



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

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**THIS CITY WORKS FOR YOU**

# 42<sup>nd</sup> ISoCarp Congress Istanbul, September 2006

*Cities Between Integration & Disintegration:  
Opportunities & Challenges*

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***“ Planning for Future  
Cape Town ”***

**Presented by:**  
***Councillor Andrew Arnolds***  
**Deputy Mayor of Cape Town**

***Mr. Achmat Ebrahim***  
**City Manager of Cape Town**

# Planning for Future Cape Town

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## Content

- *About Cape Town*
- *What Informs Us*
- *Concept for 'Future Cape Town'*

# Planning for Future Cape Town

## *About the City of Cape Town*

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- 3,2 million population
- 2487 km<sup>2</sup>
- 11% of South Africa's GDP and 3,8% economic growth rate
- Estimated 48 000 people migrate to Cape Town p/a – additional 14 000 households need housing and services p/a



## Planning for Future Cape Town: *Introduction*

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- Planning the future begins with an understanding of place and people in the present and the social and economic forces underlying the trends that are shaping the future
- About insight to shape change, direct development to ensure best possible outcome for the city and its people
- Ensure that long-term city development and planning does not occur in an ad-hoc and unsustainable manner
- Ensure city's economic, social and environmental assets are retained and protected as the city changes, grows, expands, while these assets benefit all

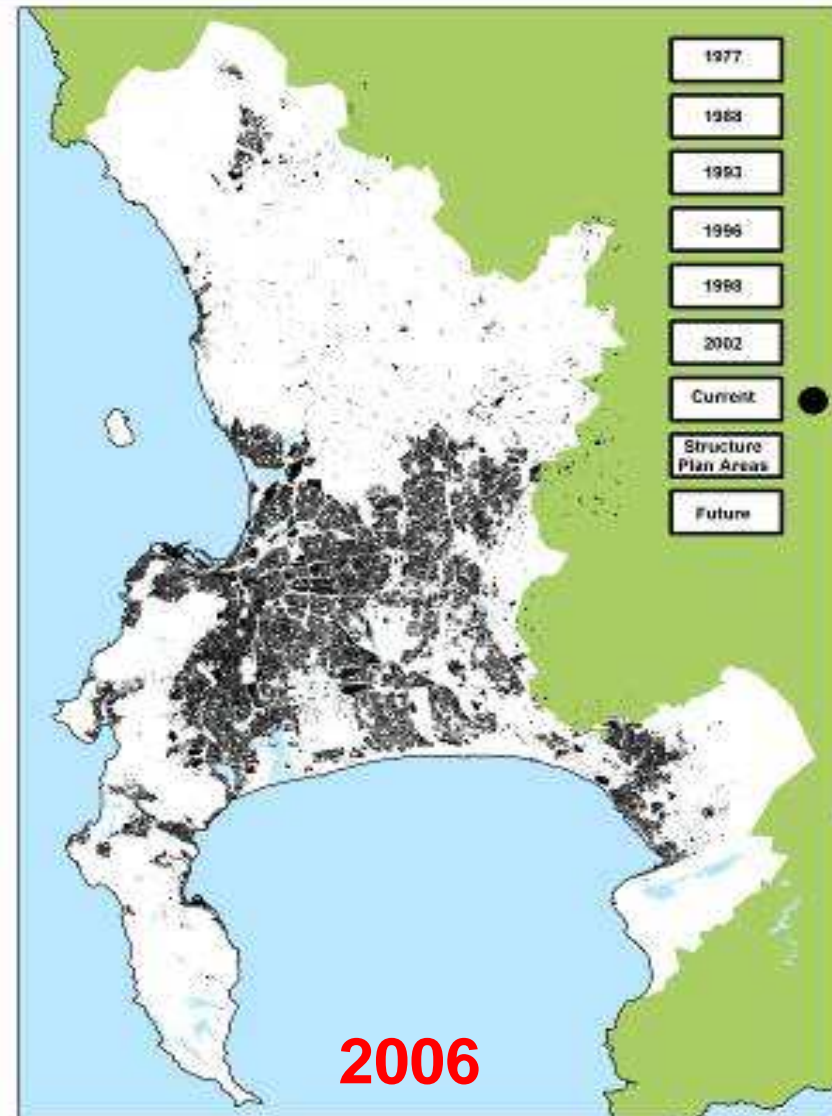
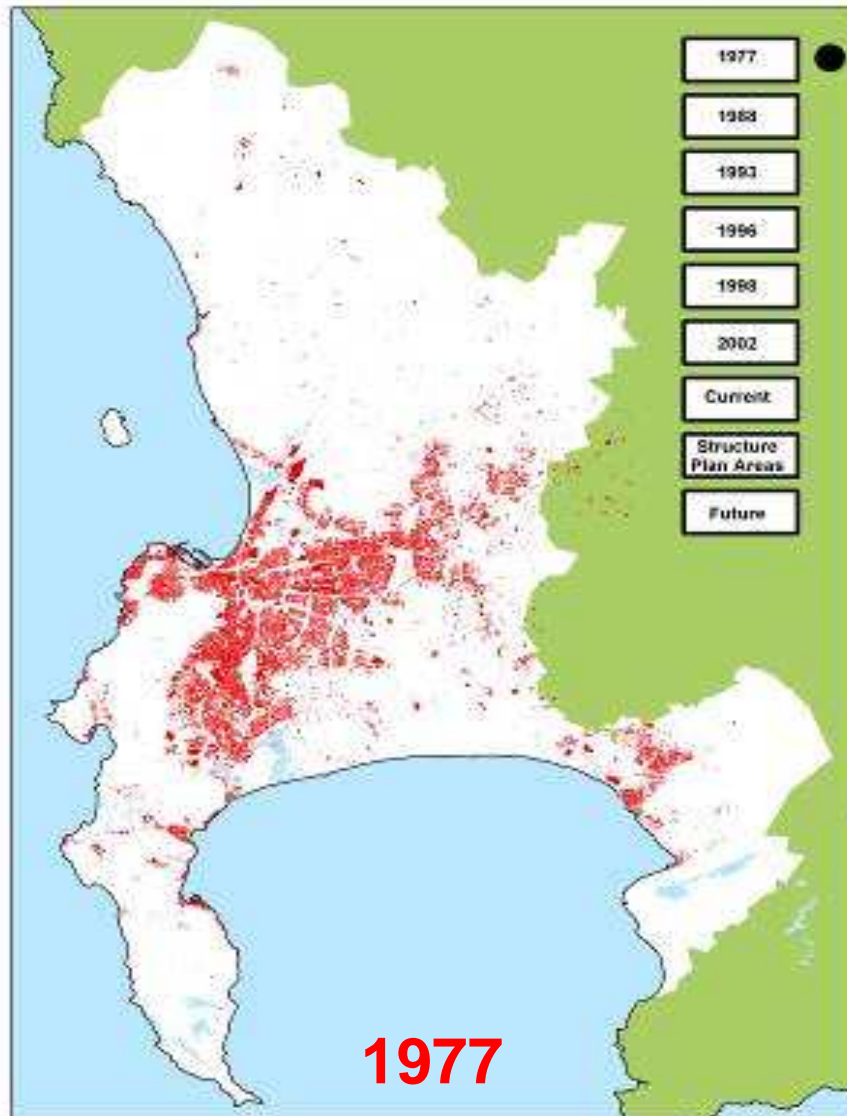


## Planning for Future Cape Town: *What Informs Us?*

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- (1996 – 2001) characterised by rapid urban growth
- Unemployment: 13% (1997) to 23% (2004)
- 14% of all housing is informal - from 23 000 families (1993) to 115 000 families (2006)
- (260 000 – 400 000) households live in depressed physical conditions
- High crime is a challenge
- Households living below or marginally above household poverty line, from 25% (1996) to 38% (2005)
- HIV prevalence continued to rise in line with national trends: from 3 % (1996) to 15.7% (2005)
- Current urban form unsustainable, economically unproductive and prohibits integration
- Addressing urban sprawl is a key challenge

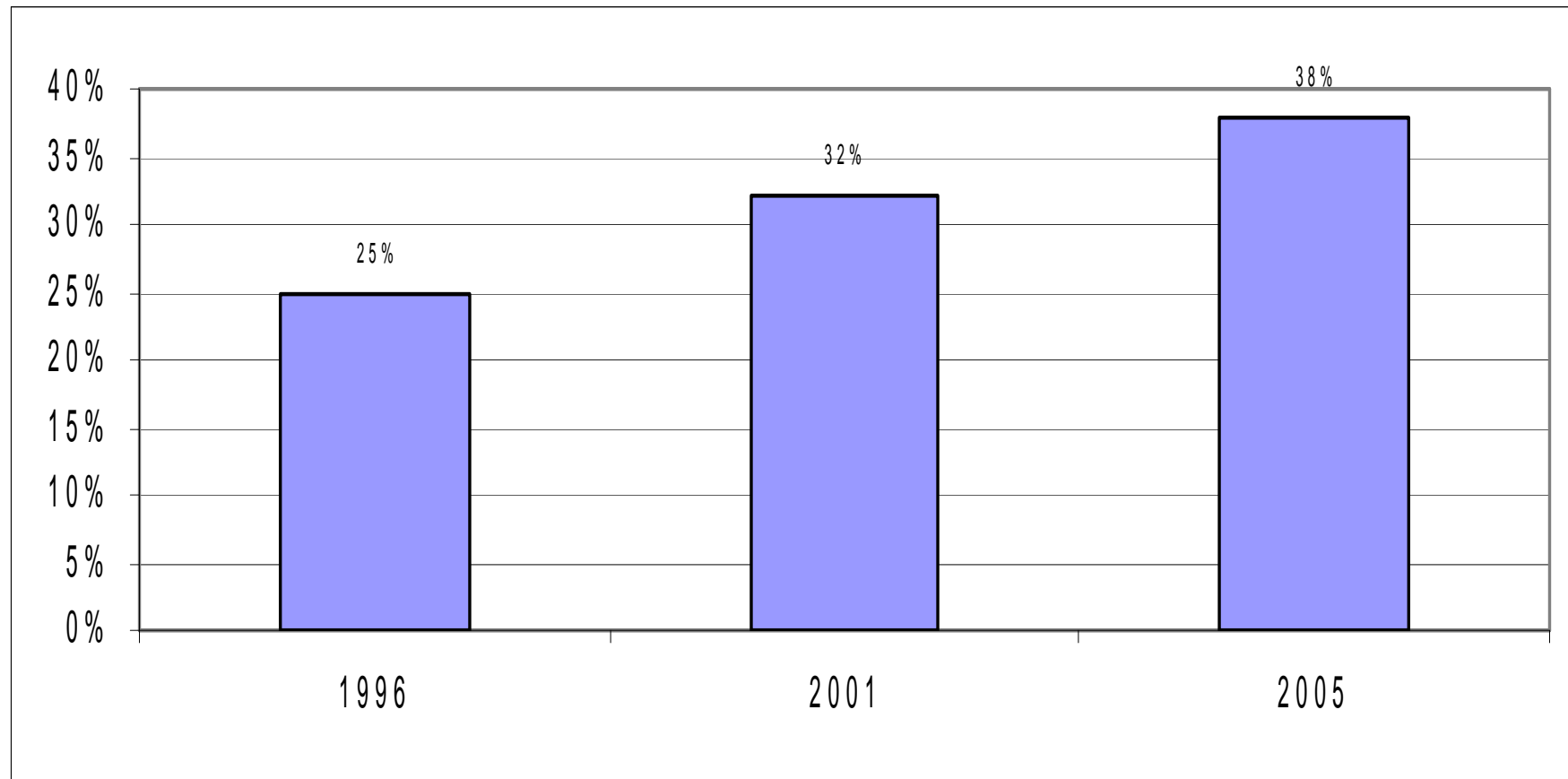
# Planning for Future Cape Town: *How Cape Town has grown: 1977 vs. 2006*



## Planning for Future Cape Town:

# *% of Population living below household subsistence level*

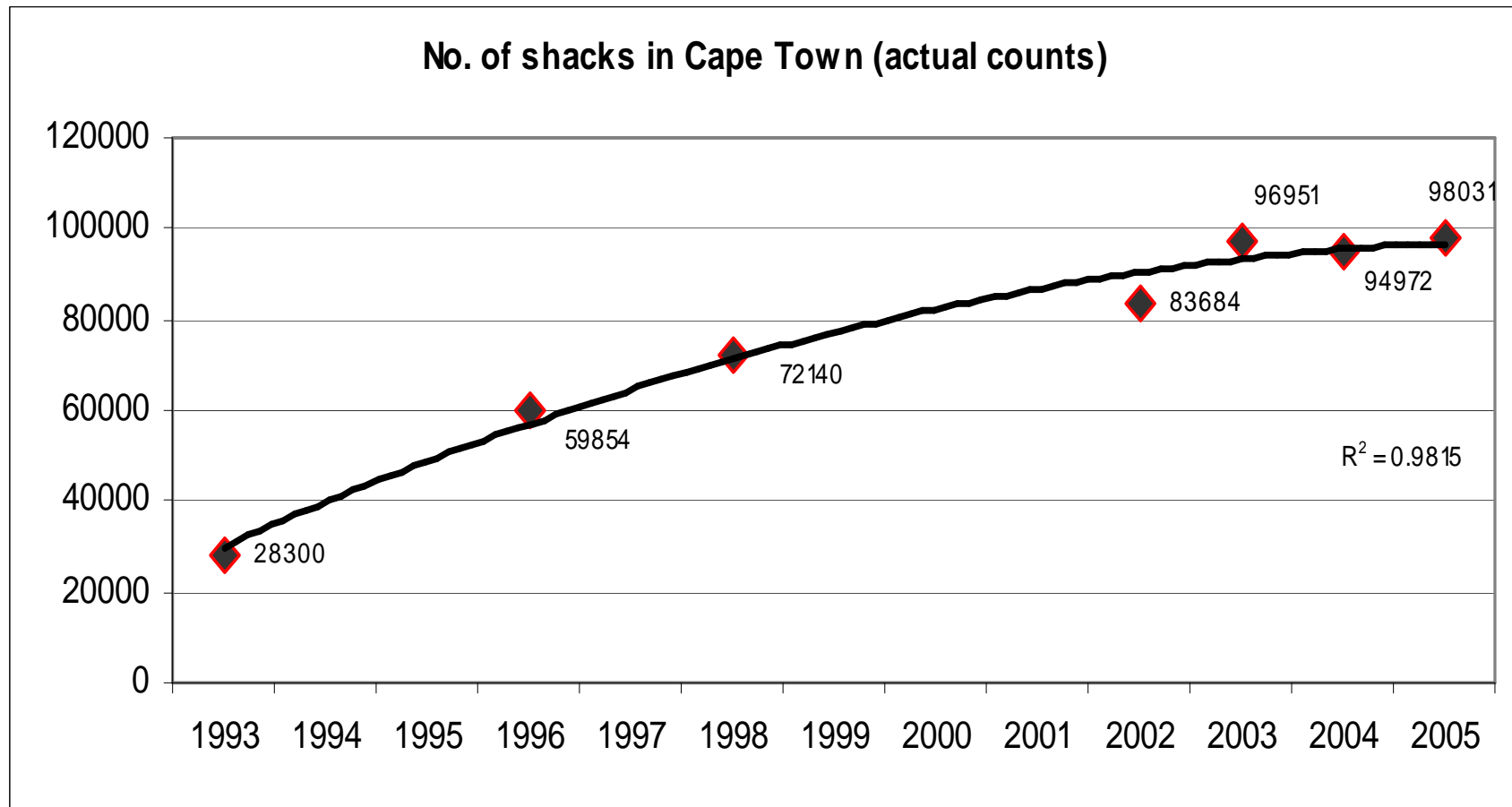
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## Planning for Future Cape To *Informal settlement count*

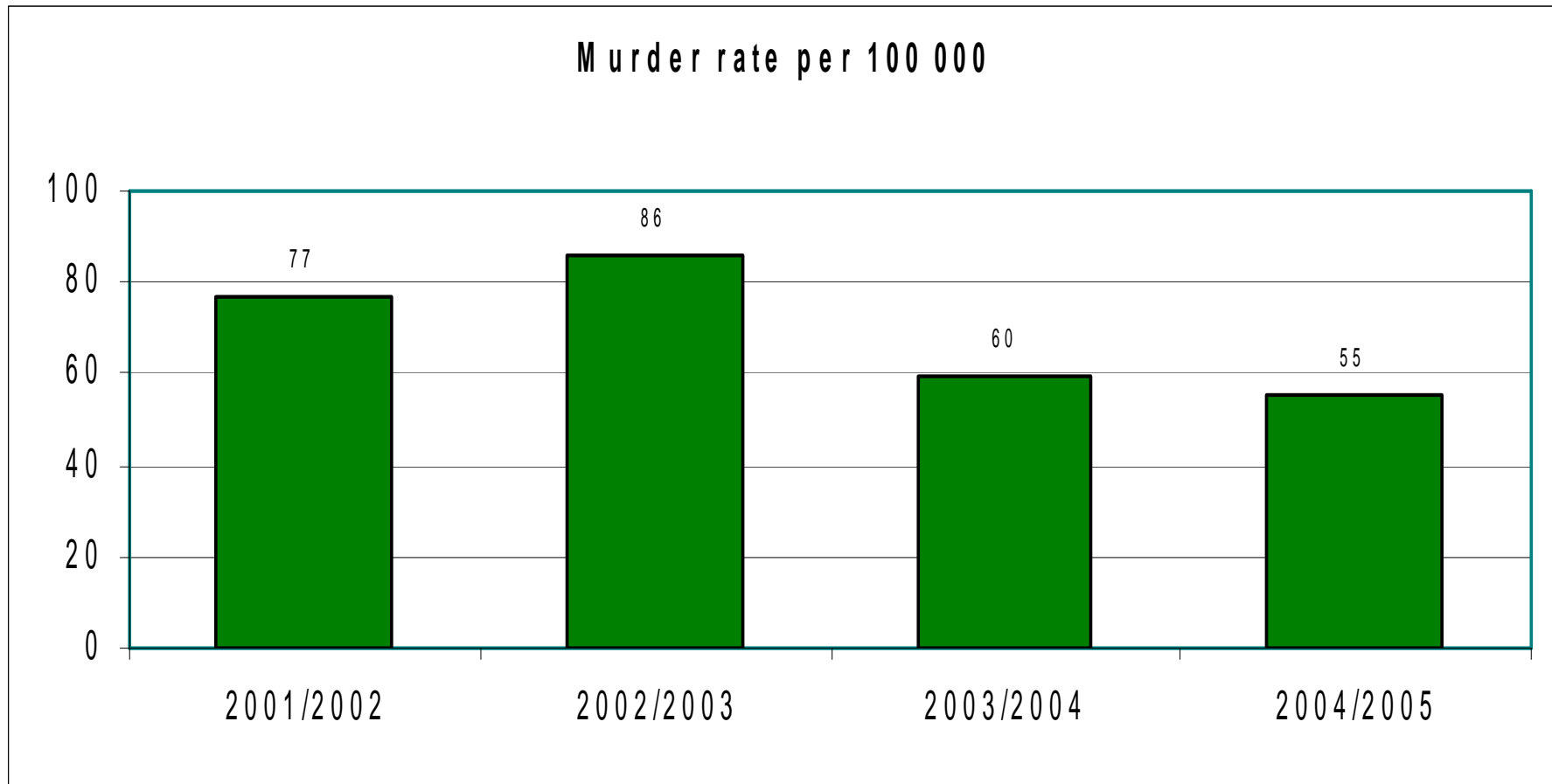
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## Planning for Future Cape To

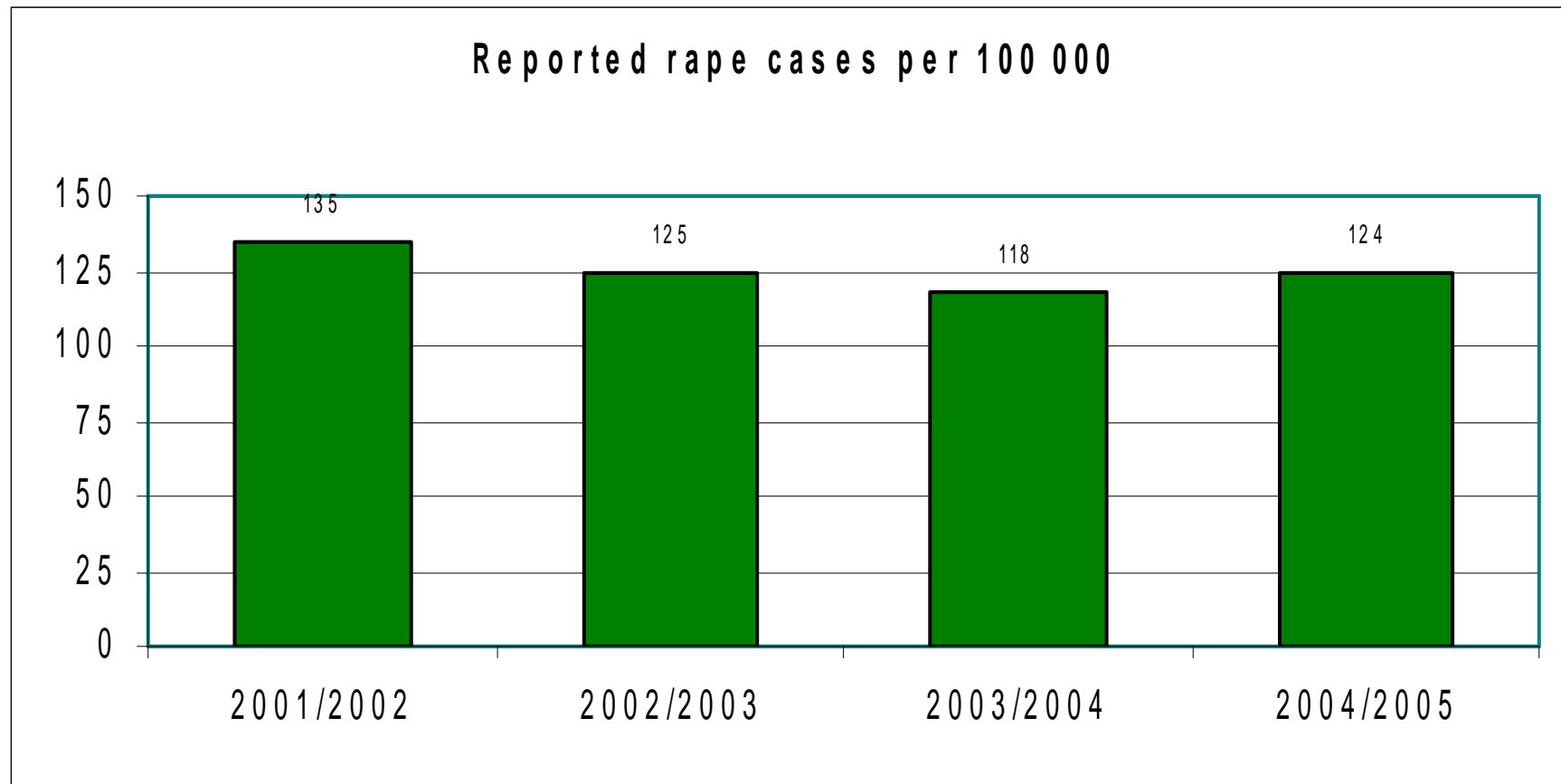
### *Crime: Incidence of murder (per 100 000 population)*

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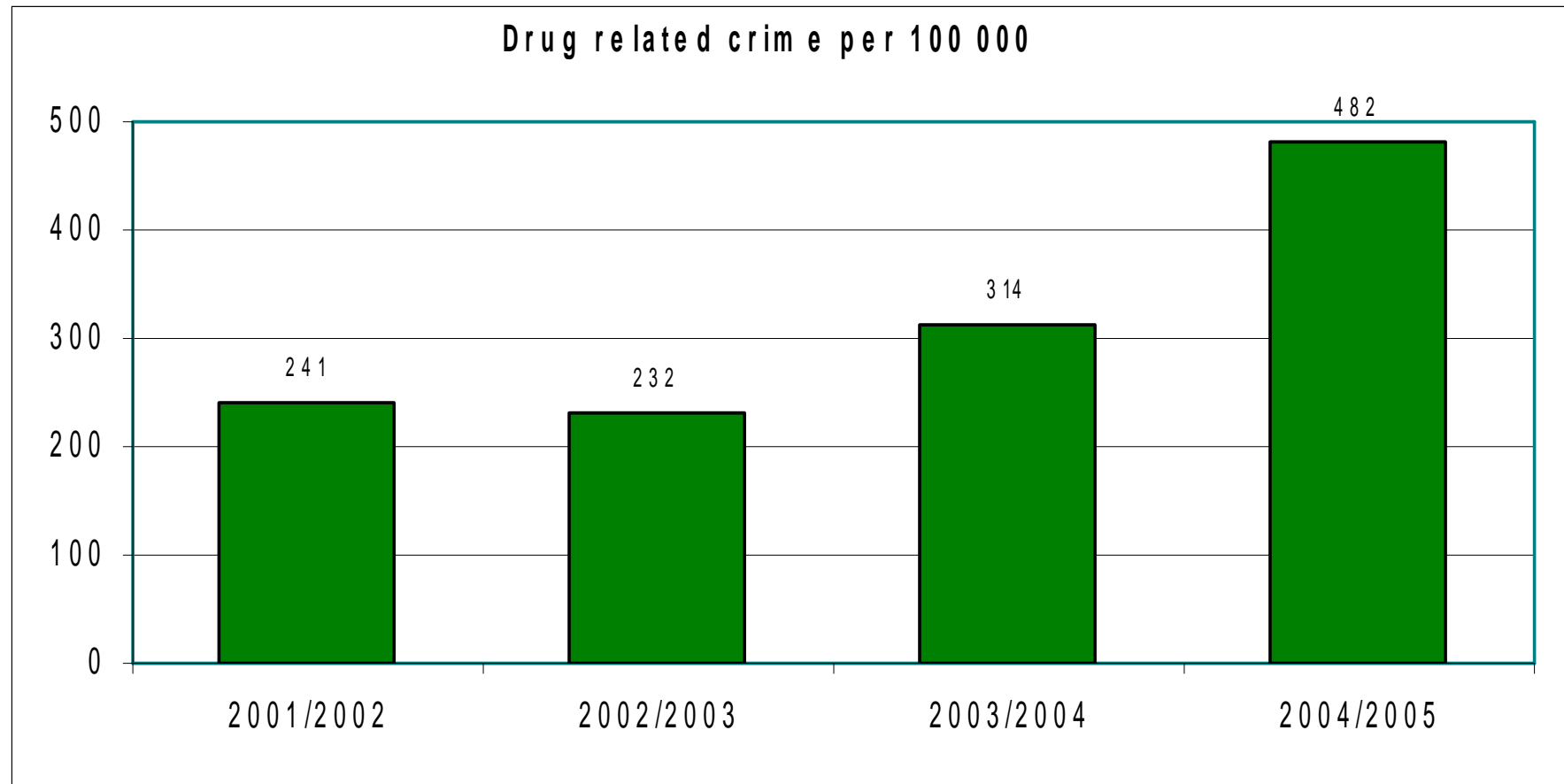
**Planning for Future Cape To**  
*Crime: Incidence of rape*  
*(reported cases 100 000 population)*

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## Planning for Future Cape To *Drug related crime (per 100 000)*

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## Planning for Future Cape Town: *About Future Cape Town*

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- Argument for the long-term development path of Cape Town
- Planning 'logics' underpinning the spatial form and structure of the city
- A 'creative agenda' to make the city more productive and integrated for the future
- Make the city work better for 'ordinary' people
- An exciting vision of what is possible in spatial terms
- Exciting people about the future of the city and their role in shaping it

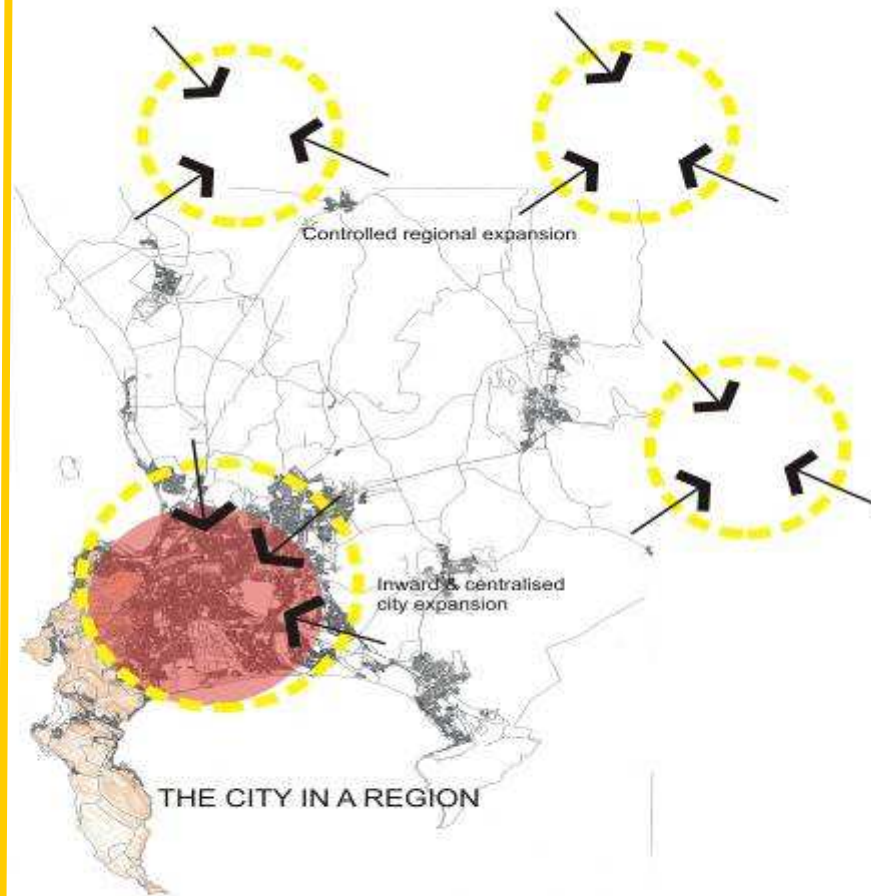
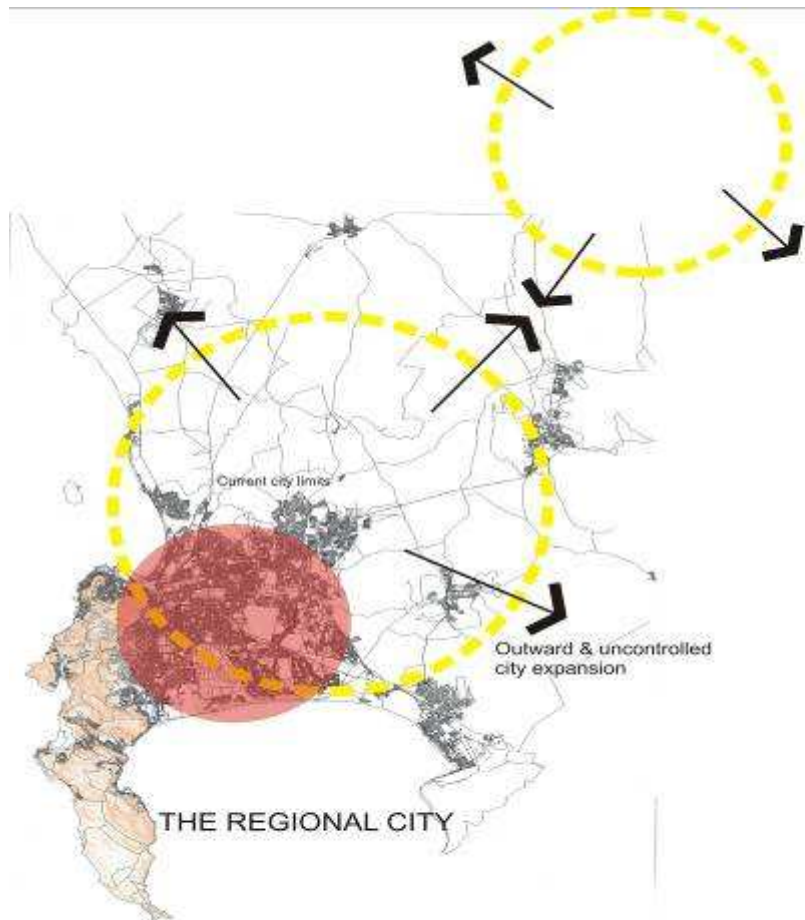
## Planning for Future Cape Town:

### *The Concept*

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- Respond to existing challenges and new dynamics
- Protect and improve existing natural and urban environment
- Create sustainable long-term city growth with equitable and integrated development
- Future settlement and investment linked to economic opportunities
- Integrating transport systems
- 'A City in a Region'

# FUTURE SHAPE, DIRECTION & FORM: 'A City in a Region' OR 'A Regional City' ?



SUSTAINABLE  
REGIONAL DEVELOPMENT

## Planning for Future Cape Town:

### *5 Key Points*

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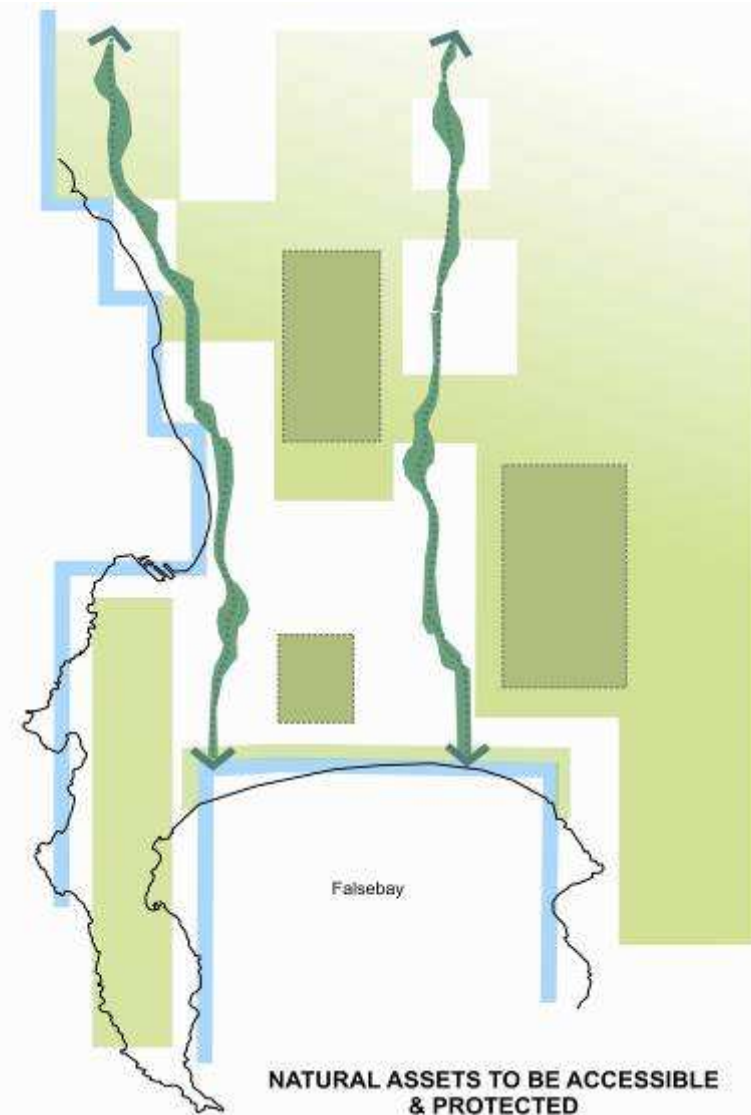
1. Consolidate and improve access to natural assets
2. Establish and equitable pattern of access
3. Consolidate the metropolitan economic backbone
4. Define an integrated development path for settlements
5. Create new special places



## Planning for Future Cape Town:

### 1. *Consolidate & Improve Access to Natural Assets*

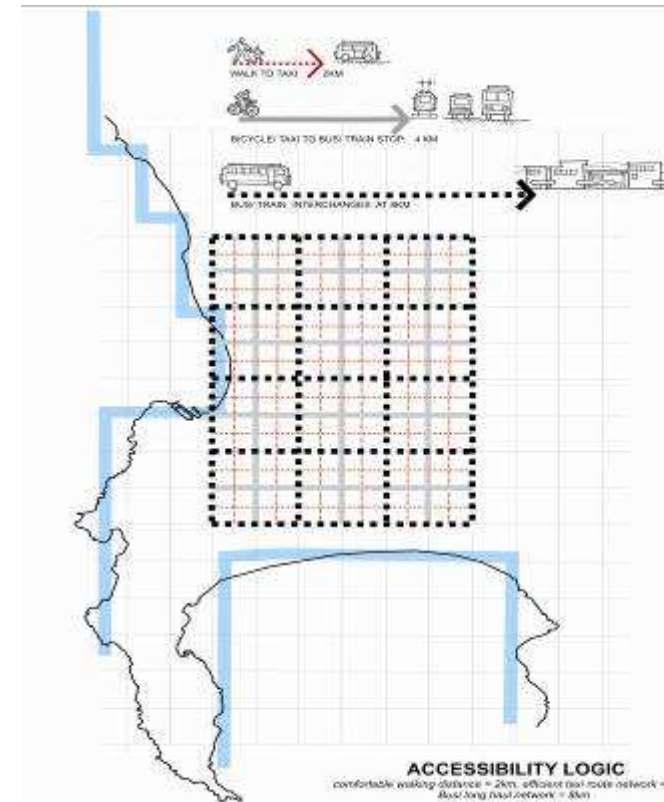
- Protect Cape Town's world-class natural assets and resources, by improving the multi-functionality, quality and connectivity of its green spaces and the effect and sustainable use of natural resources such as energy and water
- Extend and consolidate the Metropolitan Open Space System
- Protect biodiversity areas, rivers and agricultural land
- Create a metropolitan systems of green spaces, agricultural zones, Metropolitan Parks and high quality local open spaces



## Planning for Future Cape Town:

### 2. *Establish An Equitable Pattern of Access*

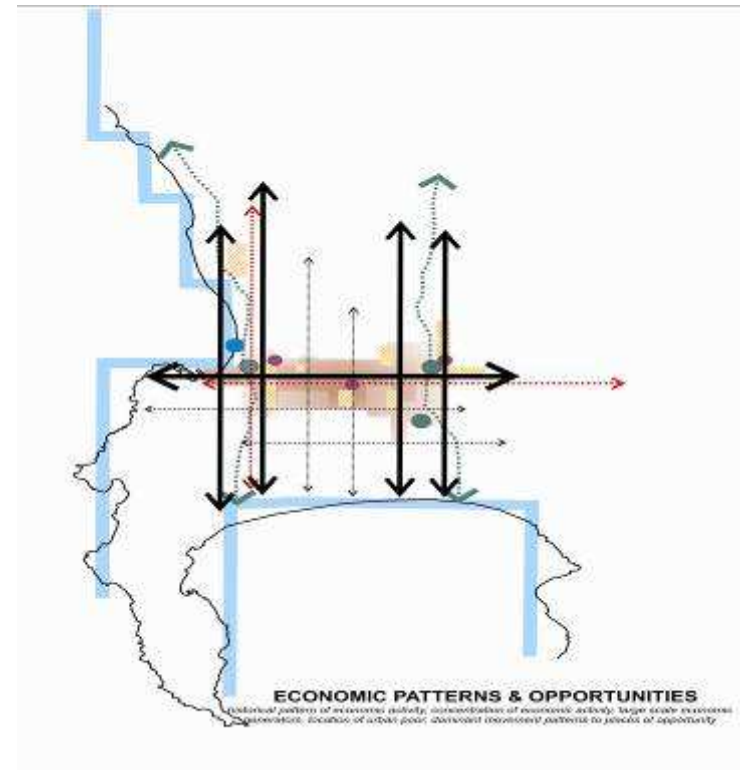
- Promote an equitable, multi-directional pattern of access to restructure the existing radical pattern of movement
- Rationalise the public transport system and align land use to this new access network.
- Establish a access pattern that serves all parts of the City equally well and is multifunctional



## Planning for Future Cape Town:

### 3. Consolidate the Metropolitan Economic Backbone

- Develop a more accessible and opportunity rich 'economic heart' for Cape Town
- Focus public investment and incentives in this zone
- Promote affordable housing in this zone
- Establish a high quality, reliable and attractive public transport system in this zone
- Optimise the roles and relationships of the city two neighbouring ports as strategic economic and logistical infrastructure
- Review the appropriateness of the airport's location in the long term in light of the city's future growth trajectory

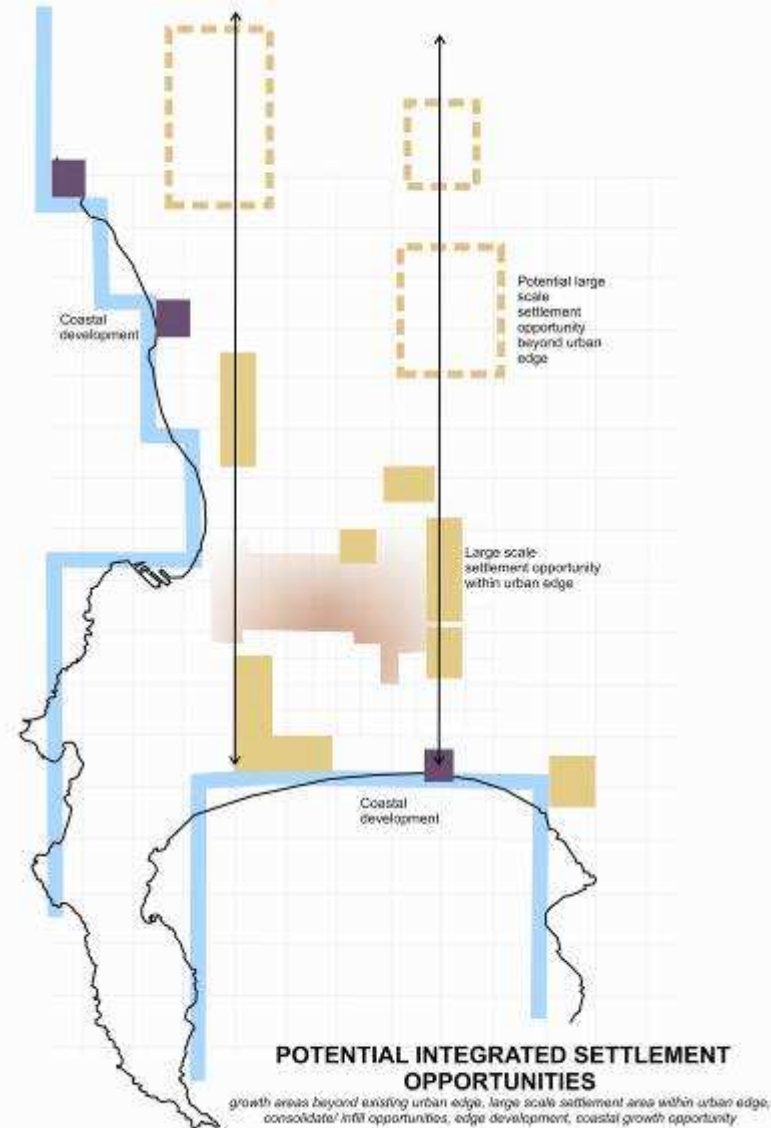


## Planning for Future Cape Town:

### 4.

## *Define an Integrated Development Path for Settlements*

- Contain and intensify urban development
- Renew existing areas
- Direct settlement growth along identified strategic development axes in a logical manner and away from natural resources
- Reinforce integration through mixed use income development based on a sound economic backbone
- Create 'Sustainable Neighbourhoods'
- Ensure that new development is planned aligned with infrastructure investment



## Planning for Future Cape Town:

### 5. *Create New Special Places*

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- Develop new urban special public places across the city
- Protect and enhance heritage areas
- Improve access to special public places, particularly for poor communities
- Combat erosion of cultural landscapes caused by inappropriate development
- Address lack of recognition of non-colonial history
- Address widespread poor quality living environments

“...The city, from a simple settlement, became the place of *assembled institutions*. The measure of its greatness as a place to live must come from the character of its institutions  
...”

Louis Kahn, from Lobell,  
*Between Silence and Light*, 1979

## Planning for Future Cape Town:

### *Create New Special Places: Examples*

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- ***'Meeting The Sea'*** - Cape Town is a coastal city, yet many communities do not enjoy access to the ocean and its social benefits
- ***'Dignity In Death'*** - The city is running short of burial space
- ***'New urban places'*** – integrating communities and socio-economic activities
- ***'Dignified Spaces Programme'***
- ***'Few public institutions symbolic of South Africa's democratic experience'*** – Lack of public accessible institutions to further entrench South Africa's values-based society

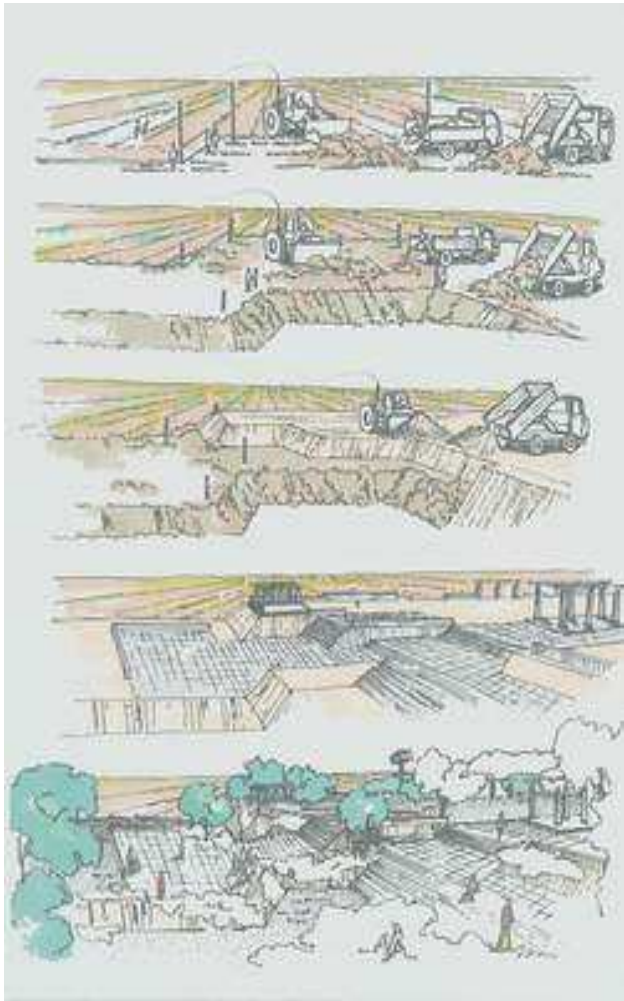
# Planning for Future Cape Town: *Create New Special Places: Meeting The Sea*

Create safe, vibrant, linkages between coastal node and existing settlements



# Planning for Future Cape Town: *Create New Special Places: Dignity In Death*

## “Heroes’ hill”





## Planning for Future Cape Town:

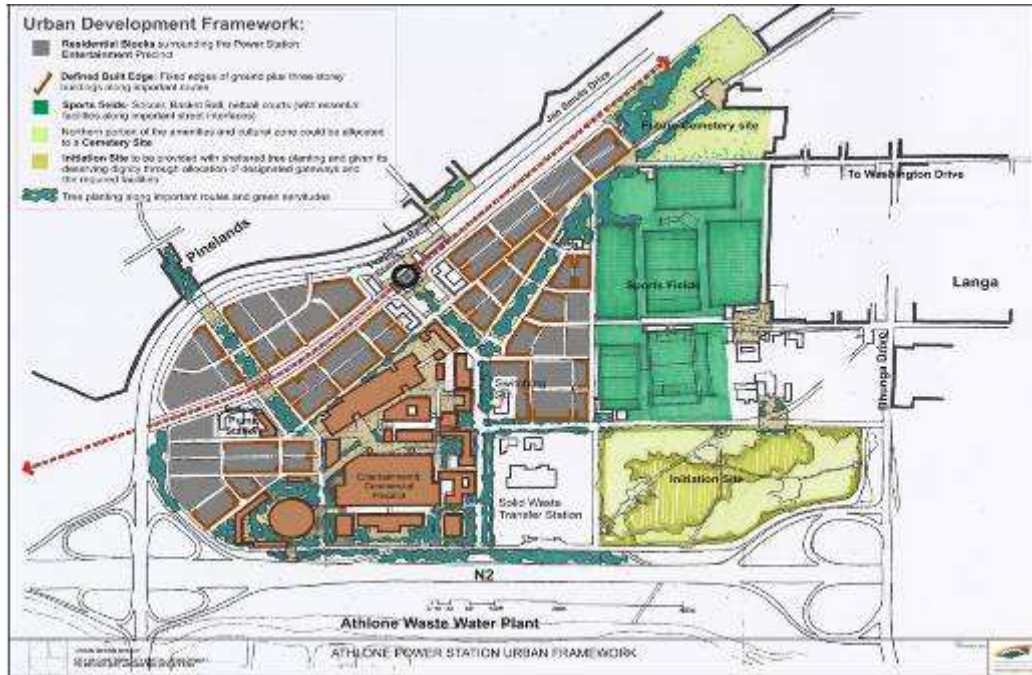
### *Create New Special Places: Dignified Spaces Prog.*

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- June 2006: “Dignified Place” and memorialisation projects completed; 6 projects on site; 8 projects in planning/ design stage
- 45 dignified open and memorialised space created over the past 6 years
- Recognised as part of the national policy framework
- Two awards from the Union of International Architects (2005 and 2006)
- Linkage to World Cup 2010 ‘Citizen Dimension’ – large non-stadia facilities that acquire a functional role in the city’s life beyond the event

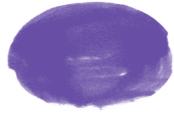


# Planning for Future Cape Town: *Create New Special Places: Athlone Power Station*



## Planning for Future Cape Town:

# *New Special Places: Desmond Tutu Peace Centre*



THE DESMOND TUTU  
PEACE CENTRE

CAPE TOWN, SOUTH AFRICA

".. I have given my name to an institution that will foster vision, understanding and the building of bridges.."

**Desmond Tutu**



- Use the experience of the South African people and the example of Desmond Tutu to inspire a new generation of visionary peace builders. Its focus is to teach the extraordinary principles - practiced by ordinary people - that were able to guide South Africa from a legacy of violence to a cooperative peace.
- The objective is not to memorialize one of South Africa's most famous sons, but to convert his unique leadership into the kinds of practices, approaches and tools that any individual can use to improve society through his or her own personal contribution.

## AIMS

- A Place for All
- Train and nurture leadership
- A place of study and reflection
- Educate the broader public on issues of peace, hope and vision
- Record, archive and provide access to material relating to Desmond Tutu and other leaders of peace
- A place that proclaims peace

# Planning for Future Cape Town: *New Special Places: Desmond Tutu Peace Centre*



".. I have given my name to an institution that will foster vision, understanding and the building of bridges.."  
**Desmond Tutu**



THE DESMOND TUTU PEACE CENTRE

MODEL  
21 - 09 - 05

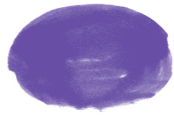


## THE VISION

*"Our vision is of a world committed to peace. It is born out of the South African experience and inspired by the life and work of Desmond Tutu.*

*The mission of the Desmond Tutu Peace Centre is to nurture peace by promoting ethical, visionary, values-based human development."*

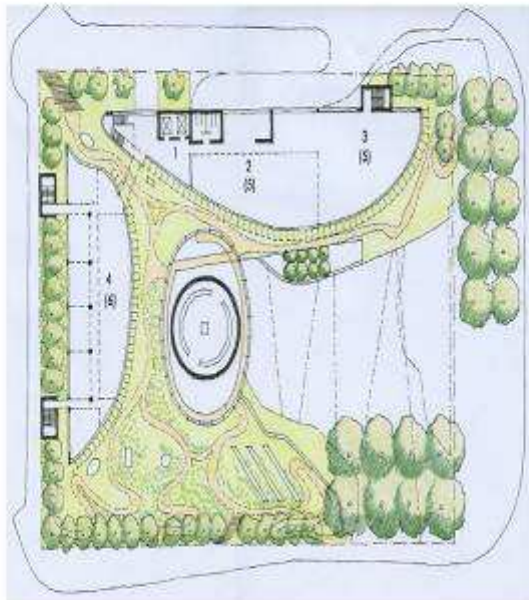
# Planning for Future Cape Town: *New Special Places: Desmond Tutu Peace Centre*



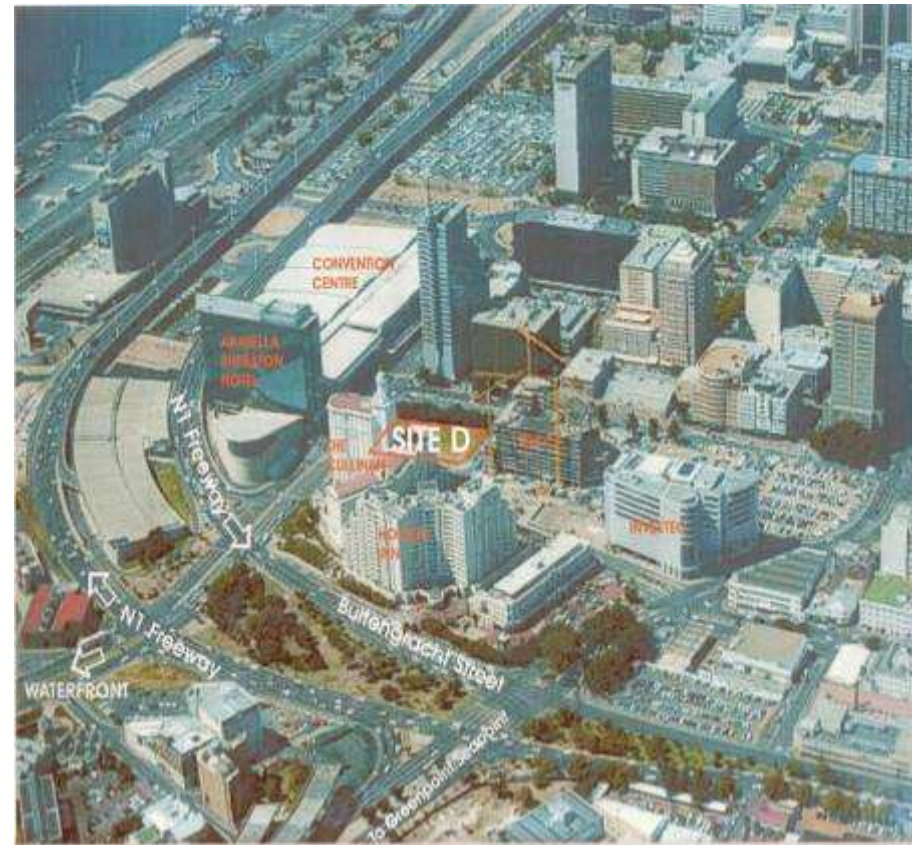
THE DESMOND TUTU  
PEACE CENTRE

CAPE TOWN, SOUTH AFRICA

## *A Place In The City*



- 1 : CENTRE PROGRAMS ROYER
- 2 : LIBRARY
- 3 : CENTRE PROGRAMS OFFICES
- 4 : CENTRE ADMINISTRATION & BUILDING MANAGEMENT
- (S) : CENTRE PROGRAMS & ARCHBISHOP TUTU OFFICES AT LEVEL 0
- (S) : CENTRE ADMINISTRATION AT LEVEL 0





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**Thank you**