created a wide barrier between the two halves of the street, leaving the older half lying west of Russell Street as part of the now much reduced District Six, and the other half of Chapel Street lying east of Russell Street now becoming part of Woodstock. Thus the highway created a wide barrier between what was now the newly declared White Group Area of District Six (renamed Zonnebloem) and the Woodstock suburb. The building of the highway also necessitated the demolition of a large area of tenement housing lying between Rutger and St Philip's streets (Figures 1 and 22).

Once the process of forced removals was well underway, the 1973 aerial survey (Figure 23) reveals that by this time Chapel Street was now being gradually cleared of tenement housing in the section lying west of Eastern Boulevard. Clearances had now begun between Tennant and Sydney streets. The demolitions continued and by 1980 (Figure 24) almost all houses along Chapel Street had been cleared between Tennant and Matveld/Muir streets (on both the north and west sides).

By 1984 (Figure 26) all the houses between Tennant Street and Eastern Boulevard (District Six/Zonnebloem) had been demolished, leaving only the light industrial buildings and the Zeenatul Islam Mosque remaining. The Woodstock side of Chapel Street remained largely intact.

A process of rebuilding then began on the west (District Six) side of Chapel Street. By 1996 (Figure 27) the 'new' Chapel Street was now being built along a new course whereby it veered off its east-west axis and now branched south behind the Zeenatul Islam Mosque. The remainder of the former western Chapel Street (west of the new offshoot) now became part of Matveld and Sydney streets.

Following the implementation of the land claims process for victims of forced removals, group housing for a small number of land claimants was now erected along the south side of the 'new' Chapel Street, between Reform and Rutger streets. The first nine claimant houses along Chapel Street were completed by 2004 after the land was first prepared in 2003.



Figure 21. A view of the south side of Chapel Street (at the junction with Stuckeris Street) during the apartheid-era demolitions in the circa late-1970s (above; Image Source Hilton Teper, Flickr; original photographer not credited). A view of the same junction in 2022 rebuilt with restitution housing (Top right, Hislop, 2022)

3.2 Chapel Street Development Mapped



Figure 22. This 1787 military map shows the Zonnebloem estate, crossed by informal paths but with no formal street system yet (Nationaal Archief, 1787: NL-HaNA_4.TOPO_15.74_1 in Hislop 2022: 10)

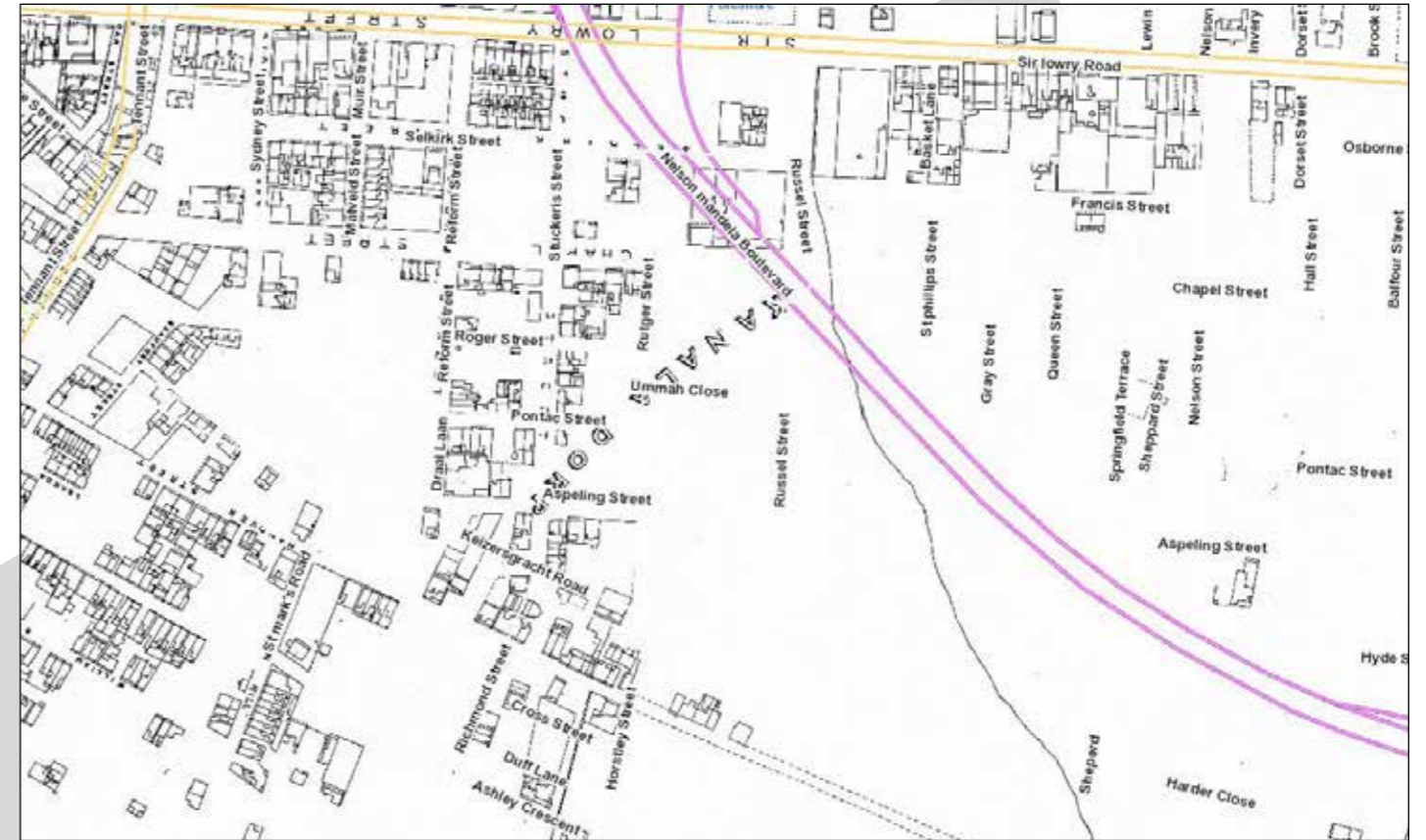


Figure 24. The Snow Survey of 1862, overlaid with current street name; showing little development along early Chapel Street since Elemans Survey, note the historic extent of Chapel to the east. (CoCT Heritage Resources Centre in Hislop 2022: 12)



Figure 23. The Elemans Survey of c.1818 shows a series of streets and street blocks now established along the western half of Chapel Street (between Tennant and Russell streets), although its south side still consisted of farmland. The westernmost part of Chapel Street led past the Welkom estate and its homestead (CoCT EGSViewer in Hislop, 2022: 10)

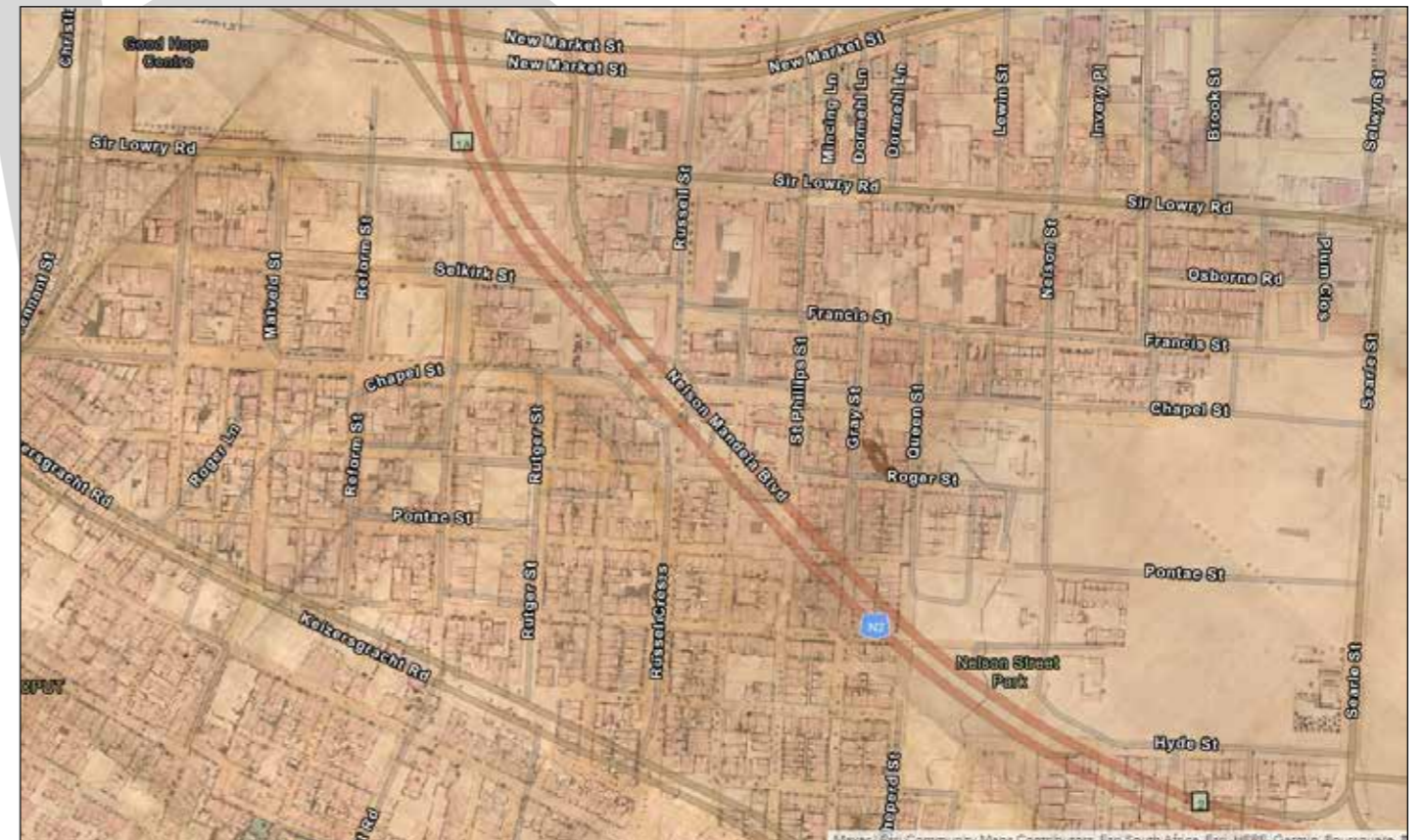


Figure 25. The c.1897 Thom Survey reveals how Chapel Street was extending eastwards to meet Searle Street. Densely packed Tenement housing now lined the street's north and south sides. (CoCT Heritage Resources Centre in Hislop 2022: 13)



Figure 26. 1926 aerial survey. It provides good detail of the tenement housing lining Chapel Street at the time. The East Park School (red arrow) had been built by then on the south side of the street. Chapel Street now reached Searle Street. (Erdas Apollo 2020 in Hislop 2022: 14)



Figure 28. 1981 aerial survey. (CoCT Heritage Resources Centre in Hislop 2022: 17)



Figure 27. 1968 aerial survey. Chapel Street had now been divided into two parts (the western District Six half and the eastern Woodstock half) by the building of Eastern Boulevard/ Nelson Mandela Boulevard, which necessitated the demolition of the central tenement blocks and created a dividing line between Zonnebloem (the renamed District Six) and Woodstock that remains today. (CoCT Heritage Resources Centre in Hislop 2022: 16)

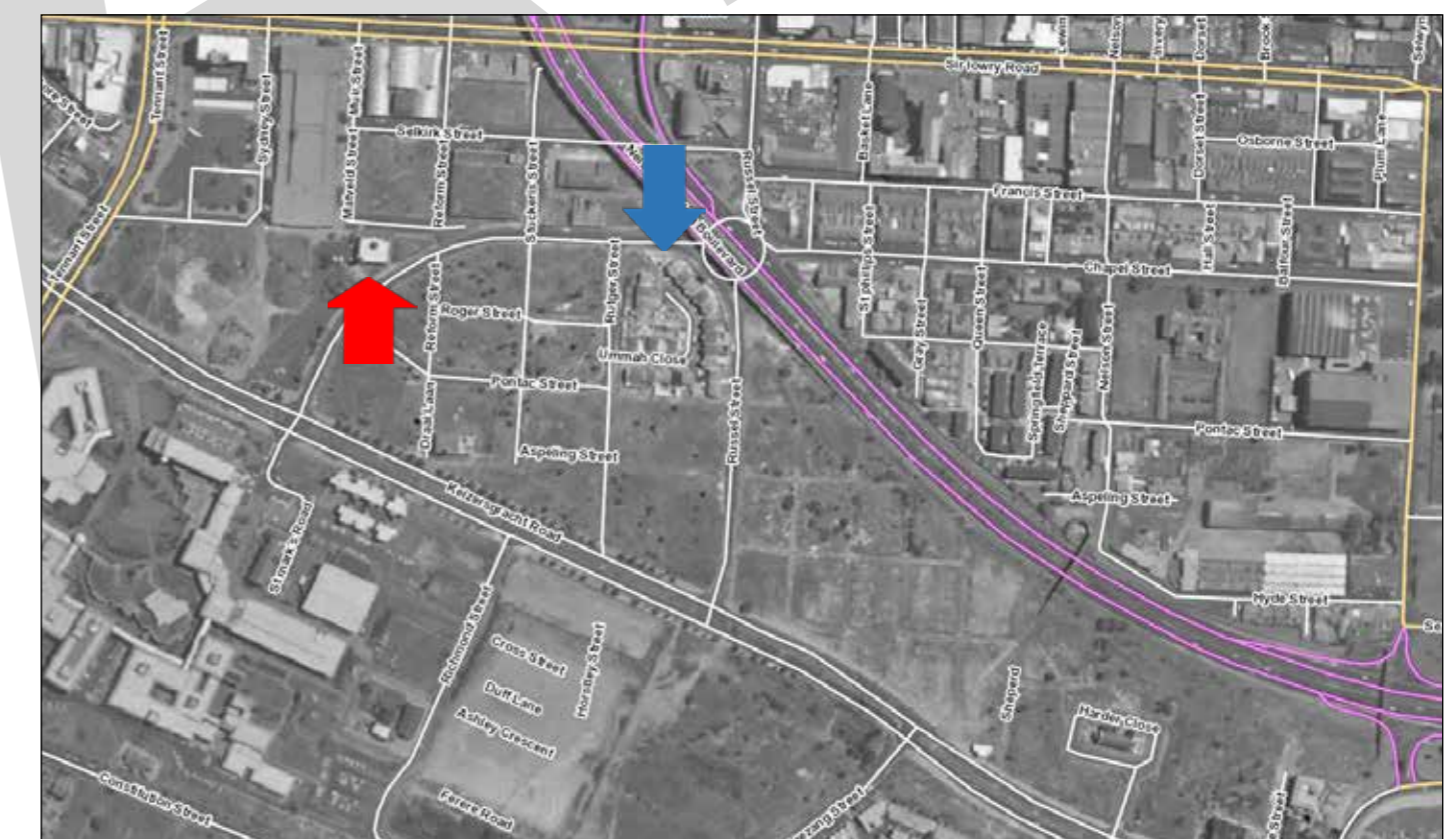


Figure 29. By 1996 the new axis of Chapel Street was now being constructed south of the Zeenatul Islam Mosque (red arrow). New housing was now being built on the south side of Chapel Street in the vicinity of Ummah Close (blue arrow). (CoCT Heritage Resources Centre in Hislop 2022: 18)



Figure 30. This c.1860 panorama shows the Newmarket at centre left, with the approximate course of Chapel Street marked with the red dotted line. Not much of the street had been developed at this time (see Figure 14). (John Rennie Collection)



Figure 32. The c.1900 Budricks panorama was photographed by the time that Chapel Street had almost reached Searle Street (see also Figure 17). (John Rennie Collection)

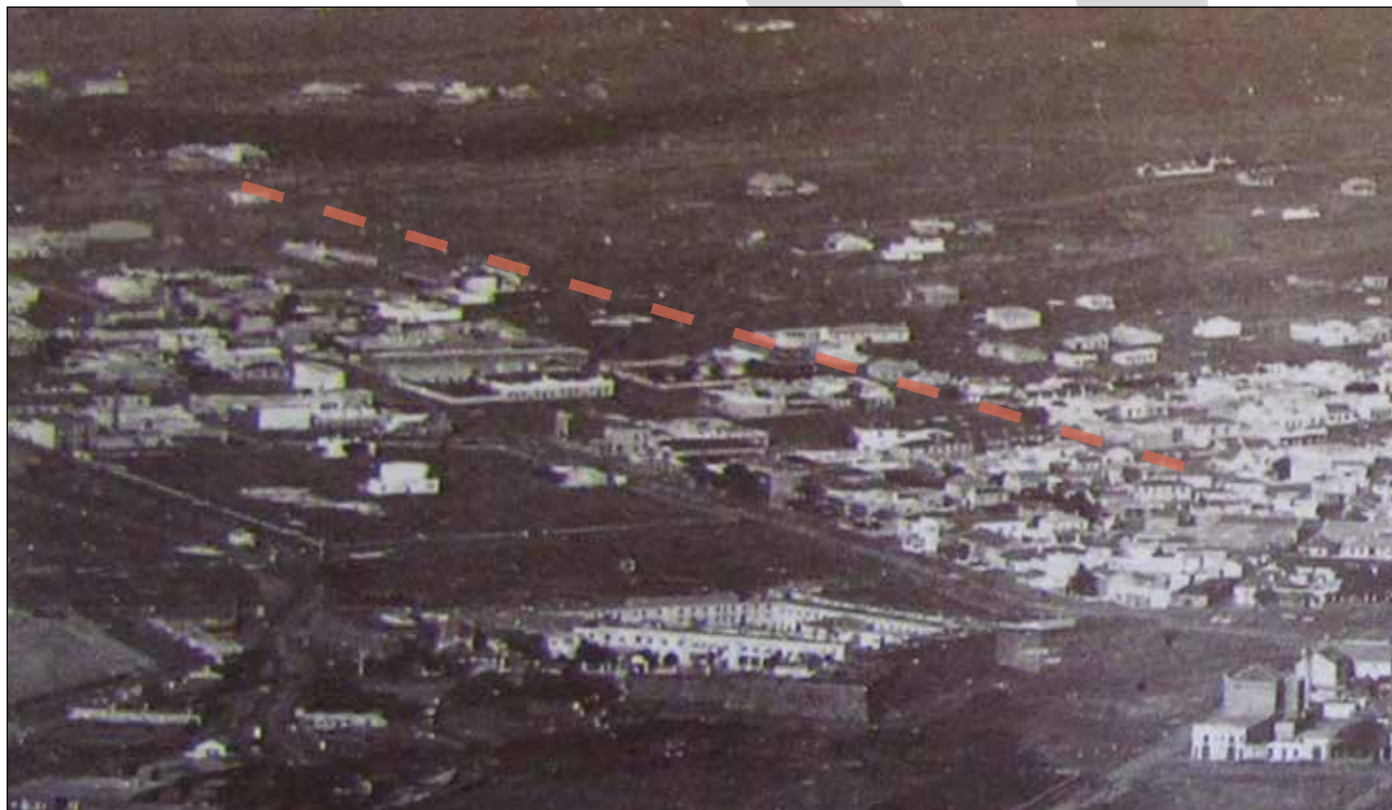


Figure 31. This section of the c.1884 Pocock panorama shows how Chapel Street was now far more developed since the 1860s as it edges eastwards towards Searle Street. (John Rennie Collection)

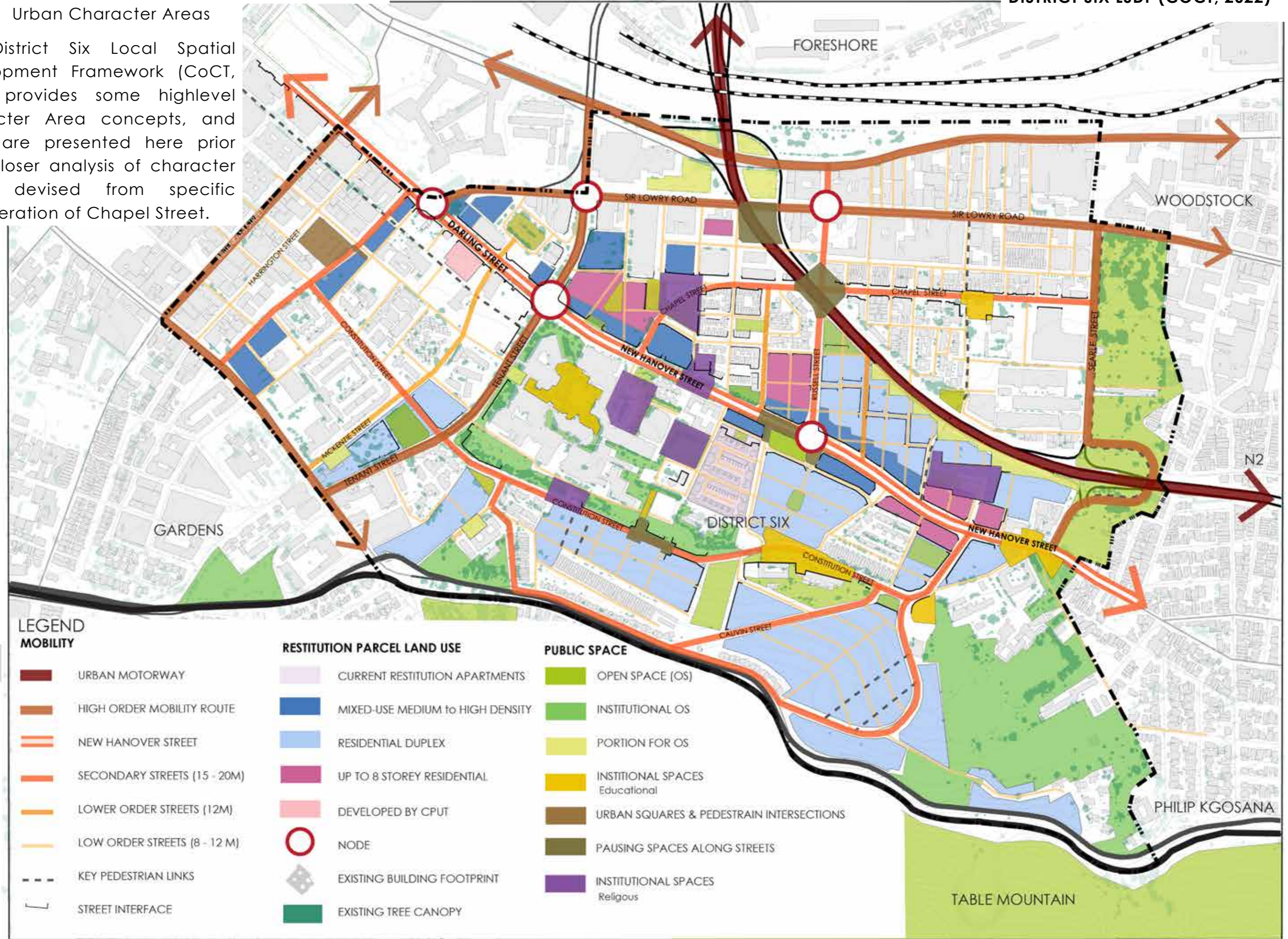


Figure 33. The construction of the highway cut through swathes of housing and separated the two halves of Chapel Street, and this 1960s image provides a valuable record of the houses that existed west of the freeway at the time. (CoCT Heritage Resources Centre: CCb130_f21_i04)

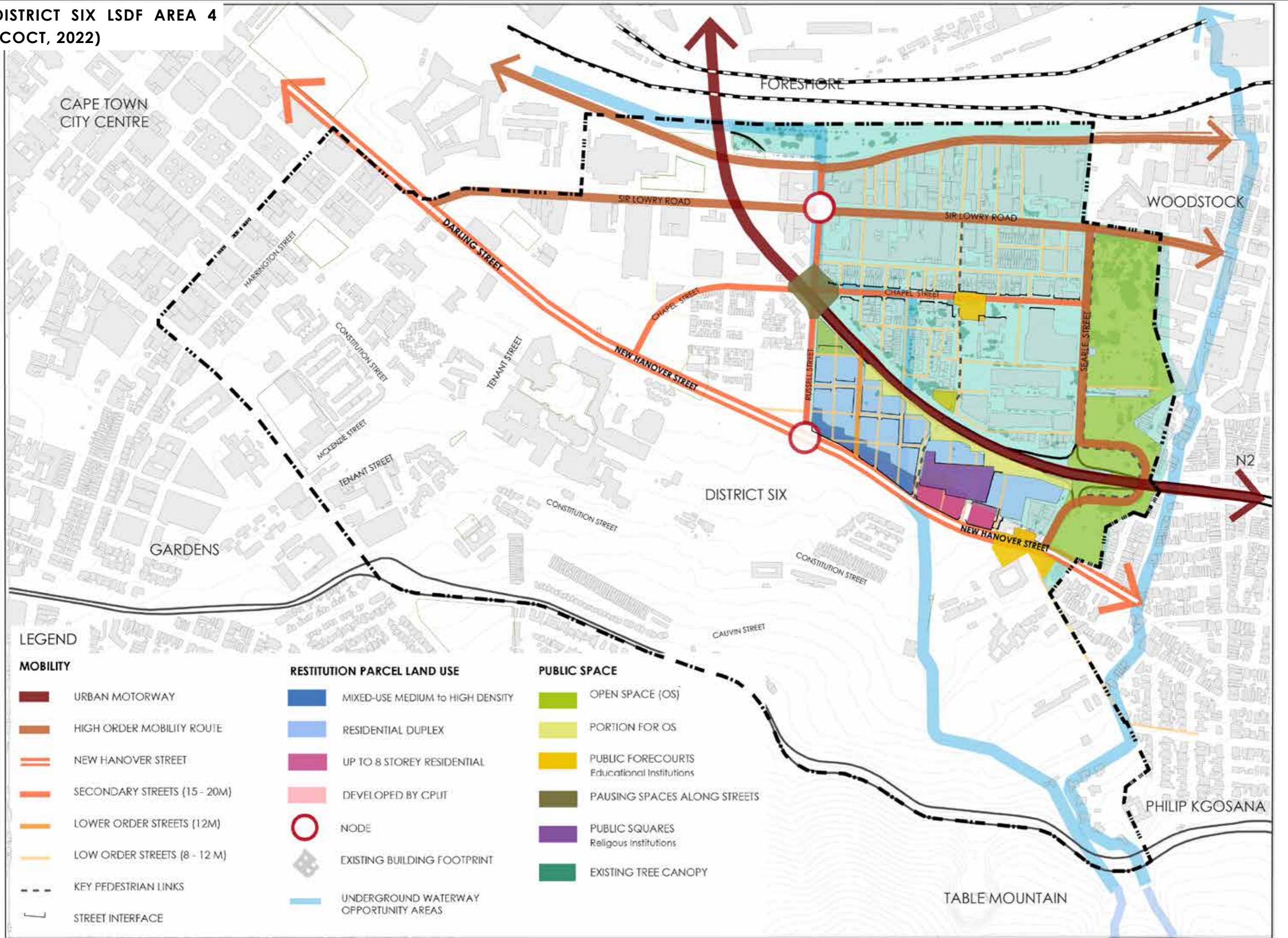
4.0 TOWNSCAPE AND STREETScape ASSESSMENT

4.1 Urban Character Areas

The District Six Local Spatial Development Framework (CoCT, 2022) provides some highlevel Character Area concepts, and these are presented here prior to a closer analysis of character areas devised from specific consideration of Chapel Street.



**DISTRICT SIX LSDF AREA 4
(COCT, 2022)**



LEGEND

MOBILITY

- URBAN MOTORWAY
- HIGH ORDER MOBILITY ROUTE
- NEW HANOVER STREET
- SECONDARY STREETS (15 - 20M)
- LOWER ORDER STREETS (12M)
- LOW ORDER STREETS (8 - 12 M)
- KEY PEDESTRIAN LINKS
- STREET INTERFACE

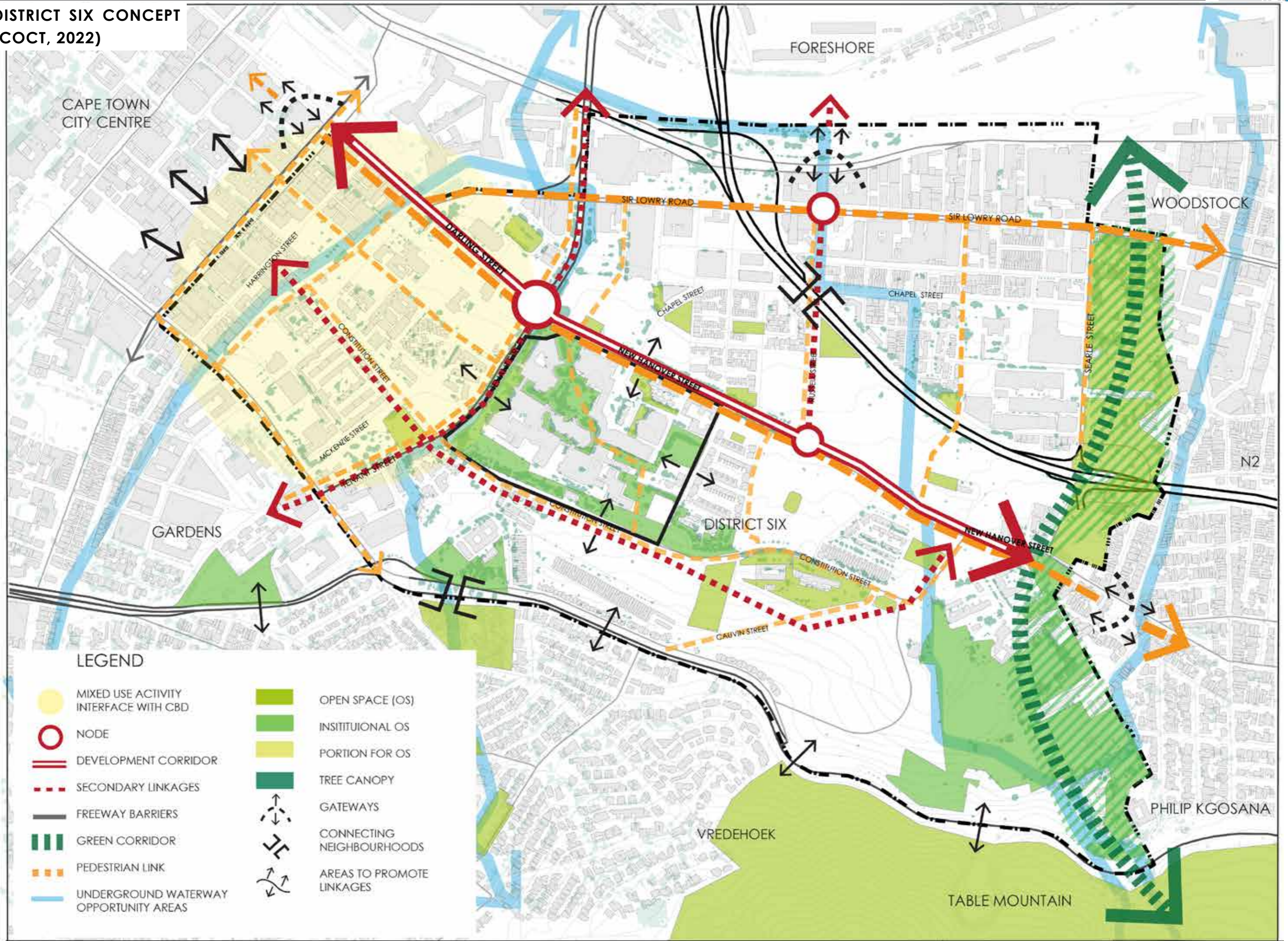
RESTITUTION PARCEL LAND USE

- MIXED-USE MEDIUM to HIGH DENSITY
- RESIDENTIAL DUPLEX
- UP TO 8 STOREY RESIDENTIAL
- DEVELOPED BY CPLIT
- NODE
- EXISTING BUILDING FOOTPRINT
- UNDERGROUND WATERWAY OPPORTUNITY AREAS

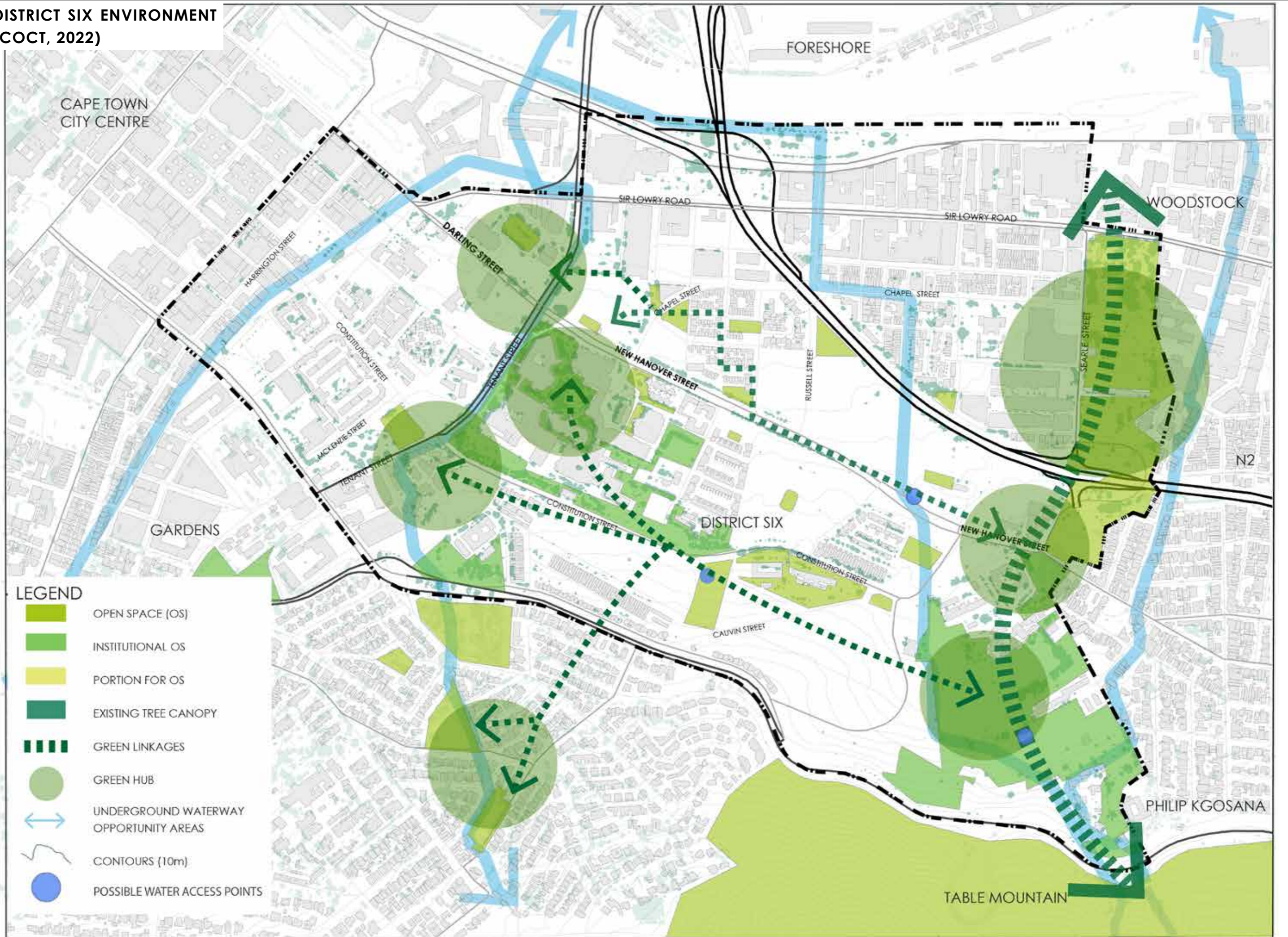
PUBLIC SPACE

- OPEN SPACE (OS)
- PORTION FOR OS
- PUBLIC FORECOURTS
Educational Institutions
- PAUSING SPACES ALONG STREETS
- PUBLIC SQUARES
Religious Institutions
- EXISTING TREE CANOPY

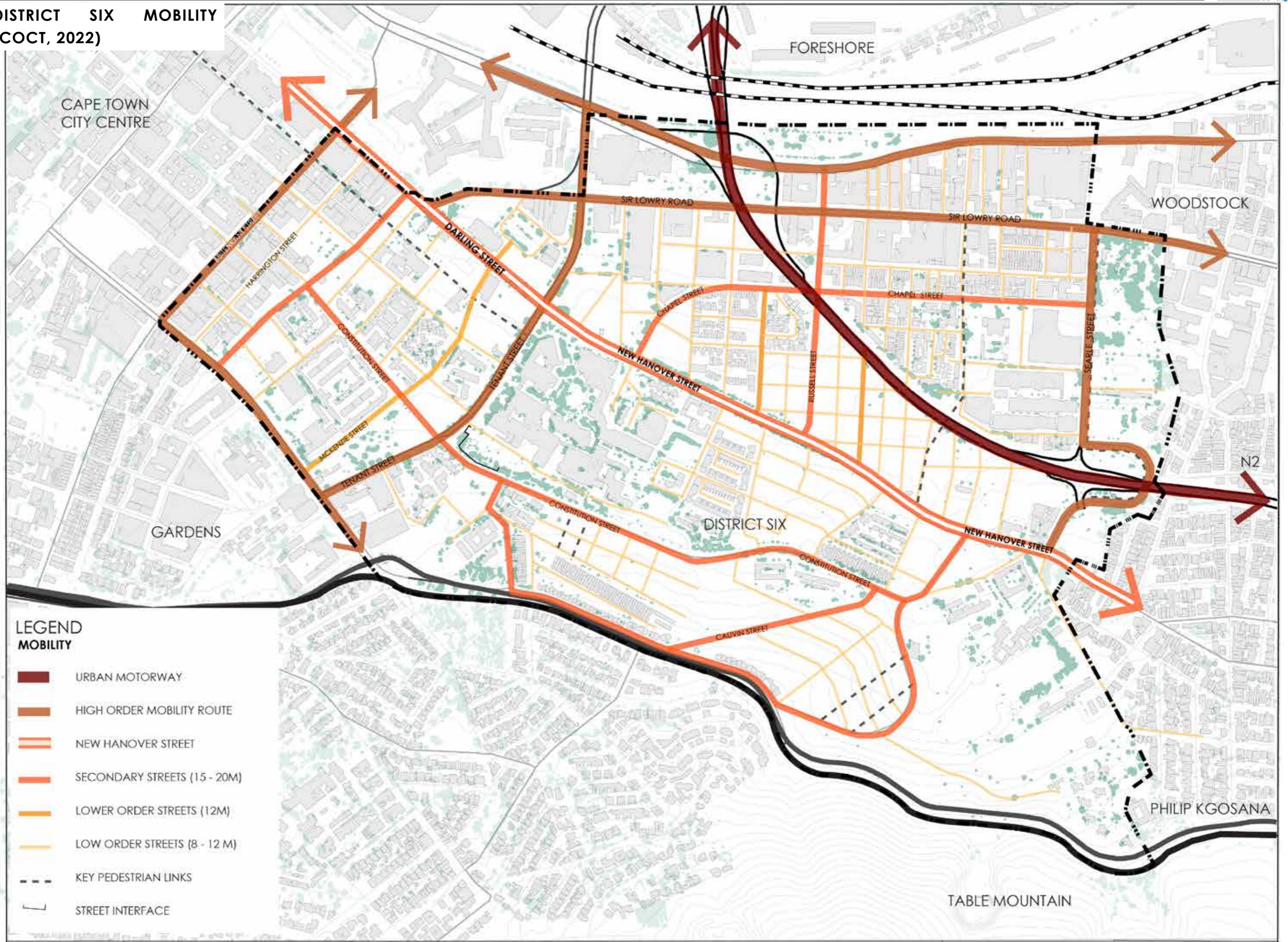
**DISTRICT SIX CONCEPT
(COCT, 2022)**



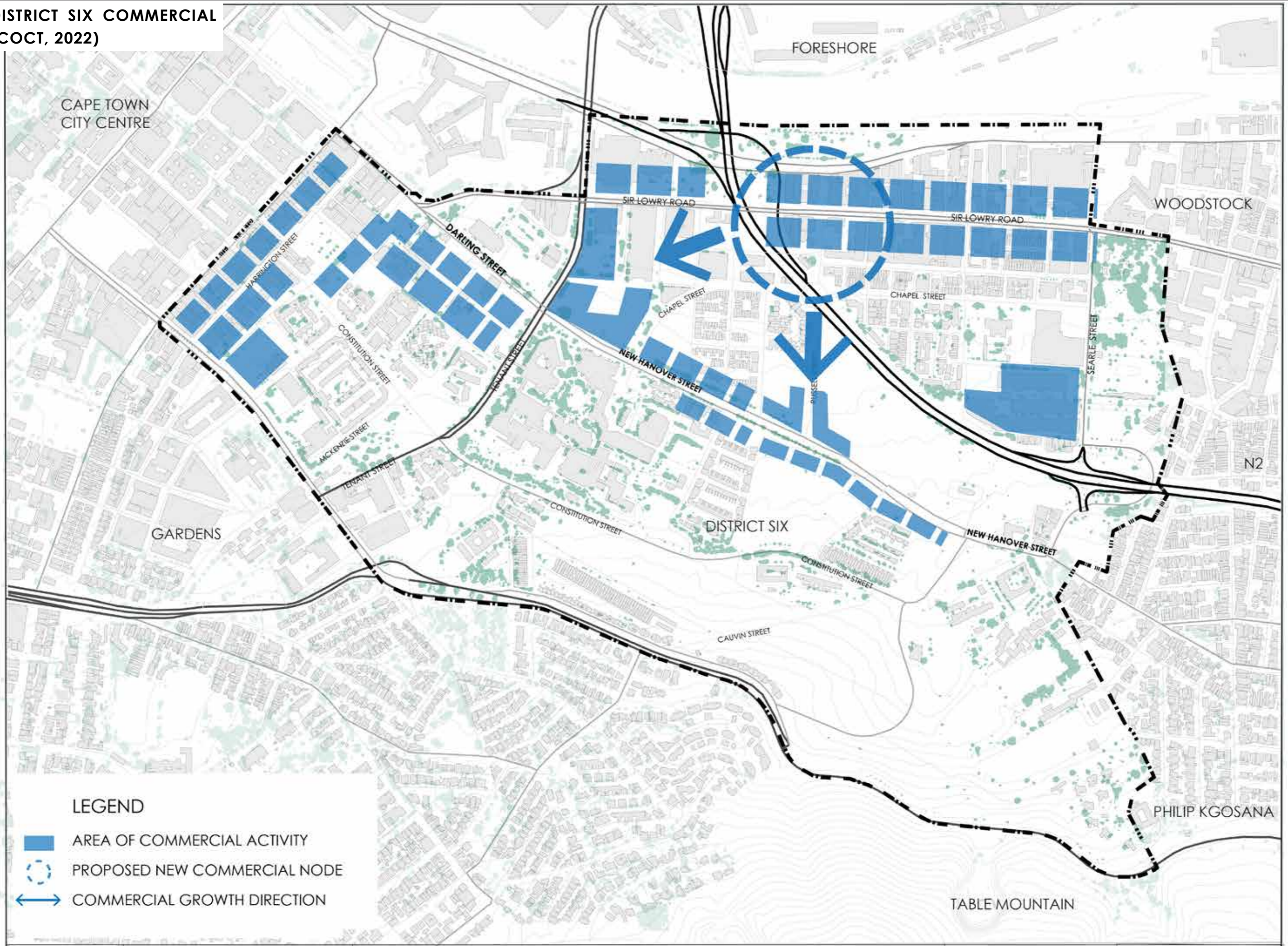
**DISTRICT SIX ENVIRONMENT
(COCT, 2022)**



DISTRICT SIX MOBILITY
(COCT, 2022)



**DISTRICT SIX COMMERCIAL
(COCT, 2022)**



LEGEND

- AREA OF COMMERCIAL ACTIVITY
- PROPOSED NEW COMMERCIAL NODE
- COMMERCIAL GROWTH DIRECTION

**DISTRICT SIX RETAIL
(COCT, 2022)**



- LEGEND**
- PORTION FOR OPEN SPACE
 - INSTITUTIONAL OPEN SPACE
 - AREA OF RETAIL ACTIVITY
 - RETAIL NODE
 - PROPOSED NEW COMMERCIAL NODE
 - MAJOR RETAIL LINK
 - SECONDARY RETAIL LINK
 - STUDY AREA BOUNDARY



- PUBLIC BUILDINGS OF SOCIAL SIGNIFICANCE**
- P01 - ZEENATUL ISLAM MOSQUE
 - P02 - THE HOMESTEAD
 - P03 - ST PHILIP'S CHAPEL
 - P04 - KISMET CORNER SHOP AND HARDWARE
 - P05 - MARION INSTITUTE - ECD
 - P06 - THE HAVEN, NIGHTSHELTER
 - P07 - THE TRAUMA CENTRE
 - P08 - ST PHILIP THE DEACON CHURCH
 - P09 - CHAPEL STREET PRIMARY SCHOOL
 - P10 - CHAPEL STREET CLINIC

- NODES / SPACES**
- A - EARLY CHAPEL STREET ALIGNMENT
 - B - THE CIRCLE UNDER THE OVERPASS
 - C - THE QUEEN STREET INTERSECTION
 - D - THE SEARLE STREET INTERSECTION
 - E - TRAFALGAR PARK

- RESIDENTIAL BUILDINGS / CONDITIONS**
- 1 - VERANDAH / STOEP
 - 2 - YARD / GARDEN / BOUNDARY WALL
 - 3 - UPPER BALCONY

- GENERAL BUILDINGS / SPACES**
- G01 - UNDEVELOPED
 - G02 - OPEN
 - G03 - YOUTH SOLUTIONS
 - G04 - HITECH OFFICE BUILDING
 - G05 - CLICKS GROUP
 - G06 - CYCLE WORKS

PUBLIC BUILDINGS OF SOCIAL SIGNIFICANCE



Chapel Street Upgrade

Rennie Scurr Adendorff

October 2023

NODES AND SPACES



A



E

RESIDENTIAL BUILDINGS AND CONDITIONS: 01 - VERANDA OR STOEP



B



C



D



RESIDENTIAL BUILDINGS AND CONDITIONS: 02 - YARD, GARDEN OR BOUNDARY WALL



**RESIDENTIAL BUILDINGS AND CONDITIONS:
03 - UPPER BALCONY**



GENERAL BUILDINGS AND SPACES

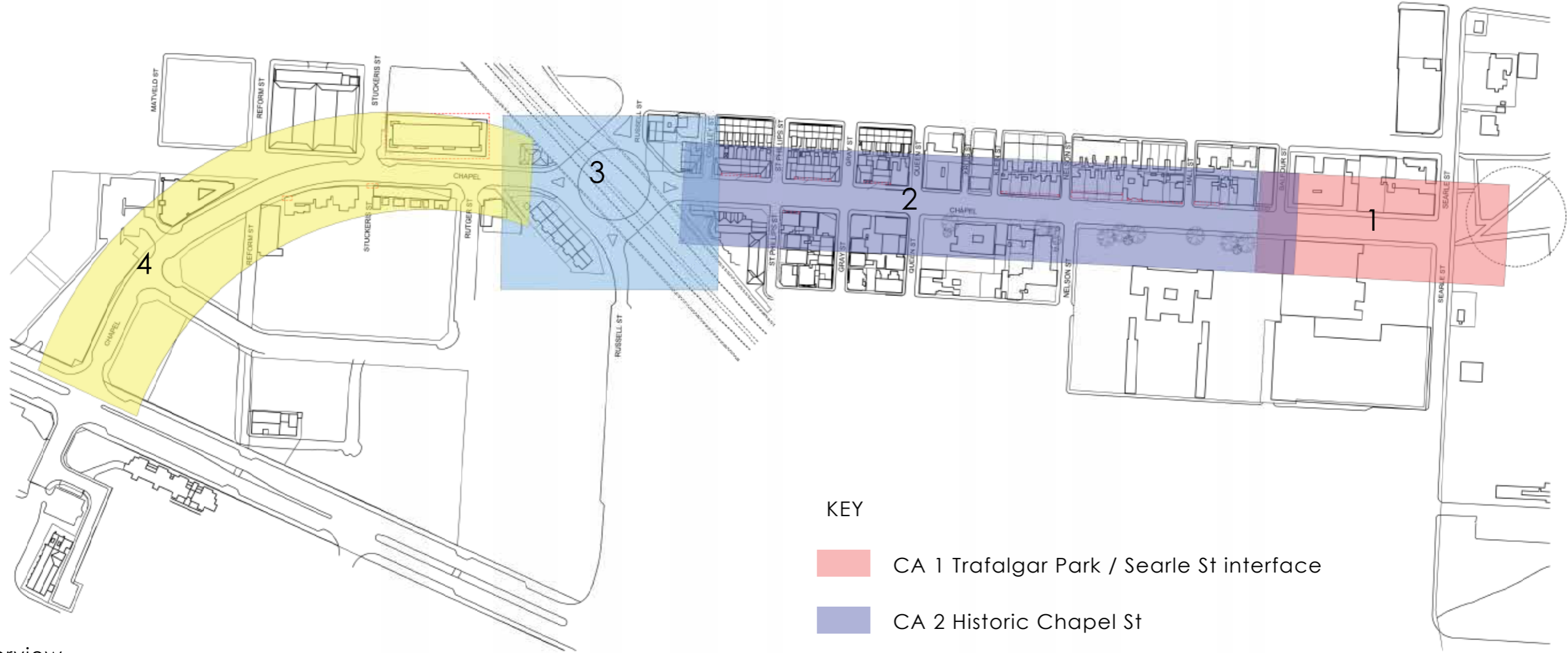


Chapel Street Upgrade

Rennie Scurr Adendorff

October 2023

Map Overview



Urban Character Area 1
Trafalgar Park/ Searle St Interface



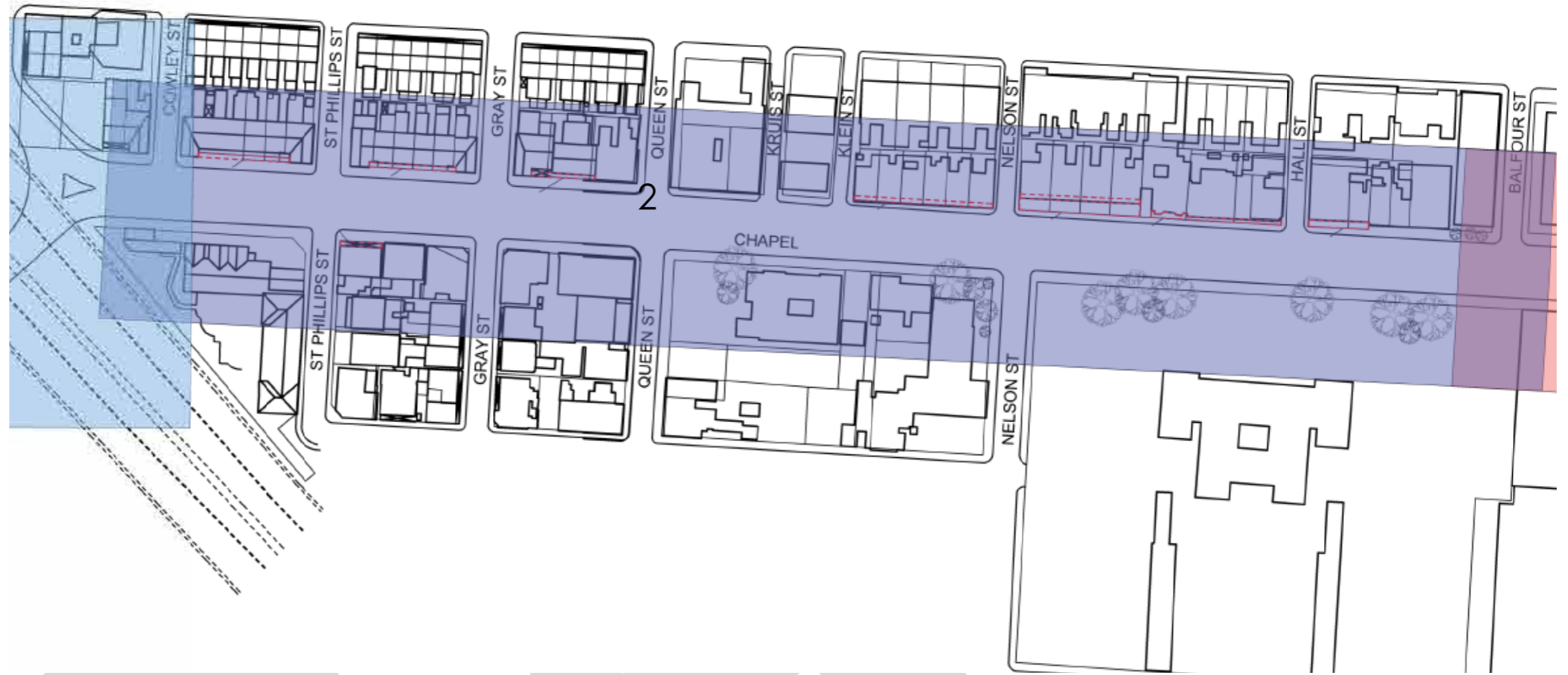
Map Extract



Character Statement	Nature of significance	Urban/ Townscape Informing Indicators/ Criteria
<p>Flanked by a variety of edge conditions, Trafalgar Park to the East, the Clicks building to the South and the semi-industrial building to the North, this end of Chapel Street is characterised by the car-dominant Searle Street thoroughfare and the barrier-like edge conditions on the South, together resulting in a negative or dead area.</p>	<p>This portion of Chapel Street links historic Trafalgar Park to Chapel Street itself, and District Six and the City Centre beyond.</p> <p>Trafalgar Park is one of the largest public parks in the wider District Six area, and, together with its important association with the Centre Redoubt and French Lines, holds contextual, associational, aesthetic and age significance.</p> <p>Chapel Street represents the last remaining portion of District Six, an area of dense working class housing in generally authentic state. The street, through the variable preservation of its eastern and western portions is also representative of the illogicality of Apartheid legislation, and the devastation wrought by its enforcement.</p>	<ul style="list-style-type: none"> • Recognise significance of Trafalgar Park as an urban space and public amenity; • Actions to building facades and edges to enhance Chapel St interface as a gateway space and a nodal condition related to the park; • Engage with private landowners in significant location to explore ways to contribute to the public realm; • Consider traffic calming and intersection measures to facilitate node role.

Urban Character Area 2
Historic Chapel Street

Map Extract

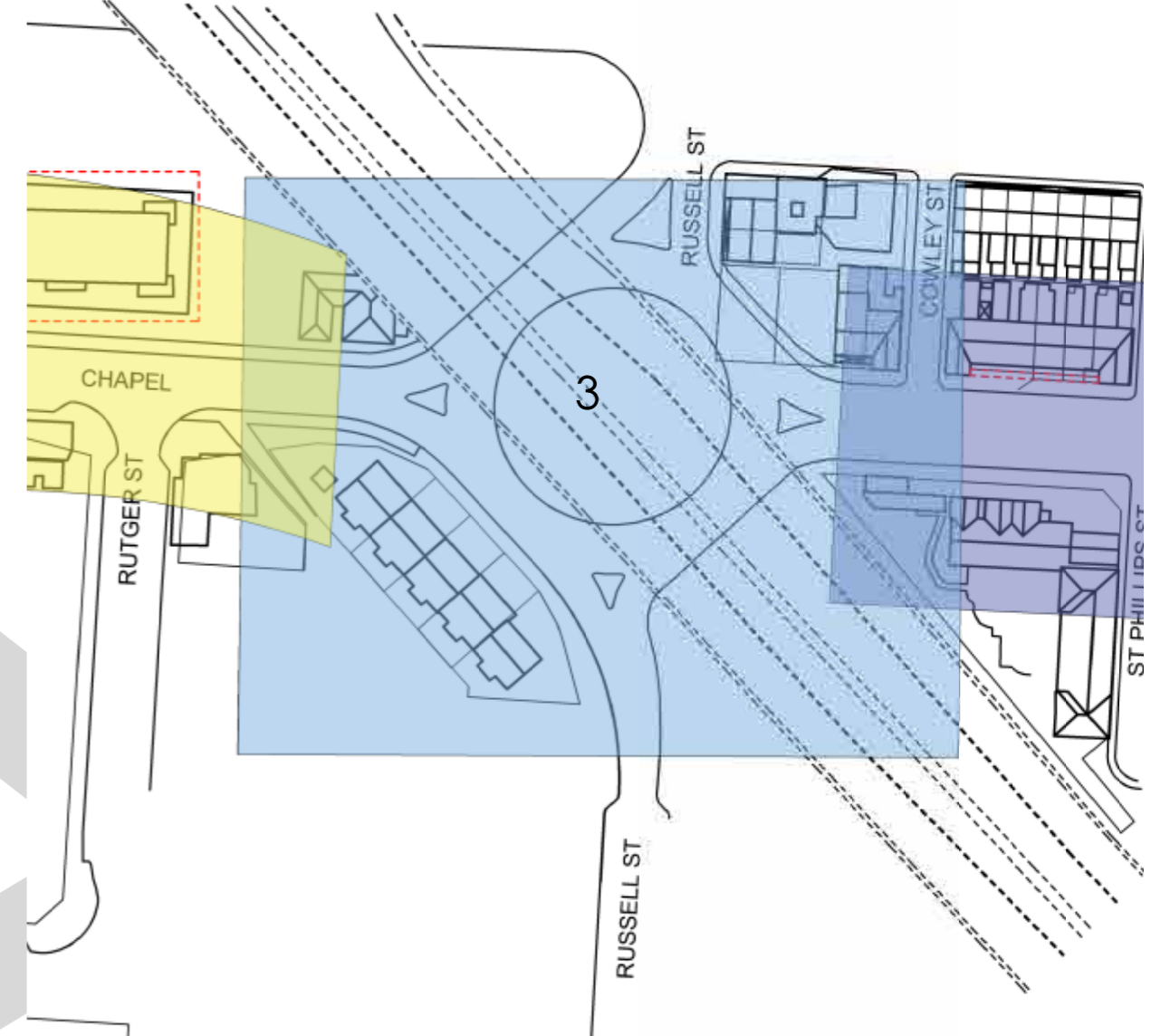


Character Statement	Nature of significance	Urban/ Townscape Informing Indicators/ Criteria
<p>This is the core of the remaining historic Chapel Street, running from Balfour Street to Cowley Street adjacent to the fly-over. This area comprises a rich mix of building types, edge conditions, uses and architectural types. All of these, in varying degrees, have positive street interface and connection. The hierarchy of scales contributes to a cohesive urban form with public buildings dominating. The wide, empty and car-dominant road is a negative in terms of scale and urban character.</p>	<p>This area of Chapel Street is characterised by small row houses with wooden fretwork verandas and corrugated iron roofs which are interspersed with institutional buildings and workshops.</p> <p>The individual structures carry varying degrees and types of significance, but together represent the remnants of the fine grained, historic fabric of District Six.</p> <p>These buildings then comprise nodes and zones of use and character, dictated by their function, scale and mass, with an interplay of residential and institutional zones as you move along the street.</p>	<ul style="list-style-type: none"> • Encourage continued public interface of buildings and open, visual connections • Promote measures which lessen need for excessive securitisation • Encourage urban and economic measures which ensure building usage mix is retained • Put in place measures to encourage sensitive upgrading and maintenance of buildings and interfaces in line with urban and heritage character • Implement measures in public realm to focus on people-centred spaces rather than cars • Promote tree planting and greening as an urban strategy

Urban Character Area 3
Freeway Overpass



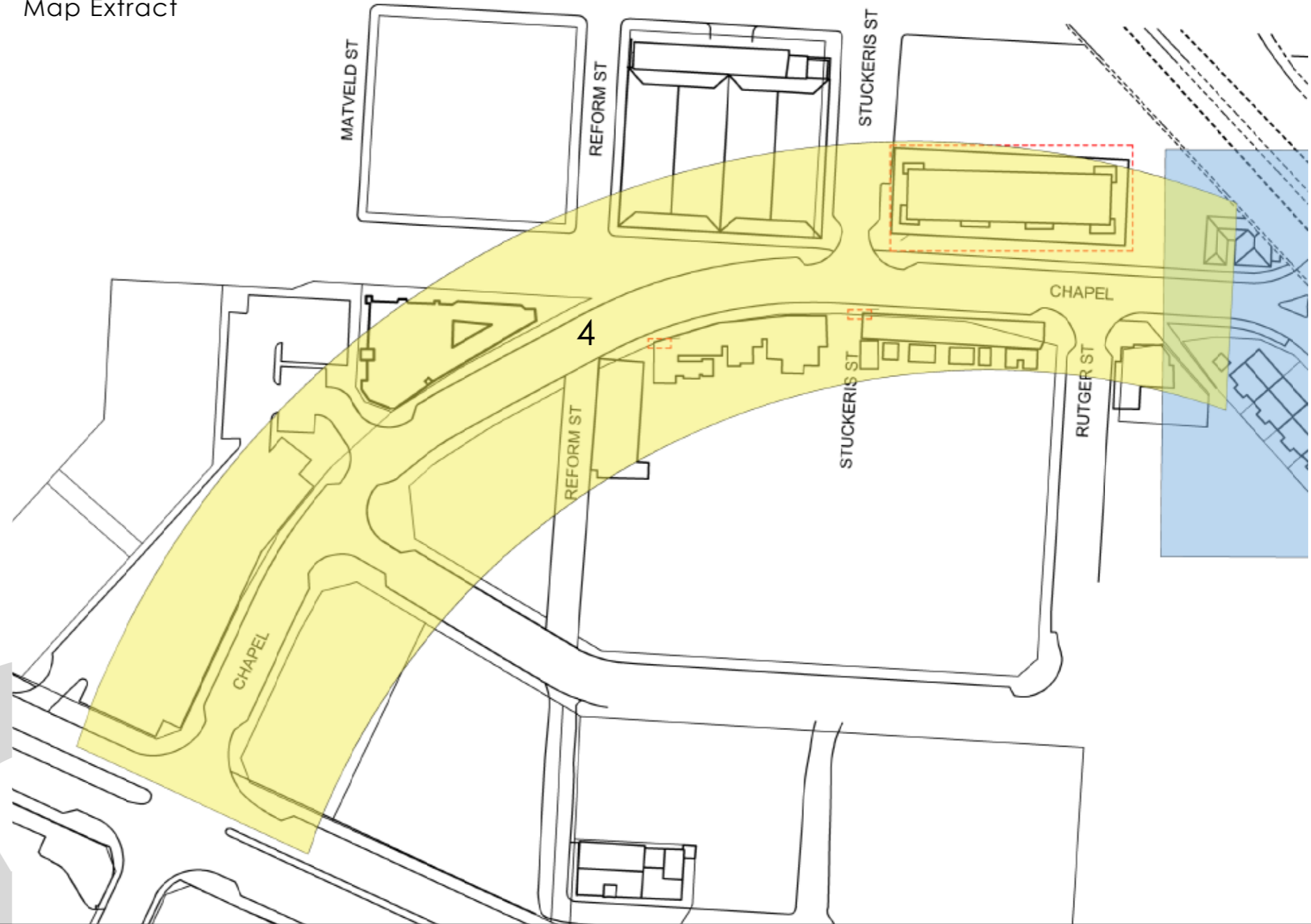
Map Extract



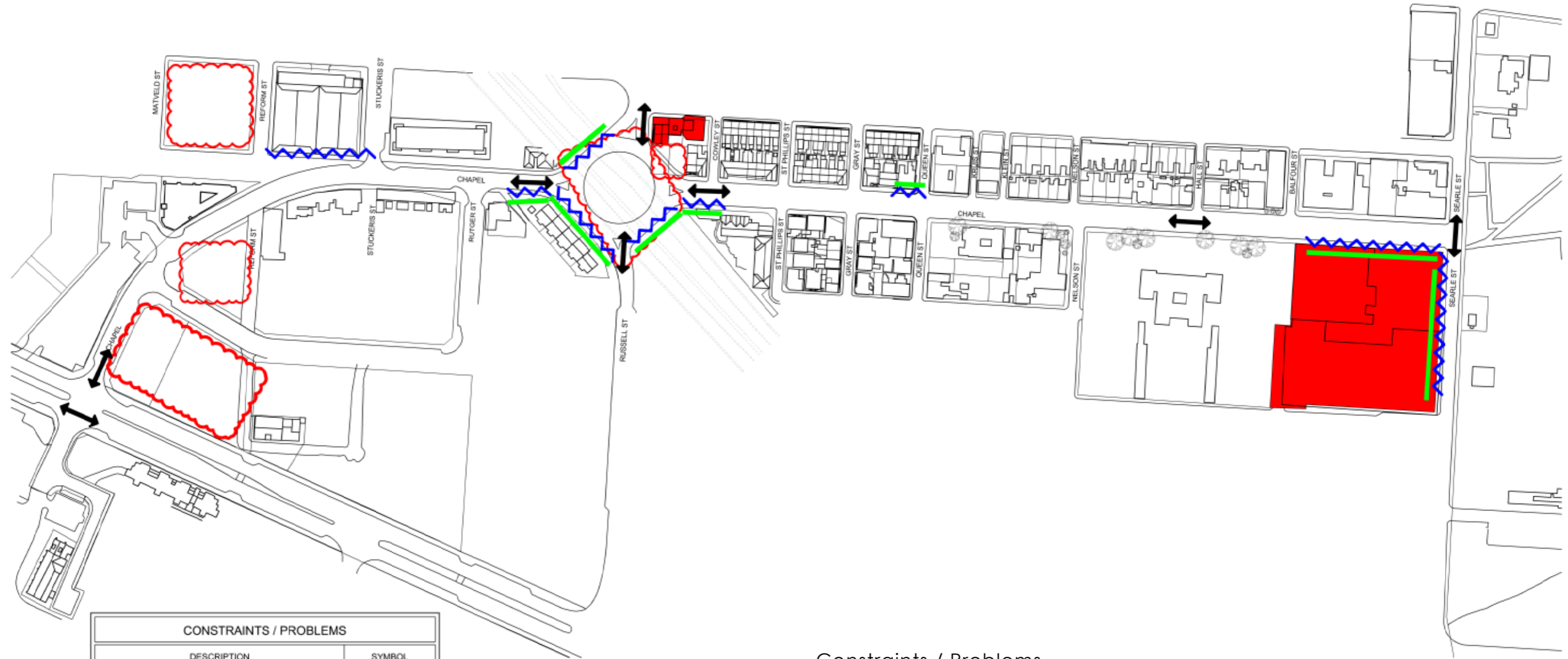
Character Statement	Nature of significance	Urban/ Townscape Informing Indicators/ Criteria
<p>This area, dominated by the fly-over, represents the division in the urban landscape with the urban waste-land created below as a consequence.</p>	<p>While efficient in terms of traffic planning at the city-scale, the fly-over is a negative space without any significance and contributes to the fragmented character of the area.</p>	<ul style="list-style-type: none"> • Accept that the flyover and its consequential spaces below are a permanent urban feature • Adopt measures which try to turn the harsh area into a positive urban space through hard landscaping features in the short term • Encourage visual connection and linear nature of Russel Street • Manage high speed traffic flow and taxi parking • Promote use of under bridge spaces in the longer term in a manner which negates the negative, dark space and proactively uses “unwanted” public land

Urban Character Area 4
Twentieth Century Realignment

Map Extract



Character Statement	Nature of significance	Urban/ Townscape Informing Indicators/ Criteria
<p>This space reflects the modern alignment of Chapel Street with the Zeenatul Islam Mosque as the key feature and urban marker, along with the first phase of District Six restitution houses and more recent tall apartment blocks.</p>	<p>This portion of Chapel Street bears testimony to the devastation wrought at the personal and private, as well as street and townscape by the razing of District Six. As such, it operates both as a place of memorialisation, and a site for healing through rebuilding and restitution.</p> <p>The location of the Zeenatul Mosque in this area functions as an anchor point within this otherwise empty urban pocket, that tethers lives, customs, memories and events to Chapel Street.</p>	<ul style="list-style-type: none"> • Recognise early alignment of Chapel St in the urban landscape • Promote development of open sites in a manner which recognises the urban and social history of the site • Adopt measures to manage intermittent car parking • Harness opportunities at the Pontac st junction together with extending the public realm at the Mosque • Upgrade junction with (New) Hanover Street and implement hard and soft landscape elements to benefit further redevelopment in the area.



CONSTRAINTS / PROBLEMS	
DESCRIPTION	SYMBOL
1. DEAD EDGE / BARRIER	
2. HARD-BUILT EDGE	
3. NEGATIVE BUILDING STREET INTERFACE / EDGE CONDITION	
4. PROBLEMATIC BUILDING	
5. UNRESOLVED SPACES	
6. HIGH TRAFFIC AREAS	

Constraints / Problems

- Dead edges and barriers
- Hard built edges
- Negative Building Street interface/ edge condition
- Unresolved spaces
- High traffic
- Wide and unfinished street edges
- Barrier edges
- Lack of trees / greenery



Assets and Opportunities

OPPORTUNITIES / ASSETS		OPPORTUNITIES / ASSETS	
DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
1. ACTIVE EDGE		7. DISTANT VIEWS	
2. PEDESTRIAN-CENTRIC AREAS		8. CLOSE VIEWS	
3. EYES-ON-STREET		9. AXIAL LINES OF SIGNIFICANCE	
4. MULTI-USE SPACE		10. NODES OF INTERSECTION	
6. SIGNIFICANT BUILDINGS / SPACES			

- Active edges
- Pedestrian centric areas
- Eyes on street
- Multi-use space
- Heritage significant buildings and elements
- Significant building edges
- Significant public spaces
- Distant views
- Close views
- North/south viewlines of heritage significance
- Historic street patterns
- Axial lines of significance
- Nodes of intersection
- Existing mature trees around school etc.

5.0 SOCIO-HISTORIC STUDY

Extract from Randle, 2023, (See Annexure C)

5.1 Introduction

The Socio-Historic study bases its approach in various documents and processes relevant to City policies and District Six frameworks. These include the City of Cape Town Cultural Heritage Strategy (Attwell et al., 2018) which calls for the acknowledgement of people and groups central to the City's history, and the recognition of places, stories, events and traditions associated with them. This is a salient notion in consideration of District Six and Chapel Street as narratives and associations live on in memory despite the destruction of so much built form. Another informant is the 2003 HIA for District Six (Le Grange, 2003) which promotes the incorporation and translation of memory into urban design development as a key feature, requiring:

- Conserving and celebrating previous and remaining institutions i.e. even if buildings have been destroyed their memory needs to be conserved and celebrated;
- Incorporating memory in street/place names;
- Identifying and celebrating public places.

The socio historic study identifies Chapel Street as a cross section of District Six, where the interconnection of streets and houses in the grid "represents a residential streetscape where memories and social identities of families were associated with specific streets, schools, community centres along Chapel Street." Further, the report notes

that "[e]nsuring that these older connections between residential area and sporting and educational associations are re-made and re-imagined is a crucial part of addressing some of the arbitrary social and physical destructions of built form that resulted from apartheid removals and demolition." Significantly, the social history of Chapel Street should be considered as tied to memories within homes, but also connected to the social life that took place in the streets and in and around public buildings.

The character of District Six streets was derived from their association with particular households, families, businesses, individuals and public buildings, as well as by gradients, views and vistas, and textures of materiality. Nor did streets exist in a vacuum, but operated as connectors between places, peoples and facilities that were walked daily. These routes for visiting, shopping, playing, travelling to work or school all became imbued with meaning to the people traversing them.

The differential survival of the two portions of Chapel Street are an intricate and complex element of the social history of the street, and means that while assessment of structures and facilities contributing to the social fabric of eastern Chapel Street can be seen in place today, those of western portion are now represented by the Zeenatul Islam Mosque (Figure 34) and the Cape Town City Council municipal garage cleaning branch building; all other material evidence for the history of the street has been demolished and eradicated.



Figure 34. The Zeenatul Islam Mosque on Chapel Street, surrounded by residential fabric (Randle, 2023: 5)

5.2 Western Chapel Street

The western portion of Chapel Street, like the remnant eastern portion, was made up of residential housing, schools and businesses. The remaining mosque, now isolated, was originally surrounded by the residential fabric from which it originated.

The other remnant structure, in this part of Chapel Street lies across the extension of Chapel now renamed Matveld Street, and was originally the City Council Municipal Garage, colloquially known as the CCC building. This structure facilitated the repair of refuse trucks, and many District Six residents worked there. The building's proximity to the Mosque mean it appears in several wedding party photos (Figure 35).



Figure 35. A wedding party posing in front of the CCC building (Randle, 2023: 7)

While these two buildings mark the historic alignment of Chapel Street, which travelled straight on between them to Tennant Street, they now both occupy a much altered area (Figure 36 and Figure 37), where fine-grained residential character has been replaced with monolithic developments, although some potential to remember the earlier alignment is presented in the open ground to the rear of the Mosque.



Figure 36. The corner of Chapel and Reform Streets, just before the Mosque. Painting by Davids based on a photo taken by Ismail Gabie, with the well-known Cape Fruit Supply noted to be on the corner (Randle, 2023: 9)



Figure 37. View up Reform Street from in front of the Mosque, on Chapel Street (RSA, 2023)

Chapel Street was also shaped by the activities and character of the streets around it, particularly Muir Street which, being a smaller, quieter connecting street served as a recreational and social space, but also had close connections to the Mosque, housing both religious leaders and newly arrived Indian immigrants who were provided accommodation in residences linked to the Mosque. This micro-community was further defined by the presence of the Muir Street Primary School, originally the Muir Street Moslem School, at the intersection of Muir and Hanover.

Muir Street Primary was closely linked to the Mosque and the Muslim community of the area. Foundation classes for the school were held in the Mosque basement, while pupils went to the Mosque in the afternoon for madrassa. Of the many noteworthy pupils of the school, one of its most famous was the ballet dancer, Johaal Mosaval who died earlier this year. Mosaval studied at the Sadler Wells Theatre Ballet School, becoming the first black South African dancer at the Royal Ballet. Here, as principal dancer, the highest rank in the profession, he became feted for his technique and versatility, and danced the first ever performance of Benjamin Britten's Opera *Gloriana* at the Royal Opera House, London, for the coronation of Queen Elizabeth II.

Associated with the school, and directly opposite it, was the Hyman Liberman Library which, although located on Muir, was an integral part of the lives of Chapel Street residents due to its proximity, and connection to Muir Street Primary School. This institution was instrumental in the shaping of librarian, pianist and activist, Vincent Kolbe, who frequented it as a child in District Six, and worked there as a librarian. The Liberman Hall also offered boxing, table tennis, weight lifting, fencing and art classes, as well as a creche, and a venue for wedding receptions. The Liberman was regularly visited by the artist Vladimire Trechikoff during his time at the Cape. As such, as Randle (2023: 26) notes, the "Hyman Liberman Institute provided a place of dynamic learning, of care, sporting development, creative opportunity, access to knowledge, a meeting place for various religious institutions, a space of festivity and celebration, a site to mark important life events, a processional gathering space. In many ways it is emblematic of a micro cosmos of the whole of District Six."

Other wider facilities that leant the western extent of Chapel Street its particular character, were the Methodist Church on the corner of Chapel and Sydney, and its associated school across Sydney Street. This school was an English medium school, leading to a perception that it was a superior institution to the other Afrikaans medium schools in District Six. In the afternoons, this

school too offered instruction in Islam. This institution was the primary school of prominent activist Eddie Daniels.

On Muir, on the same block as the Mosque, was the Salvation Army Barracks, from where the army band would march on a Sunday morning, down Chapel towards Trafalgar Park and the bandstand there. This band contributed to a sonic landscape that originated at this western end of Chapel, but, on Sundays particularly, extended the length of Chapel: "On a Sunday morning the Salvation Army band would walk down Chapel Street, with so much dignity, as they were of all race groups. Later the Habibia Scottish band would pass Muir Street in their kilts, red fezzes and bagpipes. They were a Muslim band. The Africans had a church next to the garage of our house. They would be singing hymns from seven in the morning till ten. Later the Indians would blast their Indian music right through till lunch time" (Greshoff : 19, in Randle, 2023: 26).



Figure 38. The Habibia Scottish Brigade who commonly had joint parades with the St Johns Ambulance /First Aid Services in the 60s and 70s, and some of the members of the brigade were also members of St Johns; this Band continues still to this day, called the 'Habibia Siddique Muslim Pipe Band' (Fortune, 2023 in Randle, 2023: 27)

5.3 Eastern Chapel Street

The transition into the retained portion of Chapel Street is heralded, appropriately, by the building that gave its name to the street: the St Philips Mission Chapel, with, to the rear, its associated St Philips School. The most significant person associated with this complex was Lydia Williams, an emancipated slave and educator who was a founder member of the Church. Her prayer meetings and feasts, held in commemoration of Emancipation Day on 1 December every year were revered, and at these she offered food and counselling to the freed slaves and their descendants, and recounted her experiences as a slave.

The Mission Chapel she helped to build was renamed after her in the early 2000s, and this building has housed several community initiatives, most notably among them the Community Arts Project (CAP). The organisation comprised an art school operating out of the Mission Church on Chapel Street, and the Media Project at Community House in Salt River, and emerged after the Soweto uprisings in 1976. CAP served as an important site of cultural and political activism that provided accommodation, facilities, and training to artists, particularly those marginalized by apartheid. This training took place alongside childhood learning and youth education, and each trainee of CAP was to take their learning back to their communities to share their acquired knowledge and skills. CAP was prominent in the struggle against apartheid, fostering notions of 'culture as resistance', and ideas of people's culture. After participating in the Arts Festival in Gaborone in 1982, CAP members reframed themselves as cultural workers rather than artists, reflecting the politicisation of their work, and growing perception of art as activism.

After 1994, CAP became a training organisation, a home for artists, and a formally constituted education NGO for unemployed youths and adults. The Media and Arts components of CAP rejoined to form the Arts and Media Access Centre, but closed in 2008.

A further Anglican institution was established to the east of St Philips Mission Church: the Marion Institute. This facility arose due to concern about the increasing numbers of young coloured girls who had found gainful employment after World War I, but lacking recreational facilities, or sufficient space in their cramped homes, were taking to the streets to seek diversion. An Anglican sister, Deaconess Julia, with sponsorship by Ms Marion Tryst, established a night school that provided these girls with education, as well as music, singing and dancing classes (Figure 39).

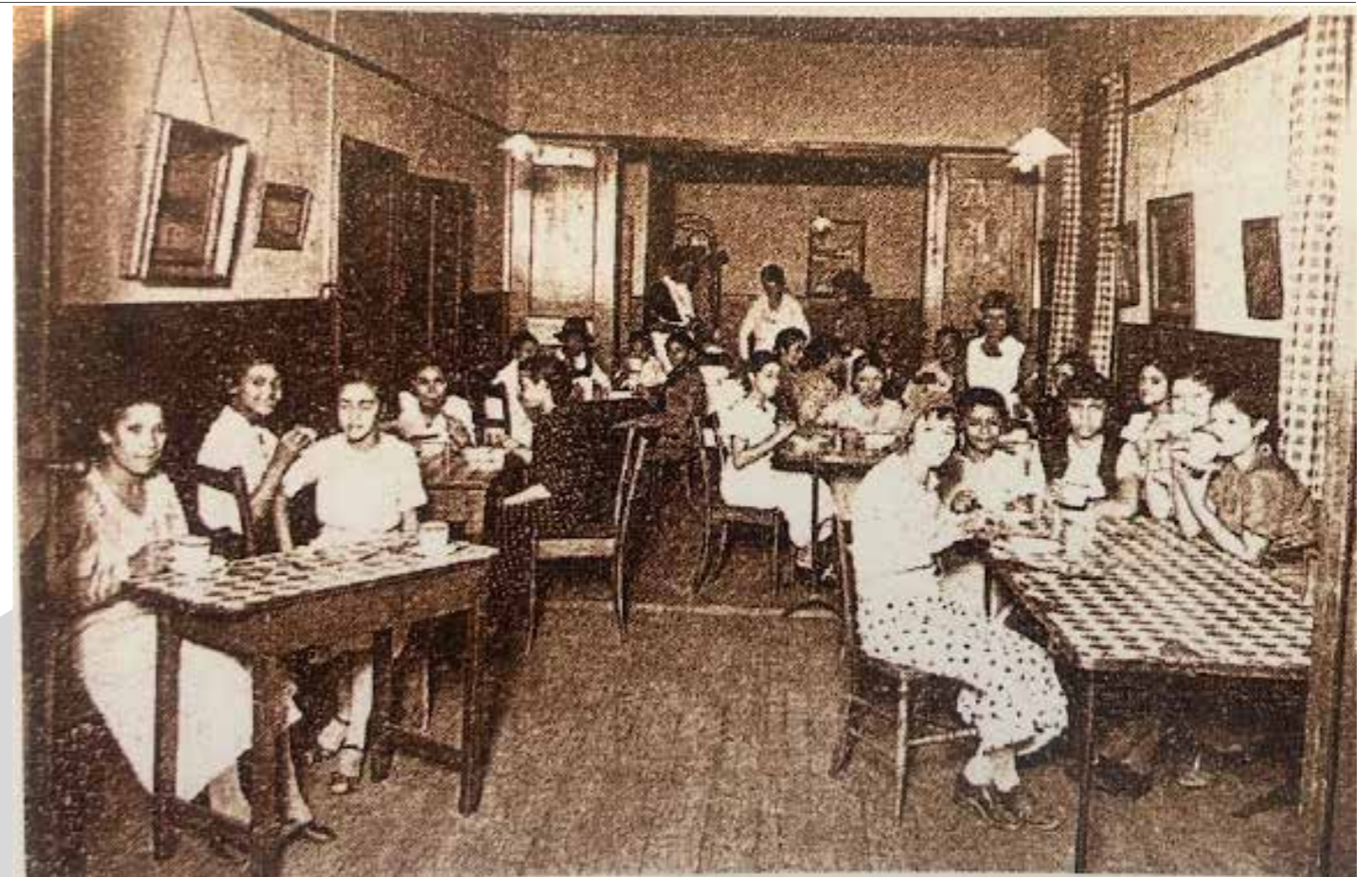


Figure 39. Women at the Marion Institute (Bickford-Smith et al, 1999: 56)

In addition to the improvement of the lot of young women, the Marion Institute also oversaw the establishment of two scouting groups in District Six: the 2nd and 3rd Cape Pathfinders, both initiated in 1937, while the 5th Cape Pathfinders was instituted at the Hyman Liberman Institute.

The site where the The Haven is now started off as The Refuge of the Good Shepherd in 1904, yet another Anglican institute, headed by Miss M.H. Curry and operating out of a small rented house. The Refuge provided accommodation to unmarried pregnant women and girls. By 1922 the premises had expanded to include the two adjacent properties, and by 1927 refuge was extended to women in remand. By 1939 the properties had fallen into disrepair, and a grant of £12 000 was obtained through the Central Housing Board to erect a new building on the same site, at 107 Chapel Street. The Refuge was renamed St Anne's Home in 1942, and remained operational until the imposition of Apartheid laws led to a period of instability and insecurity that lasted throughout the 1970s and into the 1980s, during which time the home was repeatedly threatened with closure. St Anne's finally moved to its current location on Balfour Road, Woodstock, in 1991.

The final Anglican institution along Chapel Street is St. Philips Church and School, the first church designed by the partnership of Herbert Baker and Francis Masey, and dating to 1898 (Figure 40). Harold Cressy was married in this church, while many residents and former residents recall singing in the choir and learning to play the organ, including a number of women. The school itself accommodated Christian and Muslim children, with mass held during school hours, in addition to weekend services. As the church remained not only untouched by forced removals, but also in operation, it remains a site of community and memory for displaced District Six residents who return to the Church for services.



Figure 40. A Lionel Davis sketch for a linocut showing the rear of St Philips at the end of Sheppard Street (Randle, 2023: 50)

Two further educational institutions contribute to Chapel Street's character, and enhance its significance as a walking route between institutions of learning. The first of these is Chapel Street Primary, originally built in 1912 as a Wesleyan Mission school. The origins of the school are to be found in the western end of Chapel, however, where a predecessor was established on the corner of Sydney and Chapel in 1854. Initially a mission school that provided education for free, by 1897 this Chapel Street School became the East End Public School and began charging fees, causing the initial demographics of poor, largely coloured children to become mixed.

The school moved premises on outgrowing its Sydney Street location, initially removing to the corner of De Villiers and Stirling Streets, before settling at its current location on Chapel in 1912. Initially a mixed school the East End Public School was amalgamated with the William Street Public School and became a coloureds only school in 1913; it was renamed Chapel Street Primary in 1935. Chapel Street, by virtue of its location along the portion of Chapel Street that evaded demolition, is one of the few schools in District Six that was not closed and razed.

The final educational facility was the Rahmaniyyeh Institute, located just behind the Primary School, and accessed via Chapel Street though not on the street itself. This Muslim Mission School was the first of fifteen such schools established by the mid-1940s intended not only to educate, but to instil Islamic ethos in those passing through the school. After a fire destroyed part of the old Rahmaniyyeh building in 2019, the facility moved to the old, disused George Golding Primary building in District Six.



Figure 41. Rahmaniyyeh teachers (Randle, 2023: 54)

A final facility on Chapel Street, as one nears the Searle Street end of the road, is building that was opened in January 1941 as the Chapel Street Tuberculosis (TB) Clinic. The location of this facility was selected as a nexus between the city centre, the industrial areas of Woodstock (then still newly developed), and the “working class, residential area of District Six” where TB rates were surging in cramped, poorly ventilated conditions.

As with so much else in this period, TB rates, growth and treatment was suffused with racial overtones, from fears about migrant labourers bringing the disease into the city, to fears of the illness compromising the labour force. While it was clear that black people, and the poorest classes suffered the most from this wartime outbreak of the disease, racist policies saw little effective help directed at those worst affected. Despite this, the new Chapel Street Clinic was equipped with a state of the x-ray machine that could detect early or unsuspected cases. The machine was utilised to undertake mass screenings of factory workers, but by the 1950s, this screening was used as a tool to identify and repatriate black workers to the newly created homelands. This served the dual purpose of removing black people from the city, and TB cases from the statistical register. By the 1960s forced removals achieved what anti-TB drugs could not, and the government chose not to - despite not addressing the poverty and malnourishment that fuelled the epidemic, diagnoses decreased. The clinic was renovated and reopened in 2014.

In addition to these facilities, Chapel Street has some open areas that were utilised by school children and families for recreation. The first of these, predominantly utilised by school children, is the park now recreated within the first phase of restitution housing between Roger and Rutger Streets, with another along Nelson Street, adjacent to Chapel Street Primary.

The other, and a site more conventionally frequented by families, wedding groups, music bands and dancing troupes, was Trafalgar Park. As the biggest ‘green’ area in District Six, this public park was a site of recreation and leisure, for families, as well as a processional space for events from music to weddings. School children used it, and the Trafalgar Baths and Pool, for formal and informal sporting activities and lessons, as their own schools lacked facilities and space. Significantly, Trafalgar Park remained available for use throughout the Apartheid years by the people removed from the wider District Six neighbourhood, such that it became a site of remembering, memorial and celebration.



Figure 42. Rutger/Roger Street Park (above; District Six Museum, 2023) and children on a slide at the park (Randle, 2023: 47)

6.0 IDENTIFIED HERITAGE RESOURCES

6.1 Sites and features

Chapel Street comprises a mix of residential, commercial and institutional buildings, many of which hold heritage significance. From east to west, the heritage resources relevant to this study are identified below:

1. Trafalgar Park

This is one of the largest public parks in the wider District Six area, and, together with its important association with the Centre Redoubt and French Lines, holds contextual, associational, aesthetic and age significance.

Woodstock Swimming Pool

This facility at the south of Trafalgar Park constitutes a resource of high socio-historic significance to the surrounding community. The pool facilities date to the mid-C20th, and their Art Deco design further lends them moderate aesthetic significance, while their period landscaping contributes to the Trafalgar Park environs.

French / Centre Redoubt

These C17th and C18th fortifications, which form part of the French Lines, hold high age, aesthetic and associational significance, as well as being rare examples of such fortifications that share associational links to the Castle, Fort Wynyard and the Table Mountain block houses.

2. 153 Chapel Street

Formerly a TB Clinic, this structure forms part of the early C20th development of Woodstock, and associated with serving the community, historically. This is a fairly intact example with some changes, and contributes to the streetscape. It holds moderate to high contextual significance, and moderate aesthetic, age and rarity value.

3. 130 Chapel Street - Chapel Street Primary

This twin-gabled, redbrick Edwardian school building built in 1912 is an iconic landmark on Chapel Street that holds high associational and aesthetic significance as well as high value for its rarity, representivity and excellence.

4. 102 Francis Street

This terrace house forms part of the early C20th development of the area, and is a good example of the typology, with intact features including a curvilinear parapet wall with moulded cornice that contributes to its moderate to high contextual and aesthetic significance; the property also holds moderate to high associational significance, rarity and representivity.

5. 147-145 Chapel Street

This terrace house forms part of the early C20th development of the area, and is a fairly intact example with retained scale and envelope, although the loss of its veranda negatively impacts the streetscape. It holds moderate contextual, associational, aesthetic and age significance as well as rarity and representivity.

6. 143-133 Chapel Street

These terrace houses form part of the early C20th development of the area, and are all fairly intact to good examples, with features including parapet walls with cornices that contribute to their moderate to high contextual and aesthetic significance; the properties also hold moderate to high associational significance, and moderate rarity and representivity.

7. 131 Chapel Street

This dwelling forms part of the early C20th development of the area, comprising a rare example of typology, with symmetrical bay windows. It holds moderate to high contextual significance, and moderate associational, aesthetic and age significance, and moderate to low rarity and representivity value.



8. 129-123 Chapel Street

These terrace houses form part of the early C20th development of the area, and are rare examples of terraces with original veranda roofs, columns, curvilinear coping on low stoep walls, and external shutters still in place. They hold moderate to high contextual significance and rarity, moderate age significance, and high representivity, associational and aesthetic significance.

9. 128 Chapel Street - St Philips Basilica

This Baker and Masey designed Church carries a date of 1898, and is an intact example of typology with features such as the stone base and round headed windows contributing to its moderate to high aesthetic and contextual significance; it further holds high associational significance and high representivity value, with moderate to low age significance.

128 Chapel Street - Old St Philips School

This Baker designed residence dating to 1894 comprises a fairly intact example of typology with features including quoining and chimney that contribute to its moderate aesthetic and age significance; it also holds moderate contextual and associational significance. The site's social significance is elevated through its use as a school facility for the adjacent Church.

126 Chapel Street - Cowley House / St Philips School

This structure was built in 1898 to house British Anglican priests, and is an intact example with features including pointed windows, door glazing and quoining. After the priests left in 1978, the Western Province Council of Churches used the building to house families visiting political prisoners on Robben Island; the facility is also. The facility was associated with the End Conscription Campaign, and has served as the The Trauma Centre for Victims of Violence & Torture since 1993. Cowley House holds high to moderate contextual and aesthetic significance, moderate to low age significance and high associational significance, rarity and representivity value.

10. 124-120 Chapel Street - Marion Institute

This structure constitutes a mid C20th alteration of a late C19th dwelling, possibly one of the rental properties of CL Wicht. The enclosure of the forecourt and veranda obscures the historic fabric. The site has high socio-historical significance relating to the Marion Institute, established by an Anglican Sister in 1916 to provide classes and night school to improve the prospects of middle and lower class girls and women; it is currently an Early Childhood Development Centre. The structure holds high associational significance, moderate contextual and age significance, and low aesthetic significance.

122 Chapel Street - Marion Institute addition

Early/mid C20th extension to the Marion Institute built in the historic vernacular style, this property holds high socio-historical significance in terms of its association with the Marion Institute, with some architectural interest. The structure holds high associational significance, moderate to high contextual significance, moderate aesthetic significance, and moderate to low age significance.

120 Chapel Street - Marion Institute facility

This somewhat altered late C19th residence with a chamfered corner holds some architectural merit, and contributes to the streetscape. It holds moderate to high contextual significance, and moderate age and aesthetic significance and rarity value.

11. 121-111 Chapel Street

These terrace houses form part of the early C20th development of the area, and form a rare example of a residential terrace with retained features including parapet walls that contribute to its moderate to high contextual and associational significance; the property also holds moderate to high aesthetic and age significance, rarity and representivity.



12. 52 Francis Street

This property forms part of the early C20th development of the area and is a good intact example of the typology with front doors with fanlights and stoep columns that contribute to its moderate to high aesthetic, associational and contextual significance, representivity and rarity value; it also holds moderate age significance.

13. 105-103 Chapel Street - The Haven Night Shelter

This property forms part of the early C20th development of the area, and its retained central gables and brick entrance surround contribute to its architectural significance. The property served as the St Anne's Home in 1948, and is currently occupied by The Haven Night Shelter. It holds moderate to high contextual significance, moderate associational and aesthetic significance, rarity and representivity value, and low age significance.

14. 95 Chapel Street - Fairy Cottages (1948)

This residential terrace forms part of the early C20th development of the area, and is a good example of the typology with retained veranda timber work and columns that contribute to moderate to high aesthetic, contextual and associational significance, representivity and rarity value; it further holds low age significance.

93 Chapel Street - Soraya, Fairy Cottages (1948)

This residential terrace forms part of the early C20th development of the area; although facade alteration has negatively impacted architectural significance, the low stoep wall contributes to the streetscape, and it retains moderate to high contextual significance, and moderate rarity and representivity value and aesthetic significance. The property holds moderate associational significance and low age significance.

15. 91 Chapel Street

This residential terrace forms part of the late C19th development of the area, with historical fabric and features such as the gable timber work that contribute to its architectural significance. It holds moderate to high contextual significance, and moderate associational, aesthetic and age significance, rarity and representivity value.

89 Chapel Street

This residential terrace forms part of the late C19th development of the area, with historical fabric and features such as the chimney contribute to the architectural significance. It holds moderate to high contextual significance,

and moderate associational, aesthetic and age significance, rarity and representivity value.

87-85 Chapel Street

These residential terraces form part of the late C19th development of the area, with historical fabric and features such as the veranda roofs contributing to the architectural significance. They hold moderate to high contextual and aesthetic significance, and moderate associational and age significance, rarity and representivity value.

83 Chapel Street

An early C20th addition to adjacent older terrace, with historical fabric and features such as the chimney contributing to its architectural significance. It holds moderate to high contextual and aesthetic significance, and moderate associational, aesthetic and age significance, rarity and representivity value.

81 Chapel Street

An early C20th addition to adjacent older terrace, with a second storey addition affecting the scale and negatively impacting the architectural significance. It holds moderate to high contextual significance, and moderate associational significance, representivity and rarity value, and low age significance.

16. 79 and 69 Chapel Street

This residential terrace forms part of the late C19th development of the area. The original scale has not been retained and has the 2nd storey impacted negatively on the typology and the streetscape. The property holds moderate to high contextual significance, moderate associational and aesthetic significance, moderate to low age significance, and low rarity and representivity values.

77-71 Chapel Street

This terrace forms part of the late C19th development of the area, and is a good example of typology, with a veranda that contributes to its historical significance, and columns and low brick wall contributing to the streetscape. It holds moderate to high contextual, associational and aesthetic significance, and moderate to low age significance, with high to moderate rarity and representivity.

17. 4 Gray Street

This late C19th residence with a chamfered corner forms a pair with 120 Chapel at the head of Gray Street, but has been extensively altered, compromising its fabric and authenticity. It holds some contextual significance for its form, however, and some social significance as a commercial property / corner shop.

18. 112 Chapel Street

This semi-detached residence forms part of the late C19th development of the area, but enclosure of the stoep has negatively impacted its historical significance. The property holds moderate to low contextual, associational, aesthetic and age significance, as well as moderate to low rarity, and low representivity.

19. 108 Chapel Street

This semi-detached residence forms part of the late C19th development of the area, but alteration to the facade has negatively impacted its historical significance. The property holds moderate contextual, associational, aesthetic and age significance, as well as moderate rarity and representivity.

20. 96 Chapel Street - St Philips Mission Chapel

This building forms part of the late C19th, early C20th development of

Woodstock. The main church building is intact with features such as dressed sandstone and gables that contribute to the architectural and historical significance, while the palisade fence on the sandstone base enhances the streetscape. Although built as a church, the building dates to 1885 and is the eponymous chapel of Chapel Street. In the 1980s and 1990s the Community Arts Project ran arts classes in the building, which were particularly attended by aspiring artists from the black townships. The building, now the Lydia Williams Centre for Memory, currently houses the District Six branch of the Factory of the Arts, a satellite of the Centre for Humanities Research

The Church holds high contextual, associational and aesthetic significance and representivity value. It also holds moderate to high rarity value, and moderate age significance.

21. Zeenatul Islam Mosque

The current mosque was initially built in 1936 to replace the converted houses that had served on the site since 1919. The mosque is associated with immigrants from the State of Gujarat who settled in District Six in the late 19th and early 20th century. The mosque was spared demolition during the destruction of District Six, but has undergone extensive alterations and extensions to the original structure. The site holds high social, associational and intangible significance.



Chapel Street HPOZ

This overlay zone recognises and protects the last remaining portion of District Six, an area of dense working class housing in generally authentic state. The area is characterised by small row houses with wooden fretwork verandas and corrugated iron roofs which are interspersed with institutional buildings and workshops. In its current state it is a stark, treeless area with little room for vegetation. The HPOZ is enclosed to the west, east and south by the wider Woodstock Extended Proposed Heritage Area, while the Victoria Road HPOZ runs to the north of it. These protections all terminate at the flyover such that none is present west of the freeway.



Figure 43. Chapel Street HPOZ in context (CoCT EGSViewer, 2023)

6.2 Archaeology

The two conditions of Chapel Street in its current state present two very different archaeological scenarios. The eastern extent remains intact, with structures still standing on their original locations and footings, bar any alterations and extensions that have taken place. The western extent remains, to a degree, frozen at the moment of demolition, with remnant structural features and artefactual material capped under rubble overburden, although subject in the intervening years to various degrees of disturbance.

6.2.1 Prior work

Chapel Street west of the flyover has previously been subject to systematic archaeological excavation (Halkett and Hart, 1996a and 1996b) and archaeological monitoring (Halkett, 2013), although no work is recorded in the built-up, eastern extent.

The 1996 excavation aimed to excavate mid C19th buildings, and used the 1862 Snow survey to identify appropriate sites, with later surveys narrowing the site selection by weeding out residences that had been demolished or altered into commercial properties historically, as well as those affected by road realignment.

Site selection was narrowed by the availability of C19th house plans, and final selection was determined by the degree of overburden present - sufficient to have offered some protection from damage, but not so much that would require earthmoving equipment to remove it. The property selected was located at 23 Stuckeris Street, one block south of Chapel Street.

The divisions depicted on the c.1890 plan were used to spatially separate areas of excavation, but this revealed that the remains did not entirely correlate with the plans, likely as a result of modifications of the structure through time, and the impacts of demolition and possible subsequent disturbance. Finds were recovered from two rooms of the house from fill that had accumulated below floorboards, but elsewhere floors were either tiled, or too disturbed for these layers to have remained intact. The rear cobbled courtyard had a plastered drainage channel, and a shallow lens of archaeological material that was primarily refined earthenware and glass; the absence of bone and ash would indicate this was possibly not domestic waste. The rear alley adjacent to an outbuilding contained rubber and leather soling offcuts, suggesting possible light industrial use of at least part of the property at one point - shoe making or repair. The main house showed evidence for alteration through time, with early foundations built of Table Mountain sandstone and later of shale; the outbuildings had concrete footings, and were clearly more recent still.



Figure 44. The site of excavation just south of Chapel Street (left), and the view across site towards the Zeenatul Islam Mosque (Halkett and Hall 1996a: 3-4)

6.2.2 Known Archaeological Resources



Figure 45. Extract of a 1786 map of the Cape showing the Sea Lines along the coast, and the French Lines running south from Fort Knokke (I), the Centre is indicated in red (Map 830, Nationaal Argief, The Hague)

A significant archaeological resource in the area is the French or Central Redoubt in Trafalgar Park. This fortification was built shortly after the outbreak of the Fourth Anglo/French war, in 1781, when it was feared that the Cape might be invaded by British forces (Seeman). The existing fortifications at that time comprised the Sea Lines, a series of forts and redoubts joined by breastwork and ditches that ran from the Castle in the west to Fort Knokke. The new expansion ran up Devils Peak from Fort Knokke, and consisted of the Hollands, Centre and Burgher Redoubts, a series of three or four sided redoubts, with earthen ramparts and a dry ditch interconnected by breastworks and ditches. The new defences were known as the French Lines for the Pondicherry Regiment who had built them, Pondicherry being a French colonial settlement in India.

The Central Redoubt is possibly the best preserved of all of the early Cape Fortifications aside from the Castle, while its location in Trafalgar Park has protected it from encroachment by development. As such, aside from park landscaping, it can be assumed that its archaeological context should remain largely intact. Its age, relative intactness, and specific context thus make it one of the more significant archaeological sites of historic Cape Town.

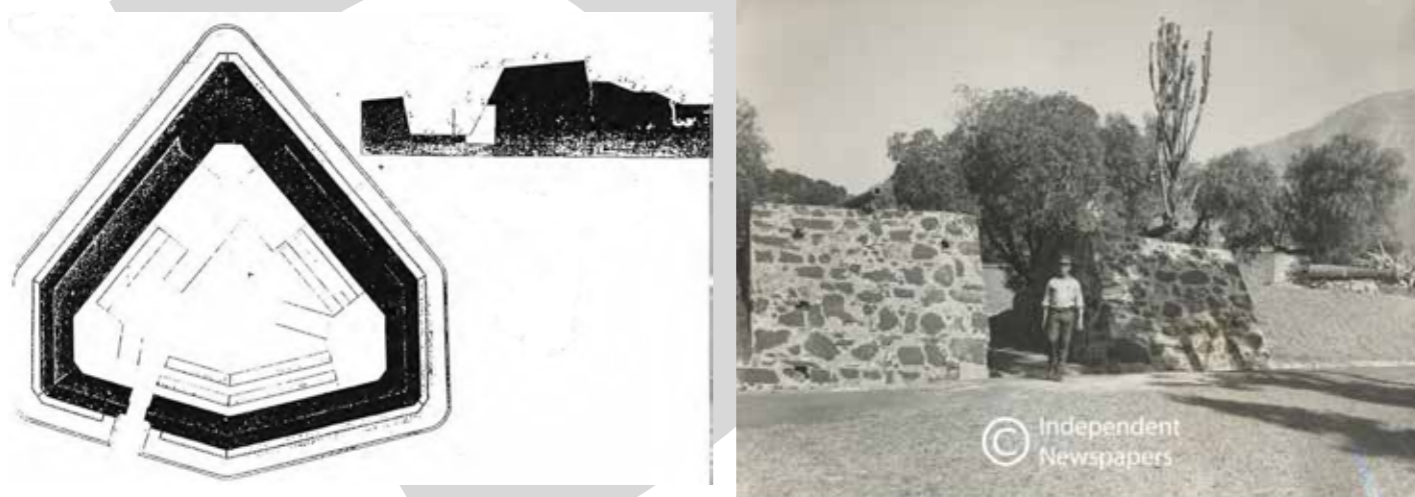


Figure 46. A plan and section of the Centre Redoubt (I) (Seeman, 1993: 84), and Trafalgar Park attendant, Mr J. Afrika in front of the structure in 1968 (Islandora:15262, UCT Digital Collection, 2023)

6.2.3 Anticipated Archaeological Resources

Within the eastern parts of Chapel Street, it can be assumed that archaeological features, and most material, are encased in floor surfaces, gardens and courtyards within erf boundaries, and below road surfaces elsewhere. Structural remains are unlikely to be encountered outside of property boundaries, as erven have remained largely unchanged for the history of Chapel Street, aside from subdivisions and consolidations where these have occurred. Further to this, the road is extensively serviced, meaning that the substrate below the roads have been extensively disturbed through time.

Where Chapel Street has been realigned west of the flyover, the changing boundaries and alignment of the street may mean that structural remains, and possible in situ artefactual remains could be intersected by the road.

In the absence of any views into the buried layers beneath the road, it is not possible to determine what is there, what condition it is in, or what information it might yield about past lives and people in the area, but a review of historic maps provides a window into what might be there.

These overlays show that, by 1862, development along Chapel Street was restricted to west of Russel Street, with development only extending east of Russel Street along the arterial Sir Lowry Road. This picture is dramatically different by 1895 when Thom compiled his survey. At this point, development has extended east as far as St Phillip's Church on the corner of Chapel and Nelson Streets along the southern side of the road, and the intersection with Balfour to the north. The school land, and the block on which the Clicks building now stand remain open fields, while all else is densely developed under terraced housing that remains largely intact today. Significantly, the Thom map shows that, east of the flyover, the property boundaries, and, it follows, the extent and alignment of the road, remains largely unchanged.

These mapping overlays cannot, however, determine the significance or scientific or social value that might be held by any features or artefacts below ground.

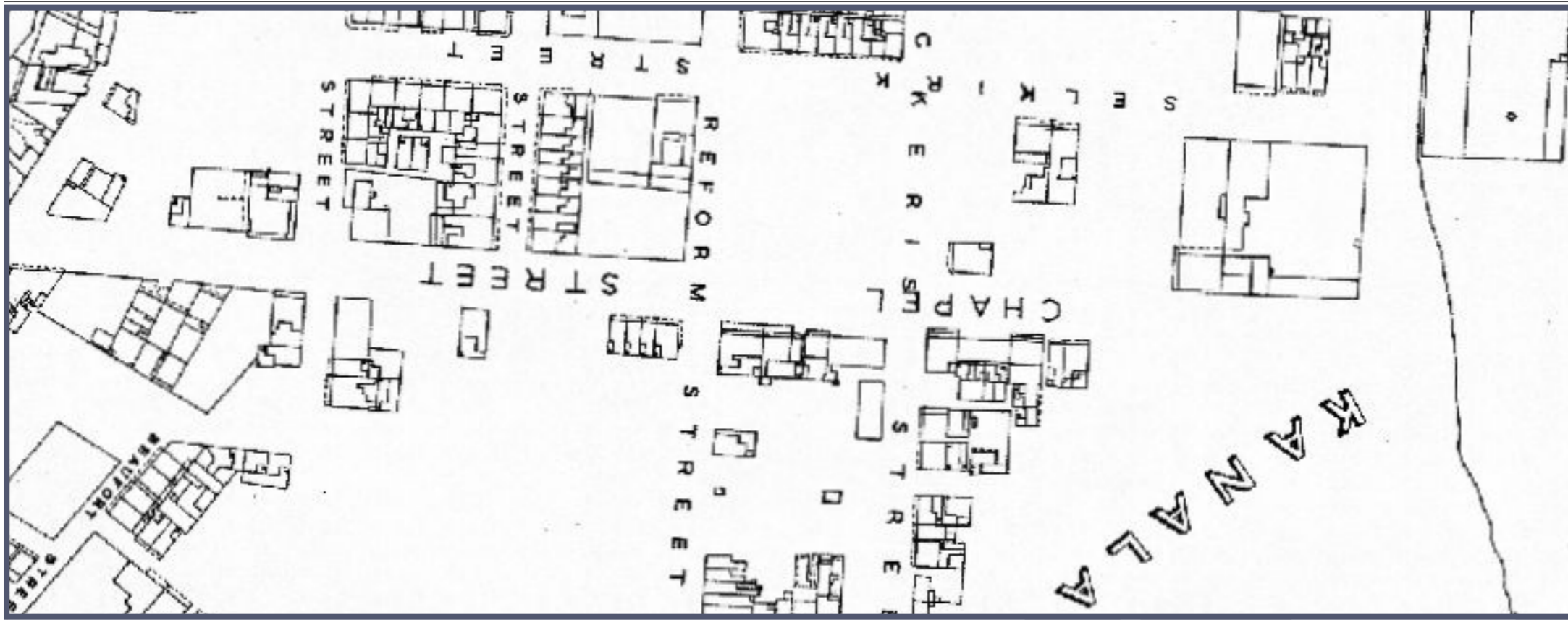


Figure 47. Chapel Street as depicted in the 1862 Snow survey; the inset shows the area developed at that time (CoCT EGSViewer, 2022)

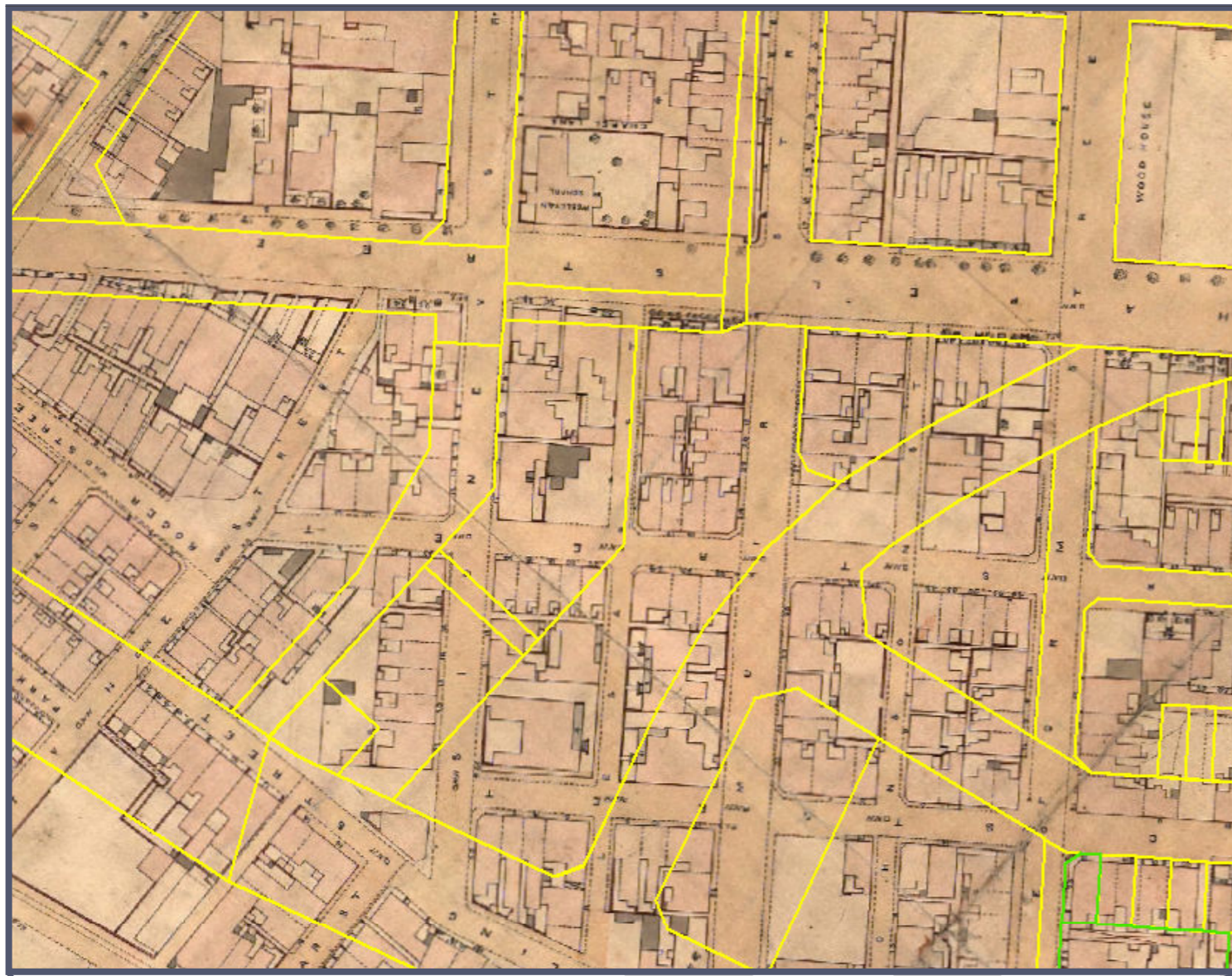


Figure 48. Chapel Street as depicted in the 1895 Thom survey; the inset shows the area that was to be affected by the realignment of Chapel Street; note that property boundaries (indicated in yellow) respect the historic even for most of the remaining extent of Chapel Street (CoCT EGSViewer, 2022)

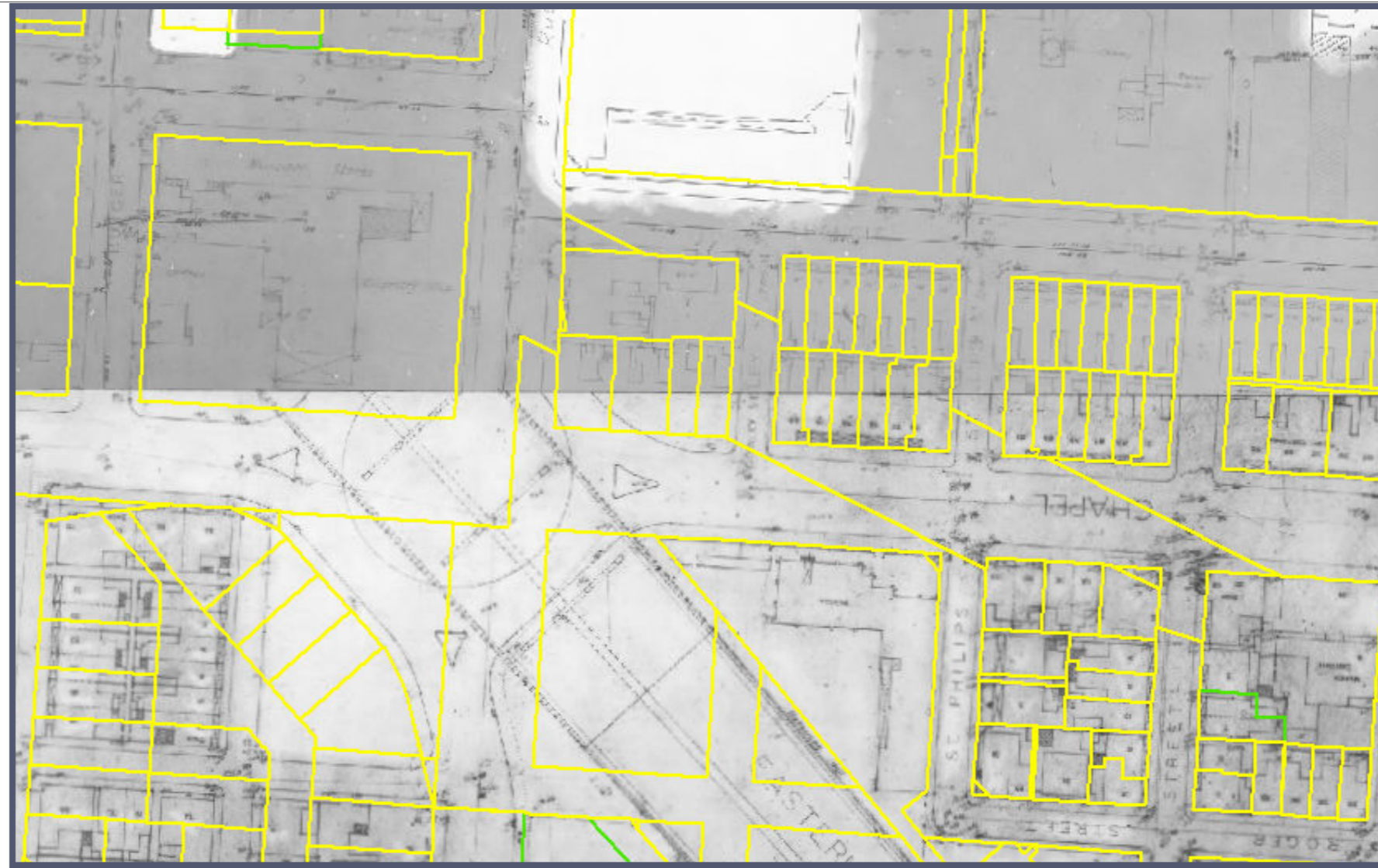
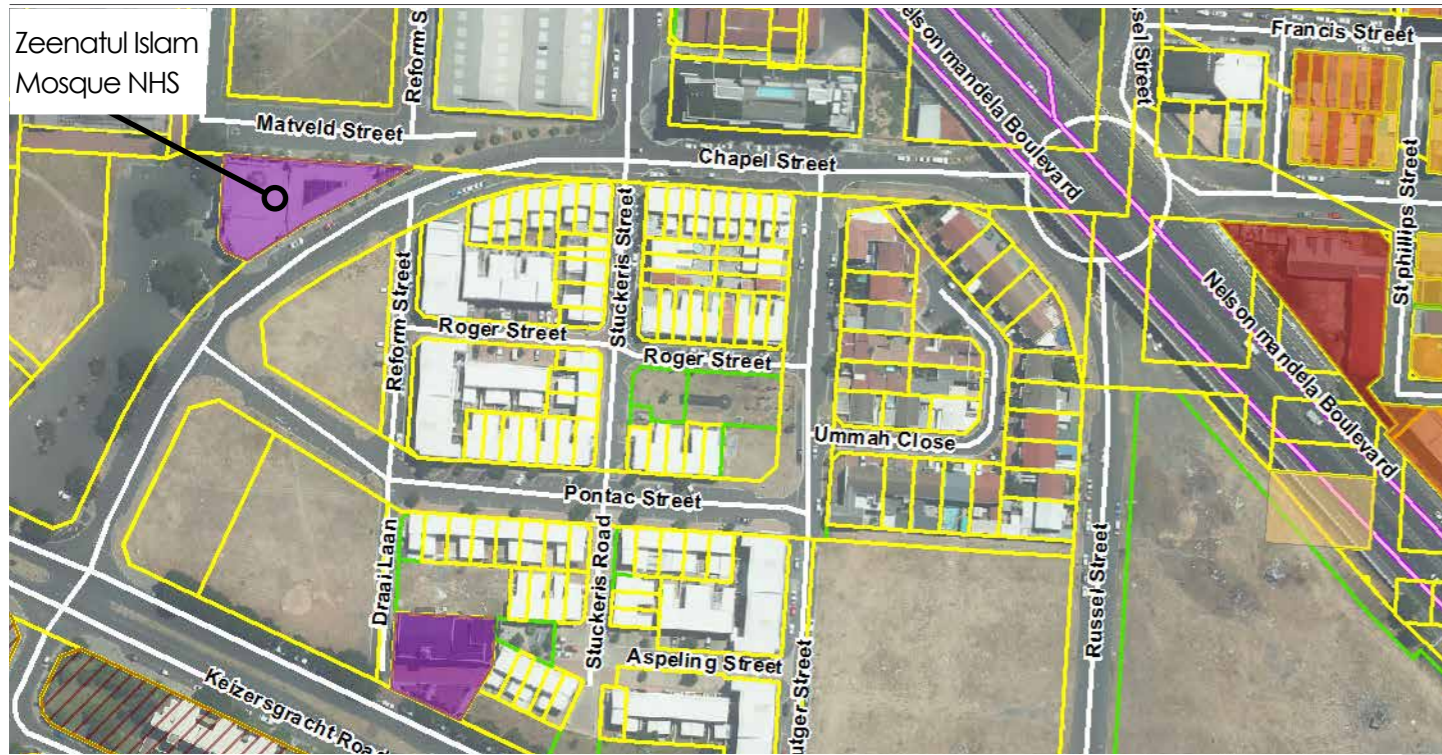


Figure 49. Chapel Street as depicted in the c.1957 Cape Town Municipal Survey; the inset shows the alterations to even effected by the creation of the flyover and the traffic circle below (CoCT EGSViewer, 2022)



6.3 Grading

The gradings as assigned by the City of Cape Town are upheld, with the exception of 4 Gray Street (resource 17 above), which has been graded as Not Conservation Worthy in the City heritage audit as the historical fabric has been compromised by extensive alterations. We propose regrading to IIIC in recognition of its social significance as a community resource; its contextual significance in retaining appropriate form and scale and legibility as a splayed corner shop like its matching pair with 120 Chapel Street at the entrance to Gray.

The proclamation of the Zeenatul Islam Mosque (resource 21 above) as a Grade I National Heritage Site is strongly endorsed.

Figure 50. Chapel Street Grading Map showing Chapel Street gradings east of the flyover (below) and west (right) (RSA, 2023 from CoCT EGSViewer)



The heritage significance of Chapel Street exists at various levels. Firstly there are the individual structures, which carry varying degrees and types of significance, but together represent the remnants of the fine grained, historic fabric of District Six. These buildings then comprise nodes and zones of use and character, dictated by their function, scale and mass, with an interplay of residential and institutional zones as you move along the street. Further, the street itself comprises a significant feature that represents a surviving pocket of District Six, and serves as a link between the historic Trafalgar Park, through the pocket of surviving fabric, into and through the demolished land of District Six west of the flyover. The street itself is further embedded in the wider neighbourhood context of Woodstock and District Six.

The imposition of the flyover permanently altered and indeed severed the two sections of the street, but the greatest single impact on Chapel Street was the demolition of District Six that saw all but the Zeenatul Islam Mosque razed to the ground in the western extent, while the houses and buildings of the eastern portion were retained. The function of this retention was to maintain the District Six 'sense of place' through keeping the relationships between religious, school, housing and community centres intact (Randle, 2022: 8).

7.0 HERITAGE INDICATORS AND GUIDELINES FOR DEVELOPMENT

7.1 Social Historical Design Indicators (Randle, 2023: 60-61)

1. The Section of the old Chapel Street that was destroyed to be remembered in name and situated in the landscape.

The Apartheid state arbitrarily chose what area of District Six was declared Coloured or White by using a freeway overpass, and effectively separated family members who were anchored or connected across an entire district for which a freeway did not separate. The section of Chapel Street that is now Matveld should be remembered or memorialised as being part of the original Chapel Street that ended in Tennant Street.

- Visually represent or incorporation historical photographs or graphic design of the former streetscapes within the new streets i.e. especially in relation to sections of Chapel Street that was destroyed.
- Memorialisation of Chapel Street should run across the entire area, not just the section that 'remained'. Storytelling to be integrated into old and new street sections.

2. Tell the story of the establishment of the Zeenatul Islam Mosque and its immigrant community that established it in the streets.

The Zeenatul Islam Mosque was a key religious and cultural site for the eastern section of Chapel Street. The stories of its establishment and founding by an Indian immigrant community and how the Mosque was connected to the social life of the entire area surrounding it is a key foundation stone to District Six and its identity in the past and present.

3. Signage for the religious and schooling institutions and some of the names of key teachers and students.

Chapel Street continues to house many schooling and religious institutions, especially in the Western side of the freeway.

- The inclusion of pausing moments for children and elderly to learn/play/discover along the pedestrian route through landscaping and memorialisation
- A commemorative route that highlights achievements of these educational facilities in terms of politicisation and resistance.

The history of these key schooling and religious institutions should be embedded within this public space using innovative use of pavements, signage, memory markers, public art interventions and landscaping that is community led.

4. Use Chapel Street as connector to tell the stories of the sites that lay beyond and behind it.

It is a particular form of apartheid ideology to determine the fate of a community by one barrier such a street or freeway that divides a community. Chapel Street's identity was as a site of connection between where people lived, prayed, went to school, and played. Other sites identified in this chain of connection should also be included in Chapel Street to demonstrate how this street functioned.

5. Honour the stories of Muir Street Primary School and the Liberman Institute at the top of Chapel Street, pull up its processional history and memorialisation from Trafalgar all the way to new Hanover Street.

While Muir Street Primary and the Liberman Institute were never along Chapel Street, they are part of its network of connection and they sit right at the intersection of what is new Chapel and New Hanover Street. The entire Chapel street from Trafalgar Park to New Hanover as a processional space to tell the story of places and people along the way. Music and the 'sonic senses' to be given careful consideration since so many bands walked the route of Chapel Street.

6. Re-connecting streets to remaining religious institutions and their memory.

One of the most damaging, yet insidious effects of the destruction of the residential streets and buildings of District Six was the loss of connection that occurred to how streets and buildings were connected and characterised by each other. Religious institutions such as the Zeenatul Islam Mosque and crucially the African Methodist Church which was destroyed are no longer associated with the streets they used to be part of. It is crucial that their built form and memory be re-integrated not just around the building itself, but back into the associated terrain and streets that they used to be part of. This can be done in the context of Chapel Street to help connect stories of the religious centres and leaders through signage boards, street paving, tree dedication/storytelling or artistic installation in line with community direction and engagement.

7. Partner with communities to honour the names of important individuals along Chapel Street ie. Harold Cressy, Josaval, Lydia Williams...etc.

Honouring and celebrating the achievements of local legends who were connected to Chapel Street and its various sites is one of the ways to bring remembrance of its individuals back into the space. Schools, religious centres and homes were all connected to the people who lived there.

7.2 Consolidated Heritage Design Indicators

1. Consider Chapel street holistically as an intact and representative street within District Six.
2. Foreground original alignment at Mosque and highlight this extension as a pedestrian paved area.
3. Linkage and connection to Trafalgar Park to be recognised and the nodal quality to be enhanced: visual mitigation of negative built interface of Clicks Building as part of improving the connection to Trafalgar Park / enhancement of node. Possible liaison with building owner to explore public art / mural opportunities.
4. Overpass remains a negative element and divisive feature, but is a permanent feature and should be considered in a manner which mitigates the negative elements.
5. Paving, planting, traffic calming measures and other people-centred devices to be employed here to mitigate the vehicular infrastructure.
6. Methods of healing the space below the flyover should be found.
7. A coherent tree planting strategy is required.
8. The line of small palm trees at the curve of the road at the mosque is to be reconsidered since this detracts from the historic alignment.
9. The essential historical urban qualities of the District Six environment need to be recognised and not overwhelmed with new devices and patterns of planting. The memory of District Six needs to be foregrounded but balanced with creating a renewed and vibrant urban context.
10. Long views up and down Chapel Street must not be disrupted.
11. Heritage significance of north / south connectors - visual, pedestrian, etc. - to be recognised and expressed.
12. Positive, permeable and interactive interfaces all along are desired.
13. Where security needs dictate that closures or barriers are required, these must not create negative or harsh areas.
14. Corner shops and local businesses form a key economic and character asset and their survival should be assisted by a range of urban interventions – from retaining the residential component, to safety and security and enhanced urban features in terms of parking, lighting, accessibility etc.
15. The area should not be sanitised and the seemingly random ad-hoc signage, advertising and wall art encouraged and maintained as authentic elements.
16. The positive mix of residential, commercial and public/institutional buildings should be recognised as a key asset and promoted at a policy level and enhanced at an urban design and landscaping level.
17. The width of the road is both a negative element/constraint (i.e. the

essential urban quality is diluted) and also an opportunity (for pedestrian, cycle ways, bump-outs, planting, tree planting etc) while still retaining the street as an active thoroughfare.

18. Any such urban elements added should not overpower the historic alignment and urban pattern.
19. The importance of the cross-streets (Gray, Klein, etc) and the views down to Francis Street creating urban connections and visual links is to be recognised in the design.
20. Historic street interfaces (low boundary walls, piers, gates) should be retained and the insertion of high walls, car driveways and carports discouraged/ not allowed.

GENERAL NOTES

- The maintenance and upgrade of the key buildings should be promoted. Elements such as cupolas, chimneys, decorative elements etc should not be lost to decay or neglect.
- Urban and landscaping elements added should encourage and promote local use and enable tourism and the consequent creation of local businesses and initiatives.
- Balancing this, the negative aspects of gentrification must be avoided.
- Signage and interpretation to be employed to record and promote local history and knowledge and create interest and add a contemporary design layer.

Read together with diagram on following page (Figure 51).



Figure 51. Diagrammatic Guidelines for Development





Improving pedestrian safety, Bengaluru India



Redesigned intersections and temporary street art, Porto Alegre Brazil



Improving pedestrian safety, Mumbai India



Community involvement, São Paulo Brazil



8.0 DEVELOPMENT CONCEPT

The Chapel Street Upgrade Project team, commissioned by the City of Cape Town, and responsible for design development comprises:

Urban Design:

Jakupa Architects and Urban Designers

and

Landscape Architects:

Terra+ Landscape Architects

The wider project team comprises:

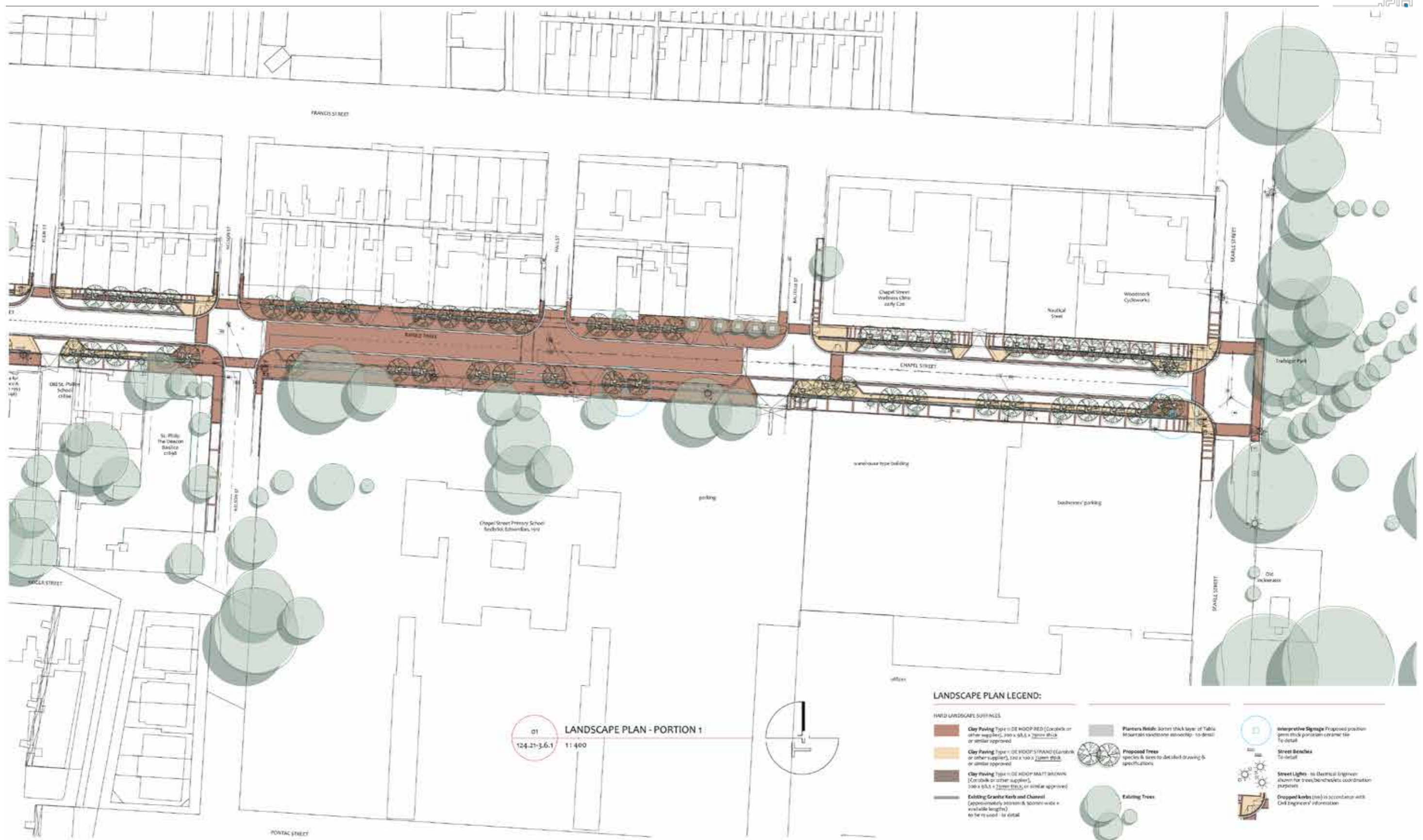
Engineering Services:

HHP Consulting Engineers

Heritage:

Rennie Scurr Adendorff

DRAFT



d1 LANDSCAPE PLAN - PORTION 1
124-21-3-6.1 1:1 400

LANDSCAPE PLAN LEGEND:

- HARD LANDSCAPE SURFACES**
- Clay Paving Type 1 (DE HOOP RED (Corobrik or other supplier), 200 x 95,5 x 30mm thick or similar approved)
 - Clay Paving Type 2 (DE HOOP STRAND (Corobrik or other supplier), 200 x 100 x 22mm thick or similar approved)
 - Clay Paving Type 3 (DE HOOP MATT (Corobrik or other supplier), 200 x 65,5 x 22mm thick, or similar approved)
 - Existing Granite Kerb and Channel (approximately 800mm & 300mm wide & available lengths) to be reused - for detail
- Planters** (600mm x 300mm x 100mm thick layer of Table Mountain sandstone stonechip - to detail)
- Proposed Trees** (Species & sizes to be detailed drawing & specifications)
- Existing Trees**
- Interpretive Signage** (Proposed position, gem thick porcelain ceramic tile - to detail)
- Street Benches** (To detail)
- Street Lights** (No electrical engineer shown for trees/benches coordination purposes)
- Dropped Kerbs** (to be in accordance with Civil Engineers' information)

GENERAL NOTES:

This TERABU Landscape Architects' drawing must not be scaled, only written dimensions and finished levels may be used. All dimensions, levels and specifications are to be verified on site and checked against the issued drawings for the Landscape Architect and other consultants prior to commencement of any works. Any discrepancies must be reported to the Landscape Architects prior to ordering materials and commencement of construction.

This Landscape Plan is in accordance with TERABU Landscape Architects' Landscape Works Spec (Final Document), and with the Approved Site Development Landscape Plan.

Hard and Soft Landscape Design is in accordance with the National Building Regulations SANS 10400 Parts A, B, C, D, F, G, M, O, P, R, S.

Landscape Plan to be read in conjunction with Project Architects' and Project Engineers' and other involved relevant professional consultants' corresponding plans and specifications.

All hard landscape works that require engineer's input (i.e. paving sub-layers, kerbwork management, any structural foundations, etc.) are to be in accordance with Project Engineers' specifications and details.

Implementation of the proposed landscape works shall be as per conditions of the approved and written cost estimates.

Landscape Architect to provide Certification of Implementation of the landscaping works as per Plans and Specifications on its successful financial and F&I completion.

Landscape works shall be implemented to the satisfaction of the District Manager Environmental Management, before practical completion is achieved, landscape works shall be inspected by the Department of Recreation and Parks.

PROJECT INFO

CHapel STREET UPGRADE
Chapel Street, between Hanover & Searle Streets, District Six, 7925

CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

PROJECT NUMBER 124-21-3-6.1
ZONE G
DATE 2023-10-09
DESIGNER MK

CHECKED BY Anika Borman
Director & Principal Landscape Architect
TERABU Landscape Architects (Pty) Ltd (S10007)

APPROVE BY CLIENT [Signature]

REVISION SCHEDULE:

REV	DATE	DESCRIPTION
A	2023-07-31	Approved Concept LP for align with C&E Engineer's latest revision (S&I comments)
B	2023-08-16	Issue landscape design
C	2023-08-16	Revisions of paving design
D	2023-08-17	Minor paving changes & circle & kerbs
E	2023-08-17	Some kerbs & show round positions
F	2023-08-17	Minor changes and adjustments (S&I comments)
G	2023-08-16	Issue final paving detail sets

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TERABU landscape architects
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info@terabu.co.za | 021 461 1111

jakupahho
landscape architects and urban designers

RENNIE | SCURRI | ADENDORFF



01 CONCEPT LANDSCAPE PLAN - PORTION 2
124.21-3.6.2 1:1400

LANDSCAPE PLAN LEGEND:

- HARD LANDSCAPE SURFACES**
- Clay Paving Type 1: DE HOOP RED (Cobble or other supplier), 200 x 95,5 x 20mm thick or similar approved
 - Clay Paving Type 2: DE HOOP SPAND (Cobble or other supplier), 200 x 100 x 20mm thick or similar approved
 - Clay Paving Type 3: DE HOOP MATT GREYS (Cobble or other supplier), 200 x 95,5 x 20mm thick or similar approved
 - Existing Granite Kerb and Channel (approximately 300mm & 500mm wide & available lengths) as to be used - to detail
- Planters Beds:** 300mm thick layer of Tuffa to sustain loadstone structure - to detail
- Proposed Trees:** species & sizes to detailed drawing & specifications
- Existing Trees:**
- Interpretive Signage:** Proposed position given street portion ceramic tile - to detail
- Street Benches:** To detail
- Street Lights:** to Electrical Engineer shown for street benches coordination purposes
- Cropped kerbs (10%)** in accordance with Civil Engineer's information

GENERAL NOTES:

This TERESA Landscape Architects' drawing must not be scaled, only written specifications and finished levels may be used.
All dimensions, levels and specifications are to be verified on site and checked against the sound drawings for the Landscape Architect's and other consultants prior to commencement of any work.
Any discrepancies must be reported to the Landscape Architect prior to ordering materials and commencement of construction.
This Landscape Plan is in accordance with TERESA Landscape Architects' Landscape Works Specification Document, and with the Approved Site Development Landscape Plan.
Hard and Soft Landscape Design is in accordance with the National Building Regulations SANS 1040 Parts A, B, C, D, F, G, M, O, P, R, S.
Landscape Plans to be read in conjunction with Project Architects' and Project Engineers' and other relevant professional consultants' corresponding plans and specifications.
All hard landscape works that require engineer's input (i.e. paving sub-layers, stormwater management, any structural foundations, etc.) are to be in accordance with Project Engineers' Specifications and Details.
Implementation of the proposed landscape works shall be as per conditions of the approved and written contract terms.
Landscape Architect to provide Certificate of Implementation of the landscaping works as per Plans and Specifications on its successful Final and Final Completion.
Landscape works shall be implemented to the satisfaction of the District Manager Environmental Management, before gradual completion is achieved, landscape works shall be inspected by the Department of Recreation and Parks.

PROJECT REF:
CHAPEL STREET UPGRADE
Chapel Street, between Hanover & Searle Streets, District Six, 7925

CITY OF CAPE TOWN
CITY OF CAPE TOWN ISIXEKO SASEKAPA STAD KAAPSTAD

APPROVED BY CLIENT:

DRAWING TITLE:
CONCEPT LANDSCAPE PLAN PORTION 2

DRAWING NUMBER	REV	REVISION PURPOSE
124.21-3.6.2	F	DETAIL DESIGN

SCALE: 1:1400 @ A1
DATE: 2023-10-09
DRAWN BY: MK

CHECKED BY: Anish Bormann
Director & Principal Landscape Architect
Pty. Ltd. (Landscape Architects) Reg. No. 2017/0140/01

REVISION SCHEDULE:

REV	DATE	REVISION PURPOSE
A	2023-07-21	Revised Concept L.P. to align with Civil Engineer's latest revision (2023-07-21) for landscape detailing
B	2023-08-01	Revised Concept L.P. to align with Civil Engineer's latest revision (2023-08-01) for landscape detailing
C	2023-08-14	Revised Concept L.P. to align with Civil Engineer's latest revision (2023-08-14) for landscape detailing
D	2023-08-15	Minor paving changes & check elements
E	2023-08-15	Minor paving changes & check elements
F	2023-10-09	Minor revision adjustments (2023-10-09)

TERESA landscape architects
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jakupahho
we think & build better together

RENNIE | SCURRI | ADENDORFF

LAYOUT REFERENCE



01
124.21-3.6.3
11:400

PROJECT REF: 124.21-3.6.3
CONCEPT LANDSCAPE PLAN - PORTION 3

LANDSCAPE PLAN LEGEND:

- HARD LANDSCAPE SURFACES**
- Clay Paving Type 1 (DE HOOP RED) (Corobrik or other supplier), 200 x 80 x 20mm thick
 - Clay Paving Type 2 (DE HOOP STRAND) (Corobrik or other supplier), 200 x 80 x 20mm thick
 - Clay Paving Type 3 (DE HOOP MATT BROWN) (Corobrik or other supplier), 200 x 80 x 20mm thick
 - Existing Granite Kerb and Channel (approximately 100mm high & 100mm wide - to be used - for detail)
- Planters/Beds:** 300mm thick layer of Table Material (as per site knowledge - to detail)
- Proposed Trees:** Species & sizes to detailed drawing & specifications
- Existing Trees:** (indicated by green circles)
- Interpretive Signage:** Proposed position given thick perforated ceramic tile - to detail
- Street Benches:** To detail
- Street Lights:** to Electrical Engineer (shown for trees/benches/tables coordination purposes)
- Dropped kerbs (100):** in accordance with Civil Engineer's information

GENERAL NOTES:

This TFRM's Landscape Architects' drawing must not be scaled, only written/indicated dimensions and finished levels may be used. All dimensions, levels and specifications are to be verified on site and checked against the issued drawings for the Landscape Architect and other consultants prior to commencement of any works. Any discrepancies must be reported to the Landscape Architects prior to ordering materials and commencement of construction.

This Landscape Plan is in accordance with TFRM's Landscape Architects' Landscape Works Specification Document, and with the Approved Site Developmental Landscape Plan.

Hard and Soft Landscape Design is in accordance with the National Building Regulations SANS 10400 Parts A, B, C, D, F, G, W, O, P, R, S.

Landscape Plan to be read in conjunction with Project Architects' and Project Engineers' and other relevant professional consultants' corresponding plans and specifications.

All hard landscape works that require engineer's input (i.e. paving sub-layers, stormwater management, any structural foundations, etc.) are to be in accordance with Project Engineers' specifications and details.

Implementation of the proposed landscape works shall be an equal combination of the approved and written set time frames.

Landscape Architect to provide Certificates of Implementation of the landscaping works as per Plans and Specifications on its successful Final and Final Completion.

Landscape works shall be implemented to the satisfaction of the District Manager Environmental Management, before practical completion is achieved, landscape works shall be inspected by the Department of Recreation and Parks.

PROJECT REF:
CHapel Street Upgrade
Chapel Street, between Hanover & Searle Streets, District Six, 7945

CITY OF CAPE TOWN
CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

APPROVED BY CLIENT
DATE: 2023-10-09

PROJECT REF:
CONCEPT LANDSCAPE PLAN
PORTION 3

DRAWING NUMBER: 124.21-3.6.3
DATE: 2023-10-09
SCALE: 1:400 @ A1

DRAWING PURPOSE: F
DESIGNER: MK

DESIGNED BY: Anisa Borman
DESIGNER & APPROVED: [Signature]
PROJECT MANAGER: [Signature]

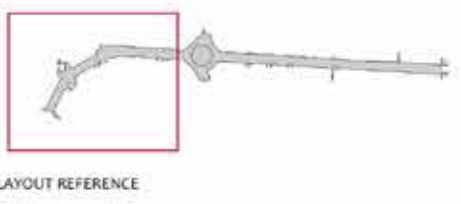
REVISION SCHEDULE:

REV	DATE	DESCRIPTION
A	2023-07-31	Revised Drawing (P) to align with Civil Engineer's latest revision (BMA comments) surface treatment detailing
B	2023-08-01	Other changed works & new notes/updates
C	2023-08-16	Revised Drawing Design
D	2023-08-16	Minor paving changes & check & remove
E	2023-08-11	Some notes & show final position
F	2023-10-09	Minor revision and corrections (BMA comment)

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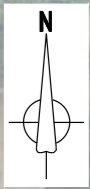
jakupahho
architects and urban designers

RENNIE SCURRI ADENDORFF



LEGEND

- STUDY AREA
- PROPOSED ROADWAY
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- PROPOSED TEXTURE VARIATION
- PROPOSED PEDESTRIAN CROSSINGS
- PROPOSED PARKING



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ON ORIGINAL

Rev	Date	Prepared by	Checked by	Approved by	Consultant Revision Details
B	2023/07/30	RP	FDV	FDV	ISSUED FOR APPROVAL
A	2023/06/21	RP	FDV	FDV	ISSUED FOR APPROVAL

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Client

Client Approval	Date
Consultant Name	PR Eng No
Consultant Signature	Date

Project Title

375C DISTRICT SIX CHAPEL STREET UPGRADE

Drawing Title

PROPOSED LAYOUT SCENARIO 2: SHEET 1

14 FLOOR, THE TOWERS SOUTH,
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8001

TEL: +27 21 425 2870
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Client Number	
Scale	1:500
Drawing Number	HHO-220072-700-1011
Rev	B



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ON ORIGINAL

Rev	Date	Prepared by	Checked by	Approved by	Consultant Revision Details
B	2023/07/30	RP	FDV	FDV	ISSUED FOR APPROVAL
A	2023/06/21	RP	FDV	FDV	ISSUED FOR APPROVAL

Client Approval	Date
Consultant Name	PR Eng No
Consultant Signature	Date



Project Title
375C DISTRICT SIX CHAPEL STREET UPGRADE

Drawing Title
PROPOSED LAYOUT SCENARIO 2: SHEET 2

Client Number

Scale
1:500

Drawing Number
HHO-220072-700-1012

Rev
B

hho

14 FLOOR, THE TOWERS SOUTH,
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CAPE TOWN, SOUTH AFRICA,
6001

TEL: +27 21 425 2870
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EMAIL: enquiries@hho.co.za

Ruan J:\data\20072\375C D6 Chapel Street (Fdv)\70 Urban\03 Dwg\01 Lay\HHO-220072-700-1011.dwg 17/08/2023

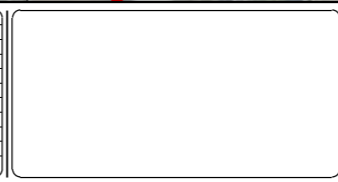


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ON ORIGINAL

Rev	Date	Prepared by	Checked by	Approved by	Consultant Revision Details
B	2023/07/30	RP	FDV	FDV	ISSUED FOR APPROVAL
A	2023/06/21	RP	FDV	FDV	ISSUED FOR APPROVAL



Client Approval	Date
Consultant Name	PR Eng No
Consultant Signature	Date

Project Title
375C DISTRICT SIX CHAPEL STREET UPGRADE

Drawing Title
PROPOSED LAYOUT SCENARIO 2: SHEET 3

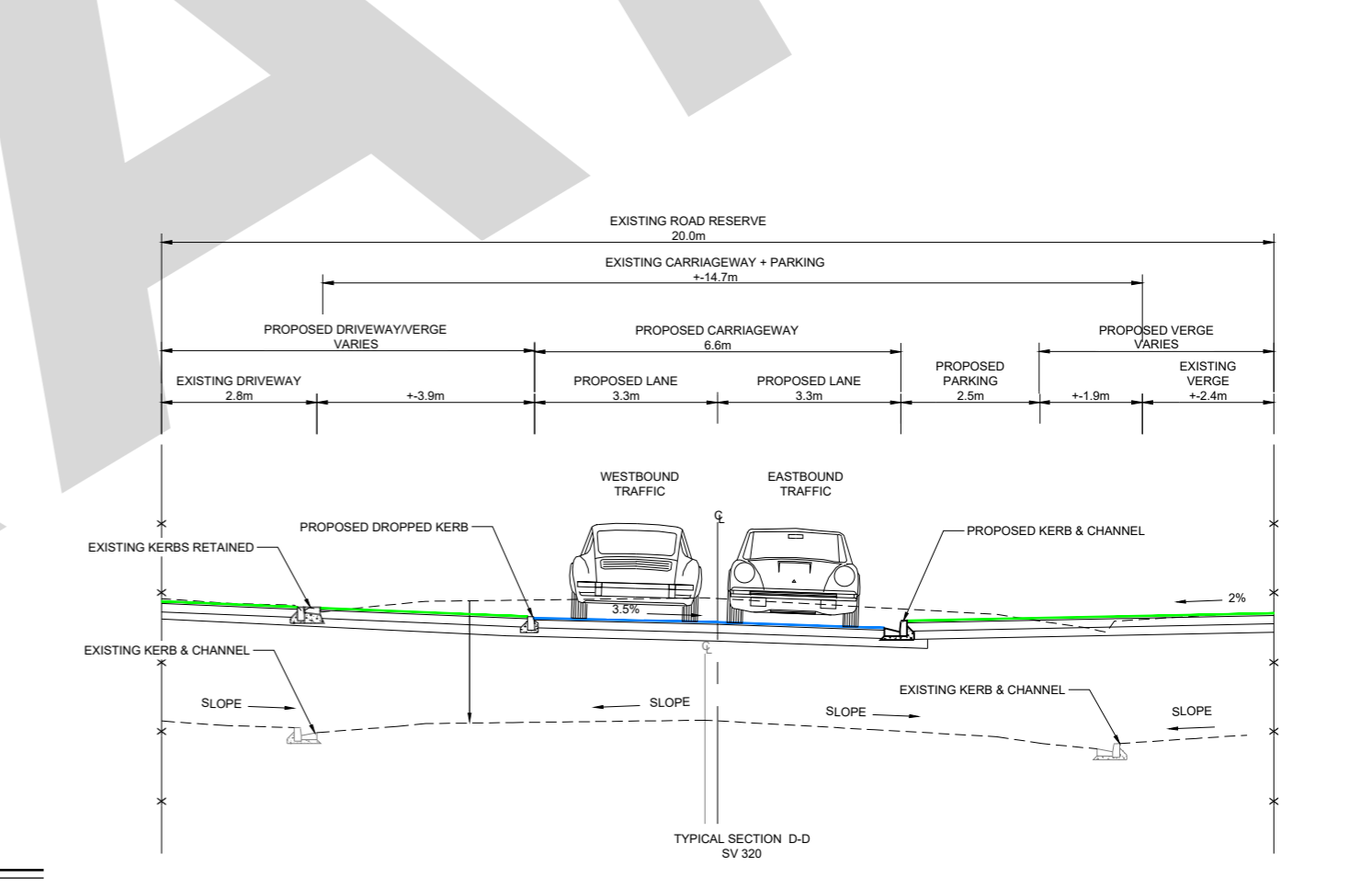
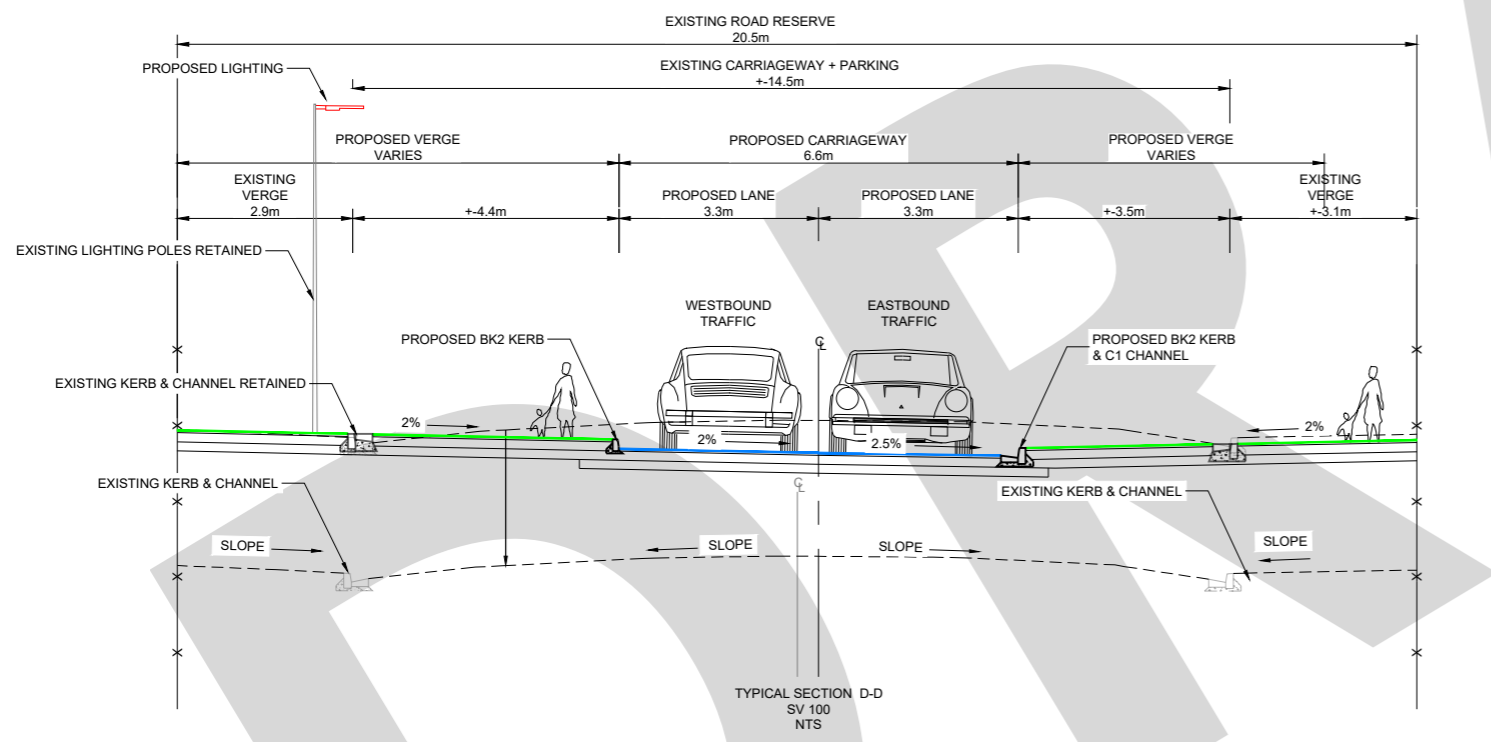
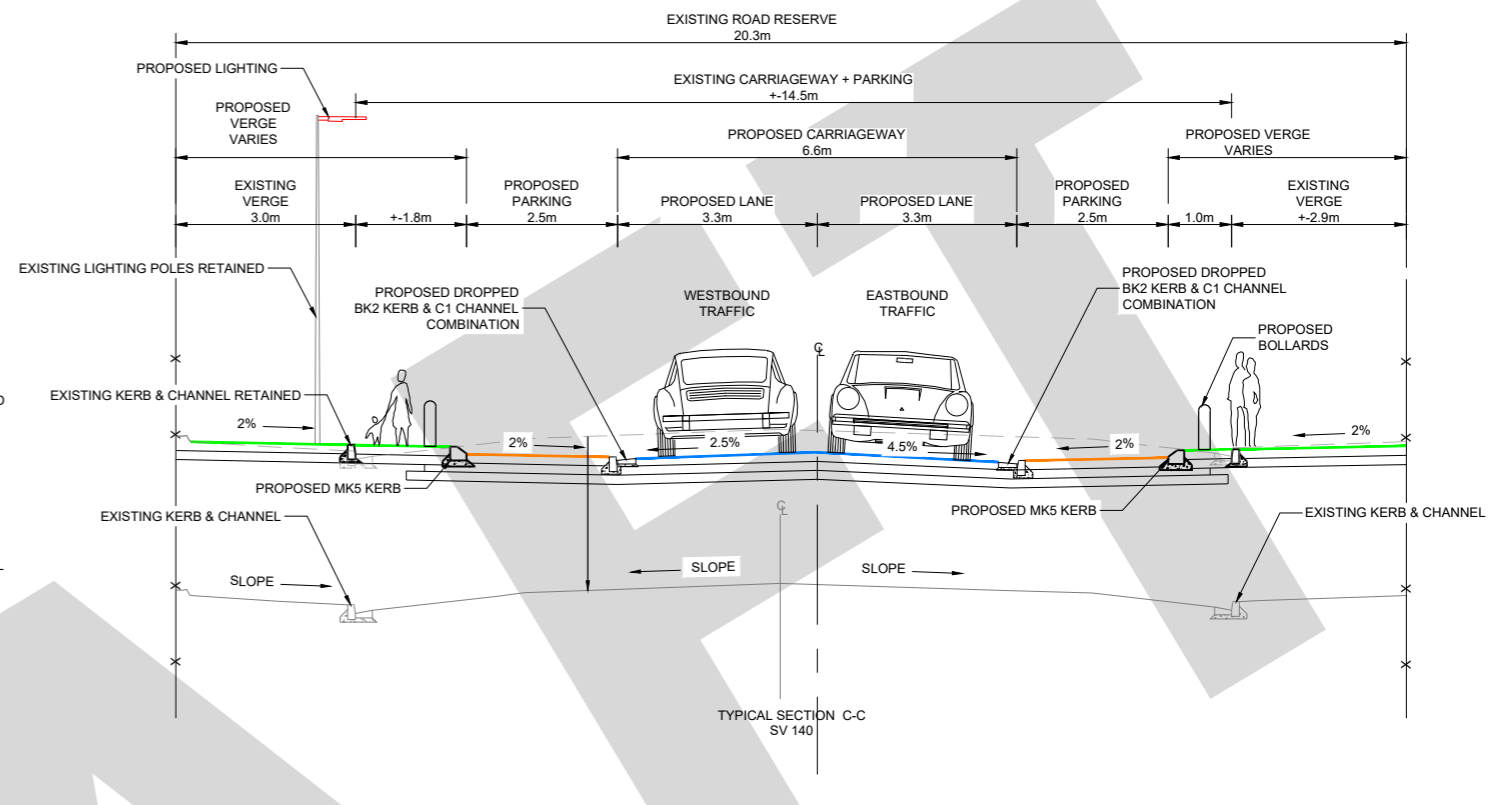
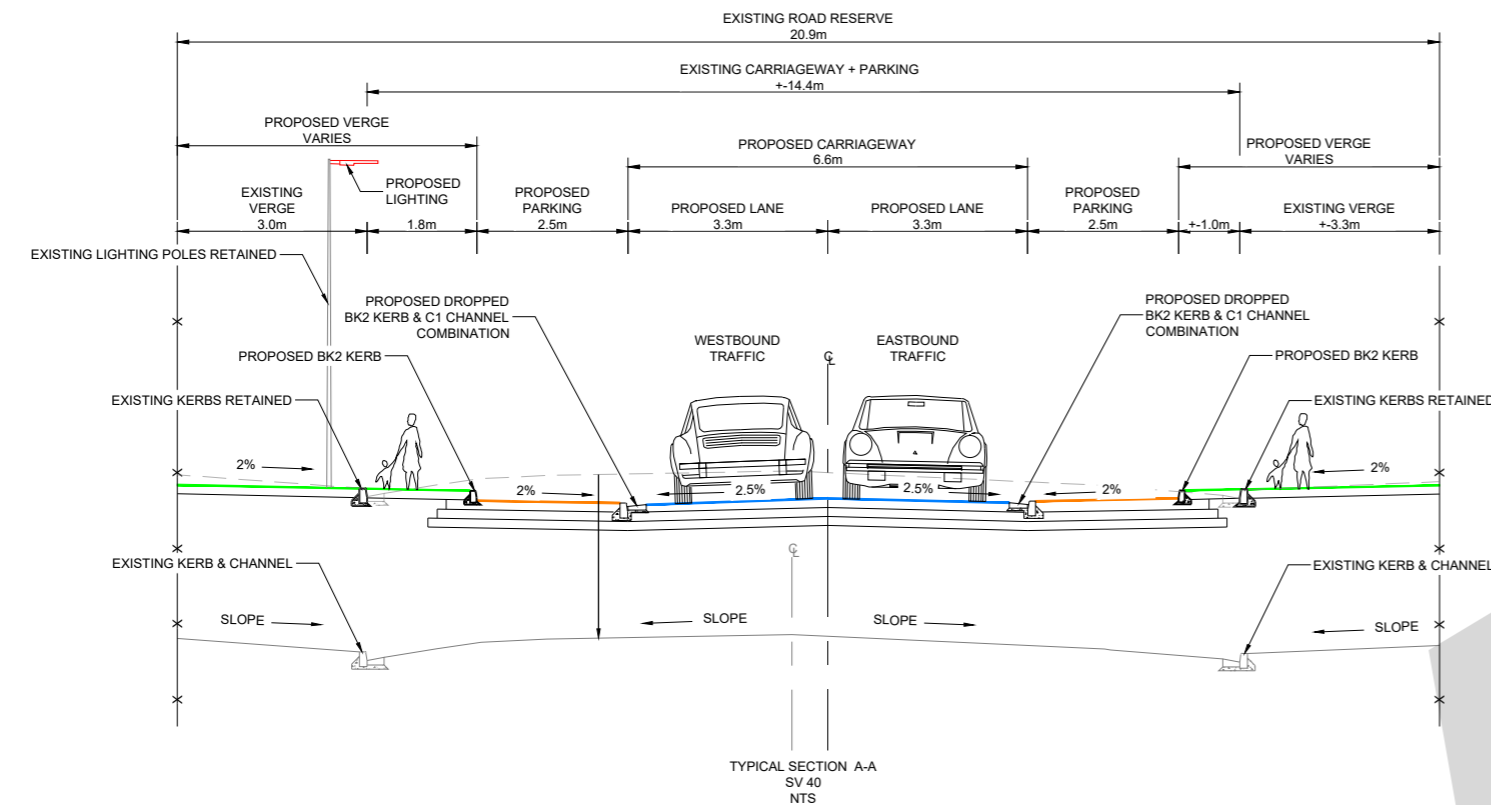
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Client Number	
Scale	1:500
Drawing Number	HHO-220072-700-1013
Rev	B

Ruan: J:\data\220072 375C D6 Chapel Street (FDV)\70 Urban\03 Dwg\01 Lay\HHO-220072-700-1011.dwg 17/08/2023



Client _____ Client Approval _____ Date _____ Project Title _____

Figure 52. Street sections (HHO, 2023)

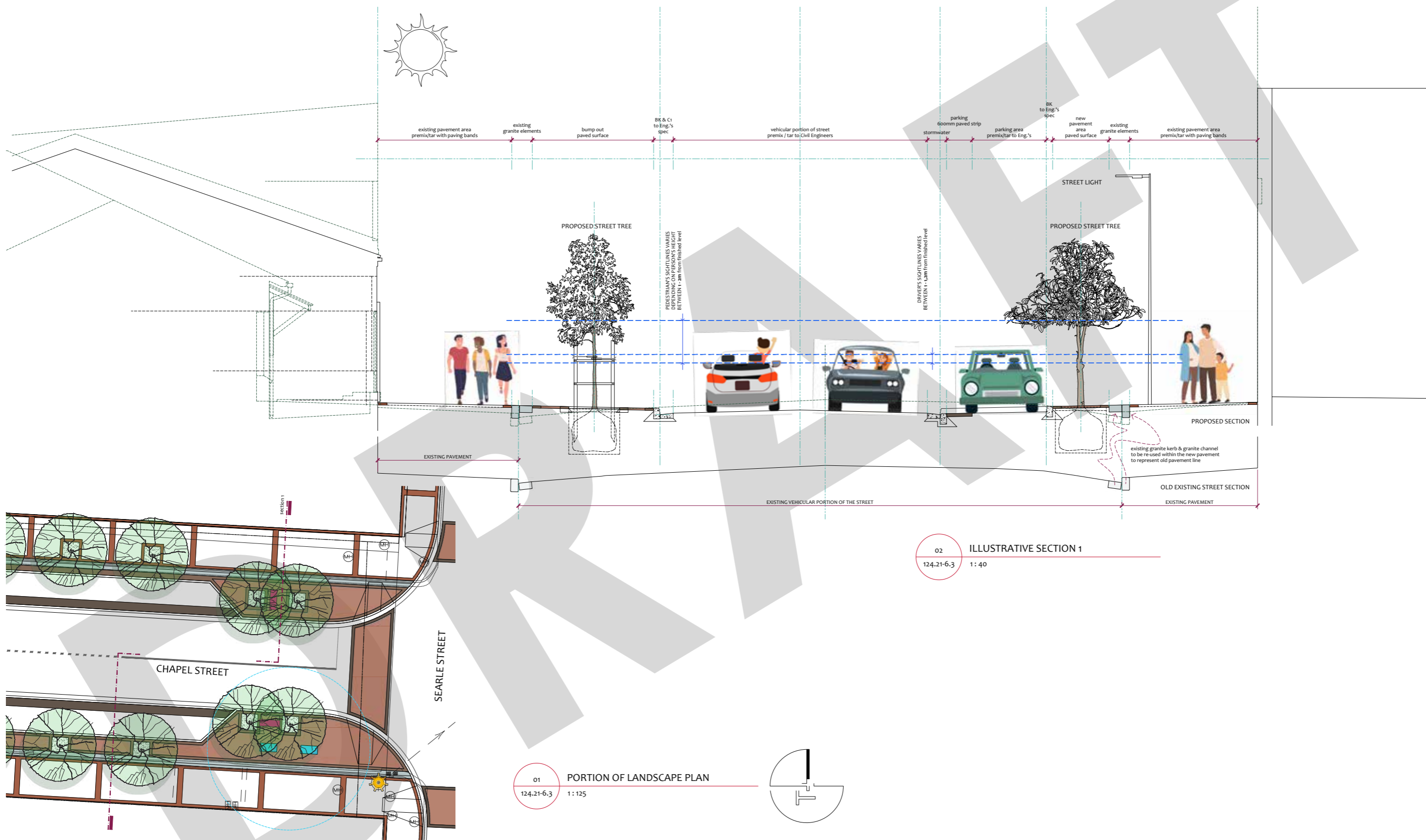


Figure 53. Street tree sections (HHO, 2023)

8.1 Signage

8.1.1 Introduction

Interpretive, informational signage is intended as a component of the wider Chapel Street upgrade. Such signage, significantly, in this instance would serve the dual purpose of informing visitors and outsiders to the Chapel Street community, while also anchoring and memorialising the lived experiences of the current and past residents in time and space.

In the case of Chapel Street, such signage need not fulfil a wayfinding role, given that the road is the site, and therefore naturally provides the 'route'. However, educational information alone will not provide the heritage interpretation experience that the site should provide. It is thus proposed to provide signage that is educational, but that also offers narrative progression along a timeline. The signage will present snapshots in the history and development of District Six generally, and Chapel Street specifically, that are linked to physical, spatial nodes along the road's alignment.

Successful interpretive signage should contribute to Chapel Street's sense of place by telling the story of the community and highlighting important landmarks and people. It should complement and enhance the visual quality and character of the streetscape and heritage fabric, and not serve to detract from the surroundings.

Due to City processes, there is a possibility that the signage will not be realised as part of this upgrade process, but remains an intended component.

8.1.2 Proposal

Building on the intrinsic qualities of Chapel Street as a route, it is intended that signage be provided to create a progression through time and space along the street. The journey will start at the eastern end of Chapel Street, where the historic Central Redoubt and remnants of the French Lines persist in Trafalgar Park, through to the western end where it terminates in the restitution housing already built, and the areas that remain to be reclaimed.

While the reading of time as a linear progression from 'earlier' to 'later' informs this progression, the installations will function equally well as individual nodes, if encountered as one-off signs, or in reverse, if followed from west to east, rather than the intended east to west; in this case, the journey will be back through time from the present to the past.

Through this mechanism, it will be possible to present a series of moments in time throughout the distant and recent past of Chapel Street specifically, but the City, and District Six more widely, and will present a history that ranges from the site specific of buildings and sites, to linkages to the neighbourhood and the City, and through acknowledgements of events and people whose impacts played out nationally and internationally, more widely still.

Four signs are proposed.

Sign 1: Early History

The first sign is proposed for the node at the intersection of Chapel Street and Searle Street, and will serve as a tangible link to Trafalgar Park. Its location reflects its content, but also serves to generate greater public interest in the Park, its history and its features and facilities.

This sign will convey the history of the establishment of the French Lines and the Central Redoubt, positioning Cape Town and this site within a global context, and relate the more recent social history of the Park as a landmark in the history of District Six.

Sign 2: Social and Physical History

The second sign is proposed for the Chapel Street Primary node, and will provide a physical and social history of Chapel Street and District Six framed through its built fabric and some of the significant people associated with Chapel Street Primary and the street.

Sign 3: Separation and Destruction

The third sign will be positioned in the heart of the residential zone of Chapel Street, where the character of the built fabric is best retained and experienced. This sign will provide information about the forced removals that decimated the rest of District Six, and the separation of Chapel Street out from the rest of the neighbourhood in terms of the Group Areas Act such that it remains intact today.

Sign 4: Restitution and Redevelopment

The fourth sign will be positioned to the west of the freeway flyover, in the area of the new restitution housing, and provide information on the struggle for restitution, and the challenges and successes encountered in the course of the ongoing rebuilding programme.

Sign 5: Gateway Marker

Sign 5 is proposed as a possible additional sign that marks the Hanover Street entrance to Chapel Street. This sign would only be a waymarker and/or street furniture installation, devoid of information beyond the name of Chapel Street. As this should mirror a similar installation at the Searle Street entrance, its adoption is entirely dependant on funding and appetite for such an installation.

8.2 City Scope of Works and Specifications

As the heritage practitioners for the Chapel Street upgrade, RSA is tasked by the City of Cape Town with drafting a minimum of three interpretive signs that are intended to communicate historically accurate information to the public regarding significant aspects and features of Chapel Street.

The signs are to include text and historical images, and this content should be derived in consultation with all heritage bodies, including the District Six Museum and the City Environment and Heritage Branch.

The signage is to be installed on low walls/plinths or on Council owned properties, with a preference for the latter to avoid creating obstacles on the sidewalks.

A preference is for the signage to be on ceramic tiles. The specification for these tiles, as provided by the City is as follows:

Interpretive signage will be screen printed onto 9mm thick porcelain ceramic tiles by a specialist ceramist. Tiles are required to be fired to 780 degrees Celsius and the text and images are therefore permanent and UV resistant. Each interpretive sign will consist of one ceramic tile. All interpretive signs will have images and English text and use two spot colours, black and blue. The size of the interpretive signs are 1200mm x 800mm (width and depth) with a 5mm bleed around all the signs in blue i.e. with the 5mm bleed the final signs size to be submitted to the specialist ceramist is 1210x810mm.

Examples of City approved interpretive heritage signage are provided here. These signs are the preferred type and material due to practical and costing considerations on the part of the client. Alternative sign typologies and materialities were been explored as part of the design development, but these are all impractical from a cost or maintenance perspective.



Figure 54. Historic Tramlines signage, Adderley Street (CoCT, 2023)



Figure 55. Voortrekker Road 12 Mile marker and oil lamp (O Donoghue, 2020)

8.3 Proposed Signage Content

8.3.1 Sign 1

As the content for Sign 1 pertains more to historical information, the content of the sign can be more easily derived (Figure 56 to Figure 59).

It is proposed that Sign 1 contain some, or all, of the following information:

- Originally East End Plantation, Trafalgar Park was established in 1905 for the residents of District Six.
- The Park contains the Centre Redoubt, the best preserved remnant of the early Cape fortifications aside from the Castle, and a National Heritage Site
- The Redoubt is a fort built as part of a line of defences hastily constructed in 1781 when the Dutch feared attack by the British. The new system of four forts connected by earthen walling, extended the existing fortifications, the Sea Lines which ran along the shore, up the mountain slopes.
- Built by a regiment of soldiers from Pondicherry, a French colonial settlement in India, these became known as the French Lines.
- Parts of the Redoubt, and a later chimney from a lime kiln still survive.
- Trafalgar Park was declared part of the Coloured area in terms of the Group Areas Act in 1975. In addition, then, to its ongoing use and enjoyment by the residents of Chapel Street, which similarly avoided reclassification, the Park serves as a tangible link to District Six for those families who were forced out of their homes, and relocated to the Cape Flats.

Imagery

Imagery should include illustrative maps, historical photographs and drawings. Images of the local community prior to and since the forced removals should be sourced as a primary component of the signage.

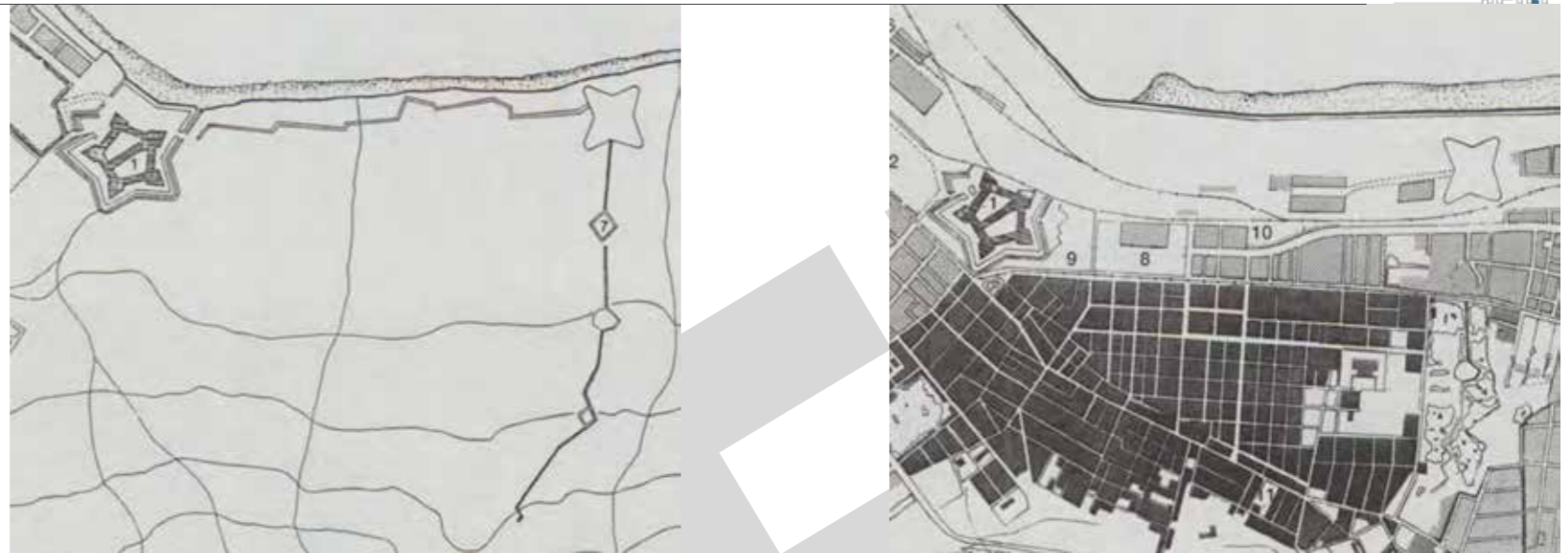


Figure 56. Mapping of the French Lines in 1790 (I) and the development of District Six and Chapel Street by 1926 showing the remnant redoubt and Trafalgar Park (Pistorius, 2002)



Figure 57. Historic photograph of the Redoubt (UCT Digital Collection, 2023)

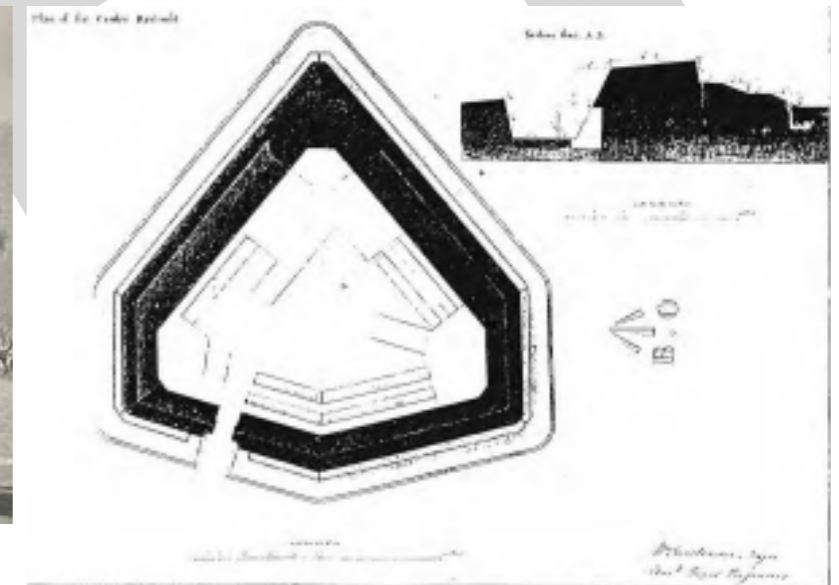


Figure 58. Plan and elevation of the Redoubt (Public Records Office, Kew, MPH 174, No 1-9, in Seeman 1993:84)



Figure 59. Historic image of the Trafalgar Park bandstand (Image source: https://live.staticflickr.com/7006/6780772155_bb3da87812_z.jpg)

8.3.2 Signs 2-4

It is recommended that the content for Signs 2, 3 and 4 be developed with further community engagement and research to avoid the signage becoming a top-down imposition contrary to the spirit of the upliftment programme, and the Public Realm Strategy. As such, further research could be conducted parallel to and continuing on from the HIA process, while stakeholder engagement could be conducted as part of the ongoing public open house events.

8.3.3 Optional Waymarkers

Two further possible signs could be located at the two ends of Chapel Street; these would be simple, matching waymarkers that announce arrival in, and departure from Chapel Street, without informative text or graphics.

8.4 Proposed Signage Locations

Proposed locations are illustrated in Figure 60. These are general guidelines to locations, and express the following general intentions:

- Sign 1: to be located near Searle Street end, and Trafalgar Park;
- Sign 2: to be located within the residential zone, and the Primary School;
- Sign 3: to be located near the circle, on the eastern side of the flyover;
- Sign 4: to be west of the flyover, possibly aligned along the old continuation of Chapel Street past the Mosque;
- Optional Waymarker 1 to be at the Searle Street end of Chapel;
- Optional Waymarker 2 to be at the Hanover Street end of Chapel.



Figure 60. Schematic of proposed sign locations (RSA, 2023)

9.0 ASSESSMENT OF IMPACTS

Due to the fairly limited scope of the proposed interventions, it is not anticipated that there will be any impacts to historic fabric, or archaeological features, sites or deposits.

There could however, be indirect impacts. As it is the intention of the proposed measures to change the character of Chapel Street through improvements to functionality, user friendliness and safety, impacts to character and sense of place are inevitable.

While it is intended that the changes are appropriate to the context, sensitively implemented, and positive, the possibility exists that the outcomes of this intervention alienate the residents and users of the street and its immediate environs through inappropriate gentrification or similar negative outcomes.

The performance of the proposal assessed against the heritage indicators is tabulated below to determine the impacts and provide appropriate mitigatory measures where necessary:

	SOCIAL HISTORY INDICATORS	DESIGN RESPONSE	CONFORMITY	MITIGATION
1.	The section of the old Chapel Street that was destroyed to be remembered in name and situated in the landscape.	Signage related to restitution and rebuilding is proposed for this area to memorialise the old alignment of Chapel Street. Exact locations and contents of signage to be determined in consultation with the City of Cape Town.	Neutral (if signage is not provided) / Positive	These indicators will be carried forward as part of the signage development process.
2.	Tell the story of the establishment of the Zeenatul Islam Mosque and its immigrant community that established it	Signage content is under development; the proposed public art that forms part of the upgrade could also be a vehicle for relaying such a story. Exact locations and contents of signage to be determined in consultation with the City of Cape Town.	Neutral (if signage is not provided) / Positive	These indicators will be carried forward as part of the signage development process.
3.	Signage for the religious and schooling institutions and some of the names of key teachers and students	Signage content is under development, although the client has indicated that naming individuals might not be possible. The proposed public art that forms part of the upgrade could also be a vehicle for relaying such a story. Exact locations and contents of signage to be determined in consultation with the City of Cape Town.	Neutral (if signage is not provided) / Positive	These indicators will be carried forward as part of the signage development process. While individual names might not be utilised, memorialisation is still achieved.
4.	Use Chapel Street as a connector to tell the stories of the sites that lay beyond and behind it	The enhanced usability, particularly of Chapel Street west of the flyover, will re-establish the street as a social, public realm, and relocated it within the context of the redevelopment of District Six.	Positive	N/A

	SOCIAL HISTORY INDICATORS	DESIGN RESPONSE	CONFORMITY	MITIGATION
5.	Honour the stories of Muir Street Primary School and the Liberman Institute	Signage content is under development; the proposed public art that forms part of the upgrade could also be a vehicle for relaying such a story. Exact locations and contents of signage to be determined in consultation with the City of Cape Town.	Neutral (if signage is not provided) / Positive	These indicators will be carried forward as part of the signage development process.
6.	Re-connect streets to remaining religious institutions and their memory	The enhanced usability, particularly of Chapel Street west of the flyover, will re-establish the street as a social, public realm, and relocated it within the context of the redevelopment of District Six.	Positive	N/A
7.	Partner with communities to honour the names of important individuals along Chapel Street	Signage content is under development, although the client has indicated that naming individuals might not be possible. The proposed public art that forms part of the upgrade could also be a vehicle for relaying such a story. Exact locations and contents of signage to be determined in consultation with the City of Cape Town.	Neutral (if signage is not provided) / Positive	These indicators will be carried forward as part of the signage development process. While individual names might not be utilised, memorialisation is still achieved.

	GENERAL HERITAGE DESIGN INDICATORS	DESIGN RESPONSE	CONFORMITY	MITIGATION
1.	Consider Chapel street holistically as an intact and representative street within District Six.	Upgrades are proposed along the entire length of the street	Positive	N/A
2.	Foreground original alignment at Mosque and highlight this extension as a pedestrian paved area.	The original alignment is indicated in paving detail and proposed planting	Positive	N/A
3.	Linkage and connection to Trafalgar Park to be recognised and the nodal quality to be enhanced: visual mitigation of negative built interface of Clicks Building as part of improving the connection to Trafalgar Park / enhancement of node. Possible liaison with building owner to explore public art / mural opportunities.	Trafalgar Park linkage has been a primary design informant, and this link is highlighted through paving detail, proposed signage and, pending outcomes of discussion with property owners, possibly public art.	Neutral (if signage is not provided) / Positive	N/A
4.	Overpass remains a negative element and divisive feature, but is a permanent feature and should be considered in a manner which mitigates the negative elements.	Substantial redesign of the area around and below the overpass seeks to minimise the visual impacts through improving visibility, usability and safety of this area.	Positive	N/A
5.	Paving, planting, traffic calming measures and other people-centred devices to be employed here to mitigate the vehicular infrastructure.	These measures have been implemented along the length of Chapel Street.	Positive	N/A
6.	Methods of healing the space below the flyover should be found.	Substantial redesign of the area around and below the overpass seeks to minimise the visual impacts through improving visibility, usability and safety of this area.	Positive	N/A
7.	A coherent tree planting strategy is required.	Tree planting has been designed to respect street interfaces of residences and other buildings, and provide pause spaces with shade along the length of the road	Positive	N/A
8.	The line of small palm trees at the curve of the road at the mosque is to be reconsidered since this detracts from the historic alignment.	The trees have been retained, with the expression of the historic alignment reinforced through new planting and paving detail	Neutral	Removal of these trees could be considered.
9.	The essential historical urban qualities of the District Six environment need to be recognised and not overwhelmed with new devices and patterns of planting. The memory of District Six needs to be foregrounded but balanced with creating a renewed and vibrant urban context.	These indicators have informed the design development	Positive	N/A
10.	Long views up and down Chapel Street must not be disrupted.	Viewlines have been respected and retained by all proposed interventions	Neutral	N/A
11.	Heritage significance of north / south connectors - visual, pedestrian, etc. - to be recognised and expressed.	Proposed interventions enhance intersections and do not obscure views up and down cross roads	Positive	N/A

	GENERAL HERITAGE DESIGN INDICATORS	DESIGN RESPONSE	CONFORMITY	MITIGATION
12.	Positive, permeable and interactive interfaces all along are desired.	All interventions have been designed to ensure the retention and enhancement of positive, permeable interfaces	Positive	N/A
13.	Where security needs dictate that closures or barriers are required, these must not create negative or harsh areas.	The implementation of closures and barriers has been minimised, and carefully designed where necessary	Neutral / Positive	N/A
14.	Corner shops and local businesses form a key economic and character asset and their survival should be assisted by a range of urban interventions – from retaining the residential component, to safety and security and enhanced urban features in terms of parking, lighting, accessibility etc.	The enhancement of corner conditions, improved parking and lighting, as well as improved pedestrian safety and public utility will increase the numbers of people on the street, and visitors to local businesses. Measures beyond that are outside the scope of this intervention.	Positive	N/A
15.	The area should not be sanitised and the seemingly random ad-hoc signage, advertising and wall art encouraged and maintained as authentic elements.	These elements will be retained in the new upgrade.	Neutral	N/A
16.	The positive mix of residential, commercial and public/institutional buildings should be recognised as a key asset and promoted at a policy level and enhanced at an urban design and landscaping level.	The heterogeneity of the street has been an informing indicator in design development to promote the appreciation of identified character areas. Measures beyond that are outside the scope of this intervention.	Positive	N/A
17.	The width of the road is both a negative element/constraint (i.e. the essential urban quality is diluted) and also an opportunity (for pedestrian, cycle ways, bump-outs, planting, tree planting etc) while still retaining the street as an active thoroughfare.	Pavements have been made wider without sacrificing parking or traffic flow, while traffic speeds will be reduced, improving pedestrian safety.	Positive	N/A
18.	Any such urban elements added should not overpower the historic alignment and urban pattern.	All improvements are relatively lowkey and low impact	Neutral	N/A
19.	The importance of the cross-streets (Gray, Klein, etc) and the views down to Francis Street creating urban connections and visual links is to be recognised in the design.	Proposed interventions enhance intersections and do not obscure views up and down cross roads	Positive	N/A
20.	Historic street interfaces (low boundary walls, piers, gates) should be retained and the insertion of high walls, car driveways and carports discouraged/ not allowed.	Such measures fall outside of the scope of the current project and should be enforced through the HPOZ regulations.	Neutral	N/A

	CHARACTER AREA DESIGN INDICATORS	DESIGN RESPONSE	CONFORMITY	MITIGATION
UCA1	Recognise significance of Trafalgar Park as an urban space and public amenity	Signage and paving detail both serve to knit Trafalgar Park and Chapel Street conceptually and physically.	Neutral (if signage is not provided) / Positive	N/A
	Actions to building facades and edges to enhance Chapel St interface as a gateway space and a nodal condition related to the park	Beyond the scope of this public initiative. It is hoped that private owners will also respond positively.	Neutral	N/A
	Engage with private landowners in significant location to explore ways to contribute to the public realm	This is planned for the public art and/or signage components of this project.	Neutral (if signage is not provided) / Positive	These indicators will be carried forward as part of the public art and/or signage processes.
	Consider traffic calming and intersection measures to facilitate node role	Traffic calming, particularly at intersections has been a key informant of the design process.	Positive	N/A
UCA2	Encourage continued public interface of buildings and open, visual connections	This indicator is upheld by the Chapel Street HPOZ	Neutral	N/A
	Promote measures which lessen need for excessive securitisation	Street lighting will be improved, and increased usable public space and pedestrian safety will improve passive security on the street.	Positive	N/A
	Encourage urban and economic measures which ensure building usage mix is retained	This indicator is upheld by the Chapel Street HPOZ, and improved usability and safety of the street will enhance the retention of these aspects.	Positive	N/A
	Put in place measures to encourage sensitive upgrading and maintenance of buildings and interfaces in line with urban and heritage character	This indicator is upheld by the Chapel Street HPOZ, and improved usability and safety of the street will enhance the retention of these aspects.	Positive	N/A
	Implement measures in public realm to focus on people-centred spaces rather than cars	The interventions are generally aimed at improving the quality of the public realm, pedestrian safety and usable public space.	Positive	N/A
	Promote tree planting and greening as an urban strategy	Tree planting is proposed along the length of Chapel Street.	Positive	N/A

	CHARACTER AREA DESIGN INDICATORS	DESIGN RESPONSE	CONFORMITY	MITIGATION
UCA3	Accept that the flyover and its consequential spaces below are a permanent urban feature	The flyover is retained in its current form.	Neutral	N/A
	Adopt measures which try to turn the harsh area into a positive urban space through hard landscaping features in the short term	Substantial redesign of the area around and below the overpass seeks to minimise the visual impacts through improving visibility, usability and safety of this area.	Positive	N/A
	Encourage visual connection and linear nature of Russel Street	The extension of paving and landscaping along Russel Street at the circle achieve this visual connection.	Positive	N/A
	Manage high speed traffic flow and taxi parking	Hard landscaping of the traffic circle, and traffic calming measures have been implemented.	Positive	N/A
	Promote use of under bridge spaces in the longer term in a manner which negates the negative, dark space and proactively uses "unwanted" public land	Improving the quality of this space, and reducing traffic flow and taxi parking will enhance the safety and usability of this space.	Positive	Encourage utilisation of this space in the medium to long term
UCA4	Recognise early alignment of Chapel St in the urban landscape	Signage, paving detail and tree planting will all serve as visual indicators as to the historic alignment.	Positive	N/A
	Promote development of open sites in a manner which recognises the urban and social history of the site	This indicator is outside of the scope of the current project.	Neutral	This indicator should be carried forward in the future redevelopment of this area.
	Adopt measures to manage intermittent car parking	Adequate parking has been provided along the length of Chapel Street. The matter of intermittent parking for Mosque goers will need to be addressed as part of wider plans for the restitution zone of Chapel Street.	Neutral / Positive	This indicator should be carried forward in the future redevelopment of this area.
	Harness opportunities at the Pontac Street junction together with extending the public realm at the Mosque	This indicator is outside of the scope of the current project.	Neutral	This indicator should be carried forward in the future redevelopment of this area.
	Upgrade junction with (New) Hanover Street and implement hard and soft landscape elements to benefit further redevelopment in the area.	The New Hanover Street junction will be part of the upgrades, with paving detail, tree planting and other measures implemented.	Positive	N/A

10.0 PUBLIC CONSULTATION

Public consultation will be undertaken in line with the HWC regulated requirements for Public Participation. Notices will be placed on site and in at least two newspapers, and a hard copy of the report will be made publicly available.

The following Conservation Bodies, I&APs and authorities will be advised of the availability of the report for public review and comment:

- District Six Museum
- District Six Reference Group
- District Six Working Committee
- CIBRA
- CIFA Heritage Committee
- City of Cape Town Environmental and Heritage Management
- SAHRA

All comments received pertaining to heritage matters will be tabulated and responded to.

11.0 CONCLUSION

The proposed interventions are fairly minor in nature, and have been developed to avoid negatively impacting the character of Chapel Street either through poor design elements, or through sweeping 'improvements' that might be considered inappropriate gentrification, and alienate the residents.

As such, improvements relate predominantly to usability and safety features that will serve to benefit existing residents, as well as people who work or attend school on the street, or visit businesses or institutions there.

12.0 RECOMMENDATIONS

- This HIA should be endorsed as fulfilling the requirements of Section 38(3) of the National Heritage Resources Act.
- The proposed interventions should be endorsed as not negatively impacting the heritage resources of Chapel Street
- The design proposal as illustrated in the following drawings should be approved:
 - 124.21-3.5.1 Revision C (2023-08-17)
 - 124.21-3.6.1 Revision E (2023-08-17)
 - 124.21-3.6.2 Revision E (2023-08-17)
 - 124.21-3.6.3 Revision E (2023-08-17)
 - 124.21-6.3 Revision A (2023-08-02)
- Final design details should be submitted for review and approval by the City in terms of the Chapel Street Heritage Protection Overlay Zone regulations

DRAFT

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Figure 16. Chapel Street Proposal,, 25 May 2023 (Chapel Street Upgrade, 2023)

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Figure 18. A portion of the M4-10 map (compiled in c.1910) showing blocks P and Q on the north side of Chapel Street. Both blocks originally consisted of six equal-sized erven sold off to private buyers in 1815, the year after Zonnebloem owner Alexander Tennant's death. The wedge of erven lying on the west (right) side of Block Q were formally part of land granted to Lieutenant Colonel Barlow in 1800. (WCARS: M4-10, photographed by Jim Hislop with permission)

Figure 19. An illustration of the first mosque building (Randle, 2023: 13)

Figure 20. Images of the mosque through time: Gregoire Boonzaaier's 1971 painting of the "Malay Mosque, Chapel St, Cape Town" (top; Randle, 2023: 12), a photograph prior to the demolitions (above left; Randle, 2023: 11), and a photograph taken during the forced removals (above right; Randle, 2023: 11)

Figure 21. A view of the south side of Chapel Street (at the junction with Stuckeris Street) during the apartheid-era demolitions in the circa late-1970s (above; Image Source Hilton Teper, Flickr; original photographer not credited). A view of the same junction in 2022 rebuilt with restitution housing (Top right, Hislop, 2022)

Figure 22. This 1787 military map shows the Zonnebloem estate, crossed by informal paths but with no formal street system yet (Nationaal Archief, 1787: NL-HaNA_4.TOPO_15.74_1 in Hislop 2022: 10)

Figure 23. The Elemans Survey of c.1818 shows a series of streets and street blocks now established along the western half of Chapel Street (between Tennant and Russell streets), although its south side still consisted of farmland. The westernmost part of Chapel Street led past the Welkom estate and its homestead (CoCT EGSViewer in Hislop, 2022: 10)

Figure 24. The Snow Survey of 1862, overlaid with current street name; showing little development along early Chapel Street since Elemans Survey, note the historic extent of Chapel to the east. (CoCT Heritage Resources Centre in Hislop 2022: 12)

Figure 25. The c.1897 Thom Survey reveals how Chapel Street was extending eastwards to meet Searle Street. Densely packed Tenement housing now lined the street's north and south sides. (CoCT Heritage Resources Centre in Hislop 2022: 13)

Figure 26. 1926 aerial survey. It provides good detail of the tenement housing lining Chapel Street at the time. The East Park School (red arrow) had been built by then on the south side of the street. Chapel Street now reached Searle Street. (Erdas Apollo 2020 in Hislop 2022: 14)

Figure 27. 1968 aerial survey. Chapel Street had now been divided into two parts (the western District Six half and the eastern Woodstock half) by the building of Eastern Boulevard/Nelson Mandela Boulevard, which necessitated the demolition of the central tenement blocks and created a dividing line between Zonnebloem (the renamed

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- Figure 29. By 1996 the new axis of Chapel Street was now being constructed south of the Zeenatul Islam Mosque (red arrow). New housing was now being built on the south side of Chapel Street in the vicinity of Ummah Close (blue arrow). (CoCT Heritage Resources Centre in Hislop 2022: 18)
- Figure 30. This c.1860 panorama shows the Newmarket at centre left, with the approximate course of Chapel Street marked with the red dotted line. Not much of the street had been developed at this time (see Figure 14). (John Rennie Collection)
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- Figure 41. Rahmaniye teachers (Randle, 2023: 54)
- Figure 42. Rutger/Roger Street Park (above; District Six Museum, 2023) and children on a slide at the park (Randle, 2023: 47)
- Figure 43. Chapel Street HPOZ in context (CoCT EGSViewer, 2023)
- Figure 44. The site of excavation just south of Chapel Street (left), and the view across site towards the Zeenatul Islam Mosque (Halkett and Hall 1996a: 3-4)
- Figure 45. Extract of a 1786 map of the Cape showing the Sea Lines along the coast, and the French Lines running south from Fort Knokke (I), the Centre is indicated in red (Map 830, Nationaal Argief, The Hague)
- Figure 46. A plan and section of the Centre Redoubt (I) (Seeman, 1993: 84), and Trafalgar Park attendant, Mr J. Afrika in front of the structure in 1968 (Islandora:15262, UCT Digital Collection, 2023)
- Figure 47. Chapel Street as depicted in the 1862 Snow survey; the inset shows the area developed at that time (CoCT EGSViewer, 2022)
- Figure 48. Chapel Street as depicted in the 1895 Thom survey; the inset shows the area that was to be affected by the realignment of Chapel Street; note that property boundaries (indicated in yellow) respect the historic erven for most of the remaining extent of Chapel Street (CoCT EGSViewer, 2022)
- Figure 49. Chapel Street as depicted in the c.1957 Cape Town Municipal Survey; the inset shows the alterations to erven effected by the creation of the flyover and the traffic circle below (CoCT EGSViewer, 2022)
- Figure 50. Chapel Street Grading Map showing Chapel Street gradings east of the flyover (below) and west (right) (RSA, 2023 from CoCT EGSViewer)
- Figure 51. Diagrammatic Guidelines for Development
- Figure 52. Street sections (HHO, 2023)
- Figure 53. Street tree sections (HHO, 2023)
- Figure 54. Historic Tramlines signage, Adderley Street (CoCT, 2023)
- Figure 55. Voortrekker Road 12 Mile marker and oil lamp (O Donoghue, 2020)
- Figure 56. Mapping of the French Lines in 1790 (I) and the development of District Six and Chapel Street by 1926 showing the remnant redoubt and Trafalgar Park (Pistorius, 2002)
- Figure 57. Historic photograph of the Redoubt (UCT Digital Collection, 2023)
- Figure 58. Plan and elevation of the Redoubt (Public Records Office, Kew, MPH 174 , No 1-9, in Seeman 1993:84)
- Figure 59. Historic image of the Trafalgar Park bandstand (Image source: https://live.staticflickr.com/7006/6780772155_bb3da87812_z.jpg)
- Figure 60. Schematic of proposed sign locations (RSA, 2023)

DRAFT

ANNEXURES

PAGE 1 of 2

Our Ref: HM / CAPE TOWN METROPOLITAN / DISTRICT SIX / ERVEN REMAINDER ERF 8000, REMAINDER ERF 8203, REMAINDER ERF 8204 and REMAINDER ERF 9869
Case No.: HWC23060908CN0612
Enquiries: Come Nortje
E-mail: come.nortje@westerncape.gov.za
Tel: 021 483 5959



Mike Scurr
Rennie Scurr Adendorff Architects
mike@archrsa.com

RESPONSE TO NOTIFICATION OF INTENT TO DEVELOP: FINAL
In terms of Section 38(4) of the National Heritage Resources Act (Act 25 of 1999) and the Western Cape Provincial Gazette 6061, Notice 298 of 2003

NOTIFICATION OF INTENT TO DEVELOP: PROPOSED UPGRADE OF CHAPEL STREET THROUGH MEASURES INCLUDING TRAFFIC CALMING, REDESIGNING INTERSECTIONS, IMPROVING PEDESTRIAN INFRASTRUCTURE, GREENING, TREE PLANTING, REINFORCING LINKS TO TRAFALGAR PARK, ZEENATUL MOSQUE AND THE PROVISION OF INTERPRETIVE SIGNAGE ABOUT THE SIGNIFICANCE AND HISTORY OF THE STREET ON ERVEN REMAINDER ERF 8000, REMAINDER ERF 8203, REMAINDER ERF 8204 AND REMAINDER ERF 9869, CHAPEL STREET, DISTRICT SIX, SUBMITTED IN TERMS OF SECTION 38(1) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)

The matter above has reference.

Heritage Western Cape is in receipt of your application for the above matter. This matter was discussed at the Heritage Officers Meeting (HOMS) held on 19 June 2023.

You are hereby notified that, since there is reason to believe that proposed upgrade of Chapel street through measures including traffic calming, redesigning intersections, improving pedestrian infrastructure, greening, tree planting, reinforcing links to Trafalgar park, Zeenatul mosque and the provision of interpretive signage about the significance and history of the street on Remainder Erf 8000, Remainder Erf 8203, Remainder Erf 8204 and Remainder Erf 9869, Chapel Street, District Six will impact on heritage resources, HWC requires that a Heritage Impact Assessment (HIA) that satisfies the provisions of Section 38(3) of the NHRA be submitted. Section 38(3) of the NHRA provides:

(3) The responsible heritage resources authority must specify the information to be provided in a report required in terms of subsection (2)(a): **Provided that the following must be included:**

- (a) The identification and mapping of all heritage resources in the area affected.
- (b) an assessment of the significance of such resources in terms of the heritage assessment criteria set out in section 6(2) or prescribed under section 7.
- (c) an assessment of the impact of the development on such heritage resources.
- (d) an evaluation of the impact of the development on heritage resources relative to the sustainable social and economic benefits to be derived from the development.
- (e) the results of consultation with communities affected by the proposed development and other interested parties regarding the impact of the development on heritage resources.
- (f) if heritage resources will be adversely affected by the proposed development, The consideration of alternatives; and
- (g) plans for mitigation of any adverse effects during and after the completion of the proposed development.

Emphasis on next page:

(Our emphasis)

This HIA must in addition have specific reference to the following:

- Townscape and Streetscape Assessment
- Socio-Historical Study

www.westerncape.gov.za/cas

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 • **Tel:** +27 (0)21 483 5959 • **E-mail:** cooheritage@westerncape.gov.za
Straatadres: Protea Assuransie-gebou, Groentemarkplein, Kaapstad, 8000 • **Posadres:** Postbus 1665, Kaapstad, 8000
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Idilesi yendawo: kumgangatho 3, kwisakhiwo iprotea Assurance, Greenmarket Square, eKapa, 8000 • **Idilesi yeposi:** inombolo yebhokisi yeposi 1665, eKapa, 8000 • **Iinombolo zomnxeba:** +27 (0)21 483 5959 • **Idilesi ye-imeyile:** cooheritage@westerncape.gov.za

PAGE 2 of 2

Our Ref: HM / CAPE TOWN METROPOLITAN / DISTRICT SIX / ERVEN REMAINDER ERF 8000, REMAINDER ERF 8203, REMAINDER ERF 8204 and REMAINDER ERF 9869
Case No.: HWC23060908CN0612
Enquiries: Come Nortje
E-mail: come.nortje@westerncape.gov.za
Tel: 021 483 5959



The HIA must have an overall assessment of the impacts to heritage resources which are not limited to the specific studies referenced above.

The required HIA must have an integrated set of recommendations.

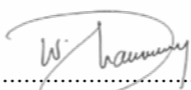
The comments of relevant registered conservation bodies; all Interested and Affected parties; and the relevant Municipality must be requested and included in the HIA where provided. Proof of these requests must be supplied.

If applicable, applicants are strongly advised to review and adhere to the time limits contained the Standard Operational Procedure (SOP) between DEADP and HWC. The SOP can be found using the following link <http://www.hwc.org.za/node/293>.

Kindly take note of the HWC meeting dates and associated agenda closure date in order to ensure that comments are provided within as Reasonable time and that these times are factored into the project timeframes.

HWC reserves the right to request additional information as required.

Should you have any further queries, please contact the official above and quote the case number.



 Waseefa Dhansay
Assistant Director: Professional Services

 **Heritage Western Cape**
Erfenis Wes-Kaap
ILifa leMveli leNtshona Koloni

20 June 2023



www.westerncape.gov.za/cas

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iii CONCEPT LANDSCAPE PLAN: PREFERRED SCENARIO
106.01-3-5-1 1:500

LANDSCAPE PLAN LEGEND:

EXISTING LANDSCAPE ELEMENTS:

- Existing Planters (1000x1000x1000) - 1000x1000x1000
- Existing Trees (1000x1000x1000) - 1000x1000x1000
- Existing Street Furniture (1000x1000x1000) - 1000x1000x1000

PROPOSED LANDSCAPE ELEMENTS:

- Proposed Planters (1000x1000x1000) - 1000x1000x1000
- Proposed Trees (1000x1000x1000) - 1000x1000x1000
- Proposed Street Furniture (1000x1000x1000) - 1000x1000x1000

GENERAL NOTES:

This Concept Landscape Plan is a conceptual drawing and is not a final design. It is intended to provide a visual representation of the proposed landscape elements and their placement on the site. The final design and construction details will be determined during the design development phase of the project.

GENERAL NOTES:

This Concept Landscape Plan is a conceptual drawing and is not a final design. It is intended to provide a visual representation of the proposed landscape elements and their placement on the site. The final design and construction details will be determined during the design development phase of the project.

CHAPEL STREET UPGRADE

CHapel Street, Suburban Harbour & Seaside Streets, District Six, 7901

City of Cape Town

CITY OF CAPE TOWN
ISIKO KAAPSTAD
STAD KAAPSTAD

CONCEPT LANDSCAPE PLAN PREFERRED SCENARIO

106.01-3-5-1 D CONCEPT

DATE: 2023-10-04

SCALE: 1:500

PROJECT: CHAPEL STREET UPGRADE

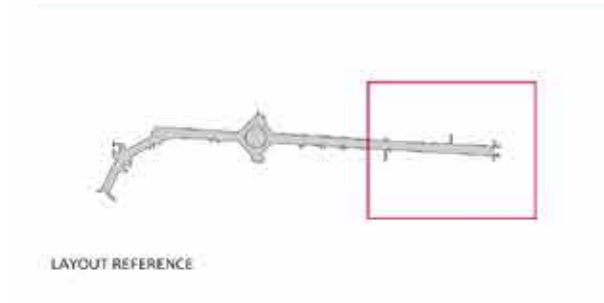
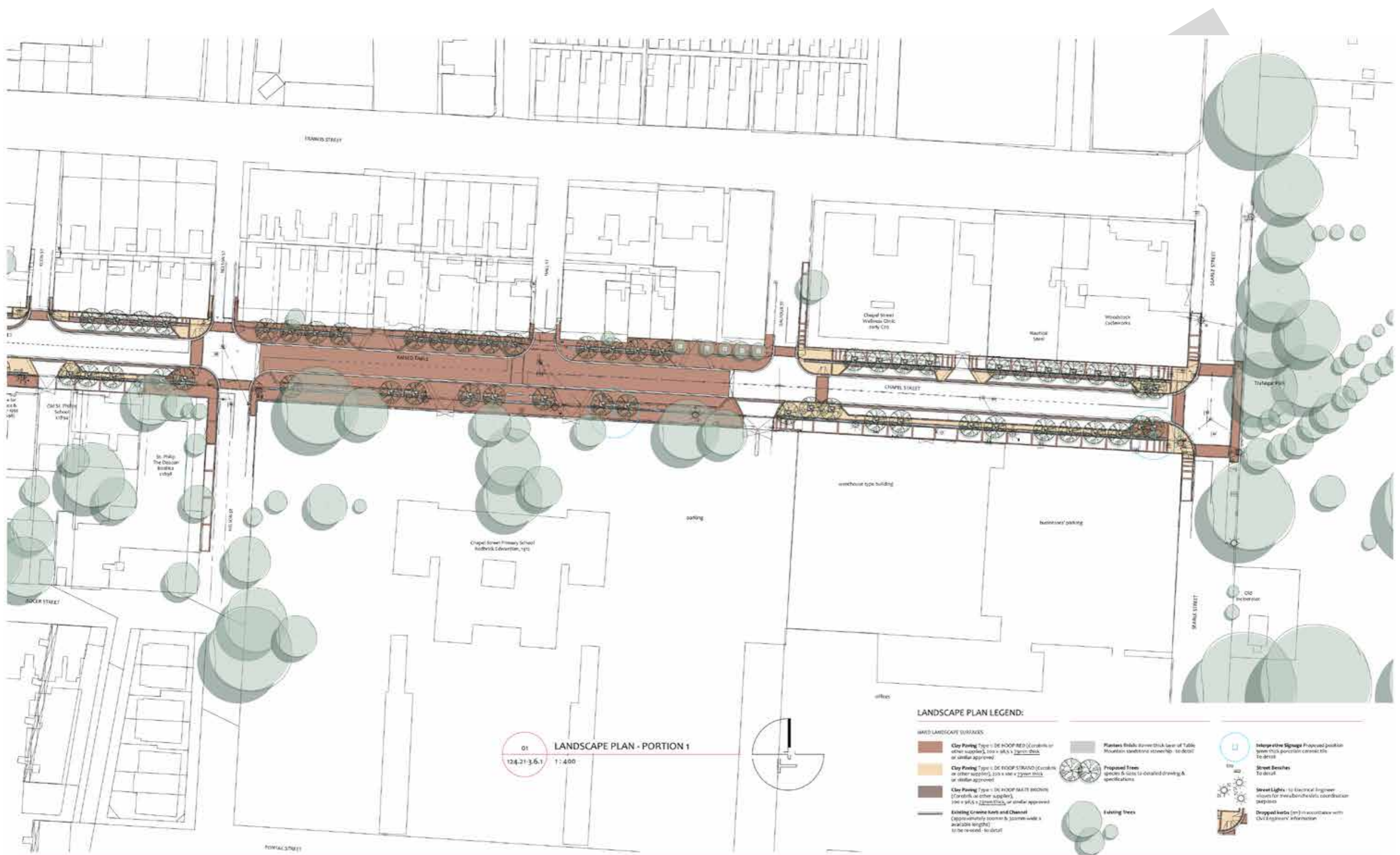
REVISION SCHEDULE:

NO.	DATE	DESCRIPTION
1	2023-10-04	CONCEPT

TERRA

ikupahho

RENNIESCURR/ADENDORFF



GENERAL NOTES:

This TERISA Landscape Architects' drawing must not be used, only as indicated and dimensions and finished levels may be used.

All dimensions, levels and specifications are to be verified on site and checked against the issued drawings for the Landscape Architect and other consultants prior to commencement of any work.

Any discrepancies must be reported to the Landscape Architect prior to ordering materials and commencement of construction.

This Landscape Plan is in accordance with TERISA Landscape Architects' Landscape Works Specification Document, and with the Approved Site Development Landscape Plan.

Hard and Soft Landscape Design in accordance with the National Building Regulations SANS 10400 Parts A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S.

Landscape Plan to be read in conjunction with Project Architect and Project Engineer's and other involved relevant professional consultants' corresponding plans and specifications.

All hard landscape works that require engineer's input (e.g. paving, subsoils, stormwater management, any structural foundations, etc.) are to be in accordance with Project Engineer's Specifications and Details.

Implementation of the approved landscape works shall be in per conditions of the approval and within set time frames.

Landscape Architect to provide Certificates of Implementation of the landscaping works as per Plans and Specifications on its Successful Practical and Final Completion.

Landscape works shall be implemented to the satisfaction of the District Manager Environmental Management. Before practical completion is achieved, landscape works shall be inspected by the Department of Recreation and Parks.

PROJECT TITLE
CHAPEL STREET UPGRADE
 Chapel Street, between Hanover & Searle Streets, District Six, 7925

CITY OF CAPE TOWN
CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

PROJECT NO.
 124.21-3.6.1

SCALE
 1:400 @ A1

DATE
 2023-10-09

DESIGNED BY
 Anika Bormann
 Director of Project Management, Landscape Architect
 Proj. Landscape Architect, Proj. No. 124.21-3.6.1

DRAWING TITLE
LANDSCAPE PLAN
PORTION 1

REVISION SCHEDULE:

REV.	DATE	DESCRIPTION
A	2023-07-27	Finalized Concept of the project with Civil Engineer, Survey, and other relevant disciplines for final treatment planning.
B	2023-08-01	Check proposed layout & a few minor corrections.
C	2023-08-14	Revisions of paving design.
D	2023-08-16	Minor general changes & minor omissions.
E	2023-08-17	Some notes & minor omissions.
F	2023-08-18	Minor re-aligning and omissions (B&S) removed.
G	2023-08-19	Update to paving indications.

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 info@terisa.co.za | 021 959 1133

jakupahho
 landscape and urban designers

RENNIE(SCURRIADENDORFF)
 landscape architects



01 CONCEPT LANDSCAPE PLAN - PORTION 2
124-21-3-6.2 1:400

LANDSCAPE PLAN LEGEND:

- PAVED LANDSCAPE SURFACES**
- Clay Paving Type 1: DE HOOP RED (Cobblets or other supplies), 100 x 80 x 22mm thick or similar approved
 - Clay Paving Type 1: DE HOOP STRAND (Cobblets or other supplies), 120 x 100 x 22mm thick or similar approved
 - Clay Paving Type 1: DE HOOP SAITE BROWN (Cobblets or other supplies), 100 x 80 x 22mm thick or similar approved
 - Existing Grains Herb and Channel (Approximate location & 300mm wide & available length) to be revised - to detail
- PLANTING**
- Plants: 100mm diameter tree of 1.0m height
 - Proposed Trees (Specify to detail drawing & specifications)
 - Existing trees
- UTILITIES**
- Interpretive Signage Proposed position (Specify to detail drawing & specifications)
 - Street Benches (To detail)
 - Street Lights (To Electrical Engineer - specify to detail drawing & specifications)
 - Dropped kerbs (m) in accordance with Civil Engineer's information

GENERAL NOTES:

This TERIA Landscape Architects' drawing must not be scaled, only written dimensions and finished levels may be used. All dimensions, levels and specifications are to be verified on site and checked against the issued drawings for the Landscape Architect and other consultants prior to commencement of any work. Any discrepancies must be reported to the Landscape Architect prior to ordering materials and commencement of construction.

This Landscape Plan is in accordance with the National Building Regulations and Building Standards Act, 1977 (Act No. 103 of 1977) and the City of Cape Town's Building Regulations and Building Standards, 2015 (By-law No. 103 of 2015).

Landscape Plan to be read in conjunction with Project Architect and Project Engineer's and other involved relevant professional consultants' corresponding plans and specifications.

All hard landscape works that require engineer's input (e.g. paving, retaining walls, water management, any structural foundations, etc.) are to be in accordance with Project Engineer's specifications and details.

Implementation of the proposed landscape works shall be in per conditions of the approval and within set time frames.

Landscape Architect to provide Certifications of Implementation of the landscaping works as per Plans and Specifications on or after successful Practical and Final Completions.

Landscape works shall be implemented to the satisfaction of the District Manager Environmental Management. Before practical completion is achieved, landscape works shall be inspected by the Department of Recreation and Parks.

PROJECT TITLE
CHapel Street Upgrade
Chapel Street, between Hanover & Searle Streets, District Six, 7925.

CLIENT
City of Cape Town

CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

PROJECT NO.
124-21-3-6.2

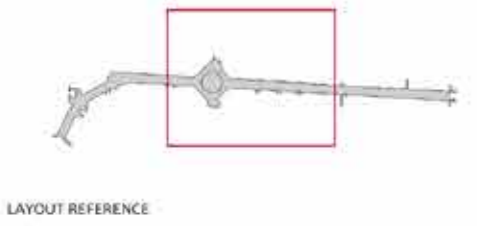
SCALE
1:400 @ A1

DATE
2023-10-09

DESIGNER
ANILKA BORMANN
District Environmental Management, Landscape Architect
Pret. Landscape Architect, Reg. No. 1000 (SARLAP)

REVISION SCHEDULE:

REV.	DATE	DESCRIPTION
1	2023-09-27	Finalized landscape plan for approval - CIVIL ENGINEER'S INPUT REQUIRED (MAY BE REQUIRED) FOR SITE PREPARATION CONSULTING
2	2023-09-27	After dropped kerbs & a few more comments
3	2023-09-27	Revision of paving designs
4	2023-09-27	Finalize paving design & final dimensions
5	2023-09-27	Finalize paving design & final dimensions
6	2023-09-27	Finalize paving design & final dimensions



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okupahho
landscape architects
101-103, Summer Street, 7925, District Six, Cape Town
info@okupahho.co.za | 021 462 1111

RENNIE SCURR ADENDORFF
landscape architects
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info@renniescurradendorff.co.za | 021 462 1111



01
124.21-3-6-3
1:400
CONCEPT LANDSCAPE PLAN - PORTION 3

LANDSCAPE PLAN LEGEND:

HARD LANDSCAPE SURFACES:

- Clay Paving Type 1: DE HOOP RED** (Curbstone or other supplies), 100 x 100 x 22mm thick or similar approved.
- Clay Paving Type 2: DE HOOP STRAND** (Curbstone or other supplies), 100 x 100 x 22mm thick or similar approved.
- Clay Paving Type 3: DE HOOP SAULTS BECHER** (Curbstone or other supplies), 100 x 100 x 22mm thick, or similar approved.
- Existing Green Kerb and Channel** (Approximately 100mm x 300mm wide & available length) to be retained - to detail.

Plants:

- Planters:** 100mm thick base of Table Mountain sandstone stonechip - to detail.
- Proposed Trees:** species & table to detailed drawing & specifications.
- Existing Trees:** (indicated by green circles)

Other Features:

- Interpretive Signage:** Proposed position given that porcelain ceramic tiles to detail.
- Street Benches:** To detail.
- Street Lights:** to Electrical Engineer - allow for swivel on the left coordination purposes.
- Dropped kerbs (m):** in accordance with Civil Engineer's information.

GENERAL NOTES:

This TERIA Landscape Architects' drawing must not be used, only as indicated and dimensions and finished levels may be used.

All dimensions, levels and specifications are to be verified on site and checked against the issued drawings for the Landscape Architect and other consultants prior to commencement of any works.

Any discrepancies must be reported to the Landscape Architect prior to ordering materials and commencement of construction.

This Landscape Plan is in accordance with TERIA's Landscape Architects' Landscape Works Specification Document, and with the Approved Site Development Landscape Plan.

Hard and Soft Landscape Design is in accordance with the National Building Regulations SANS 10400 Parts A, B, C, D, E, F, G, H, I, J, K, L.

Landscape Plan to be read in conjunction with Project Architect's and Project Engineers' and other involved relevant professional consultants' corresponding plans and specifications.

All hard landscape works that require engineer's input (e.g. paving sublayers, stormwater management, any structural foundations, etc.) are to be in accordance with Project Engineers' Specifications and Details.

Implementation of the proposed landscape works shall be in per conditions of the approval and within set time frames.

Landscape Architect to provide Certification of Implementation of the landscaping works as per Plans and Specifications on its Successful Practical and Final Completion.

Landscape works shall be implemented to the satisfaction of the District Manager Environmental Management. Before practical completion is achieved, landscape works shall be inspected by the Department of Recreation and Parks.

PROJECT TITLE:
CHAPEL STREET UPGRADE
Chapel Street, between Hanover & Searle Streets, District Six, 7925.

CLIENT:
City of Cape Town

PROJECT NO.:
124.21-3-6-3

DATE:
2023-10-09

SCALE:
1:400 @ A1

DESIGNER:
Anika Bormann
Director of Project Management, Landscape Architects
Pret. Landscape Architects, Pret. No. 1100 (DICTAT)

PROJECT NO.:
124.21-3-6-3

DATE:
2023-10-09

SCALE:
1:400 @ A1

DESIGNER:
Anika Bormann
Director of Project Management, Landscape Architects
Pret. Landscape Architects, Pret. No. 1100 (DICTAT)

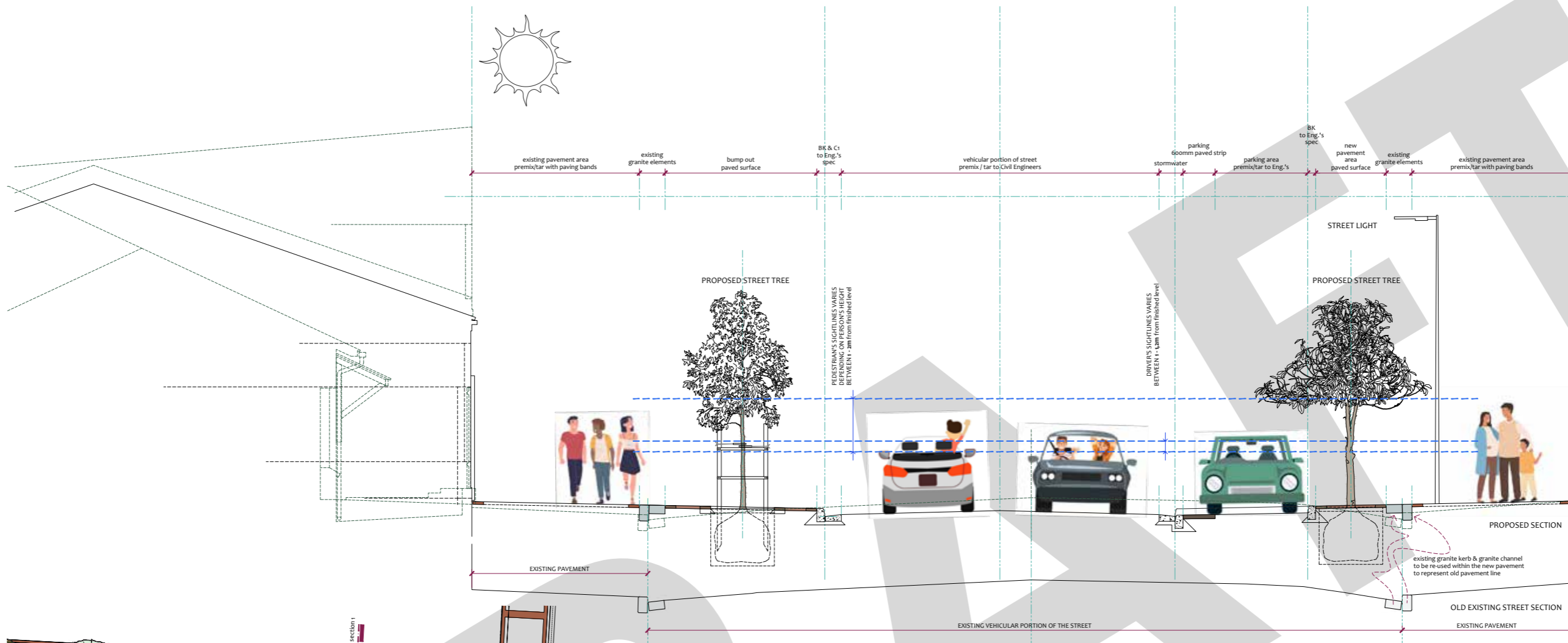
REVISION SCHEDULE:

REV.	DATE	DESCRIPTION
A	2023-09-27	Revised Concept of the right with Civil Engineer's input received (P&I) - approved for final treatment detailing.
B	2023-09-27	Check dropped kerbs & a few minor corrections.
C	2023-09-27	Revisions of paving design.
D	2023-09-27	Minor corrections to paving & curbs elements.
E	2023-09-27	Some notes & minor detail additions.
F	2023-09-27	Minor corrections and additions (P&I) received.

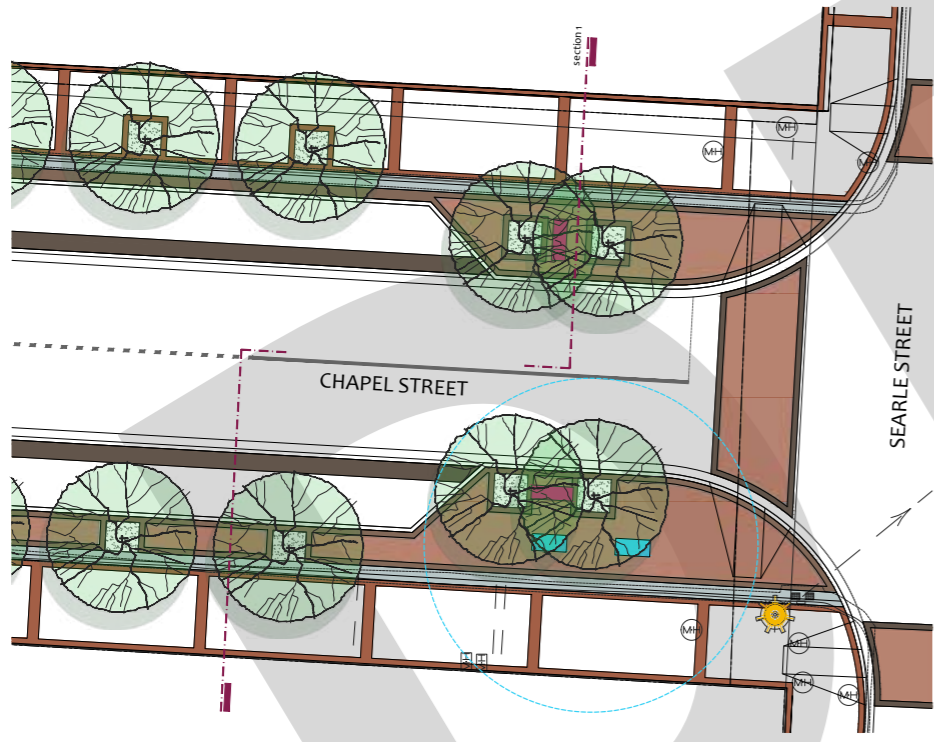
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jakupahho
landscape and urban designers

RENNIE SCURRI ADENDORFF
ARCHITECTS, ENGINEERS, INTERIORS, ENVIRONMENTAL



02 ILLUSTRATIVE SECTION 1
124.21-6.3 1:40



01 PORTION OF LANDSCAPE PLAN
124.21-6.3 1:125

GENERAL NOTES:

This TERRA+ Landscape Architects' drawing must not be scaled, only written/indicated dimensions and finished levels may be used.
All dimensions, levels and specifications are to be verified on site and checked against the issued drawings for the Landscape Architect and other consultants prior to commencement of any works.
Any discrepancies must be reported to the Landscape Architects prior to ordering materials and commencement of construction.
This Landscape Plan is in accordance with TERRA+ Landscape Architects' Landscape Works Specification Document, and with the Approved Site Development Landscape Plan.
Hard and Soft Landscape Design is in accordance with the National Building Regulations SANS 10400 Parts A, B, C, D, F, G, M, O, P, R, S.

Landscape Plan to be read in conjunction with Project Architects' and Project Engineers' and other involved relevant professional consultants' corresponding plans and specifications.
All hard landscape works that require engineer's input (i.e. paving sub-layers, stormwater management, any structural foundations, etc.) are to be in accordance with Projects Engineers' Specifications and Details.
Implementation of the proposed landscape works shall be as per conditions of the approval and within set time frames.
Landscape Architect to provide Certification of Implementation of the landscaping works as per Plans and Specifications on its successful Practical and Final Completions.
Landscape works shall be implemented to the satisfaction of the District Manager: Environmental Management. Before practical completion is achieved, landscape works shall be inspected by the Department of Recreation and Parks.

PROJECT TITLE
CHAPEL STREET UPGRADE
Chapel Street, between Hanover & Searle Streets, District Six, 7925

CLIENT
City of Cape Town

APPROVAL BY CLIENT SIGNED

DRAWING TITLE
STREET TREE

DRAWING NUMBER	REV	DRAWING PURPOSE
124.21-6.3	A	FOR INFORMATION

SCALE
as shown @ A1

DATE
2023-08-02

DRAWN BY
MK

CHECKED BY
Anika Bormans
Director & Principal Landscape Architect
Prof. Landscape Architect, Reg. No. 2697 (SACLAP)

REVISION SCHEDULE:

REV	DATE	DESCRIPTION
A	2023-08-02	Informative layout

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landscape architects

RENNIE|SCURR|ADENDORFF
ARCHITECTING | INTERIOR DESIGN | HERITAGE | LANDSCAPE

ANNEXURE C IS PROVIDED SEPARATELY AS A STANDALONE REPORT

DRAFT