Delft Symphony re-visited: Housing & urban quality for the City of Cape Town, 2011-11-09, Gary White & Associates

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2005 - 2011
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   2005

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context
location: delft
25km from City of Cape Town CBD
21km from Stellenbosch
3km from CT Airport
positioned on “Cape Flats” sandy, low lying area
Context

location: delft symphony
part of northern delft
south of Belhar
next to Stellenbosch arterial
adjacent to green zone between airport and delft
38.5m
employed men in Cape Town

57.3%
living units that are brick structured households

9.1%
living units that are a flat in block of flats

2.2%
living units that are not a housing unit

1948
the National Party stood for election on its policy of racial segregation

1990
Nelson Mandela was released from prison, and made his first public speech

1.3%
has no rubbish disposal

904 400
total number of households recorded in 2007

1,425
number of inhabitants per square kilometer

3,497,097
total population in Cape Town

60 min
average time to work for inhabitants

38.8%
earns on R19 200

6.7%
have access to water within 200m radius

85%
of households connected to sanitation

R1600
min average income per household

94.1%
basic refuse collection in urban areas

88.7%
households with access to electricity

4.2%
residents have limited or no schooling

Context
through numbers:
Cape Town & Delft

Reference: Layout sourced from The Endless City, Ricky Burdett & Deyan Sudjic
urban
design
2005
Urban Design
2005

frameworks:
spatial structure
Urban Design 2005

frameworks:
spatial structure
open space structure

primary spatial structure
secondary spatial structure
open space structure
Urban Design
2005

urban structure:
6 precincts
Urban Design 2005

urban structure:
6 precincts
residential blocks & buildings
Urban Design 2005

urban structure:
6 precincts

residential blocks & buildings

public blocks & buildings

total public & residential erven: 6326

site area: 191 ha
Housing 2005

architecture:
5 housing types
unit size 36m² to 42m²
6886 housing units
Housing 2005

architecture:
- single storey houses
- row houses [single storey]
- row houses [double storey]
urban reality 2011
Urban reality 2011

public realm:
limited park greenery & soil nutrition

limited park upgrade & maintenance

high levels of urban waste

limited recycle initiatives

negative impact of overhead electrical cables
conclusion
Conclusion

degraded urban environment

fragmented urban form due to vehicle based planning

upgrade of urban infrastructure needed

grey water technology investigation for irrigation

“smart living” through awareness projects with communities