

2010 Revitalisation Project - Cape Town Station

Cape Town Station R408—million Refurbishment Project formally sanctioned by the SARCC Board of Directors in 2005 is emerging as a significant catalyst in the renewal of the Cape Town Central Business District (CBD). Cape Town Station was constructed in the early 1960's at a time when there was significant development along the Foreshore and within the CBD. The first railway services from the new station commenced in April 1963.

Little development or expansion has been undertaken in almost 50 years, despite the changing needs of the City and its inhabitants. Today Cape Town Station plays a pivotal role in the socio-economic life of the City and provides an important interface between the central city and the outlying metropolitan areas. Indeed the station is a key determinant in the quality of life of many Cape Town residents.

The 2010 FIFA World Cup is likely to result in the largest spectator gathering South Africa has ever experienced. Consequently, a significant improvement is necessary to ensure that the rail system is able to cope with the demands, as well as catering to the needs of daily commuters. Before the refurbishment project began, the station building had become functionally inefficient and seriously degraded, even to the point of becoming a health risk. Green Point Stadium, located within 5 km from the station, has been completed to host the 2010 FIFA World Cup matches to be played in Cape Town. It is expected that the soccer fans will converge at Cape Town Station on match days as they make their way to the stadium.

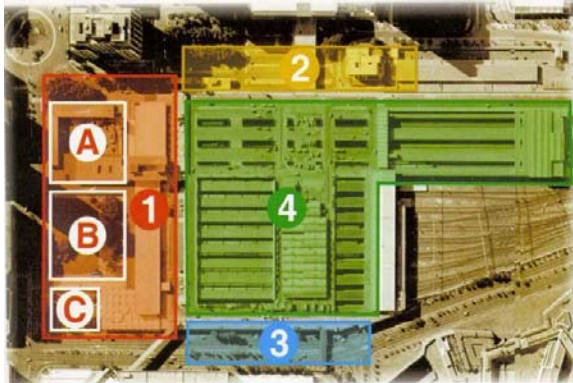
Benefits

In addition to the aesthetic benefits of a clean, modern station, the following also apply:

- Improved operational efficiency;
- Improved safety and security;
- Improved information management;
- Sustainability; and
- Improved accessibility and ease of movement for all.

Scope

Cape Town Station is divided into Four Precincts namely:



1. The Station Forecourt

- A. 'Creative' Cape Town Space
- B. Station Square
- C. Station Corner

2. Old Marine Drive

3. Strand Street

4. The Station Deck

1) The Station Forecourt

The Station Forecourt comprises three open areas namely (A) – 'Creative' Cape Town Space, (B) – Station Square and (C) – Station Corner.

The Station Forecourt is the area through which visitors will move to the stadium and therefore a priority for completion. Construction work in Precincts 2, 3 and 4 are mainly refurbishment projects although there are inter-dependencies, e.g. Precinct 4 must be completed (new trading market) to receive the informal traders currently occupying the Forecourt. The Station Forecourt must be open and unobstructed for 2010 to allow free movement through this space to the stadium.

Main Concourse

- New ticket sale points and information desks at the entrances at Old Marine Drive and Strand Street.
- Station managers' offices and function areas located in the ticket selling point at Old Marine Drive.
- Demolishing of existing ticket offices and commercial areas to clear the concourse for free movement.
- Re-tiling the floor.
- Replacing turnstiles with high-tech access gates.
- Construction of new food courts, one at each ticket selling point.



City Concourse

The City Concourse will be opened up onto the Forecourt allowing easy access to and from the concourse. The ticket offices will be placed at each end of the concourse. Most of the existing retail activities will be moved out of the concourse to allow free movement through the area.

Five Storey Tower Block

- Demolition, alteration of internal walls and refurbishment, except the fourth floor and the clinic, which were recently refurbished to accommodate various operational departments.
- Various operational units are to be housed in the refurbished Tower Block.

A - 'Creative' Cape Town Space

- This is one of the major retail spaces on the station due to the excellent exposure the CBD and no direct rail operations present in this corner of the station.
- Relocation of the Long Distance Bus Facility to Precinct 2.
- Construction of an urban square with the Food Court in the Main Concourse opening onto the square.
- Demolition of internal walls, alteration and refurbishment of two storey building along Adderley Street to accommodate retail / 'creative' Cape Town activities and a transport museum on the first floor.
- Demolition of internal walls, alteration and refurbishment to first floor of the building along Old Marine Drive to accommodate offices and construction of a retail / 'creative' Cape Town activities below.



'Creative' Cape Town Space

The long distance bus facility currently in this area will be moved to a new location on Old Marine Drive. This will open the space for creative uses. It will include part of a proposed new rail museum. This will draw local, domestic and international visitors. This space could accommodate an art gallery and other cultural activities. There will be tourist-related retail in this area. The area will also include several restaurants and a convenience store catering to commuters.

B - Station Square

- This square is seen as an operational space as the main access to the concourse and platforms from the CBD as well as an evacuation space in the event of an emergency or disaster.
- The informal traders currently occupying the Station Square will be relocated to the Station Deck.
- Removal of the garden areas and retaining and/or relocation of some of the trees.
- Construction of hard and soft landscaping of the square to allow movement and maximum usage.
- Square to allow occasional seasonal / themed events in between rail operational peak times.



'Open Air Theatre' Forecourt/Station Square

A place that ultimately is a station, though it seeks to reach its potential as one of a number of critical pieces of social and infrastructure in the city, the station is not a unitary device to solve the varying woes of the city, but must play its particular role to a level of excellence in promoting appropriate urban development and performance.

C - Station Corner

- This is a more reflective space featuring public art works.
- Off the Main Concourse the Food Court spills open onto the square.
- Refurbishment and adjustments will be made to the access points leading down into the underground retail areas of the CBD.

2) Old Marine Drive

This is the long distance travel Precinct. It features the long distance bus facility, Blue Train Lounge and commercial area at the lower end towards Oswald Pirow Street.

The Blue Train Lounge will be relocated to the Parcels Building.

Construction of new offices and ticket selling points for long distance bus operators, as well as meet & greet and waiting lounges will be done.

Civil works will construct new curb lines, pavements and surfaces for new sedan taxi waiting areas, two drop-and-go areas for long distance travel services, pedestrian walkways, cycle routes, parking and long distance bus terminal.



Forecourt and Station Square.

The Station Square must be kept free of regular trading activities for safety, security and operational reasons, particularly in peak hours. The square will be developed into an open, public space. Flea markets will be moved from this area to the Station Deck. There may be a possibility that the space could be used for a weekly market or for events in low peak and non-operational hours. A restaurant will be opened in the building on Station Corner.

The refurbishment of the station building facing Old Marine Drive will be done.

Enclosure of the long distance bus facility and possible retail on the outer edge of the enclosure. The commercial components at the long distance bus facility and further down in Old Marine Drive are not part of the scope of the project. The intention is to investigate the possibility of sourcing capital from outside the current capital allocation.

3) Strand Street

This Precinct consists of rail operational functions facing platform 1 and retail facing Strand Street.

The Cape Town SAPS facility located in this precinct was built recently and is still in good condition.

The demolition of internal walls, alterations and refurbishment will accommodate retail on Strand Street and rail operations facing platform 1 including facilities, access controllers, train cleaners, Corporate Security Services.

4) Station Deck

The City of Cape Town manages the public parking areas and taxi rank in this Precinct. Planning is being coordinated to allow a seamless implementation of the refurbishment of this area.

This Precinct consists of the Good Hope Concourse next to Oswald Pirow Street, Parade Concourse, Premier Service's offices, and train drivers mess facilities and traders market.

Civil works to the Station Deck such as waterproofing, installing storm water and other services to serve the traders market.

Construction of the top structures in the market, i.e. kiosks for trading, ablution facilities, management facilities for the trading markets and solid waste recycling depository facility.

Internal demolitions, alterations and refurbishment of the Parade and Good Hope Concourses to accommodate retail and rail operational functions. The Parade Concourse is in the current scope of project while the refurbishment of the Good Hope Concourse depends on the Airport Rail Link project as the terminal facility for this service will be located in the Good Hope Concourse.

Integrated Communication System

An integrated communication system consisting of closed circuit television cameras, public address systems, information boards, advertising and infotainment is included in the scope of the project.

The integrated communication system touches on one of the regional functions which are funded by the National Integrated Communication System project.

Job Creation

14 contracts form part of the project, translating into roughly 650 jobs with a local labour component of at least 20%, of which at least 90% are held by previously disadvantaged individuals.

Start/End Date

The project was initiated by the then SARCC in 2005. A professional team was appointed in 2006 with the first contractors appointed towards the end of 2007. The main building contractor stepped on site on the 1st of September 2008. The 2010 elements of the project will be completed by March 2010 with some refurbishment components continuing.



Strand Street

The Strand Street face of the station will be spruced up. The changes will make Strand Street more commuter and pedestrian friendly. There are two entrances to the train station on Strand Street. Tickets offices will be located at both entrances. The police station (SAPS), which focuses on incidents in and around the station, will open an entrance to the public on Strand Street. There is space for several formal convenience shops. There will be a number of staircases going to the Station Deck.



Station Deck

The Deck will still be a place where taxi and rail commuters come and go. The minibus taxis will continue to operate in their existing location. This is subject to their agreement with the City Council. It will also be a destination for local and tourist markets. There will be one market on the Station Deck that will bring together the informal trading that currently happens around the station. A food court will be opened on the Deck. The Deck could also accommodate a cluster of business, medial, personal and social services.



Parade Concourse

The Parade Concourse will cater to rail commuters. There will also be a number of retail opportunities available in the Parade Concourse.



Good Hope Concourse

A business development centre will be opened in this concourse. A number of retail opportunities will also be available in the Good Hope Concourse.