



# PORTERVILLE CBD

## PRECINCT PLAN FINAL REPORT

May 2015

# EXECUTIVE SUMMARY

Porterville is a quaint town nestled in an agricultural landscape and in the shadow of the Groot Winterhoek mountains. Route 44 bisects the town and provides the lifeline for commercial activity with transport trucks and tourists using this scenic route and stopping in Porterville for services and supplies as the last outpost to more remote northern areas. This precinct plan for Porterville's CBD was issued as the first step after being identified by the Bergriver SDF as needing more a more detailed plan. This plan takes into account the greater context and examines the structure, systems, use, heritage and quality of the public space through site investigation and stakeholder engagement. The approach of the plan was to strengthen the sense of place, promote ease of access, consolidate activity to build critical mass and create a vibrant public realm within the CBD precinct in such a manner that it benefits all of Porterville's citizens through encouraging the sense of community and pride of place. The precinct plan priorities are to:

- Improve Voortrekker Street to provide equitable and attractive public spaces through street trees, safer crossings and wider sidewalks;
- Strengthen the visibility and function of Market Square as the heart of the precinct; and
- Create a new community asset of an attractive and active park linking the Monte Bertha neighbourhood with the commercial core of Porterville.

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# GLOSSARY OF TERMS & ABBREVIATIONS

CBD – CENTRAL BUSINESS DISTRICT

IDP – INTEGRATED DEVELOPMENT PLAN

NMT – NON-MOTORISED TRANSPORT

PSDF – PROVINCIAL SPATIAL DEVELOPMENT FRAMEWORK

SDF – SPATIAL DEVELOPMENT FRAMEWORK

TOR – TERMS OF REFERENCE

# 1. BACKGROUND & PURPOSE

## 1.1. INTRODUCTION

The 2013 Bergriver Spatial Development Framework (SDF) identified Porterville as a location for growth and provided a broad framework for the structure of the town (see Appendix A) and identified the need for a finer scale of planning within the central business district (CBD). GAPP architects and urban designers has been appointed by the Bergriver Municipality to develop a precinct plan and urban design guidelines for the Porterville CBD.

The town has experienced some new growth and increase in tourism due to its prime location for paragliding, nearby nature reserves for active recreation such as camping, hiking and mountain biking and proximity to Cape Town. As the town grows there is a drive to preserve its charm and character, grow the local economy and strengthen the sense of community.

The study area as defined by the terms of reference is Voortrekker Street from Waterkant Street to the road to Jakkalskloof and the erven immediately adjacent to it and along the length West Park Street, its adjacent erven to the corner of the Jakkalskloof road and Long Street. These boundaries come from the SDF's definition of the CBD boundary.

## 1.2. PROJECT OBJECTIVES

As set out in the Terms of Reference (TOR), the primary objective of this project is to prepare a precinct plan and urban design guidelines in order to provide guidance:

1. To authorities, landowners and prospective developers in respect of the location, appropriate use, scale and intensity of future development opportunities.
2. On how, through appropriate planning, design and management, development can be integrated with and contribute to the appearance and sustainability of the area.

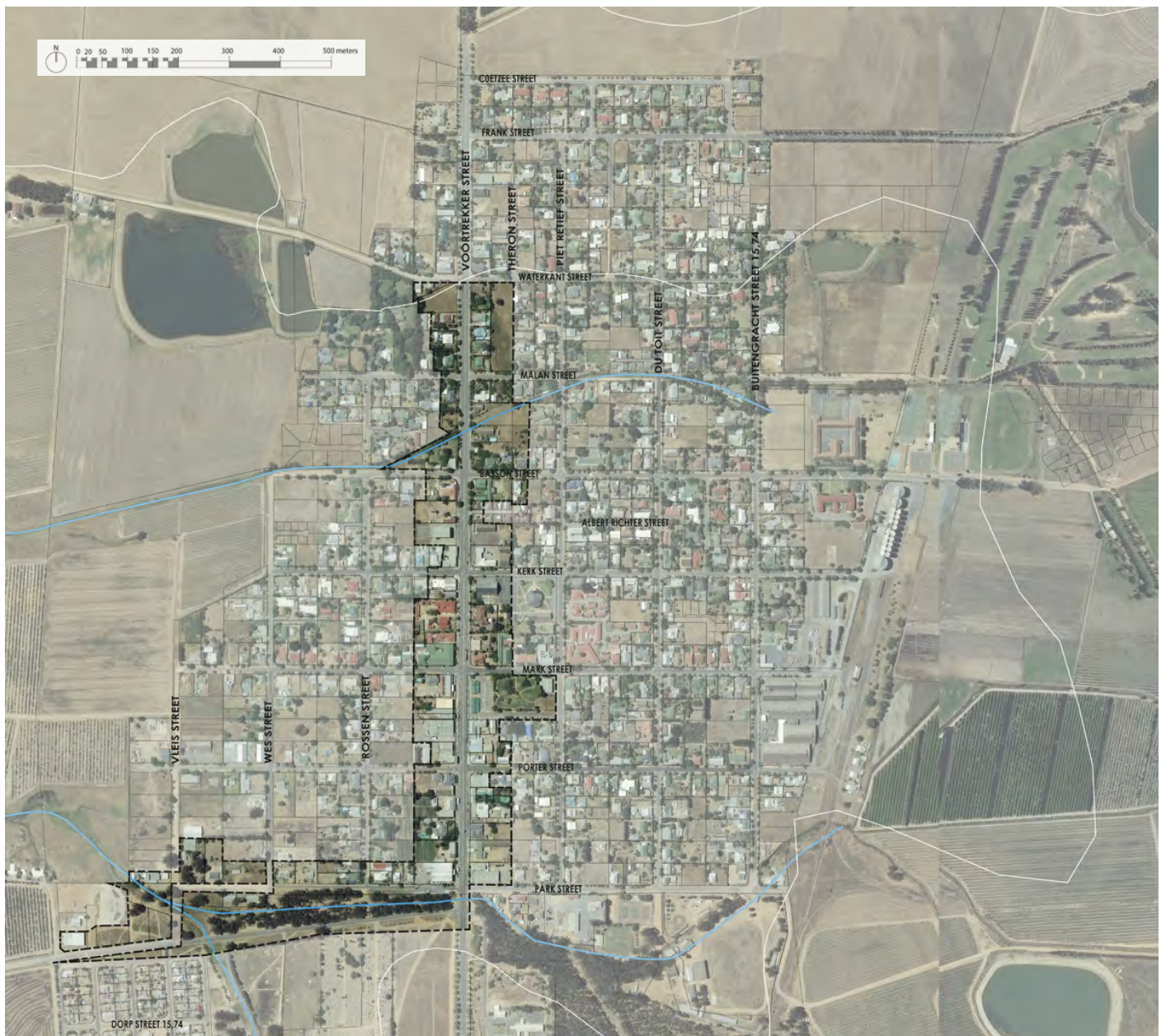


Figure 1. Project Boundaries

### 1.3. APPROACH & METHODOLOGY

The completion of the precinct plan and urban design guidelines will:

- Integrate with existing plans and policies;
- Be founded on a set of guiding principles based on best practice (local and international) for spatial planning, urban design and urban management in small town development;
- Support a collaborative process that gains from stakeholder knowledge and ideas shared in a manner that allows role players with differing views to hear one another's perspectives and contribute to co-creating solutions and build ownership of the final product; and
- Provide pragmatic and implementation-focused solutions.

The project follows the steps as outlined in the TOR and divided into three project phases over a three-month period. The associated activities and deliverables are briefly expanded upon per phase:

#### 1.3.1. PHASE 1: STATUS QUO & ANALYSIS

This phase includes site evaluation, relevant data gathering, base map development, stakeholder engagement workshop, status quo and analysis. Deliverables at this stage include an approved project plan, draft status quo, issues and vision summary report, record and synthesis of workshop outcomes and draft vision statement.

#### 1.3.2. PHASE 2: CONCEPT DEVELOPMENT

During this phase, a draft precinct plan and design guidelines will be prepared and presented for stakeholder feedback through an interactive workshop which will then be incorporated into the final document. Deliverables include draft precinct objectives and principles, draft precinct plan maps and diagrams, record of engagement and a draft precinct plan report.

#### 1.3.3. PHASE 3: PRECINCT PLAN & URBAN DESIGN GUIDELINES

The final phase of this project is to finalise the report with feedback from the stakeholder workshop as well as from the project steering committee. Once finalised, the precinct plan will be presented to the Bergriver Council and Standing Committee for approval.

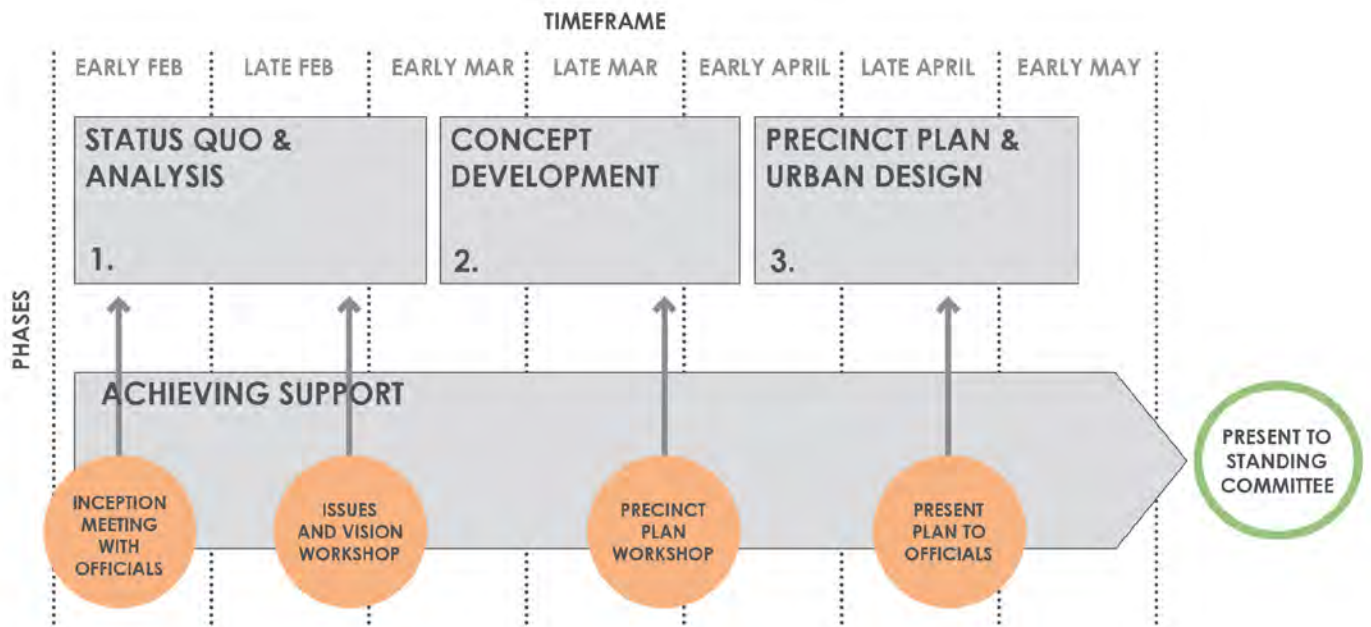


Figure 2. Project Process Diagram

## 2. UNDERSTANDING THE PRECINCT

In order to gain a better understanding of Porterville and the role of the CBD in the greater context the following procedures were carried out:

1. Desktop study of available reports including the Western Cape Provincial Spatial Development Framework (PSDF), the Bergriver Integrated Development Plan (IDP) and the Bergriver Spatial Development Framework (SDF).
2. Desktop study of available Graphic Information System (GIS) layers of the precinct and surrounding region.
3. Site visits, mapping and qualitative measurements of precinct features.

The above data was then evaluated to form the initial spatial analysis and coupled with the information that came out of the stakeholder engagement workshop to form a synthesised analysis and vision for the precinct.

### 2.1. SPATIAL ANALYSIS

The Bergriver SDF, IDP, Cape Nature's Biodiversity Sector Plan as well as precinct survey and evaluation have provided insight to the Porterville CBD and its role in the greater region as well as quality of service and structure within the greater Porterville community.

#### 2.1.1. REGIONAL CONTEXT

Porterville is 140 kilometers from central Cape Town, which is the largest metropolis in its proximity. It is on the west coast of the Western Cape and lies in the shadow of the Groot Winterhoek Mountains.

Porterville is the third largest town in the Bergriver municipality and located near its eastern border. It serves as an outpost for wilderness trekking in Groot Winterhoek and provides goods and service to those passing through whether travelers to Cederberg or Namibia via a scenic route or lorry drivers transporting goods to and from the hinterlands.

The nearest towns that features a fuller range of services are Piketberg (25 km away), the municipal government seat located just off the busy N7 and Malmesbury (80 km away), providing a fuller range of industries and retail to serve its larger population and being closer to the Cape Town gateway.

Route 44 is an important corridor linking Somerset West, Stellenbosch, Paarl, Wellington with Piketberg and the N7 leading to Namibia along the various mountain ranges of the Cape Fold. While it is more used in the Cape Winelands, its scenic views continue and provides connection between Worcester and northern areas. Porterville is the only town along the route between Wellington and Piketberg that is bisected by it and offers a



Figure 3. Regional Context

concentration of commercial activity to passersby on the active corridor.

#### 2.1.2. GREATER PORTERVILLE

Porterville was historically founded to serve the surrounding agriculture community with a church, community gathering places and a cluster of services and market opportunities. The town still serves the same role for the most part but with the industrialisation of agriculture, modernisation of culture and trends of urbanisation and globalisation, there has been some paradigm shift and Porterville seeks to maintain its charm and character while defining its role in the changing environment. Tourism has grown significantly and poses some economic opportunity but there is a long term need to diversify income sources to insure sustainability of the town. Currently, visitors use Porterville as a base in civilisation for outdoor adventures and activities in more remote areas surrounding the town.

The town is comprised of two neighbourhoods central Porterville, north of Park Street and Monte Bertha to the southwest. These two neighbourhoods lack physical and economic integration resulting from apartheid era planning. Economic activities are concentrated along Route 44/ Voortrekker Street which is the primary traffic corridor.

The CBD precinct has the potential to establish a solid basis for economic growth that benefits all of Porterville's residents.



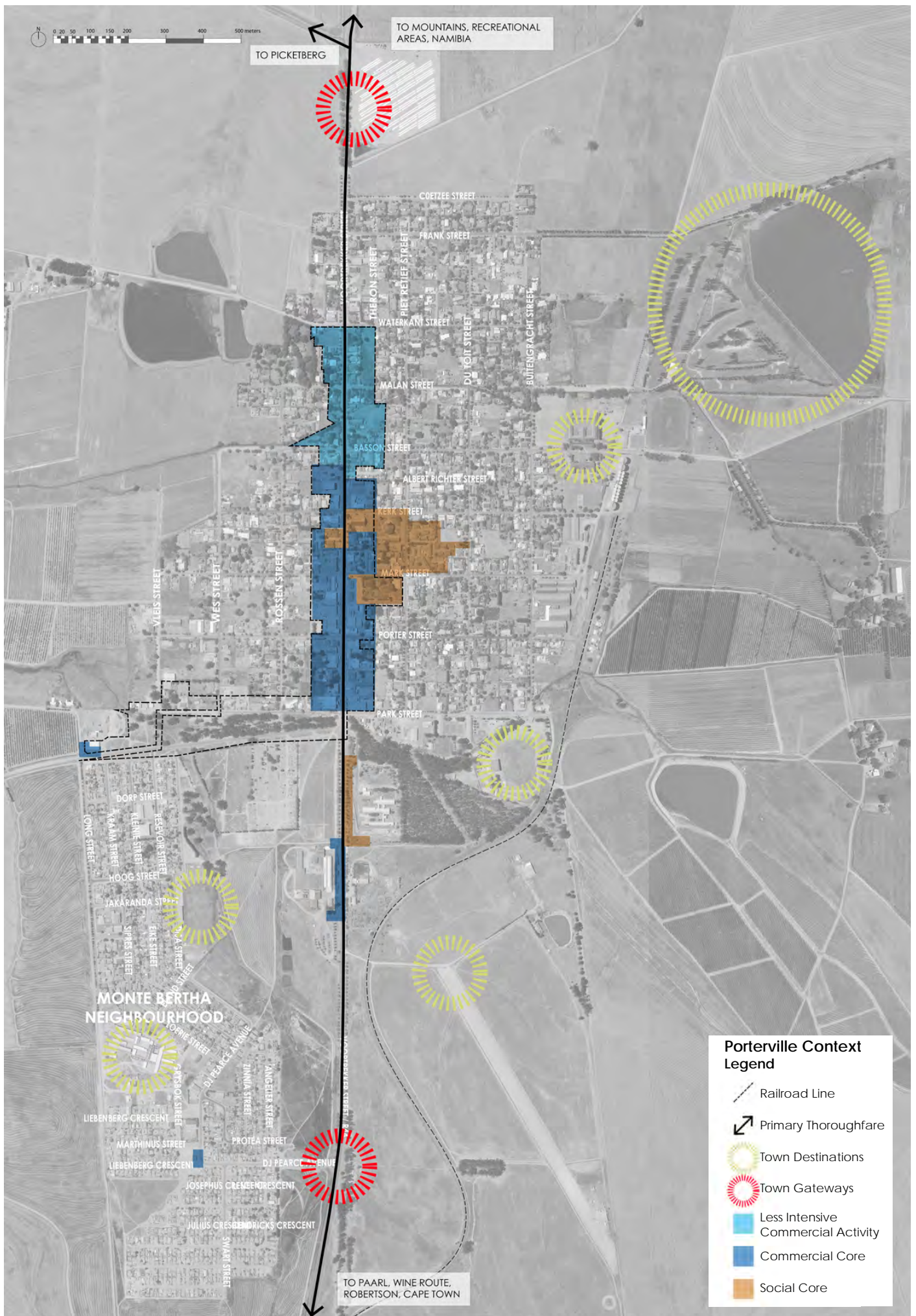


Figure 4. Greater Porterville Context

### 2.1.3. URBAN STRUCTURE

*The urban structure should have a clear hierarchy to maximise efficient use of land and improve navigation while providing choices with good access.*

Porterville, a farm that was designated and planned as a town to serve the local agriculture community has a typical grid structure. This provides ease of access and division of property. It is a form that is predictable and versatile. It can be confusing unless there are landmarks and a clear hierarchy of streets. Key landmarks that can be used for orientation include the church, the village green, the stand of blue gum trees along the stream, the mountain backdrop and the urban-agricultural town edge.

Voortrekker Street is the primary, arterial road, a portion of Route 44 providing links to surrounding areas and larger settlements. Along it were the founding social elements of the church and market squares and today hosts the concentration of commercial activity. It is also the widest road reserve to accommodate the provincial road requirements, provide sidewalks on both sides of the street.

The primary gateways to the town on Voortrekker Street. From the north (Piketberg and Citrusdal) the gateway occurs in the alley of trees framing the town. From the south the first indication of Porterville is the sight of the Monte Bertha neighbourhood followed by the view from the crest of the hill alongside the hospital looking into the precinct.

While Voortrekker Street is clearly the central route of the town there are a few cross streets that are important, these include:

- Basson Street as it leads to the schools to the east;
- Mark Street as it provides connection to the park, library, museum, municipal offices and old train station to the east;
- Park Street leads to the show grounds to the east; and
- The road to Jakkalskloof as it leads to the Monte Bertha neighbourhood to the west.

#### KEY INFORMANTS

1. The street grid is well preserved.
2. The town gateways are clearly indicated.
3. Voortrekker Street is the primary thoroughfare.
4. Landmarks are visible and provide orientation in the town but the commercial core is lacking definition.



Photo 1. Voortrekker Street - Commercial Corridor



Photo 2. Voortrekker Street - Precinct Gateway from South



Photo 3. Voortrekker Street - Gateway from North



Photo 4. Church Square - Orienting Landmark

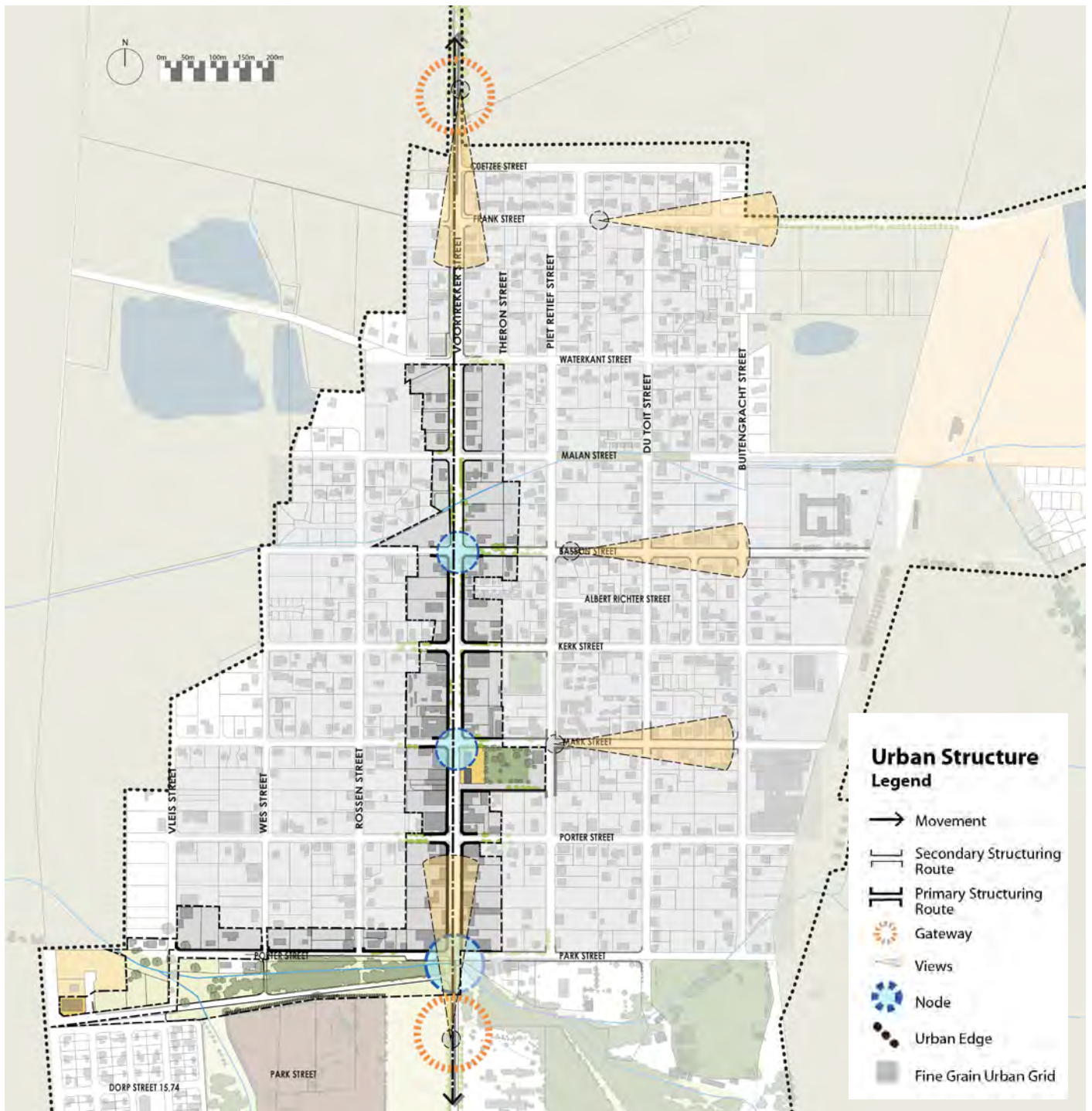


Figure 5. Existing Urban Structure



Photo 5. Mark & Piet Retief Street - Secondary Structuring Routes



Photo 6. West Kerk Street - Terminates in Agricultural Landscape

## 2.1.4. MOVEMENT SYSTEM

*Primary routes should be strengthened as to be safe, attractive, accessible comfortable corridors for a mix of transportation modes including cyclists and pedestrians. Transportation routes and facilities should give real choices in mobility while prioritising the pedestrian environment.*

Voortrekker Street functions as the town's activity spine, it circulates vehicular traffic and provides services and sale of goods. It is the primary thoroughfare offering vital economic opportunities to the local community. It also creates congestion, pollution, safety and issues creating an unfriendly urban environment when uses are unbalanced. The street is car-oriented with extra wide carriage ways and on-street parking. It lacks street trees, continuous street wall and other pedestrian-oriented public space in the commercial core that detracts from the town's character. This arrangement discourages passing travelers to stop and explore the town and locals from enjoying the public space.

The development blocks are long and it takes approximately five minutes to walk four and a half blocks though it seems longer with the lack of continuity and activity along the sidewalk as well as lack of shade in summer. It takes approximately 10 minutes to walk the entire length of the precinct from the northern edge of Monte Bertha to Waterkant Street.

Many pedestrians travel from the Monte Bertha neighbourhood to the CBD and the main routes are to cut through the vacant spaces around the cemeteries or up Long Street that connects Monte Bertha to the CBD precinct where they then cut through the open space in the stand of blue gum trees. Pedestrian facilities between Monte Bertha and the CBD are lacking.

There are two public transportation stops for long distance buses, one at the market square at the centre of the commercial zone and another at the northern edge of the Monte Bertha neighbourhood. There are no local public transportation options.

There are a number of driveways to access surface parking on the side and behind shops, these also present a point of conflict for pedestrians, especially in the heart of the commercial area.

The provision of parking is abundant with parking lots and on-street parking. The only setting for constraints of parking seems to be in the commercial core on Saturdays when trucks come in from the local farms for labourers to do their weekly shopping.

### KEY INFORMANTS

1. Pedestrian and cycle facilities along Voortrekker, Basson, Mark Streets and road to Jakkalskloof are lacking.
2. Pedestrians crossing and cyclists using Voortrekker Street are at risk due to vehicular preference in design of space.
3. Public transportation is limited.



Photo 7. Park & Voortrekker - Pedestrian Link to Monte Bertha



Photo 8. Voortrekker Street - Vehicle Dominated Precinct



Photo 9. Rendezvous Guest House - Off Street Parking Court



Photo 10. Northern Voortrekker Street - Wide Pavement

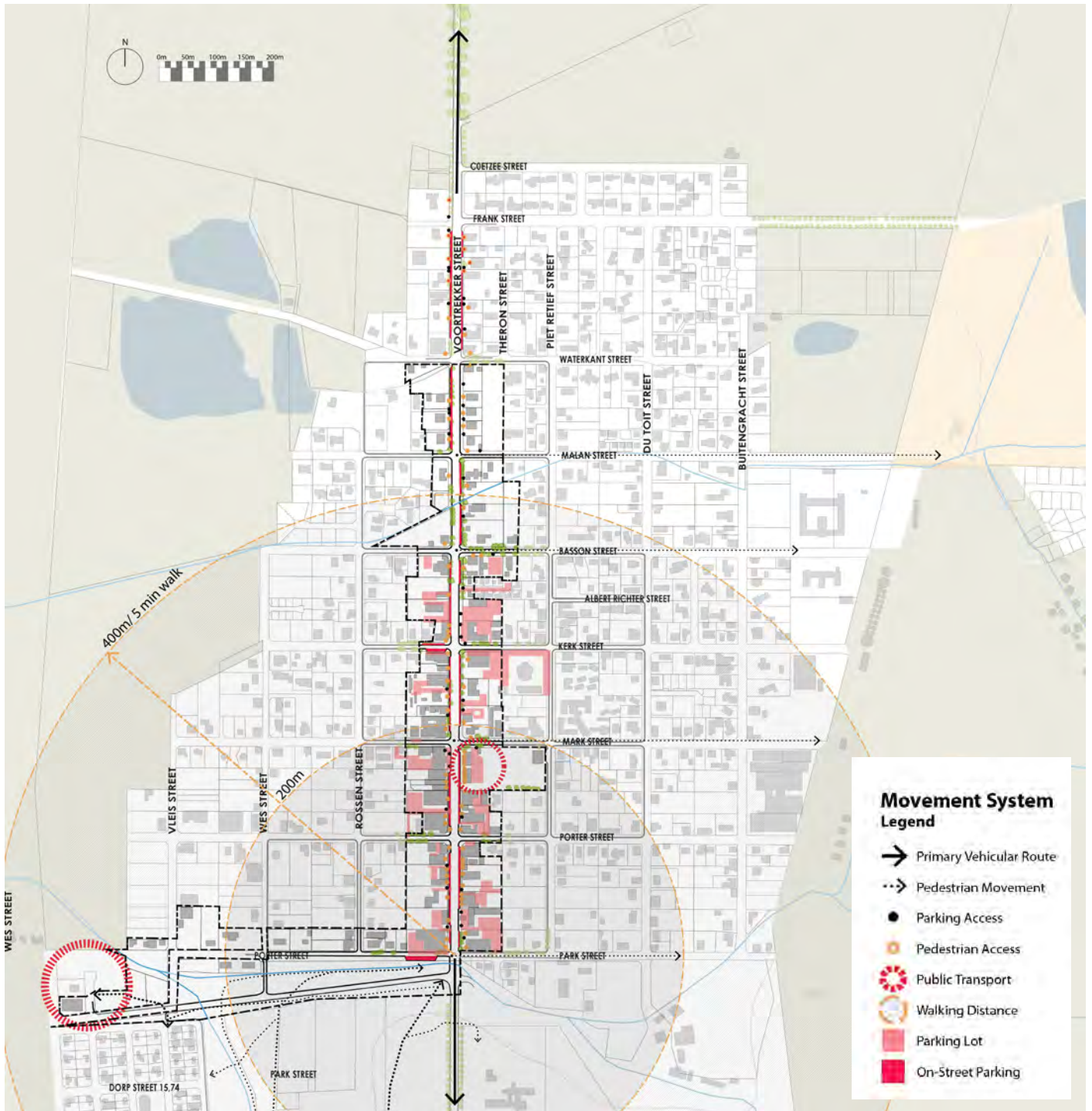


Figure 6. Existing Movement System

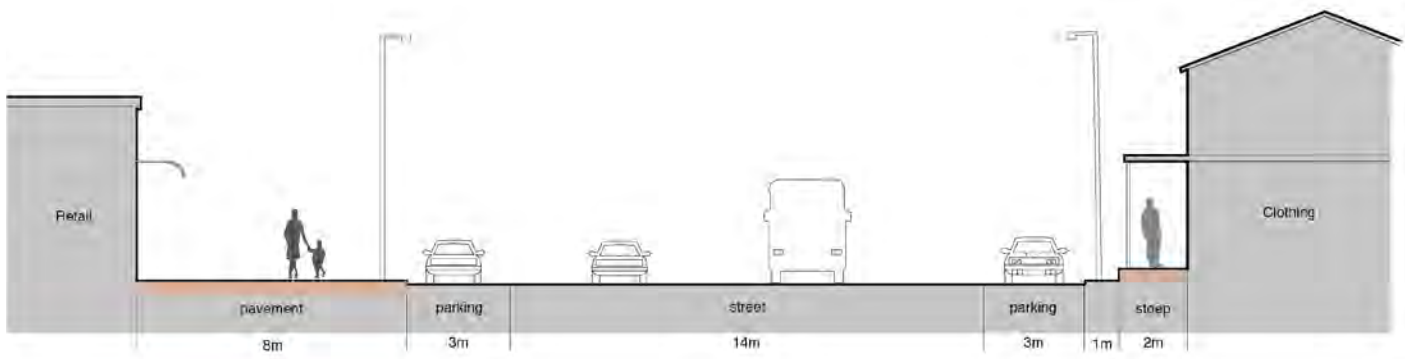


Figure 7. Voortrekker Street Commercial Core - Existing Cross Section

### 2.1.5. LAND USE AND ACTIVITIES

*Uses should be complimentary and cohesive while offering a variety of choices that effectively meet the needs of both residents and visitors.*

The CBD stretches along Voortrekker Road with the northern portion (between Waterkant and Basson Streets) being a finer grain of building that supports small offices, tourism accommodations and some residential. The southern portion of the precinct along Voortrekker Street (between Park to Basson Streets) has the most commercial activity and larger scale building footprints. The old social core of the precinct featuring the church and market squares, the magistrate's office, police, senior center, museum, library and village green is on the periphery of the main corridor.

Other important destinations in relation to the precinct include:

- Porterville high school which not only serves as the centre for the town's higher education of youth, but also a gathering place for the community and opportunity for integration of residents;
- Monte Bertha neighbourhood with concentration of residents, school, municipal services and sports facilities;
- The golf course and dam to the north east and showgrounds and tennis courts to the southeast for recreation and events;
- Wilderness and outdoor recreational activities to the north (Beverlac, Cederberg, Groot Winterhoek, Clanwilliam, Namibia); and
- Agriculture processing and greater range of services and retail and larger populations to the south (Malmesbury, Wellington, Paarl, Cape Town).

The commercial area has a number of well-known anchor retail tenants including:

- Spar;
- PEP;
- Foschini;
- Shoprite Usave; and
- OK grocer.

It also has several smaller grocery stores, takeaway, and inexpensive clothing shops. The CBD does lack boutique shops and restaurants that serve unique and local products. These products are typically high quality and highly sought after for its authenticity and charm.

There is limited mixed use with residential component in the CBD which leads to vacancy and lack of natural surveillance after business hours.

There is some general provision for automotive services in the CBD including petrol stations and mechanics which assists the local community as well as serve passing tourists traveling to more remote locations.

Beyond automotive services, tourists are also accommodated along Voortrekker Street with:

- Cape Nature and the tourist information kiosk on the corner of Mark and Voortrekker Streets for providing information to the local area;
- Overnight accommodations and dining options at five different venues; and
- Brand name grocers for stocking supplies

While the facilities are generally sufficient for tourism, there is a lack of destinations in the precinct such as events and boutique shopping precinct which often draw tourists in other small towns.

#### KEY INFORMANTS

1. Commercial activity is clustered along Voortrekker Street.
2. There is a lack of tourism attractions within the precinct.
3. The social offerings including the museum and village green are located off Voortrekker Street.
4. There is a lack of activity between Monte Bertha and Voortrekker Street.



Photo 11. Petrol Station - Travel Service Oriented Business



Photo 12. Spar - Brand Name Destination

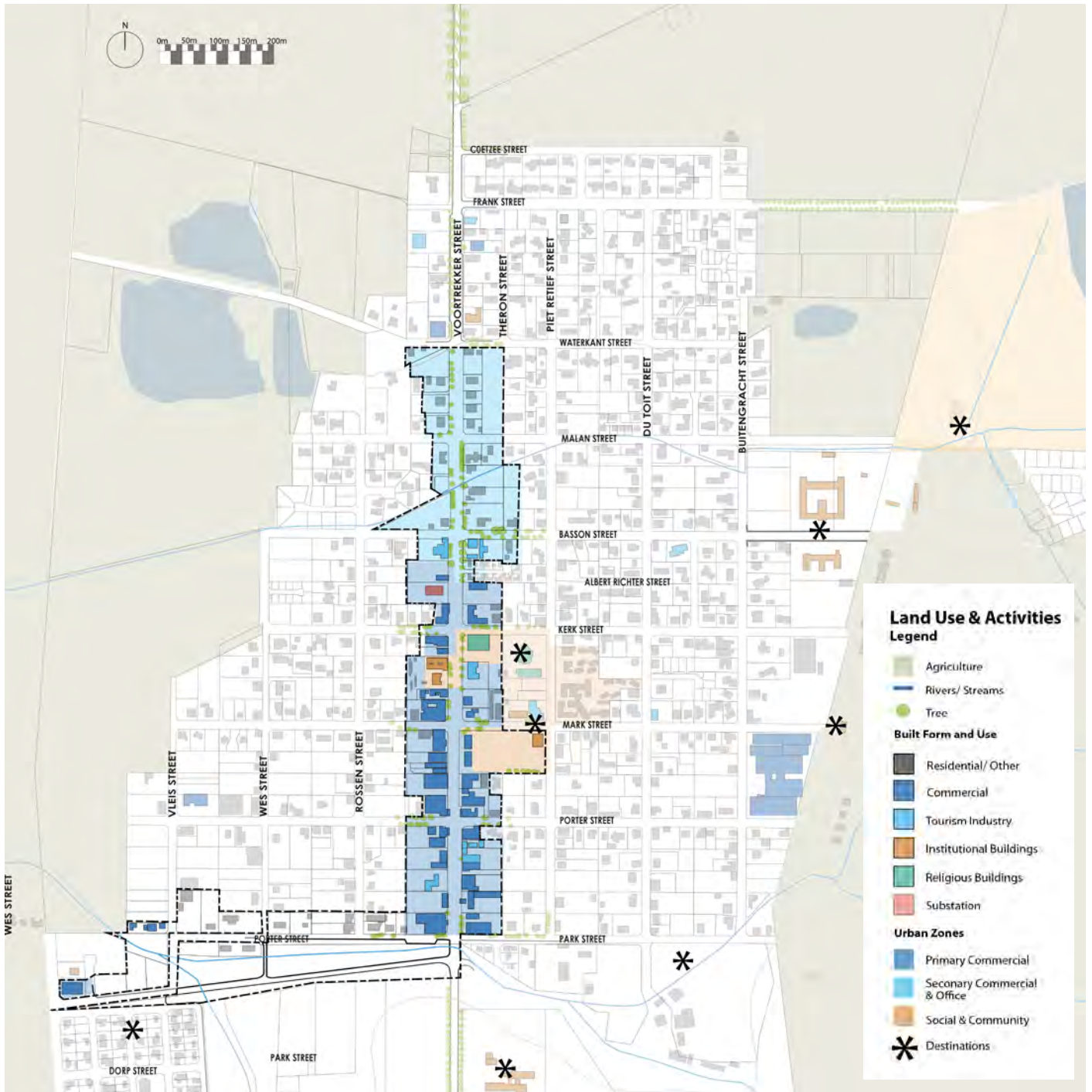


Figure 8. Existing Land Use and Activities



Photo 13. Kaap Agri - Offices & Ground Floor Retail & Services



Photo 14. Guest House - Quality Hospitality Offerings

### 2.1.6. OPEN SPACE SYSTEM

**Urban open space should occur as both corridors that link large open spaces as well as parks that provide green spaces for leisure and recreation.**

Porterville is situated in a rich agricultural setting which speaks to its community's heritage. It also has important natural heritage links with the rolling hills, rivers and being in the shadow of the Groot Winterhoek Mountains.

Within the town, the historic public open spaces were the church and market squares. The periphery buildings served civic and economical purposes in agricultural community and the spaces in between were the places to meet, great, see and be seen. As the town grew and commercial activity spread along the main thoroughfare and the use of the surrounding buildings changed, the liveliness of the squares diminished. The spaces and some of the uses and historic structures remain but are at risk of misuse and reduced value.

Recent efforts were made to reactivate the market square, address the need for informal trading spaces, improve safety and provide services on an important corner of the market. This took the form designated parking bays, a public ablution facility and two market structures that provides secure storage for market vendors and facility for tourism services. However, the market stalls are not appropriately used as they only operate at peak times on Saturday mornings and the remainder of the week are blank walls with rolled down shutters, effectively barricading visibility and reducing edge activation of the village green.

Entrances to surrounding buildings are either seldom used or do not open to the park, further decreasing activity and safety.

The stream along Park Street provides a unique opportunity as public open space in a setting of mature trees and link between the two neighbourhoods. Activation would require some park programming, improved connection to the water, lighting and buildings facing and interacting with the park with extended hours to improve safety.

Other green open spaces in the town include:

- The school sports facilities to the east;
- The golf course and dam in the Northeast;
- The showgrounds to the east on Park Street;
- Pela Park stadium in Monte Bertha;
- The open space along two streams crossing town; and
- The cemetery.

While there are street trees in the precinct, there is a lack of continuity in the more commercial areas which would help provide pedestrian comfort as well as making the town more attractive.

Important views in the precinct include:

- The alley of trees at the northern gateway;

- The view from the southern gateway at the crest of the hill framed by the trees along the stream;
- The tree-lined streets and mountains to the east; and
- The agricultural fields to the west.

#### KEY INFORMANTS

1. There are limited green spaces and recreational amenities within the study.
2. There is a lack of street trees on Voortrekker Street between Basson and Park Street.
3. There is a lack of a visual focus point in the CBD to maximise the tree-framed views at the gateways.
4. The mountain backdrop provides orientation as a landmark and reminder of the link between the precinct the great outdoors.
5. The stream and associated green space along Park Street is currently underutilised and has the potential to function as a high quality park.

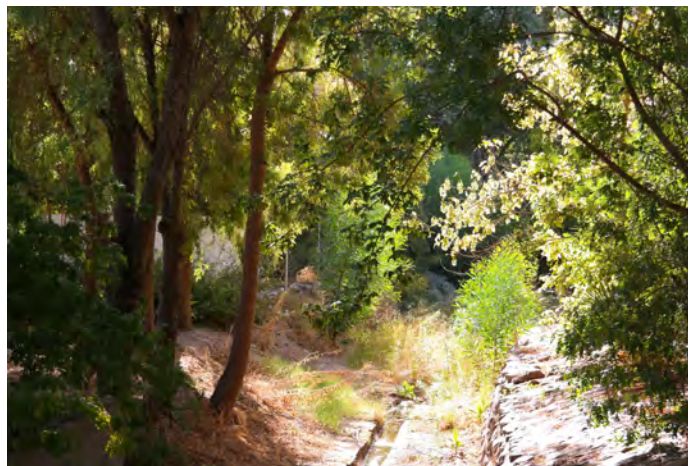


Photo 15. Northern Stream - Vegetation Along Channel



Photo 16. Market Square - Underutilised Village Green



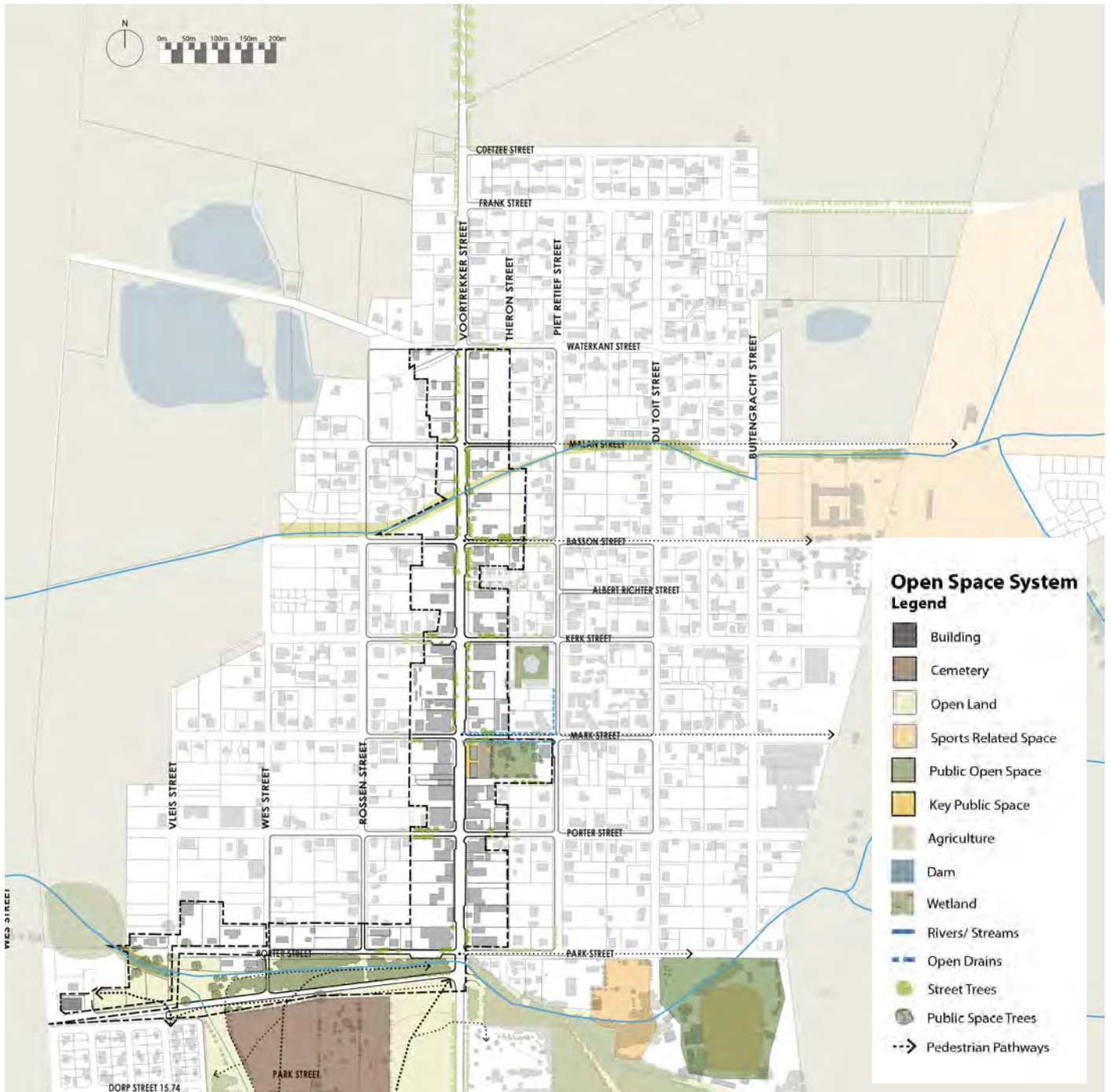


Figure 9. Existing Open Space System



Photo 17. Park Street Green Space - Pedestrian Thoroughfare



Photo 18. Porterville High School - Active Sports Fields

### 2.1.7. PUBLIC REALM INTERFACE

*The interface between the private realm and the public realm should be attractive, maintained, provide visual interest with surface variation and views into the site or building as well as engagement with entrances and shared use of the sidewalk.*

Porterville is a charming town with neighbourhoods full of beautiful private gardens and landscaping. This quality is lost however on Voortrekker Street which caters to motorists with extra wide pavement and on-street parking and lack of vegetation. The thoroughfare treatment does not encourage passersby to stop and explore the town or local residents to spend time in spaces where they can meet friends and have a casual chat.

The space available for pedestrians is along the sidewalks and the quality of experience currently varies between pleasant and harsh which has a significant impact on businesses attracting customers as well as relaying the character of the town to passersby. There is a lack of transition and engagement of private buildings and public sidewalk in many places as well as lack of shade.

Many of the buildings in the CBD are stepped back from the street, lack continuity to form a street wall, lack visual permeability (windows, clear views in, trimmed vegetation, low walls), visual interest (window displays, architectural details, surface and material variation) and engagement with pedestrian space (sidewalk cafes and retail displays). The best examples of good public realm interaction in the precinct include the low wall, open gate and views into KoppiKofi B&B, the picnic benches under the trees at the Spar, the retail offerings on the street level of the Kaap Agri and the takeaway shops with outdoor seating and shade.

The variation of the setbacks create a non-continuous pathway and hidden corners posing threat to sense of security especially at night. The lack of street trees and architectural overhangs mean there is a lack of shade from the sun, shelter from the rain and lack of sense of enclosure to provide pedestrian comfort. The sidewalk varies in width creating constraints for the opportunity to plant street trees and provide outdoor retail displays, cafe seating and other street furniture. Lack of regulations and guidelines on signage results in signs that are difficult to read and do not contribute to the character of the town. High walls along the sidewalk also create unpleasant and unsafe environments for pedestrians and reduces natural surveillance of the property.

#### KEY INFORMANTS

1. There is a lack of interface between the buildings and pavement along much of Voortrekker Street.
2. Business signs are not pedestrian oriented, some are lacking in quality and often they block views into the windows contributing to the lack of interaction between the sidewalk and building.
3. Building maintenance and appropriate treatment of historic buildings is lacking.

4. The varying setbacks and breaks between buildings for driveways limits the ability to have a continuous street wall.
5. The sidewalk lacks a sense of enclosure to provide pedestrian comfort.
6. There are no pedestrian level lights to promote evening safety.



Photo 19. Furniture Store - Poor Public Interface



Photo 20. ABSA & Retail - Blank Facades & Visually Impermeable



Photo 21. Toy Shop & Fochini - Shop Front Window Displays



Figure 10. Existing Public Realm Interface



Photo 22. Jakkalskloof Road - Lack of Transition Public to Private



Photo 23. Commercial Core - Sample of the Clutter of Signage

### 2.1.8. HERITAGE AND CHARACTER

*Tangible heritage is valuable socially and economically as it provides social foundations and authenticity. Where they exist they should be preserved, framed and sustained through appropriate use and maintenance.*

The town was laid out in 1862 on the farm Willemsvallei and was named after William Porter, the attorney general. It was laid out in a grid pattern with the first erven being sold in 1863. It was established as a church town with its first church erected in 1876/1877. This was probably the work of CO Hager, but no longer remains. Surviving historic fabric dating from the 19th and early 20th century remains scattered over a fairly large area of the street grid. While the much of the historic fabric within the CBD precinct has been lost or damaged, some fifteen historical buildings have been identified as conservation worthy in terms of their intrinsic and contextual value. These are earmarked on the heritage map below with a corresponding map in Appendix B. In terms of the three-tier grading system of the National Heritage Resources Act (Act 25 of 1999) which distinguishes between national, provincial and local heritage value, these are deemed to be of local or Grade 3 heritage value.

Noteworthy buildings within the CBD include the following:

- H1. Two police station buildings dating to the 19th century which are intact examples of their type and period.
- H2. The church dating to the early 20th century which has a strong landmark presence within the town.
- H3. A loft-window house dating to the 19th century situated on the corner of Voortrekker and Malan Streets which is a good example of its type and period.
- H4. Two gabled houses dating to the 19th century situated on Voortrekker Street and van Zyl Streets which have been much altered yet retain distinctive features in terms of their gabled architecture and positive house-street relationships.
- H5. A grouping of commercial buildings dating to the late 19th early 20th century which have been much but retain colonnaded/veranda elements that enhance streetscape qualities.
- H6. A grouping of suburban villas dating to the early 20th century situated towards the northern end of Voortrekker Street.
- H7. An intact veranda house dating to the late 19th early 20th century situated on the corner of Voortrekker and Waterkant Streets.
- H8. A small gabled building next to the substation on Voortrekker Street.

While much of the historic building fabric of the town has been lost, the town possesses a number of character forming elements:

- The agricultural setting of the town and its mountain backdrop to the east;

- Voortrekker Street as the main structuring route and commercial spine of the town where urban fabric is more densely concentrated;
- The railway and associated railway station which contributed to the historical development of the town;
- Two water courses contributing to the structure of the town and its open space network;
- Two civic/religious spaces associated with Market Square and Church Plein; and
- Positive streetscape qualities along certain streets and some sections of Voortrekker Street in terms of the placement of buildings (either set on the street edge or setback to make provision for front gardens), the use of veranda elements to moderate public-private interfaces and a general absence of high boundary walls.

The historic character of the CBD, especially Voortrekker Street has been strongly eroded by the following:

- The car dominated environment of Voortrekker Street;
- Alterations to historic buildings which detract from the legibility of historic fabric and architectural qualities;
- Signage clutter;
- Vacant sites creating gaps in the urban fabric;
- New buildings which are out of scale and proportion with surrounding fabric and have created blank facades along Voortrekker Street; and
- Neglected or vacant historic buildings.



Photo 24. Market Street - Framed View of Mountain

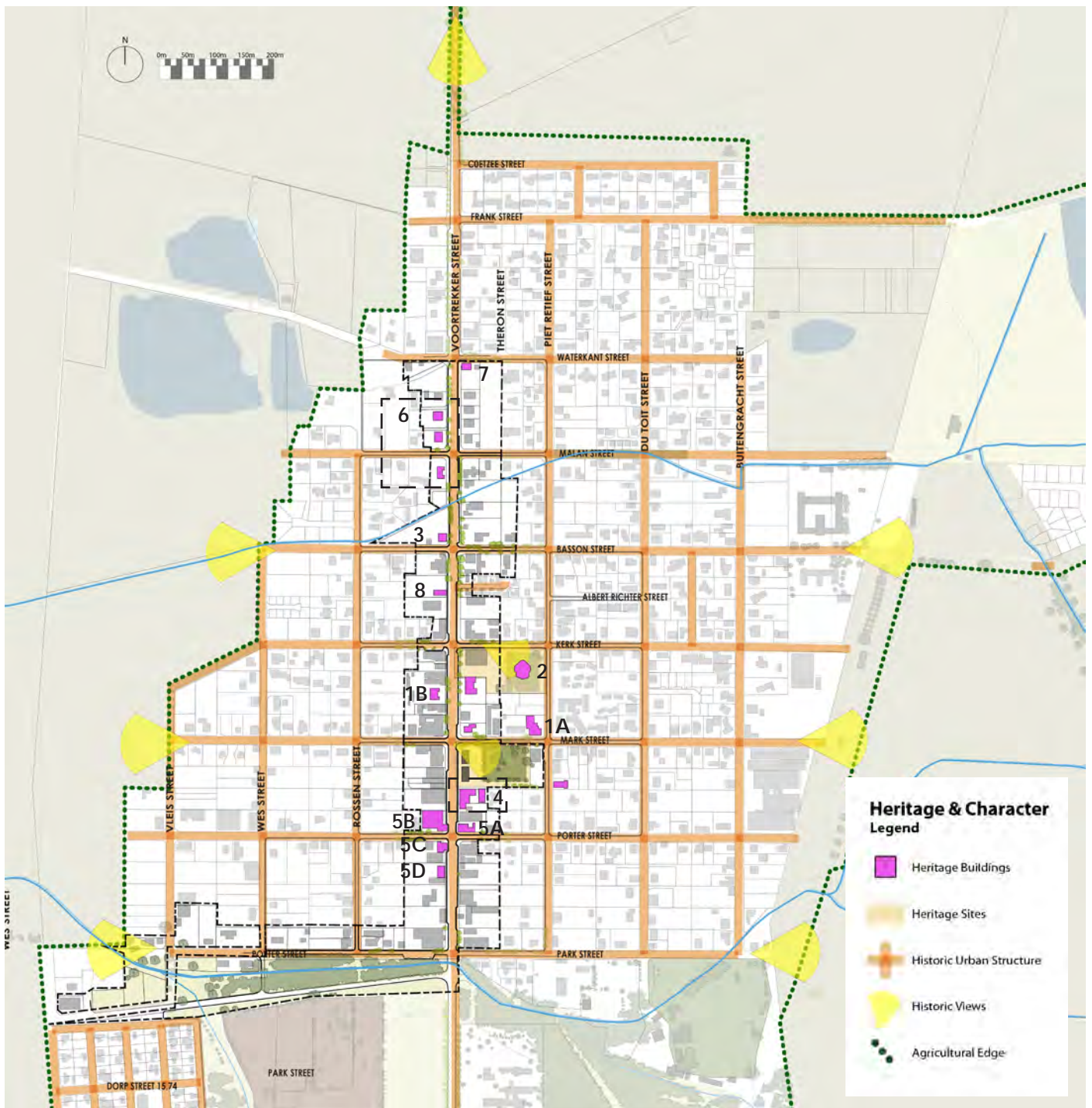


Figure 11. Existing Heritage and Character



Photo 25. View from Northern Monte Bertha - Agricultural Edge



Photo 26. Church Steeple - Orienting Landmark

## KEY INFORMANTS:

1. Retain strong agricultural edges and avoid extensions of the town that 'bleed' into the surrounding landscape.
2. Protect gateways to the town by avoiding visually intrusive development such as truck stops and petrol stations.
3. Enhance water courses as positive place-making elements by announcing river crossings, developing controls on building set-backs and promoting active interfaces.
4. Improve pedestrian access through the CBD especially along Voortrekker Street with emphasis on reducing road widths and parking provision, increasing sidewalks and making provision for pedestrian crossings. This should be integrated with the development of a "historic walk" and interpretative signage.
5. Develop controls on signage to reduce visual cluttering of the CBD, especially on historical buildings.
6. Prepare a comprehensive inventory of buildings worthy of formal protection and develop guidelines for alterations and additions.
7. Encourage the adaptive reuse of neglected historical building through zoning scheme provisions, e.g. consent use applications that will encourage regeneration.
8. Protect historical streetscape character by ensuring that new buildings respect traditional patterns in setback, scale, form, materials and boundary treatments.



Photo 27. H1 - Mark Street - Former Police Station



Photo 28. H1A - Voortrekker Street - Police Station



Photo 29. H2 - Church



Photo 30. H3 - Voortrekker Street - Loft-Window House



Photo 31. H4 - Van Zyl Street Buildings - Hidden Gem



Photo 32. H5A - Voortrekker Street - Colonnaded Building



Photo 33. H5B - Vacant Cafe - Veranda Architecture Elements



Photo 34. H5C - Second Hand Shop - Art Deco Architecture



Photo 35. H5D - Voortrekker Retail - Colonnaded Building



Photo 36. H6 - Voortrekker Street - Suburban Villa Example



Photo 37. H7 - Voortrekker Street - Intact Veranda House



Photo 38. H8 - Voortrekker Street - Gabled Building

## **2.2. SYNTHESIS OF SPATIAL INFORMANTS**

The key informants emerging from the contextual analysis are indicated overleaf and are summarised as follows:

1. Protect and enhance existing heritage assets and resources within the town centre to promote identity and a unique sense of place.
2. Protect the landscape context and views of it for its heritage significance and celebrate its identity as a rural agricultural town.
3. Protect and celebrate existing gateways into Porterville.
4. Improve connectivity to destinations, especially Monte Bertha which lacks pedestrian facilities and active corridor.
5. Prioritise the pedestrian along the commercial corridor to improve walkability and livability.
6. Promote consolidation of business activities within the existing town centre to create a walkable precinct as well as to limit intrusion of development into sensitive agricultural landscapes.
7. Support the emerging pattern of land uses clustering along Voortrekker Street to develop a range of precincts along its route.
8. Enhance the qualitative character of Voortrekker Street with sidewalk widening, tree planting, appropriate and consolidated signage and positive street/ building interface conditions.
9. Optimise existing open and green spaces within the town centre to create a range and choice of recreational spaces.



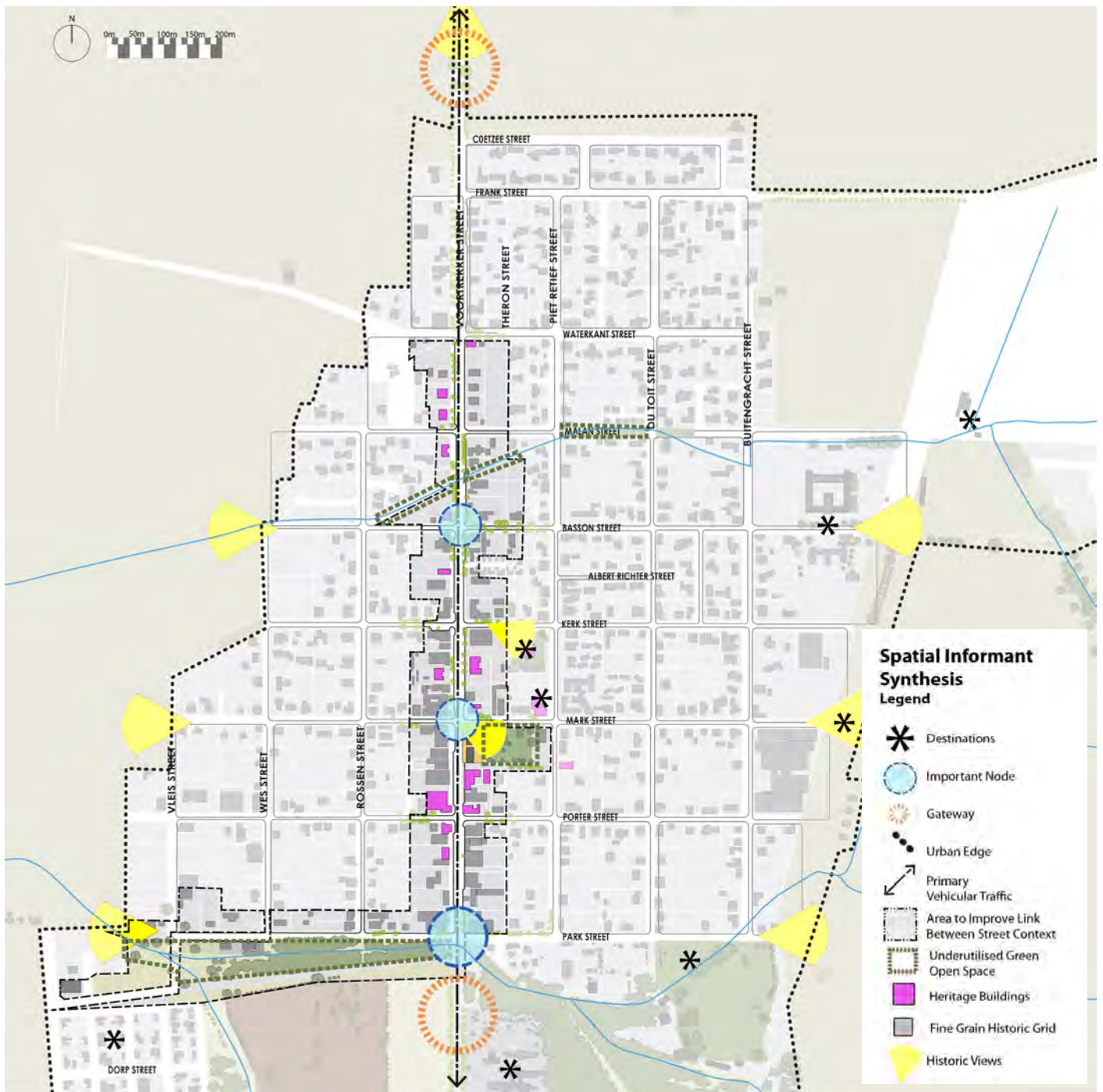


Figure 12. Spatial Informant Synthesis

# 3. PRECINCT VISION

## 3.1. STAKEHOLDER ENGAGEMENT- ISSUES & OPPORTUNITIES

A stakeholder engagement workshop was held on 26 February 2015 at 5-7 p.m. at the Mark Street Library in Porterville and facilitated by public participation specialist Harlan Cloete of Siyakhana in Afrikaans. The workshop was attended by local business owners and representatives from the local community, local institutions and local government.

The main objectives of the workshop were to discuss key issues and opportunities of the precinct and the surrounding area and form a collaborative basis for developing a vision of the Porterville CBD Precinct. The synthesis of the information is as follows while the full records of the meeting are included in Annexure A.

### 3.1.1. DESCRIPTION OF PORTERVILLE

Stakeholders were asked to share words and phrases to describe Porterville. These resulting list is that Porterville has or is:

- Great possibility;
- User-friendly;
- Safe;

- Character / unique;
- Tourism mecca;
- Buzz;
- Sport;
- Crime-free;
- Mountains;
- Great outdoors;
- Beauty; and
- Tranquility.

### 3.1.2. KEY FINDINGS

During the workshop process the main assets, opportunities and issues were identified. These are explained below.

#### ASSETS & OPPORTUNITIES

Themes of sense of community, heritage, open space and tourism emerged in the discussion. The most popular remarks are that:

1. Voortrekker Street is the main street, the face of the town and goes right through the CBD (9 votes)
2. The wine cellar is a tourist attraction and the lot north of it poses a development opportunity (5 votes)

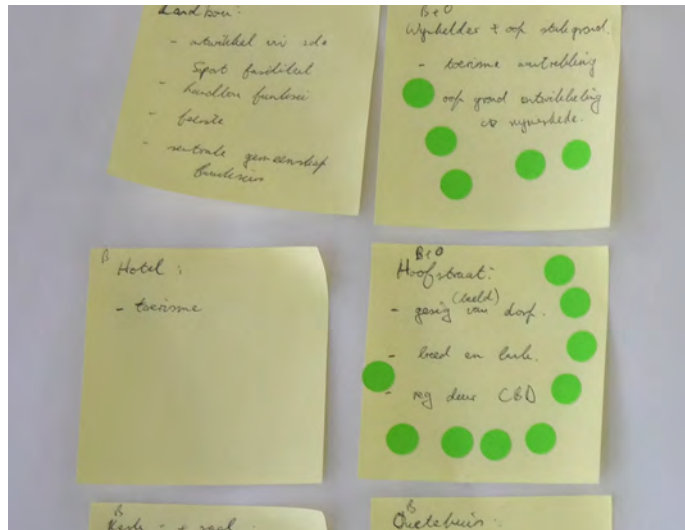


Photo 39. Sample of Notes to Illustrate Assets & Opportunities



Photo 40. Sticker Exercise



Photo 41. Collaborative Visioning Exercise



Photo 42. Sharing Opinions of Assets & Issues

3. The grain storage field to the north is also a development opportunity - could be a factory or house a truck rest stop (5 votes)
4. The railway line poses tourism opportunity and the train station could become a gift shop (4 votes)

The overall assets and opportunities are expanded in more detail below:

- A1. Residents take ownership of their neighbourhoods keeping them safe and clean.
- A2. Important destinations that strengthen the community are:
  - church;
  - community hall;
  - senior care facility;
  - schools; and
  - market square.
- A3. The open space is valued for vents, recreation, relaxation, enjoying nature and community interaction and includes the:

- dams;
- Pela Park;
- the stream and mature stand of trees;
- the golf course; and
- show grounds.

A4. The town's heritage is also seen as an important anchor in the town and includes:

- agriculture heritage;
- access to the history through the museum;
- Monte Bertha's history and historic figures; and
- the Old Mill.

A5. The stakeholders also recognised there is important value in tourism which is in the town due to outdoor recreation opportunities such as:

- paragliding;
- cycling;
- hiking;
- camping; and
- exploring nature.



Photo 43. Group 1- Resulting Individually Placed Location of Assets, Opportunities & Constraints

A5. Tourists are well accommodated in the town in a manner that also benefits local residents:

- The number of accommodations and cafes and
- the quality of service.

Most of the opportunities mentioned by the stakeholders at the workshop revolved around how to improve the economy either by new development that would provide a large number of new jobs or by strengthening the tourism potential.

O1. Vacant and underutilised land that the stakeholders identified as places for development potential for a factory or other industrial opportunity include:

- the grain storage site north of town;
- the north side of Coetzee Street;
- the site north of the wine cellar;
- the airfield;
- Pela Park; and
- the showgrounds.

O5. Features that could be strengthened to encourage tourism include the:

- airfield connection;
- diverse agriculture character;
- the golf course for recreation and events;
- more sporting events at Pela Park;
- agricultural events at the showgrounds
- the market on market square;
- the dam for recreation and picnicking;
- the train station if passenger rail returns to the line;
- the museum;
- the old mill;
- the church as a wedding and event venue; and
- the wine cellar.

Implications:

The hope is to grow the economy by encouraging more overnight stays and spending into Porterville's local economy which may require more events, highlighting of additional recreational features and providing a wider diversity of retail and activity offerings.

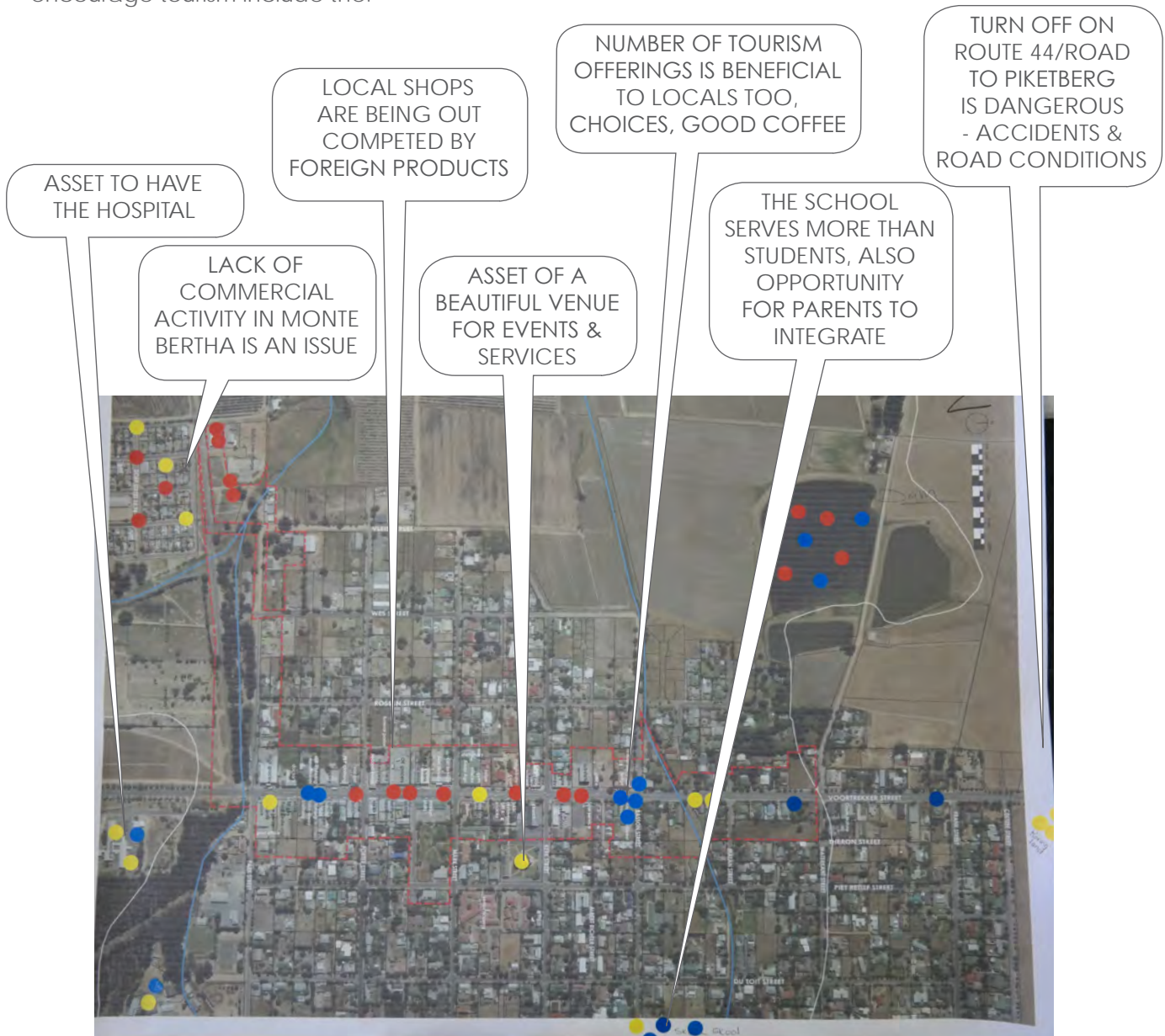


Photo 44. Group 2- Resulting Individually Placed Location of Assets, Opportunities & Constraints

## ISSUES & RISKS

Emerging themes on areas of concern were centered on the local economy, safety, range of choices and appearance. These are expanded upon below.

R1. The greatest underlying risks that emerged were

- the lack of employment opportunities;
- the lack of integration between Monte Bertha and the rest of Porterville; and
- the need for maintenance and design standards for building facades and the streetscape along Voortrekker Street.

R2. Safety is a concern:

- Route 44 between Porterville and Piketberg suffers from poor road conditions and accidents at the T-junction north of town;
- Route 44 is narrow despite heavy truck traffic;
- pedestrians and cyclists are at risk traveling along side Route 44;
- crossing Voortrekker Street in the CBD is dangerous, especially when there is heavy traffic on the weekend; and
- the dam poses safety risks and overall maintenance and surveillance will help mitigate this risk as well as prevent vandalism which happens currently.

R3. The CBD's businesses are of concern because of :

- lack of maintenance;
- the harshness of having industrial buildings in town;
- the poor quality of service;
- the lack of choices; and
- a business environment that is hard to compete in for start up retail.

R4. The CBD also suffers from:

- trucks parking on Voortrekker Street taking up parking;
- having narrow sidewalks with a lack of shade and greenery; and
- loitering and alcohol abuse in public.

R5. Monte Bertha lacks economic integration due to its location off the main road.

Implications:

It is important to mitigate these risks to attract desired economic growth and to do so requires improving the physical urban environment, link the two neighbourhoods and implementing guidelines and activation of the CBD.

## THE BIG IDEAS & SOLUTIONS

Stakeholders were asked to propose ideas and solutions to enhance and protect and engage their assets and opportunities and mitigate risks, resulting in the following suggestions:

- S1. Establish a Further Education and Training College or similar skills development centre at the show grounds to improve the local residents skills and employability.
- S2. Attracting a large employer that would fit to the local skills is seen as an important step to assisting the community.
- S3. Stitching Monte Bertha back into being seen as part of Porterville is important and might be accomplished through development north of the wine cellar that houses and employs Monte Bertha residents, identifying home stay opportunities for tourists in the neighbourhood, and providing a visible way to relay the heritage of Monte Bertha.
- S4. Improving the streetscape of Voortrekker Street by improving pedestrian, crossing safety, planting trees, rehabilitation of building facades and limiting truck parking on the street. Voortrekker Street is acknowledged to be the main street and the face of the town so it is important to make a good impression.

### 3.1.3. SUMMARY OF FINDINGS

Emerging themes and priorities arising from the stakeholder engagement process relate to the following:

- **Promoting spatial integration** - this relates to physical integration of surrounding neighbourhoods and an important missing link lies between Monte Bertha and the commercial corridor on Voortrekker Street;
- **Creating an attractive and beautiful town centre** - beautification of the town is accomplished through streetscape improvement projects, encouraging facade upgrades and providing guidelines for development; and
- **Promoting economic growth** - this requires an understanding of the market context and the available skills as well as long term vision for the community.

## 3.2. DESIGN APPROACH AND GUIDING PRINCIPLES

### 3.2.1. PRECINCT PLAN OBJECTIVES

Defining the precinct plan's overarching principles and objectives relates to the policy objectives of the District Plan as well as inputs from the stakeholder engagement process. The key objectives for preparing the precinct plan includes:

1. **Promote Spatial Integration** of the neighbourhoods into the economic framework of the town and of the residents to build community and long term sustainability.
2. **Support Activation** of the public realm including streets, sidewalks and parks to stimulate the economy and strengthen the character of the precinct.
3. **Assist with the development of the Porterville town centre as a place that is attractive** for residents, tourists and businesses to strengthen the sense of ownership of the town and attract sustainable investment in the community.

### 3.2.2. EMERGING VISION STATEMENT

The values, issues and ideas gained from the workshop, together with the stated project objectives have been used to frame a provisional vision statement which will guide the concepts and proposals for the precinct. This emerging vision for the precinct is to:

***“Enhance the Porterville CBD as a place that conveys the sense of community and encourages integration and activation by creating a high quality public environment and more events and opportunities that sustainably supports the local community and attracts tourists and new employment opportunities.”***

### 3.2.3. GUIDING SPATIAL PRINCIPLES

To support the realisation of the vision and project objectives, the nature of future development within the Porterville town centre will be guided by the following principles of development:

1. **Establish the Sense of Place:** where existing heritage and landscape assets exist, use as the mechanism to support the development of an attractive place to visit that has a specific character and authentic identity that differentiates it from other places in the region.
2. **Promote Ease of Access:** improve connectivity between destinations with a focus on pedestrian access and movement but sustainably accommodate the movement of vehicles, bicycles and public transit through shared and defined public spaces.
3. **Consolidate Activity:** a concentration and mix of homes, social facilities and businesses offering diversity and enabling shorter distances

between destinations, leading to less travel time and improved health through walking and cycling, while also conserving agriculturally and environmentally sensitive landscapes.

4. **Create a Vibrant Public Realm:** a sociable and walkable urban fabric with continuous, generous and sheltered sidewalks, retail and restaurants that use and engage on the sidewalk, frequent entrances and midblock pedestrian access, windows with shop displays, overlooking offices and residences, street trees, furniture such as benches and street lights and attention to detail to create human-scale urban environment.

# WHAT MAKES A GREAT PLACE?



Figure 13. Project for Public Spaces - Attributes of a Great Place

# 4. PORTERVILLE CBD PRECINCT PLAN

## 4.1. CONCEPTUAL APPROACH

A conceptual approach has been developed that considers the Porterville town centre within its broader context. This will ensure that proposals within the precinct plan are relevant and relate to the future growth and regeneration of the town as a whole. Key proposals contained within this conceptual approach is illustrated on the overleaf and summarised below. (It should be noted that some of the proposals identified below do not fall within the scope of this Precinct Plan and have therefore not been developed further in this report.)

### 1. Protect and enhance existing heritage assets and resources along Voortrekker Street:

- Protect views that provide a sense of connection between Voortrekker Street and the surrounding landscape of mountains and agriculture;
- Protect the gateways that provide a sense of arrival with the sight of settlement within the agricultural landscape framed by the blue gum trees; and
- Improve the visibility of heritage buildings and sites within Porterville by providing a context that values their significance such as public squares, landscape and landscaping that frames these resources.

### 2. Establish an activity spine that connects northern Porterville with Monte Bertha:

- An activity spine is characterised by accommodation of a mix of transportation modes with priority given to pedestrians with features such as paved sidewalks, street trees and buildings and businesses that engage the pedestrian space, this is evident on Voortrekker Street but lacking in the interaction with Monte Bertha;
- The open space between Park Street and the road to Jakkalskloof is the key connecting element that should be enhanced with formal pathways and activation to improve sense of ownership and safety;
- Connect Vleis Street to Reservoir with a bridge over the stream; and
- Reservoir, Disa and DJ Pearce Streets should become the activity spine of Monte Bertha.

### 3. Support the development of a range of nodes attractions and destinations along the activity spine:

- The commercial core on Voortrekker Street should be maintained and strengthened with infill and building reuse for a diversity of retail and commercial activity;
- Market square, including the village green, is the cultural/ institutional heart of Porterville

should provide a unique sense of place on Voortrekker Street;

- The Park Street/Jakkalskloof route treed open space along the stream should be upgraded as a high quality park that promotes engagement and youth development; and
- Monte Bertha should feature a commercial node to serve the surrounding community and Route 44/Voortrekker Street travelers with a high quality public realm context.

### 4. Improve the Voortrekker Street commercial corridor by connecting the precinct's destinations with a high-quality, people-oriented public realm:

- Draw from Porterville's character of streets lined with trees, pride in private gardens and surrounding agricultural and natural landscape by softening the commercial corridor with landscape features;
- Reduce the road width through the CBD to better accommodate other modes of transport such as pedestrians and cyclists;
- Provide comfort through shade, shelter, seating, and ample sidewalk for walking and businesses to spill out and activate the space;
- Encourage appropriate signage, building facade improvements and maintenance;
- Encourage transitions, sense of enclosure, permeability, appropriate setback, and rationalise driveways and parking; and
- Create pause points with paving change and details at key locations to encourage passing motorists to stop and explore the town and signal pedestrian prioritisation.



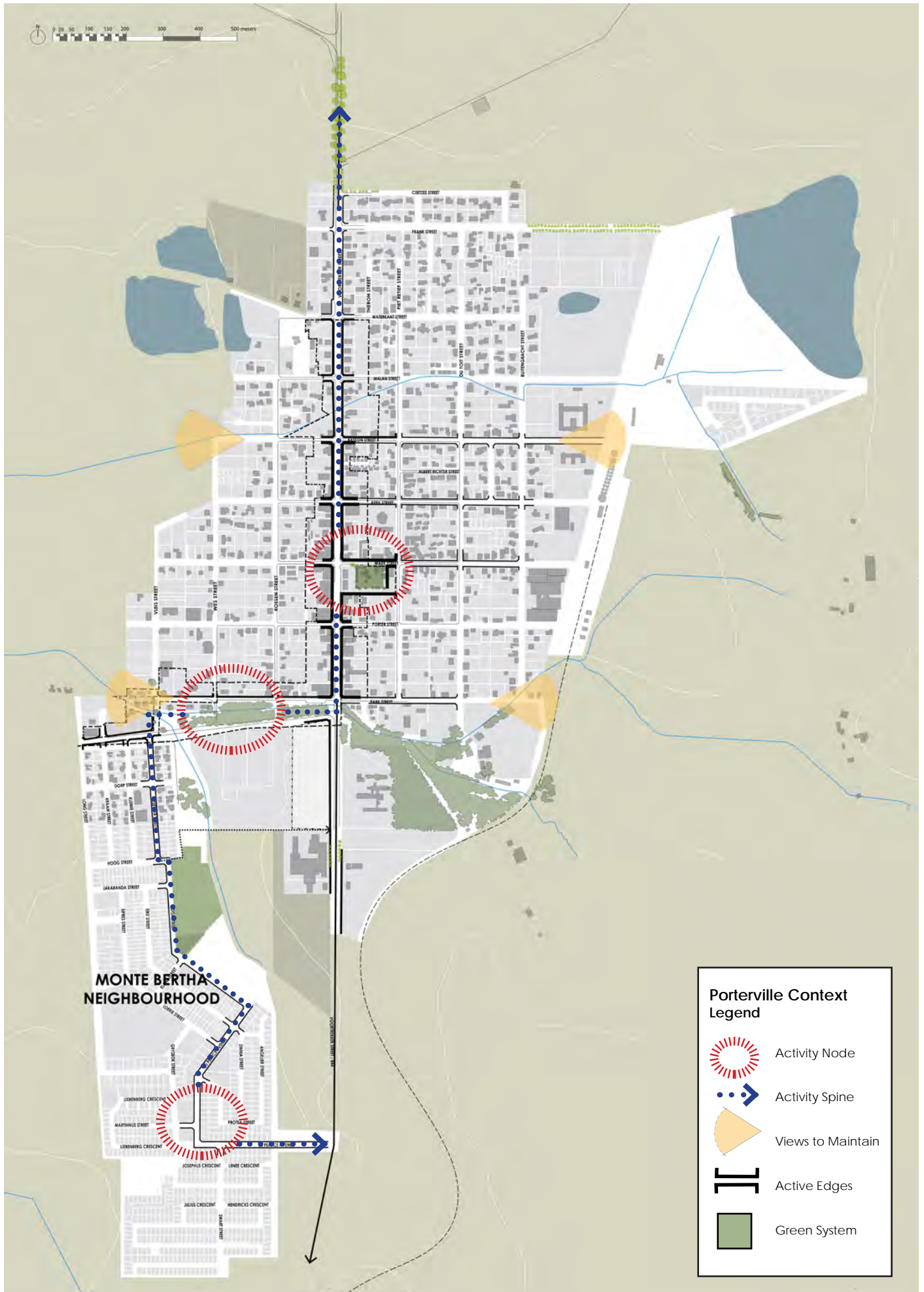


Figure 14. Conceptual Approach for the Town Centre within its Broader Context

## 4.5. PRECINCT PLAN SPATIAL PROPOSAL

### 4.5.1. KEY IDEAS AND CONCEPTS

The key spatial proposals that should guide collective decision making and discussion regarding the precinct are described below and relate to defining the quality of the public environment, ensuring that future development integrates with its context and well as preserving the heritage resources within the town centre. The identified elements have purposefully been kept to a minimum to support maximum flexibility in the long term.

These key spatial proposals relate to:

- The creation a legible and distinctive heart within the town centre;
- Protect and enhance heritage assets;
- Balance the accommodation and facilities for various transport modes using Voortrekker Street;
- Improve connections between Voortrekker Street and other destinations in the town;
- Cluster social uses around key public spaces;
- Maintain consolidation of commercial activity along Voortrekker Street;
- Optimise existing open spaces to create a range of recreational and social places for residents and visitors to enjoy;
- Establish Voortrekker Street as a walkable and pedestrian-friendly environment; and
- Improve the public-private realm interface.

### 4.5.2. PRIORITY AREAS

To assist with the implementation of the key spatial proposals identified above, three priority areas have been identified which includes:

1. **Voortrekker Street:** Corridor from Waterkant Street to the road to Jakkalskloof including surrounding erven. This includes widening the sidewalk, planting street trees, improving transparency and access between the sidewalk and businesses and consolidating parking in order to prioritise the pedestrian in the heart of the precinct.
2. **Market Plein:** Public square including the interface with Voortrekker Street, the village green and the buildings fronting the open space. This includes opening up the square to Voortrekker Street, framing it with a mix of temporary and permanent market structures, providing a low wall to define the edge of the village green and opening up surrounding buildings to activate and use the space.
3. **Porterville Spruitjie Park:** Open space between Park Street and the road to Jakkalskloof, stretching from Voortrekker Street to Vleis Street and surrounding erven. This includes development of a formal park with a more urban treatment next to Voortrekker Street and both

active and passive recreational opportunities to encourage social interaction and enjoy the connection with nature. It also includes encouraging development that overlooks and engages with the park.

These are described in greater detail in the following sections and includes the identification of elements and guidelines that support the development of:

- Sense of place;
- Ease of access;
- Consolidated activity; and
- A Vibrant Public Realm.

Urban design guidelines relate to the following aspects:

- Character, Fit and Identity;
- Access and Mobility;
- Density through Infill and Redevelopment;
- Land Use and Activity;
- Street Interface; and
- Bulk and Height.

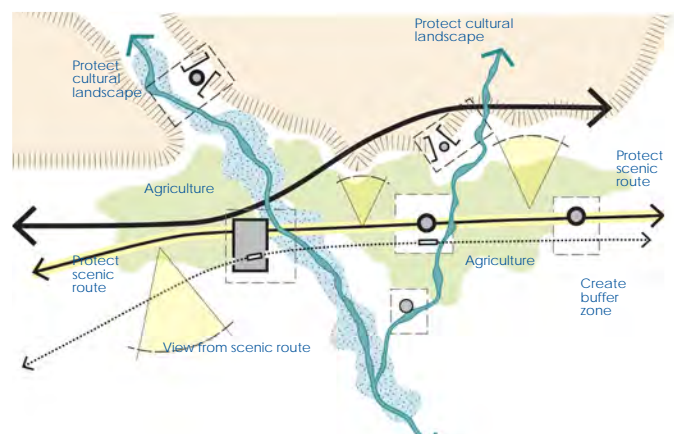


Figure 15. Principles of Protecting Heritage of Town Context

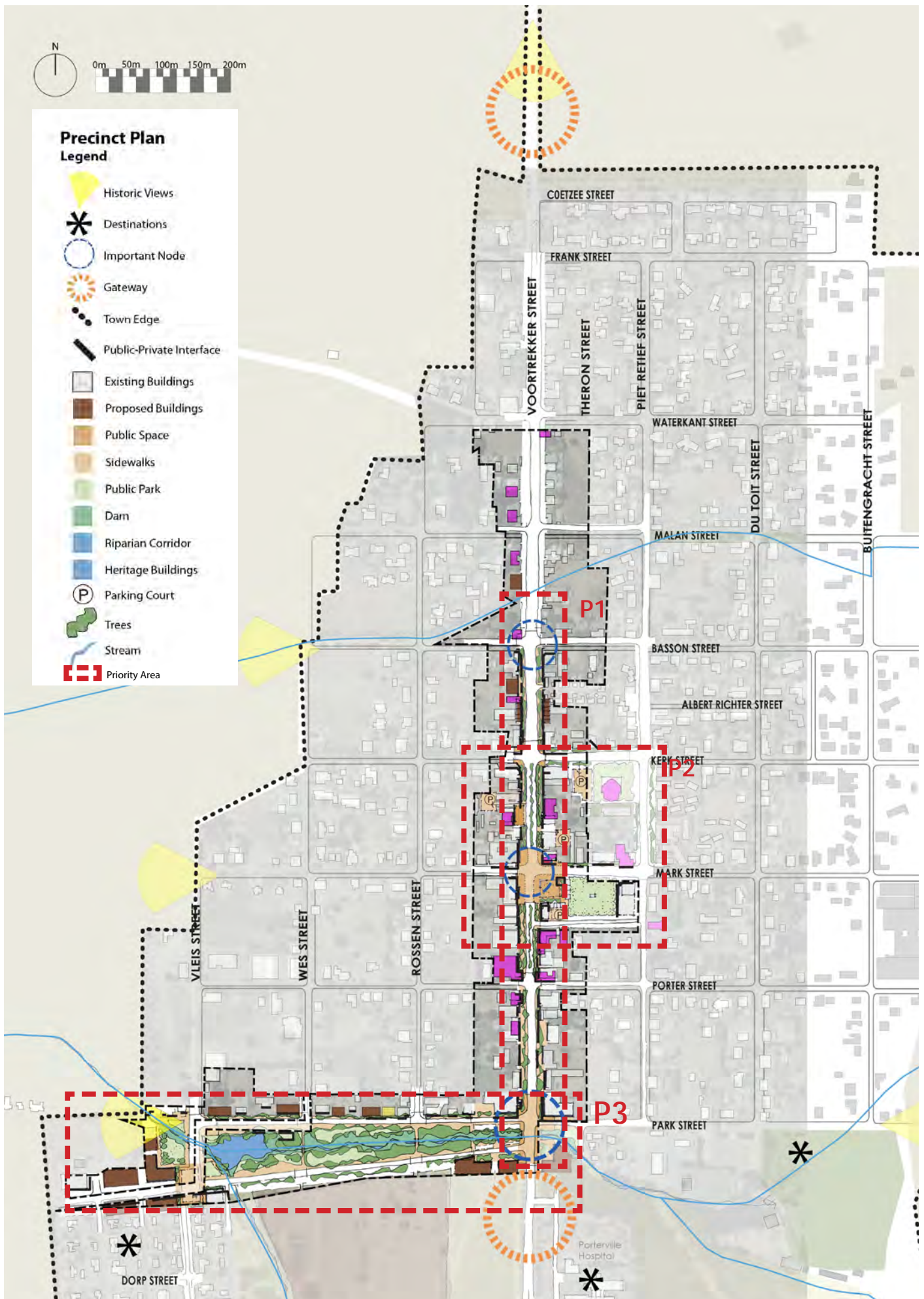


Figure 16. Porterville Town Centre Precinct Plan Spatial Proposal

## 4.2. PRIORITY AREA A: VOORTREKKER STREET

### 4.2.1. PROPOSED ELEMENTS

Voortrekker Street improvements were remarked by stakeholders as the second priority of the precinct plan. The issues in the commercial core are acknowledged and there is a wish to green and activate the street to improve long term sustainability of the CBD. Key components of the plan in this area are to:

#### SENSE OF PLACE

1. Protect heritage buildings and encourage their maintenance and appropriate reuse.
2. Protect backdrop view of the mountains from Voortrekker Street.
3. Improve the gateway into the precinct from the south where Voortrekker Street crosses the river with a sense of arrival with features such as a change in road pavement, interaction the proposed new park.

#### EASE OF ACCESS

4. Prioritise pedestrians along the street with wide, continuous sidewalks, shelter and shade, well marked street crossings with raised intersections and changes in pavement at key locations, rationalise driveways and parking.
5. Rationalise the street cross section to provide for wider sidewalks, bicycle lanes, street trees and median - a complete street.

#### CONSOLIDATED ACTIVITY

6. The commercial core should maintain and strengthen the diversity of choices and encourage boutique retail and dining options.
7. New businesses can be accommodated with reuse of existing but vacant buildings
8. New developments should occur within the precinct as infill of vacant and underutilised sites with the most dense area in the existing commercial core. These development should be of high quality and designed to last with flexible space and setback that matches the existing context Buildings to the west could go up to two-storeys but the east side should have low buildings to preserve views of the mountain.

#### VIBRANT PUBLIC REALM

9. Improve the public-private interface by encouraging ground floor engagement with the sidewalk through spill out usage, open entrances, window displays, visual permeability, architectural detail, careful maintenance, transition spaces (courtyards, stoeps).
10. The public realms should be improved with landscaping, street trees, continuous sidewalks, active edges, street furniture and appropriate signage guidance.



Photo 45. Commercial Core - Vehicle-Oriented



Photo 46. Northern Voortrekker Street - Transition Issue & Shade



Photo 48. Commercial Core - Unregulated Parking Issues



Photo 47. Social Core - Lack of Pedestrian Safety



Photo 49. Self-Catering Apartments - Lacks Transparency



Photo 50. Porterville Hotel - Transparent but Lacks Trees



Photo 51. Laubschers - Transparent but Lacks Definition of Pedestrian Space

**PRECINCT PLAN  
LEGEND**

- Public Park
- Riparian Corridor
- Dam
- River
- Trees
- Paving
- Public Space
- Building
- Heritage Building
- Parking
- Study Area Boundary

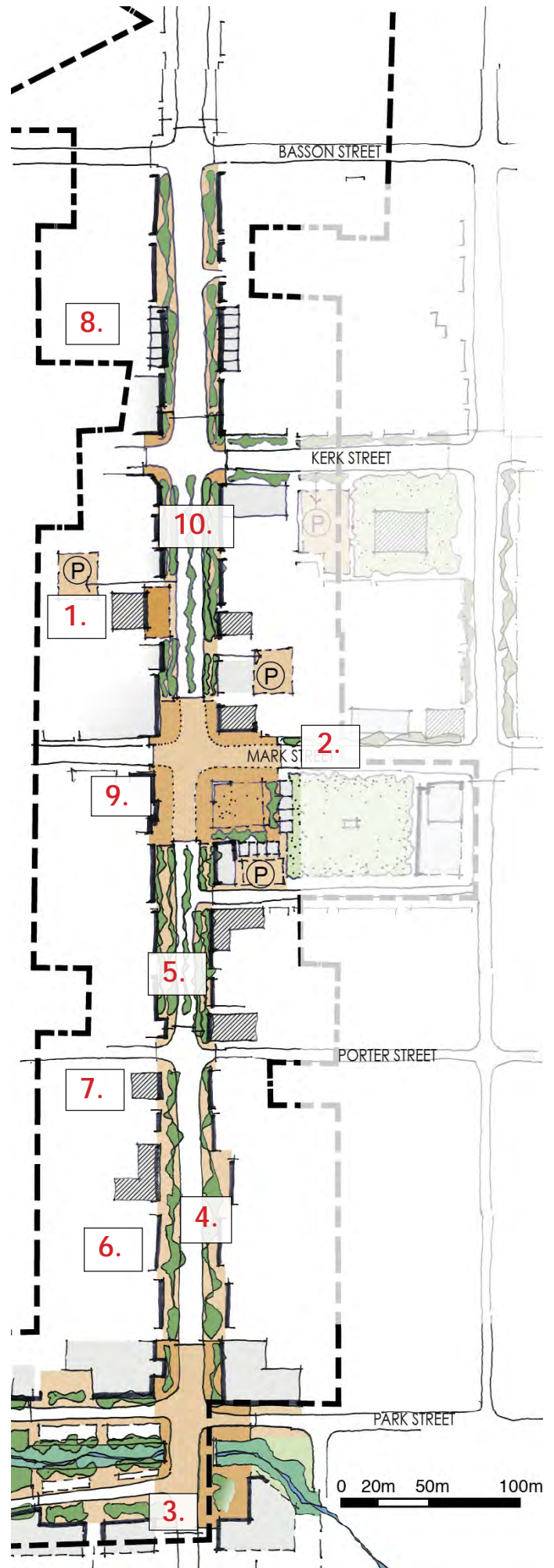


Figure 17. Priority Area A: Voortrekker Street Proposal

### 4.5.3. GUIDELINES AND PRECEDENT

#### Development of a 'Complete Street'

A complete street is one that equitably accommodates vehicular, cycle and pedestrian traffic with adequate facilities.

G1. Calm traffic through town to improve safety.

G2. Bicycle lanes should be 1.5 meters wide and continuous.

G3. Sidewalks in the commercial zone should be a minimum of four metres wide



Photo 52. Pnel - Provincial Road Modified as a Complete Street

#### Provide Transition between Public and Private

Buildings should engage the pedestrian along the activity spine with its architecture, feature active corners at important nodes and allow for visibility to provide passive surveillance.

G4. Commercial buildings should have large transparent windows on the ground floor, shade and active entrances.

G5. Residential and residential scale businesses should have a semi-private courtyard space that is visible over a low wall.



Photo 53. Cape Town - Renovation to Improve Public Realm

#### Activate the Street

Active the edge by reducing automobile dominance and adopting uses that engage people.

G6. Retail displays and sidewalk cafes should be encouraged but maintain 1.5 meters clearance for a continuous pedestrian pathway.

G7. Place parking behind buildings and provide access from side roads to reduce driveways and vehicular dominance.

G8. Encourage a mix of retail, restaurants, services and offices that are complimentary.



Photo 54. Franschhoek - Active Sidewalk

#### Prioritisation of the Pedestrian

Increase and improve space for pedestrians.

G9. Change street paving and raise to improve visibility of pedestrians crossing the road.

G10. Widen sidewalk where possible and define edge with street trees.

G11. Provide public seating and pedestrian level lights in key locations to improve level of comfort.



Photo 55. Franschhoek - Raised & Pavement Change Intersection

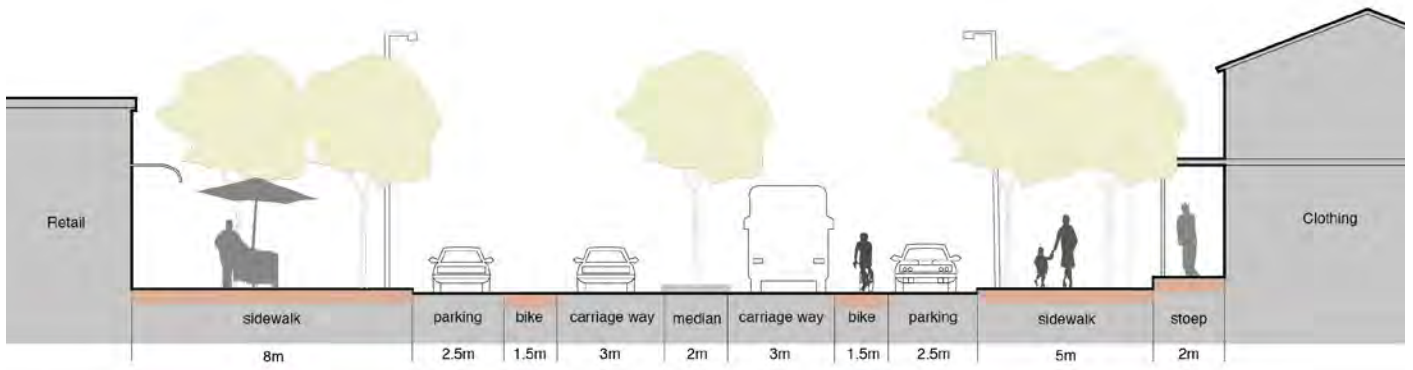


Figure 18. Proposed Street Section for Porterville's Commercial Core

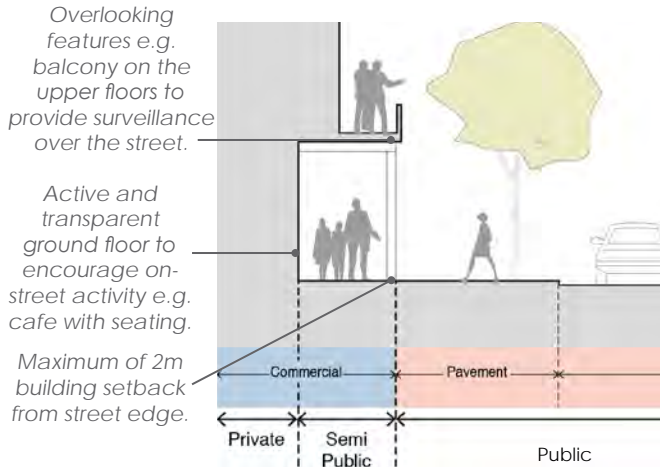


Figure 19. Commercial Area Transition of Public to Private Spaces



Figure 20. Residential Area Transition of Public to Private Spaces

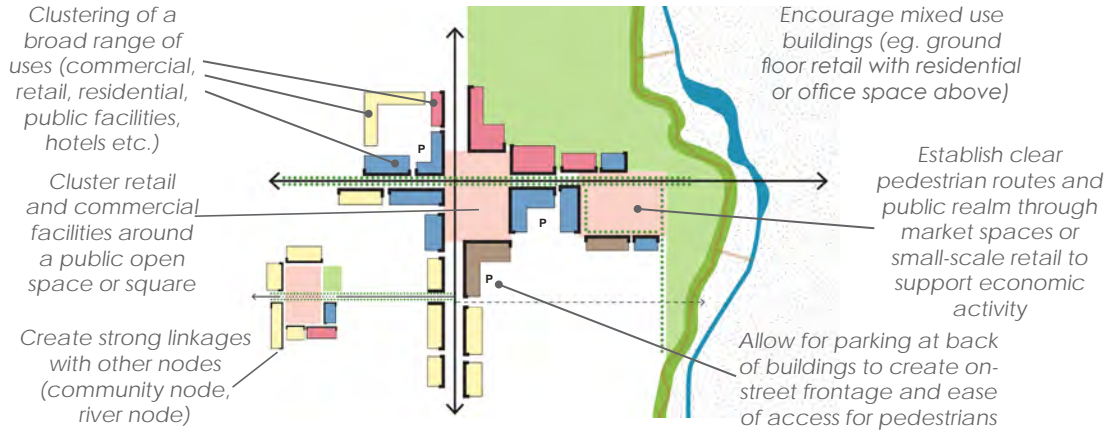


Figure 21. Active Street Edge Contextual Guidelines



Figure 22. New York City - Before Image of Side Streets



Figure 23. New York City - After Image of Low-Cost Changes

### 4.3. PRIORITY AREA B: MARKET PLEIN

#### 4.3.1. PROPOSED ELEMENTS

The uplifting and revitalisation of Market Square is noted by stakeholders as the first priority of the precinct plan. This is the historic meeting place in the town that has been overlooked and vacated from daily life as surrounding uses changed. It is most used on Friday evenings and Saturday mornings by farm laborers who have been brought by trucks to do their weekly shopping as it is the only open space available for them to wait. The vision is for this to be legible and distinctive heart to the CBD. Key components of the plan for this area are to:

#### SENSE OF PLACE

1. Establish formal protection measures for heritage buildings and encourage facade improvements for historical rehabilitation.
2. Improve visibility of the building and the village green and frame with an urban landscaped square that highlights the prominence of the heritage buildings fronting Market Plein.

#### EASE OF ACCESS

3. Improve pedestrian linkage along Kerk, Mark and Van Zyl Streets with designated pedestrian way and provide a seamless flow between the sidewalk on Voortrekker Street to the village green. This space should feature fixed and movable seating and shade.
4. Accommodate public transit with a designated drop off and collection point adjacent to the square.
5. Provide bicycle parking rack in a visible location that can be seen from street and is overlooked by active businesses such as tourist information and cafe.
6. Create planted medians on Voortrekker Street between Kerk and Porter Streets to signify the social core and make it a distinctive sub-precinct as well as calm traffic and improve pedestrian safety.
7. Rationalise parking around the square to near by lots and a smaller landscaped parking court.
8. Connect Van Zyl Street to Voortrekker Street to improve circulation and activity.

#### CONSOLIDATED ACTIVITY

9. Improve visibility and passive surveillance of ablution facility by coupling it with other social uses.
10. Cluster social uses around the square.
11. Buildings fronting the square should open up to it with clear ground floor windows, primary entrances and active uses that spill out into the public space.

12. The corner of Piet Retif and Van Zyle Street offers an infill opportunity for a building offering a mix of uses which should include social services and residential offerings.

#### VIBRANT PUBLIC REALM

13. The permanent market stalls should be reduced to one which is activated during the week with regular business hours while the other should be removed to open up views to the square.
14. Saturday morning markets should be accommodated with flexible shade structures or pop up tents and tables. Both markets should provide a diversity of choices including unique and local products to appeal to a wide range of customers.
15. Define the village green edge with a low wall that echoes the heritage building fronting the square as well as providing informal seating.
16. Encourage the local community to host pop-up uses such as outdoor reading room, chess games, table football or ping-pong in the space.



Photo 56. Market Buildings & Parking - Lack of Connection to Village Green



Photo 57. Van Zyl - Heritage Buildings Setting





Photo 58. Village Green - Lack of Edge & Seating in Shade



Photo 59. Library - No Longer Engages the Village Green

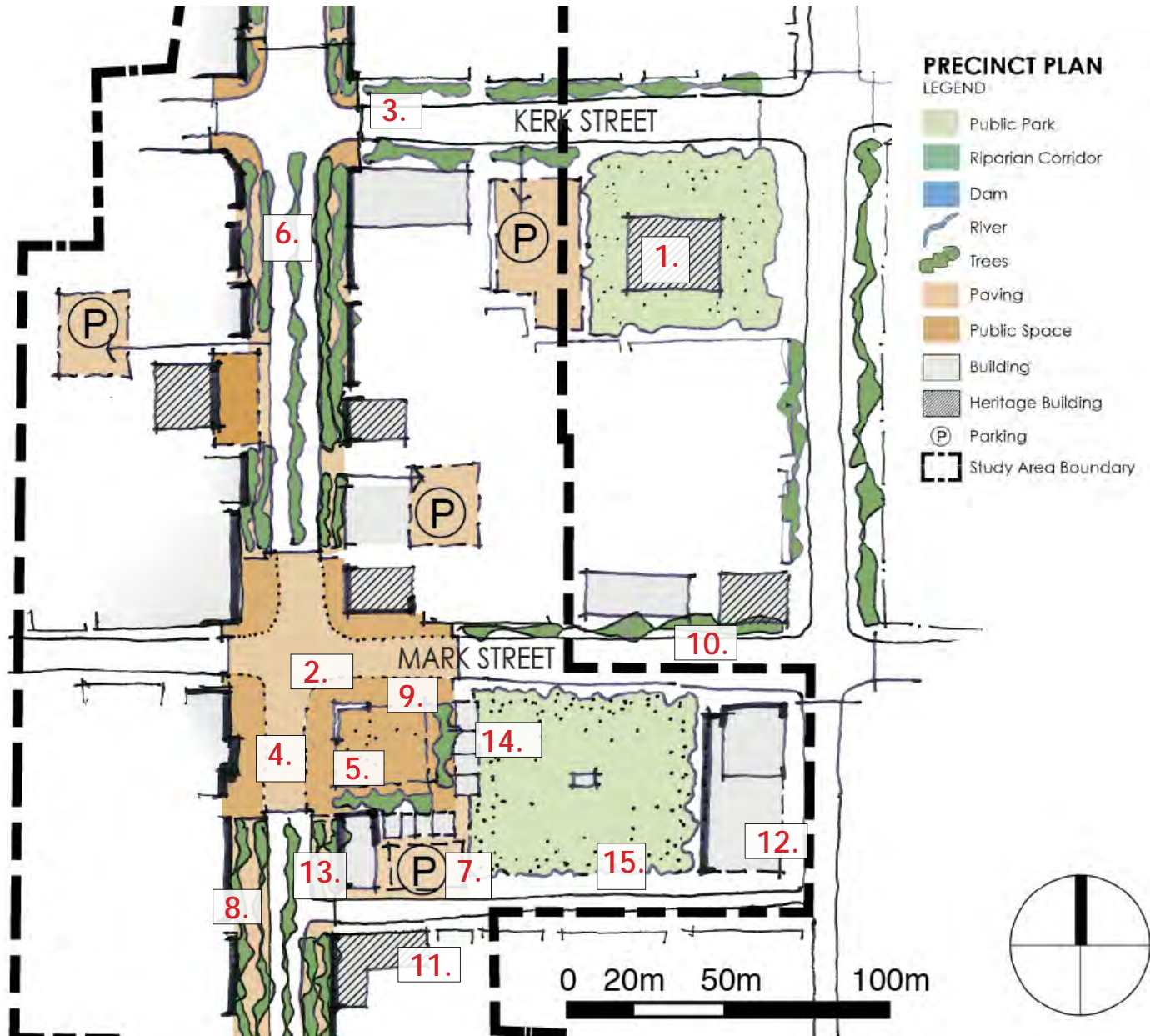


Figure 24. Priority Area B: Market Plein Proposal

#### 4.5.4. GUIDELINES AND PRECEDENT

##### Create a Flexible Market Space

Markets in small towns are not typically profitable when operating every day of the week but public squares and greens should be used daily.

G12. Provide structures that can double as places to sit in the shade during the week.

G13. Encourage the featuring of locally grown, produced or crafted goods which are popular with tourists as well as locals.



Photo 60. Greyton - Flexible Open Space Market Shelter

##### Define and Activate the Edges of the Public Space

The village green should be a celebrated and visible town feature that is actively used.

G14. Provide a seamless paved area from Voortrekker Street to the Village Green that has trees, seating and a defined edge.

G15. Orient building's windows and entrances to face and open up to the public space.



Photo 61. Observatory, Cape Town - Village Green Defined Edge

##### Encourage Low Cost & Flexible Programming of Space

A flexible open space can be used for many events from markets to outdoor movie nights to community baking context to a quiet family picnic.

G16. Establish a park management system that allows for scheduling of use of the space, maintenance and security.

G17. Encourage everyday use of the park with small scale, low cost opportunities such as badminton, areading corner, exercise classes that are free.



Photo 62. Klyde Warren Park, Dallas, USA - Movable Mobile Elements

##### Cluster Social & Active Uses Around Public Space

Uses around a public park should support social interaction and serve the public.

G18. Encourage surrounding businesses to open up to the park with windows, main entrances and activity such as dining and retail that spills out to the sidewalk.

G19. New buildings should continue to serve the public and encourage social engagement.



Photo 63. Hermanus - Marine Drive Building Use Engagement with Public Park



Photo 64. Montegu - Saturday Market Tents, Local Products

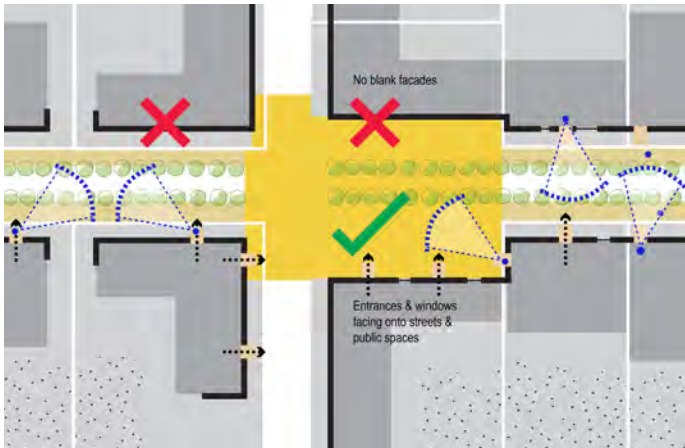


Figure 26. Enclosure & Engagement around Key Open Spaces

*Pave high foot traffic public spaces and pathways.*

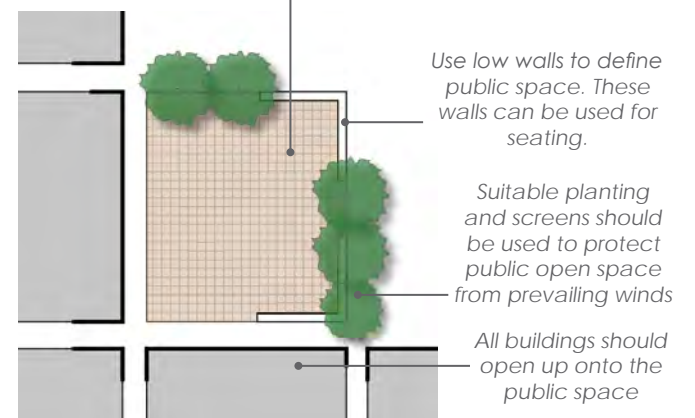


Figure 27. Public Square Materials & Edge Definition

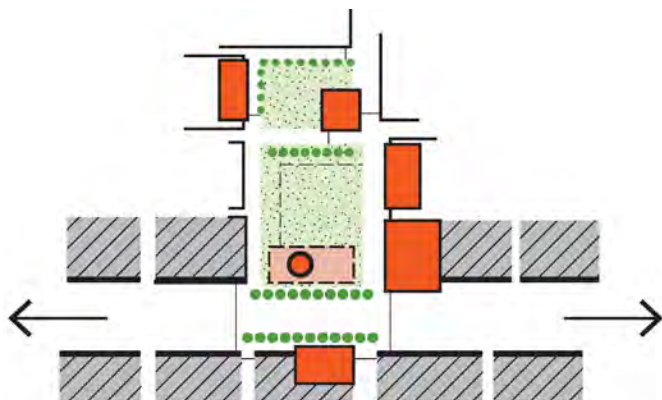


Figure 28. Cluster Social Activities to Face Public Open Space

## 4.4. PRIORITY AREA C: PORTERVILLE SPRUITJIE PARK

### 4.4.1. PROPOSED ELEMENTS

Stakeholders remarked that the rebranding of the open space along Park Street is the third priority of the precinct plan. This space is the connection between the two neighbourhoods and provides the opportunity to for integration in a unique public park. This space provides shade and water which are natural attractions but are currently under valued in this space because of disconnect and lack of activity. It has the potential to become the new heart of Porterville. Key components of the plan for this area are to:

#### SENSE OF PLACE

1. Protect the function of the stream, encourage stormwater management that improves water quality and create opportunities to walk down to and engage with the water to improve environmental awareness and promote stewardship.
2. Maintain some of the blue gum trees to provide mature shade canopy and gateway to the town but slowly transition to indigenous species to improve the ecosystem.

#### EASE OF ACCESS

3. Upgrade pedestrian paths with pavement, lighting and designation for both cyclists and pedestrians along cut through pathways.
4. Create a new vehicular bridge that provides a direct link into Monte Bertha and connects Vleis to Reservoir Street.
5. Connect all the streets of Monte Bertha in the north to the road to Jakkalskloof and provide infill mixed-use development with active ground floors with commercial activity.
6. Upgrade public transit stop with pavement, shelter, bench and lighting and ensure passive surveillance possible with views and active use overlooking stop.

#### CONSOLIDATED ACTIVITY

7. Cluster social uses around the park.
8. Infill opportunities for new mixed-use development north of Monte Bertha and at the corner of Voortrekker Street and the road to Jakkalskloof as well as some space along Park Street. This includes the opportunity to accommodate FET college, skills training or youth development along the park which can spill out and improve sense of ownership of the space.

#### VIBRANT PUBLIC REALM

9. Mixed use with ground floor retail or services that engage the park with spill out uses and clear windows or low walls and upper floor residential

are encouraged on the streets overlooking the park to provide 27-7 activation and passive surveillance of the park.

10. Create a more urban and programmed edge adjacent to Voortrekker Street and the commercial core and encourage facing buildings to open up and engage with the space providing opportunities for cafes.
11. Develop the park as a community destination with a children's play park, picnic areas and recreational opportunities that encourage interaction and integration of the community. Part of this feature could include a new, small dam.



Photo 65. Park Street - Underutilised Green Open Space

#### PRECINCT PLAN LEGEND

-  Public Park
-  Riparian Corridor
-  Dam
-  River
-  Trees
-  Paving
-  Public Space
-  Building
-  Heritage Building
-  Parking
-  Study Area Boundary



Photo 66. Poor Quality Pedestrian Facilities



Photo 67. Voortrekker Street Bridge - Open Space Disconnected from CBD



Photo 68. Shaded Indistinguishable Pathway to Monte Bertha



Photo 69. School Children Commuting through Open Space



Photo 70. Park Street Side of Spar Disconnected from Open Space



Photo 71. Low Water Levels & Lack of Biodiversity

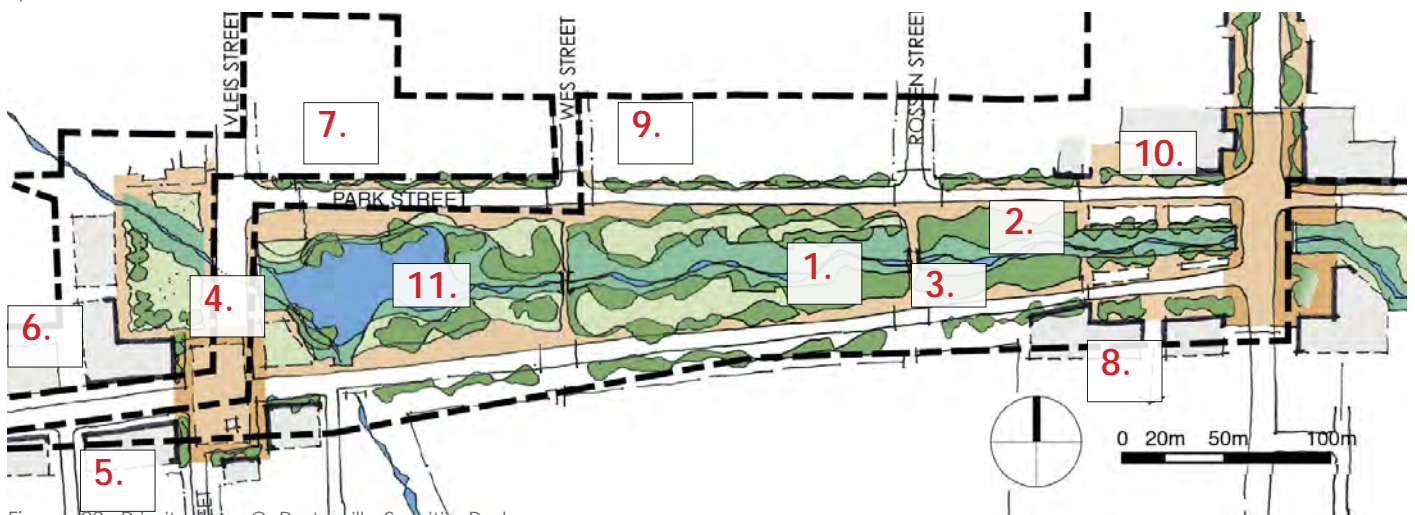


Figure 29. Priority Area C: Porterville Spruitjie Park

### 4.5.5. GUIDELINES AND PRECEDENT

#### Develop a Children’s Park & Recreation Facilities

Youth investment and skills development are very important for South Africa and should be addressed by the local community and its physical structure.

G20. Provide a vibrant children’s park with play structures that use locally sourced and recycled materials and accommodate different age groups.

G21. Provide low-intensity, storable recreation opportunities that are managed for loaning equipment and free play to encourage integration.



Photo 72. Green Point Park, Cape Town - Children’s Play Park

#### Activate the Park Edges & Improve Pedestrian Facilities

Providing active and interesting edges to the park will encourage a diversity of people to explore and enter and engage in the park.

G22. Provide a linear pathway with a defined edge, shade and seating.

G23. Edge space should be versatile and flexible and encourage community engagement and innovation such as low-intensity urban agriculture.



Photo 73. Dallas, USA - Linear Urban Public Park

#### Provide Connection to the Water & Opportunity for Environmental Education

Water is vital to life but it can be overlooked when people are separated and cannot see the values of the ecosystem leading to littering and misuse.

G24. Bring people to the water’s edge in an interesting and engaging manner and provide education that can be both explicit and implicit.

G25. Clean up the water and improve the ecosystem by encouraging biodiversity, community events to clean the space and mitigating pollution from stormwater.



Photo 74. Cape Town - Liesbeek River Reclamation

#### Surround Park with Active Uses & Engaging Structural Features

A great concern with public parks is security, safety and misuse. Many issues can be avoided by activating the park and providing a context that engages the space and provides passive surveillance.

G26. Open up views into park from adjacent buildings.

G27. As building uses change, encourage ground floor activity that coorilates to the park and upper level residential to create 24-7 use.



Photo 75. Stellenbosch - Activating Corners Fronting Public Space



Photo 76. Dallas, USA - Pop-Up Play for All Ages



Photo 77. Small Putting Green and Loaned Putter & Golf Balls



Photo 78. Garden Structure for Agriculture and Interest



Figure 30. Cape Town - Bottom Road Sanctuary Community Park



Photo 79. Montegu - Urban Dam & Ecosystem Conservation



Photo 80. Portland, USA - Stormwater Pollution Capture by Natural System

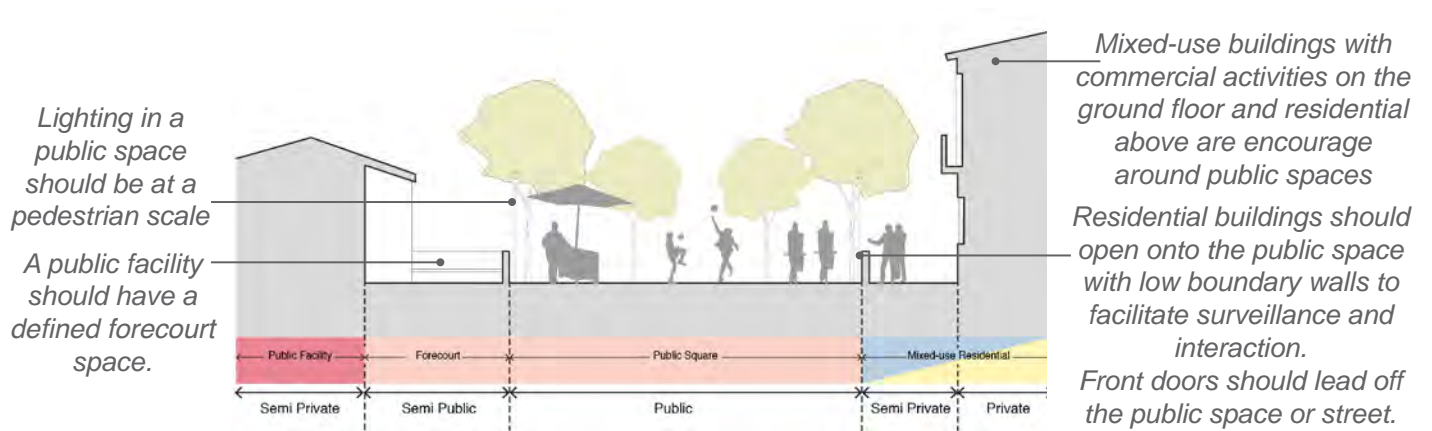
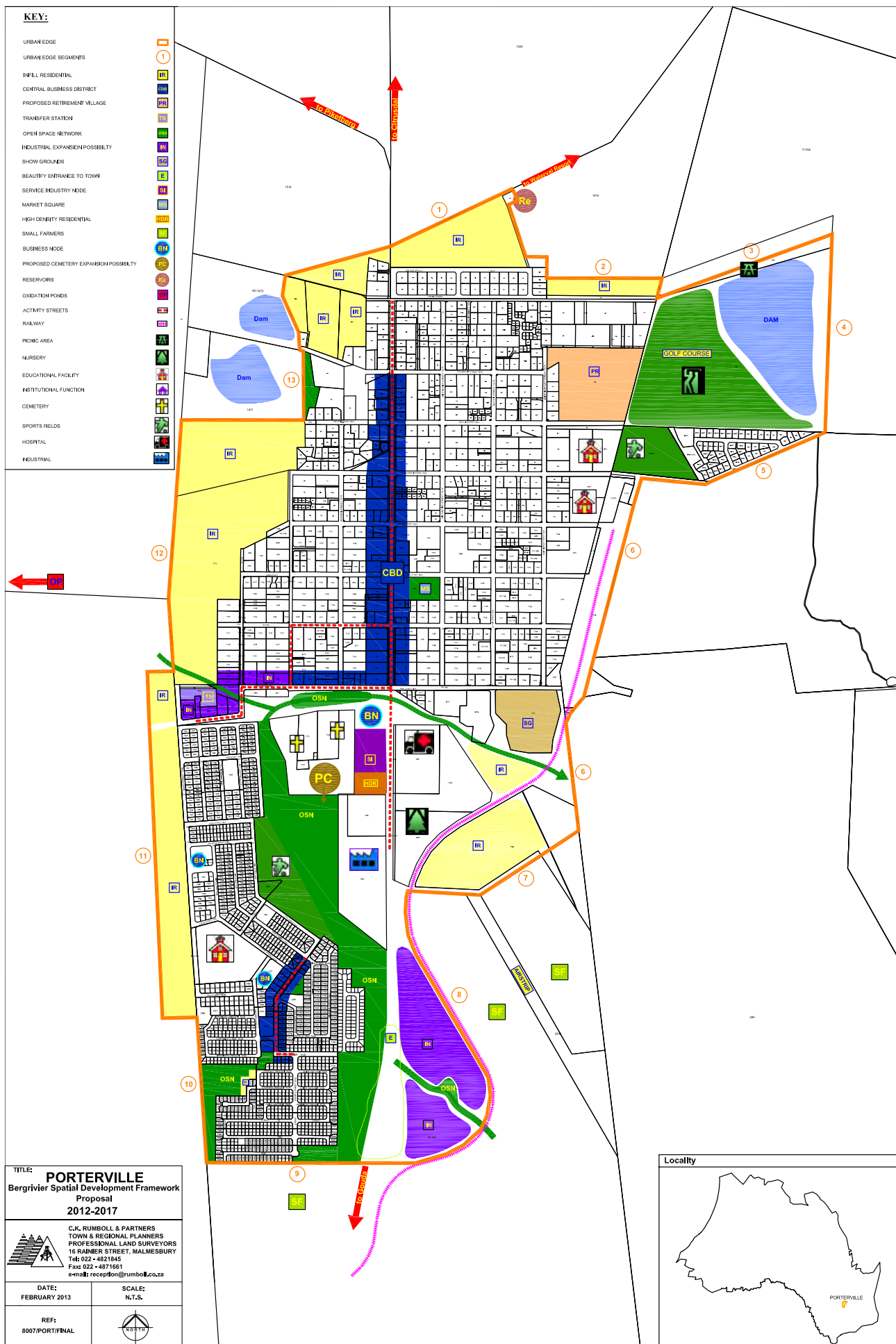


Figure 31. Improving the Safety of Public Open Spaces

# APPENDIX A: BERGRIVER SDF - PORTERVILLE





# APPENDIX B: PORTERVILLE CBD PRECINCT HERITAGE INVENTORY

Intact early 20th C dwelling

Police station c 1880s

Much altered but interesting gabled house c 1865

Loft window house c 1880s with later veranda

Intact veranda house late 19th early 20th C

Much altered commercial buildings contributing to streetscape qualities with colonnaded/cornered verandas

Much altered building facing Market Square with noteworthy front gable 19th C

Old Police Station, now town museum c 1879

Church c 1925

## PORTERVILLE CBD RENEWAL: CONSERVATION-WORTHY BUILDINGS & ELEMENTS





## ATTENDANCE REGISTER

### Porterville CBD Precinct Plan Stakeholder Session No. 1

Date 26/02/2015

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/ andrew luke

/ chris kraese

/ barbara southworth

/ johan smith

/ sally tsilivianis  
kobus van wyk

/ sarah froh  
/ sarvin naidoo



# SESSION 1: STAKEHOLDER ENGAGEMENT NOTES

## Porterville CBD Precinct Plan 26 Feb 2015 Engagement Session Notes by Siyakhana (Chanelle Kermis & Harlan Cloete)

### Attendees:

Mayor Porterville  
NPO / Jeugbron / Private Company  
Tourism  
Tax Payers Association  
Official: Director Corporate Services  
Official: Strategic Planning  
Official: Town Planner

Introduction took place and a question was raised; "How was the notification or invitation sent?"

One of the officials clarified that notification was sent to those listed on the database via; email, sms and verbal communication through the ward councilors.

### Describe Porterville that you see

Great Possibility  
User friendly  
Character  
Tourism Mecca  
Buzz  
Sport  
Crime Free  
Mountains  
Outdoors  
Beauty  
Tranquility

### Group 1

Assets	Risks	Opportunity
Showgrounds	Main Road - Route to Piketberg (The condition of the road)	Landbou
Wynkelder	China shops(threat to other business)	Wynkelder
Old age home (Social Service)	Pubs	Main Road
Air Strip	Informal settlements (the character of our town/ the cubicles)	River (greenbelt)
River (Greenbelt)	Mechanics	Air strip
Main Road – Main attraction / character of the town	"DIE PLEIN" (Maintenance and cleanliness)	Golf field
"OU MEUL" (history being captured)	Police and Magistrate (the implementation of the work they should do)	Dam
Industrial Area	Voortrekker Road - Somalia's	Waterfall (Laatson)
Hotel		Train Station
Church / -hall		
Waterfall (4x4/ hiking/ recreation)		
Field across Coetzee Street		
Train station		
Pellapark (Sport / paragliding)		
"MARK PLEIN"		

## Porterville CBD Precinct Plan 26 Feb 2015 Engagement Session Notes by Siyakhana (Chanelle Kermis & Harlan Cloete)

### Group 2

ASSETS	RISKS	OPPORTUNITY
Golf field	Main Road	Dam
Church	State of buildings	Gholfbaan
Gymnasium	Business (Need for local / black business)	Skougronde
Coffee shop	Customer Service (to be upgraded and appreciate clients)	Monte Berta
Dam	Dam – vandalism	Truck Stop
Integrated High School	Big businesses too condensed	
Show grounds	Monte Berta (Need for business development)	
Farmers workers	Farmers workers – alcohol abuse	
Self catering	Need to have black – coloured reintegrated houses	
Hospitals	Law enforcement	
NG Church		

# SESSION 1: STAKEHOLDER ENGAGEMENT STICKY NOTES TRANSCRIBED & TRANSLATED

PORTERVILLE PUBLIC PARTICIPATION MEETING – 26<sup>th</sup> FEBRUARY 2015

AFRIKAANS	ENGLISH	NO. OF VOTES
<b>Paragliding:</b> - toerisme - rekreasie	<b>Paragliding:</b> - tourism - recreation	0
<b>Landbou:</b> - ontwikkel vir 2de Sport fasiliteit - landbou funksie - ?? - sentrale gemeenskap funksies??	<b>Agriculture:</b> - develop for 2 <sup>nd</sup> sports facility - agricultural function - ?? - central community functions??	0
<b>Hotel:</b> - toerisme	<b>Hotel:</b> - Tourism	0
<b>Kerk &amp; Saal:</b> - geestelike funksies - geestelike dienste - ander gemeenskap funksies	<b>Church &amp; Hall:</b> - religious functions - religious services - other community functions	0
<b>Golfbaan &amp; Dam:</b> - sport & rekreasie	<b>Golf course &amp; Dam:</b> - sport & recreation	0
<b>Vliegveld:</b> - vervoer van toerisme - erwe ontwikkeling > ligte nyweheid	<b>Airfield:</b> - transport for tourism - plot/land development > light industrial	1
<b>Wynkelder &amp; oop stulegrond</b> - toerisme aantrekking - oop grond ontwikkeling > nywerhede	<b>Wine cellar &amp; open space/pieces of land:</b> - tourist attraction - open area/space development > industrial	5
<b>Hoofstraat:</b> - gesig van (beeld) dorp - breed en lank - reg deur CBD	<b>Main Street:</b> - face of the town (image) - wide and long - right through CBD	9

Quetehuis: - maatskaplike dienste	Old Age/retirement home: - social services	0
Pela park: - sport & rekreasie	Pela Park: - Sports and recreation	0
Oopstule grond oorkant Coetzee Straat - dorps ontwikkelings geleentheid	Open space land opposite Coetzee Street: - town development opportunities	0
Markplein: - toerisme - groen beld - parkeering - gemeenskap samelewens	Market square: - tourism - green belt - parking - community interaction	1
Waterfal/L???	Waterfall/ - tourism - 4 x 4 trails	1
Rivier: - moontlikheid van groen beld	River; Possibility of green belt	0
Oumeul: - toerisme - gestiendenis	Old Mill: - tourism - history	1
Pad na Picketberg	Road to Picketberg	0
	Chinese shops	0
Polisie stasie/magistraat	Police station/Court house	0
Treinspoor: - toerisme - winkelgeen	Railway line: - Tourism - Gift Shop	4
	Pubs	0
Informele market: - netheid/gemors	Informal market: - neatness/mess/garbage	0

PORTERVILLE PUBLIC PARTICIPATION MEETING – 26<sup>th</sup> FEBRUARY 2015

Degradering van sekerre nywerheid areas in hoofstraat Nywerheids erwe (Pela & Vliegveld): - industrie ontwikkeling - werk skepping - belasting inkomste	Degradation of certain industrial areas in the main street Industrial land (Pela & Airfield): - industrial development - job creation - tax income	0
Plein: - netheid/gemors	Square: - Neatness/mess	0
Ligte nywerheid in residentiele area: - besigheid tussen wonings	Light industrial in residential area: - businesses in-between houses	0
Kerk	Church: - Attraction for weddings to promote	0
Skool	School: - Integrated - Enhances cohesion amongst parents - Attract people from other areas	0
Skougronde	Show grounds: - F.E.T. College - Skills development centre	1
	Monte Bertha: - Develop & identify home stays - Promote historical history on cultural group	0
Museum: - Erfenis, stories vertel - Expand history - Radio	Museum: - Heritage, story telling - Expand history - Radio	2
	Grain storage field: - truck stop - factory	5



4 | [Type text]

	Mini mall		
	Dam: - Can be developed as a recreational hub - Picnic/hub		1
	Golf course: - more than just golf		1
Gholfbaan: - meer as net gholf CBD: - Renovate building - Van Zyl's winkel	CBD: - Renovate building - Van Zyl's store/shop		0

# ANNEXURE B: RECORD OF STAKEHOLDER SESSION 2: DRAFT PRECINCT PLAN



## ATTENDANCE REGISTER

Porterville CBD Precinct Plan  
Stakeholder Session No. 2

Date 26/03/2015

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/ chris kroese

/ barbara southworth

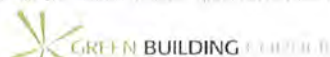
/ johan smith

/ sally tsiliyants

/ sarvin naldoo

kobus van wyk

/ sarah fröh



# SESSION 2: STAKEHOLDER ENGAGEMENT - MEETING MINUTES

## Porterville CBD Precinct Plan

### Stakeholder Engagement Session 2 – Precinct Plan Workshop



Project Reference	1463.01
Document reference	150326 PCP StakeholderMeeting2.pptx
Venue	Mark Street Library, Porterville
Date / time	17:00-19:00, 26 March 2015

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#### Agenda:

1. Welcome & Introductions
2. Project Brief, Scope of Work and Methodology
3. Key Findings of Spatial and Contextual Analysis
  - a. Regional Context
  - b. Porterville Context
  - c. Urban Structure
  - d. Movement System
  - e. Land Use Pattern
  - f. Open Space System
  - g. Public Realm Interface
  - h. Heritage Informants
4. Key Findings of Stakeholder Issues and Vision Workshop
  - a. Description of Porterville
  - b. Most Popular Concepts
  - c. Assets and Opportunities
  - d. Issues
  - e. Big Ideas
5. Emerging Precinct Vision
6. Synthesis of Informants
7. Draft Precinct Plan
  - a. Conceptual Framework
  - b. Precinct Plan
  - c. Focus Area A: Voortrekker Street – design & precedent
  - d. Focus Area B: Market Square – design & precedent
  - e. Focus Area C: Porterville Linear Park – design & precedent
8. Discussion on appropriateness, realities and opportunities of draft precinct plan

#### Comments and points coming out of discussion ACTION

1.	Overall Precinct Plan	
1.1.	Very happy with the precinct plan and behind it	N/A

<p>1.2. Need more local examples of how these were accomplished</p> <p>1.3. Argument will be strengthened with tying streetscape improvements to increase in local income</p> <p>1.4. Concern regarding management and accountability for appropriate use of space</p> <p>1.5. Need more local buy in and enable role players</p>	<p>GAPP to add more local precedent and guidelines to final report</p> <p>GAPP to share economic impact findings from studies</p> <p>GAPP to include design guidelines to encourage ownership of space and passive surveillance</p> <p>Municipality to share information with key community members, key community members to share with more local residents and help build momentum and action</p>
<p><b>2. Voortrekker Street</b></p>	
<p>2.1. On board with greening of street with trees, narrowing road width, pavement improvements and reducing parking to increase parking and improve pedestrian environment</p> <p>2.2. Concern regarding working with province as road is provincially owned and maintained which requires wide road</p> <p>2.3. This action is seen as the second priority of the precinct plan – to reduce street width and improve appearance</p>	<p>N/A</p> <p>GAPP to provide local precedent of local provincial roads that are narrowed and improved going through towns in final report</p> <p>GAPP to appropriately prioritise in projects in final report</p>
<p><b>3. Market Square</b></p>	
<p>3.1. On board with creating a more versatile and connected space that functions more as a craft and farmer's market on the weekends that can attract tourists while providing a dignified space for people to wait with shopping bags for the ride back to where they live but discourage inappropriate behavior</p> <p>3.2. Concern regarding current use of market space on Friday afternoons and Saturdays as 1000-2000 people are trucked in from the farms to do their shopping and people end up in these park areas and in the street drinking and urinating in public and behavior detracts local residents and tourists from town and leaves the place in a mess</p> <p>3.3. Acknowledgment that the farm workers are a stakeholder as well as they bring business but there is a lack of structure and management to allow for appropriate use of spaces and coexistence</p> <p>3.4. The market stall buildings are currently used primarily on the weekend and are available for anyone but much of what is sold is bric-a-brac and second hand random goods that does not appeal much to tourists or surrounding residents, would rather it be a designated craft and food market</p> <p>3.5. The market stall building on the corner houses tourism which works very well at the moment</p> <p>3.6. Recognition that the market stalls block access, visibility and are unpleasant when unused during the week</p> <p>3.7. Ablution box does help some but operating hours are limited and still some people don't use it</p>	<p>N/A</p> <p>GAPP to provide urban design guidelines to mitigate concern</p> <p>N/A</p> <p>GAPP to provide appropriate suggestions and guidelines in final report</p> <p>GAPP to consider and incorporate in precinct plan</p> <p>GAPP to provide precedent and potential project for mitigating risks while accommodating needs in final report</p> <p>GAPP to provide guidelines in final report</p>

3.8. Alcoholism among farm workers is a major problem	GAPP to provide precedent in final report
3.9. This project, the cleaning up, improvement and appropriate activation is seen as the first priority for implementation of the precinct plan	GAPP to appropriately prioritise in projects in final report
<b>4. Porterville Linear Park</b>	
4.1. On board with activating this space as a public park with small scale, pop-up/temporary/flexible sports, play areas and activities for local youth while encouraging positive interaction and care of stream and creation of a 24-7 vigilant, active and well-used built space that opens up and helps activate the park	N/A
4.2. Concern regarding inappropriate and unsocial behavior and misuse of the environment in the space if not appropriately managed, policed and activated	GAPP to provide urban design guidelines to mitigate concern
4.3. Specific existing issues include the dumping of trash, plastic, food containers, wrappers, cardboard and such being dumped into the stream	GAPP to provide precedent for developing sense of ownership and stewardship of environment
4.4. Design will need to accommodate the weekend mass of people and trucks and provide a dignified space for people brought into town as these people's needs should also be accommodated and encouraged to feel a sense of pride and ownership of the space	GAPP to suggest a manageable system for accommodating range of stakeholders

