

REGENERATION OF HARRINGTON SQUARE: PUBLIC MEETING 1
MEETING MINUTES

DATE: Tuesday, 21 April 2026

TIME: 16:00 – 18:00

PLACE: 44 Wale Street, Subcouncil 16 Chamber

PUBLIC MEETING WITH THE CITY OF CAPE TOWN: URBAN DESIGN BRANCH

PROPOSED REGENERATION OF HARRINGTON SQUARE

PRESENT:

Simone Bergoff
Cecelia Thiem
Larissa Heyns
Alma Holm
Ashton Peters
Thalukanyo Mulidzi
Nicky Sasman
Tamsin Faragher
Samantha Aserman
Michael Brown
Ankia Bormans
Mike Scurr
Marco Morgan
Tarryn Solomon
Olivia Murgatroyd
Jamy Fredericks
Keziah Ruiters
Naomi Roux
Ute Kuhlmann
Crispian Swarbreck
Jacqui Biess
Jeanett Brand
Joniff Cleophas
Wilma Coetzee
Janette De Villiers
Bryan Judd
Rochelle Fleshman
Wayne Keet
Victoria Keet
Andreas Keller

REPRESENTING

City of Cape Town
City of Cape Town
City of Cape Town
City of Cape Town
City of Cape Town
City of Cape Town
City of Cape Town
City of Cape Town
Jakupa Architects and Urban Designers
Terraplus Landscape Architects
Terraplus Landscape Architects
Rennie, Scurr, Adendorff
Infinity Environmental
Infinity Environmental
Infinity Environmental
Infinity Environmental
Infinity Environmental
Infinity Environmental
Woodstock Residents Association
Woodstock Residents Association
Charly's Bakery
Woodheads
Futurehood production / Cape Flats Heritage Society
New York Bagels
Groundglass
Lunacy/ Tommy's Chop Shop/ Just Like Papa
Stepping Stones Children's Centre
Resident
Resident
Plantify Pty Ltd

Hester Lamprecht	ACVV (Afrikaanse Christelike Vrouevereniging)
Liezel Meintjes	ACVV (Afrikaanse Christelike Vrouevereniging) Head Office
Sinazo Mkoko	Africa Community Media
Asange Myataza	Health Edge Developments
Paul Rubin	Nude Foods
Rorisang Sojane	Lower Gardens City Improvement District
Riaan van Wyk	Woolworths
Clint White	Futurehood production
Pieter Janse van Rensburg	Resident
Guy Wood	Harringtons cocktail lounge
Bryan Gunn	Gunn Group
Roland Postma	Young Urbanists
Raul Jacob	Reclaim the City
Deena Bosch	Reclaim the City
Angela Adonisi	Reclaim the City
Tembeka Matomela	Reclaim the City
Linda Dewy	Reclaim the City
Joscelyn Beukes	Empowerment Network Solutions (MK party)
Buhle Boo	Ndifuna Ukwazi
Gilbert Carstens	
Matthew Collard	
Jasmina Salie	
Roelof van Wyk	
Josh Lindenberg	
Zunade Loghdey	
Matthew Hirsch	
Sara McCulbough	

APOLOGIES:

None

APPENDICES:

Presentation

Welcome and Introduction

Simone Bergoff opened the meeting, following which Alderman Matthew Kempthorne, Chair of Subcouncil 16, formally welcomed attendees and expressed his appreciation for their participation.

Marco Morgan then took over as facilitator of the session. He outlined the meeting procedures, including how the question-and-answer session would be managed. He indicated the locality of the project and provided an overview of the purpose of the session, explaining that it was an introductory information meeting. It was noted that more detailed discussions would follow in subsequent workshop sessions, with further detail regarding the engagement process to be provided later in the presentation.

Project background

Simone Bergoff explained that the purpose of the session was to introduce the Harrington Square regeneration to provide an overview and initiate early engagement. The project was described as collaborative in nature, involving stakeholders and the City of Cape Town.

An overview of the project background was provided, noting the following:

- The project forms part of the City's commitment to the renewal and activation of key public spaces and builds on existing planning frameworks, including the District Six Public Realm Strategy (2021–2022), as well as the approved Local Development Frameworks for District Six (2023) and the CBD (2025). Harrington Square has been identified as an important civic space with potential to support inclusive urban regeneration and strengthen connections between surrounding neighbourhoods and activity zones. It was also noted that there are very few public open spaces within the Cape Town CBD.
- Simone Bergoff outlined her role within the City of Cape Town's Urban Planning and Design Department, noting that the department plays a key role in shaping and influencing public spaces across the city.
- It was explained that this is an implementation project intended as a future capital project for Harrington Square as a public space. The project timeline was presented, comprising: Stage 1 (Pre-feasibility and Scoping), Stage 2 (Design-Led Concept Development), Stage 3 (Detailed Design), Stage 4 (Procurement), and Stage 5 (Implementation). The project is currently at the start of Stage 2, indicating an early-stage process with no fixed designs or predetermined outcomes. The purpose of the meeting was reiterated as initiating the Design-Led Concept Development process.
- The District Realm Study (2021), along with the District Six and CBD Local Spatial Development Frameworks, were highlighted by Simone Bergoff as key catalysts for the current Harrington Square regeneration project.

Questions:

Jacqui Biess (Charleys Bakery): Asked for clarity on whether designs related to the reduction of parking had already been approved through the Local Spatial Development Framework (LSDF).

Response: Simone Bergoff responded that while the LSDF refers to shared space principles, the details have not been worked out, and no designs have been approved. Simone indicated that side streets (Harrington, Caledon and Canterbury) surrounding Harrington Square are included within the project focus area.

Response: Nicky Sasman responded that CBD Mobility and Access Plan that was finalised focused on the transport related implications and improvements. She explained that there were public engagements with stakeholders who were concerned about the possible impacts. East City does not yet require interventions. In medium term when interventions are required for the East City, especially with the redevelopment of District Six, where there will be transport related area planning.

Spatial Informants

Samantha Aserman (Jakupa Architects and Urban Designers) presented on the spatial informants. She explained that the current Harrington Square project originated from a previous public participation process as part of the District Six Public Realm Strategy and is now supported by City policy.

She explained that the site is primarily owned by the City of Cape Town, with the exception of three land parcels, two of which are very small and considered negligible to design proposals. The third, larger land parcel not owned by the City limits what can be done on that portion of the site. She noted that the site is currently zoned as utility, and that rezoning and land consolidation would therefore be required to accommodate the proposed public space identified for Harrington Square.

Samantha provided information on the site context and surrounding urban fabric of Harrington Square. She explained that the primary current use of the site is parking, with a small portion used by Stepping Stones. She further noted that the area is in high demand and is undergoing ongoing redevelopment.

She noted that the site has a gentle slope towards Harrington Street. In terms of ecology and water, the trees within the parking area are located in individual concrete planters, with the exception of those in the north east portion of the site, which are planted directly in the ground. She further noted the presence of a canal along the edge of Canterbury Street.

Questions:

Jacqui Biess (Charleys Bakery): Asked whether the stepping-stones play area falls within the state-owned land parcel.

Response: Simone Bergoff responded that officials can currently only confirm information relating to City-owned land, that ownership of the parcel would be investigated.

Joscelyn Beukes (Empowerment Network Solutions): Questioned why the City of Cape Town was unsure of the landowner for portions of the site.

Response: Simone Bergoff explained that officials rely on an online land information system which clearly identifies City-owned land but may require further investigation for specific parcels that are not City-owned.

Jasmina Salie: Asked whether land in and around Harrington Square forms part of restitution.

Response: Marco Morgan responded that these matters be answered at the end of the presentation and will be discussed in more detail during the upcoming workshops.

Heritage, Culture and Memory

Mike Scurr, presented on the heritage process and confirmed that a Notice of Intent to Develop (NID) has been submitted to Heritage Western Cape and that a phased Heritage Impact Assessment is required. A formal public participation will be followed for this process.

Mike provided an overview of the culture and history of Harrington Square and surrounding areas, noting that much of the site's historical narrative remains hidden or obscured.

Stakeholder Engagement Process:

Marco Morgan, outlined the engagement process and key dates, including the registration period, workshops, and open house sessions:

- Call for registration: 2–16 April 2026
- Introductory information session: 21 April 2026
- Stakeholder Workshop 1: 9 May 2026
- Open House: Early June 2026
- Stakeholder Workshop 2: July 2026 onwards

Marco confirmed that Workshop 1 scheduled for 9 May 2026 is a design-led process that will be interactive to ensure all voices are heard. This session will be used to gather information on and an understanding of the cultural and social dimensions of the space, as well as an understanding of community that use the space, the heritage, place identify and movement and accessibility of the site.

Questions and comments

Joscelyn Beukes (Empowerment Network Solutions): Identified herself as a descendant of a person forcibly removed from District Six. She questioned how the housing crisis would be addressed using this land. She requested clarity on repatriation and housing restitution.

Response: Marco Morgan acknowledged her comments and questions. He stated that housing and restitution fall outside the scope of the project.

Response: Simone Bergoff explained that Harrington Square is not a restitution site as it has been earmarked for public open space in the Local Spatial Development Framework (LSDF). Public space will be needed for the restitution sites surrounding Harrington Square.

Response: Ashton Peters explained that review of the District Plan process, including public participation, has just started. There is opportunity to comment on the district plan.

Janette De Villiers (Groundglass): Stated that it seems as though it has already been decided that the site will be a park and raised concerns who the park would be for. There are already many underutilised parks in the city and that the City of Cape Town should be looking at the needs of the surrounding urban area, which are repatriation and serving the surrounding businesses.

Response: Simone Bergoff explained that Harrington Square will not necessarily be a park but will be public open space. She stated that parking lots don't give opportunity to multiple types of users. We acknowledge that parking, mobility and

accessibility is important for business, but it is not the only important aspect to consider. We also need to create a space for the community that acknowledges history and culture. District Six is being redeveloped for restitution and people will be coming back to the area.

Buhle Boo (Ndifuna Ukwazi): Stated that people must have a say in the use of public land and reiterated that there is a housing crisis. Buhle explained that housing should be prioritised over parking and suggested that revenue generation could still support service delivery.

Response: Simone Bergoff explained that Harrington Square is not a restitution site as it has been earmarked for public open space in the Local Spatial Development Framework (LSDF).

Jasmina Salie: Stated that approximately 60,000 people were forcibly removed from District Six and argued that people should be moved back. She shared her family's experience of relocation to Hanover Park.

Response: Marco Morgan acknowledged her inputs.

Jeanett Brand (Woodheads): Emphasised the importance of convenient parking for customers. She stated that increased parking tariffs had a negative impact on customers coming into the Harrington Square area. She raised concerns about the cost and difficulty accessing the area. Jeanett stated that she wants the City of Cape Town to acknowledge that parking must be considered.

Response: Marco Morgan acknowledged her inputs and stated the project team will speak to parking.

Wayne Keet (Resident): Raised concerns about road access if Caledon Street were to close. He highlighted issues relating to pollution, safety, and informal settlement activity near the square.

Response: Marco Morgan noted that the discussion demonstrates that Harrington Square cannot be considered in isolation.

Pieter Janse van Rensburg (Resident): Stated that we cannot look at this project in isolation, there are housing projects in the area. He made a general statement that the City of Cape Town cannot wait five years to respond to the housing crisis. However, with regards to this project, there is value in public spaces and access to greenery. We need public spaces that show the history of the past. He stated that parking spaces are a waste of valuable inner-city space. Peter further stated that the public needs to see the plan for the greater area to understand what is required.

Response: Ankia Bormans stated that previous studies were done to understand the shared history of District Six. These studies are available on the City of Cape Town's website [D6 Public Realm Strategy Combined.pdf](#). This process is not something that has happened in isolation.

Joniff Cleophas (Cape Flats Heritage Society): Raised questions relating to the meaning of "east city", access to public space (specifically green spaces), stakeholder selection, archaeology, spiritual river heritage, the residents of the surrounding urban fabric, and clarification of state-owned land.

Response: Marco Morgan stated that these matters would be better addressed during workshop sessions. Marco stated that not all questions will be answered during

this session. He explained that the targeted stakeholders were people on existing databases, who were involved in the processes that took place in the surrounding areas. We are also calling for new interested and affected parties to participate and take part in shaping the area.

Response: Simone Bergoff responded that there are many open spaces, including hardened public spaces, in the city. Harrington Square will still be an urban space, but the question of how much will be landscaped, needs to be unpacked in the workshops. Simone explained that the site is at the seam of District Six but is also a part of the East City Precinct as per the CBD LSDF.

Liesel Meintjes (ACVV): Questioned the purpose of the meeting and expressed concern that it appears isolated from broader community needs such as Hanover Walk. Liesel stated that it seems as though a lot of decisions regarding Harrington Square have already been made.

Response: Marco Morgan reiterated that this was an introductory session with further workshops planned. Marco stated that there are no set plans for the Harrington Square public open space.

Response: Ashton Peters stated that this project is not in isolation as these spaces were identified during the LSDF process. This current process is the implementation side of the LSDF.

Deena Bosch (Reclaim the City): asked who owns the land between Primrose and Canterbury.

Response: Simone Bergoff responded that the site in question has been earmarked for restitution.

Jacqui Biess (Charleys Bakery): emphasized the points made by the previous speaker regarding land ownership of parking lots adjacent to Harrington Square.

Response: Simone Bergoff responded that the Centerberry sites is registered with the City of Cape Town as the historical owner however these sites are committed to the restitution of land rights to the District 6 claimants according to the Court ordered implementation plan. The DALRRD are responsible for the restitution process. [correction to previous version which stated "The site is owned by the National Government and managed by the Department of Rural Development and Land Reform"].

Jasmina Salie: Reemphasized her previous points regarding restitution, highlighting that restitution is slow moving and some people have been on the waiting list for over 20 years.

Joscelyn Beukes: Enquired about a train service similar to that of the Gautrain as transport in the surrounding area is an issue. She stated that the My-Citi buses were supposed to alleviate the traffic issues. Joscelyn reemphasized previous points regarding the ownership of state-owned land. She further stated that the government is prioritising foreigners and investment and is not providing an opportunity for previously disadvantaged communities to gain generational wealth.

Buhle Boo (Ndifuna Ukwazi): Stated that Harrington Square could generate revenue and provide housing. He asked what is meant by an urban public space and if an urban public park is the best use of the site.

Response: Simone Bergoff responded urban public spaces are places to take lunch, walk, and think as well as areas that allow you to feel like you are a part of the City. These places should have seating areas and respond to memory.

Clint White (Futurehood production): Stated that his family has a long history on the site and supported creating a space that facilitates memory and community. He spoke to placemaking and bringing community back into the area. He asked about international precedents and budget allocation.

Response: Simone Bergoff responded that the process is collective, with no fixed ideas, and that budget has been earmarked for the public space regeneration. She additionally stated that Clint should join the workshops to continue the discussions.

Hester Lamprecht (ACVV): Explained that all voices need to be heard and asked how attendees were invited to the meeting.

Response: Tarryn Solomon confirmed that approximately 700 people were notified, that media notices were advertised to the public and that information is available on the City of Cape Town's Have Your Say platform. Tarryn urged the attendees to share the notifications and encourage the public to register.

Marco Morgan thanked attendees for their participation and closed the meeting. Simone Bergoff thanked everyone for their contributions and encouraged continued engagement.