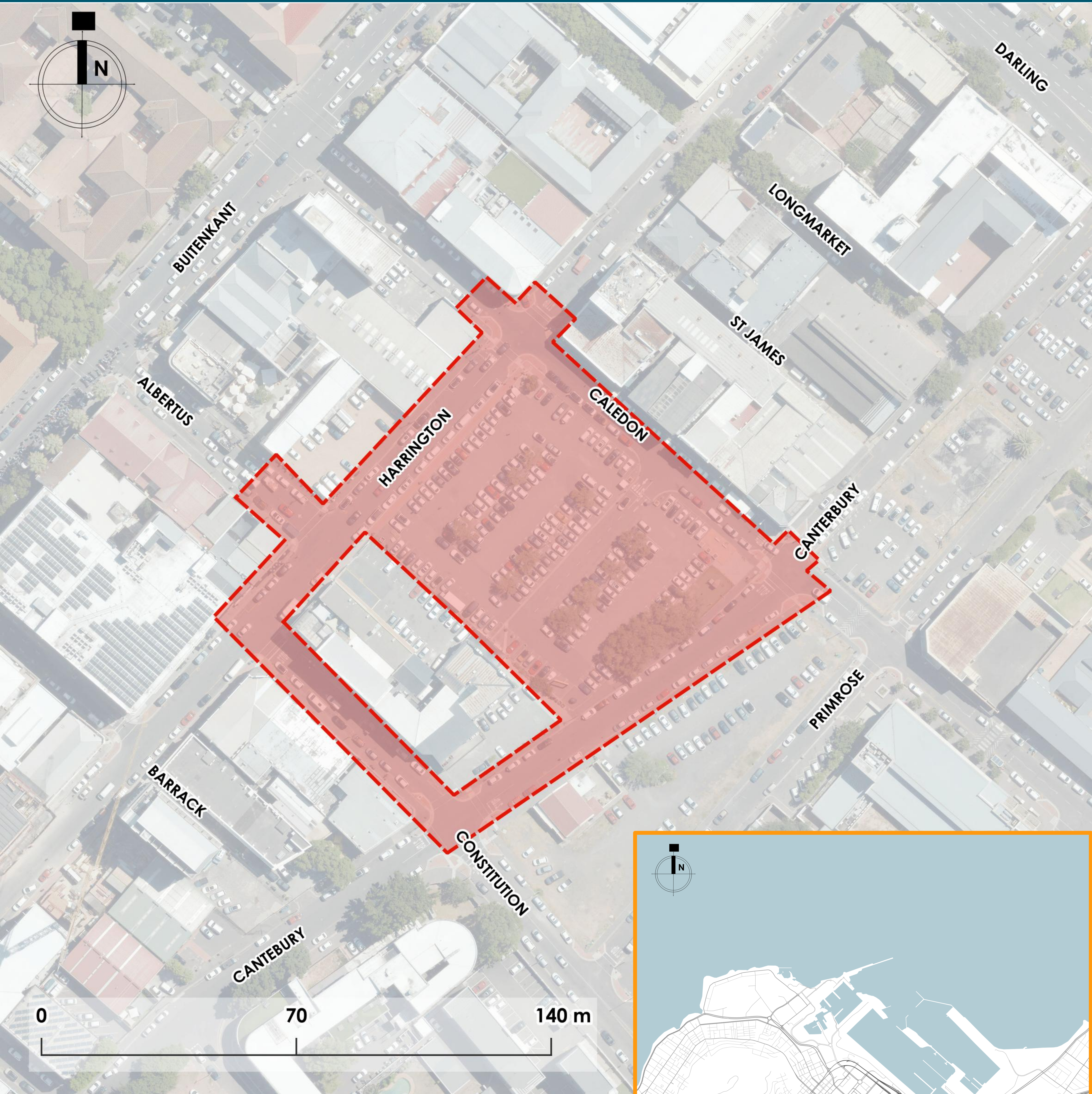


PROJECT LOCATION

REGENERATION OF HARRINGTON SQUARE AND SURROUNDS



Aerial and view of possible area of implementation.

PROJECT BACKGROUND

REGENERATION OF HARRINGTON SQUARE AND SURROUNDS

PROJECT DESCRIPTION

The City of Cape Town's Urban Planning and Design Department is proposing the regeneration of Harrington Square and its surrounding area as a public space within the District Six and East City precincts. The project builds on existing planning frameworks, including the District Six Public Realm Strategy and the approved Local Spatial Development Frameworks for District Six and the Cape Town Central Business District.

Harrington Square is identified as a key public space and is recognised within these frameworks as an opportunity to serve as a canvas for public artworks that reflect Cape Town's multicultural population and vibrant creative identity.

District Six Public Realm Strategy

"District Six lives on as a living restitution gallery with beautiful public squares, parks and gardens, linked by active and vibrant streets."

The project aims to realise this vision by enhancing the quality and inclusivity of the public realm, in line with Spatial Strategy 1: to build an inclusive, integrated, and vibrant city(**District Six LSDF, 2023**).

Heritage Process

The site falls within a historically sensitive urban context, and a Heritage Impact Assessment (HIA) is required by Heritage Western Cape (HWC) under Section 38(4) of the National Heritage Resources Act (Act 25 of 1999). A Notification of Intent to Develop (NID) was submitted to HWC, which confirmed that a phased HIA approach is appropriate for this project.

The project is currently at the information-gathering and heritage assessment stage. The Phase 1 HIA establishes the heritage context, identifies significant resources, and sets out design criteria and indicators to guide future development.

Phase 1 Draft HIA Report

Heritage context, significant resources and design criteria

Document available for review at:
www.infinity.capetown/harringtonsquare

A hard copy at the Cape Town Central Library

Open House

Poster Display that focuses on:
Draft Phase 1 HIA

+
Summary of input received during initial consultation

Commenting Period

Comment from Tuesday, **2 June to Friday, 3 July 2026.**

harringtonsquare@infinity.capetown
www.infinity.capetown/harringtonsquare

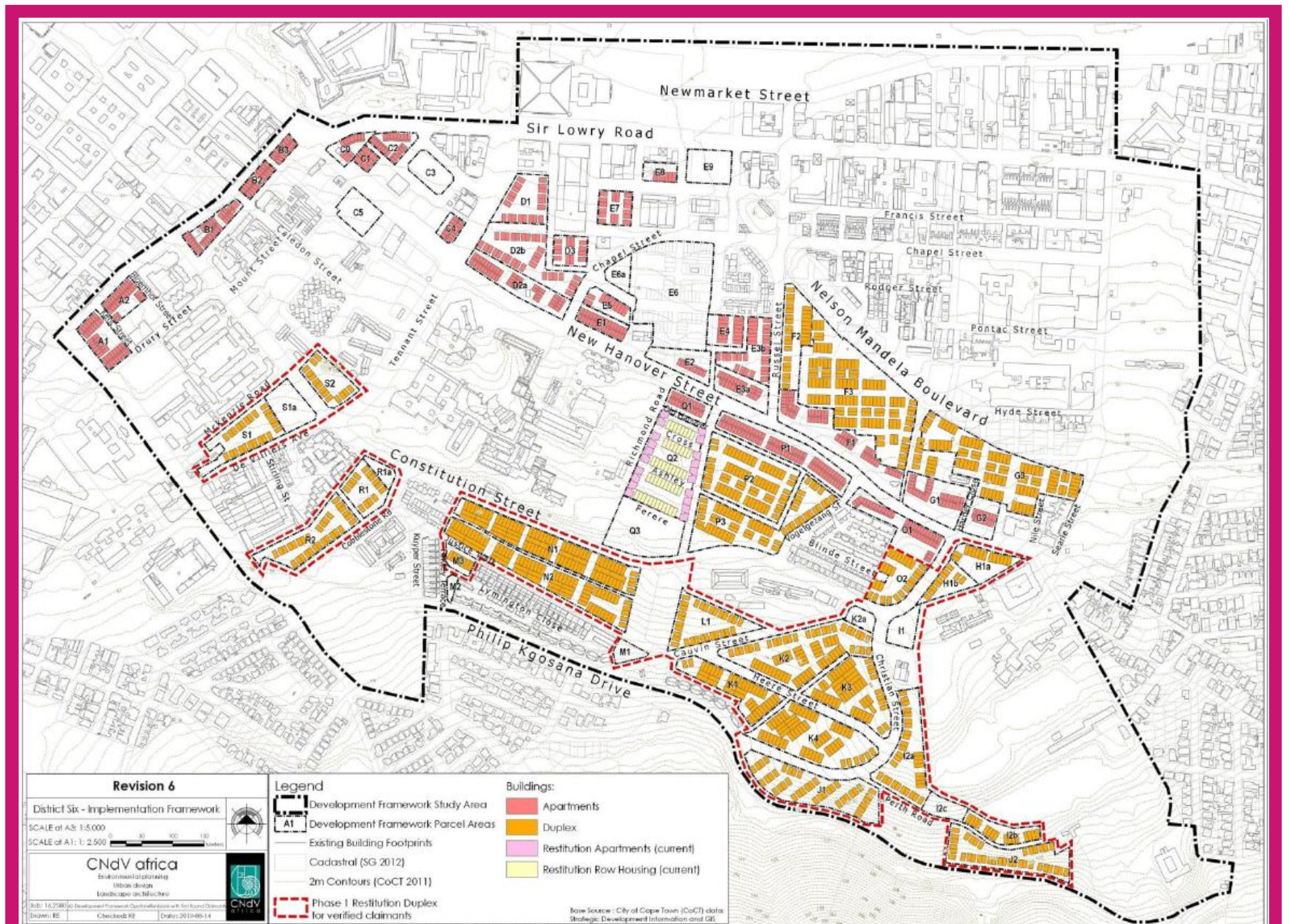
Include your name and contact details when submitting.

PLANNING CONTEXT

REGENERATION OF HARRINGTON SQUARE AND SURROUNDS

District Six Local Spatial Development Framework (District Six LSDF, 2023)

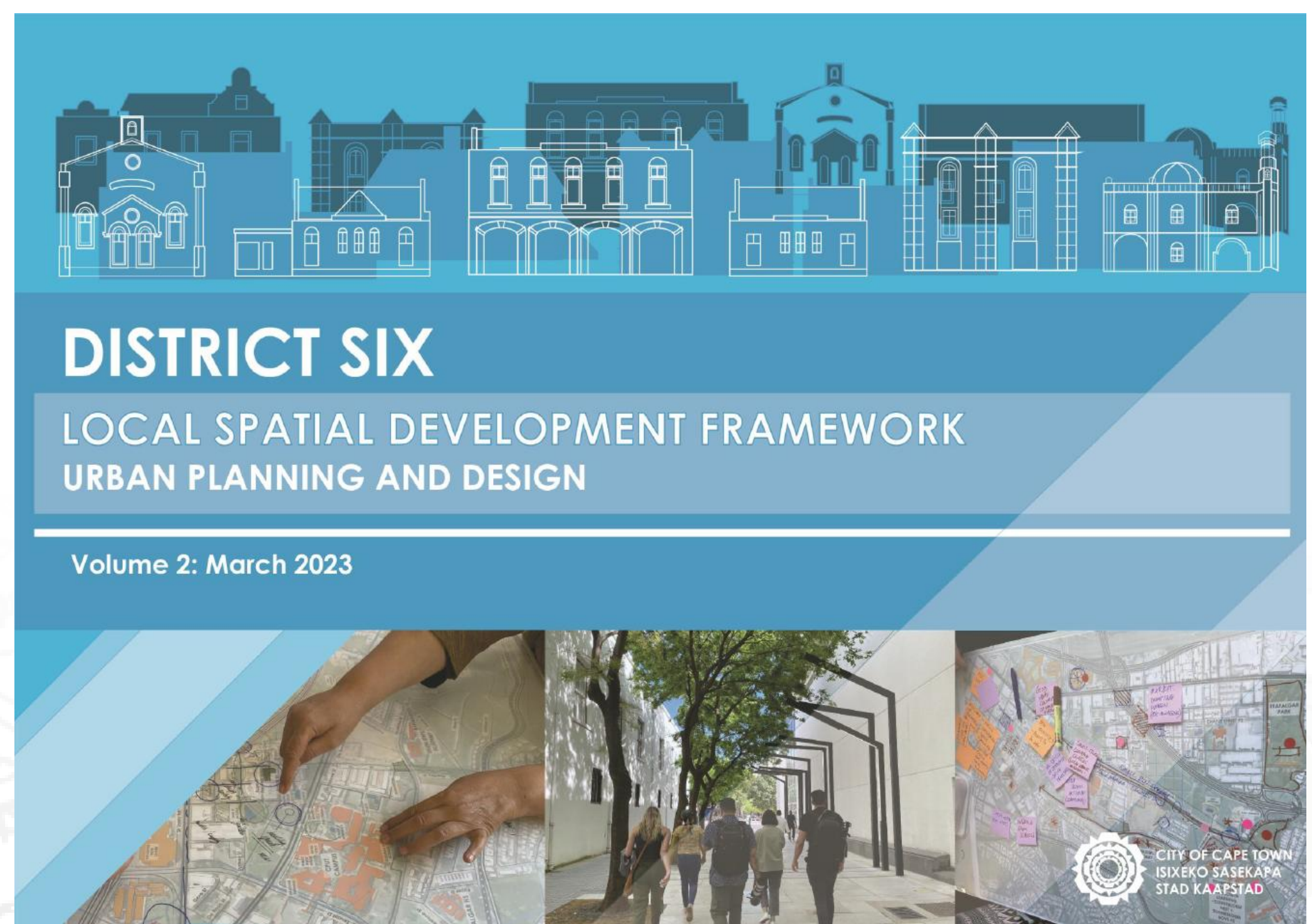
The City of Cape Town initiated the District 6 Public Realm Study in 2021. This work was created alongside other initiatives of District Six including the Local Spatial Development Framework. The Public Realm Strategy informed a Public Realm Investment Framework and Guidelines for Open Spaces and Streets in District Six which was part of the June 2022 work. Emanating from this work, Harrington Square was identified as an implementation and construction project.



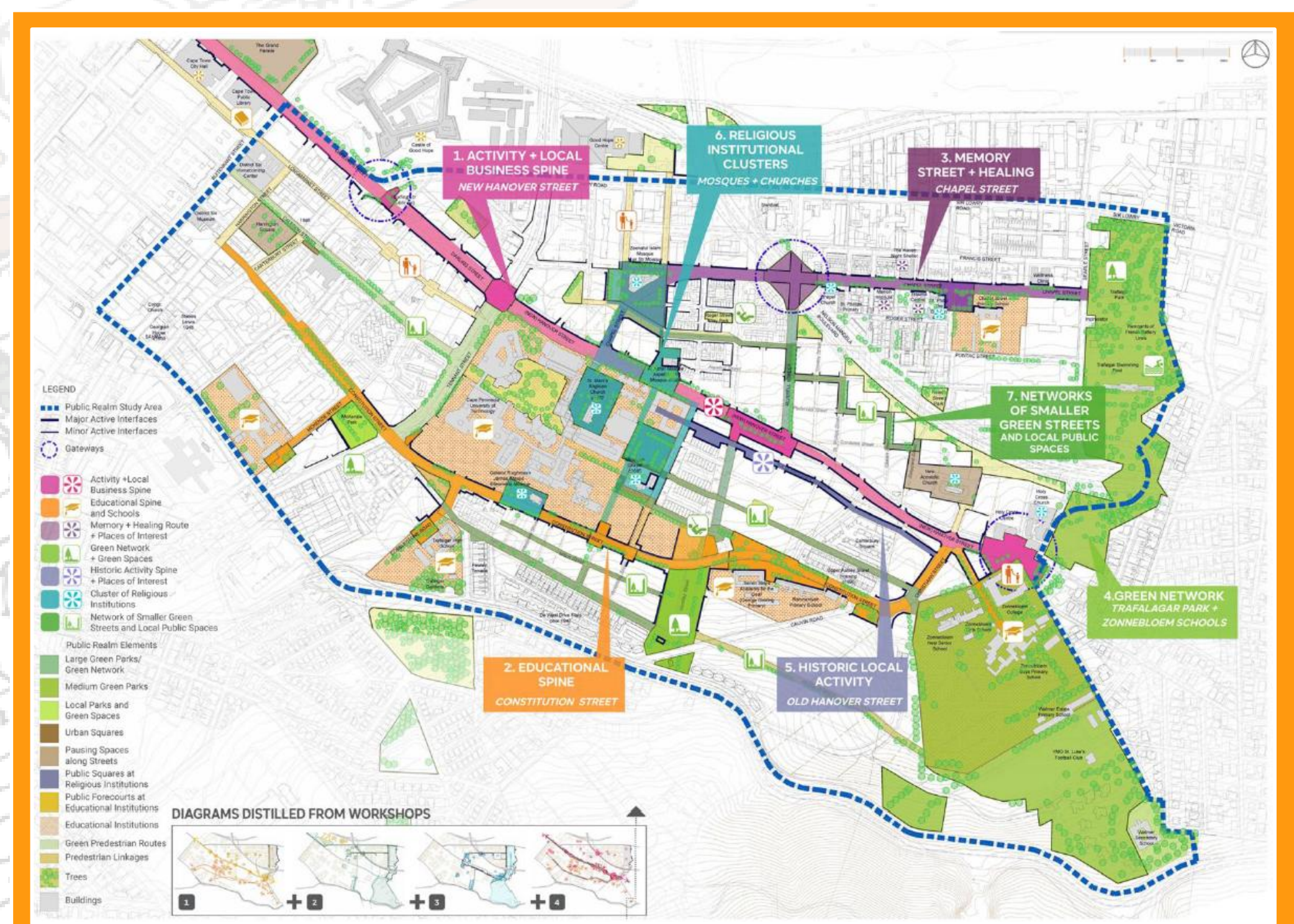
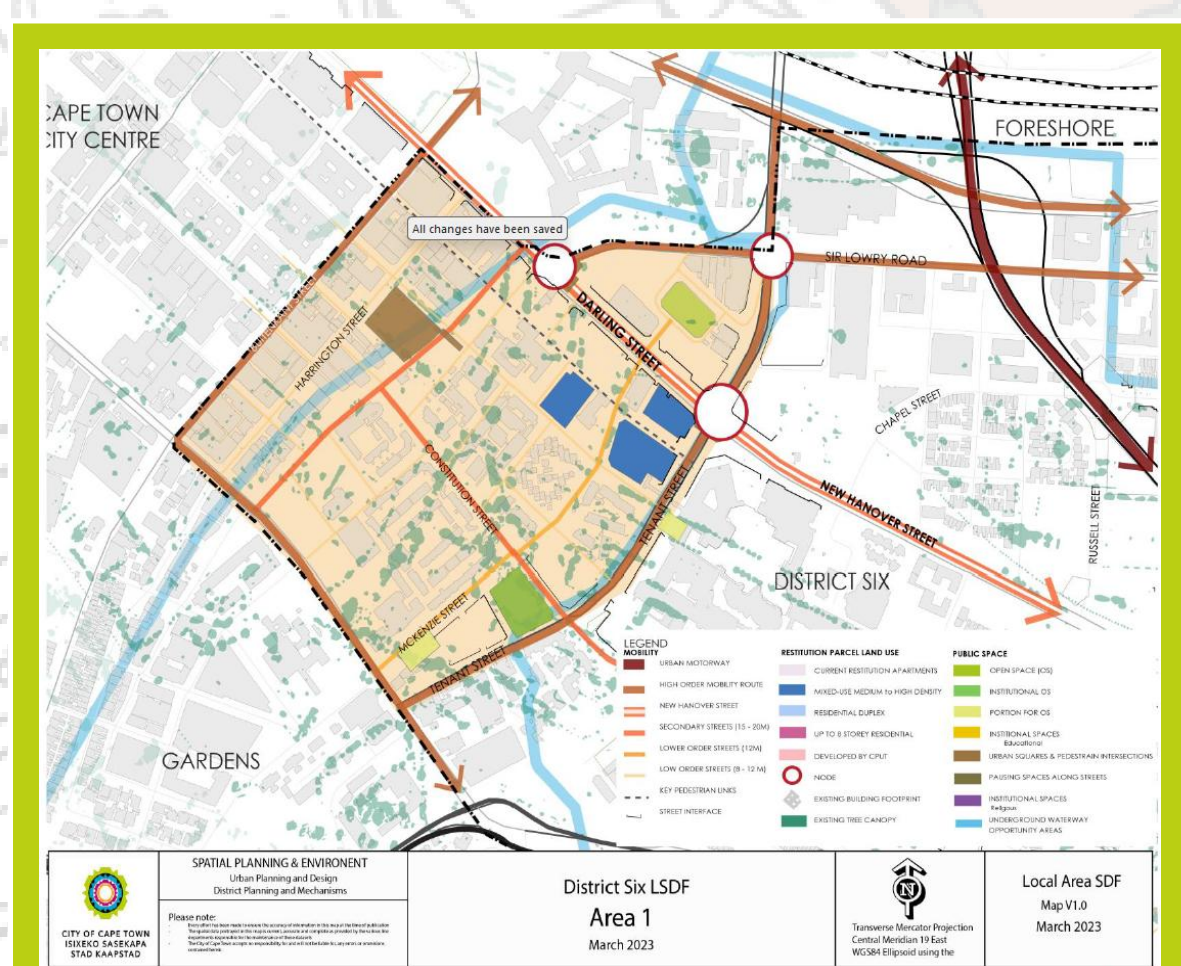
The map includes the parcels of land identified for housing in the National Government document "Towards Implementation", 2019.



The above drawing includes the parcels of land identified for housing in the National Government document "Towards Implementation", 2019 -3d



The maps to the right show the public realm systems & linkages that support a liveable urban environment.



PLANNING CONTEXT

REGENERATION OF HARRINGTON SQUARE AND SURROUNDS

Central Business District Local Spatial Development Framework (CBD LSDF, 2025)

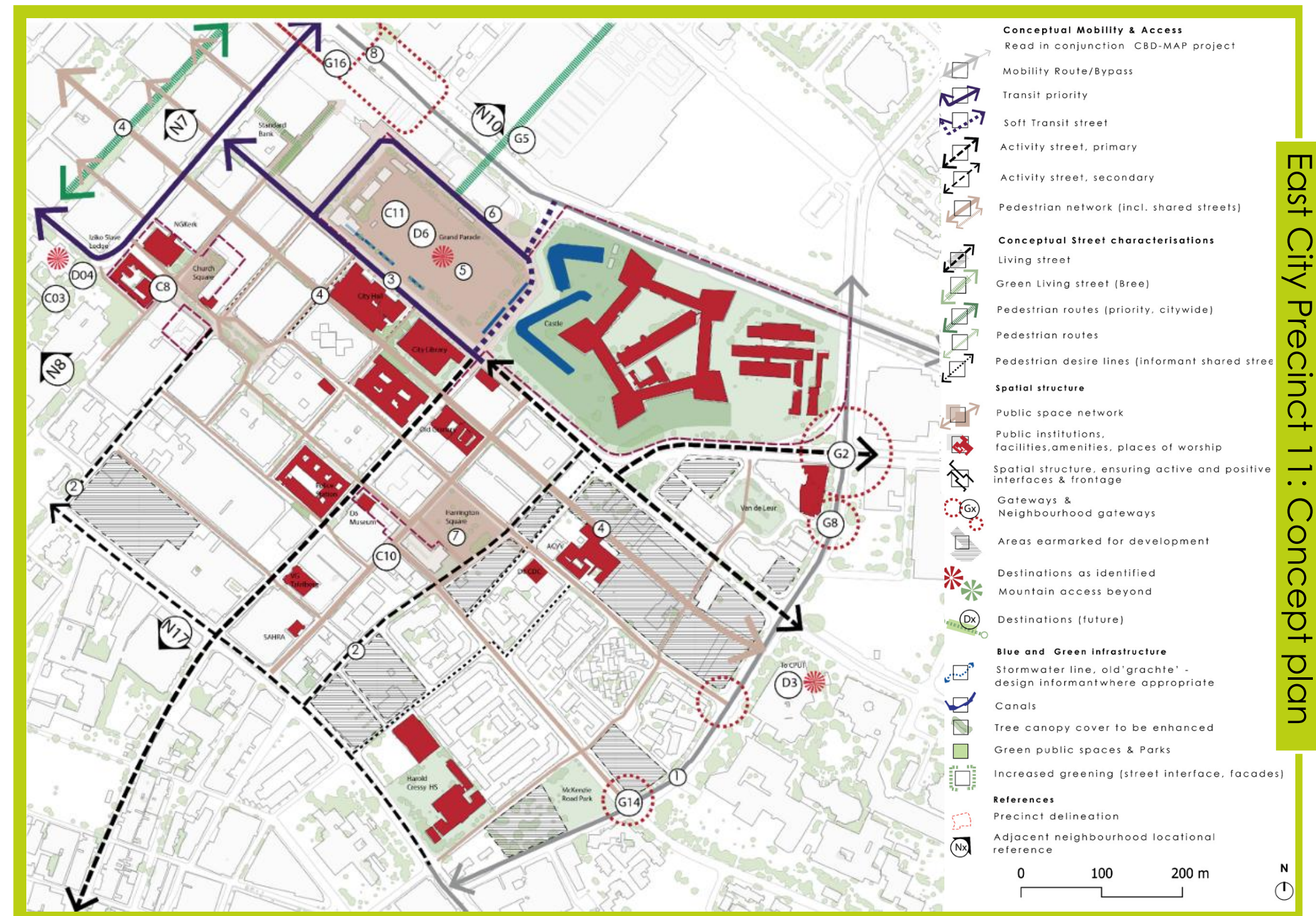
CENTRAL BUSINESS DISTRICT LOCAL SPATIAL DEVELOPMENT FRAMEWORK

Volume 2: Spatial ideas, concepts and development guidelines (30 October 2025)

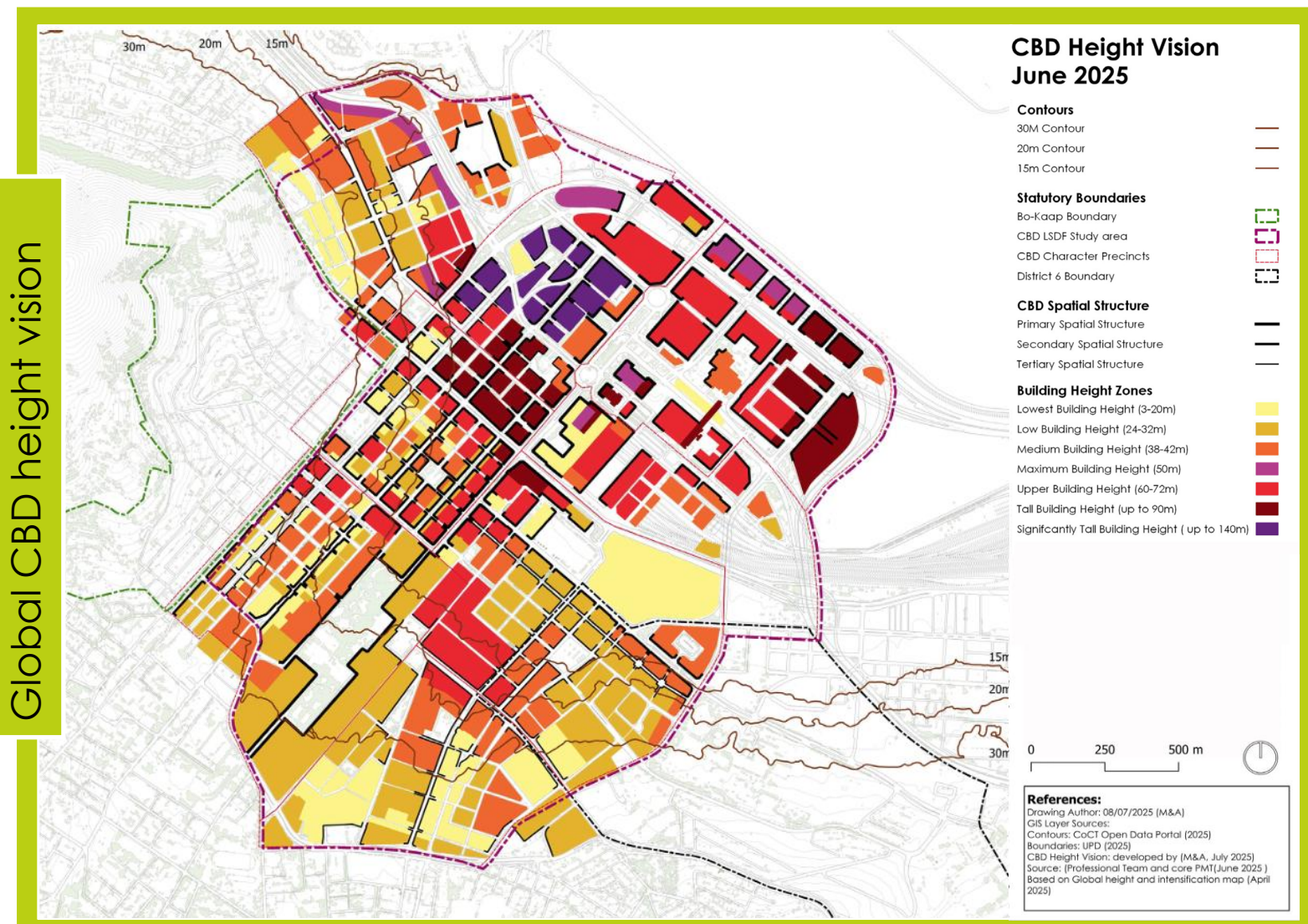
Produced by Department:
Urban Planning & Design in partnership with Environmental & Heritage Management, Transport Planning & Network Management, Urban Regeneration, Development Management

With input from all internal line departments, as well as external inter-governmental and private sector stakeholders.

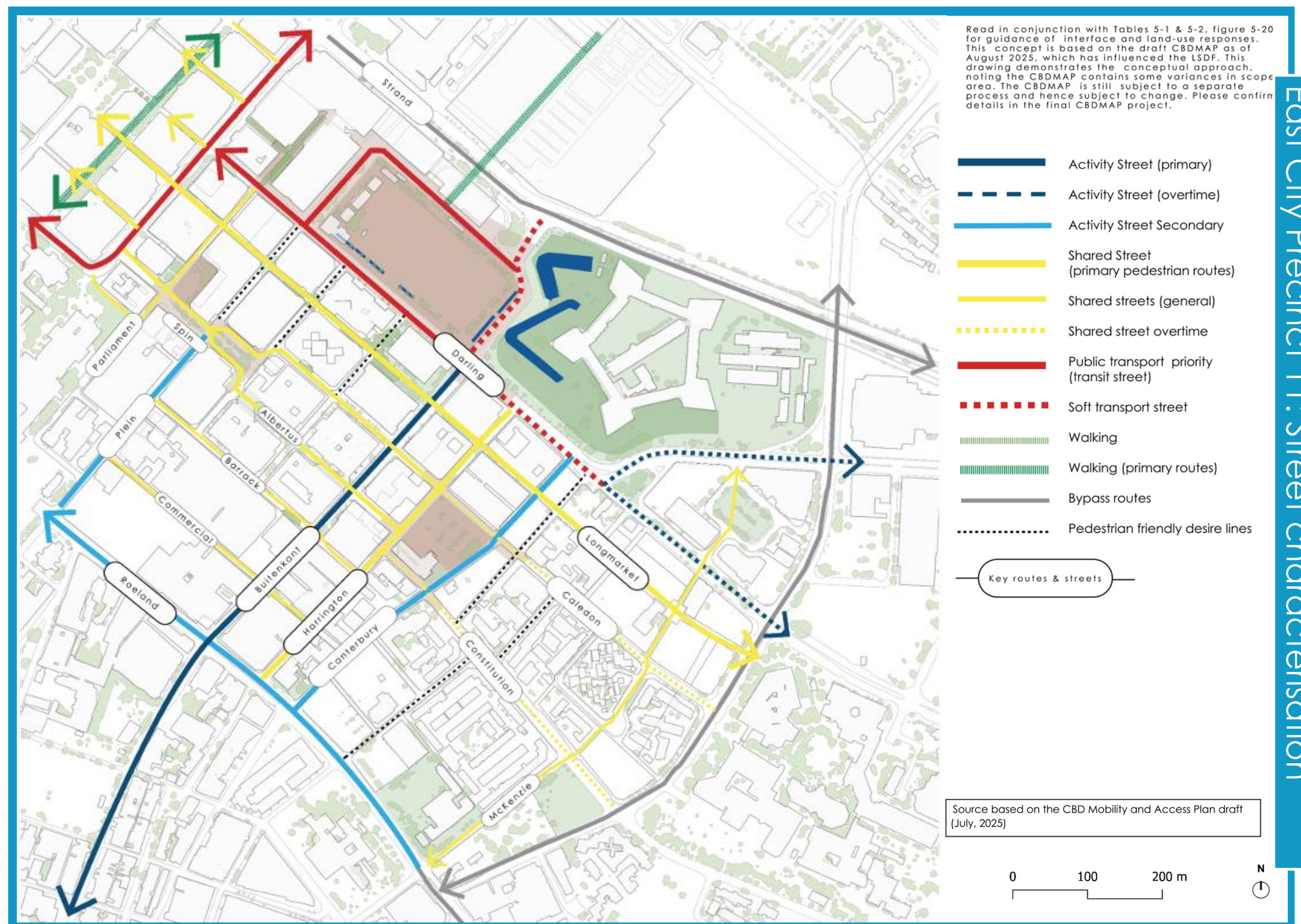
CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD



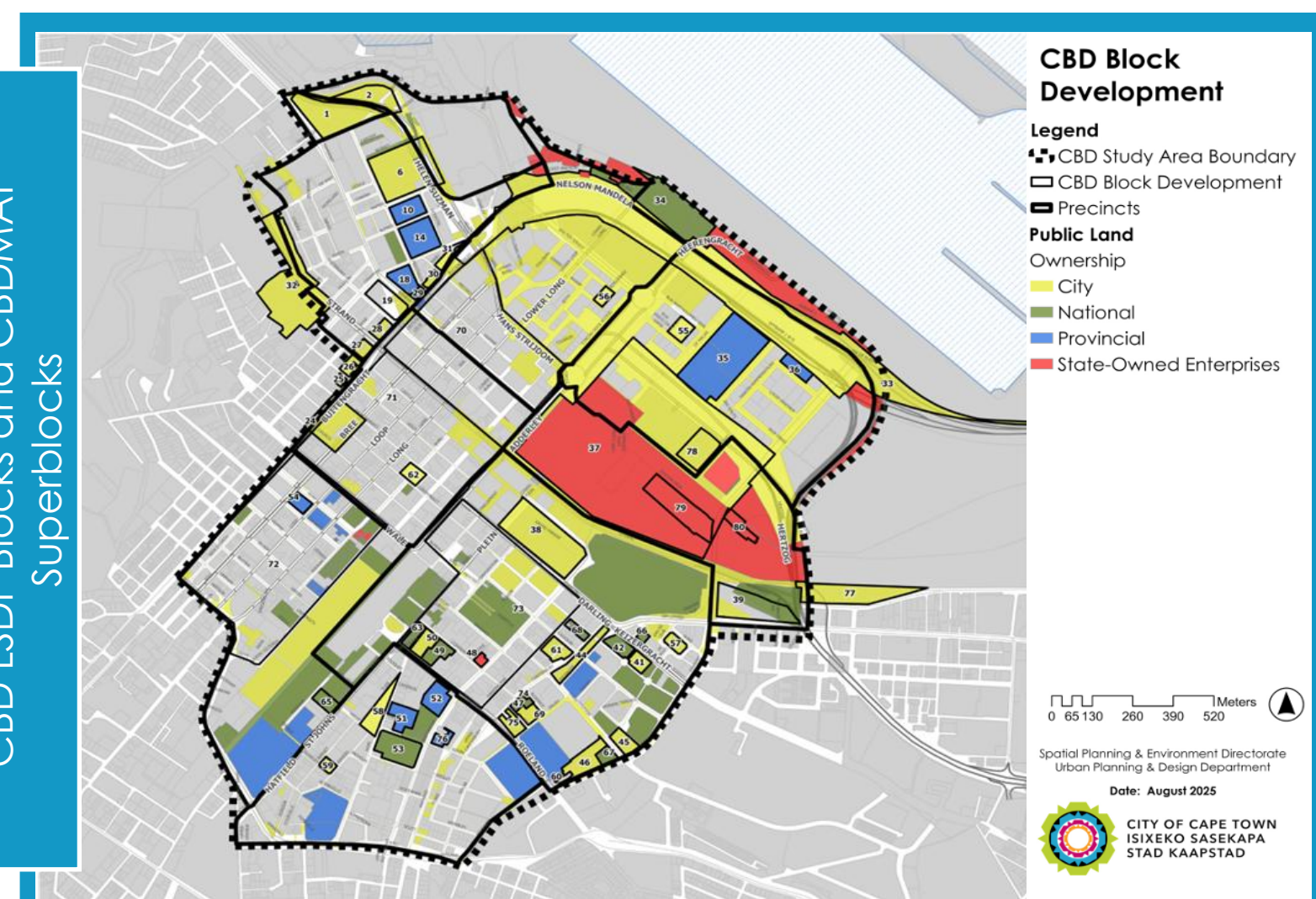
East City Precinct 11: Conceptual plan



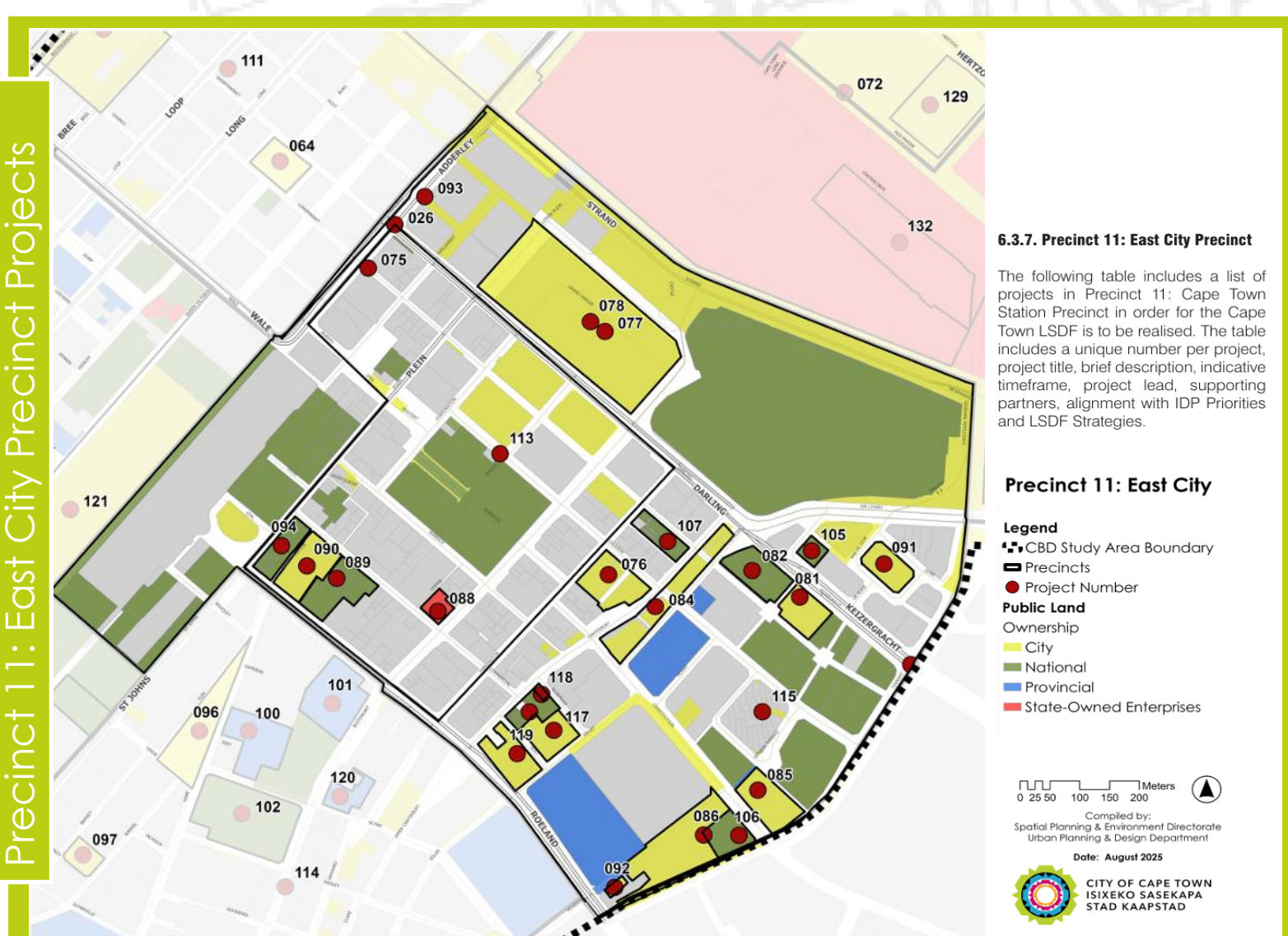
Global CBD height vision



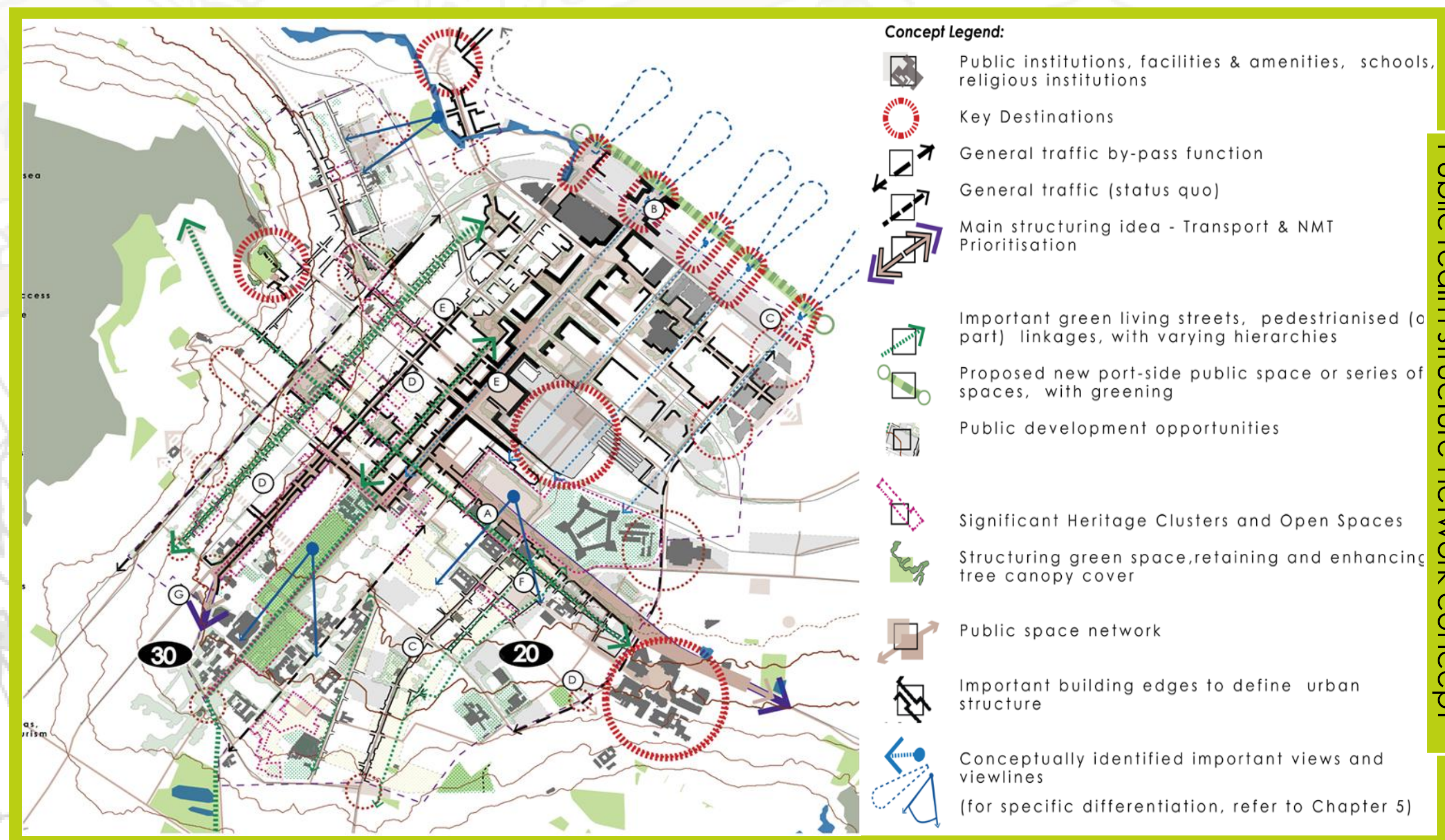
East City Precinct 11: Street characterisation



CBD LSCF Blocks and CBDMAP Superblocks



Precinct 11: East City Precinct Projects

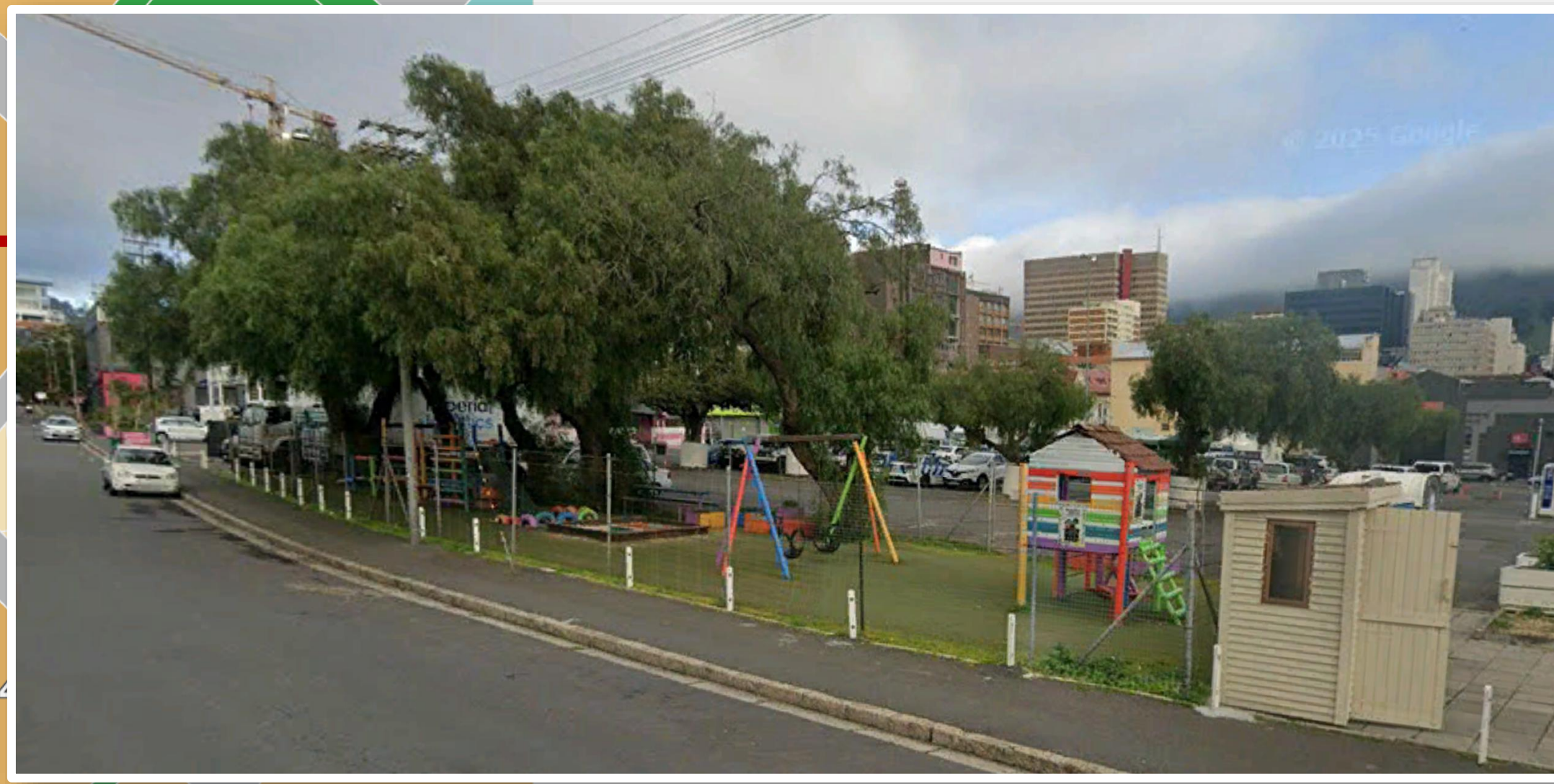
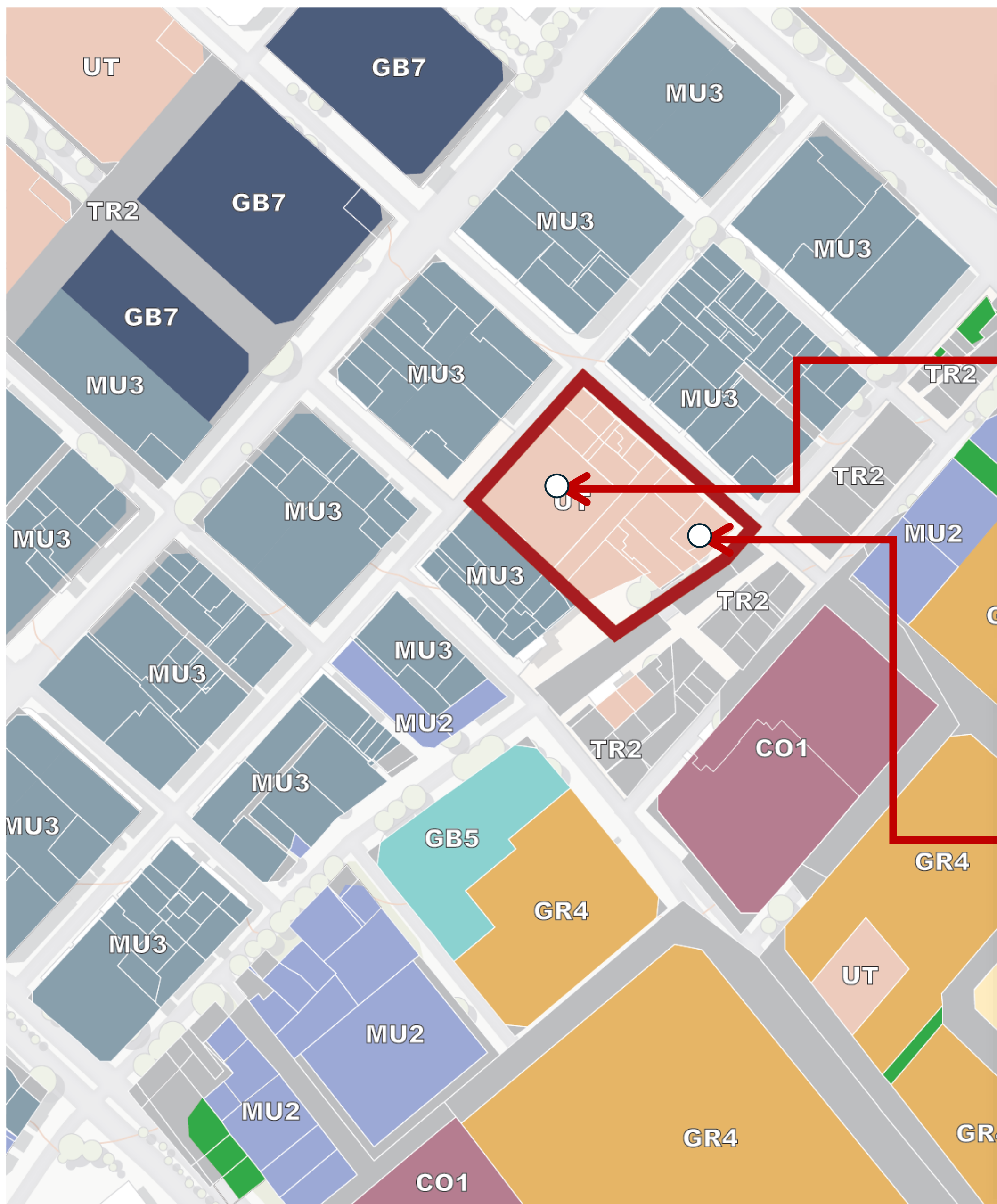


Public realm structure network concept

TECHNICAL SITE PLANNING

REGENERATION OF HARRINGTON SQUARE AND SURROUNDS

LAND OWNERSHIP AND ZONING



Diagrammatic plan showing zoning around Harrington Square
Not to Scale

Source: Jakupa Architects and Urban Designers



Figure 6: Portions of State Land within Harrington Square

Source:
Pre-feasibility
Study: Town
Planning Report
Urban Dynamics
South Cape

PROJECT OVERVIEW

REGENERATION OF HARRINGTON SQUARE AND SURROUNDS

Overall Project Timeline

Concept

FY 2025-2026

1, Pre-Engagement Call for participation

2., Information Session - Project Introduction

3. Stakeholder Workshop – Input & Discussion

4. HIA Phase 1 Open House 1 & comment period

FY 2026-2027

Team develops concept (iterative design)

Stakeholder Workshop II - design charette

Team develops concept based on all inputs

2027

Advanced concept Design(stage 3) HIA Phase 2 Open House & comment period

New Appointment

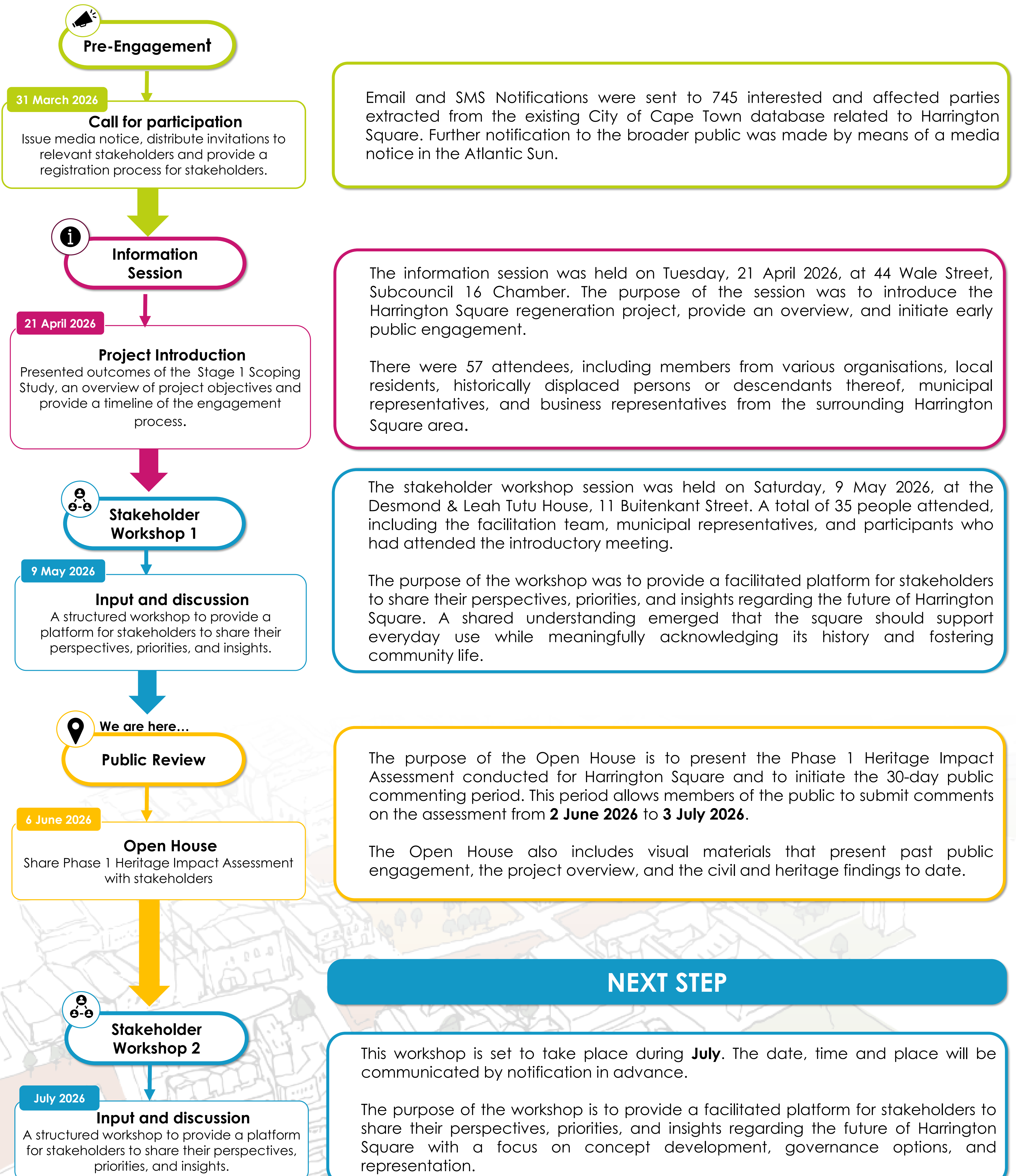
2030+

Detailed design

STAKEHOLDER ENGAGEMENT PROCESS

REGENERATION OF HARRINGTON SQUARE AND SURROUNDS

OVERVIEW



NEXT STEP

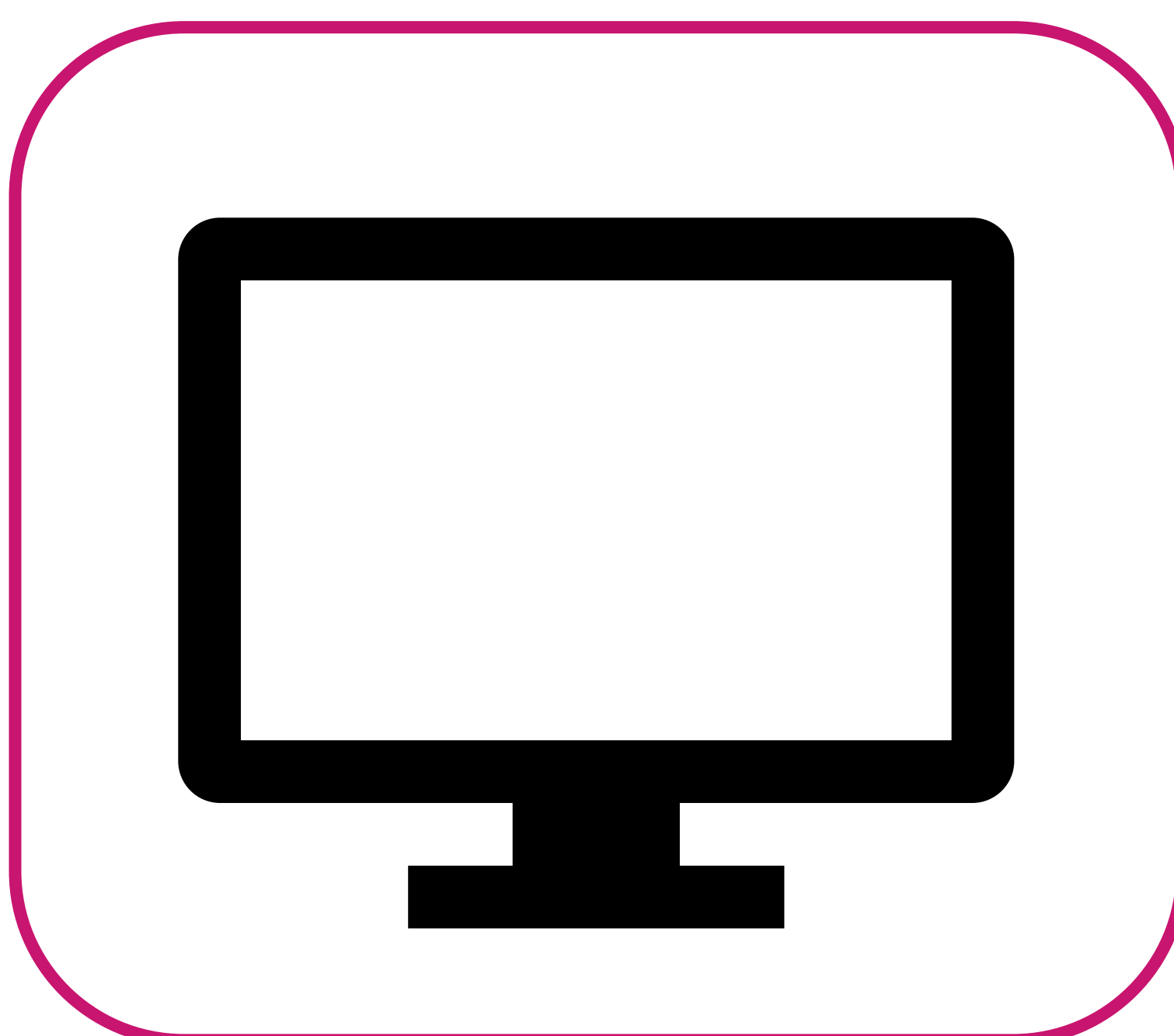
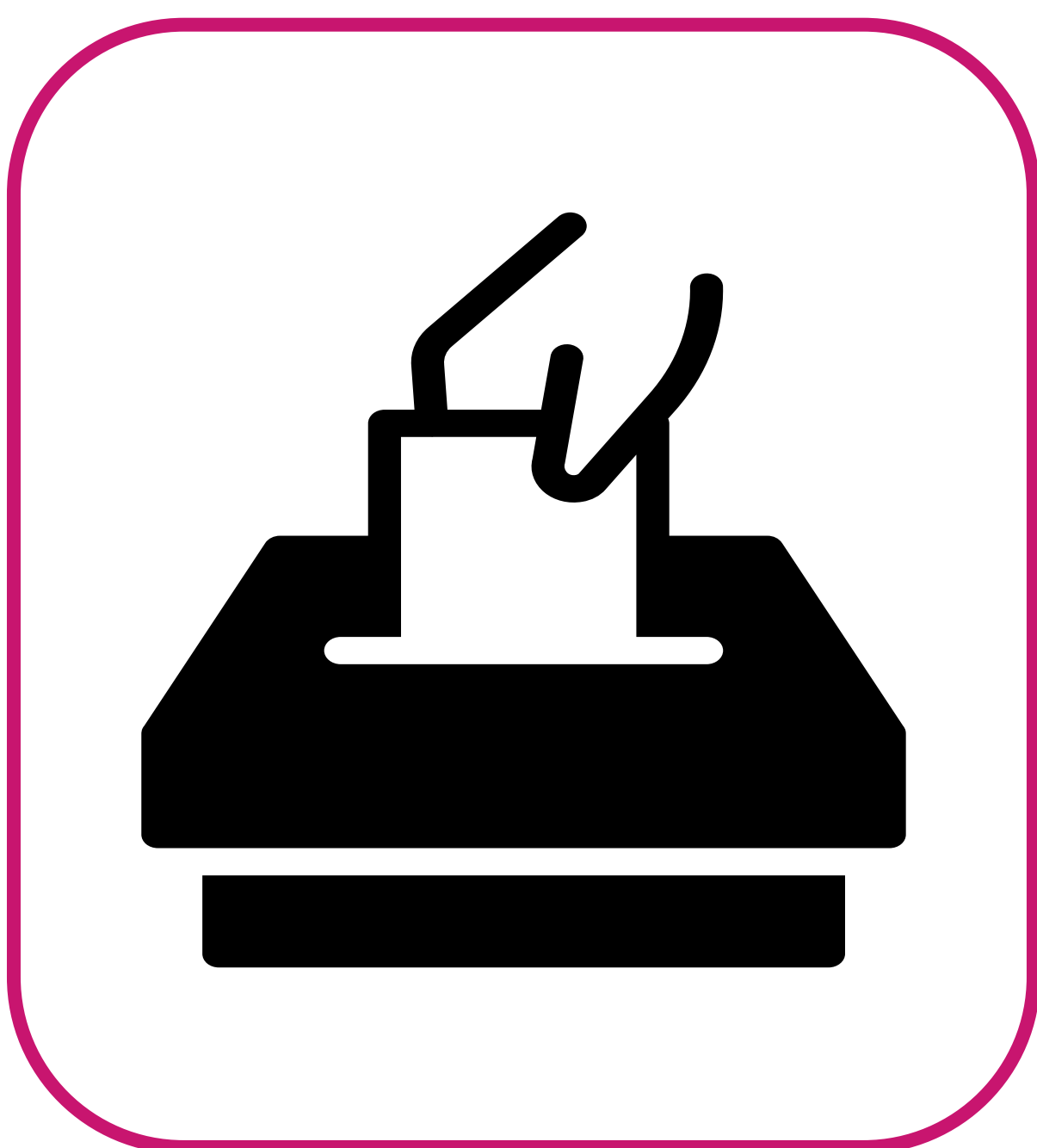
HOW TO PARTICIPATE

REGENERATION OF HARRINGTON SQUARE AND SURROUNDS

You are hereby invited to comment on the draft Heritage Impact Assessment for the Regeneration of Harrington Square and Surrounds.

In terms of Section 38 of the National Heritage Resources Act 25 of 1999, the public and interested parties or groups are given the opportunity to submit comments, recommendations or input to the City from 02 June 2026 to 03 July 2026.

Submit your hand-written comments in the comments box, or submit your comments online at harringtonsquare@infinity.capetown, or scan the QR code below:



The posters presented at the Open Day will be available on the project website from 8 June 2026.

If you require assistance submitting your comments, please contact us at the details below:



021 834 1600



060 524 7676



www.infinity.capetown/harringtonsquare

WORKSHOP 1: CONSOLIDATED INPUTS

REGENERATION OF HARRINGTON SQUARE AND SURROUNDS

The information provided below represents ideas and contributions expressed by Interested and Affected Parties at Workshop 1 held on 9 May 2026.

MEMORY, HISTORY AND REDRESS

The site presents an opportunity to acknowledge District Six alongside deeper pre-colonial, Khoisan, and Griqua histories through landscape, water, naming, and storytelling. Designers are cognisant of these layered histories and to thoughtfully integrate them into the design of Harrington Square. The extent to which earlier histories can be meaningfully incorporated will be explored through the Heritage Impact Assessment process.

INCLUSIVITY AND BELONGING

There was broad agreement, recommending that the square serve a wide range of users, including children, elderly people, clinic users, and people experiencing homelessness. How inclusive design principles will be implemented and sustained in practice will be addressed through the concept development and design process.

ZONING AND LAND-USE LEGACY

The site is currently zoned 'Utility', this limits permissible uses and indicates that rezoning and land consolidation will be required. A Notice of Intent to Develop has been submitted to Heritage Western Cape and a phased Heritage Impact Assessment is underway. These processes will be progressed in parallel with concept development

SAFETY, SECURITY AND MANAGEMENT

Design interventions alone cannot address issues of safety, vandalism, and misuse. This underscores the limitations of relying solely on physical design solutions and highlights the importance of an appropriate governance model. As the site is primarily City-owned, the governance model will need to align with the City's asset and open space management frameworks. Options will be developed taking this into consideration.

TEMPORARY ACTIVATION AND ADAPTABILITY

Given long planning and implementation timelines, participants supported temporary or pilot interventions to activate the site and test ideas. The project team will explore options for interim activation in consultation with private or interested groups and report back through future notification.

STORYTELLING AND REPRESENTATION

Tension exists between permanent forms of representation (such as monuments) and more flexible approaches such as murals and programming. How decisions will be made about whose stories are prioritised remain open and will require further exploration.

HEALING AND SOCIAL FUNCTION

The proximity of the District Six Clinic shapes the everyday social role of the square, with large numbers of people waiting on site daily with limited shelter or seating. The square has strong potential to function as a place of pause, care, and connection. The specific needs of clinic users will be incorporated into the design brief.

PUBLIC SPACE QUALITY AND EVERYDAY USE

Consideration should be given to ensure that the square supports everyday activity as well as remembrance. Existing pressures between parking, movement, gathering, the limited availability of open green spaces across the broader city and commemorative uses present both constraints and opportunities for a layered, multifunctional space. Priorities between competing functions and trade-off decisions will be a focus of Workshop 2.

EXISTING USES AND CONTINUITY

Harrington Square is not a blank canvas. Existing uses such as the play area, and nearby sports facilities which carry social and functional value. A site assessment will inform which existing functions should be retained and how they can evolve as part of the concept.

PARTICIPATION AND GOVERNANCE

Queries were raised regarding how technical inputs from line departments feed into the process. It was clarified that technical queries are channelled through the PMT, with departmental input informing design and feasibility considerations. Feedback on how stakeholder input is being incorporated will be provided at each subsequent engagement.

Phase 1: Heritage Impact Assessment

REGENERATION OF HARRINGTON SQUARE AND SURROUNDS

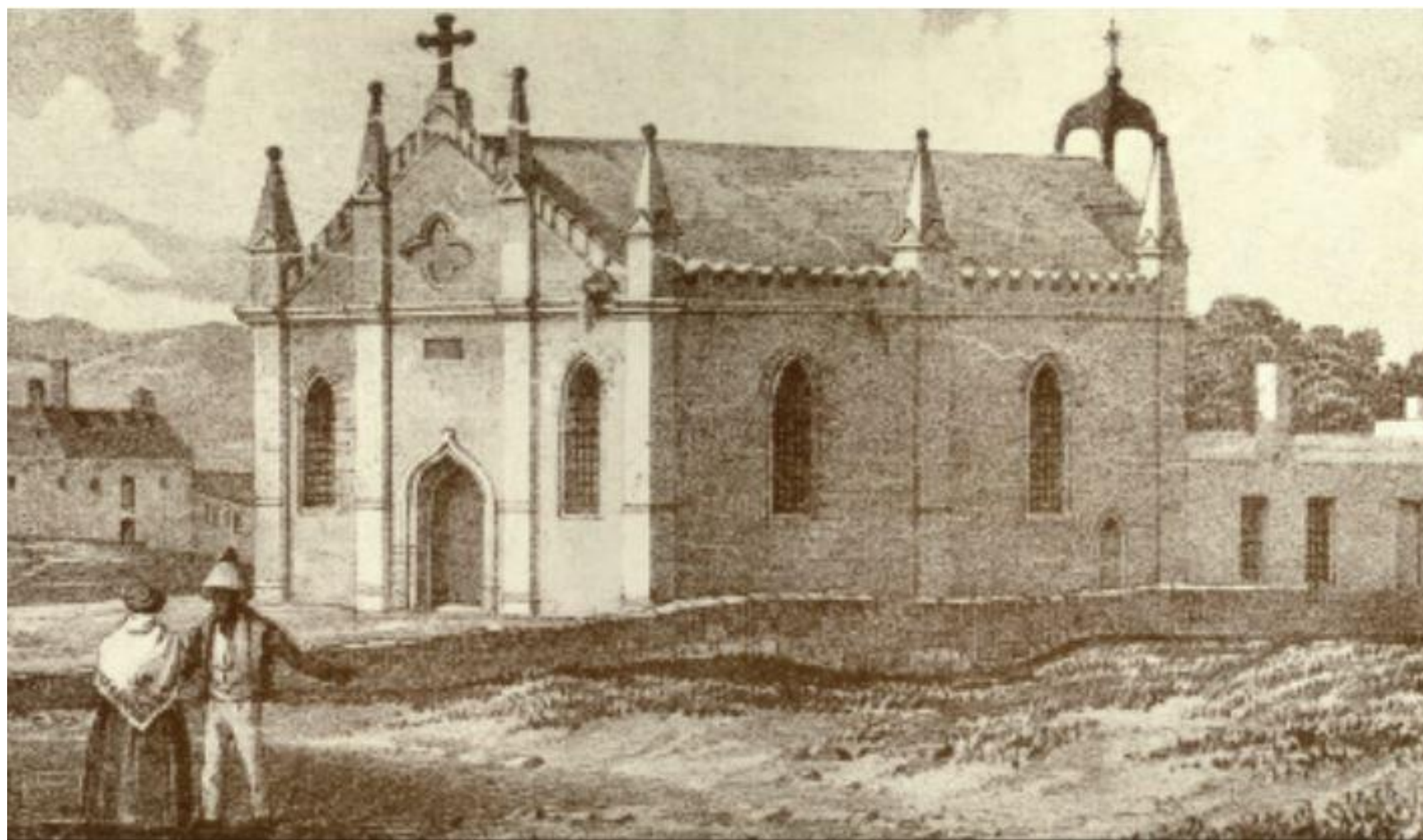
BACKGROUND

Project Background

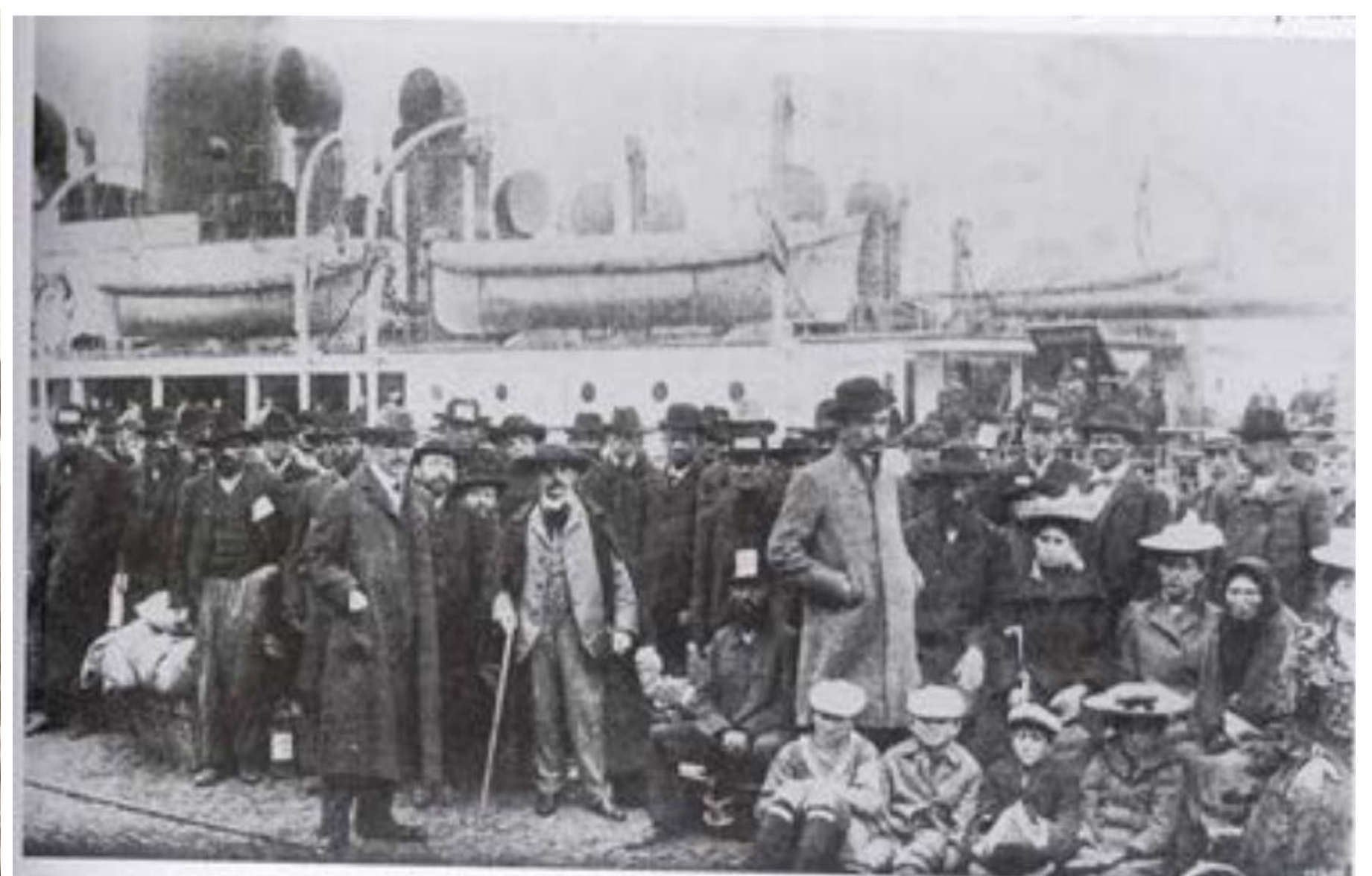
The City of Cape Town has identified that Harrington Square provides an opportunity for sensitive, responsive and appropriate redevelopment, predominantly as a public space, that will have positive impacts on local businesses, visitors and residents, and enhance the usability and user friendliness of the immediate area.

Heritage Resources Identified

The site is currently an open space, largely given over to public parking, but it holds heritage significance. It has socio-historic links to District Six and forced removals, immigrant populations, and cosmopolitan urban life before Apartheid. It holds historical and archaeological significance by virtue of its location near the Castle and long history of use, the possible presence of the remains of the first Roman Catholic Church at the Cape and the Holy Trinity Chapel, and the old alignment of a filled in water course. Its townscape sensitivities arise from its location at an interface between District Six and the City.



The first Catholic Church in South Africa c.1830.



Arrival of Jewish immigrants (The South African Jewish Museum, in Randle, 2024: 25)



Historic Use of Harrington Square Diagram (RSA, 2026 - after Thom survey c.1900)



Site location in detail. Site indicated in red (CoCT EGSViewer, 2026).



Cape Town/ District Six image in Glynndale St (previously Lamb's Lane) looking south towards Table Mountain with Beinkinstadt booksellers at the head of the road (Wissema, c.1970s).

Impact

The usage as a public space is confirmed through the public realm process for District 6 and in the District 6 LSDF. This city space, a collection of many erven reflecting its earlier origins, has been collectively assessed to have a suggested grading of IIIA. While 19th and 20th century urban informants will assist in the interpretation of the space, it is the underlying social, spiritual, and historical elements that are of primary importance as informants in shaping this space and embedding it in the fabric of the city, and in the recovery of the District 6 itself.



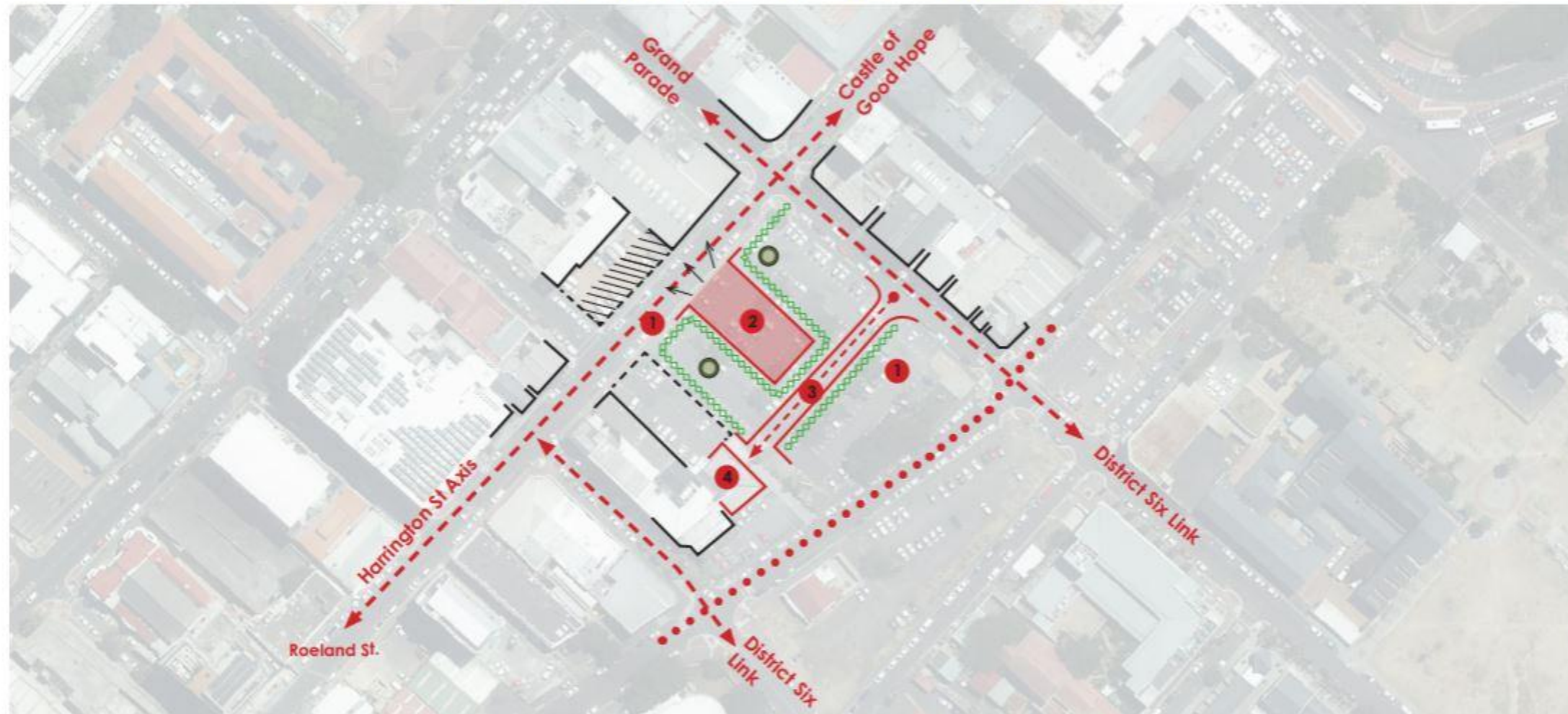
Archaeological sensitivities on site (RSA, 2026)

Phase 1: Heritage Impact Assessment

REGENERATION OF HARRINGTON SQUARE AND SURROUNDS

PHASE 1 INDICATORS - HERITAGE

HIGH-LEVEL HERITAGE-BASED DESIGN INDICATOR



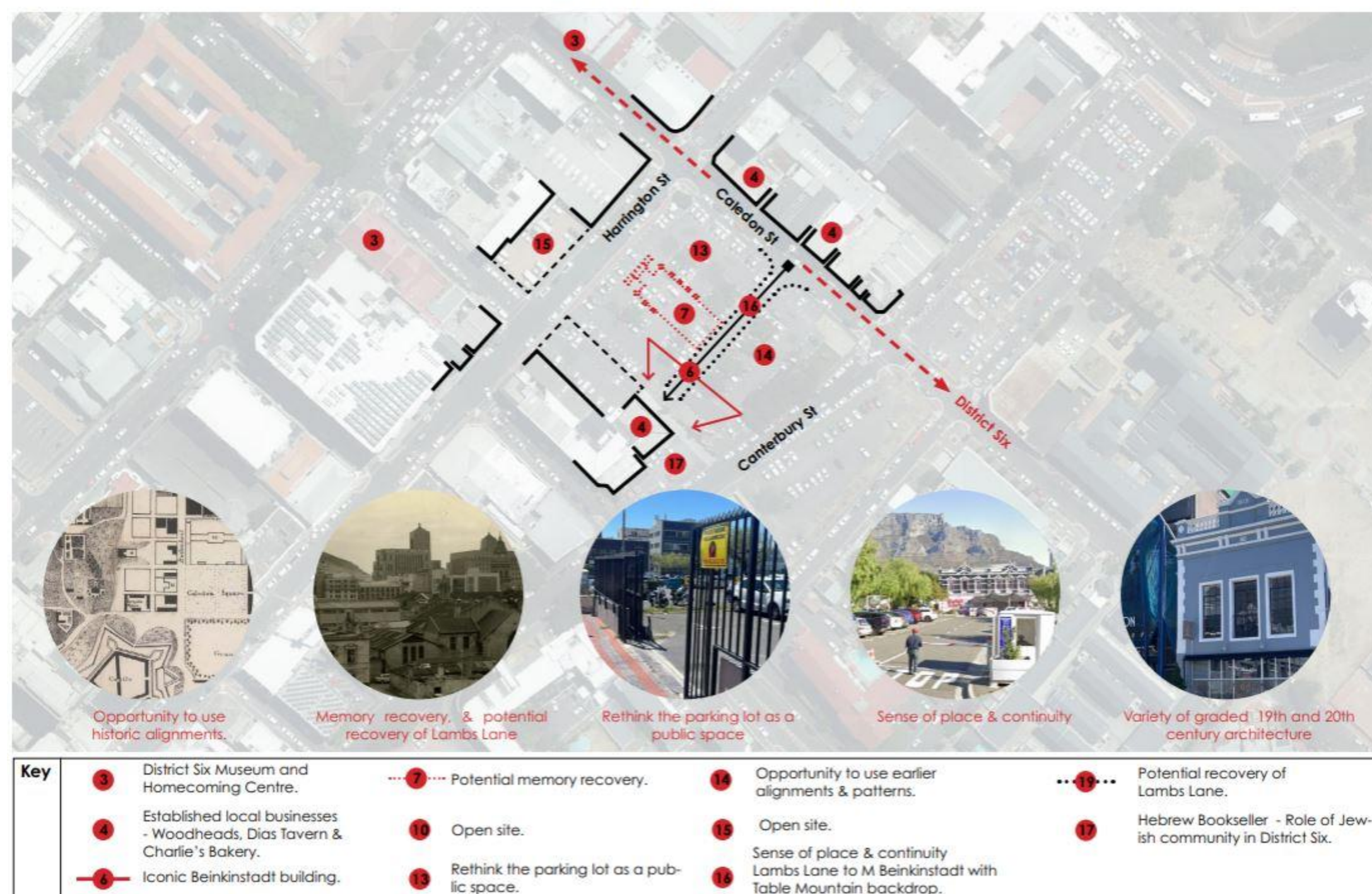
Key		
○ ○ ○ ○ ○ ○ ○ ○	Positive street edge/ people's space.	Beinkingstadt Booksellers.
②	Potential interpretation and use of church footprint as park, venue, market or exhibition area.	Approximate position of historic trees.
—○—	Reinforce alignment of historic Lamb Lane.	Recognise Canterbury St edge, play area and District Six Restitution Housing.
—○—	Sense of place & continuity, Lambs Lane to M Beinkinstadt with Table Mountain Vistas.	

CONSTRAINTS AND CHALLENGES



Key	
—○—	Erasure of built form and social history.
②	Current usage as a parking lot.
○ ○ ○ ○ ○ ○ ○ ○	Likely archaeological deposits along Capel sloop aligned with Buitenkant.
—○—	21st century development potentially erasing earlier form and character if not integrated.
③	Current parking lot usage.
—○—	21st century development potentially erasing earlier form and character if not integrated.
	Current leased play area for Stepping Stones (on Canterbury Street).
—○—	Undefined edge to East along Canterbury St.
④	Security concerns leading to fencing and enclosures such as at the Get Wine building.
⑫	The trees are not historic or established but this should be confirmed by an arborist's report.

OPPORTUNITIES AND ASSETS



Key			
①	District Six Museum and Homecoming Centre.	—○—	Potential memory recovery.
②	Established local businesses - Woodheads, Dias Tavern & Charlie's Bakery.	⑬	Open site.
③	Iconic Beinkinstadt building.	⑭	Rethink the parking lot as a public space.
		⑮	Sense of place & continuity Lambs Lane to M Beinkinstadt with Table Mountain backdrop.
		⑯	Opportunity to use earlier alignments & patterns.
		⑰	Potential recovery of Lambs Lane.
		⑱	Hebrew Bookseller - Role of Jewish community in District Six.

Townscape and Architectural Indicators

Heritage Informants

1. The alignment of Lambs Lane/ Glynddale St, and its relationship to iconic District Six memory and imagery should be embedded in any design as a key informant.
2. The siting of the Holy Trinity Church could be expressed in two ways, subject to further archaeological exploration.
3. Upgrading of the space must at all times take into account the redevelopment and recovery of District Six and be used as a positive linking space between the East City and District Six.
4. Encourage active edges and street activity.
5. In order for this space to be seen and used in a positive manner, some central theme or drawcard needs to be in place. This may arise out of a new vision for the space and not only its historic form.
6. Tree planting is random at present. An integrated landscaping plan focussing on trees and greenery is required to soften the harsh environment overall.

Constraints and Challenges Analysis informing the Indicators

1. Erasure of built form and social history.
2. Current usage as a parking lot.
3. Likely archaeological deposits along Capel sloop aligned with Canterbury.
4. 21st century development potentially erasing earlier form and character if not integrated.
5. Current parking lot usage.
6. Current leased play area for Stepping Stones (on Canterbury Street).
7. Undefined edge to East along Canterbury St.
8. Security concerns leading to fencing and enclosures such as at the Get Wine building.
9. Required liaison with District Six Museum and ex residents to unpack the role of the place vs it becoming an open area since the 1970s as the development as an open space occurs after destruction of District Six.
10. Further research is required into the reasoning behind and circumstances of the removal of buildings and road infrastructure in the 60s/70s.
11. Further investigation regarding the presence of archaeological remnants, footing and walls is required.
12. The trees are not historic or established but this should be confirmed by an arborist's report.

Opportunities and Assets informing the Indicators

1. Potential recovery of a space with urban qualities as a node along Harrington Street.
2. Proximity to Castle, Grand Parade and other key historic spaces in Cape Town.
3. Proximity to the District Six Museum and Homecoming Centre.
4. Established local businesses such as Woodheads, Dias Tavern & Charly's Bakery.
5. Links to District Six and the potential to assist to stitch the East City and District Six together.
6. Iconic Beinkinstadt building/ now Charly's Bakery.
7. Potential for recovery of memory of early churches on the site and the various communities who inhabited this space.
8. Holy Trinity Chapel complex including later school - connections to other churches and mosques in area.
9. Potential to explore archaeological remnants as an informant.
10. Variety of graded architecture from 19th and twentieth century.
11. Current upgrading and redevelopment as a positive driver of investment and upgrading of the area.
12. Wealth of visual imagery available and can be used to tell the story.
13. Potential to rethink the parking lot as a public space which caters for car parking.
14. Opportunity to use earlier alignments, patterns and archaeological material if this exists to inform place-making.
15. Open site on corner of Albertus St (Namaqua Trading) and adjacent burnt-out and now demolished building on Namaqua Trading.
16. One of the iconic "District Six" images - view up Glynddale St/ Lambs Lane to M Beinkinstadt with Table Mountain backdrop - provides a sense of place and rare continuity.
17. Hebrew Bookseller (and stationery, printing and importer of hosiery) - role of Jewish community in District Six and this part of the city.
18. Beinkinstadt - originally entered from / faced onto Canterbury St. Current facing onto the square is a recent change and potentially positive in terms of urban place-making.
19. Potential recovery of Lambs Lane (later Glynddale St) as a design informant, scaling device and memory-marker.
20. Views from site to Table Mountain - sense of place
21. The site was never a formalised square, in contrast other historic public spaces in the CBD. There is therefore an opportunity to develop a 'new' urban identity while drawing on broader heritage informants.

Criteria related to Memory and Recovery

1. Harrington Square exists not by design but by erasure - the removal of streets and buildings in the 1960s/70s. Any proposed intervention must therefore necessarily be founded on an understanding of the underlying earlier historic form. Furthermore, testing of options and engagement with a range of stakeholders will need to unpack the degree to which the underlying patterns are held in memory and form a powerful structural informant and therefore should be part of recovery of the place, or are confined to recording and memorialisation in the space.
2. The open area has been graded as Grade IIIA in this report. This is due to the historic and social significance of the buildings and streets that existed here and the communities that inhabited it and the potential for recovery of meaning.
3. Multi use of the space should be encouraged and monofunctional uses such as at present should be avoided.

Phase 1: Heritage Impact Assessment

REGENERATION OF HARRINGTON SQUARE AND SURROUNDS

PHASE 1 INDICATORS - SOCIAL HISTORY

The Foundation of a diverse Cape Town

The long and layered history of diverse people, buildings and the topographical landscape of Harrington Square have been shaped and influenced by complex and contested processes of change.

Over generations the site has been a gateway to immigrant communities and freed slaves, all rich in culture and religions which would later shape the diverse and complex mix that makes up the roots of the people of the City. It was an important site of access to water, the city and its opportunities. Ultimately apartheid legislation and the group areas act resulted in the destruction of an urban block with deep historical lines.

Socio-historic Indicators

Socio-historic indicators (**Roux, 2026**) have been derived through further analysis based on the initial Social History Assessment (Randle, 2024), shaped by the participatory design process currently underway around Harrington Square. This process builds on previous work towards the D6 and CBD Local Spatial Development Frameworks, and the District Six Public Realm Framework.

The 2024 social history report (Randle, 2024) provides a set of historical themes that have shaped the area now known as Harrington Square. Randle's identified socio-historical layers include:

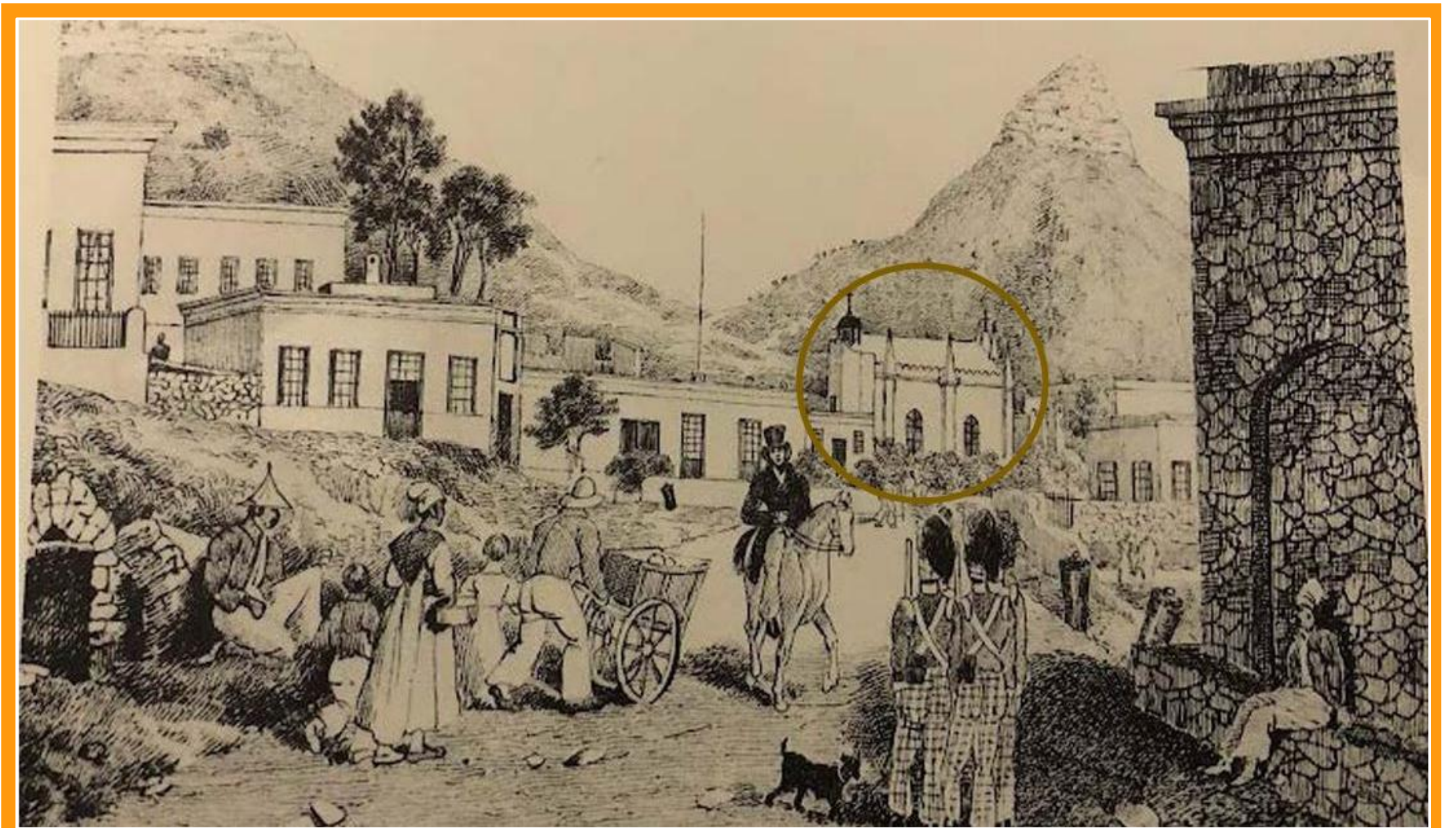
- Water as connector to pre-colonial and indigenous history.
- Foundation of a diverse Cape Town.
- Cradled by iconic buildings.
- Mixed residential and commercial character.
- Freedom of religion.
- A centre for Catholic faith.
- Kanaladorp.
- Holy Trinity Church and school.
- A complex urban nexus.
- Jewish immigrants.
- Race and segregation.
- Vibrant mixed-use urban character.
- Apartheid planning, removal and destruction and resistance.

These thematics provide a useful starting point for reading the layers of history and memory that have shaped Harrington Square, and to translate this history into cultural informants and design indicators. These have been supplemented by additional public processes and engagements, as well as desktop research to translate the socio-historical themes and contemporary layers into cultural informants for design. The cultural informants report should be read in conjunction with Randle's socio-historical research.

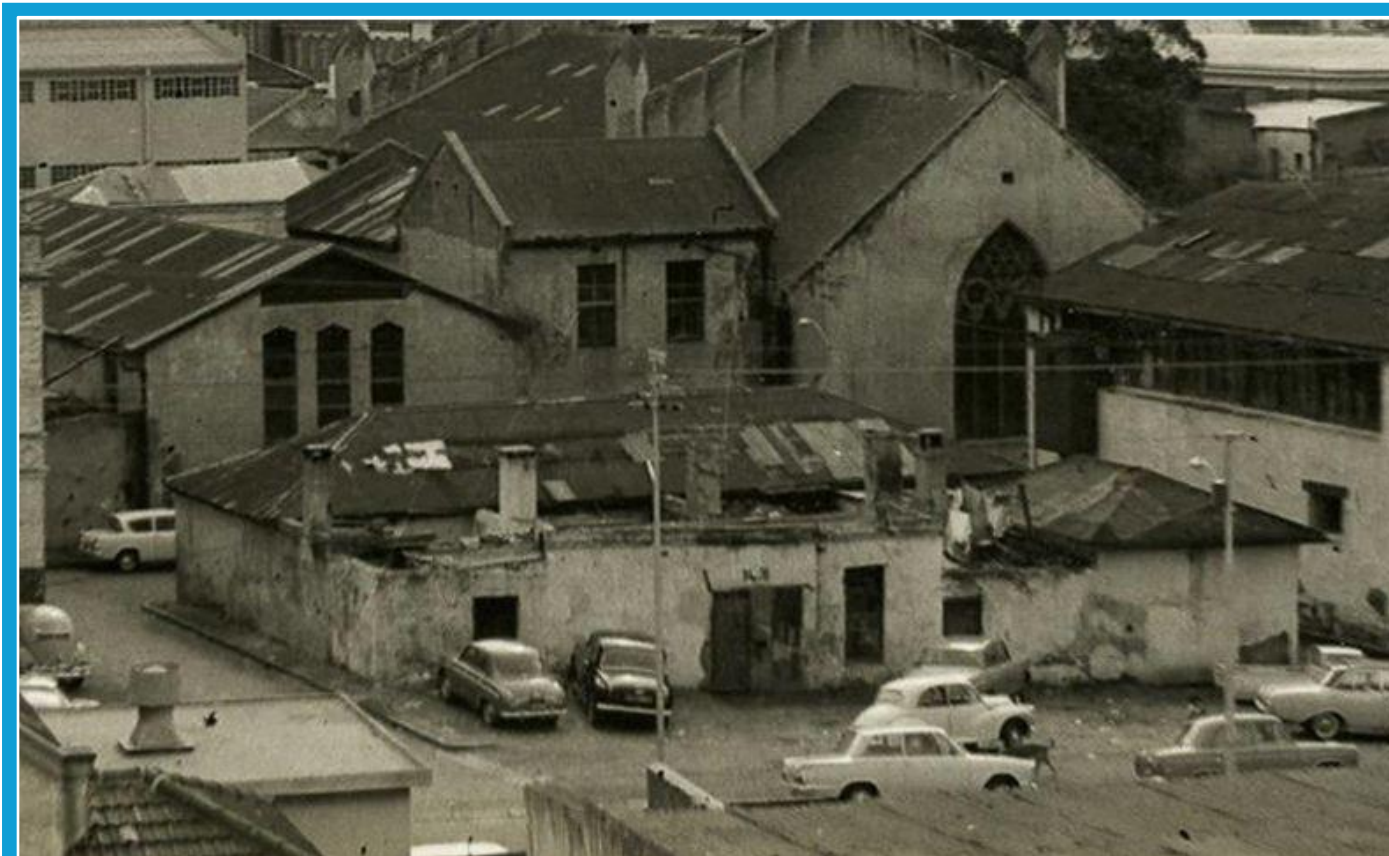
Cultural informants

This report identifies 13 key cultural informants for Harrington Square:

1. Water and land: precolonial histories, spiritual belonging .
2. Slavery and emancipation.
3. Stories of arrival, a foothold in the city.
4. Religious and spiritual multiplicity .
5. Domestic cultures, home and family life .
6. Social connection, community-building practices.
7. Children's lifeworlds, education, play .
8. Commercial cultures: informal trade, shops, street traders, home industries.
9. Theatre and performance space, creative cultures.
10. Queer cultures and expression.
11. Memories and experiences of forced removals.
12. Street name stories (Canterbury, Harrington, Lamb's Lane).
13. Contemporary cultural layers.



Pen drawing by Sir Charles D'Oyly 5 May 1832 of 'View of the Catholic Chapel from the Suburbs of Cape Town'. Note the soldiers in uniform in the foreground, and the man in an Indonesian toering hat at front left (In Randle, 2024: 18)



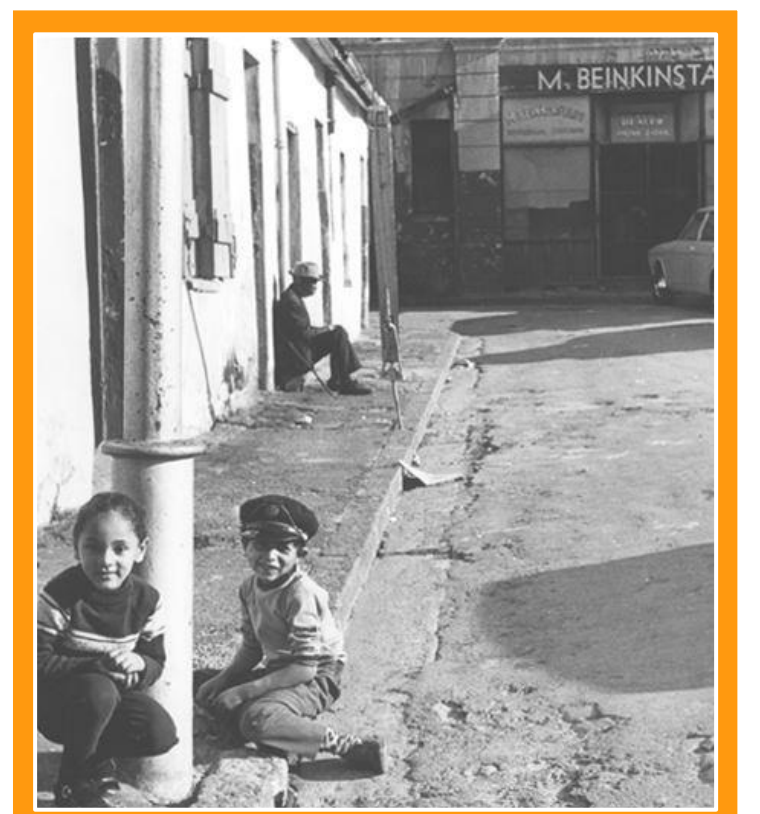
Detail of view of Harrington Square c.1970, showing the old rectory building of the church, by this time fallen into disrepair. (District Six Museum, reproduced in Hislop 2026)



Stepping Stones playpark on Harrington Square (Roux, 2026: 18)



Salon Kewpie zine cover, 2024. Kewpie is photographed here amid the rose bushes in Trafalgar Park, District Six (<https://gala.co.za/salon-kewpie/> in Roux, 2026: 24)

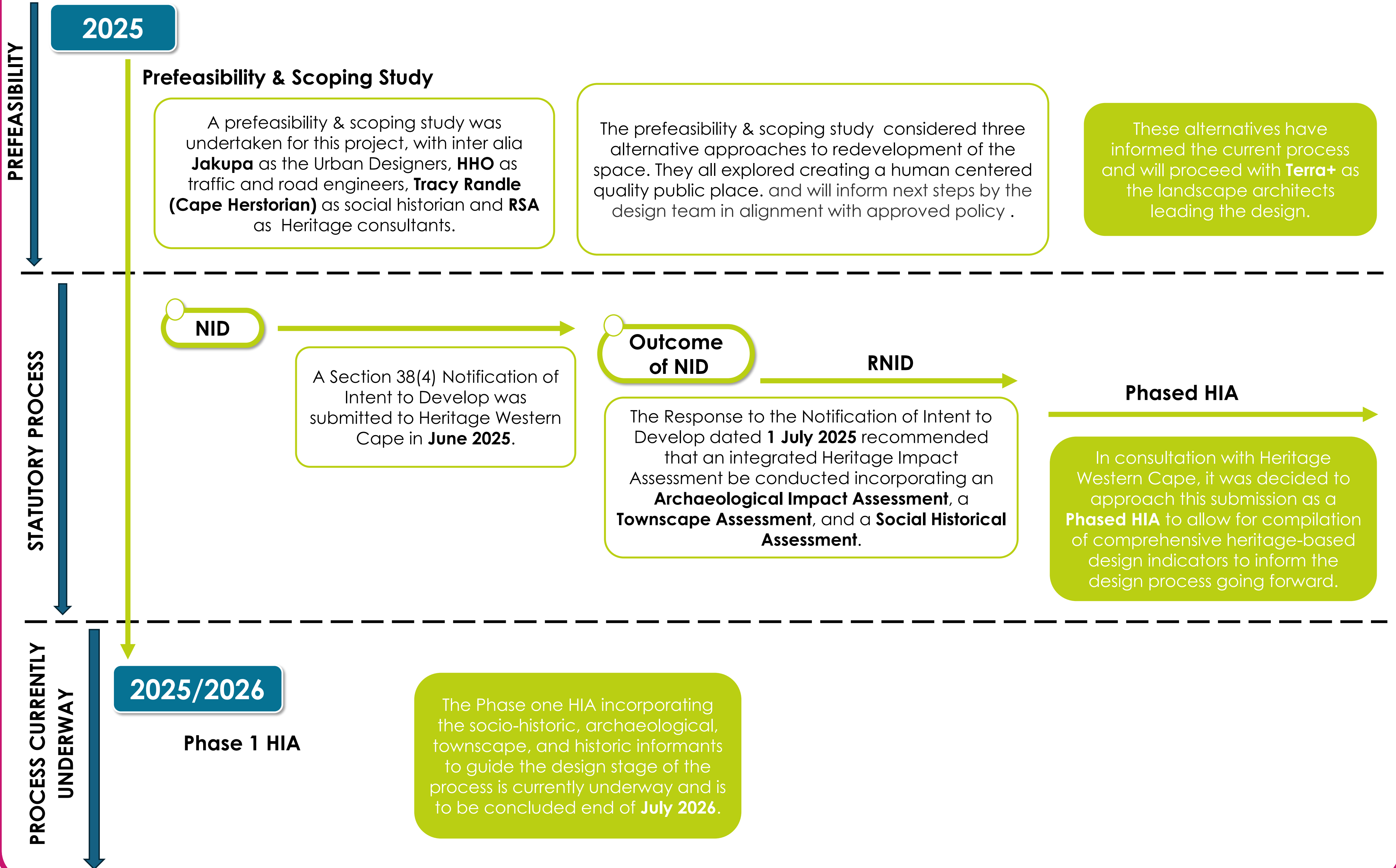


Playing in Glynndale St (Greshoff, n.d.)

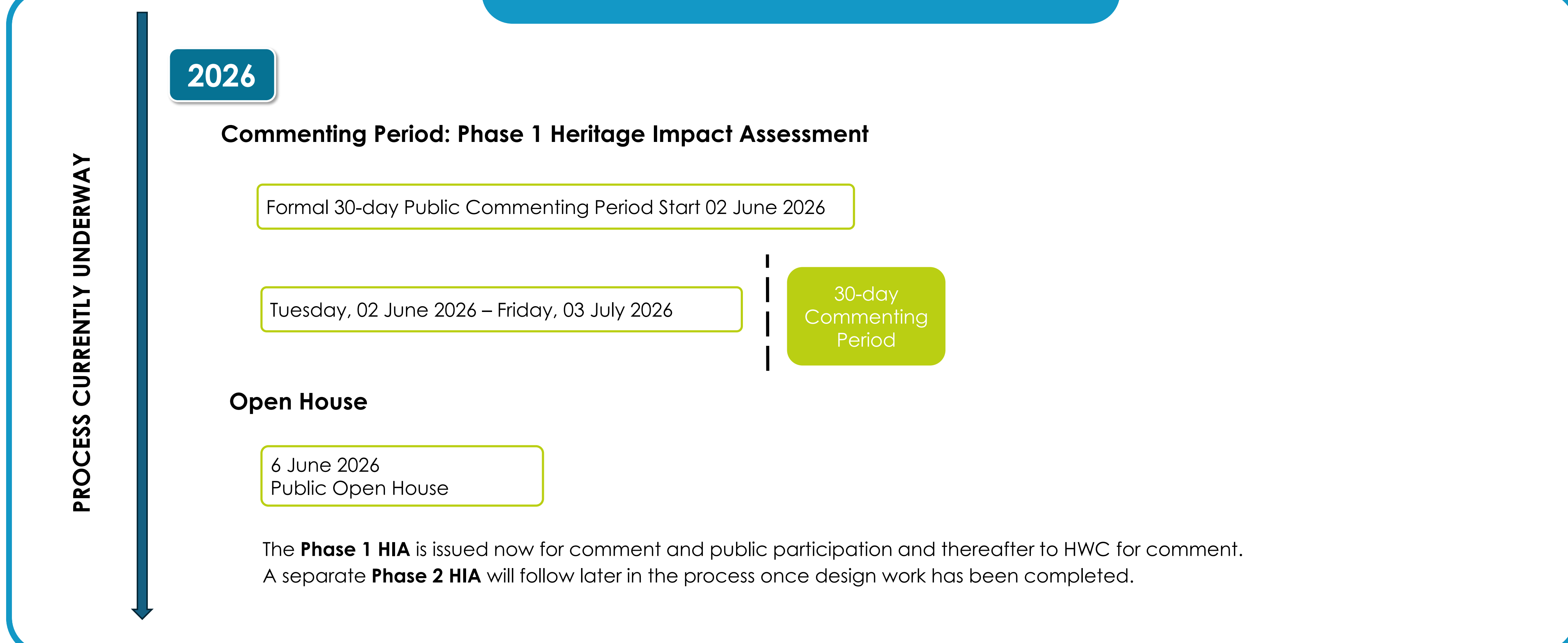
Phase 1: Heritage Impact Assessment

REGENERATION OF HARRINGTON SQUARE AND SURROUNDS

HERITAGE IMPACT ASSESSMENT PROCESS



COMMENTING PERIOD



Cultural

REGENERATION OF HARRINGTON SQUARE AND SURROUNDS

CULTURE, MEMORY AND SPACE

Harrington Square is shaped by many different cultural, historical and memory layers. Part of the research for the heritage and design processes includes identifying cultural layers that should inform the future design and use of the site. Some are connected to District Six more generally, while others are closely linked to the site itself. Cultural elements include practices, stories, memories, patterns of use, and other intangible aspects that inform the site's meaning.

Cultural informants are currently in draft form and being further developed through participatory processes.



DRAFT CULTURAL INFORMANTS

1. Water and land
2. Slavery and emancipation
3. Stories of arrival, a foothold in the city
4. Religious and spiritual multiplicity
5. Domestic cultures, home and family life
6. Social connection, community-building practices
7. Children's lifeworlds, education, and play
8. Commercial cultures: informal trade, shops, street traders, home industries
9. Theatre, performance and creative cultures
10. Queer cultures and expression
11. Memories and experiences of forced removals
12. Street name stories
13. Contemporary cultural layers

LANDSCAPE

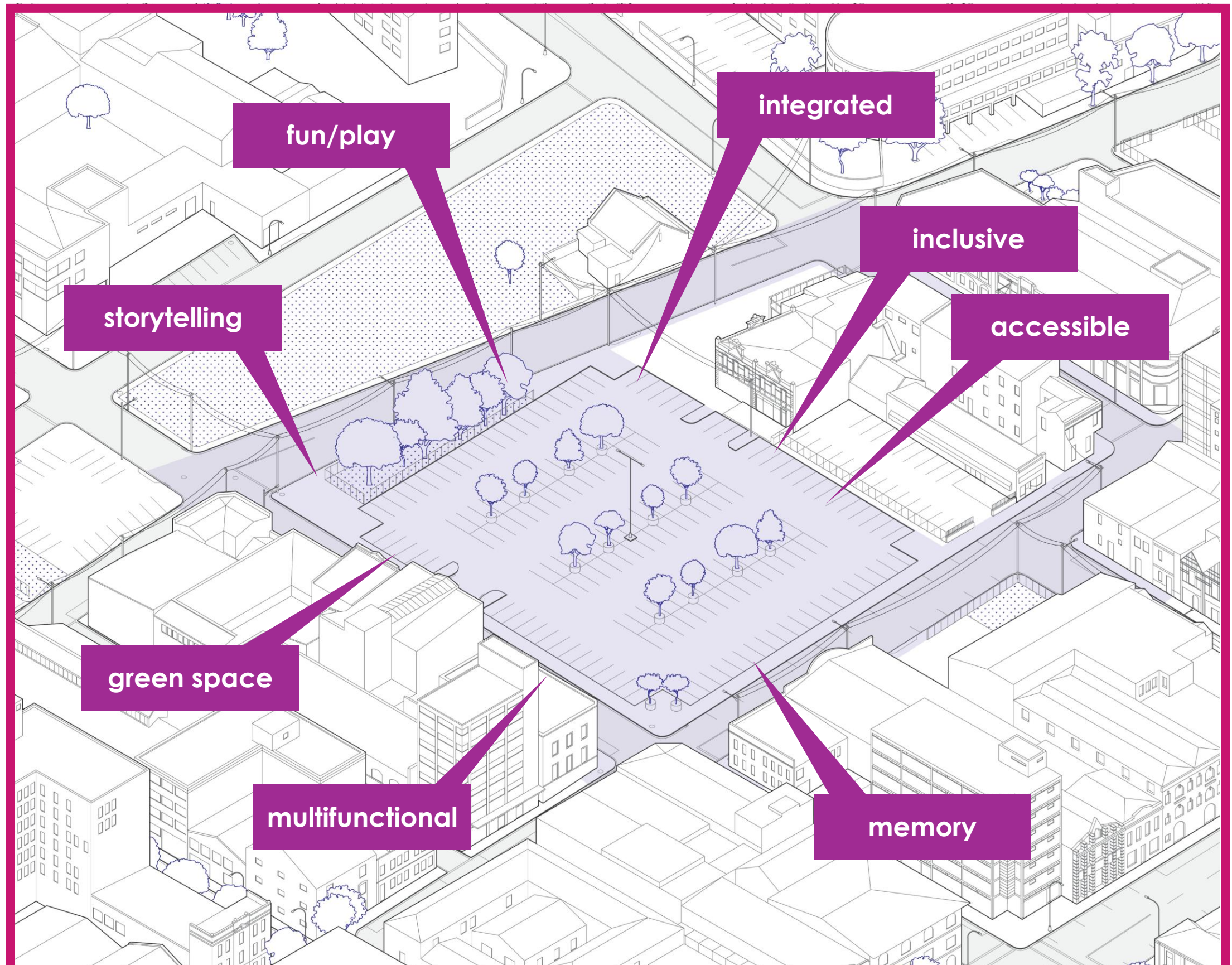
REGENERATION OF HARRINGTON SQUARE AND SURROUNDS

CONCEPT DESIGN

Alongside the heritage indicators, key themes that emerged from the first stakeholder workshop session held on 9 May 2026 will be used to develop a landscape concept design during the next stakeholder workshop session.



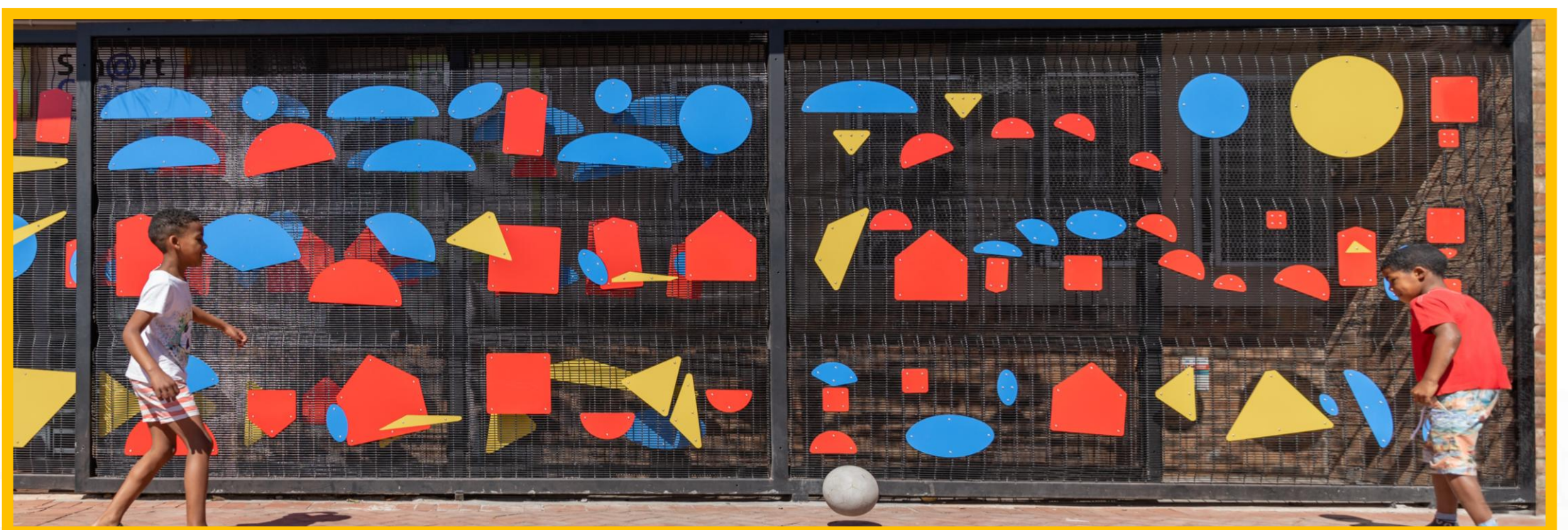
This photo shows the scale context model presented at the first stakeholder workshop session held on 9 May 2026



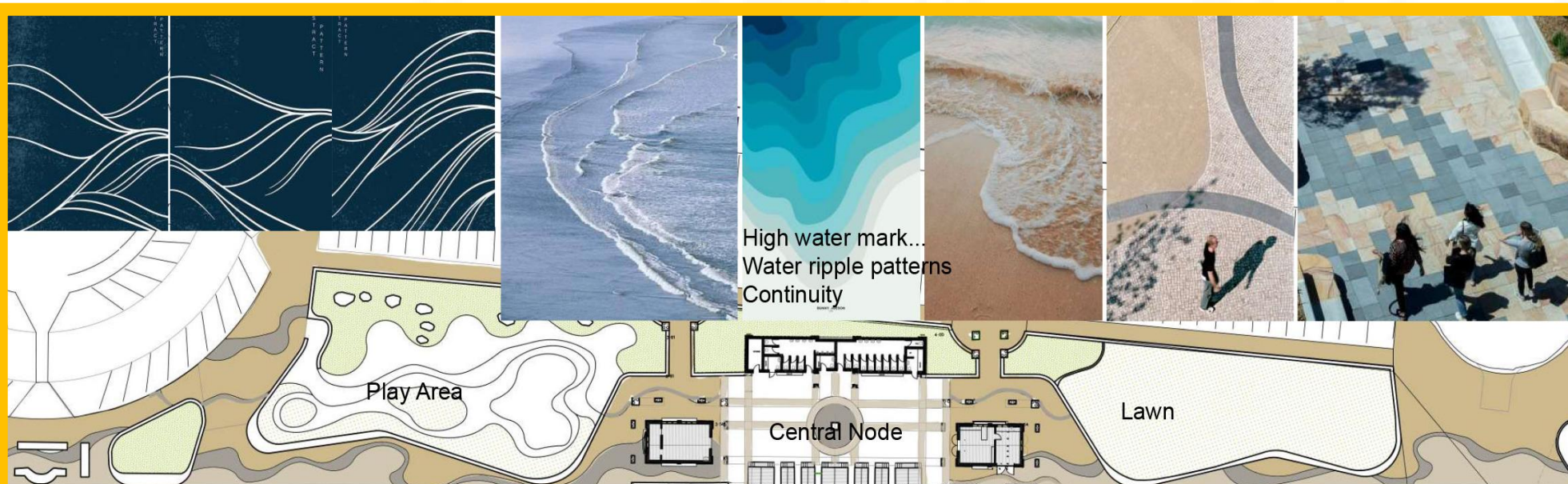
This isometric projection of the site highlights key themes that emerged from the first stakeholder engagement which, alongside the heritage indicators, will guide the landscape concept design

ARTWORK

The site presents many opportunities to tell stories through the design of functional artwork. This can be in the form of paving, benches, bicycle racks, handrails, play equipment, etc.



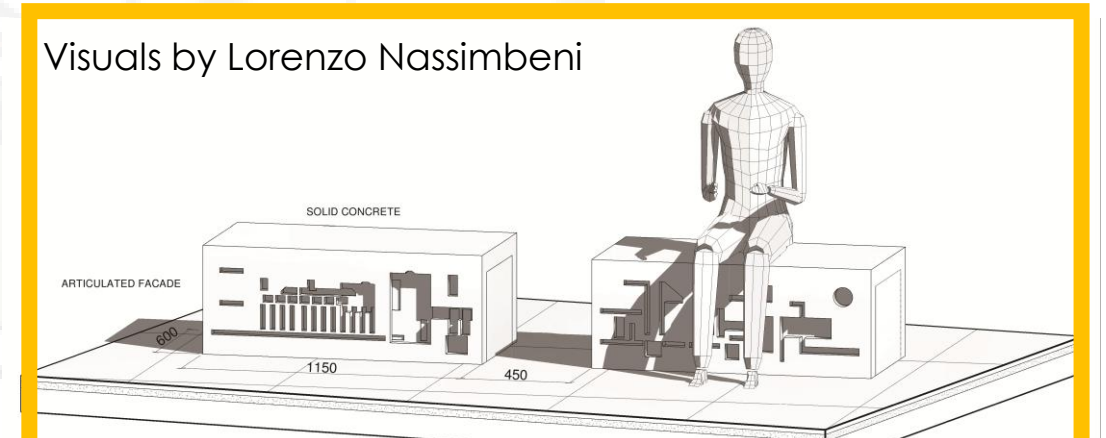
Screen example: Bonteheuvel Town Centre Upgrade



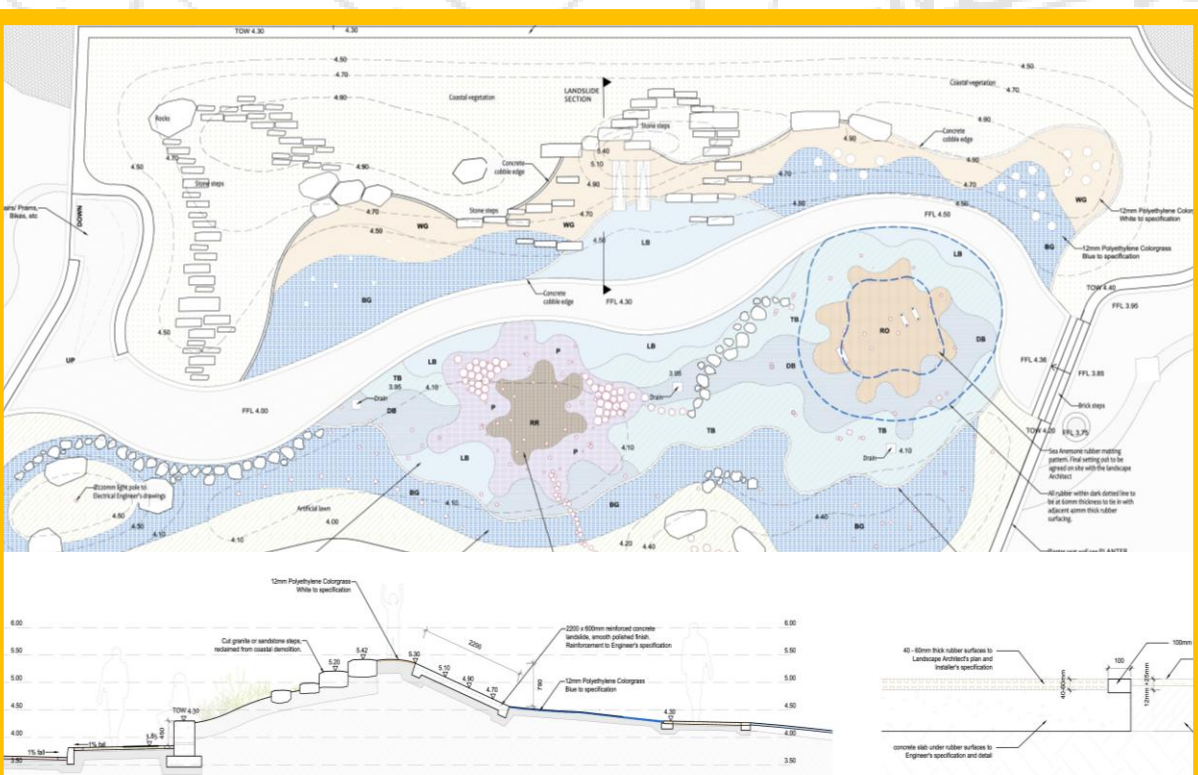
Paving example: Wave patterns interpreted in the Muizenberg Beach Upgrade paving design



Mosaic example: Seawinds Clinic



Bench example: Station Arcade



Play example: Muizenberg Beach Upgrade



Paving example: Bonteheuvel Town Centre Upgrade

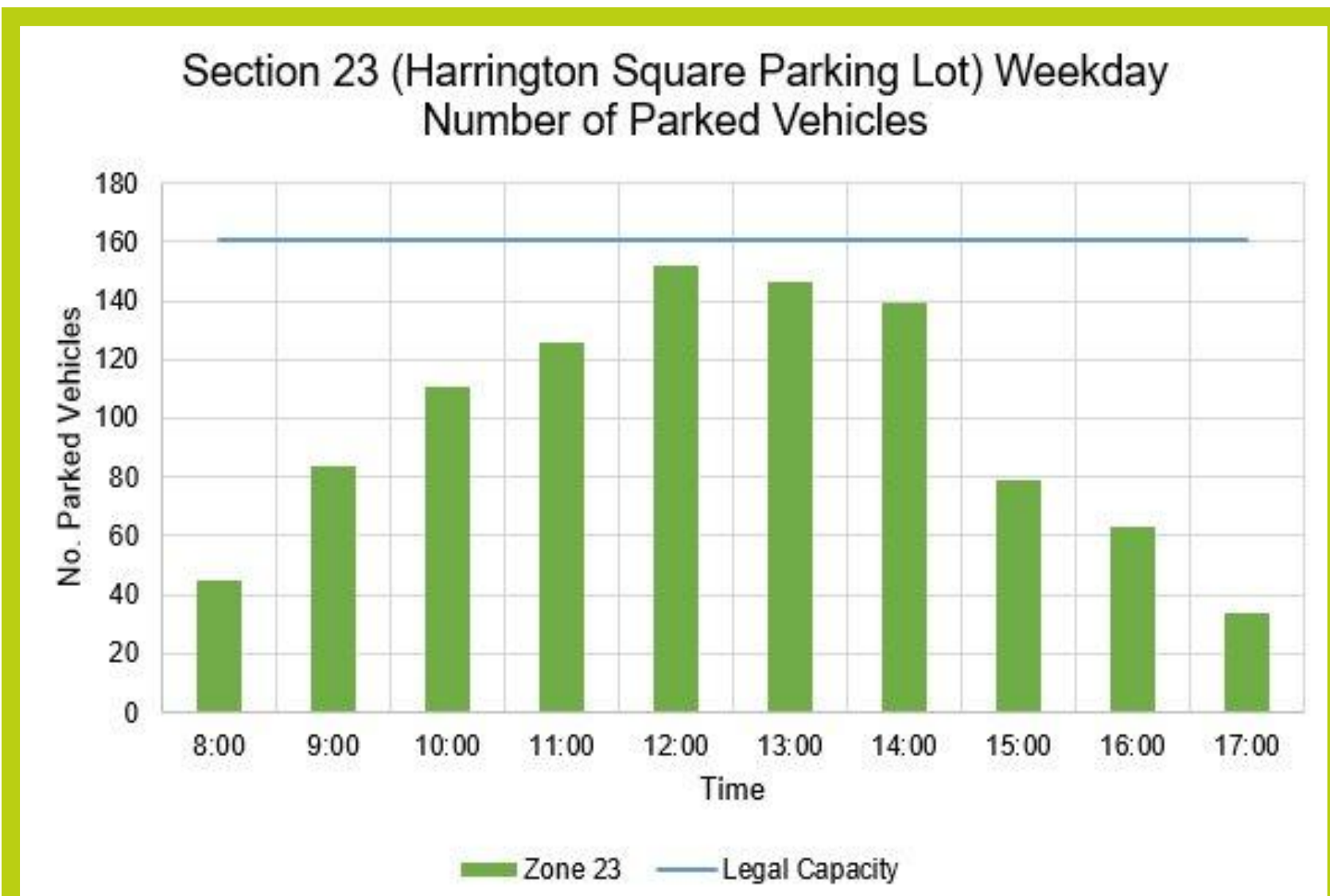


Mural example: Bonteheuvel Town Centre Upgrade

CIVIL SERVICES AND TRANSPORT ENGINEERING

REGENERATION OF HARRINGTON SQUARE AND SURROUNDS

OVERVIEW



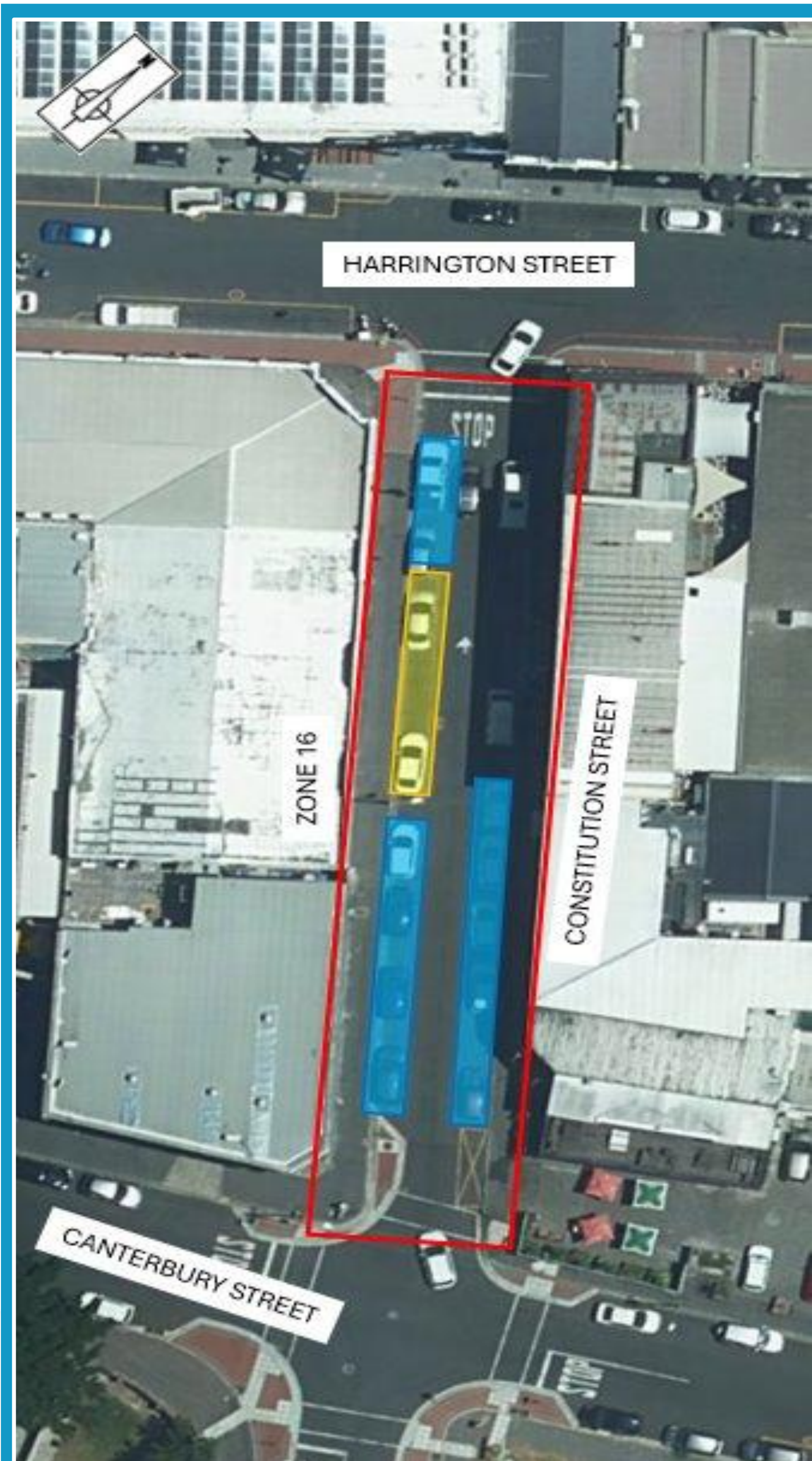
Harrington Square Parking Demand over Time on a Weekday

The importance of parking counts are that they provide an overall sense of the parking:

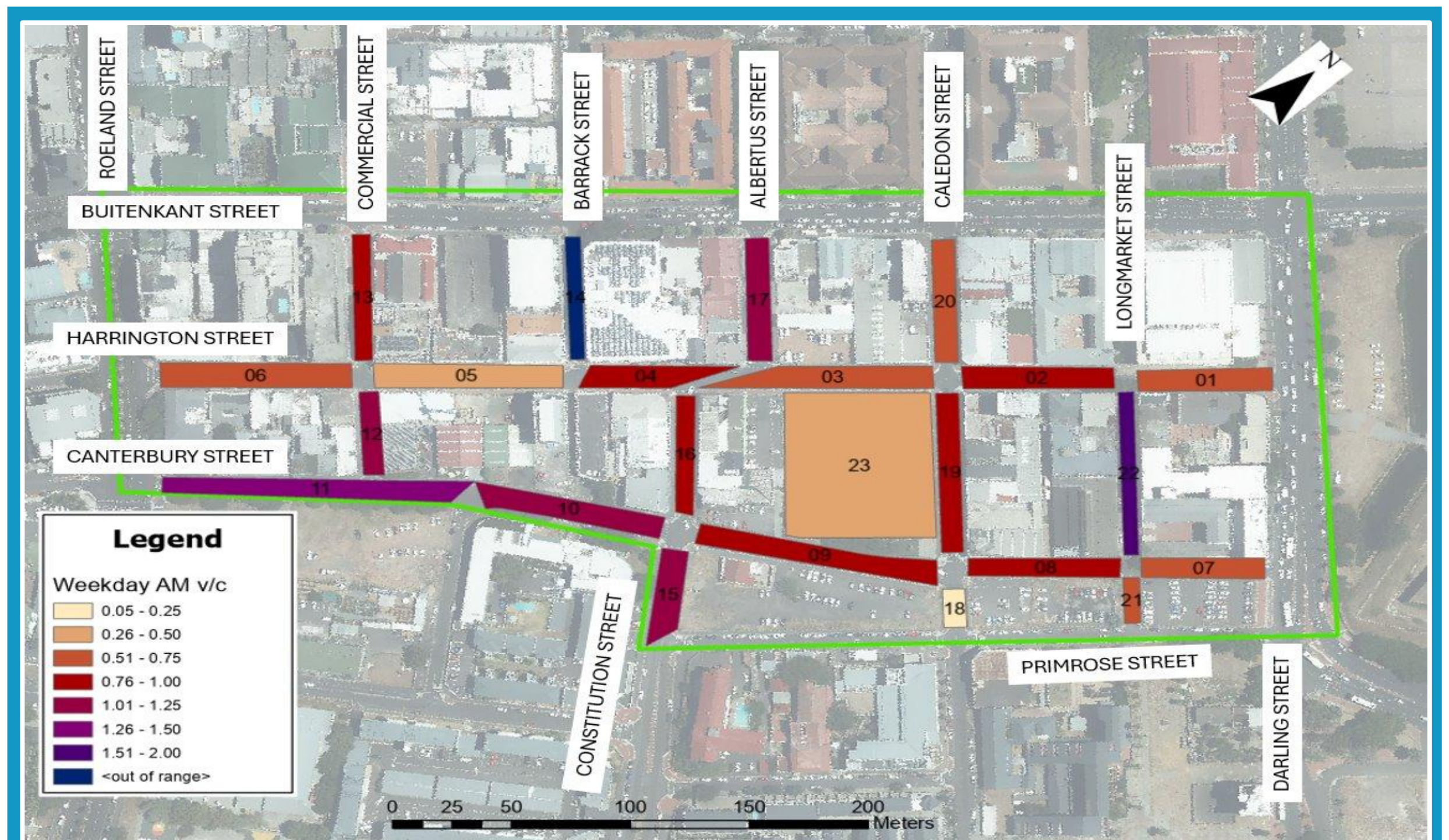
- **demand,**
- **utilisation of capacity (v/c), and**
- **popular parking areas.**

This can be used to inform future development as to how much parking should be provided.

The classification of parking was also completed to evaluate illegal parking behaviors, as well as the locations of loading bay where delivery vehicles should be accommodated.



Parking Classifications of Parking Zones Surrounding Harrington Square



Average Parking Utilization (v/c) for Weekday Morning Period (08h00 to 10h00)



Observed Parking Along Constitution Street (Zone 16) during the Morning Peak Period