



Western Cape  
Government

In partnership with the City of Cape Town

# TWO RIVERS URBAN PARK

18 February 2017

Co-design Workshop

City policies, imperatives and structuring  
elements

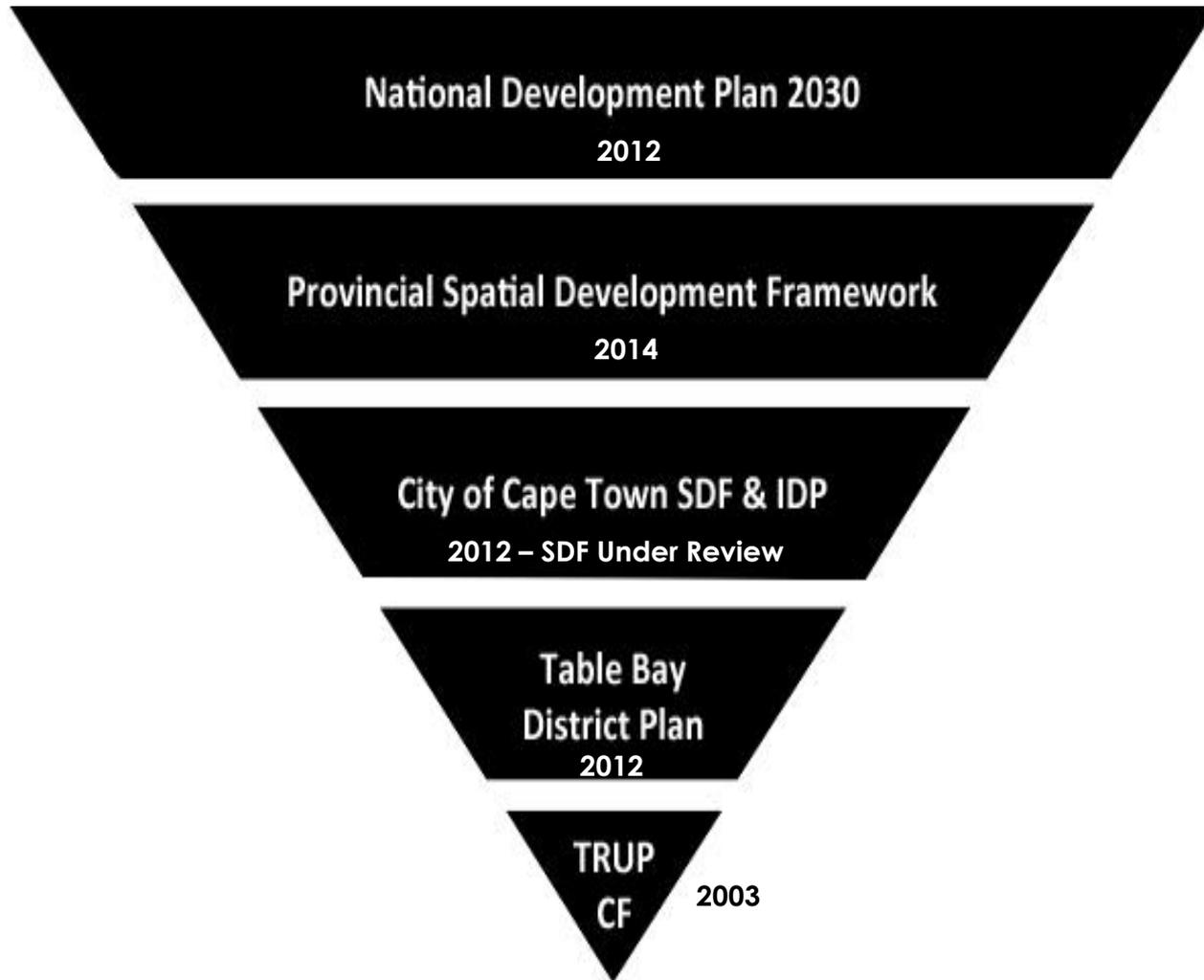


Melanie Attwell  
and Associates

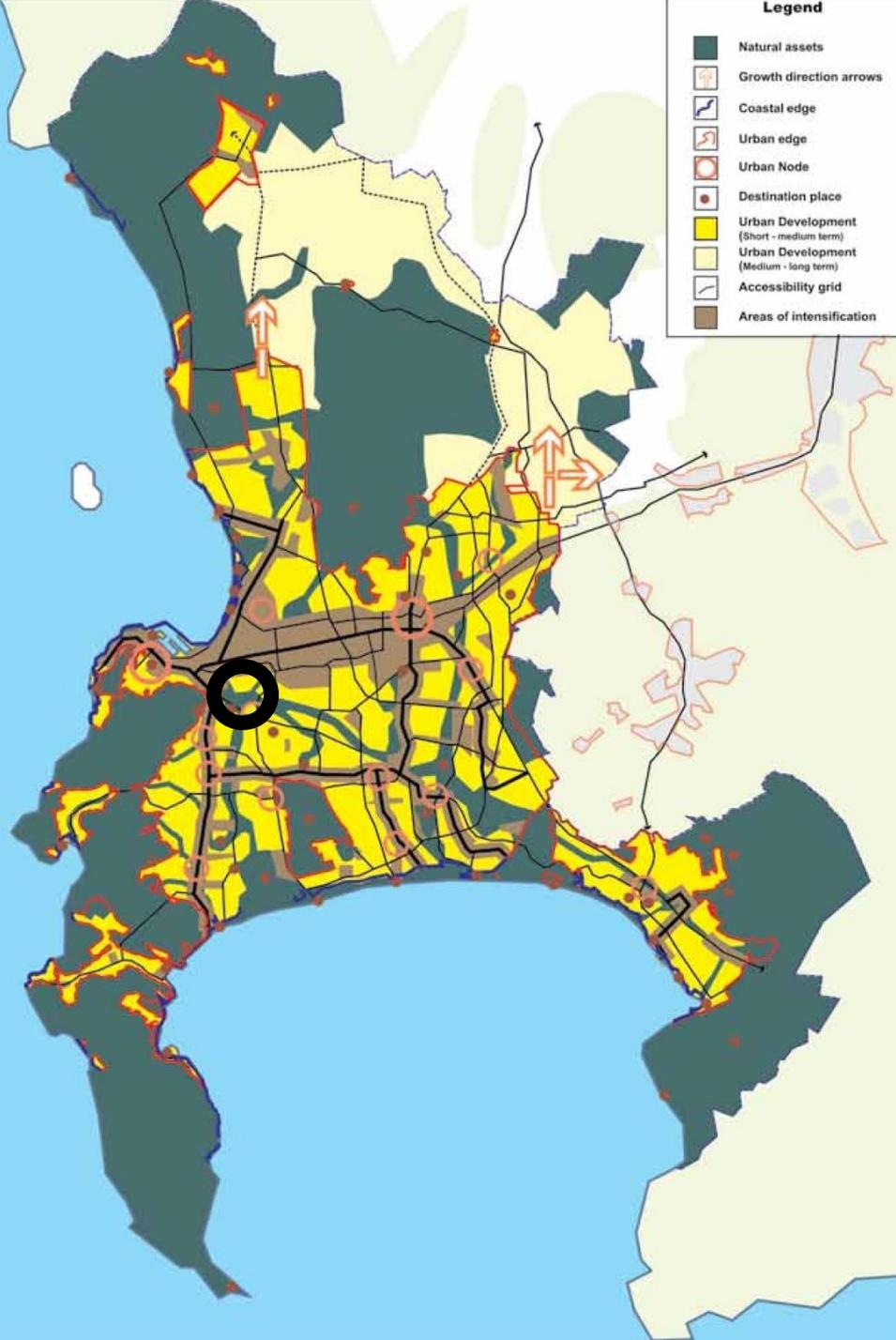


Policy

# Policy Framework



# Cape Town Spatial Development Framework



- TRUP site a component of Cape Town's natural asset network and higher order destination place
- TRUP earmarked for Urban Development including POS, amenity and recreation necessary for proper functioning of urban areas
- Identifies Voortrekker Road and parts of the TRUP for intensification accompanied by higher densities
- Identifies Berkley Road as a development route

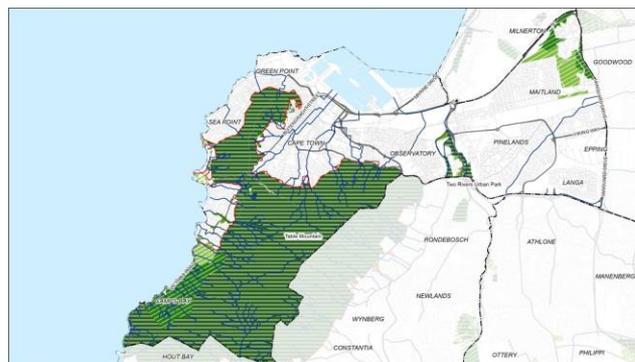
# Table Bay District Plan



Identifies the TRUP site as a district-scale sport and recreational amenity



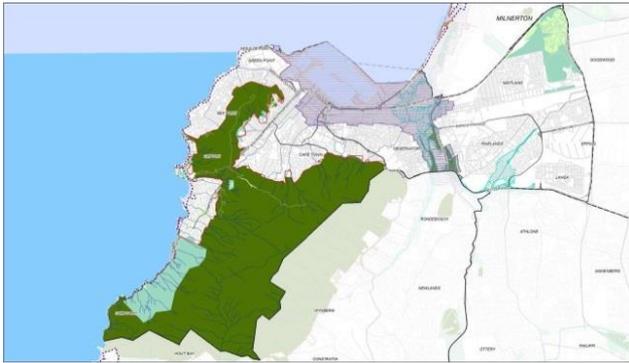
Identifies the TRUP site as a destination place



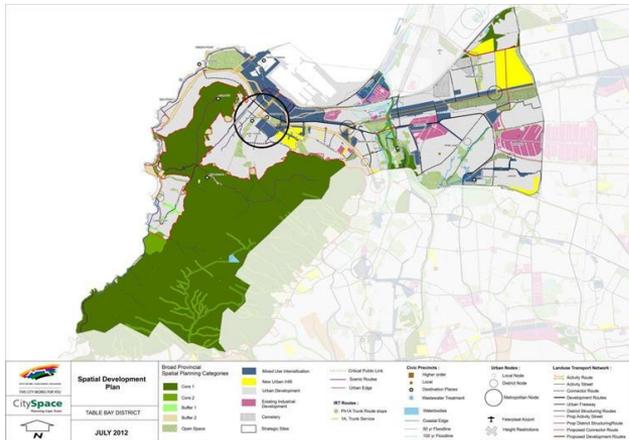
Identifies portions of the Black and Liesbeek Rivers (and their banks) as conservation areas

# Table Bay District Plan

Identifies a large portion of the TRUP site as a coastal risk area



Identifies the TRUP for open space complimented with mixed-use urban development (predominantly on the eastern side)



Proposes that Berkley Road extends to the west, cutting across the River Club, and connecting with Liesbeek Parkway



# Other relevant policy

## **Densification Policy, 2012**

Requires 38 and 188 du/ha (gross) along and within public transport routes and around stations

## **New Transit Orientated Development Strategic Framework, 2016:**

Economics of transport:

- Cannot break even until there are about 40 to 45 du/h.
- Transport provision will only become profitable once there are about 75 du/ha

## **Integration Zones**

- National Government support for densification and intensification along corridors
- Site adjacent to Voortrekker Road IZ and falls within the South East IZ
- Site is an identified Priority Local Area within the South East IZ

Note:

- Cape Town's current density averages at 15 to 19 du/ha
- Densities in the local area are between 7 and 25 du/ha

# TRUP Contextual Framework 2003

- Retains the road network as is
- Promotes connectivity across the TRUP
- Makes provision for approximately 300,000 sqm of development
- Controlled access Philosophy of “park and walk” through gateways into and onto the TRUP
- No reference to Berkley Road extension and no restructuring of the TRUP site

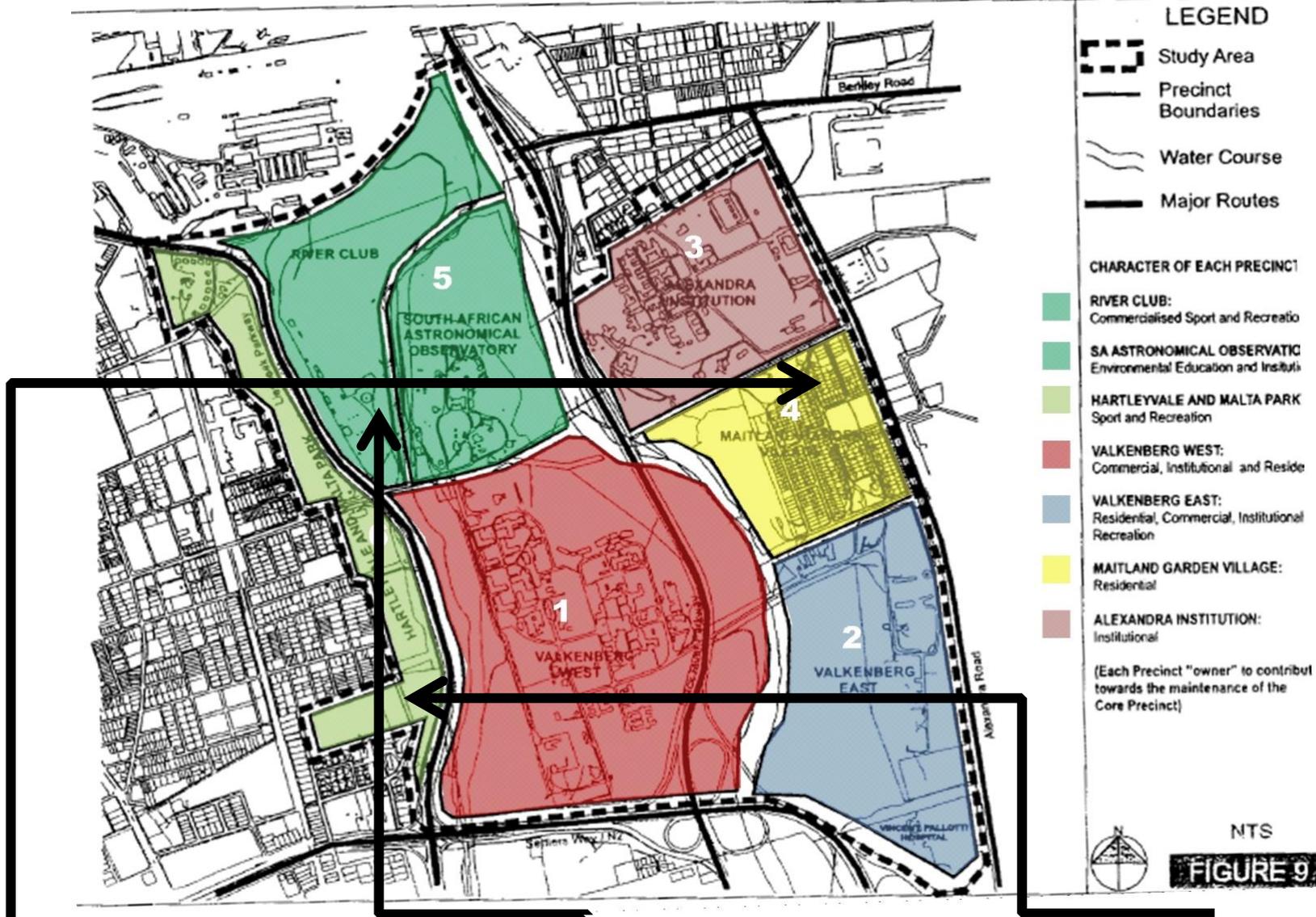




- 1. Valkenberg West**
- Institutional/residential precinct
  - Integration with rest of park but acknowledging security

- 2. Valkenberg East**
- Substantial development retaining mixed-use vibrancy (eco-heritage tourism, NGOs)

- 3. Alexandra Institute**
- Retain existing role but intensify on edge of Alexandra Road and expansion to the south



**4. Maitland Garden Village**

- Affordable housing, institutional extension to Alexandra Institute

**5. SAO & River Club**

- Commercialised recreation for the River Club with redevelopment within existing footprint
- Pedestrian pathways using river edge & Raapenberg wetlands with small pedestrian bridge

**6. Hartleyvale & Malta Park**

- Sports and recreational core
- Black River Business Commercial
- Promote pedestrian movement along Liesbeek Parkway and Malta Road

# City Imperatives

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- Creating a **compact city** for sustainability and efficiency reasons
- Address rapid **urbanisation** and **mainstream poorer citizens** into the urban economy – bring people closer to urban opportunities
- Make more efficient use of **underperforming publicly owned** urban land
- Address the **housing demand** by creating high density, socially mixed income and mixed use development/s, including **affordable housing**
- Conserve and protect **river corridors** and **open space systems** at the scale of the city and make them accessible to citizens and tourists alike
- Enhance **natural systems** to improve their economic, infrastructural and social role – key component of the new TRUP policy

# City Imperatives (Continued)

- Ensure **resilience** against the challenges of climate change (**sea level rise, rising temperatures, water scarcity**)
- Promote **Public Transport and NMT** in terms of Transit Orientated Development (ToD) Policy and reduce reliance on cars by **reinforcing urban corridors and stations with more dense and intense** forms of urban development
- Demonstrate **alternative ways of addressing infrastructure** (energy, waste, water etc.) to promote sustainability

# Structuring Elements

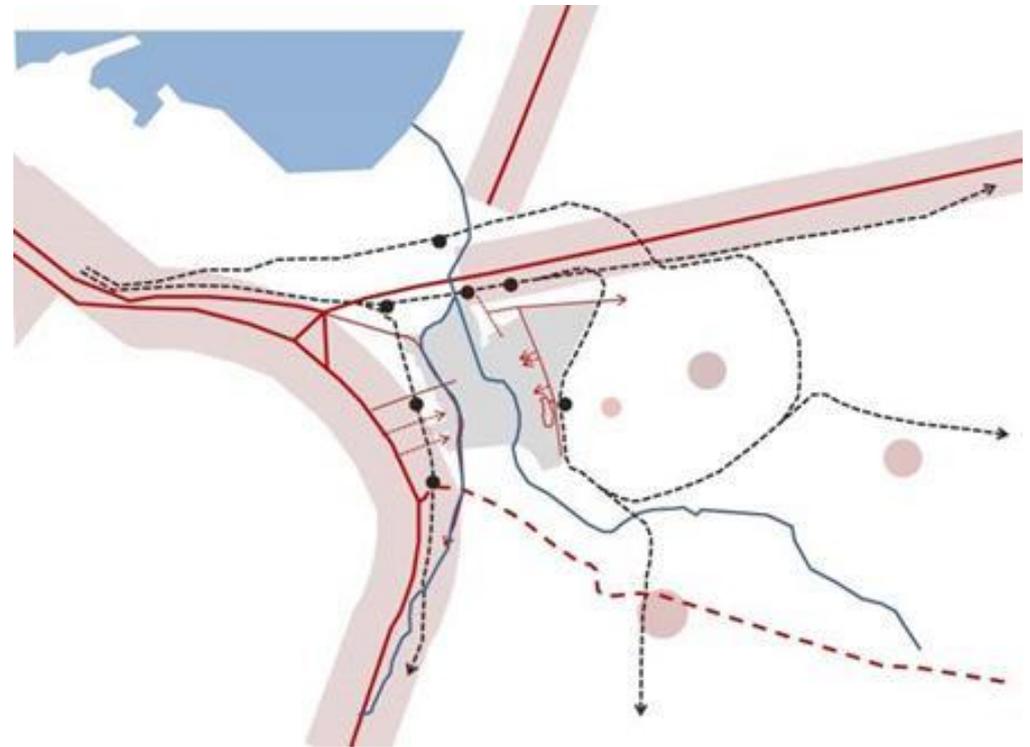
# Spatial Structuring Elements

Scale of the city:

- Green / Blue continuities
- Urban continuities



Potential green and blue connections



Potential urban connections

# Spatial Structuring Elements

Scale of TRUP Site:

- Topography
- Views (inside out and outside into TRUP)
- Buildings and spaces of cultural significance
- Edges (less negative and more functional to support urban park)
- Gateways (access to the Park)
- Accessibility (catering for the lowest common denominator)

Thank you