

TRU-Park Workshop 5: Vision and Baseline informants presentations

see presentations

see attendance register

apologies: -

12 May 2016

18h00 – 21h00

Pinelands Methodist Church Hall

Agenda:

- Process
- Previous workshop feedback
- Hudson McComb – Oude Molen Eco Village
- Jody Paterson /Nisa Mammon – Setting the scene
- Kathrine Krause, Eva Nemcova – Landscape informants

01 Michael Krause / Process & Previous workshop feedback

- agenda
- process: workshop 5 - baseline informants by the professional team
- walkabout proposed: Saturday mornings
- manifesto 10 items
- repository has been filled up with the requested documents including maps and presentations by Yogini Jivanji
website: <https://www.capetown.gov.za/en/mayor/CommunityServices/Pages/TRUP.aspx>

02 Oude Molen Eco Village presentation by Hudson McComb [see presentation]

- OMEV is a 2014 world design proposal. It met the criteria of the WDC projects.
 - We all could be part of this in the future. Civic stakeholders need to see themselves as custodians of public asset. This project should bring together the views of diverse and completing stakeholders, whilst not compromising environmental and heritage assets.
 - Co-design is key. Need for a paradigm shift: You cannot find the solution with the same set of mind which created the problem
 - Acknowledging the people involved in the process is very important
 - Vision: Optimising the location and showcase of a sustainable mixed-use live-work- play village.
 - OMEV has a small footprint in order to preserve open land, given there is very little open space in proximity to the rivers, access to green/blue space is crucial.
 - Vision for Oude Molen was not done in isolation. The process was important. It is based on the ideas of 2003 CF, IDP, CTSD, ...
 - This would follow a social enterprise model similar to a City Improvement District (CID) non-profit organisation with public benefit intent, learning from V&A waterfront in terms of how they operates
 - The Eco Village was awarded on the base of the criteria defined by WDC2014. The proposals balance aspirations & demands to ensure that we don't compromise what OM can be.
 - International best practices were considered.
 - Many SMME enterprises & informal employment opportunities are planned for the project.
 - Sustainable technologies need to be considered, such as Bio-digester and solar energy.
 - Preserve the integrity of wetland area. The remaining open space was maintained in the proposal as much as possible.
 - Projections were calculated for 50 years of financial benefits.
 - Paradigm shift: This pairs the conventional approach with public benefits.
 - Most improvements have been implemented by the residents themselves.
 - 200-300 people are currently living on the property.
- Way Forward: OMEV would like to gain support from CoCT, WCG and citizens.

NAME	QUESTION / STATEMENT	RESPONSE	COMMENTS
Carole Clarke – Pinelands Rate Payers	I just completed an Ecotourism courses. How many people come to TRUP to see the birds? If the wetland can be improved it would draw many more people.		
Mark Turok - TRUP A/ OCA	Tourism. What about enlarging the scope of tourism to the entire area TRU-Park. If you look at the entire area and provide facilities that draw people, it could have a larger effect.	HMC: We are focusing on Oude Molen; we are making sure Oude Molen becomes an iconic destination.	
Carole Clarke - pinelands	Who owns the land?	HMC: It is provincial land (WCG); OM is the custodian.	

Discussion on presented project SKA, CHTP, RC, OMEV facilitated by Michael Krause

Explanation of maps: Natural system, Riverine system, Movement system, Social Facilities, Heritage & development areas. These are to be commented on by stakeholders and then updated by the team.

What are your comments about the presented projects SKA, CHTP, RC, OMEV? (To be pinned down on the resource maps)

- CHTP
- SKA
- OMEV
- RC
- Berkley Extension

NAME	QUESTION / STATEMENT	RESPONSE	COMMENTS
Mark Turok	Is Valkenberg going to present?	MK: Valkenberg will present next week.	

– TRUP A & OCA			
All comments written by the stakeholders on charts have been pinned down on the maps and read by MK during the meeting. They have been consolidated on the resource maps.			
Mark Turok– TRUP A & OCA	<p>Suggestions/Comments:</p> <ul style="list-style-type: none"> • What about an activity corridor along Berkley Road? • 130 000m² of bulk at the River Club is totally unacceptable! • We want to keep as much of the green area as possible. • There could be development between Observatory and Valkenberg. • Oude Molen should not include CHTP. 		
Setting the scene by Nisa Mammon and Jody Pederson [see presentation]			
<ul style="list-style-type: none"> - Explanation of Terms of Reference by provincial government. - We would like stakeholders to see where the team comes from and the role that they play. - A Precolonial Study & Heritage Study will be done. - A Market Potential Study will be presented next week by Viruly Consultants. - A Green Corridor Management Plan will be done by landscape architects TKLA. - Flood modelling is being done by the engineers & calibrated by engineers. Mitigation measures for flooding will be considered. - ToR also require looking into sustainability and alternative energy. - Preliminary findings: The Contextual Framework (2003) is outdated. - Precinct plans: These will focus on Oude Molen, Alexandra Hospital Site & Ndabeni. - Heritage Impact Assessments, Traffic Impact Assessments and Environmental Impact Assessments will be done. - Urbanisation: By international standards South African Cities are grossly inefficient. A comparison of Global trends vs. Cape Town (Financial and Fiscal Commission) illustrates the inefficiency of Cape Town. - Cost of this inefficiency falls onto urban poor. It has low density, long travel times for commuters and a large carbon footprint. - Shaping forces: There is a housing demand of between 612000-805000 units. This requires 8200ha of land. - TRU-P is sitting in between two Integration Development Zones. These zones are connected to the City Development Grant. - TRU-P is an opportunity. What is the role of TRU-Park? TRU-P can play a role in helping the city. It is strategically located in terms of making a more compact and integrated city. - Policy frameworks: GIAMA, WCLAA, RLRA. TRUP is connected to specific policies (NDP, PSDF, CTSDf & IDP, TBPd & TRUP CF.) There are also legal frameworks and planning legislation addressing issue of the separated city and the need for integration. 			
NAME	QUESTION / STATEMENT	RESPONSE	COMMENTS
Riad Davids - PRP	Who is the client? Was it open ToR? Did you defined the TOR with the client?	NM: Provincial government is the client, ToR was written by the client and went through a public tender process.	
Mark Turok – TRUP A & OCA	The River Club seems to be dealt with separately. The development issues of River Club needs to be part of the bigger picture. Valkenberg also has a large impact on the site and affects the linkages across the site. How are they included in the process and how do they impact on the TRU-Park area?	NM: We are thinking about the long term future, in particular River Club. We need to create guidelines. MK: We will have an overall plan, and several precinct plans.	
Dave Wheeler – WC Wetlands Forum	Did you get hold of the Risk management plan?	NM: Yes.	
Charlotte Scott- UCT student	Is this information available?	NM: Not all of it is available. MK: The Market Potential study will be available. Many of the documents will be placed on the repository.	
Cecelia Fouchee - MGV	Maitland Garden Village (MGV) is in the middle of the planning areas, what is going to happen to MG? Looking at Alexandra Rd and at the Biovac, which has grown very fast, I am concern about the future development. We hear about plans for other areas. We have been here for 5 meetings, but nothing has happened. How does MG fit into all of this?	NM: I hear you. We don't have any proposal at this point in time; the scenarios will be presented in few weeks. Those scenario are at a bigger area scale than TRU-P. It would be important to allow the team the time to get to that point, in order to address your requests. MK: We have been given priority areas; for the other areas there will be guidelines written. During the co-design process, the need/concern about looking at other areas as well will be taken further.	

Riad Davids-PRP	I am looking at the ToR listed in point form. Is this list in chronological order?	NM: No	
	Is the ToR document available?	NM: yes MK: We can make sure that it is placed on the repository.	Place ToR on repository.
Mark Turok – TRUP A & OCA	Who is working on the team beside the Professional Team? Are there councillors, additional professionals or specialist that lie outside of the team?	NM: Yes, we do bring in other people from time to time.	
	What is the time-frame?	NM: The submission deadline is march 2017 at development framework level.	
		NM: Whether it becomes a policy plan, depends on the stakeholders and the City of Cape Town. Rezoning applications will happen at a more detailed level much later after the submission of the framework.	
Riad Davids-PRP	How wide is your boundary for the TIA and EIA?	NM: They will take into account our study boundary.	

Landscape movie by Tarna Klitzner, Kathrine Krause and Eva Nemicova

[The movie clip is played.]

MK: Maps and the Movie are to be uploaded onto the online repository.

NAME	QUESTION / STATEMENT	RESPONSE	COMMENTS
Riad Davids - PRP	I feel the presentations tonight show that CHTP should be pushed further away out of the equation.		
Mark Turok– TRUP A & OCA	Can the embankments be transformed? The river has been transformed already, and can be transformed again.	MK: It is a transformed river system.	
	Case studies: Are there international similar success stories of regeneration of rivers?	JP: Yes, but TRUP has very particular challenges, and it is difficult to find ones with the same set of challenges. KK: It is a seasonal system. This makes it difficult to compare to international river systems. It is also a very small 9km river. The river does not have to be the way that it is. Whatever we do will affect the whole system. Without Athlone WWTW's water, there is little water in the system.	
Riad Davids-PRP	Are we looking at getting rid of the canalisation and decreasing the level of the river?	KK: We are at a crucial point of the river. People are looking the other way at the moment. We need to change this.	
	Community education could help to protect the river and avoid polluting the river.	JP: It is outside our scope, but we can make recommendations for policy. KK: There is very little space where one can experience the riverine system. It is about changing our attitude to the river.	
Peter Anders - PNW	The water from WWTW won't be available very soon.	MK: Once cleaned, the treated water will potentially be used for irrigation or potable water.	
Mark Turok– TRUP A & OCA	Is there potential for navigability for boats and canoes? Is there potential for urban farming close to the river? What are the water quality implications?	KK: This will require larger water quality change especially in the black river. For farming, the water quality needs to change. Navigability should be link to seasonality, summer-winter courses. JP: There are other problems with navigability and bridges that pose as barriers. The bridges often carry services underneath and thus cannot simply be altered. Navigability is problematic.	

Liz Wheeler – WC Wetlands Forum	Flooding will be a problem when it rains heavily. The flood comes from Tygerberg. How can we control flooding? Densification of the catchment area contributes to the flooding.	KK: We have specialists doing flood modelling for us.	
Carole Clarke - PRP	Bird & fauna/ flora study?	JP: Yes, there will be.	
Adina Isreal - FotL	Through Friends of the Liesbeek many changes have been made to the Liesbeek river. Over the years water quality has increased. Indigenous species of fish and frogs have been found. We were not able to take away canalization completely.		
Louise Badenhorst – TRUP A	The movie is a large collection of ugly photos of the site. What is the purpose of the movie? Is it that we might as well develop or that we need to save it?	KK: It is to show that it is not that romantic pristine riverine system and that we need to work hard to maintain it. We will never be able to go back to an entirely pristine system, but it is about how we can work to create a more naturalised system.	
John Holmes – TRUP A	<ul style="list-style-type: none"> • It is not necessary to remove the WWTW water. You can clean it in a natural way – There are new alternative ways to take care of waste water. Effective microbes can be put into sewerage water. • Oude Molen was donated to the people. Where are the biggest stakeholders: the people of Cape Town? Suggestion: referendum for Cape Town. • Could there be a news reporter writing the weekly or monthly update on the TRU-Park story? 		
Walkabout	A “Walkabout” will be organised to take place on the 28 th of May at 9am. NB: Friends of the Liesbeek clean the river every 1st Saturday of the month.		

We would like to reconvene for the next session, on Thursday the 19th of May 2016 at the Pinelands Methodist Church hall.