

TRU-Park Workshop 4: Vision presentations

see presentations

see attendance register

apologies: -

25 April 2016

18h00 – 21h00

Pinelands Methodist Church Hall

Agenda:

- Process
- Previous workshop feedback
- Francis Joubert – WCG / Vision
- Piet Van Heerden – City of Cape Town / 2003 Contextual Framework
- Tracy Cheethan – Square Kilometer Array
- Bruce Brock – Cape Health Technology Park
- Geoff Underwood – Planning Partners / The River Club

Michael Krause / Process & Previous workshop feedback			
NO1	QUESTION / STATEMENT	COMMENTS	RESPONSE
	<p>Transformation Design:</p> <ul style="list-style-type: none"> - human centered, interdisciplinary process - change behaviour and form - multi-stage iterative process - examining problems holistically - successful prototypes - new roles, new organisations, new systems and new policies <p>example: Kuyasa Library, Khayelitsha</p>	<p>Kuyasa Library is a bad example to use for community participation as the project went against what the community wanted.</p> <p>Riad Davids; VP, Pinelands Rate Payers Association</p>	
	<p>Clarification on the public participation process.</p> <p>Constraints and opportunities: Meta-plan board has been pinned with the maps of comments from the previous workshop. The maps are open to the stakeholders for comments.</p>	<p>Which community vision will be taken forward? How do we handle the contrasting view and visions for TRUP?</p> <p>Geoff Underwood; Planning Partners, River Club</p>	<p>Referring back to the process, specifically to the role of the manifesto. The manifesto represents the shared vision for the site. The 3 scenarios will respond to the manifesto.</p> <p>Michael Krause; SUN Development</p>
		<p>Referring to the diagram of the process, who informs the professional team? They should be informed by/listed underneath the stakeholders and the CoCT and WCG.</p> <p>Craig O; OM resident</p>	<p>The professional team is briefed by the provincial government and informed by the public participation process. Point taken, the professional team should not input at the same level as the stakeholders, WCG and CoCT.</p> <p>Michael Krause; SUN Development</p>
		<p>The professional team is paid by the Client to take forward the brief. What if the stakeholder input goes against the brief?</p> <p>Riad Davids; VP, Pinelands Rate Payers Association</p>	<p>Openness of the public sector to engage with the stakeholders.</p> <p>Michael Krause; SUN Development</p>
		<p>The issue of ideas and objectives.</p> <p>Craig O; OM resident Simphiwe Sincwala; WC Diverse Traditional Leaders Higher densities can be allowed on Ndabeni.</p> <p>TRUP Association</p>	<p>Map of development needs clarification.</p> <p>Michael Krause; SUN Development</p>

Western Cape Government Vision presentation by Francois Joubert			
NO 2	QUESTION / STATEMENT	COMMENTS	RESPONSE
	<p>Emphasis on listening to and having conversations with the river; the river will have to listen to us as well.</p> <p>Referencing the last century historic map of TRU-Park river systems: the link to the salt river estuary and the issue of river flooding. The estuary used to accommodate flooding. We haven't had a flood for the past 100 years. Historic map overlays show how the modification and the infrastructure suffocated the river. We have to deal with flooding issues. (Engineers are doing modelling of the river.)</p>	<p>What are the City's sacred cows? What has the city already planned? Riad Davids; VP, Pinelands Rate Payers Association</p>	<p>We have not planned anything. There has been several requests for space. There are some opportunities that cannot wait for our framework, we need to give them guidelines. Francois Joubert; Director Regeneration programme, WCG</p>
	<p>Herman Hesse: the river knows everything The river needs help: leaving as it is, is not an option. There are many problems; there is no space for people there; a space for everyone needs to be designed, to address everyone's wish. Let's save the river and design with the people. The area needs a lot of people.</p>	<p>We need to know everything upfront.</p>	<p>This is the purpose of the meeting - that is why SKA, CHTP and the RC are here. This workshop is about informing us. Michael Krause; SUN Development</p>
	<p>Designing for people: water and people sensitive design, not just building but also people, critical mass to make the dream com true. It has to be dense, mixed and in some place with high rise, designed without stigmatization.</p> <p>Enjoy the river: a monument for the first nation, a place where to live-work-play, water purification and the water sustainability, sport program, retail and entertainment places, a variety of places with different identity.</p> <p>Celebrate the space: link to the cemetery, connect the site to the rivers, to the sea, protect the views.</p> <p>Treasure the treasures: Maitland village as sustainable development, treasure the memory, richness of existing treasure, design a park, romantic and memory, brave and bold to make the right choice.</p> <p>A special place: street as narrow as possible, 24 hour place, safe, no campus planning.</p> <p>Special building: do not label the buildings, make them open/flexible, and avoid blank facades, no parking, if you can no car, agriculture and food gardens. We are not here to fight over the Park, but to fight for it together!</p>	<p>FJ's contribution is very important, we need to work towards the positive goals, however, there are people rushing to do things, we need to nurture the potential of the park - part of the community development - putting down some constraints to protect the site. The moving ahead should take consideration of future opportunities. Mark Turok; OCA</p>	
		<p>Is FJ's statement the final vision? Craig; OM resident</p>	<p>Explanation on the role of the manifesto. Michael Krause; SUN Development</p>
		<p>The importance of OMEV is the activities taking place. There is no need to redevelop where micro-development is taking place, regeneration from the ground. Craig; OMEV resident</p>	
City of Cape Town and 2003 Contextual Framework presentation by Piet Van Heerden			
NO 3	QUESTION / STATEMENT	COMMENTS	RESPONSE
	<p>Introduction. There is no current spatial plan; we need to create it together. This will involve understanding the site as a public amenity and looking at different objectives. Mention of the process of rationalisation of the Green Point Stadium which involved long term visioning and practical exercises</p>	<p>Can we get these plans/ information? Mark Turok; OCA</p>	<p>We can send all the relevant documents and policies, and will present the baseline assessments when they are ready. There will be environmental layers, and historical layers for the site. Pete Van Heerden; CoCT</p>

	<p>with all stakeholders and required dedication over years. We need to rationalise all the issues together. This is a strategic site on metropolitan scale.</p> <p>Broader policy that TRUP needs to fit into – Cape Town Spatial Development Framework and the Table Bay District Plan which stipulate spatial development objectives and development guidelines.</p> <p>Table Bay Spatial District Plan 2012: it is an assessment tool to judge any project that falls into the Development Plan [Cape town is one of the few cities that makes use of such a system]</p> <p>This facilitates the spatial development of a public urban park:</p> <ul style="list-style-type: none"> • with a broader vision; • taking into account all the historical and cultural assets [in/tangible]; • ecological systems; • network of destination points for tourists/citizens. <p>Western Cape Government is driving the process of developing a framework for TRUP, but they have come into a mutual partnership with the City of Cape Town.</p> <p>Contextual Framework plan 2003 is outdated, and this is the brief of the professional team to assess it. CF2003 – has no consolidate concept plan; no programme attached to a funding programme. It is an outdated document which does not fulfill its purpose.</p> <p>CF2003 is missing crucial components: It lacks a vision for the site; it lacks historical layers; it does not address the role of the site within the broader context; and is outdated in terms of public transport and connectivity to the rest of the city.</p> <p>Note that the city has just approved the TOD (Transit Oriented Development) approach [one week old]. The access hierarchy is very important.</p> <p>It is important to note that the site boundary has changed! The new site boundary includes Ndabeni triangle.</p> <p>It is important to interrogate the role of each the precincts within the site. The CF2003 delineates precincts but have very weak guidelines. For example: Valkenberg West, the guidelines can be tighten up and elaborated to align with more recent policies.</p> <p>Urban design policy 2013 should be applied to each precincts; there are many other policies that can be applied to the precincts.</p>	<p>Historical sites of different cultures need to be considered. The consultation has to be holistic. The stakeholders will know what is significant. Riad Davids; VP, Pinelands Rate Payers Association</p>	<p>The historical layer a technical layer that is managed by a heritage specialist who needs to consider the site holistically. Her baseline studies will be provided during the process. Pete Van Heerden; CoCT</p>
	<p>The site is critical to us in terms of cultural and historical importance, this should not be an unfair processes and should not be compromised and distorted. We need to know what the vision is. Contextual integrated framework is necessary. There should not be a split between the stakeholders and the professional team. They should work together to in order to formulate a cultural and historically integrated vision. Lungelo Nokwaza; traditional leader Council of Nguni People</p>		
	<p>What is the link with the TRUP association? Riad Davids; VP, Pinelands Rate Payers Association</p>	<p>The TRUP association as connected to the Contextual Framework of 2003 and was created as an institutional structure to monitor/oversee the implementation of the Contextual Framework for 2003, but implementation never took pace. Pete Van Heerden; CoCT</p>	
	<p>What are the timeframes/deadlines? Wayne Bruton; Robin trust</p>	<p>This is a long term process. For example TCT movement hierarchy needs to be determined and needs to align with TRUP. Where are the future stations and routes? Pete Van Heerden; CoCT</p>	
<p>Square Kilometer Array presentation by Tracy Cheethan</p>			
NO4	QUESTION / STATEMENT	COMMENTS	RESPONSE
	SKA - overview: What does SKA do? Mapping the sky, research into dark energy,	Timeframe?	20 years from 2030, we will need the full requirement. Tracy Cheethan; SKA

<p>the galaxy and cosmology.</p> <p>Cape Town is the best location because of its proximity to the other SKA Sites that lie in areas of low population density in the northern cape. Cape Town office manages all the data collected in all other countries in Africa as well and distributes it to the rest of the world.</p> <p>MeerKAT will be completed in 2017. This is a precursor to the larger projects. MeerKAT will be incorporate in the SKA phase 1 in 2018</p> <p>Currently offices are located in Pinelands with 200 people, in Rosebank, Johannesburg and in the Karoo with 100 people</p> <p>Available land for developing facilities is located on the SAAO and the NRF owned portion of the River Club sites. There are 4 possible areas for expansion on SAAO; the NRF site on the corner of the River Club is also an option</p> <p>A tender will be prepared for the end of May 2016 and a team will be appointed.</p>	<p>Are those the only sites up for consideration? Lucian le Grange; LLG Architects & Urban Planners</p>	<p>We were considering a site at Alexandria Hospital but have since moved away from this idea. Tracy Cheethan; SKA</p>
	<p>Would it be possible to spilt the facilities across sites? Concern about the scale of the facilities. Mark Turok; OCA</p>	<p>It won't be possible to split the facilities across sites. The 8000sqm refers to the floor area of the facility, not the footprint. Tracy Cheethan; SKA</p>
	<p>What other uses or activities can be connected to or cluster well with the SKA? What other activities will want to be located close to SKA? UCT? Pete Van Heerden; CoCT</p>	<p>CPUCT and UCT will have an interest. There is discussion with River Club in terms of students accommodation. There has been collaboration with tertiary institutions and a team dedicate to innovation and team of technology. There will be space for incubating the commercial spinoffs of the technology that will be created by the SKA. Tracy Cheethan; SKA</p>
	<p>Will there be amazing internet connectivity in the area? Thessa Bos; NL Consulate General</p>	<p>There will be a 7.4 terabytes/s line at first. This will be upgraded to a 400terabites/s in the future. There is a separate programme run by CoCT and WCG to help roll out better internet as well. All research / academic institution on the site will be running on the same infrastructure as the SKA and will benefit from this. Tracy Cheethan; SKA</p>
	<p>Oude Molen will SKA move there? 10000sm? John Kennedy: EV/TRUP</p>	<p>In 2008 & 2009, we looked at various options, but we are no longer looking at the OM, the requirements are more mature / fine-tuned now, and the figure for floor space required has come down to 8000sqm. Tracy Cheethan; SKA</p>

Cape Health Technology Park presentation by Bruce Brock

NO	QUESTION / STATEMENT	COMMENTS	RESPONSE
5	<p>Explaining concept plan. It is still in initial concept phase and feasibility studies are being done. This is not a given plan; it will start small and then make space for future expansion.</p> <p>The buildings will also include incubator and start up spaces, along with space for scientists.</p> <p>Research includes small molecule research & development of biotechnology. The buildings need to accommodate offices, and space for the development of high-end diagnostic medical devices and biotechnology. Only clean production processes will be allowed here due to the proximity to residences.</p> <p>Phase 1: offices would be located in the heritage building following a sensitive heritage approach. How can we adapt and reuse the building? These buildings are very solid and ideal for offices. Inside the courtyard there could be a medicinal herb garden for visitors to the facility.</p> <p>Phase 2: Building on the corner of Disa road with 3000sqm footprint.</p> <p>It will include space for a facility for interaction with the public, such as display</p>	<p>Land has been requested, will it mean that if your feasibility figures were right province will give you the land? Hudson McComb; Oude Molen</p> <p>This cannot be in oude molen it has to be along the R300! If you want to create a technical park in the green lung? Thank you, but of no thank you. Riad Davids; VP, Pinelands Rate Payers Association</p> <p>Social facilities in the area, MGV will become a tiny little island, high walls, discount the whole idea, brilliant idea, but you are creating a massive barrier Craig O; Oude Molen</p> <p>The idea is great, but what will it happen at the MGV, 250houses, with backyard dwellers, how does it help us? How does it make MGV people living a better? Listening to the river, what about listening to us, MGV people. Emily; MGV resident</p> <p>Do you envisage a residential component? Pete Van Heerden; CoCT</p>	<p>This will have to be negotiated and will only happen if Province and the City believe in the opportunities, Bruce Brock; CHTP</p> <p>I do not agree with the earlier comment. Pete Van Heerden; CoCT</p> <p>The area demarcation is not a fence, it just indicate the area, we are not putting up more fences, Bruce Brock; CHTP</p> <p>MGV is the oldest garden village in SA, one of the intervention is about how to protect the MGV urban fabric and regenerate the area. Pete Van Heerden; CoCT</p> <p>Yes. Bruce Brock; CHTP</p>

<p>spaces, spaces for students, a cafeteria, etc. These spaces can help people to understand how research can impact society ("Science at work exhibit" for high school children, etc.). There could be conference facilities on ground level as well. The scientists would be supported by administrators, lawyers, human resources etc. This could generate jobs for other businesses. There are 1000 science PhD students who need future jobs, otherwise we will move overseas</p> <p>Existing buildings could be ideal for student accommodation.</p> <p>At this stage it is just a land request based on the proximity to Biovac. It is just a concept that needs to be tested.</p>	<p>Is this going to diminish Biovac? Biovac is not on the right place, and if this is an offshoot of it, this is not the right site. Daniel; Oude Molen</p> <p>What about the park, and the horses... This space is not like Epping. The green space should stay green. Oude Molen</p>	
	<p>How are they going to reach the site, public transport is not an option. Riad Davids; VP, Pinelands Rate Payers Association</p>	<p>Many of the people will be able to live on site. Public transport will also improve. Bruce Brock; CHTP</p>
	<p>How do you reconcile Oude Molen with technology park? Oude Molen</p> <p>OM has a holistic vision supported by WDC 2014, it will add value for the whole region. Hudson McComb; Oude Molen</p>	

River Club presentation by Geoff Underwood

NO	QUESTION / STATEMENT	COMMENTS	RESPONSE
6	<p>Explanation of why it might be possible to build on the land. If the level of the land is elevated, it will be above the 100 year floodline. The area is already environmentally degraded. Berkley road extension will take place in future. The site is not currently zoned for anything but Open Space. It is also not zoned for conservation on the CT SDF. Care needs to be taken in term of the interface with water.</p>	<p>Is the RC being rezoned? Riad Davids; VP, Pinelands Rate Payers Association</p>	<p>Not yet, it will have to go throughout the EIA process during which more Public Participation will have to take place. Geoff Underwood; River Club</p>
<p>Is this your plan? Oude Molen</p>		<p>It was a proposal. It is no longer the current proposal. Geoff Underwood; River Club</p>	
<p>How will Berkely road extension deal with the flood considering that the other barriers are created by the train lines as well?</p> <p>The railway line is along a problematic bridge. This should be fixed. Why can the new road not run along the railway where there is already a bridge? Mark Turok; Oude Molen</p>		<p>The span and height of the road should take into account water requirement.</p> <p>It is a city decision and it makes sense to make a connection there. Geoff Underwood; River Club</p>	
<p>What are the implications of raising the property? Friends of Liesbeek</p>		<p>Elevating the ground level will trigger an EIA assessment. This process will involve public participation and specialist studies. Mr Krige's water study is very interesting.</p> <p>A water use license will also require a long process. Geoff Underwood; River Club</p>	
<p>What kind of rezoning will you be applying for? Subdivision? John Kennedy; TRUP/Oude Molen</p>		<p>Zoning will be complex and will take place in phases. In essence, it will be mixed use zoning. The River Club is planning to subdivide and either own the land themselves or sell. There will be various land uses with potential for long term lease holders or private land. Geoff Underwood; River Club</p>	
<p>This development could link to M5, gateway to the park. This could start the implementation of the TRUP. Pete Van Heerden; CoCT</p>			

		<p>One cannot plan development without taking into account the contextual environment and the people that are already there and understanding the complex picture of all these project happening together. We should not populate the area too much. Hudson McComb; Oude Molen</p>	
		<p>The developers are Zenprop. Who are they? What has your experience been of them?</p>	<p>I have never worked for them before. Geoff Underwood; River Club</p>
		<p>Big business are there to make money. We need to see all projects holistically within the context of other projects, Conradie Hospital site, etc. Once the green lung has been built there will be no green land. Riad Davids; VP, Pinelands Rate Payers Association</p>	<p>The city is built by big businesses. We need big businesses to be able to develop and to maintain our green spaces as well. Province/ City doesn't build city they just frame them...i have done some work at century city, there is some synergy between attracting the development and supporting the green environment. Geoff Underwood; River Club</p>
		<p>The problem here is not that development is around it, the problem is that development is inside it! We don't want the green space to be destroyed Mark Turok; Oude Molen</p>	<p>General agreement from stakeholders.</p>

We would like to reconvene for the next session, on the 12th of May 2016 at the Pinelands Methodist Church hall.