

A map of Philippi East, Cape Town, showing urban form and multifunctional open space. The map includes labels for various roads such as Settlers Way/N2, Symphony Rd, Delft Main Rd, Govan Mbeki Rd, Sheffield Rd, and New Elsie Rd. It also identifies areas like NYANGA, CROSSROADS, PHILIPPI INDUSTRIAL AREA, PHILIPPI, PHILIPPI EAST, and MANDALAY. Several blue star-like symbols are placed on the map, indicating specific points of interest or design focus. The map uses a color-coded system to represent different land uses or zones.

INTEGRATING URBAN FORM THROUGH MULTIFUNCTIONAL OPEN SPACE

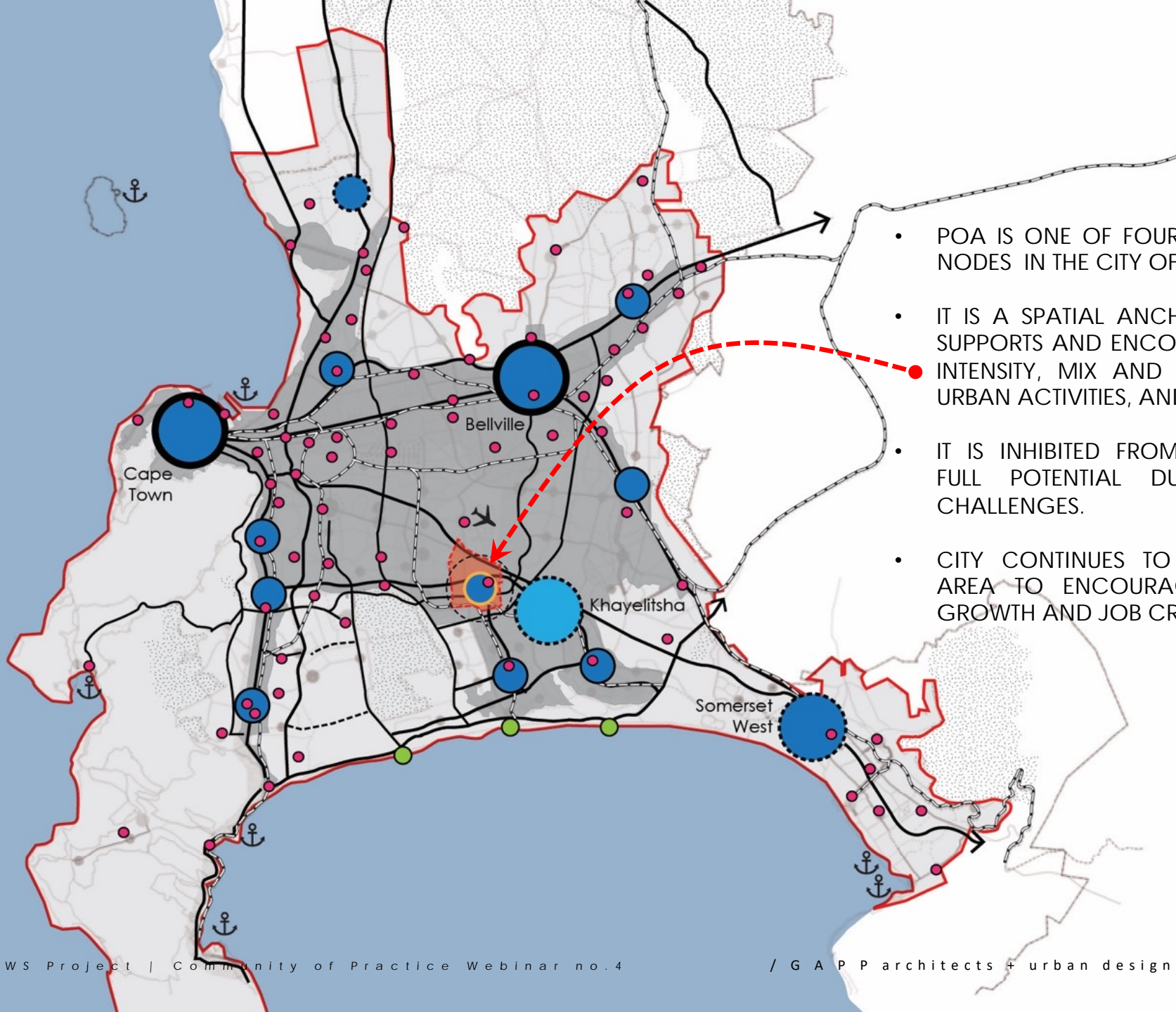
12 SEPTEMBER 2024

A case for supporting placemaking design approaches to support community life and promote urban development in Philippi East, Cape Town

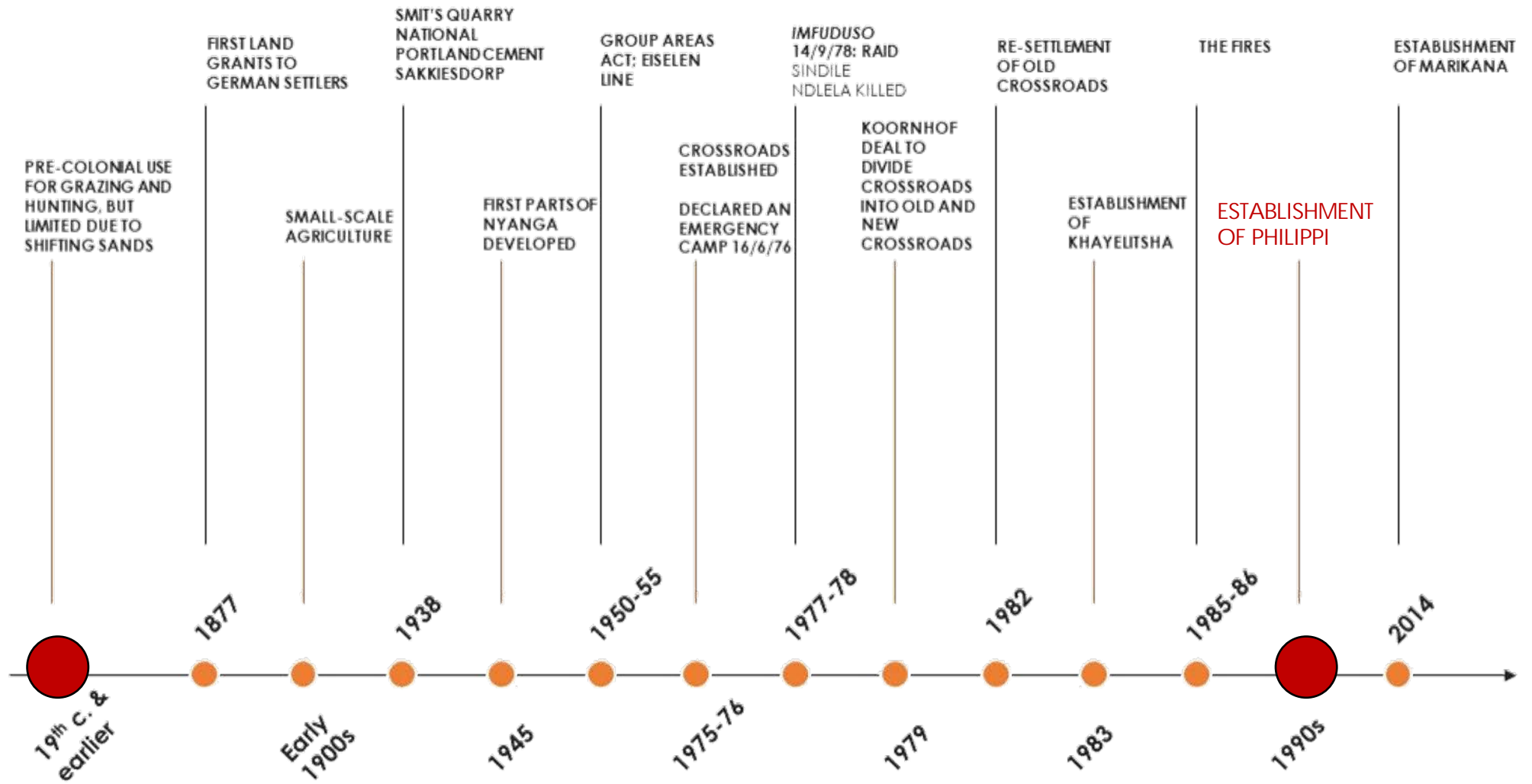
WHY ARE WE TRYING TO INTEGRATE URBAN FORM THROUGH MULTI-FUNCTIONAL OPEN SPACE?

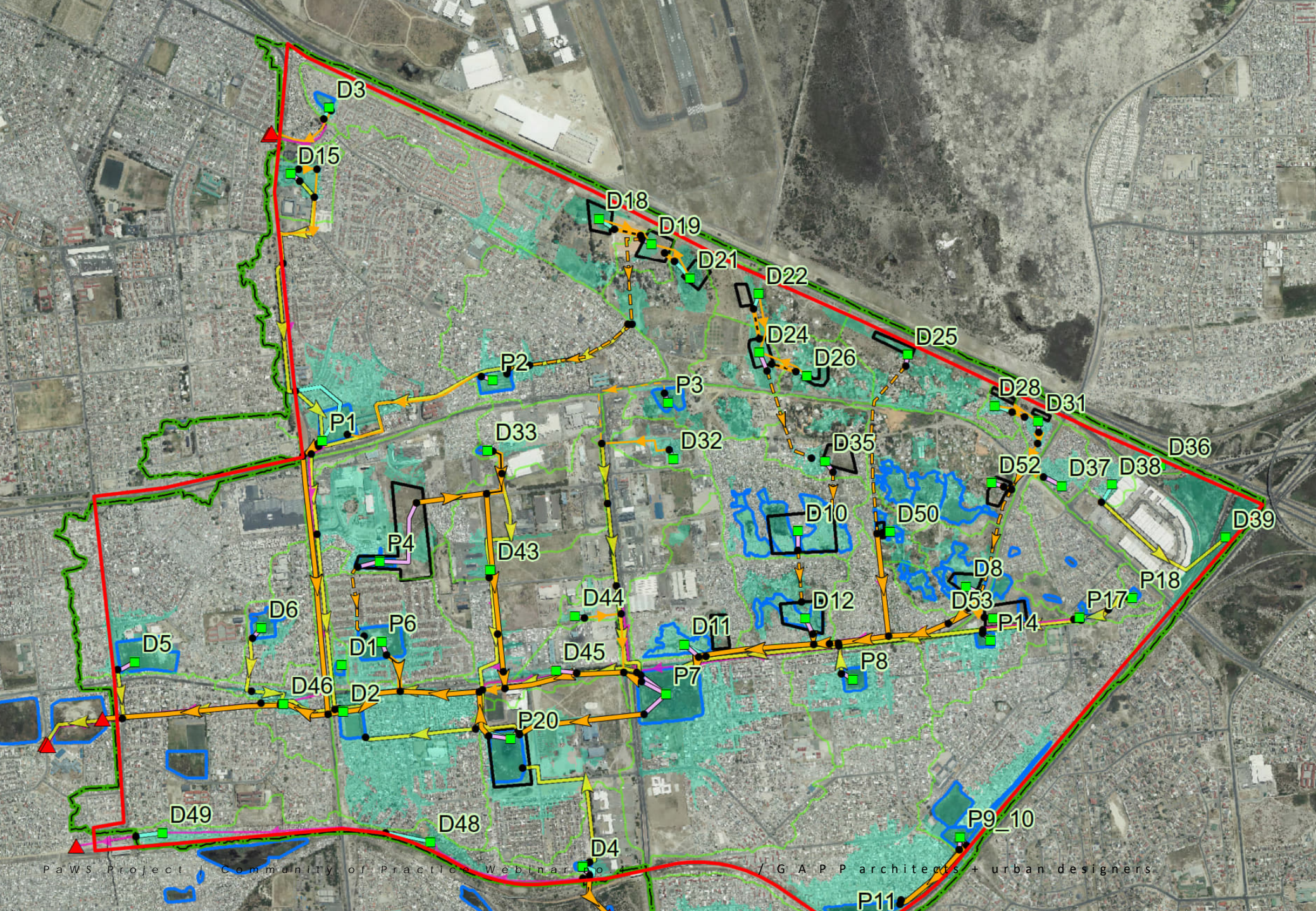
A 'ONE SIZE FITS ALL' APPROACH DOES NOT WORK!

A CASE FOR PHILIPPI EAST, CAPE TOWN



- POA IS ONE OF FOUR METROPOLITAN NODES IN THE CITY OF CAPE TOWN .
- IT IS A SPATIAL ANCHOR POINT THAT SUPPORTS AND ENCOURAGES A HIGH INTENSITY, MIX AND CLUSTERING OF URBAN ACTIVITIES, AND LAND USES.
- IT IS INHIBITED FROM REACHING ITS FULL POTENTIAL DUE TO URBAN CHALLENGES.
- CITY CONTINUES TO INVEST IN THE AREA TO ENCOURAGE ECONOMIC GROWTH AND JOB CREATION.

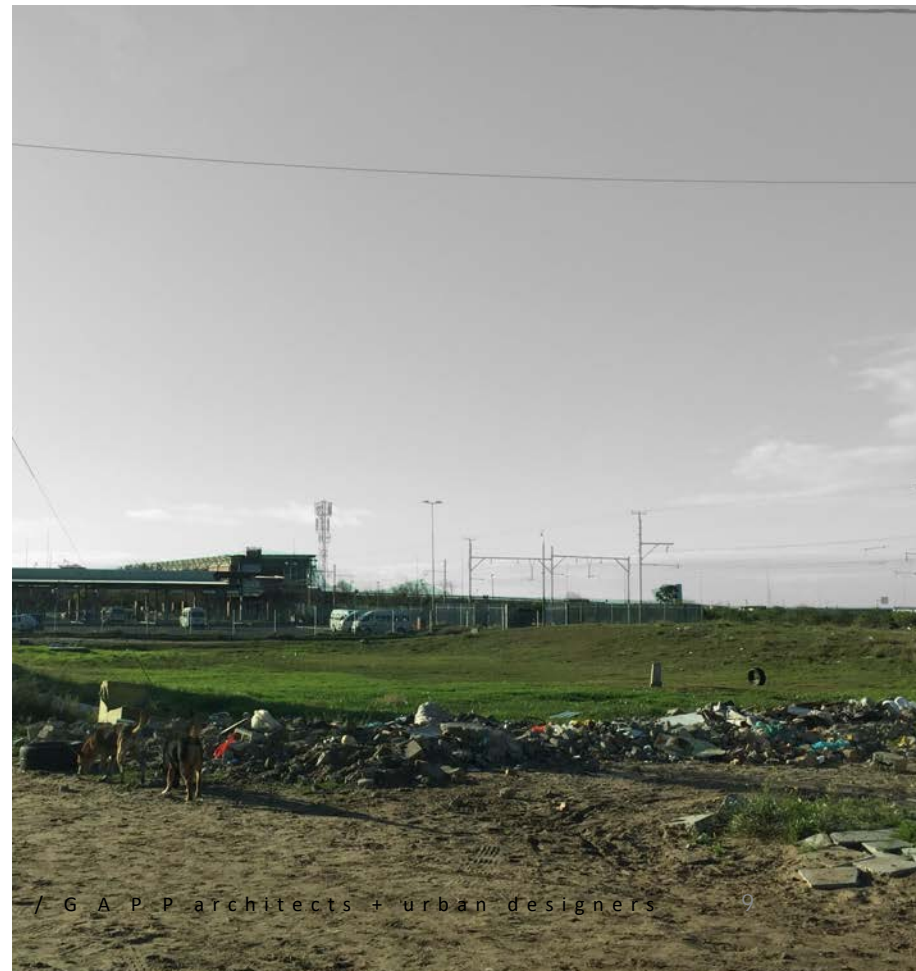




'ONE SIZE FITS ALL' DOES NOT 'FIT ALL'



UNHYGENIC & UNSAFE SPACES





POOR SURVEILLANCE & BLANK WALLS

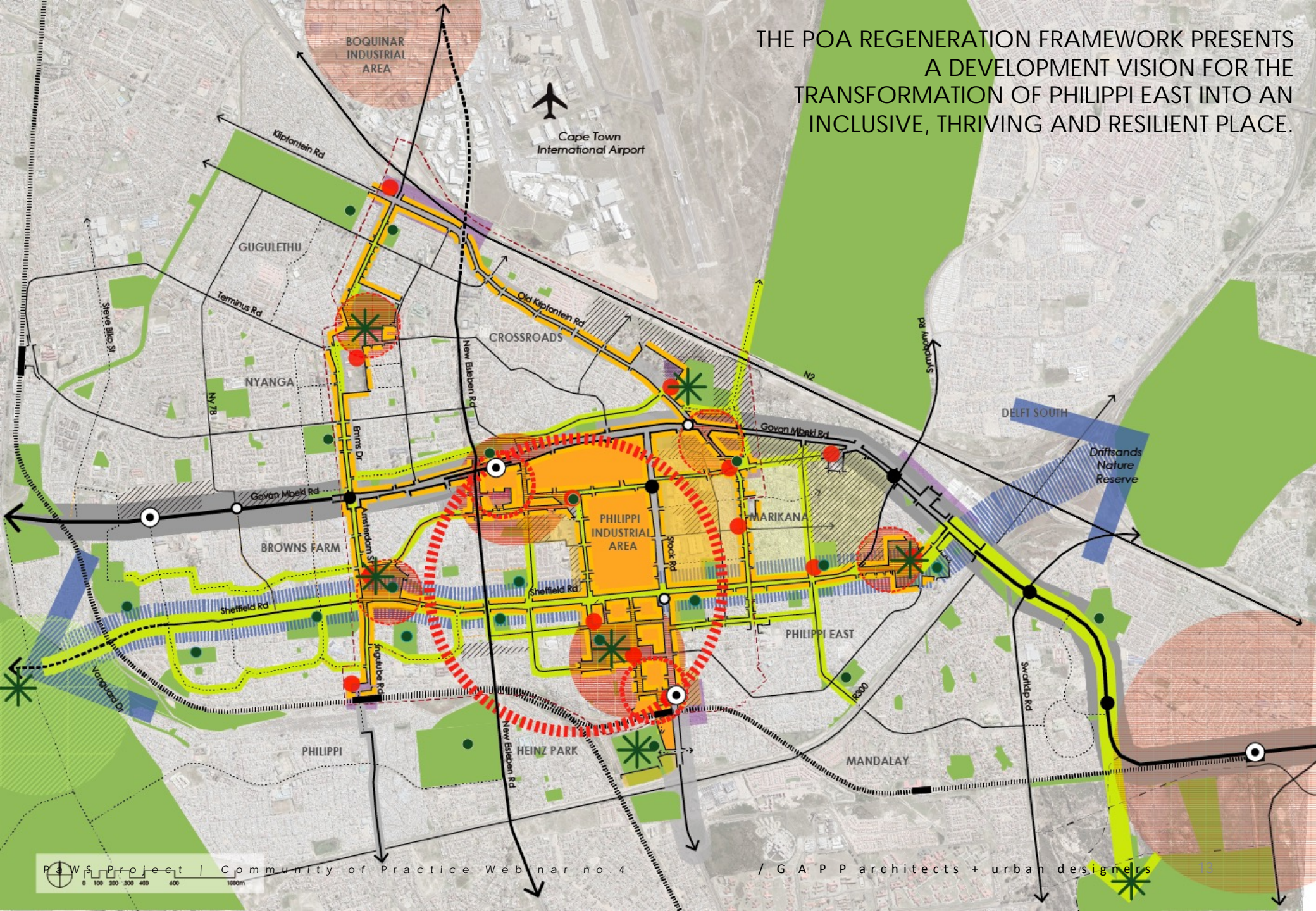


ILL-MAINTAINED & DUMPING GROUND



SO, WHATS THE VISION FOR PHILIPPI?

THE POA REGENERATION FRAMEWORK PRESENTS
A DEVELOPMENT VISION FOR THE
TRANSFORMATION OF PHILIPPI EAST INTO AN
INCLUSIVE, THRIVING AND RESILIENT PLACE.

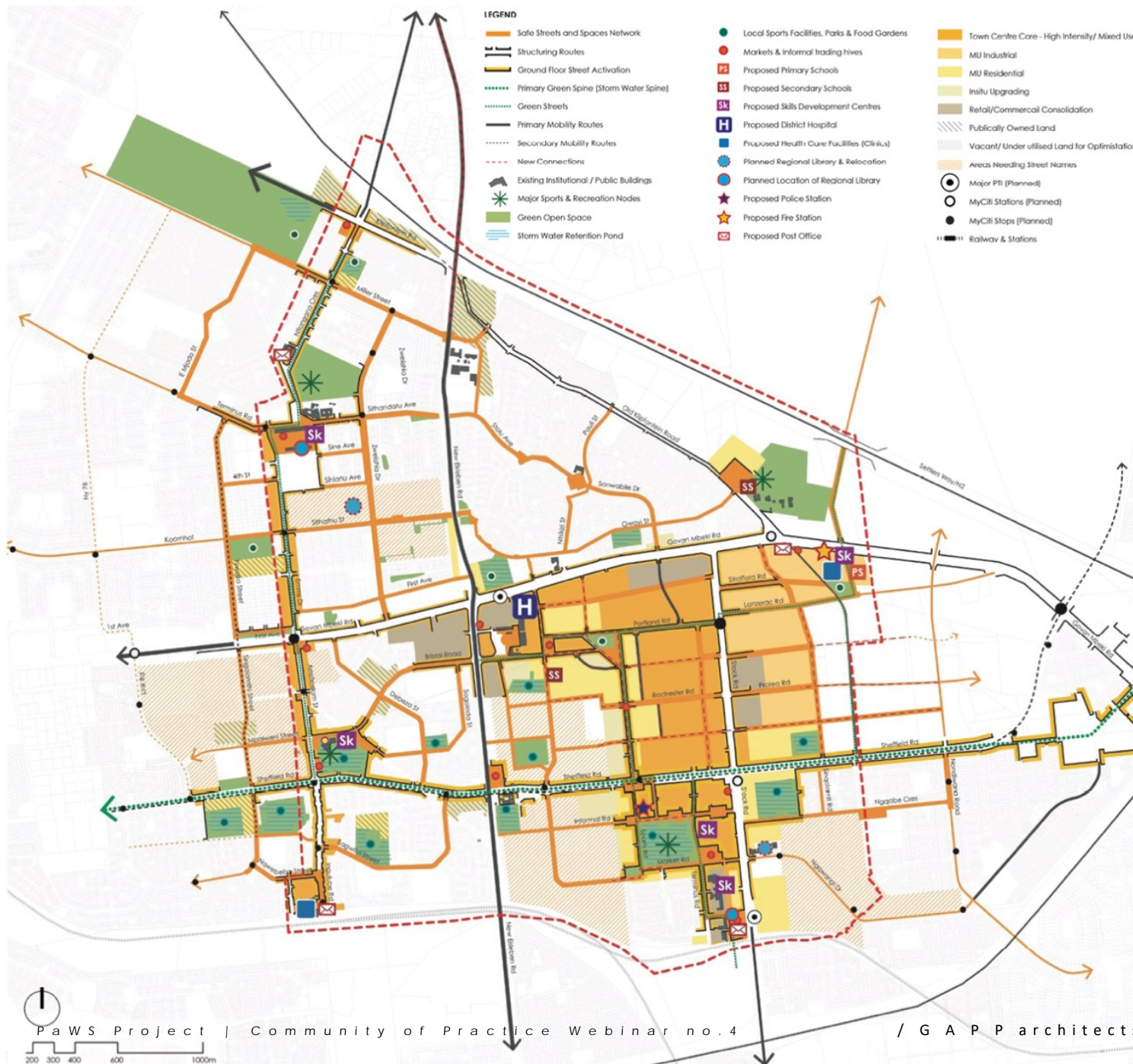




THRIVING

- CREATE A LEGIBLE TOWN CENTRE & HEART OF THE POA
- SUPPORT EXISTING, EMERGING & NEW INDUSTRIES
- STRENGTHEN CHARACTER & IDENTITY

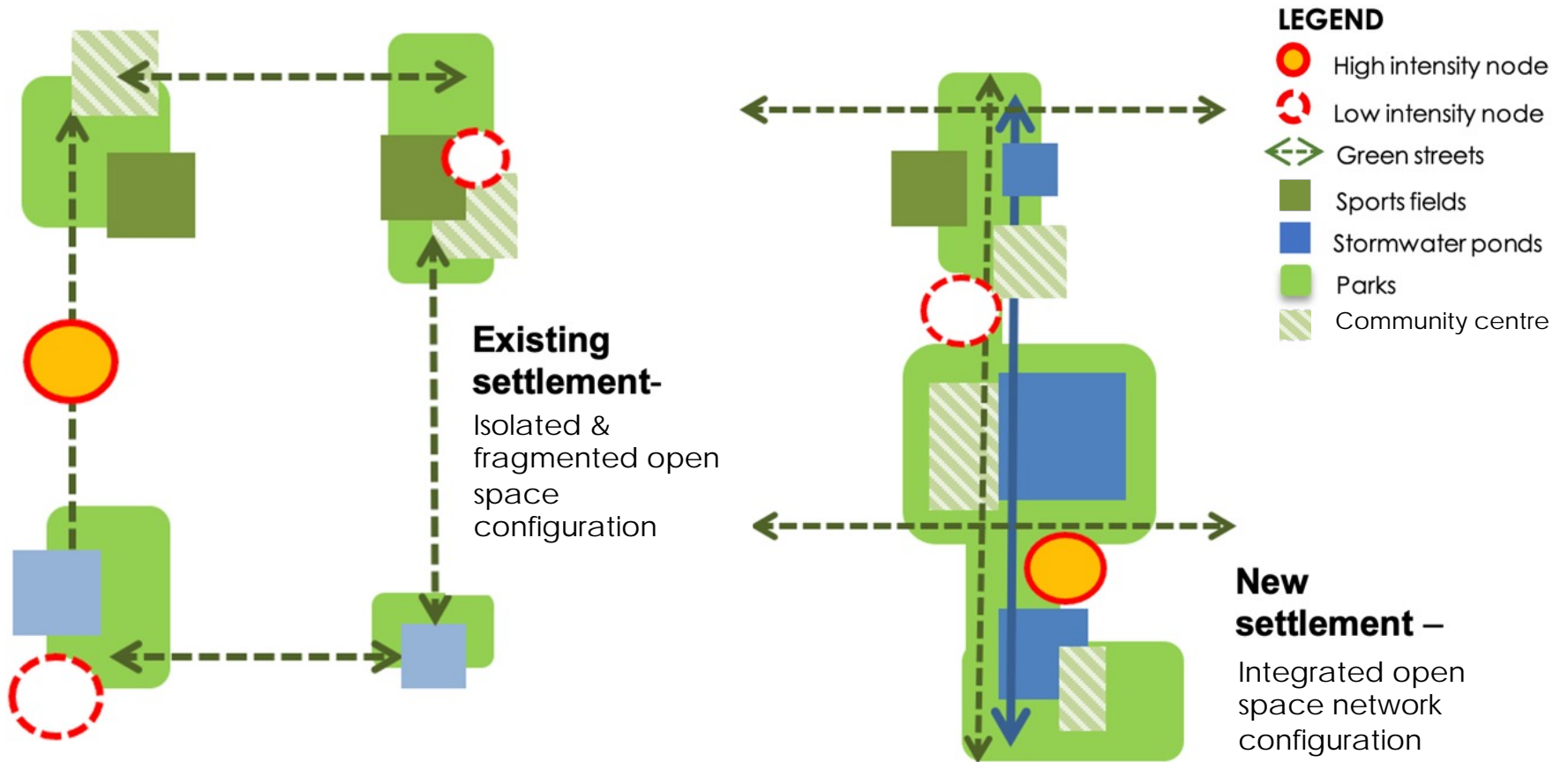




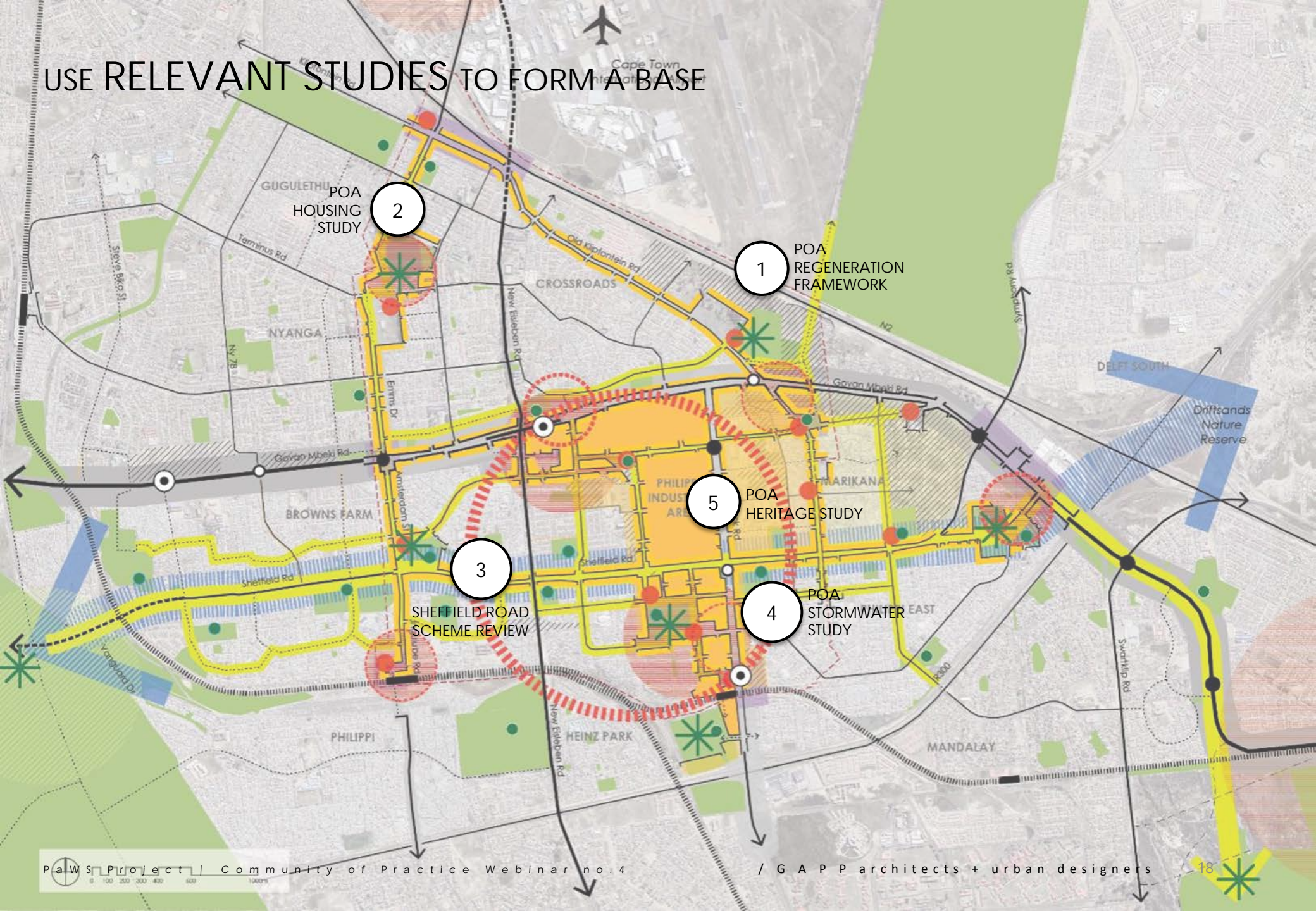
- THE LSDF FOR PHILIPPI EAST UNPACKS THE CHALLENGES IN THE AREA.
- IT IDENTIFIES IMPLEMENTATION PROJECTS TO CATALYSE INVESTMENT IN THE AREA.
- INTEGRATED APPROACH TO ADDRESS INFRASTRUCTURE BACKLOGS RESULTING IN AN INTEGRATED OPEN SPACE AND STORMWATER CONCEPT

THE CONCEPTUAL APPROACH

Create an integrated green network



USE RELEVANT STUDIES TO FORM A BASE



ACHIEVING A RESILIENT POA

DEVELOP AN INTEGRATED MOVEMENT NETWORK

CREATE ACTIVE, MULTIFUNCTIONAL AND
QUALITY OPEN SPACES

REDEVELOPMENT OF SHEFFIELD AS A HYBRID GREEN
SPINE



RESILIENT



A 'LIVING' GREEN STREET

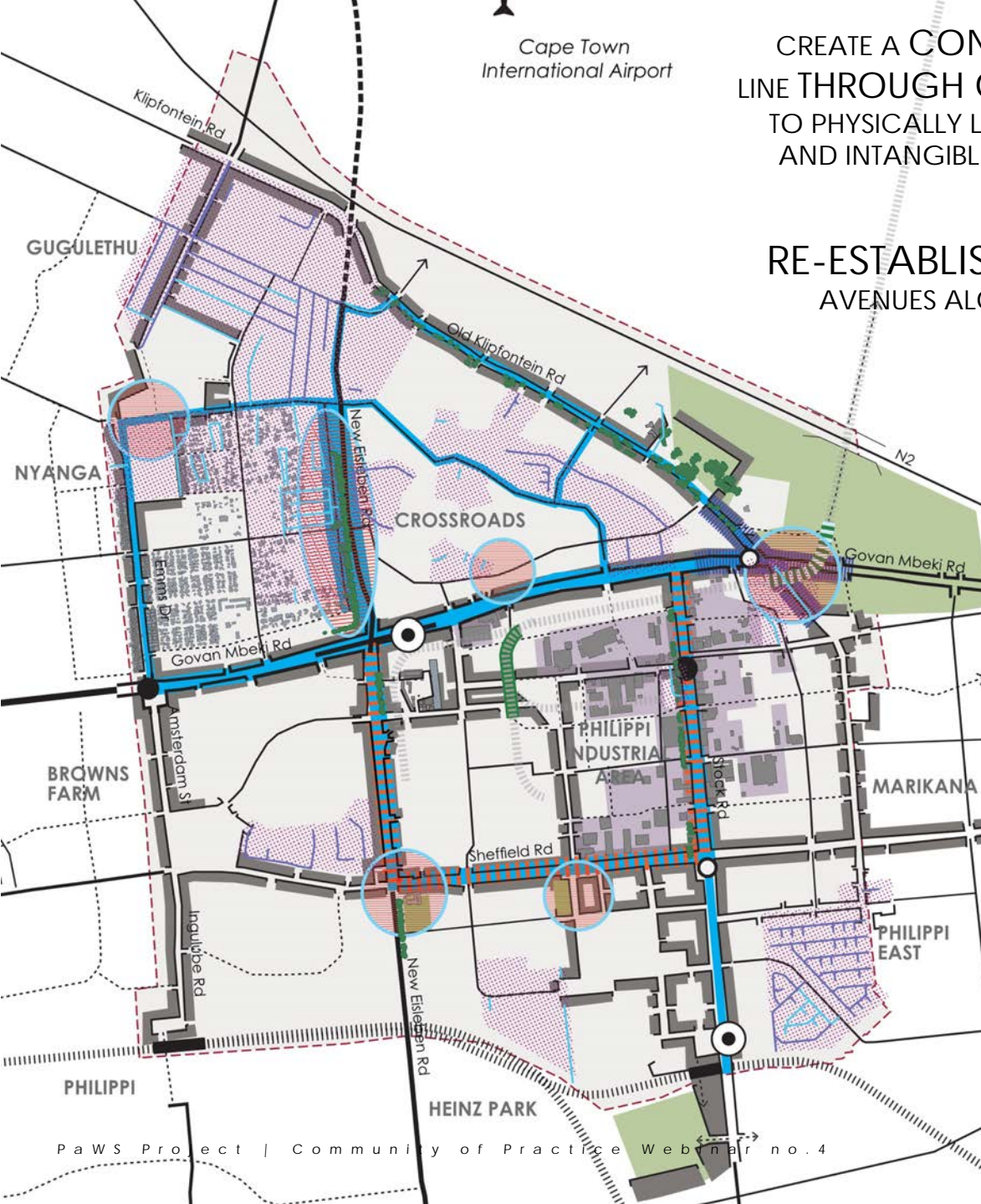
- AN INTEGRATED, MIXED USE AND MULTIFUNCTIONAL APPROACH TO THE DESIGN OF SPACES- ADDRESSING BOTH MOBILITY AND DEVELOPMENT OPPORTUNITIES AND PUBLIC ENVIRONMENT IMPROVEMENTS TO ALLOW BOTH TO FUNCTION OPTIMALLY
- A HOLISTIC APPROACH TO GUIDE AND SUPPORT COORDINATED DEVELOPMENT BETWEEN THE VARIOUS LANDOWNERS AND USERS/ OCCUPANTS OF THE STREET
- SUPPORTING AN INCREMENTAL AND PHASED APPROACH
- DESIGNING FOR SAFETY AND CREATING A WALKABLE, VIBRANT AND ACTIVE STREET ENVIRONMENT



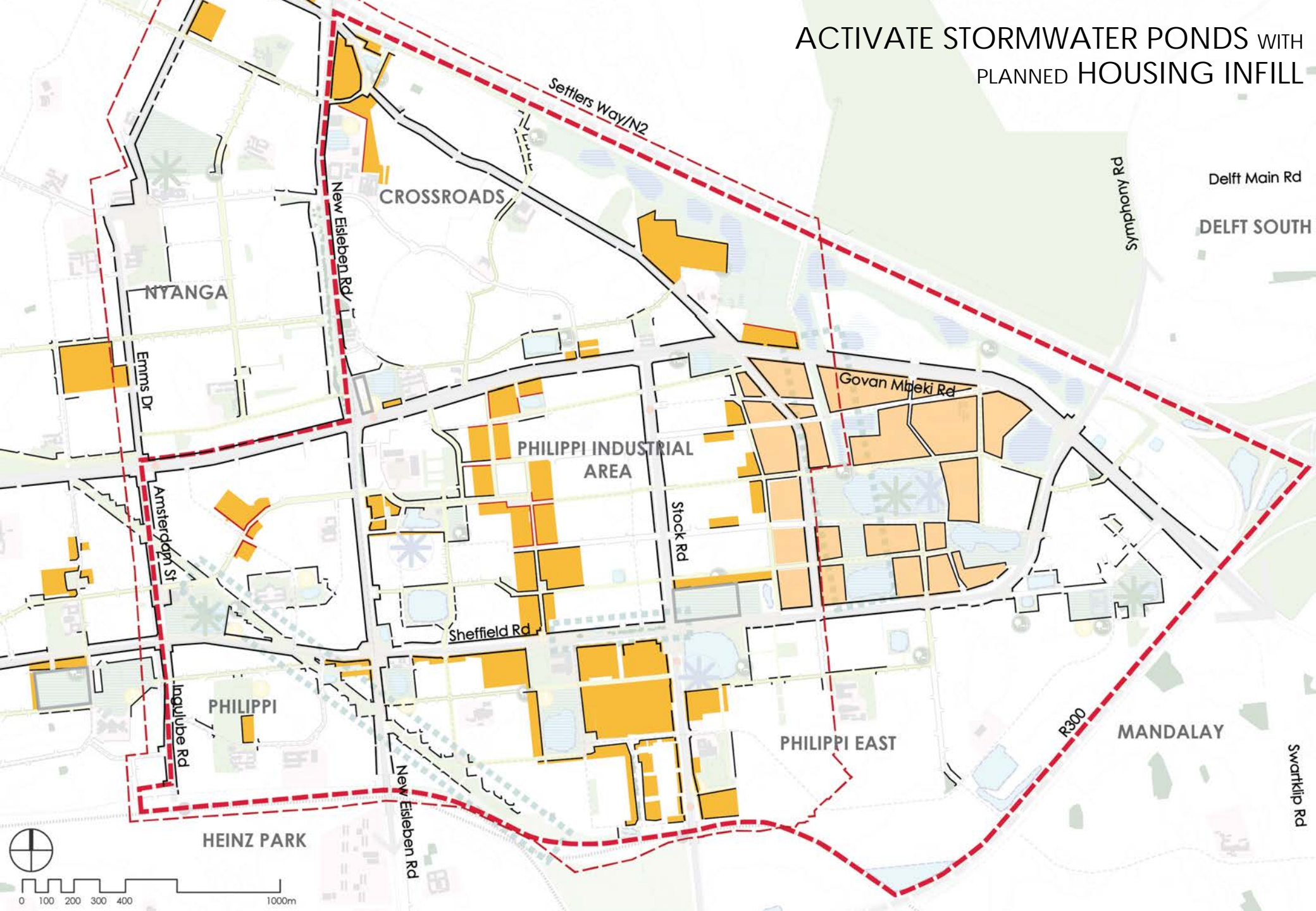
Cape Town
International Airport

CREATE A CONTINUOUS THREAD OR
LINE THROUGH OPEN SPACE NETWORK
TO PHYSICALLY LINK THE VARIOUS TANGIBLE
AND INTANGIBLE HERITAGE AND CULTURAL
ELEMENTS WITHIN THE POA

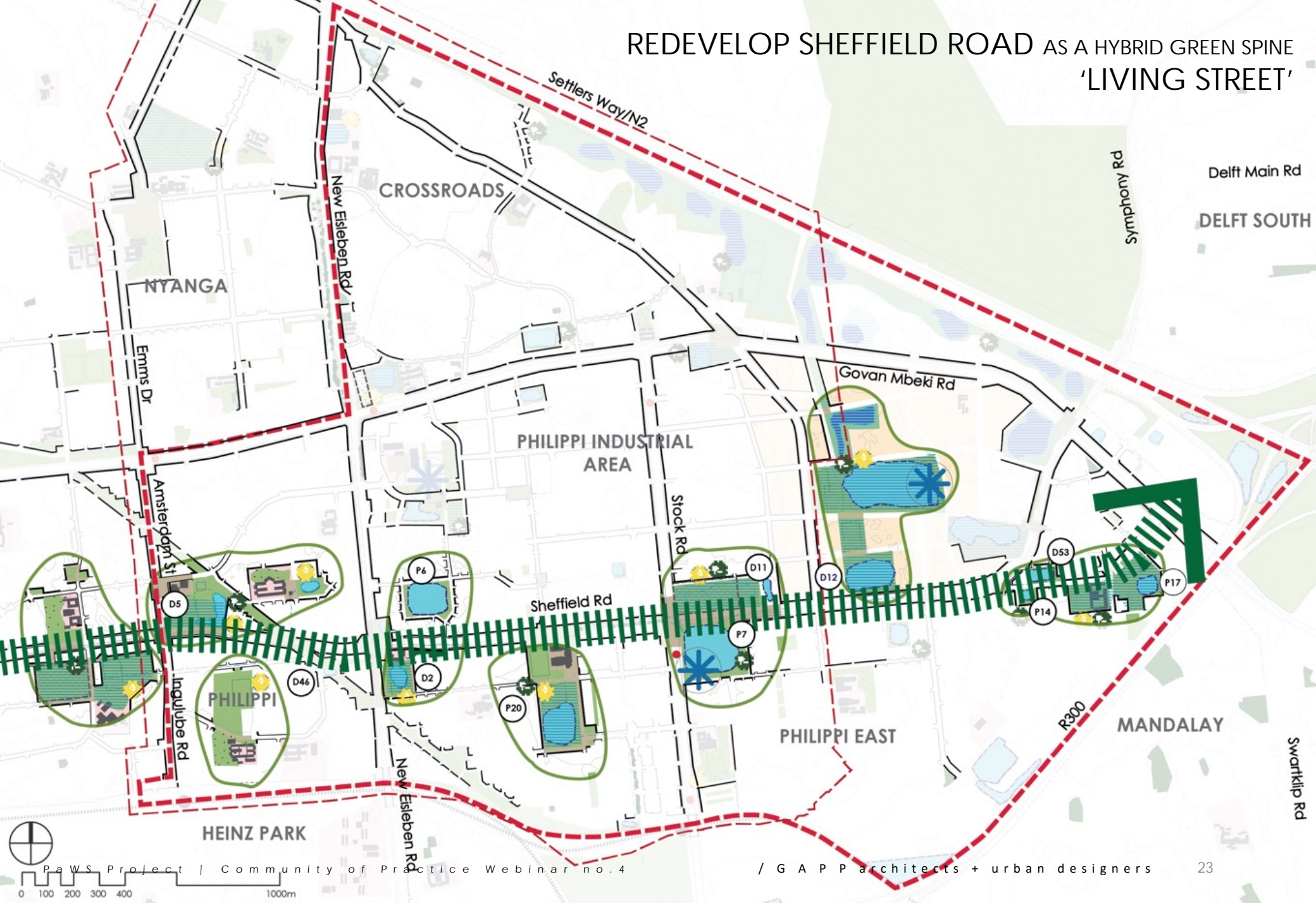
RE-ESTABLISH HERITAGE OF GUM TREE
AVENUES ALONG STRUCTURING ROUTES



ACTIVATE STORMWATER PONDS WITH PLANNED HOUSING INFILL



REDEVELOP SHEFFIELD ROAD AS A HYBRID GREEN SPINE 'LIVING STREET'



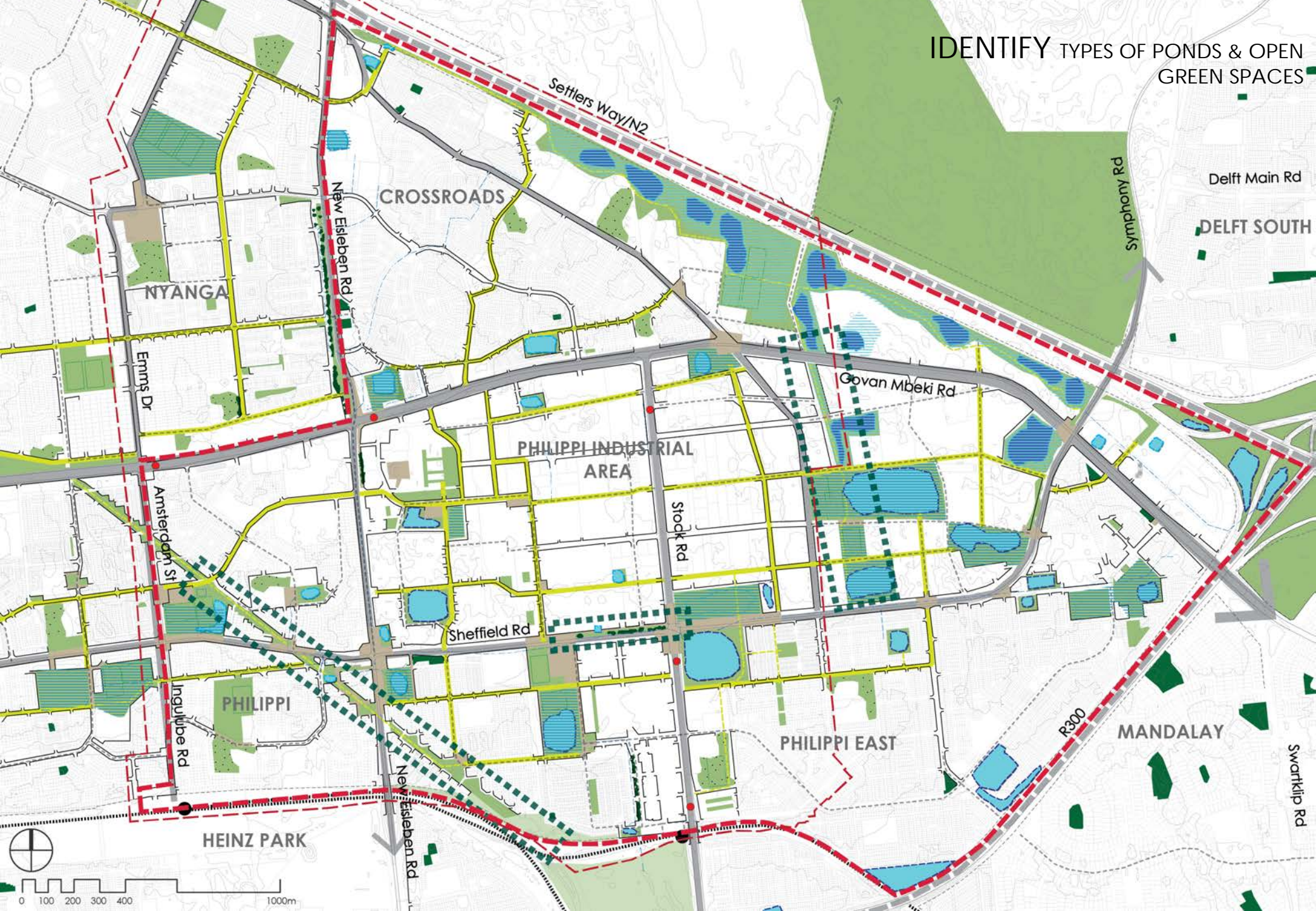
ITHEMBA LABANTU LUTHERAN COMMUNITY CENTRE IS A MULTIFUNCTIONAL SPORTS AND COMMUNITY FACILITY.

TENDS TO FLOOD PERIODICALLY, BUT WHEN DRY, IS USED FOR SPORTS AND COMMUNITY ACTIVITY.

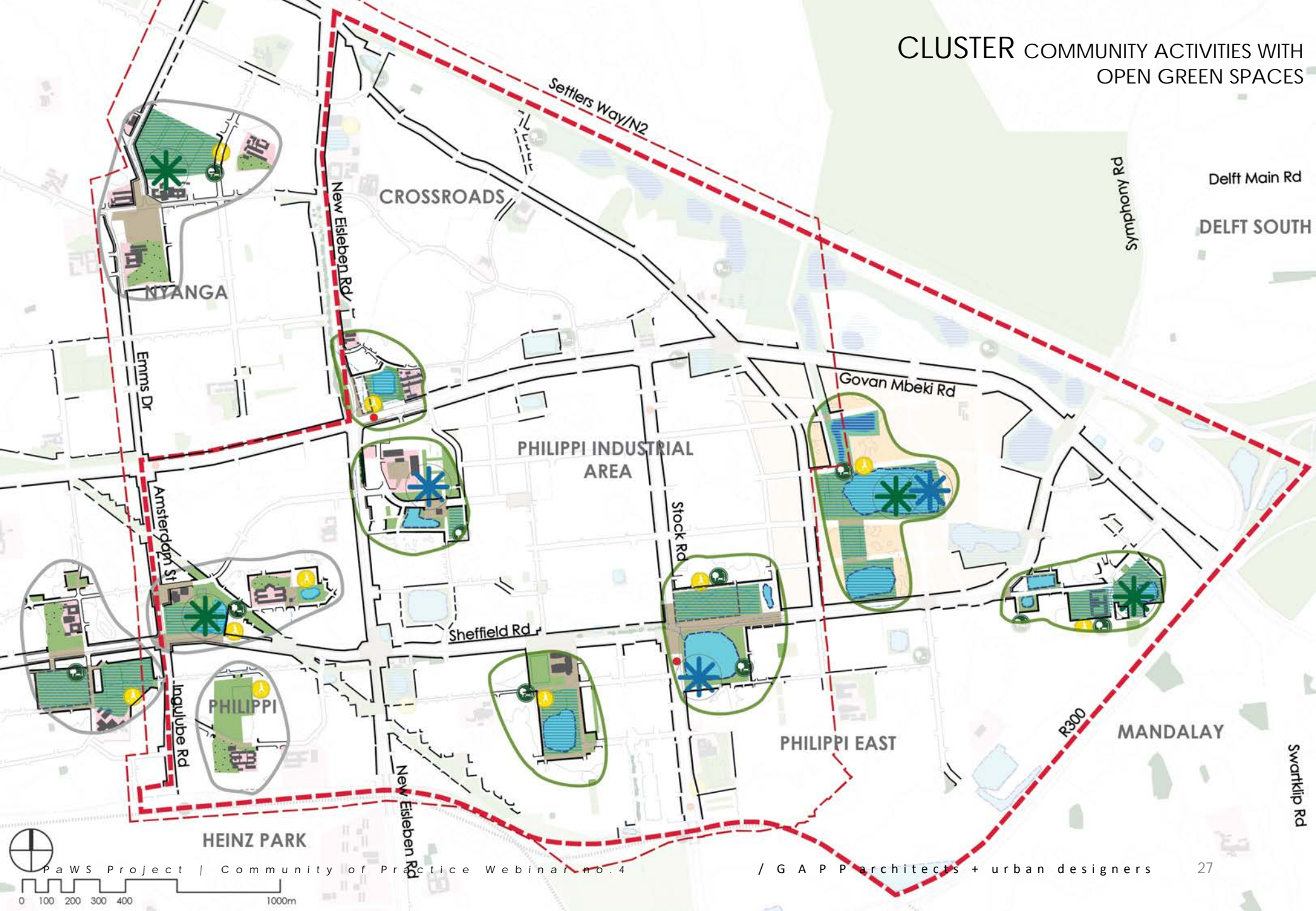


THE CONCEPT

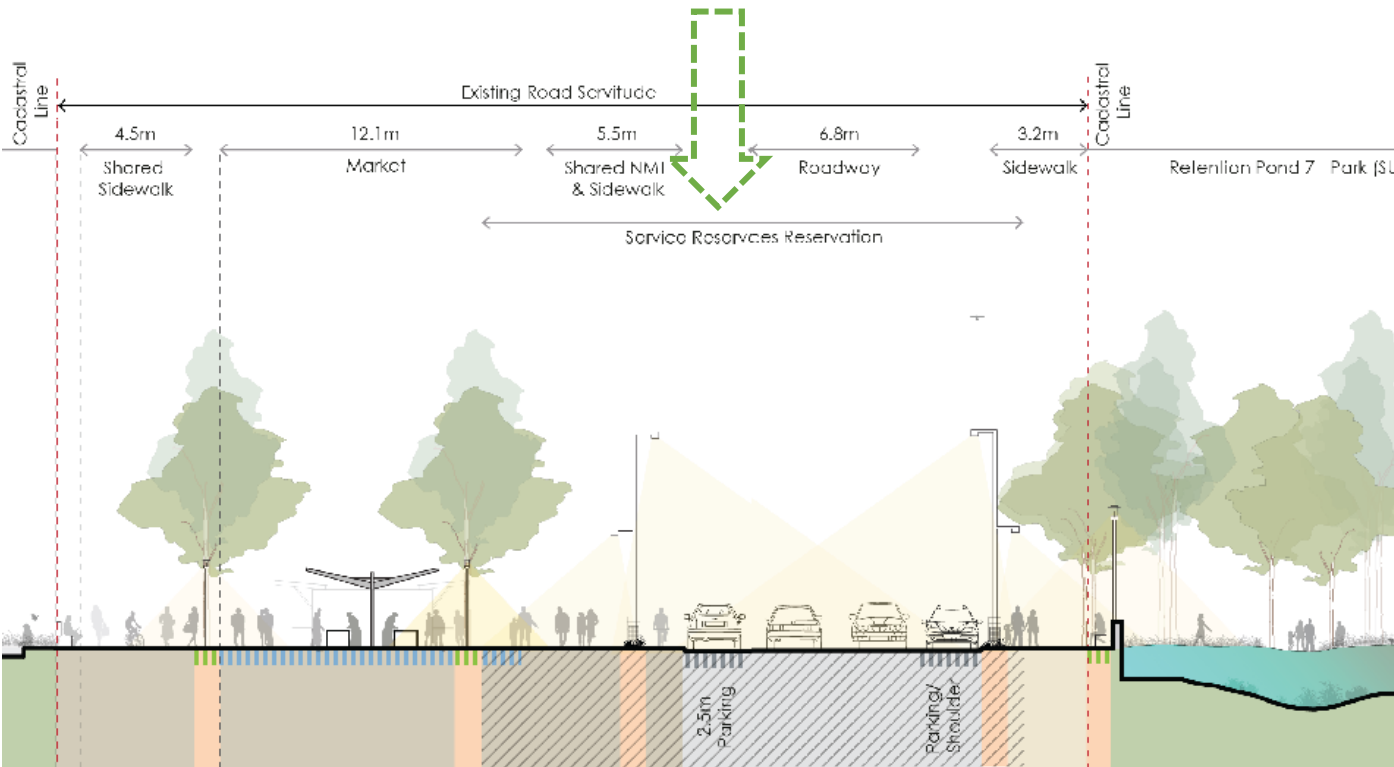
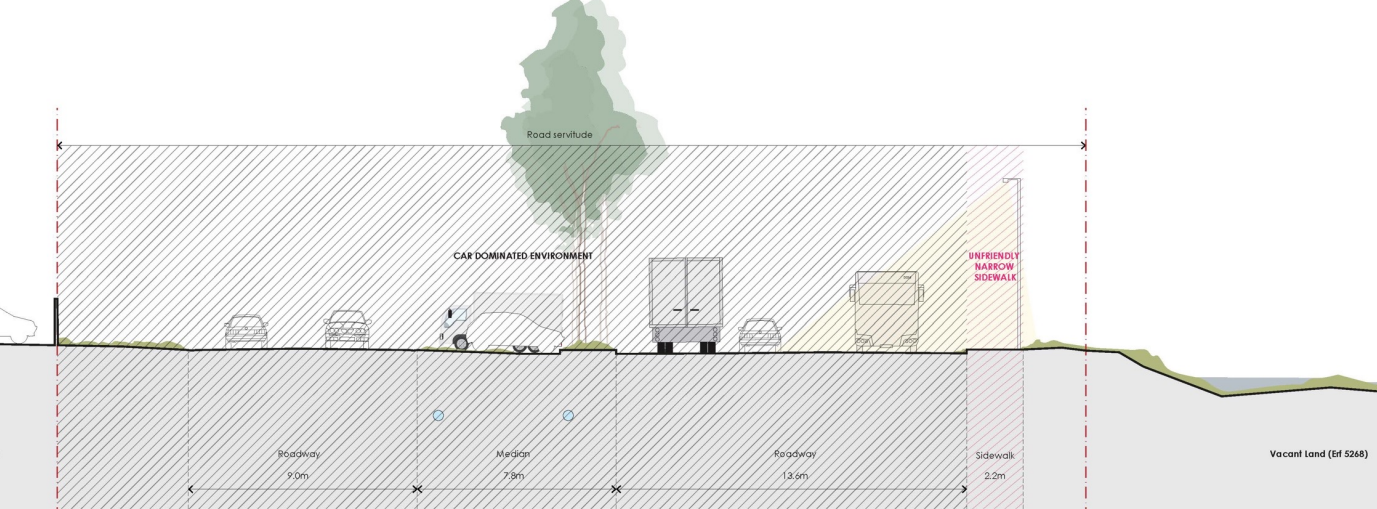
IDENTIFY TYPES OF PONDS & OPEN GREEN SPACES



CLUSTER COMMUNITY ACTIVITIES WITH OPEN GREEN SPACES

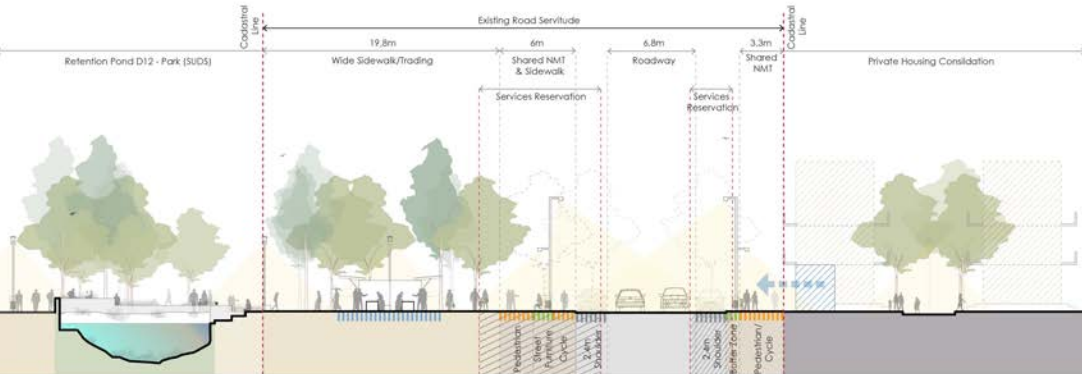


DEVELOPING DESIGN PRINCIPLES

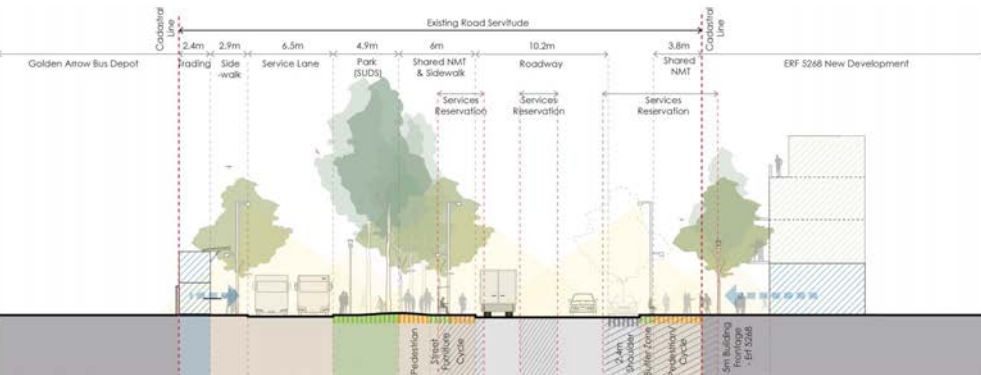


1. PROMOTE CLUSTERED & MULTI-FUNCTIONAL GREEN SPACES TO ENSURE EFFICIENT AND MULTI-FUNCTIONAL USE
2. CONNECT CLUSTERED SPACES TO DEVELOP A NETWORK OF LINEAR PARKS AND GREEN STREETS
3. ACTIVATE THE STORMWATER PONDS BY IDENTIFYING ADDITIONAL FUNCTIONS
4. CELEBRATE WATER AND INTEGRATE THE RETENTION PONDS POSITIVELY WITHIN THE URBAN ENVIRONMENT

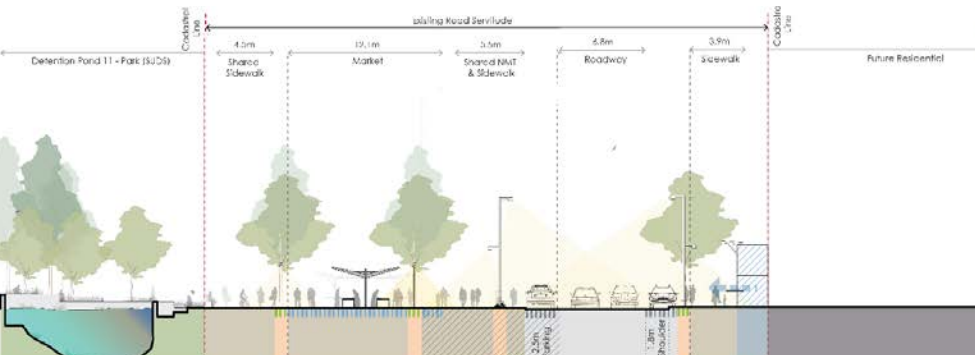
THEMES OF 'LIVING STREETS'



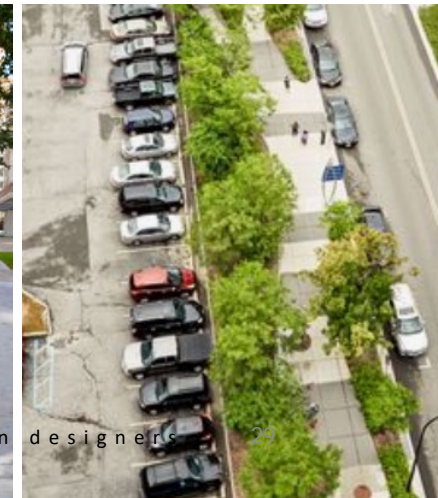
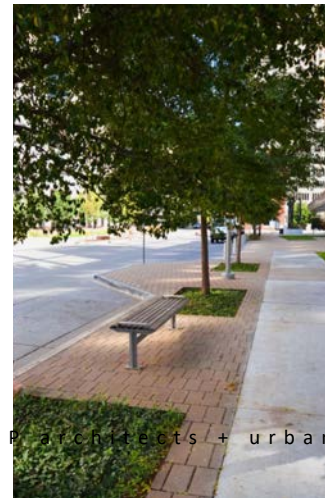
STRUCTURING ROUTE



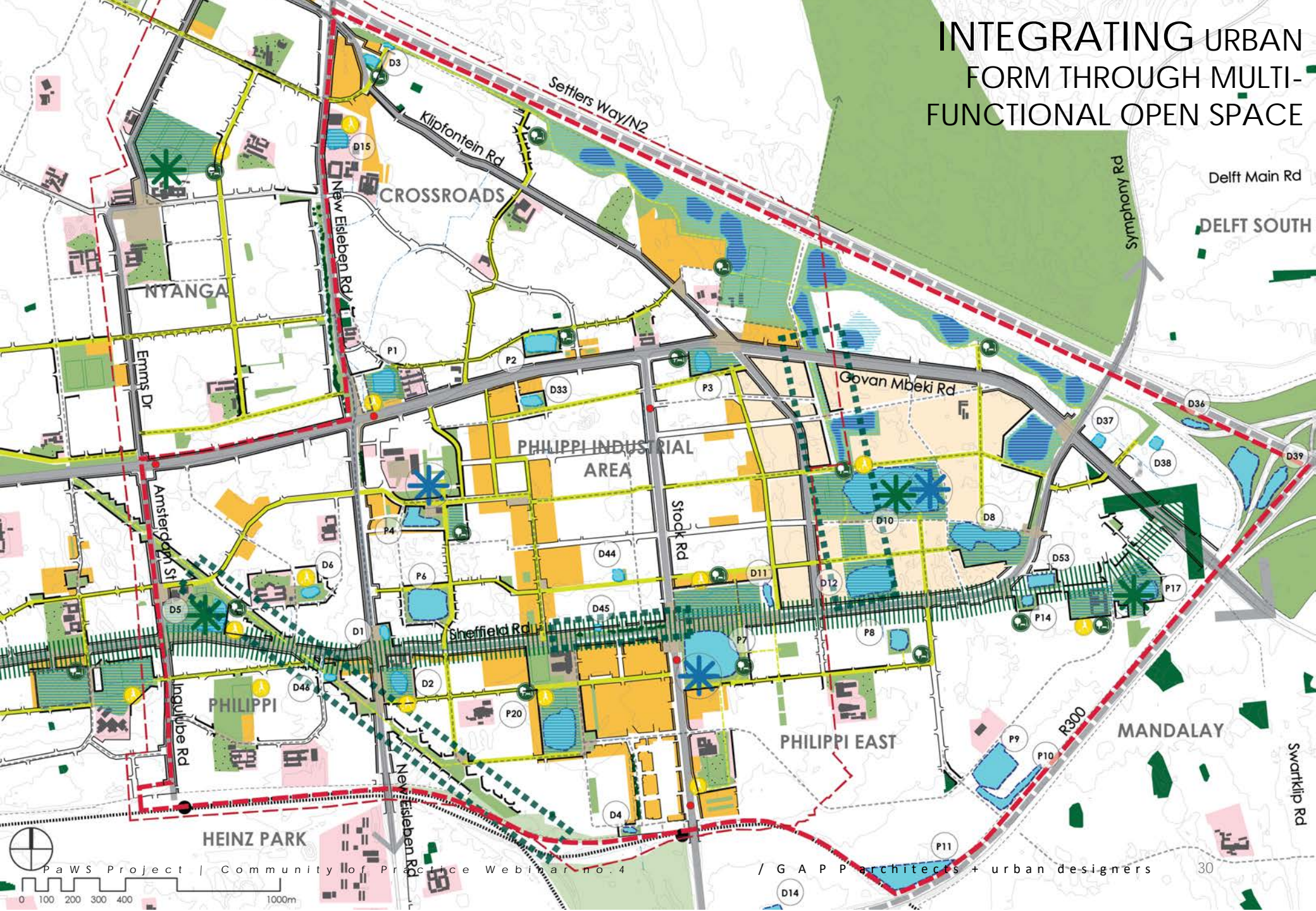
PRIMARY GREEN STREET



SAFE STREET

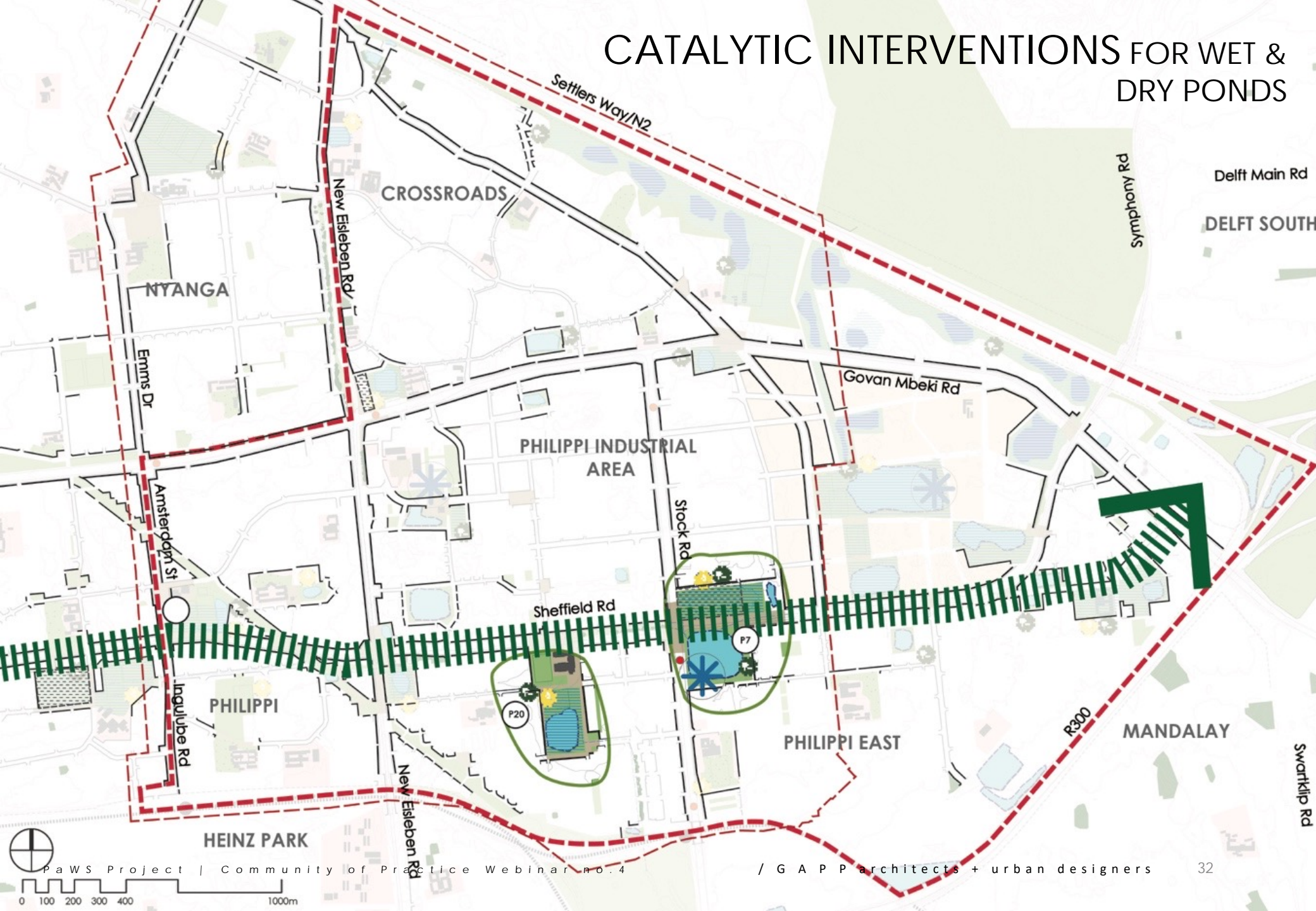


INTEGRATING URBAN FORM THROUGH MULTI- FUNCTIONAL OPEN SPACE



APPLYING THE DESIGN PRINCIPLES TO WET & DRY PONDS

CATALYTIC INTERVENTIONS FOR WET & DRY PONDS



CELEBRATE THE WATER

REDESIGN EXISTING WET PONDS AS AMENITY ATTRACTIONS / MULTIFUNCTIONAL NATURE PARKS

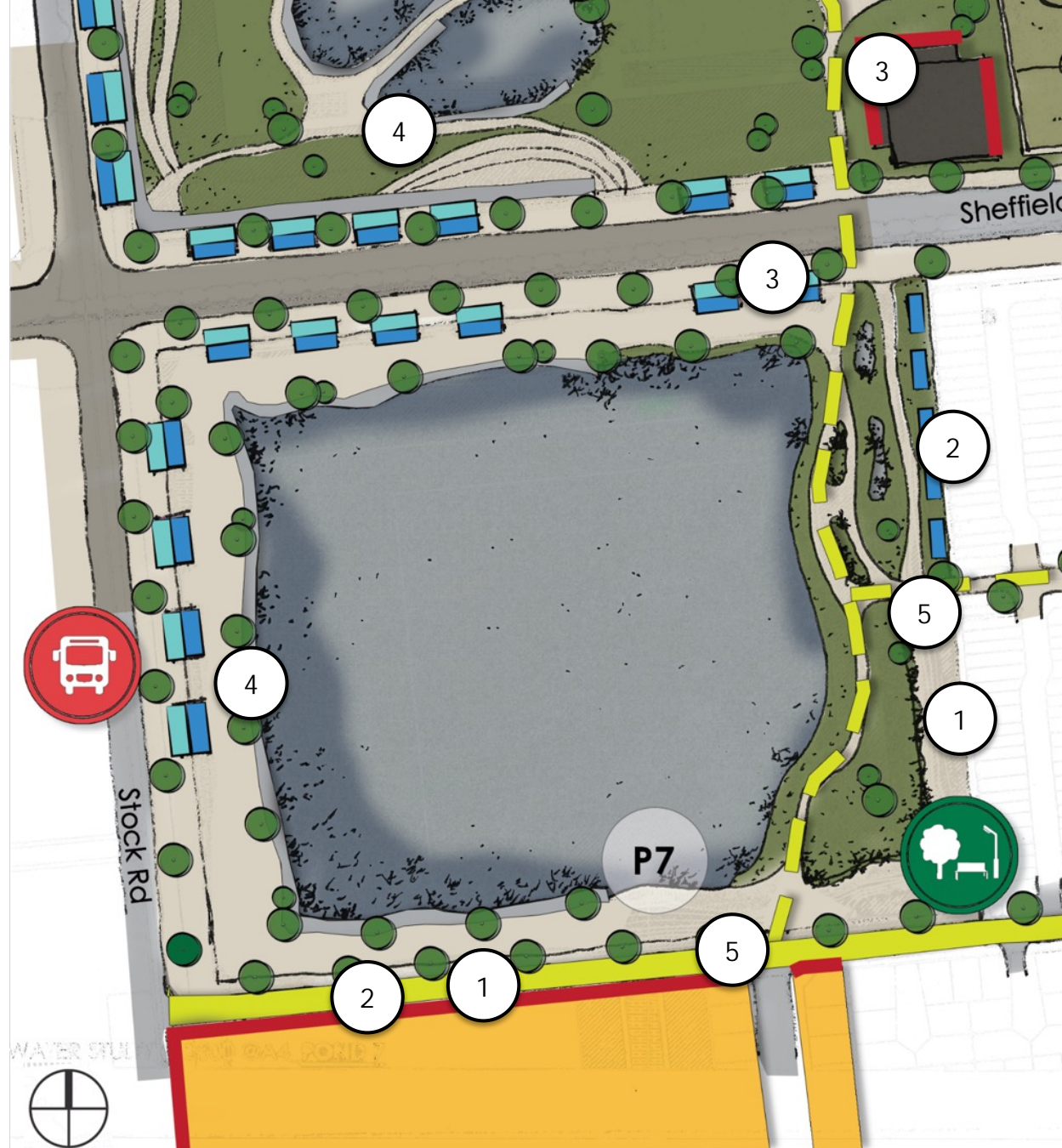
URBAN DESIGN GUIDELINES:

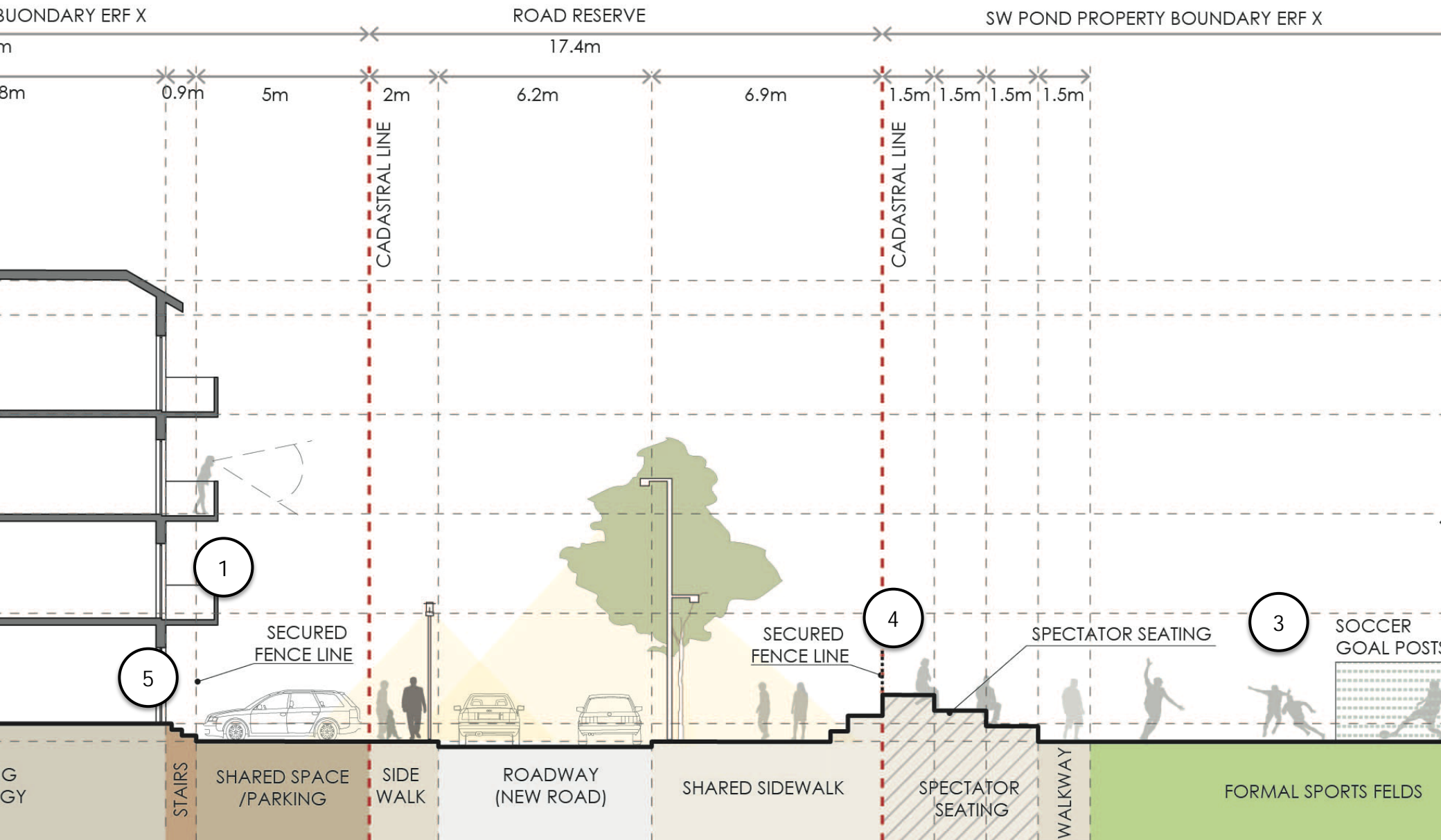
1. Design the pond to have CLEAR VISIBLE BODY OF OPEN WATER throughout year.
2. PROVIDE 'HARD EDGES' with retaining walls on structuring street edges of the site – to define the street/ sidewalk edge
3. RESHAPE THE OVERALL SITE to include a series of terraces to promote increased 'usable' space in drier months. DESIGN terracing structures as MULTIPURPOSE ELEMENTS: ie: seating
4. PROTECT & ENCOURAGE NMT DESIRE LINES across the site with the inclusion of pathways/ boardwalks around and where appropriate across the pond
5. PROVIDE vehicular ACCESS FOR ONGOING MAINTENANCE to the pond
6. PROVIDE ELEMENTS within the space to PROMOTE INCREASED USAGE & SAFETY including lighting, tree planting, seating and play/ picnic equipment



WET POND P7

1. Deter antisocial behaviour by ACTIVATING BLANK EDGES
2. ALLOW AND ENCOURAGE OPPORTUNITY for properties with their 'backs' facing onto the pond TO OPEN ONTO IT via pedestrian access or visually permeable fencing.
3. PROMOTE MULTIFUNCTIONAL ACTIVITY of the pond to ensure all-year round activation
4. CREATE A DEFINED HARD EDGE to the pond, to allow for positive interaction with the pond
5. Residential units MUST BE DESIGNED WITH DIRECT ACCESS ONTO THE PONDS EDGE, as well as windows to allow for passive surveillance





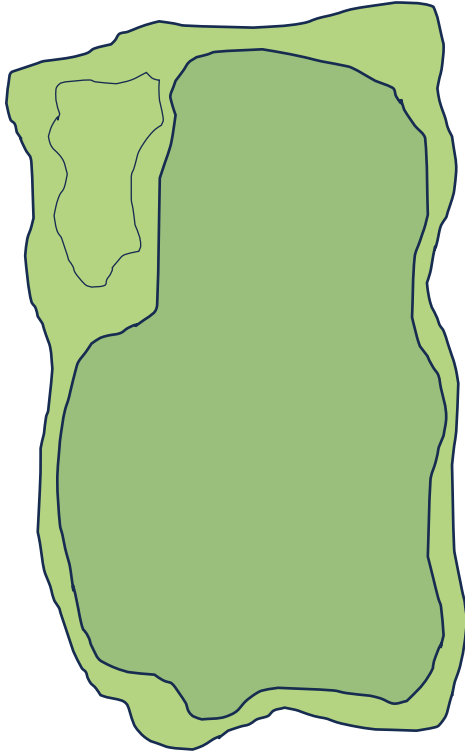
DESIGN EXISTING 'DRY' PONDS TO FUNCTION AS MULTIFUNCTIONAL URBAN PARKS

URBAN DESIGN GUIDELINES:

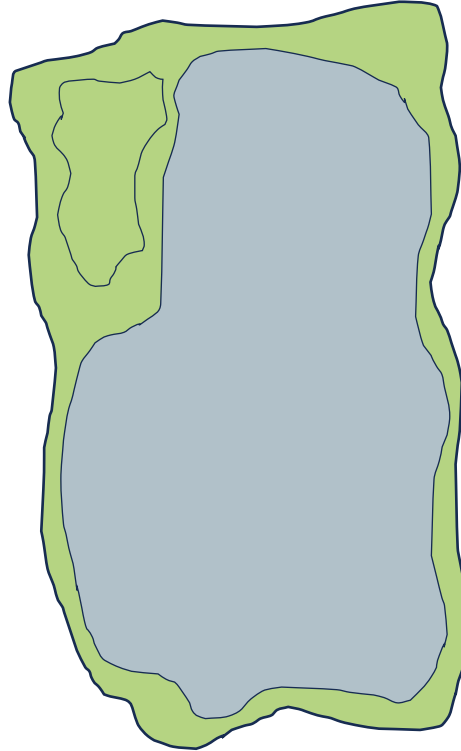
1. DEFINE THE EDGE with retaining walls
2. Reshape the overall site to to PROMOTE INCREASED 'USABLE' SPACE in drier months
3. Provide & design RECREATION & SPORTING FACILITIES
4. Design terracing structures as MULTIPURPOSE ELEMENTS: ie: seating
5. PROTECT & ENCOURAGE NMT DESIRE LINES
6. Provide vehicular ACCESS FOR ONGOING MAINTENANCE to the pond
7. Provide elements within the space to PROMOTE INCREASED USAGE & SAFETY
8. LIMIT BLANK BOUNDARY WALLS
9. PROVIDE COMMUNITY & SOCIAL FACILITIES on the site where possible



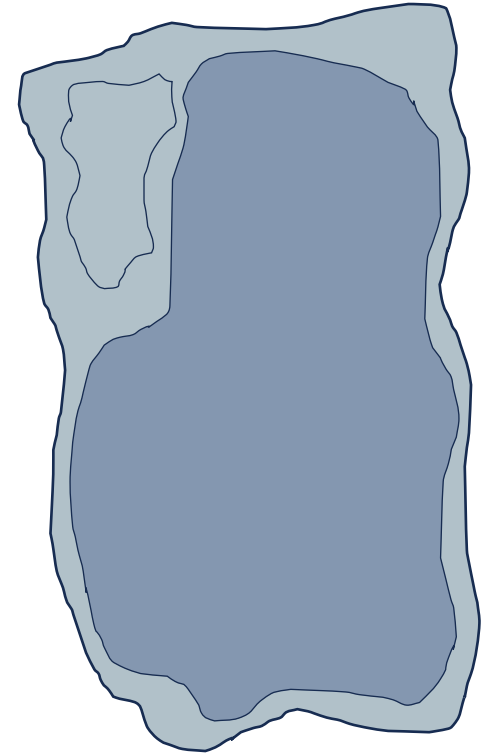
MULTI-FUNCTIONALITY OF 'DRY' PONDS



DRY SEASON
ALL SPORTS FIELDS
AVAILABLE



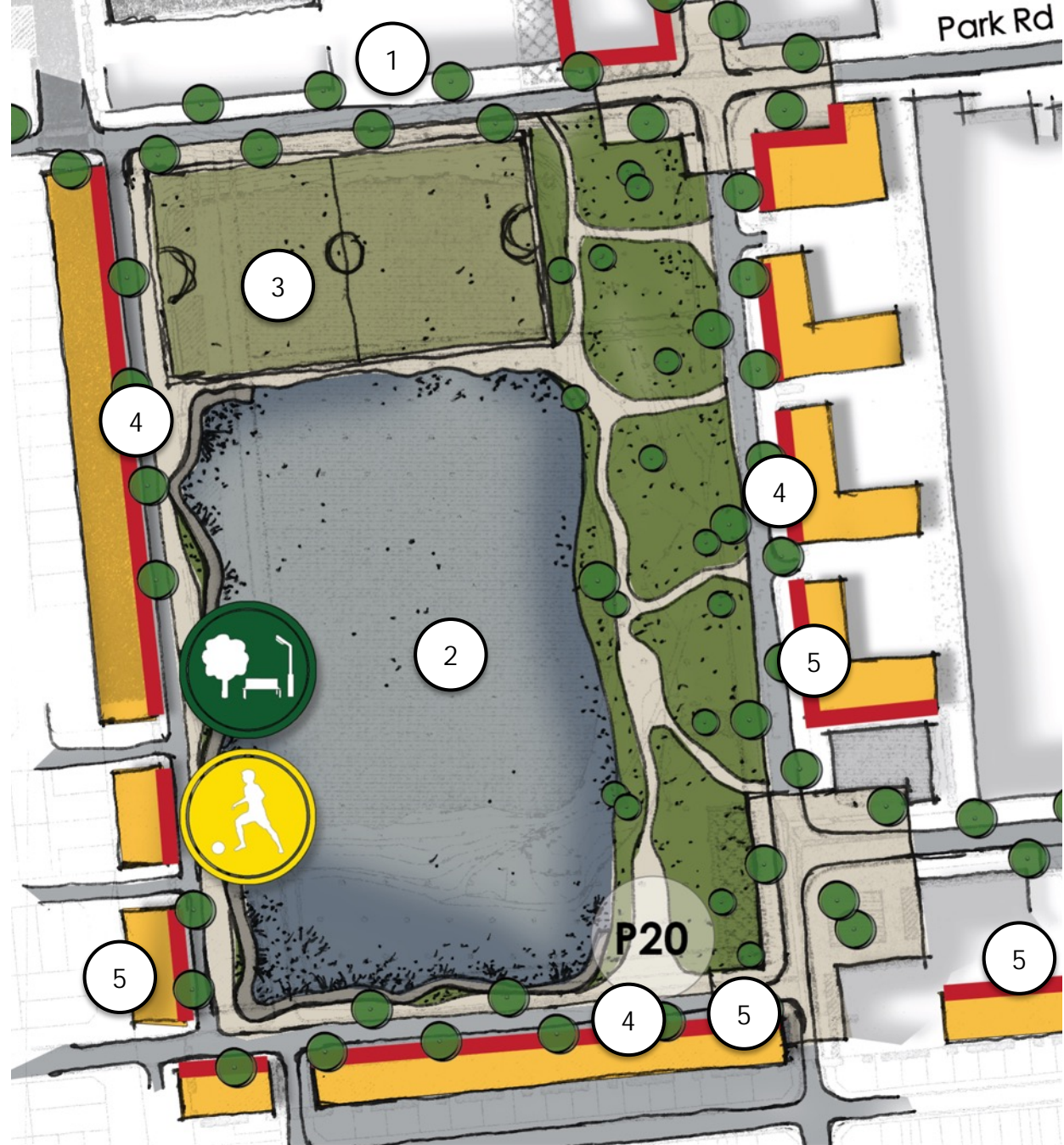
1-10 YR FLOOD
ONLY NORTHERN FIELDS
AVAILABLE

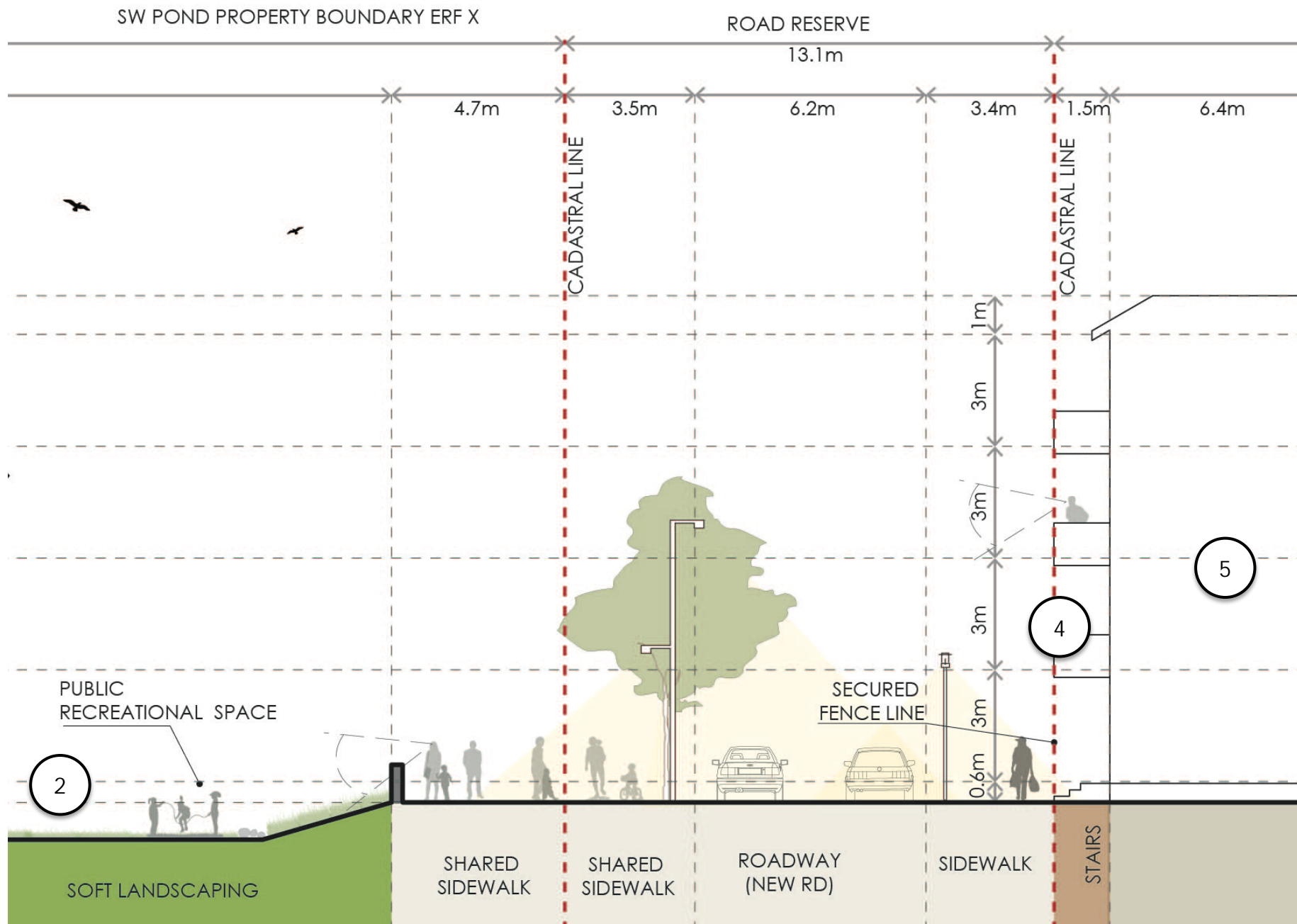


50-100 YR FLOOD
NO SPORTS FIELDS
AVAILABLE UNTIL POND
IS DRY

'DRY' POND P20

1. A NEW SPORTS COURT MUST BE INCLUDED ADJACENT TO THE VUYISEKA SPORTS FIELD TO TIE-IN WITH EXISTING COMMUNITY ACTIVITIES
2. A PORTION OF THE POND HAS BEEN RELOCATED AND DESIGNED TO BE 'WET' FOR LONGER PERIODS
3. THE RELOCATION TO THE NORTH-WEST CORNER OF THE SITE ALSO ALLOWS FOR A FORMAL SPORTS FIELD
4. ALL EDGES OF THE POND MUST BE ACTIVATED ENTRANCES TO THE NEW HOUSING DEVELOPMENTS OFF THE POND
5. THESE HOUSING DEVELOPMENTS SHOULD NOT BE DESIGNED IN ISOLATION

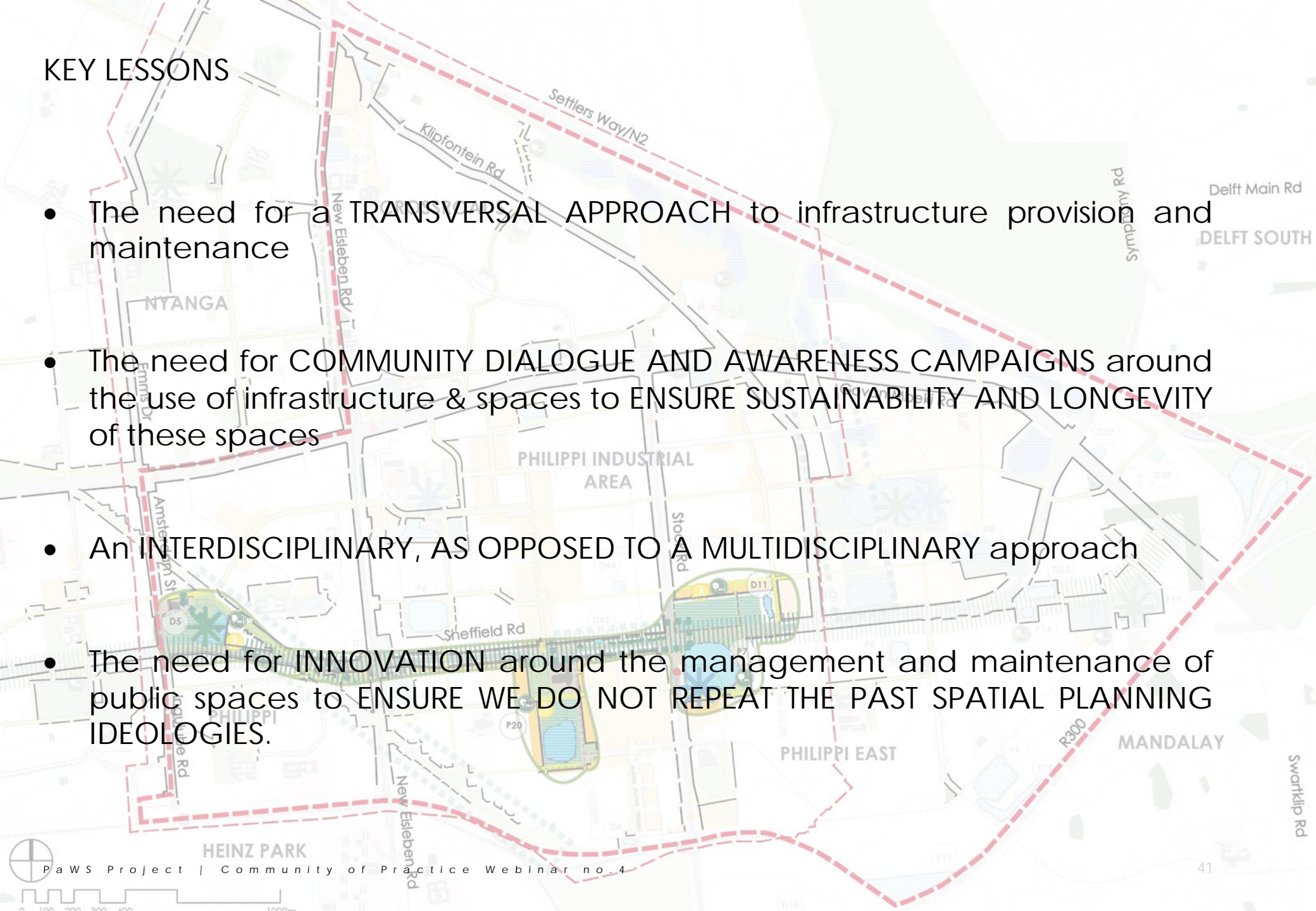


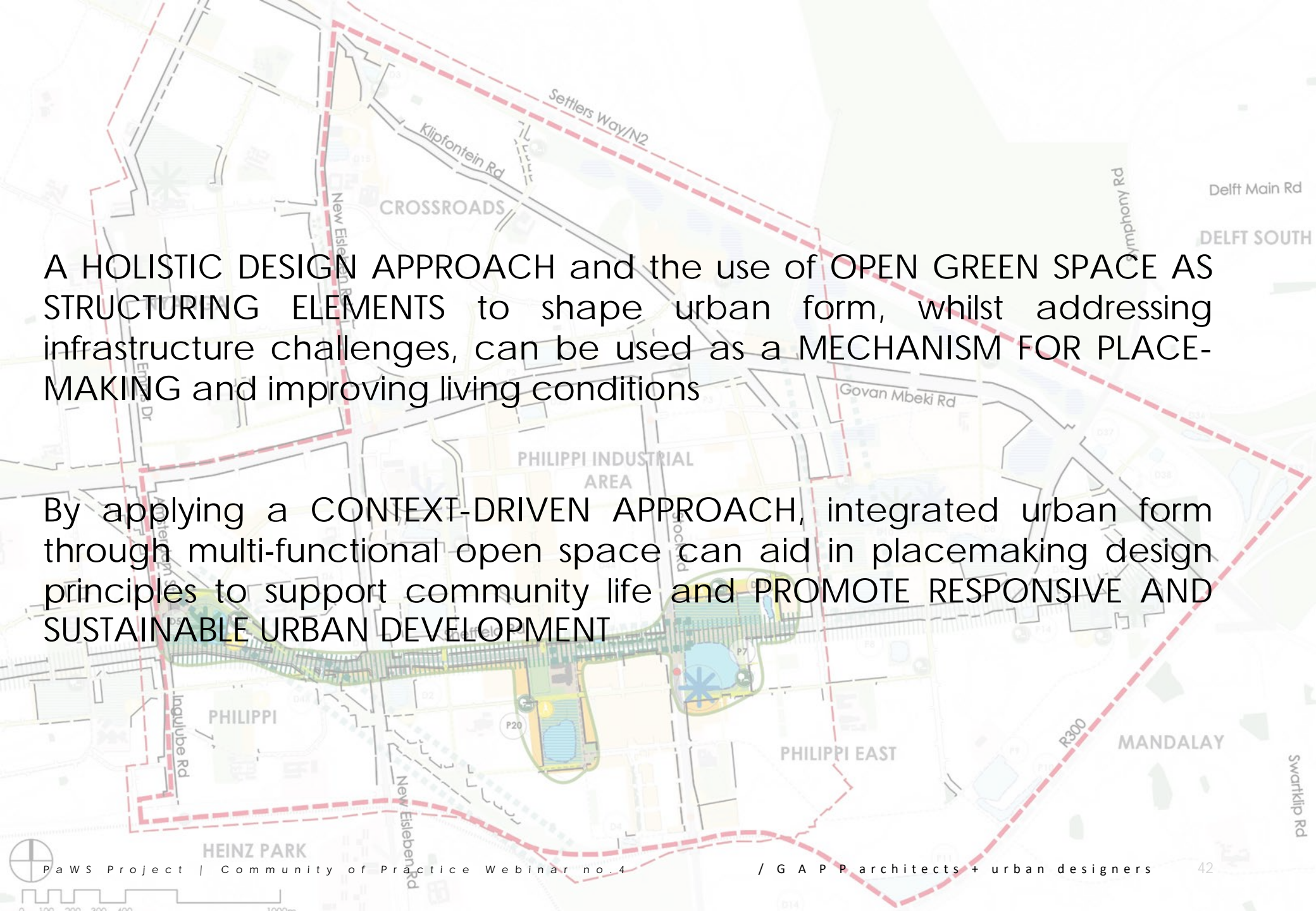


WHAT HAVE WE LEARNT FROM THIS PROCESS?

KEY LESSONS

- The need for a **TRANSVERSAL APPROACH** to infrastructure provision and maintenance
- The need for **COMMUNITY DIALOGUE AND AWARENESS CAMPAIGNS** around the use of infrastructure & spaces to **ENSURE SUSTAINABILITY AND LONGEVITY** of these spaces
- An **INTERDISCIPLINARY**, AS OPPOSED TO A **MULTIDISCIPLINARY** approach
- The need for **INNOVATION** around the management and maintenance of public spaces to **ENSURE WE DO NOT REPEAT THE PAST SPATIAL PLANNING IDEOLOGIES**.





A HOLISTIC DESIGN APPROACH and the use of OPEN GREEN SPACE AS STRUCTURING ELEMENTS to shape urban form, whilst addressing infrastructure challenges, can be used as a MECHANISM FOR PLACE-MAKING and improving living conditions

By applying a CONTEXT-DRIVEN APPROACH, integrated urban form through multi-functional open space can aid in placemaking design principles to support community life and PROMOTE RESPONSIVE AND SUSTAINABLE URBAN DEVELOPMENT



THANK YOU

QUESTIONS?