

# TWO RIVERS- LOCAL SPATIAL DEVELOPMENT FRAMEWORK

## OPEN DAY



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# TWO RIVERS- LOCAL SPATIAL DEVELOPMENT FRAMEWORK

WHAT IS AN OPEN DAY AND HOW DOES THE OPEN DAY WORK?

1

Please start off by **SIGNING YOUR NAME** on the register. This will allow us to inform you of progress of the project and to record attendance to the open day.



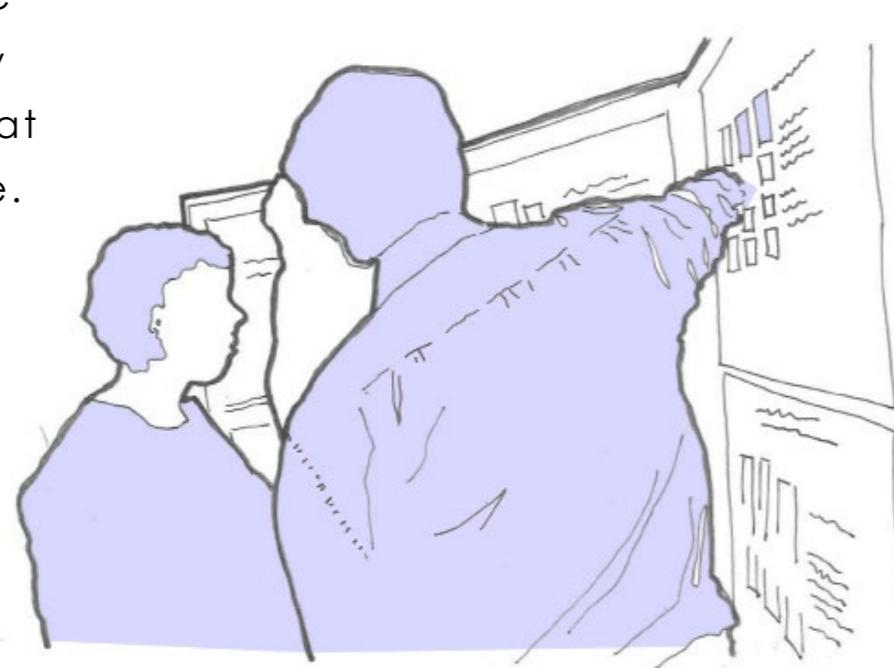
2

There are a **SERIES OF POSTERS** that have been stuck up on the walls. Please look at the posters.



3

The project team are here to answer any **QUESTIONS** that you may have.



4

When you have finished looking at the posters and discussing, please feel free to **WRITE YOUR COMMENTS** on the paper provided



5

Drop your comments in the **SUGGESTION BOX**.



1



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## TWO RIVERS LSDF IN NUMBERS- POTENTIAL FOR DEVELOPMENT OF ENTIRE SITE

**30.6%**

PUBLIC OPEN SPACE  
AND BIODIVERSITY  
AREA (47.4ha)  
Riverwalk Park 30 ha

**2**

New Access Roads

**15 000 jobs**

**8** Precincts with a  
network of cultural  
heritage places and  
spaces

**8300 residential units  
of which  
±6 000**

Social Housing Units

**20.2 ha**

of **new** development  
out of 300 ha.



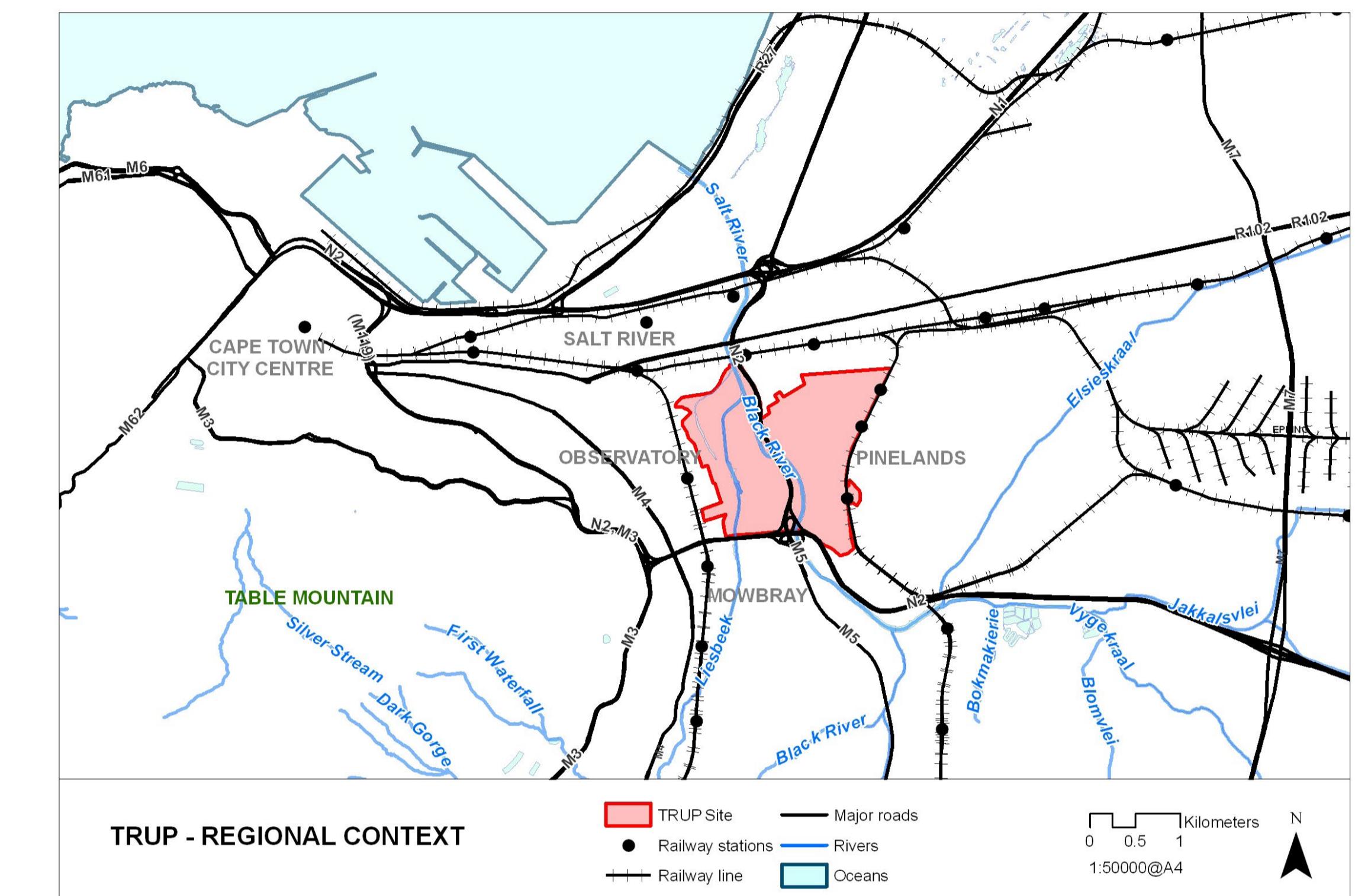
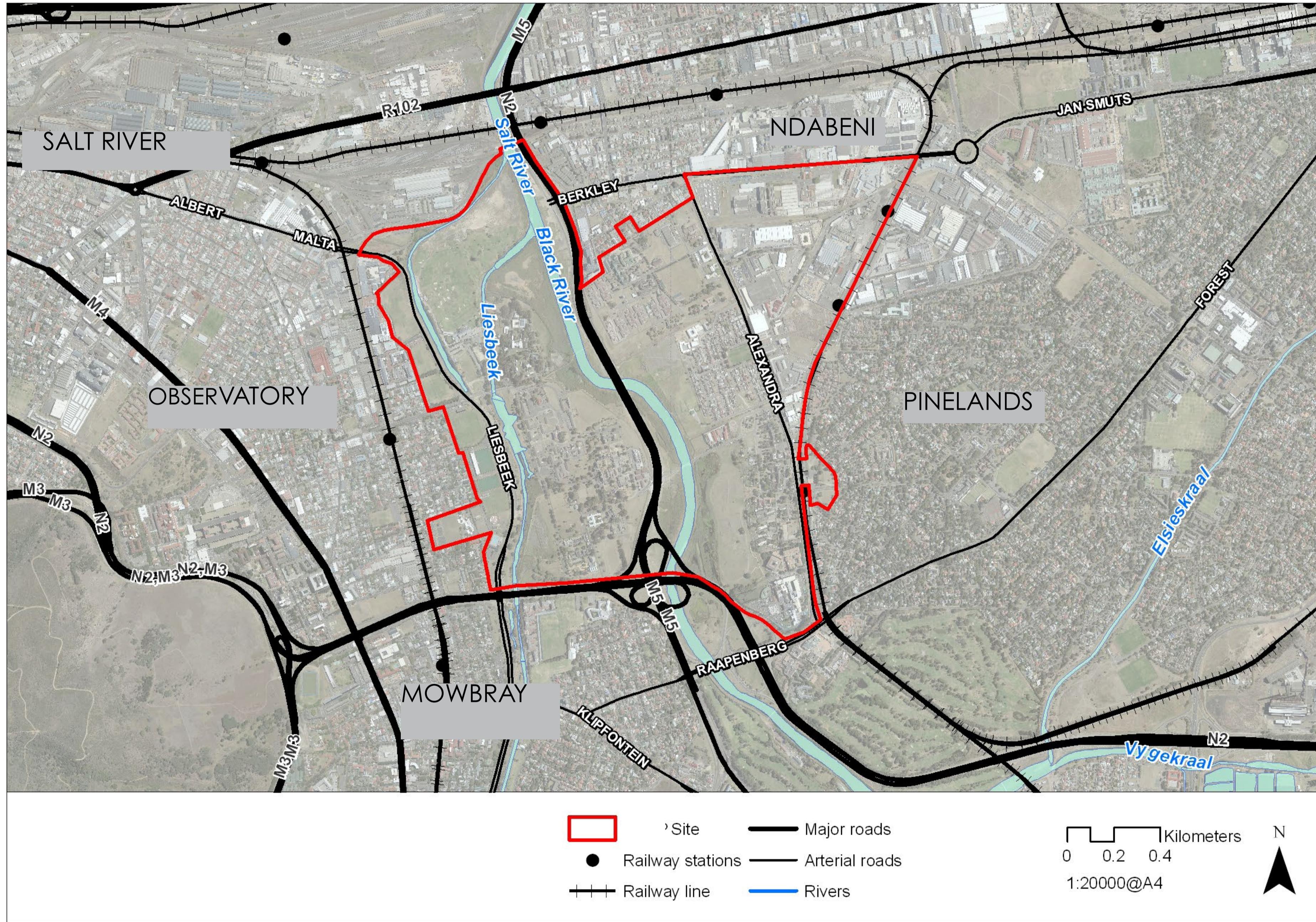
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# LOCATION OF THE STUDY AREA

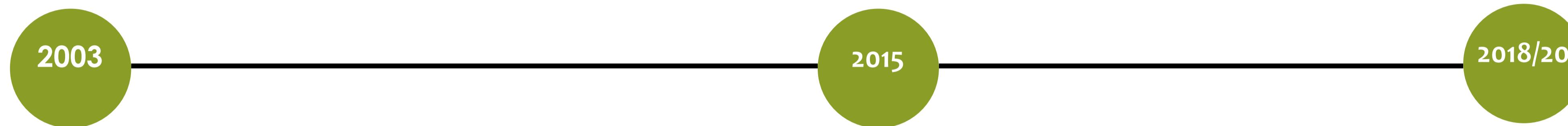


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# CHANGES TO THE PLANNING OBJECTIVES OF TWO RIVERS LSDF<sup>5</sup>



**2003**  
The Two Rivers Urban Park (TRUP) Contextual Framework, 2003 (the 2003 TRUP CF) provided a framework for the environmental management of the area at the confluence of the Black – and - Liesbeek Rivers. It earmarked three precincts for development and concluded that significant investment in utility and road transport infrastructure would be required for further urban development to occur within the TRUP site boundaries; particularly with a focus towards increasing the capacity of the surrounding road, sewerage and water supply networks. It was formulated in terms of the old Land Use Planning Ordinance (No. 15 of 1985) as part of a package of plans approach to developing the site.

**2015**  
A team of consultants under Nisa Mammon & Associates Consultants was appointed in 2015 to update the previous work done to align with the new City of Cape Town Planning Bylaw, 2015. They were also tasked with developing the plan from a Contextual Framework to a Development Framework (DF) in terms of the package of plans approach. A DF identifies overall policy, broad goals, and principles for development within a particular development area. The objectives were inter alia to develop in a manner whereby additional infrastructure was not required. A number of baseline studies were completed. However, the plan was incomplete and was not advertised for public comment. The engagement process did not sufficiently incorporate, acknowledge and integrate the cultural heritage layer of the First Nations.

**2018- 2019**  
The Executive Mayor of the City of Cape Town resolved that a process of Compilation of a Local Spatial Development Framework as prescribed within Sections 12 to 14, read with Section 11 of Part 3 of the City of Cape Town Municipal Planning Bylaw, 2015 be initiated to align proposals for the Study Area with the new MSDF, 2018 for the City of Cape Town and the principles outlined in the Spatial Planning and Land Use Management Act, 2013 which inter alia address spatial justice spatial restructuring and spatial equity; as well as the TOD Strategy and IPTN. A new consultant team under ARG Design were then appointed to finalise this work. The emphasis now shifted to addressing rapid urbanisation providing housing and employment opportunities that would unlock the development of the site, while enhancing and protecting the river corridors and acknowledging a variety of open space needs. The plan would need to acknowledge and integrate the First Nations narrative as one of the layers to be institutionalised into the planning process.



# BACKGROUND

## CHANGE IN THE VISION: CATALYTIC ROLE OF THE SITE.

Previous vision of the study area : New York style Urban Park , or "doughnut" with a green/park core and high rise buildings on the edges. - supported by high tech green infrastructure, - no impact on the grid. "Utopian vision" does not deal with : reality on the ground , National imperatives in SPLUMA to create housing and jobs. Cape Town has housing backlog of > 400,000 and growing unemployment, every opportunity has to be explored for positive development and redress of spatial and economic segregation

The opportunities for development on the site are severely curtailed by:

- existing institutions which have no plans to move,
- two large ecological corridors ( linear in form) that cut through the study area -require protection and enhancement.
- Their form in the landscape promotes a linear park.

The site includes an industrial area, a small village, an institution for people with intellectual disabilities and a golf course.

The water in the Black River inhibits public contact due to severe water pollution.

A number of sensitive wetlands mitigate against open access. Therefore the vision of an open park resides solely with the golf course area. This area has limited ecological value except to provide faunal access across it. It is too large to be a feasible managed park.

City of Cape Town Municipal Spatial Development Framework(2018), Transit Oriented Development (TOD) strategy and Integrated Public Transport Network promote spatial integration and emphasise developing strategic

state land within the Urban Inner Core(UIC). This golf course area can cater to some of the goals of employment creation , spatial integration and inclusionary housing.

The idea of a car free /off grid environment, although not contrary to the new vision, cannot be implemented in the short or long term due to the absolute crisis in the public transport sector. These are still part of the vision for the long term.

## FLOODING ISSUES

Three hydrological studies have been carried out for the study area.

The biggest concern identified has been an increased risk of flooding in the study area, which is upstream of Paarden Eiland.

According to the studies, upstream flooding is caused by flow constrictions at the rail bridge that crosses the Salt River Canal, immediately upstream of the FW de Klerk Boulevard bridge.

The proposed development within the flood plain could have minimal impact on the extent or nature of the floodplain, provided that international Best Management Practices are implemented. Compared to the potential positive impacts as a result of the proposed development, the flooding impacts are considered minimal.

## CULTURAL HERITAGE AND HERITAGE IMPACT ASSESSMENT PROCESS.

The LSDF and a Phase 1 Heritage Impact Assessment are being developed simultaneously to ensure consistency and to comprehensively address the cultural and built heritage of the area.

Submissions to and discussions with HWC in respect of the heritage assessments for the land in question include, inter alia:

- Two Rivers Contextual Framework Review and Preliminary Heritage Study, Phase 1 Report first submitted to HWC November 2015, resubmitted May 2016;
- Notification of Intent to Develop (NID) submitted to HWC on 21 July 2016;
- Meeting with HWC held on 17 August 2016 during which it was

agreed that a phased HIA process is the most appropriate to follow, to be prepared in terms of Section 38(3) and 38(8);

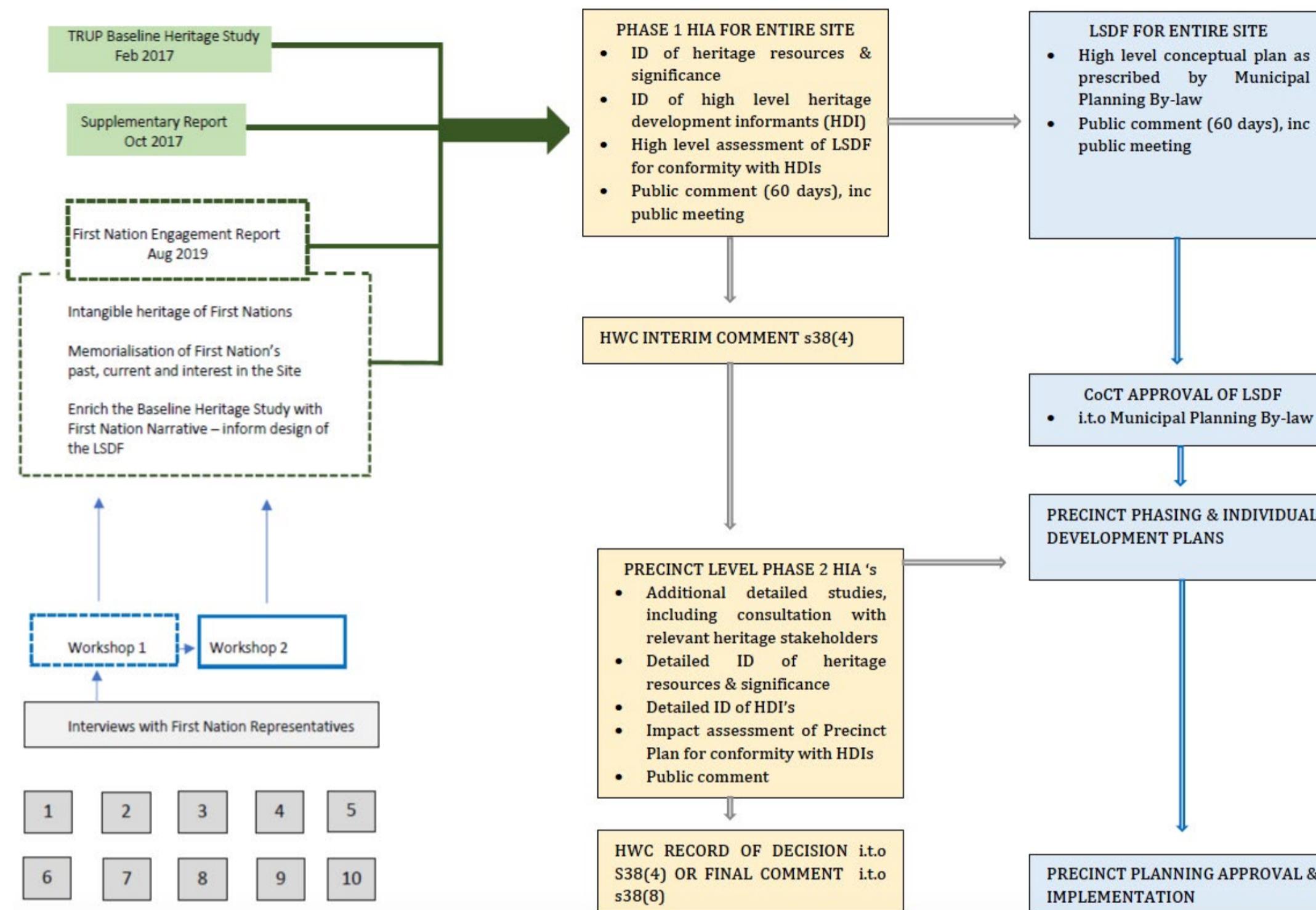
- HWC correspondence dated 25 August 2016 in which it is confirmed that a phased HIA must be undertaken;
- Two Rivers Phase 1 Heritage Baseline Study submitted and presented to HWC Impact Assessment Committee (IACom) on 12 April 2017. An extensive process of consultation was established between 2015 and 2017 to engage the public in the TRUP planning process and associated baseline studies, including the Phase 1 Heritage Baseline Study ( see Annexure B for details). This was facilitated by SUN (Sustainable Urban Neighbourhood Development). IACom request additional information;
- HWC Inventories, Grading and Interpretation Committee (IGIC) meeting of 31 May 2017 considers provisional protection of the site as a whole and concludes that the further work required by IACom should be completed before IGIC consider provisional protection.
- The Two Rivers Phase 1 Heritage Baseline Study Supplementary Report submitted October 2017 considered at IACom meeting of 8 November 2017. HWC require all supplementary information to be circulated for public comment.
- Advice in respect of process discussed at HWC's IACom 12 June 2019, confirmation that Western Cape Government Department of Transport and Public Works (DTPW) continue with public participation, include any comment or interaction and, if applicable, resultant development indicators in an updated baseline study. A further Report is intended to fulfil the requirements of a Phase 1 HIA for the site.

In May 2019, DTPW appointed AFMAS as a social facilitator with a specific brief to engage with First Nation representatives in respect of the heritage significance of the study area and their issues and concerns in this regard. The outcomes of this process are described in a Second Supplementary Report. The draft Phase 1 HIA incorporates the outcomes of the AFMAS engagement.



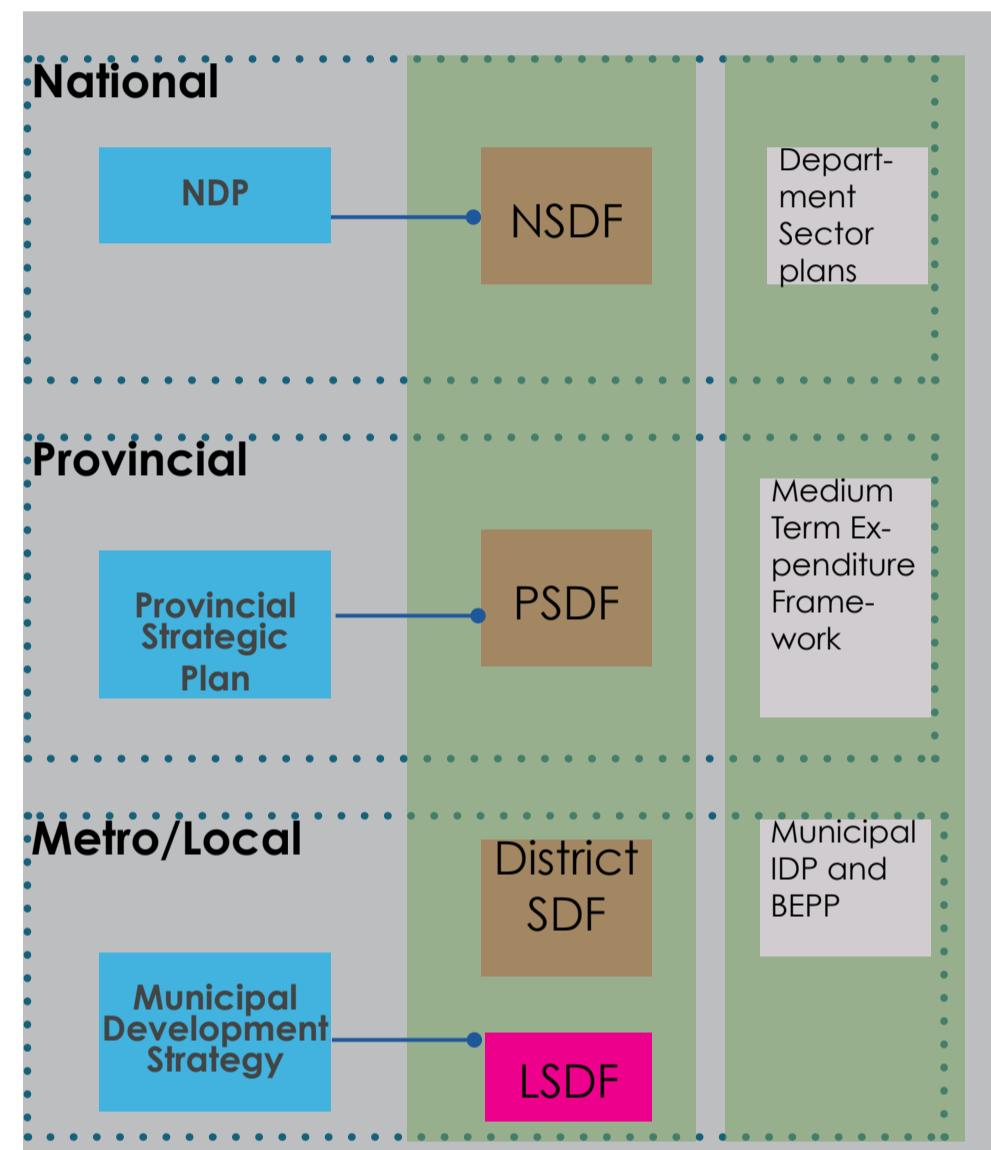
# CONTEXT OF LSDF IN RELATION TO OTHER FRAMEWORKS.

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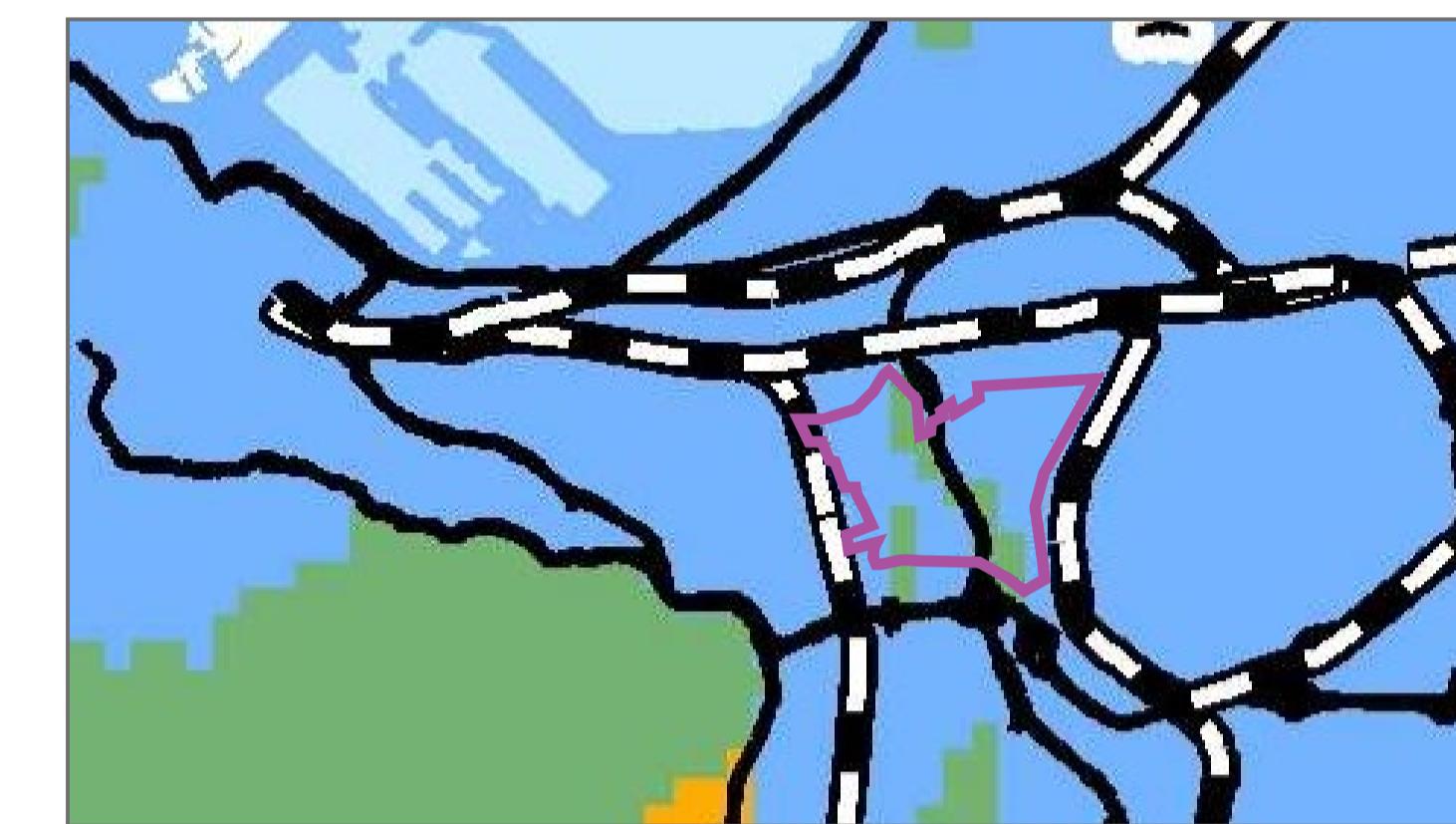


**Outline of the joint Heritage/ Planning process**

The context and role of the LSDF in relation to other frameworks is illustrated below.

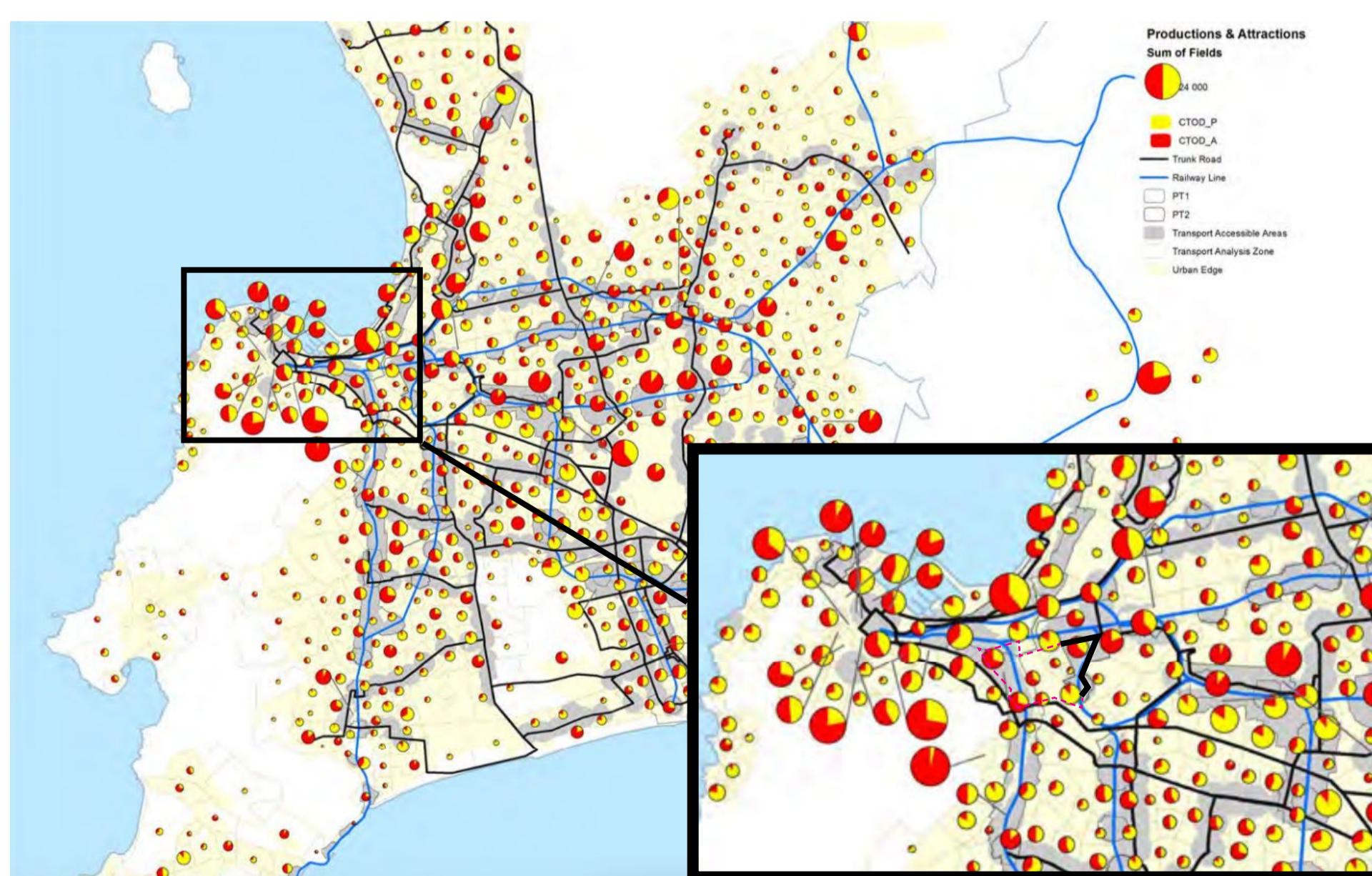


Extract from MSDF 2018, TAPS areas



Extract from MSDF, 2018 (Zoom in of LSDF ) urban inner core

- Land Use Model:** The City developed a range of land use and transportation scenarios which had to illustrate the potential spatial patterns/ location for a 20-year period. The scenarios were based on creating a more balanced and efficient city, linked directly to the optimum functioning of the transportation network. The diagram (Figure 3.3 on page 38 )illustrates Future land use mix and intensity per Transport Analysis Zone based on the scenario used and the extract for Two Rivers is illustrated.



Future land use mix and intensity per Transport Analysis Zone based on TOD C (Source: MSDF, 2018) Red indicates demand for non residential; yellow indicates demand for housing.

- The site falls within the Urban Inner Core, an area designated for targeted investment by the City.
- The implication of Cape Town's spatial, social and economic challenges are that it must place sustained job generating economic growth at the heart of its spatial priorities. This means supporting investment in well-located growth nodes(such as Two Rivers), reinforcing transit-oriented corridors and linking growing nodes with lagging nodes through connective infrastructure.
- The MSDF specifically allocates Two rivers as a TOD area and catalytic project.

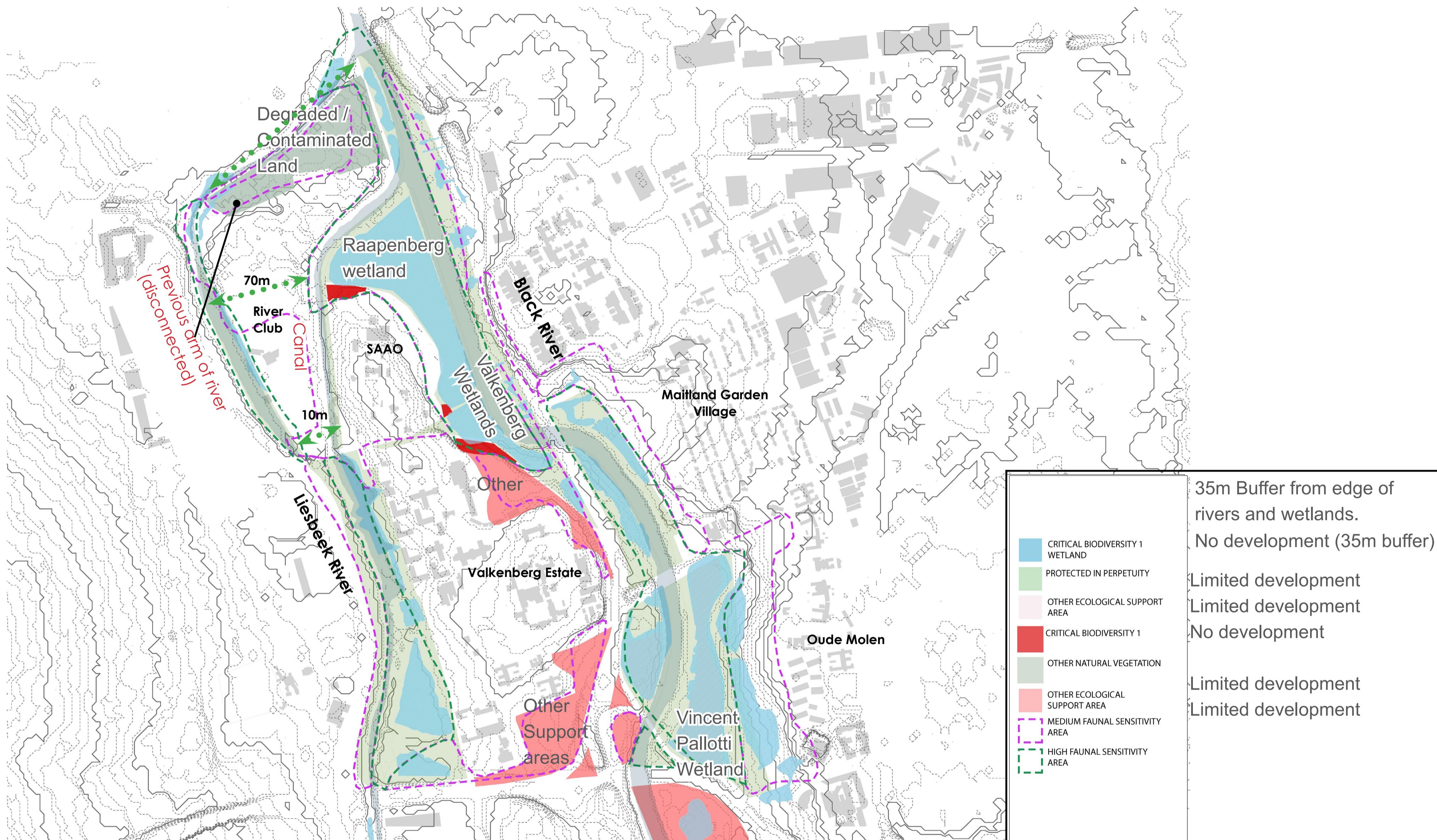


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# ENVIRONMENTAL CONTEXT



This diagram conceptually identifies the natural assets that merit protection in the longer term, and/or where the impacts of development need to be carefully managed.

## SUMMARY

### Areas of no hard development / infrastructure

No hard infrastructure should be developed in the following areas:

- Areas 'Protected in Perpetuity'
- Areas of high High Faunal Sensitivity or High Botanical Sensitivity, Critical Biodiversity Areas

The proposed buffer zones and ecological corridors should also be excluded from any infrastructure development. Buffer zones: 35m should be maintained adjacent to the delineated edge of all aquatic features (rivers and wetlands)

The historical (western) arm of the Liesbeek River is fed only by storm-water

### Ecological corridors

Connectivity within these corridors should be maintained or restored where possible. .

### Areas of limited development

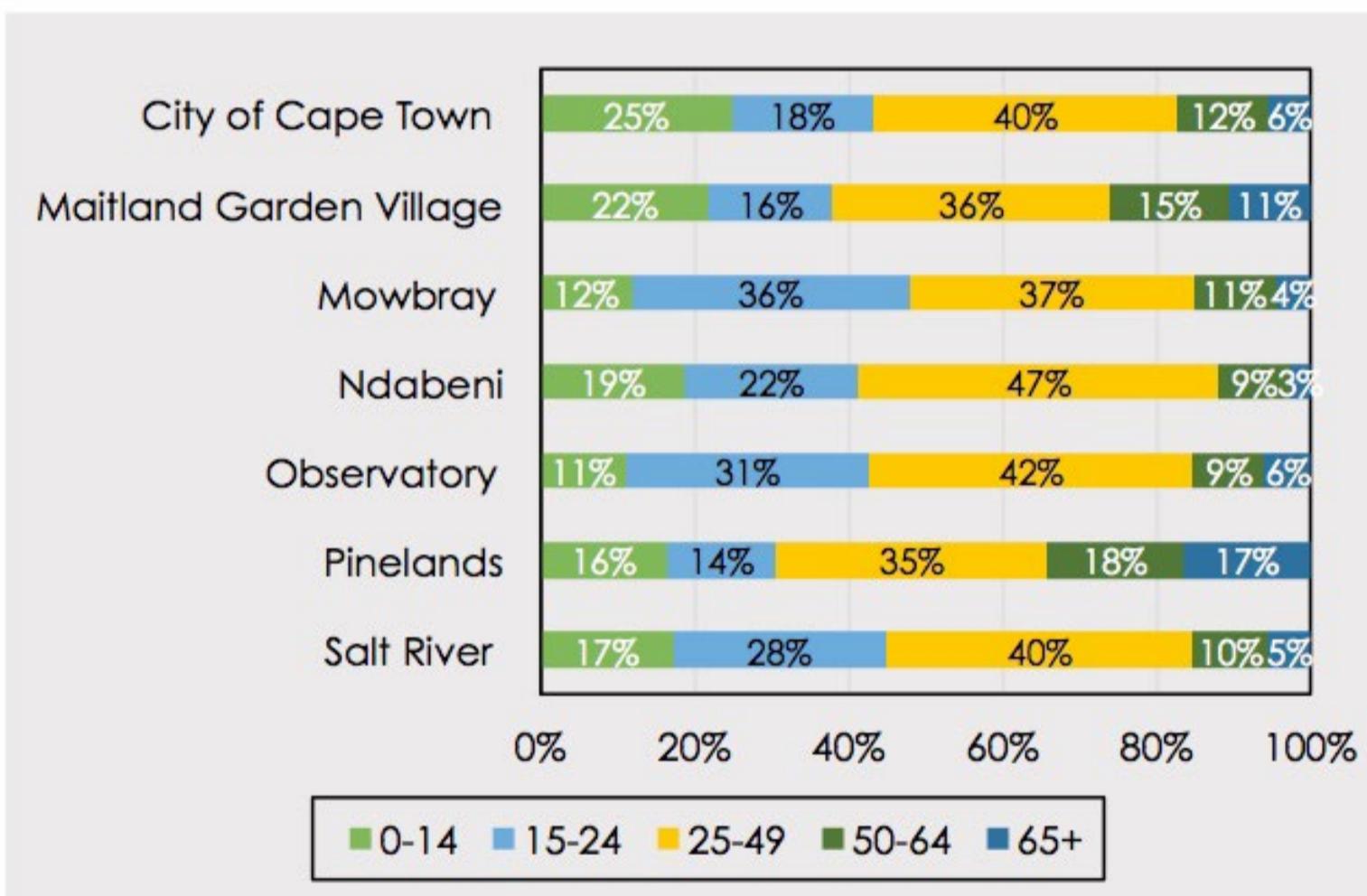
Limited development could be considered in the Medium Sensitivity Areas Development must not compromise ecological connectivity through or across that particular patch or strip.



# SOCIO-ECONOMIC CONTEXT

Suburb	2019	Population Growth Rate	Household Growth Rate
City of Cape Town	4 431 559	3%	3%
Maitland Garden Village	2 492	4%	4%
Mowbray	4 993	1%	2%
Ndabeni	1 504	5%	3%
Observatory	13 393	5%	4%
Pinelands	17 934	3%	2%
Salt River	8 102	3%	2%

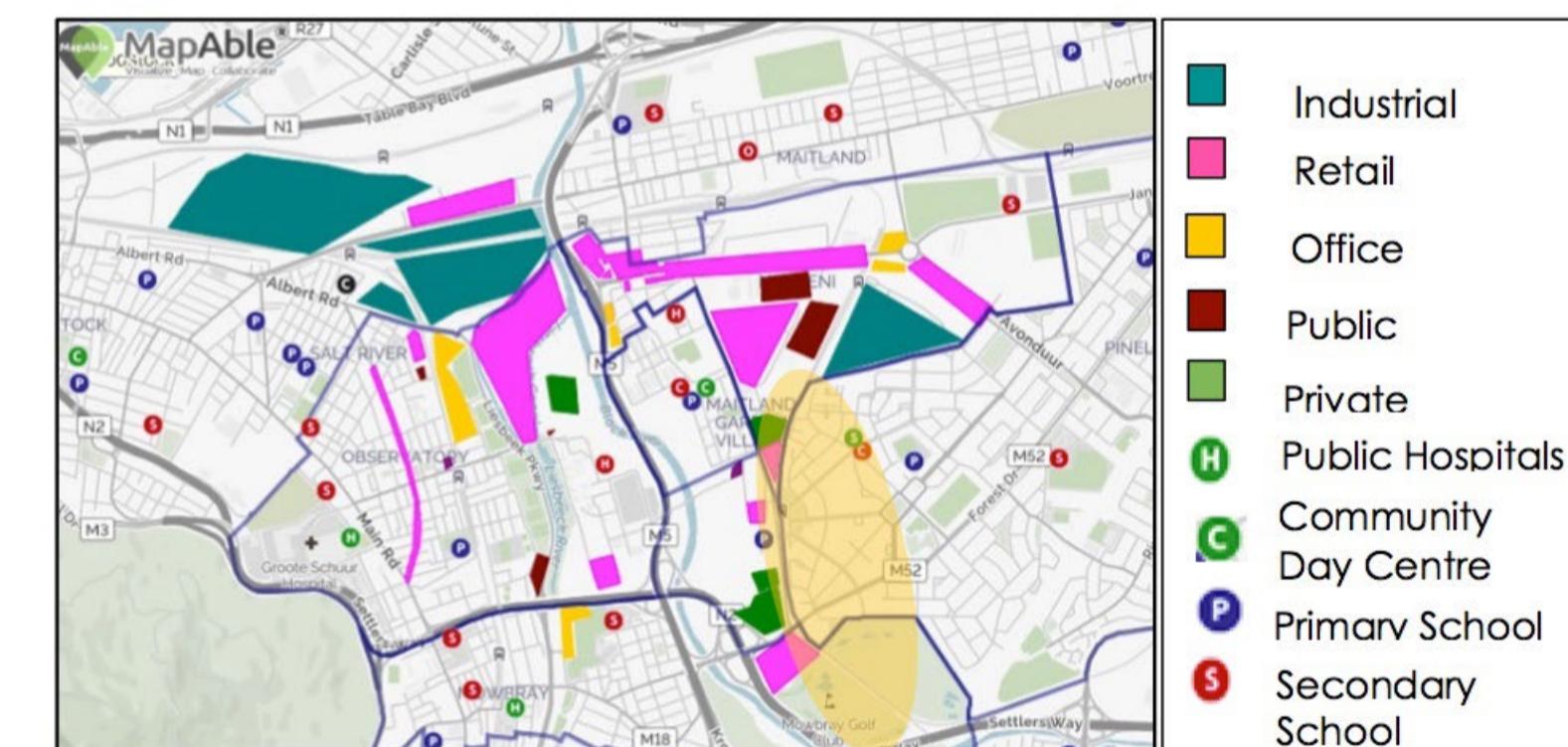
Population growth rate table (Urban econ, 2019)



It is recommended that the development consider the abundance of skilled labour living in the area. This labour force is mainly skilled in retail and trade. The proposed development is likely to be used by those between the ages of 25-49, which infers that there must be significant amenities and aspects of the site that attract this group.

Proportion of Population Employed per Sector (Urban-Econ, 2019)

Sector	Cape Town	Maitland Garden Village	Mowbray	Ndabeni	Observatory	Pinelands	Salt River
Agriculture; hunting; forestry and fishing	3%	2%	2%	1%	1%	1%	2%
Mining and quarrying	0%	0%	0%	0%	0%	0%	0%
Manufacturing	11%	12%	5%	4%	6%	10%	9%
Electricity; gas and water supply	1%	1%	1%	1%	0%	0%	0%
Construction	8%	7%	5%	5%	3%	4%	5%
Wholesale and retail trade	19%	19%	16%	28%	21%	13%	26%
Transport; storage and communication	7%	10%	3%	10%	5%	5%	7%
Financial; insurance; real estate and business services	19%	14%	21%	25%	24%	29%	22%
Community; social and personal services	24%	27%	45%	20%	37%	34%	24%
Private Households	9%	8%	3%	5%	3%	3%	4%



There are several retail and industrial spaces surrounding the site. The area also has a supply of office space and hospitals indicating that there is significant use of the land in the area, making it an important node for development in the future.

## Conclusions

The TR-LSDF site is well located within a central part of the Cape Metro area and has the potential to be well serviced by road, rail and bus services with improved pedestrian access if strategic plans such as:

- o The extension of Berkley and Station roads;
- o Promoting NMT along key routes such as Alexandra Road and along the river corridor;
- o Reinforcing TOD around the Pinelands, Ndabeni and Maitland stations are implemented.

This improved access will be catalytic in unlocking the potential for the site to be developed into a high-density residential and commercial node in central Cape Town.

Due to the high demand for affordable housing in the area and the site's favourable location in terms of higher education institutions and commercial nodes, the TR-LSDF site can meet the demand for housing if a variety of subsidised, affordable, student and market housing is provided. Given the demand for commercial property (office and industrial) in the surrounding areas, the TR-LSDF site can take-up some of the demand especially considering the existing institutions on the site and interest in the site for a new SKA campus and projects such as the Cape Health Technology Park, industrial space allocations on the site can be geared towards servicing the health, science and technology markets.

Considering the provisions for community and recreation facilities as well as public spaces, the long-term development of the site can create a live-work-play neighbourhood within central Cape Town.



# BUILT ENVIRONMENT CONTEXT

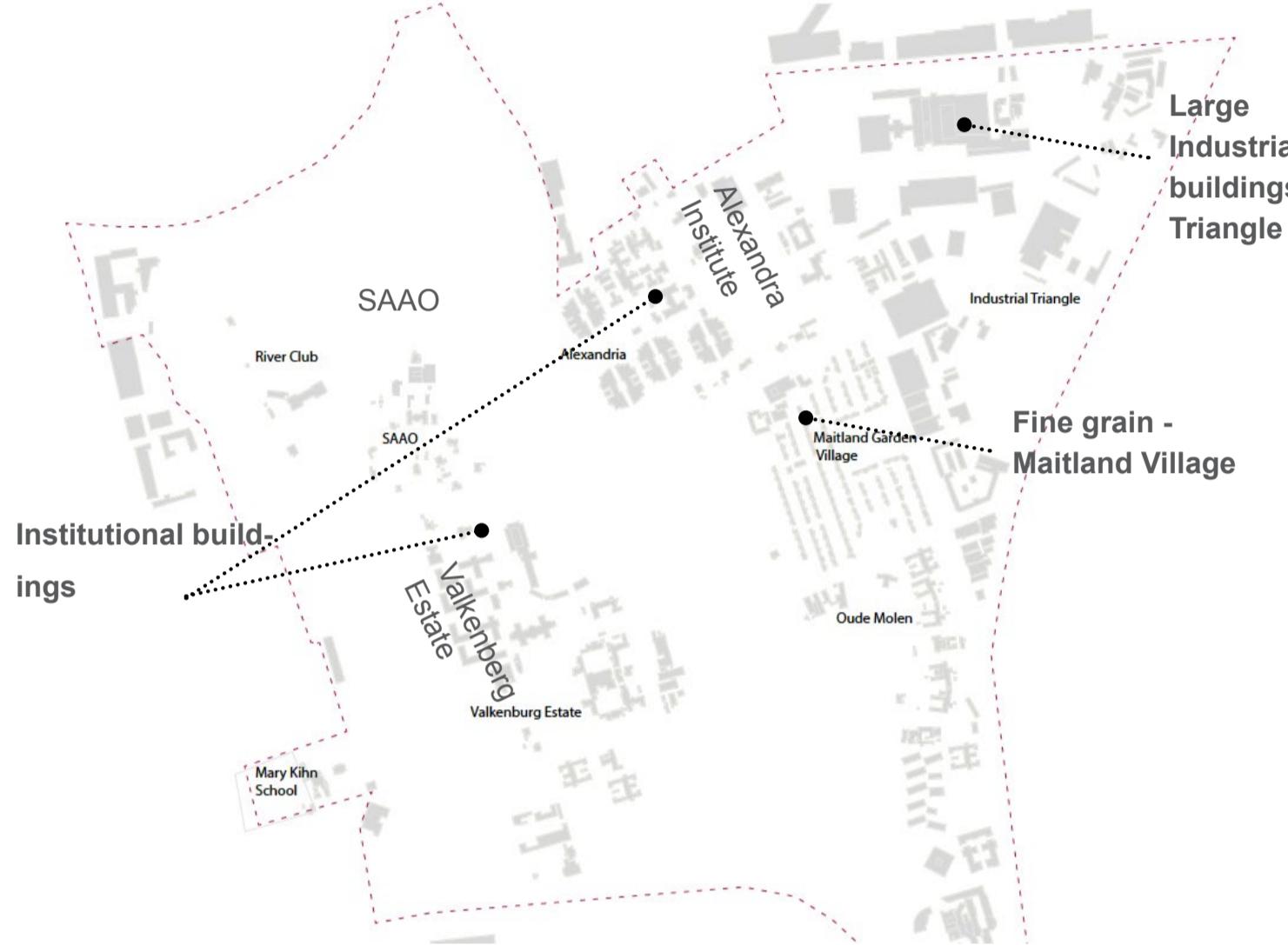
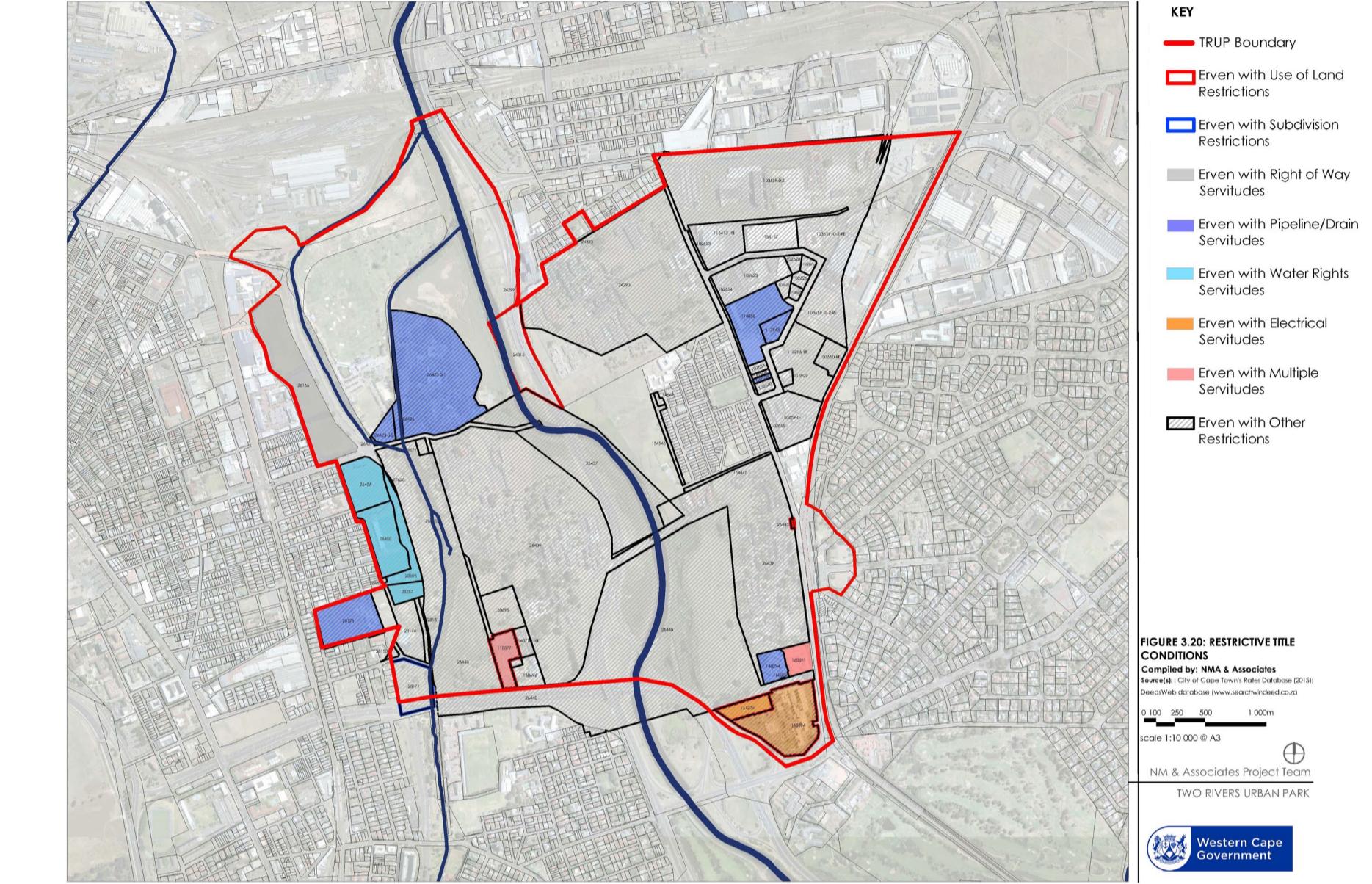
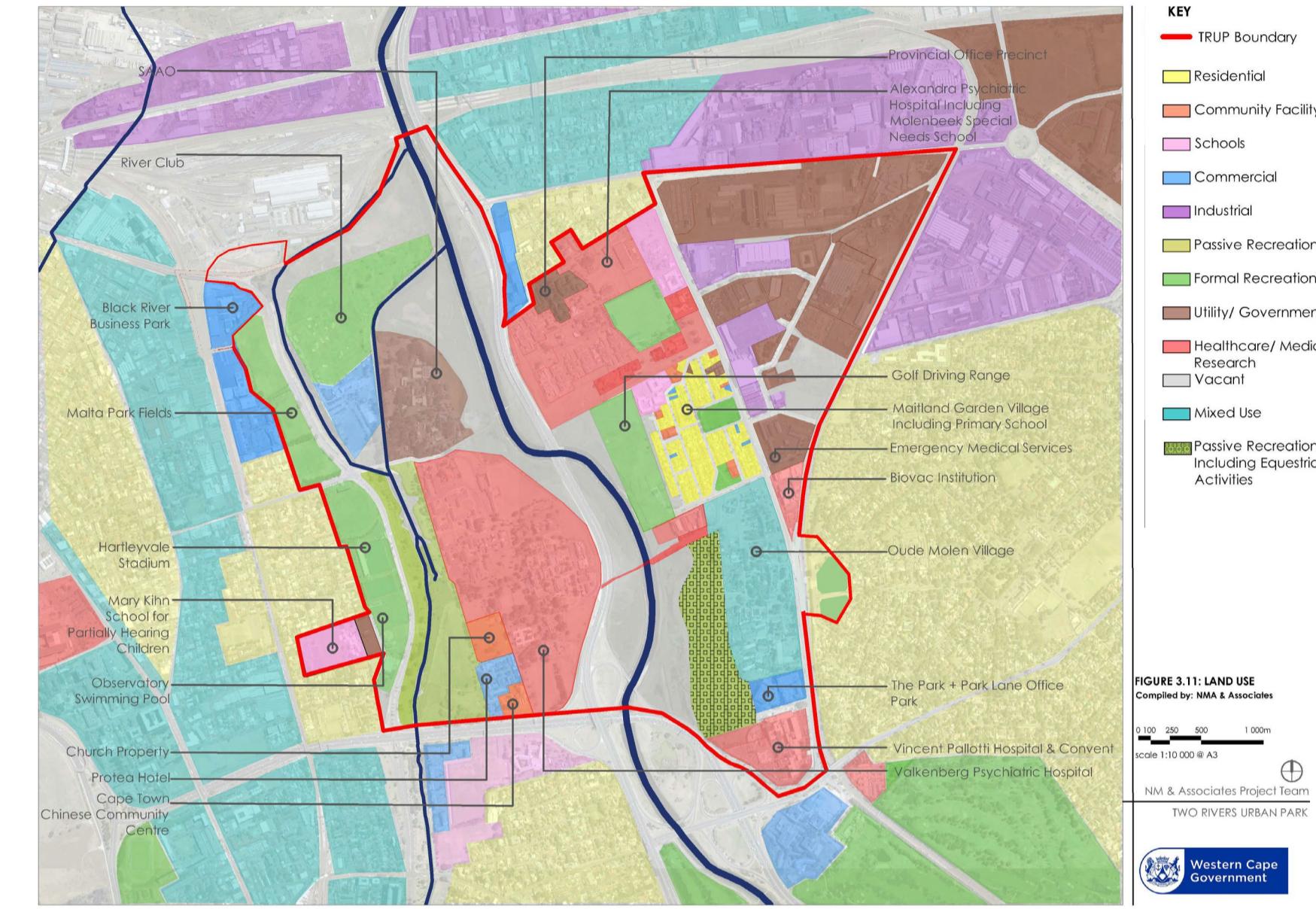


Figure ground indicating densities and form in the study

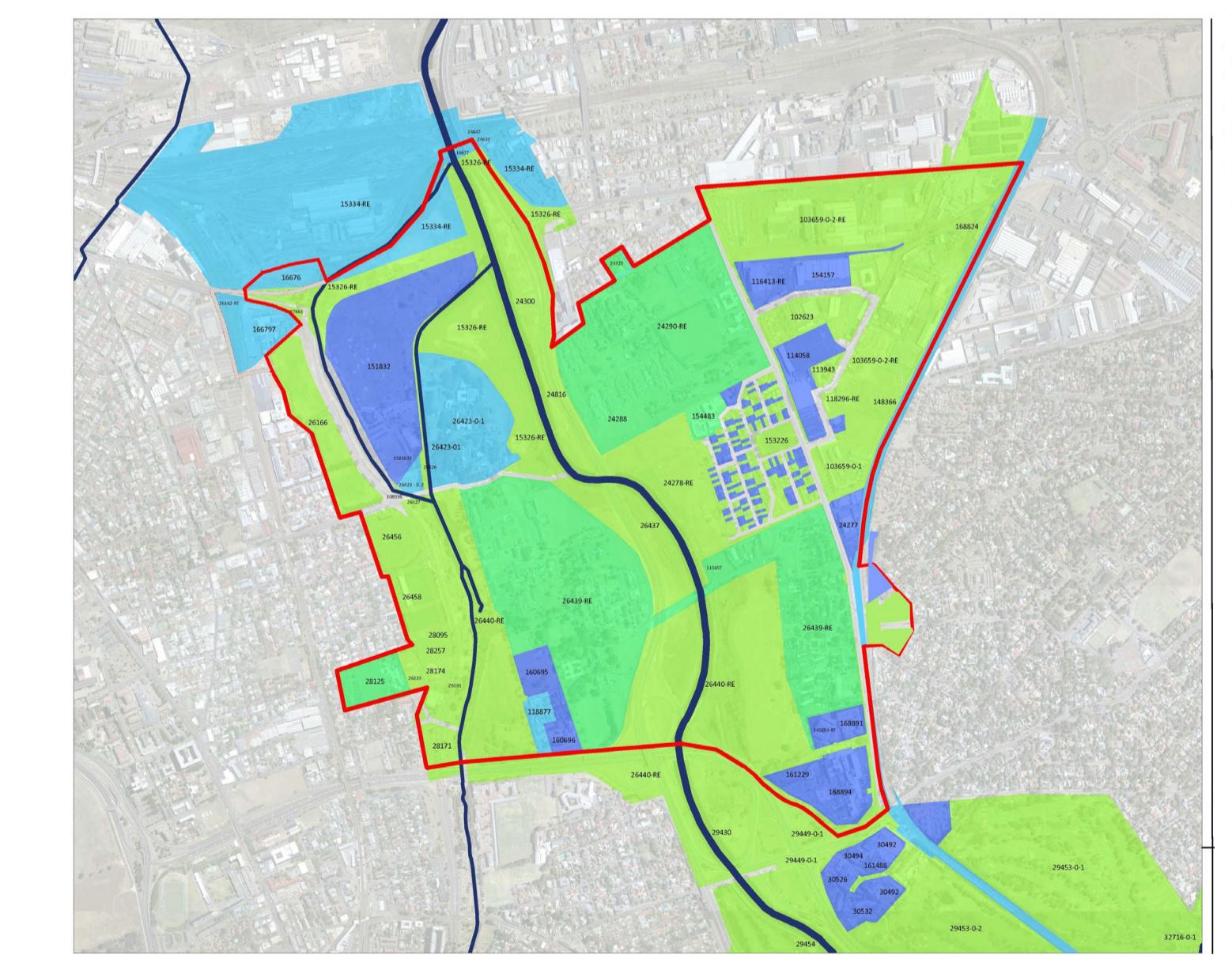


Restrictive Title deed conditions (information from baseline reports , 2017)



Current public levels of access to the river corridors

In its current form, the Liesbeek River where it runs through the study area, can only be accessed formally off Liesbeek Parkway and off Liesbeek Lane in front of the valkenberg



Ownership of property in Two Rivers LSDF (Information from baseline reports , 2017)



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# BUILT ENVIRONMENT CONTEXT



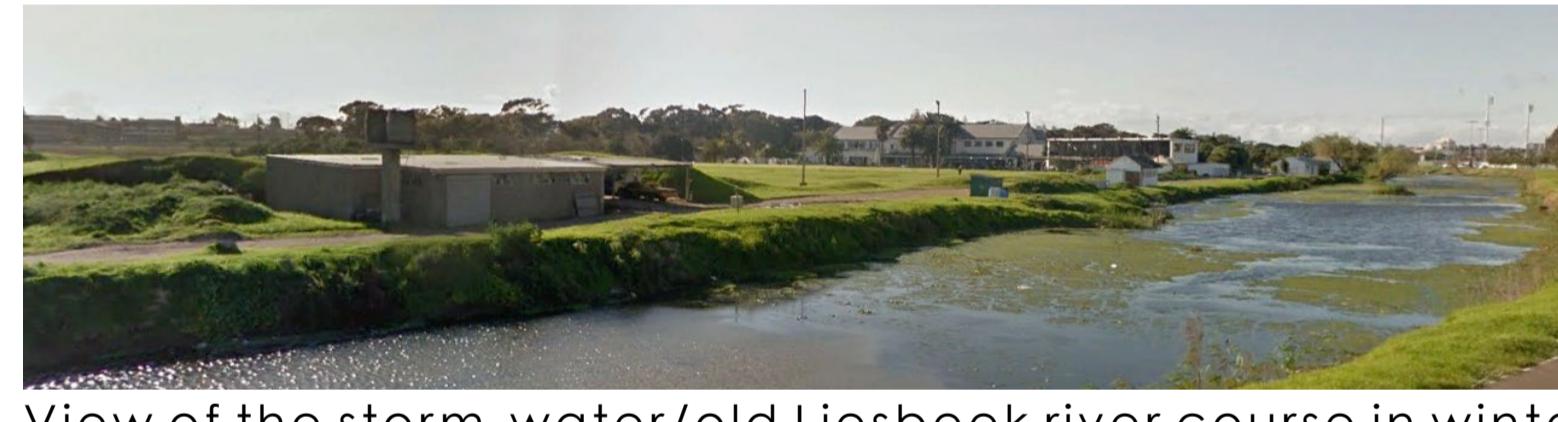
Transnet site north of study area



Transnet site north of the study area



Black River Park



View of the storm-water/old Liesbeek river course in winter



View of Malta Park towards Observatory



View of the River Club



View of Valkenberg through the fence (public view).



Current street view of the SAAO



Current view of the canal between River Club and SAAO



Protea Hotel



Old admin building and Nieuwe Molen at Alexandra



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# TRANSPORT AND MOVEMENT

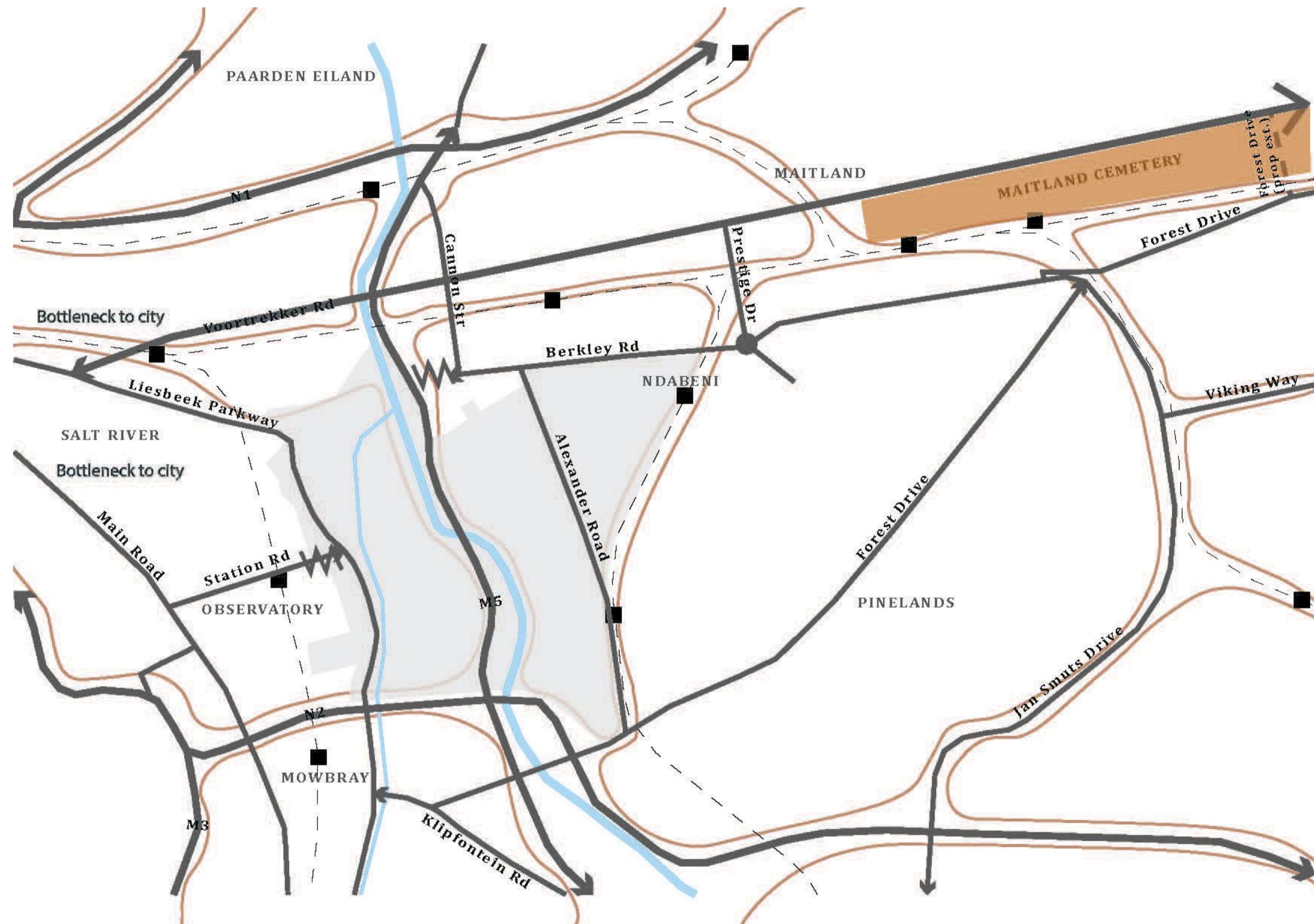


Diagram of problems with the existing road network grid

## Transport Opportunities and Constraints

The current transport network is **constrained** by the following factors, which have an impact on densities proposed for the site.

- There are no IRT Trunk Routes planned going through the local area, and the network plan as it is currently formulated does not include any long term routes in the

vicinity of the site.

- Feeder routes can be provided to service the area, but there are currently limited east west road connections across the study area.
- There are no official minibus taxi routes on Liesbeek Parkway or Alexandra Road.
- While there are six rail stations around the site, only Pinelands and Ndabeni Stations are within 500m walking distance from portions of the site closest to these stations, on the east side. However, Observatory and Maitland Stations are within 800m walking distance.
- In addition, the rail system is experiencing serious operational challenges. Based on the assumption that these challenges can be overcome, and new services introduced, some additional capacity can be established. As noted earlier

in the report, the spare capacity to serve public transport demand towards the City in the mornings, is likely to remain limited.

- Access for NMT across the site (including the Black and Liesbeek Rivers and the M5), is currently not possible. A narrow single lane vehicular bridge serving Valkenberg Psychiatric Hospital does cross both the Black River and the M5, but is not currently open to the general public.
- The opportunity exists to extend a link westward from Liesbeek Parkway and into sports-fields, to intersect with Willow Road. Willow connects with Strubens Road which runs along the railway line, and links with Mowbray Station, which could hence form a reasonably direct link for feeder services to be operating between this station and the site.
- The extension of Station Road from Liesbeek Parkway into Observatory Road should be extended across the Black River and M5 to link with

Alexandra Road. It is proposed that this link be used for public transport vehicles only and NMT.

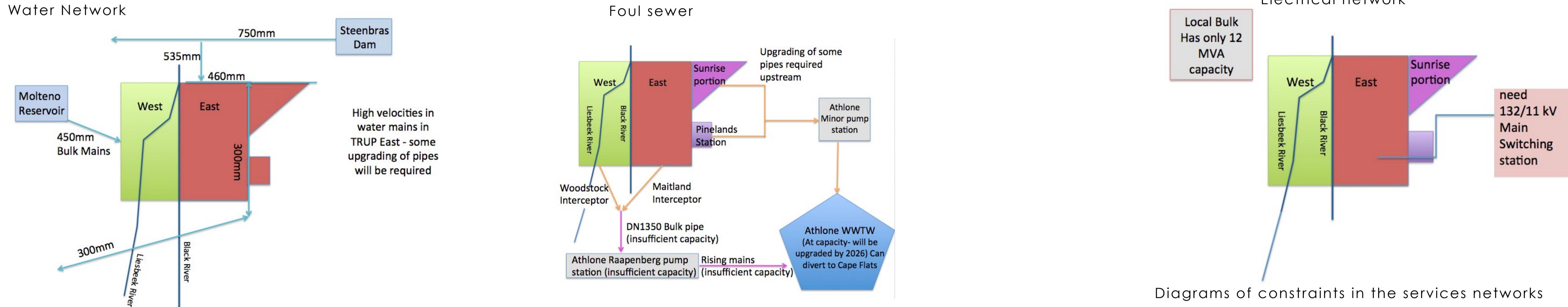
- The three new east-west linkages in the form of Berkley Road extension, Station Road/ Observatory Road extension, and the NMT Valkenberg Estate link with Liesbeek Parkway and Strubens Road establishes a grid pattern for the site which could help the formation of precincts on the site, and integrate the site with its surroundings.



Current movement network in and around study area



# SERVICES



Diagrams of constraints in the services networks

## On-Site Storm-water

The existing local storm-water network drains towards the Liesbeek and Black Rivers. The existing piped system is only sized for minor storms, whereas larger storm-water runoff escapes overland into the river system. Of the six major points of entry for piped storm-water into the rivers, three of these result in occasional local flooding. Further development of the TR-LSDF may require that the existing formalised storm-water system be upgraded in places.

## Wastewater

The COCT has confirmed that **the Athlone WWTW is at capacity**, and is due for an upgrade. However, there is an option to divert sewage to the Cape Flats WWTW, which has sufficient spare capacity to accommodate development within the TR-LSDF area. Should future development on the site need to utilise the existing capacity at the WWTWs, upgrades and new infrastructure would be required. The extent of upgrade and new infrastructure required, would be determined by the extent and type of land uses to be accommodated on the TR- LSDF site into the future.

Further upgrades will be required to existing sewer infrastructure east of the Black River in order to meet the anticipated future demand.

## Current capacity of local bulk electrical network

- Local bulk electrical network with defined spare capacity
- (12 MVA at 08/11/2018).
- Spare capacity will be allocated to any developers (within or outside TR- LSDF) on a first come- first-serve basis. Shared development contribution is payable.
- The River Club proposal alone has an expected demand of 10 MVA. The spare capacity for the greater TR- LSDF development will be only 2 MVA from the Koeberg Main Station. This is wholly inadequate for any meaningful size of development on this site.
- A new 132/11 kV Main Switching station on the Oude Molen Site is required

## Electrical Network Expansion Threshold :

- Main Switching Substations (132 kV/11 kV) required in 50 MVA increments when spare bulk capacity is depleted. The standard land requirement per Main Switching substation is 80 x 80 m. Main Switching substations needs to be fully operational before any additional capacity could be made available. The lead time for such a substation is typically 3 years.

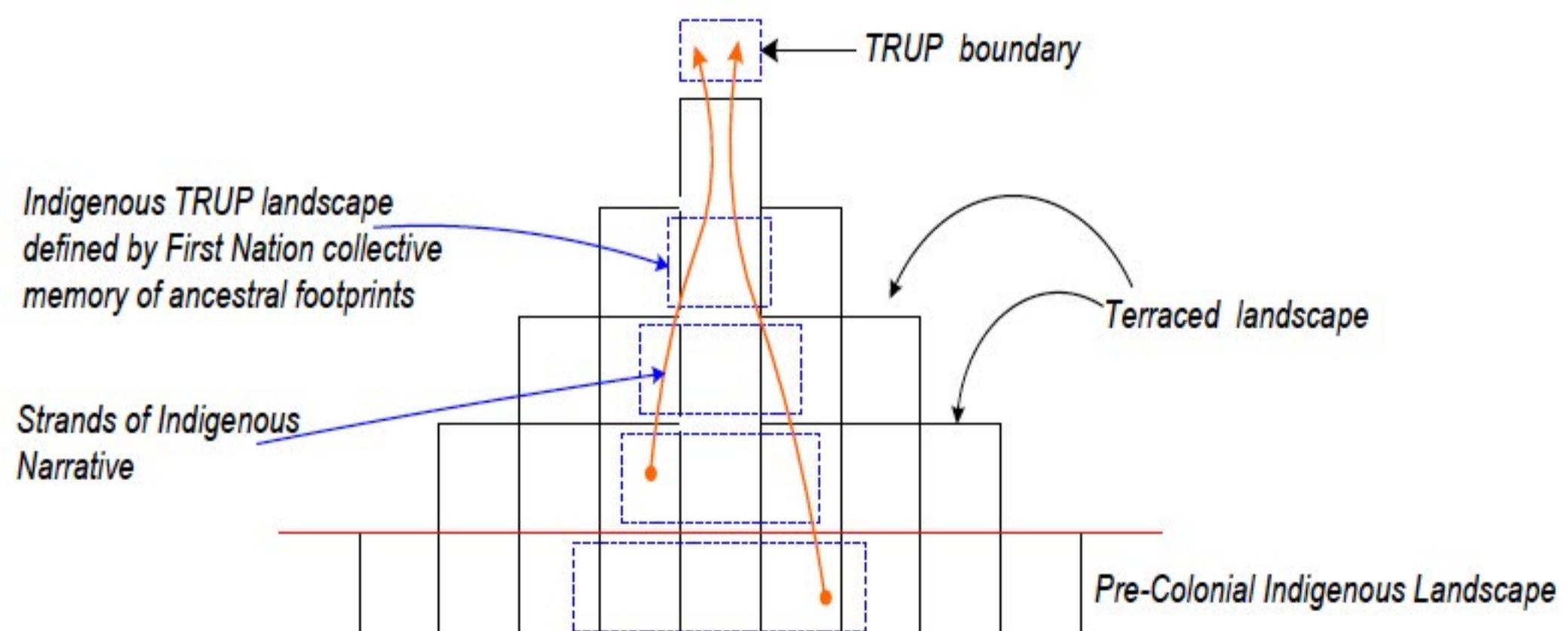


# TANGIBLE AND INTANGIBLE HERITAGE

- Heritage is an important contextual informant for the LSDF.

Key elements:

- Heritage input provided by heritage informants in Draft Phase 1 HIA (Postlethwayt 2019) – see HIA report for further detail
- HIA heritage informants appropriate to the macro-scale of the site, designed to provide an overarching framework and methodology within which more detailed historical and other studies are to be undertaken on a precinct-by-precinct basis.
- The historical significance of the site is complex, diverse and multi-layered. It is large and currently has no single, unified identity or function. However, at its deep historic base is a coherent indigenous pre-colonial cultural landscape, tied to the contemporary indigenous identity of the First Nations. Each successive historic ‘terrace’ of time – provides other, more visible layers to the landscape, obscuring its earlier manifestations.



- Heritage informants related to intangible and tangible heritage. They address the site as a whole, and on a precinct basis.

- The area as a landscape is highly significant from a heritage perspective “of at least Grade II significance, probably of the highest order”. It comprises a unique series of memories, sites and structures of significance. Because of its strategic position in relation to the river systems and the historic pastoral routes to the north and south, it has a significant role in pre-colonial history in terms of the history of transhumance and the indigenous residents of the Cape and their struggles to retain access to the land. As a result, it plays a very important role in the cultural identity of the First Nation and their resurgent living heritage.

Overlapping patterns of use and significance:

- Use of the site for summer grazing by transhumant pastoralists during the pre-colonial period. Indigenous notions of land ownership and custody; an indigenous worldview and concomitant concepts, beliefs and practices; indigenous identity, values and principles; and indigenous spirituality and the ancestral domain defined the relationship of the inhabitants with the land.
- The early colonial period - placement of barriers and the development of frontiers by the VOC. The historic landscape between the Black and Liesbeek River marks one of the remaining, most tangible and earliest historical frontiers that was to eventually herald the destruction of the Khoi and San Nations.
- Introduction of private property ownership and use in the early Dutch Colonial Period. High historical significance as the site of the first Khoi-Dutch war for the valley as a consequence of this dispossession.
- Early industrial use and the development of windmills to

support agriculture in the area. Eg: Nieuwe Molen

- Presence of early colonial homesteads and werfs which faced the Liesbeek River and used the riverine system for the purposes of irrigation
- The planted cultural landscape of the area including mature tree plantings and avenues of trees.
- The memories, traditions and cultural events that are associated with the landscape.
- The topography of the site contributing to a sense of place. All the above responses to landscape are retained either in memory or spatial relationships and add a series of cumulative values and significances to the site.

Heritage informants relating to (1) overarching identification of heritage resources and significance and (2) precinct level identification of heritage resources and significance, both levels of which have been incorporated into LSDF

Whilst relevant across and beyond the site, the following areas in particular are sites of living memory and associational value:

- The Vaarschedrift and river confluence sites
- Valkenberg
- The Oude Molen area
- The ridge line between the Black and Liesbeek Rivers
- The Ndabeni area (only part of which is included in the study area).

These sites present, together, opportunities for a range of living memory cultural activities, symbolic memorialisation and commemoration. The provision of a network of public spaces, landscapes and cultural spaces could most appropriately provide the opportunity to link the intangible and tangible heritage related to the site.

HIA assessed extent to which LSDF is sufficiently sensitive to heritage issues to enable effective incorporation of such considerations at later stages in the process, such as Precinct Level Plans and projects, which will trigger the Phase 2 HIAs.



ICH Domain	TRUP Indigenous Narrative Element
1. Oral Traditions & Expressions	Stories of resistance & indigenous folklore
2. Performing Arts	Rieldans cultural dance
3. Social Practices, Rituals & Festive Events	!Nau ceremony
4. Knowledge & Practices Concerning Nature & the Universe	Indigenous ethno-botany & orature i.t.o. eland, lion and jackal, praying mantis.
5. Traditional Craftsmanship	"Matjieshuis" traditional hut made of reed mats and bent sticks.

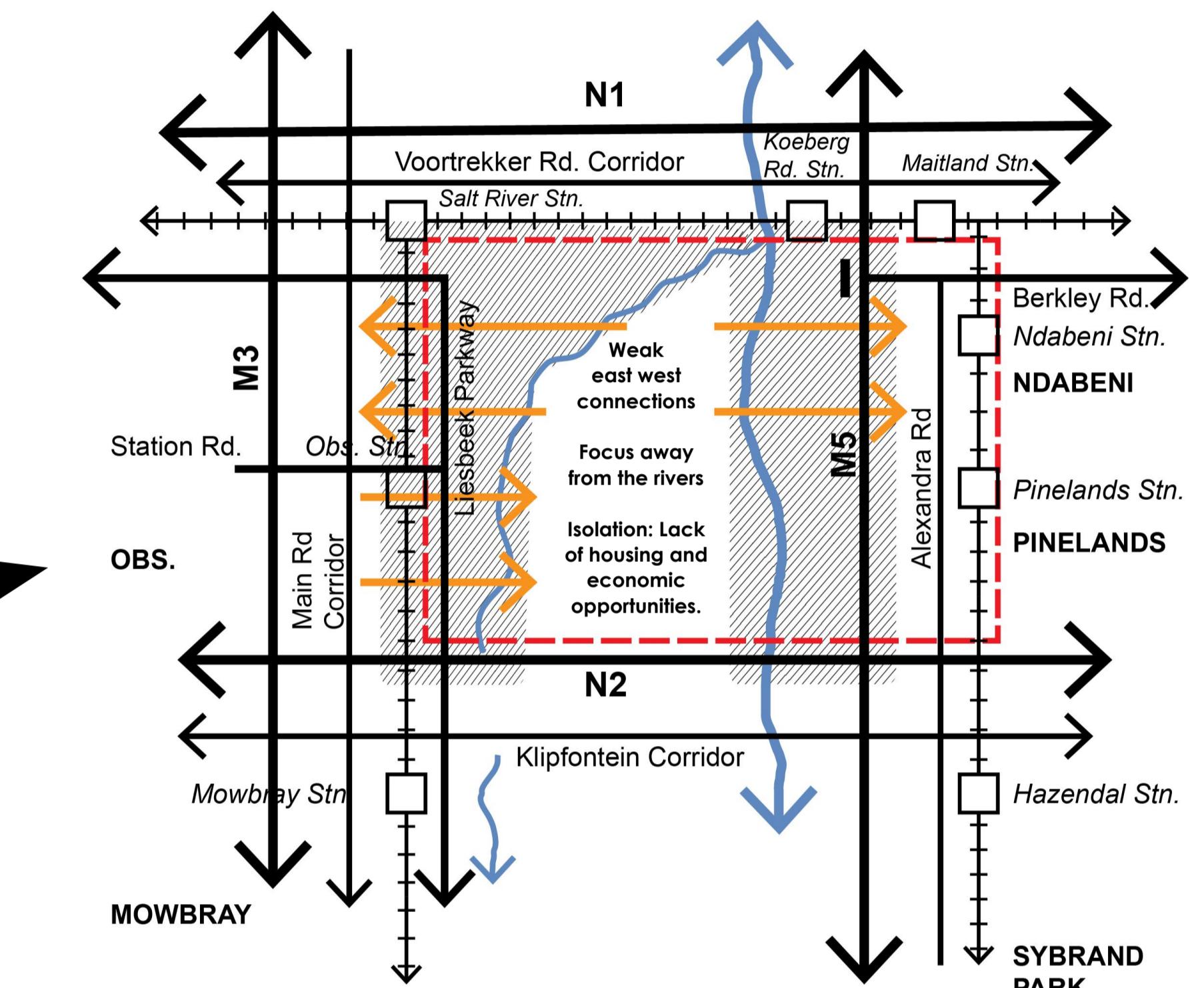
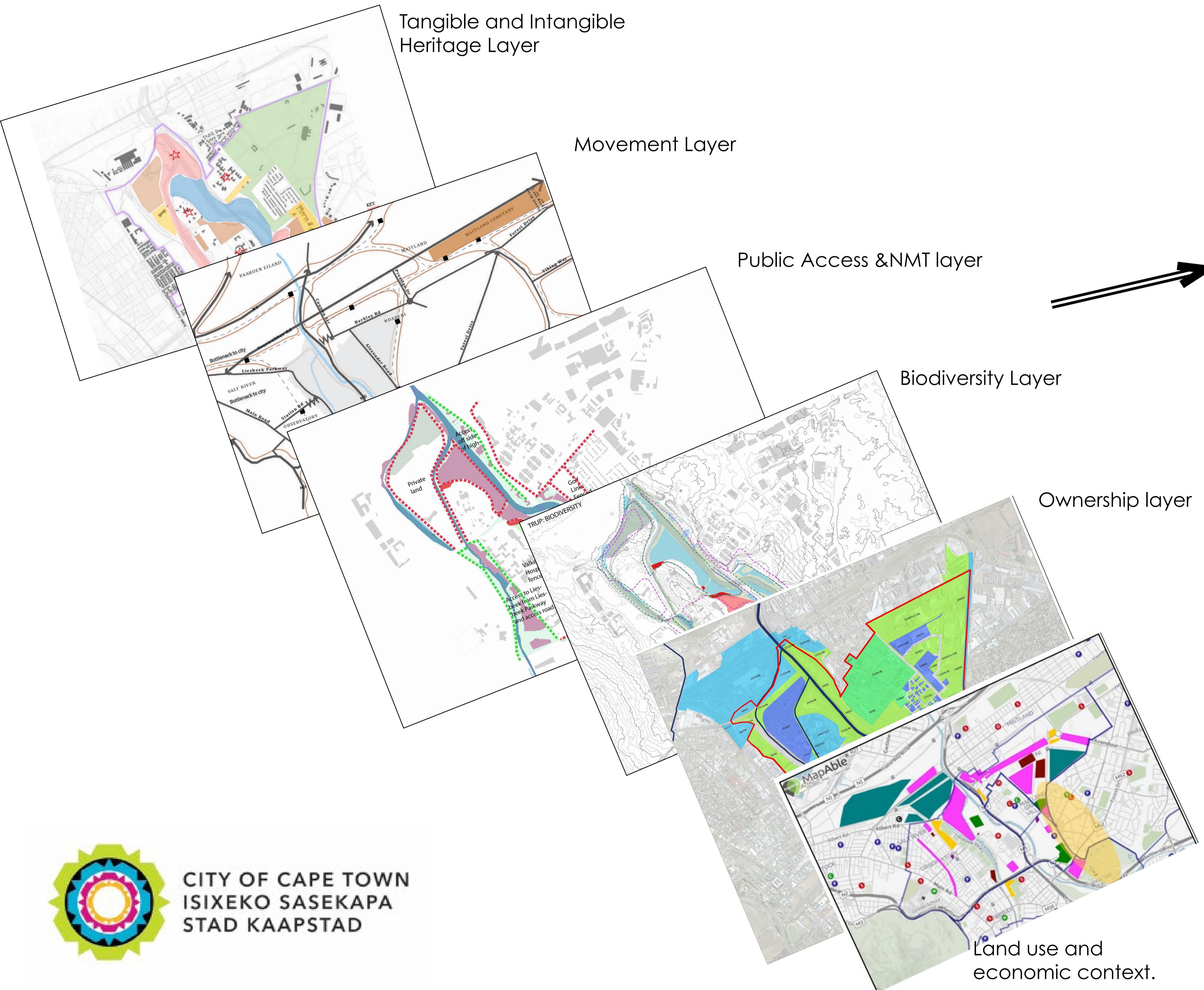


Figure 1.2. Heritage related constraints and opportunities for redevelopment, re-purposing, restoring, re-imagining (conceptual areas, not development footprints)



Figure 1.1. Tangible and intangible Heritage

# OPPORTUNITIES AND CONSTRAINTS



## Challenges

- Urban structure: Isolation , Shortage of housing and economic opportunities
- Movement: Lack of integration
- Physical barriers and a lack of integration
- Loss of diversity and water quality/management of river corridors
- Lack of Cultural diversity and heritage(expression and access)

## Opportunities

- Land availability: contribution to integration and spatial justice
- Centrality and the importance of the site within the municipal area. Contribution to urban mobility
- Management & Enhancement of River Corridors/ contribution to environmental resilience.
- Heritage (tangible and intangible) celebration and expression
- Opportunity to Strengthen economic vitality;



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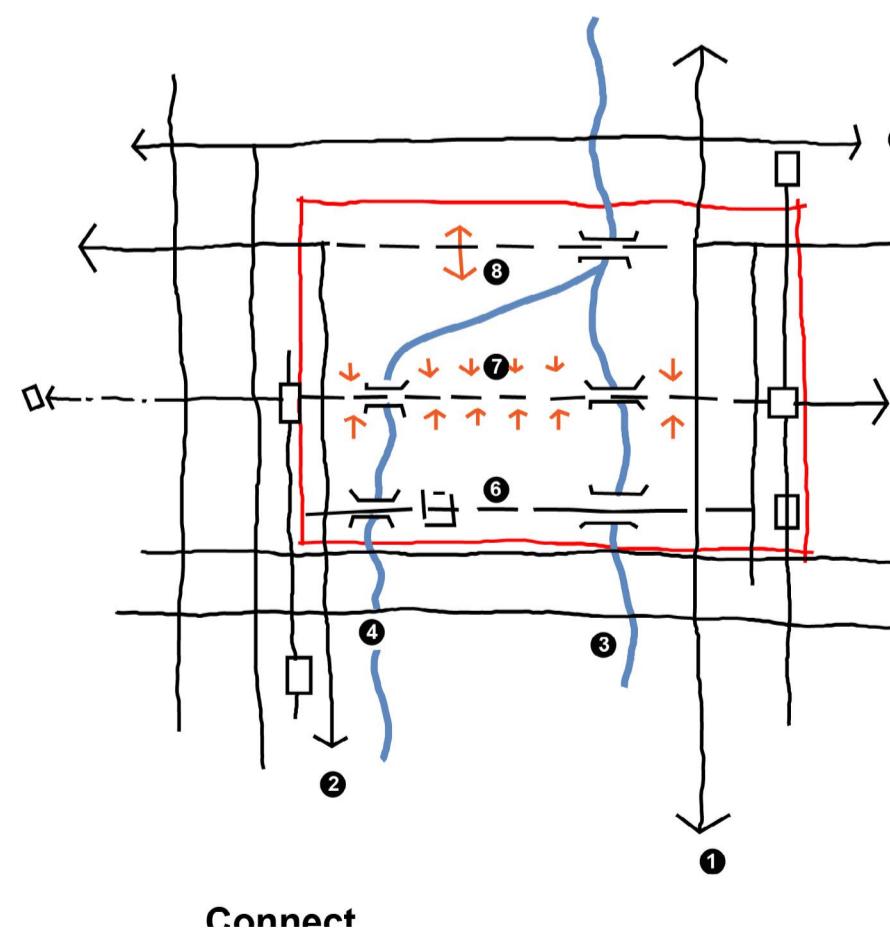
# SPATIAL STRATEGIES

## 1 Connect/Integrate Urban

To connect the Precinct to the local area and in so doing facilitate integration of communities and enable local residents to access urban opportunity affordably.

Strategies to help achieve this objective include:

- Enhancing the Vehicular, Public Transport and NMT routes around and where appropriate through the local area for efficiency.
- Promoting safety especially for pedestrians through activity along NMT routes and increased surveillance.
- Spatial Justice through integration projects, mixed income housing and job opportunities.



- ① M5
- ② Liesbeek Parkway
- ③ Black River
- ④ Liesbeek canal
- ⑤ Voortrekker Rd.

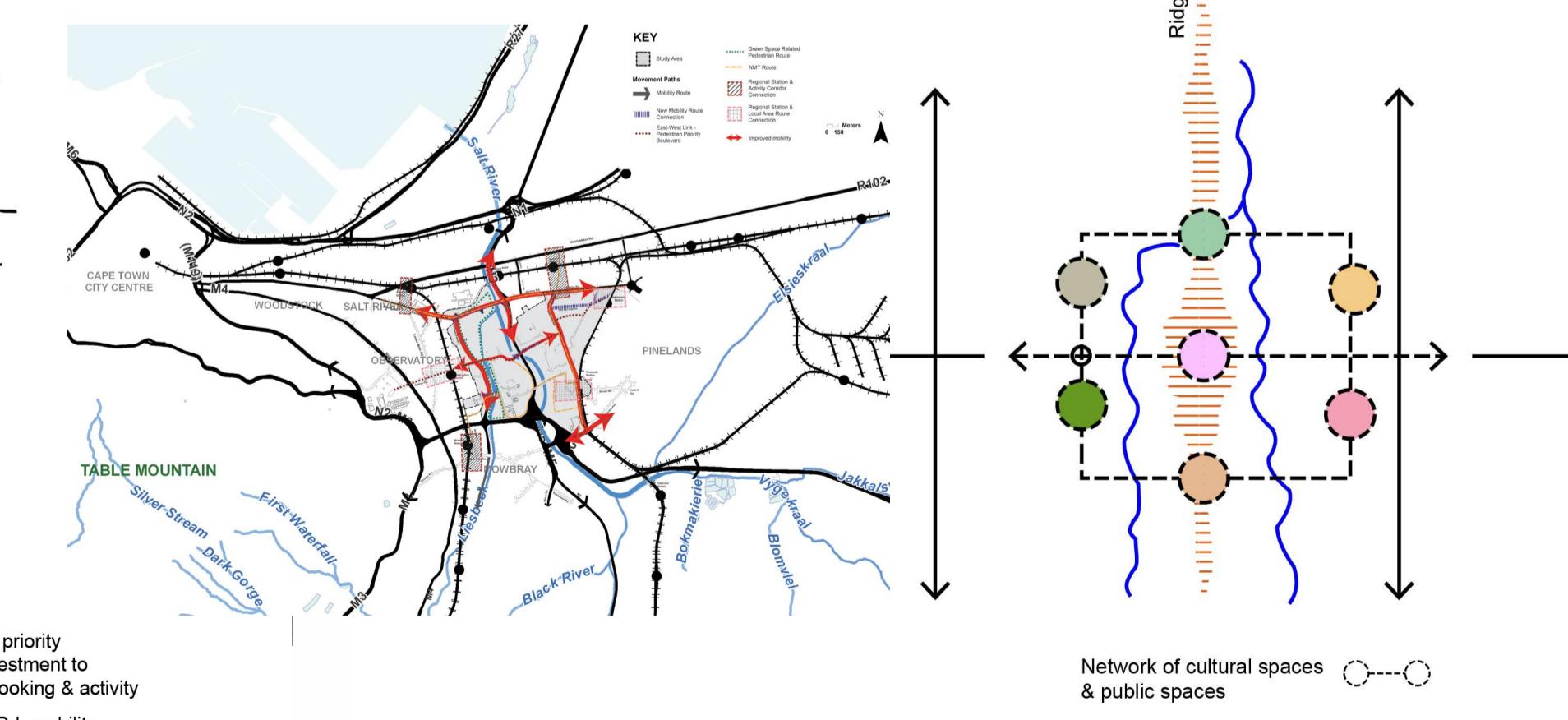
## Spatial Strategy

Reinforce missing **east - west links** in the form of Berkley Road extension, Station Road extension and a stronger link to Valkenberg and Oude Molen.

Promote NMT along north south routes at Alexandra Road and along the River corridor.

Primary accessibility corridors :

- North south\_ Liesbeek Parkway, M5,
  - East West\_ Liesbeek Road Extension , Station Road extension
  - N2
  - Internal access linkages between Oude Molen and around Valkenberg Estate.
- Reinforce Transit oriented development around station precinct especially, Pinelands, Ndabeni, Maitland

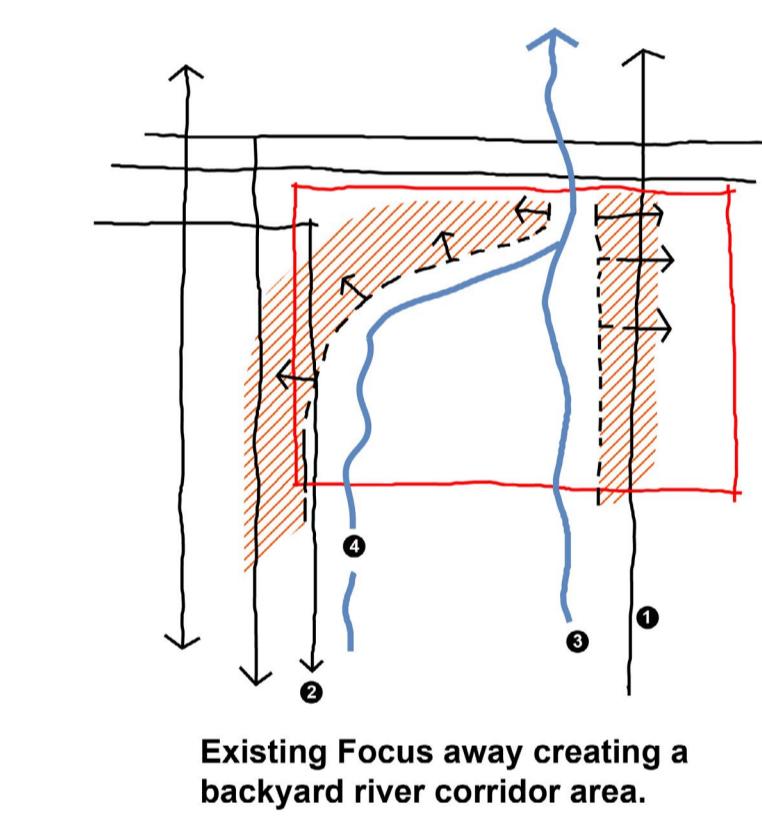


## 2 Enhance/Protect Biophysical/Heritage Resilience

To enhance the sensitive ecosystems, river corridors and cultural landscape.

Strategies to help achieve this objective include:

- Structuring of the River Corridors into management zones that allow for collaboration and focused funding for rehabilitation and improved water quality;
- Conservation of sensitive ecological areas through limited access while promoting access in less sensitive areas;
- Acknowledgement and celebration of the cultural heritage and multiple layers of history including historic structures, historic landscapes and opportunities for gathering and ritual. Creating a



Existing Focus away creating a  
backyard river corridor area.

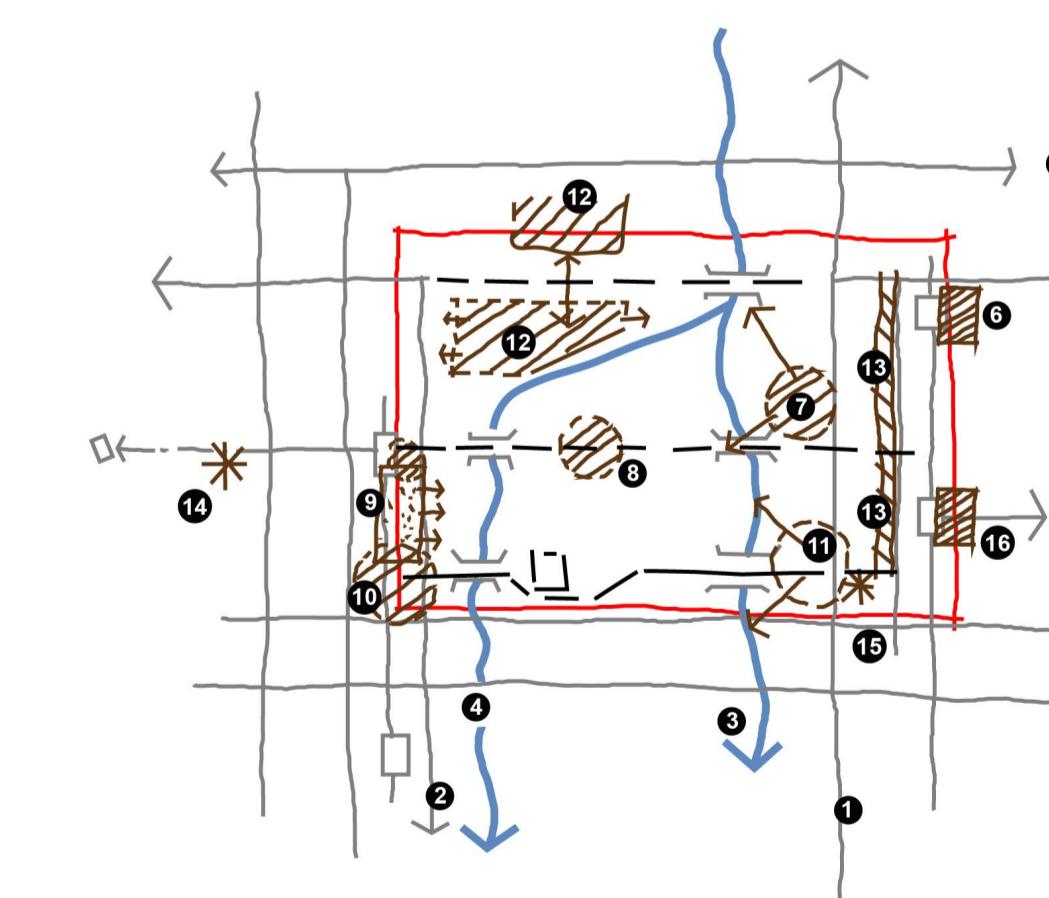
## 3. Activate Economic Opportunities

To create a vibrant, safe, efficient inner city environment.

Strategies to help achieve this objective include:

- Location of particular land uses, especially residential development, strategically to provide surveillance over key public spaces, day and night;
- and
- Provision of social infrastructure and regional

Activate



- ① M5
- ② Liesbeek Parkway
- ③ Black River
- ④ Liesbeek canal
- ⑤ Voortrekker Rd.
- ⑥ Ndabeni Station related Social housing & forecourt space.
- ⑦ Public activity space lined with housing forming active edge to Alexandra Institute.
- ⑧ Public activity space lined with active edges and institutions
- ⑨ Regional sports facilities, oriented to help activate river edge.
- ⑩ Educational facility
- ⑪ Oude Molen Mixed-use
- ⑫ Mixed-use Berkley Road and river frontage
- ⑬ Alexandra Rd. developed as local activity route. Active commercial edge to street. 'High street' type shopping precinct.
- ⑭ Groote Schuur hospital. Major regional facility as anchor to west side of extended Station Rd. E / W connection.
- ⑮ Vincent Pallotti hospital. Major regional facility as anchor to east side of south E / W connection and south end of Alexandra Rd. activity route.
- ⑯ Pinelands Station related Social housing & forecourt space.

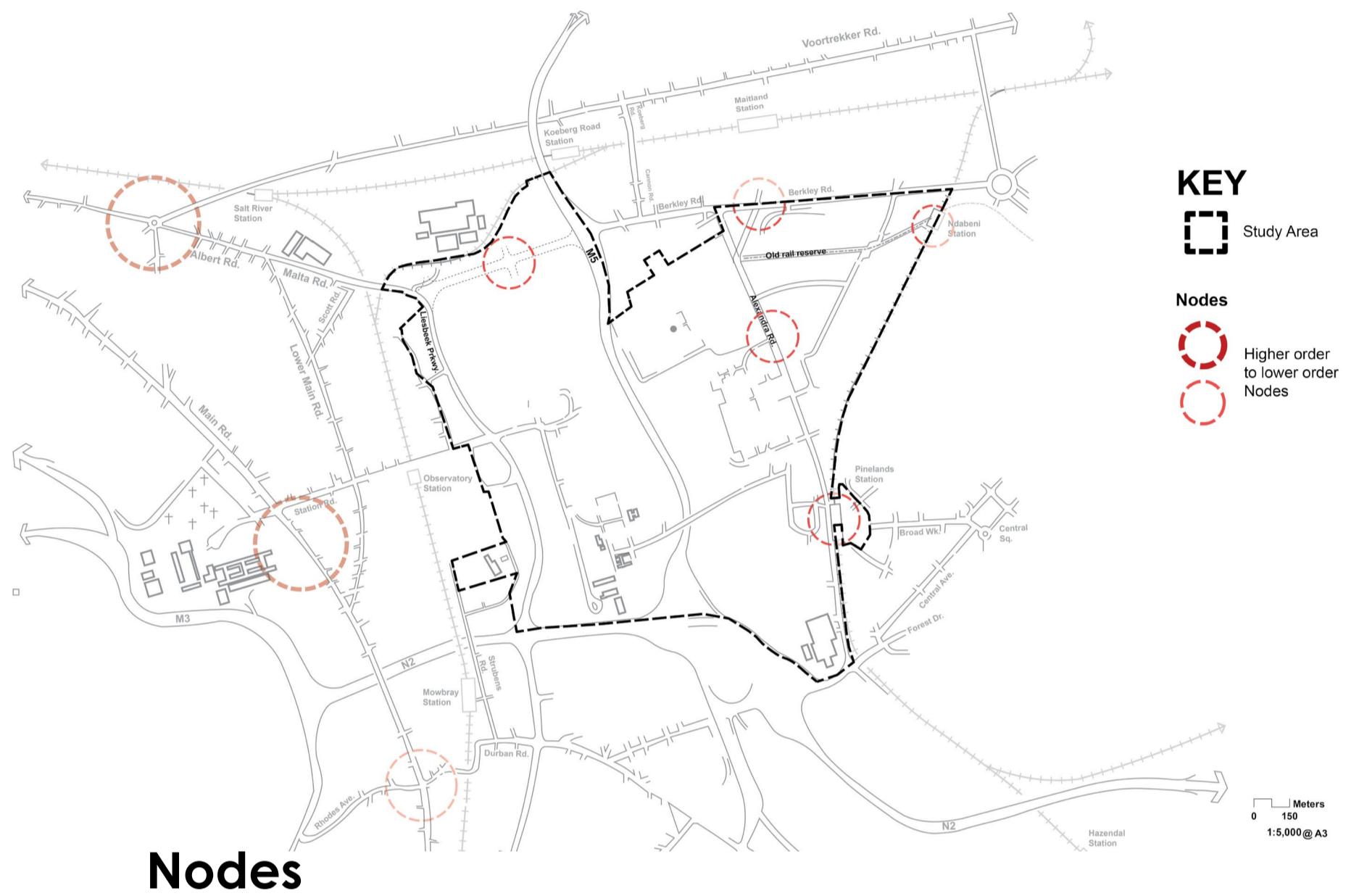
and public places.

sports facilities to enhance current communities access to facilities.

c) Promotion of job creation opportunities in the industrial area focused on opportunities in the health and science industries.

d) Opportunity for retail and office at most accessible points, e.g.. Berkley Road

# URBAN STRUCTURING ELEMENTS



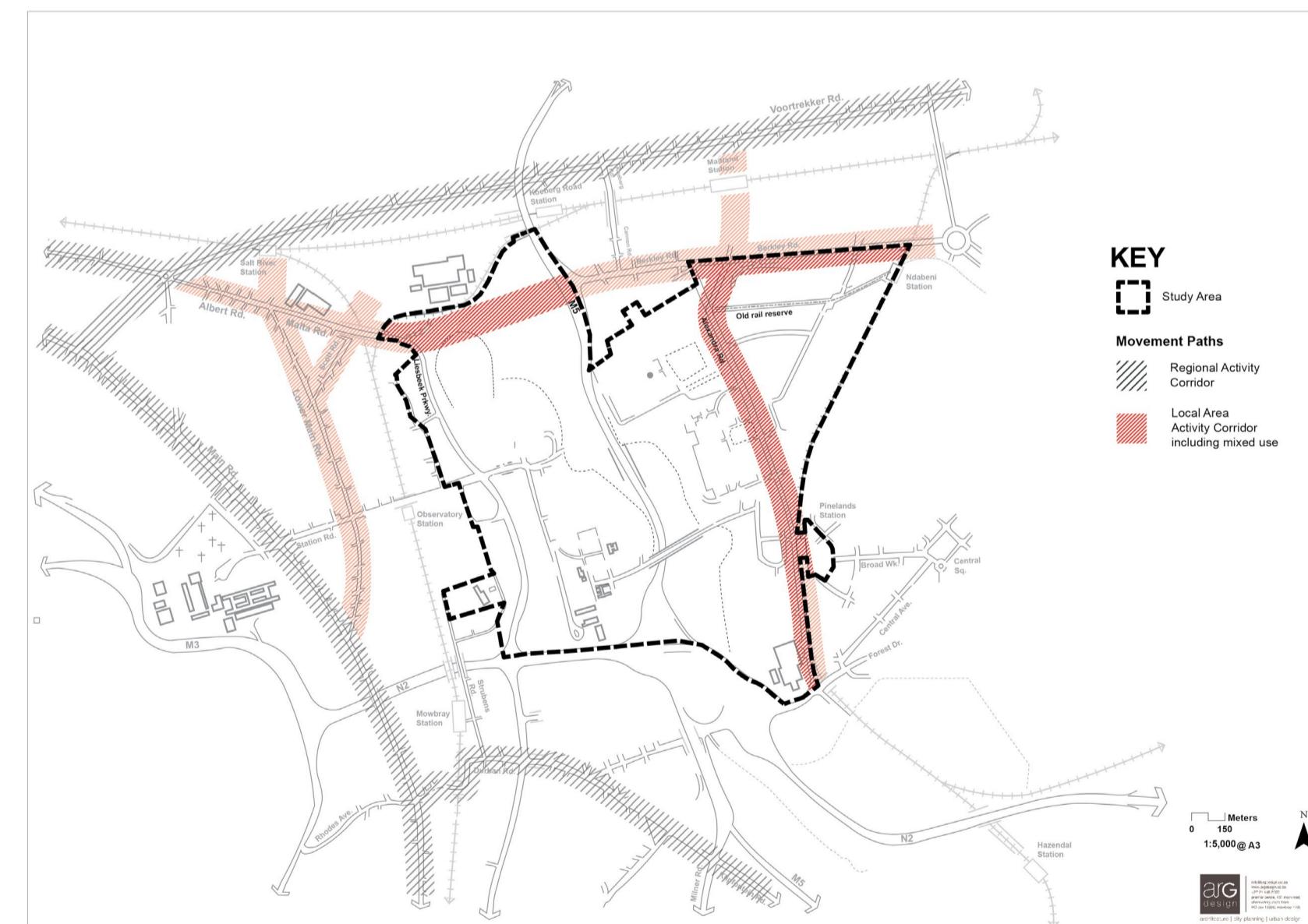
# Nodes



## Infill and densification



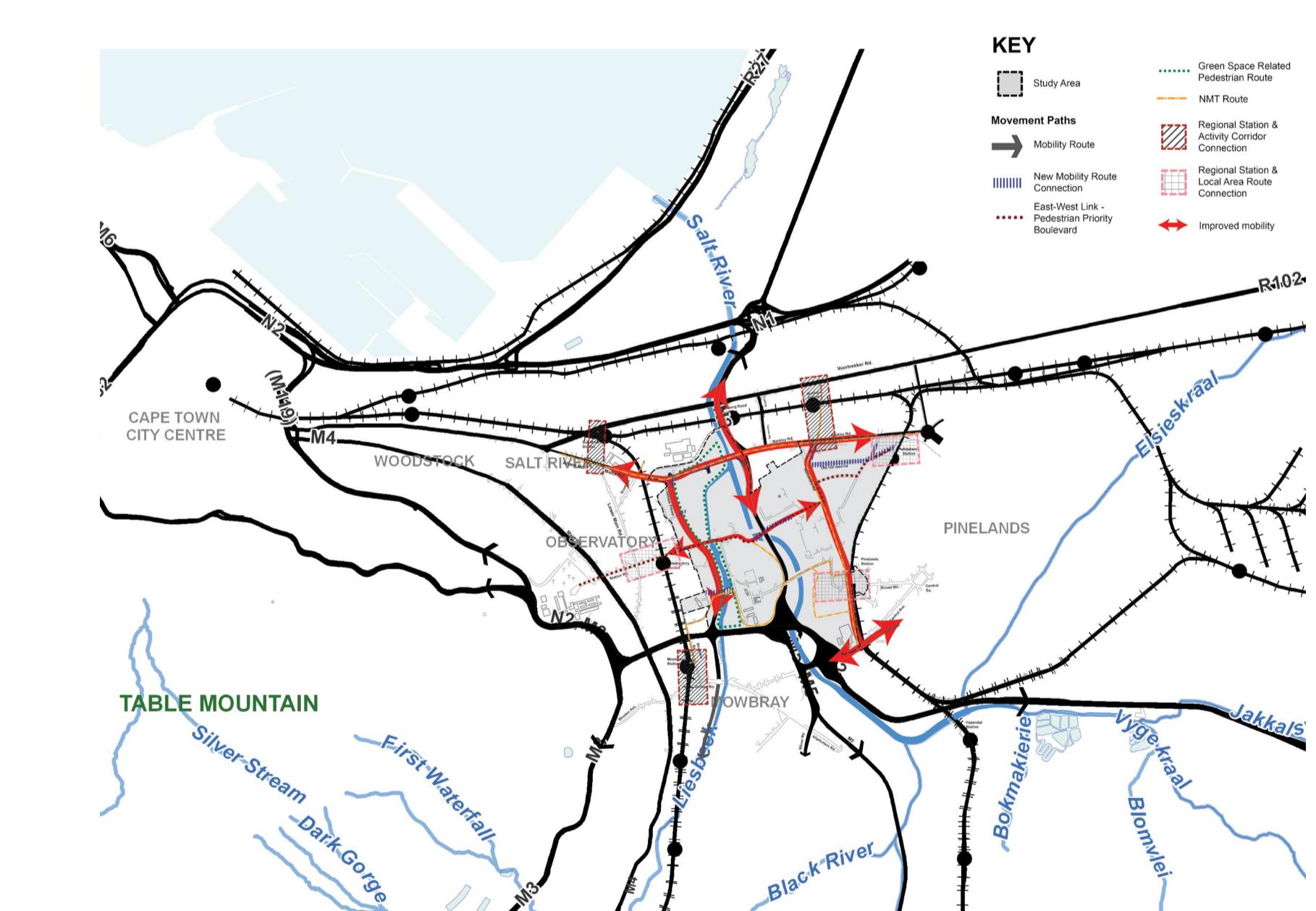
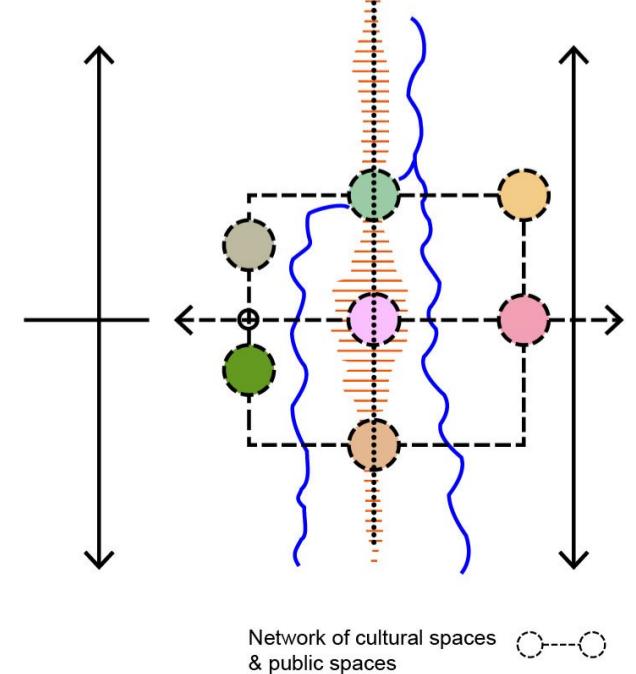
# Strategic State Land



# Activity streets



# Containment and protection



# Movement



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**Western Cape  
Government**

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# LSDF VISION

**Vision:** Actively intensify the residential, economic, recreational and institutional urban activities by developing limited vacant land and connecting the Mosaic of Precincts at the confluence of two rivers and two urban corridors to:

- Provide more residential units,
- Create more job opportunities,
- Celebrate complex layers of memory, cultural heritage, science and diversity,
- Enhance the structured and Open Space recreational and natural network
- Support healing and environmental resilience and
- Promote spatial integration & urban intensification within an efficient mobility and infrastructure network”



Figure 1.4. Spatial Development Framework Diagram Concept .



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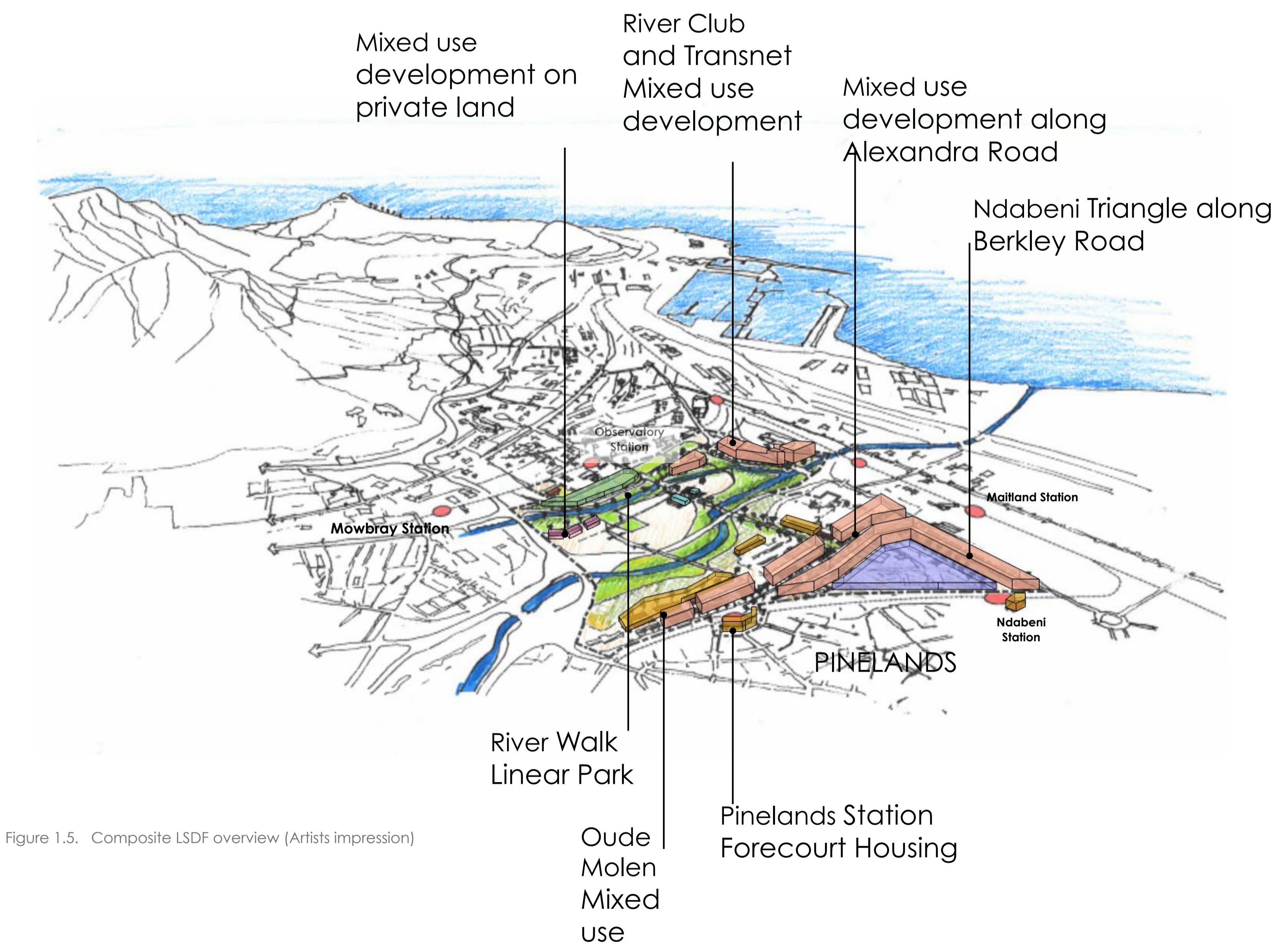


Figure 1.5. Composite LSDF overview (Artists impression)



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# RECREATION PLAN : RIVERWALK PARK



Figure 1.6. Passive and Active Recreation Plan

## Passive and Active Recreation plan

The river corridors are quite different in nature. The edge treatment relates to the level of public access and interaction.

Three levels of interaction are proposed in connection with the river corridors.

Active walking corridor/connection that is publicly accessible and consist of formal walking paths/cycle routes

Passive recreational spaces: picnic areas. Areas for spiritual activities and ritual.

Limited Access



Figure 1.7. Collage of precedent images for a river-walk/park



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# OPEN SPACE PROVISION

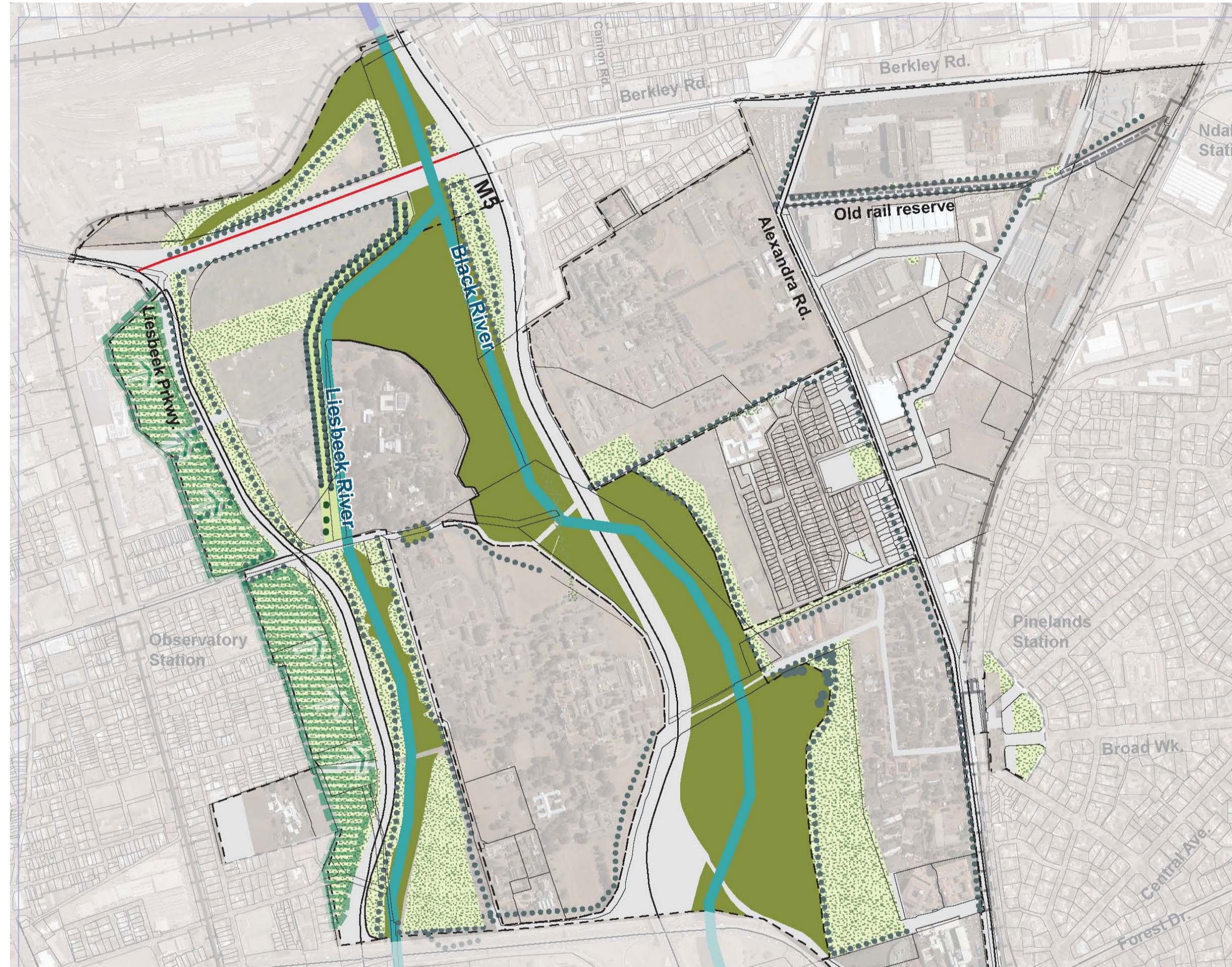


Figure 1.8. Provision of Green Space (Public Space, protected and sports-fields.)

- Biodiversity/protected (44,5ha)
- Publicly accessible open space(47,4ha)
- Sports-fields (13.9ha)

Precinct	Total Area	Biodiversity	Open space (ha)	POS & Biodiversity as % Total area
Precinct A: The Liesbeek River Corridor River Club and Transnet Triangle(sub- area)	50,6 (43,7 ha) (6,9ha)	9,5 ha	19	56,3%
Precinct B: Valkenberg Estate , SAAO, SKA	40,6		0,2 (plaza)	0,5%
Precinct C Sports-fields	22,9		13,9ha	60,1%
Precinct D: Oude Molen and Pinelands Station	30,1		9,3	30,9%
Precinct E: Maitland Garden Village	17,9	0	2,8	15,6
Precinct F Alexandra Institute	29,2	0	0,7	2,4%
Precinct G: Ndabeni Triangle.	56,9	0	0,2	0,4%
Precinct H: Black River Corridor	48,5	35	1,3	74,8%
<b>Total</b>	<b>299,9</b>	<b>44,5ha</b>	<b>47,4ha</b>	<b>30,6%</b>

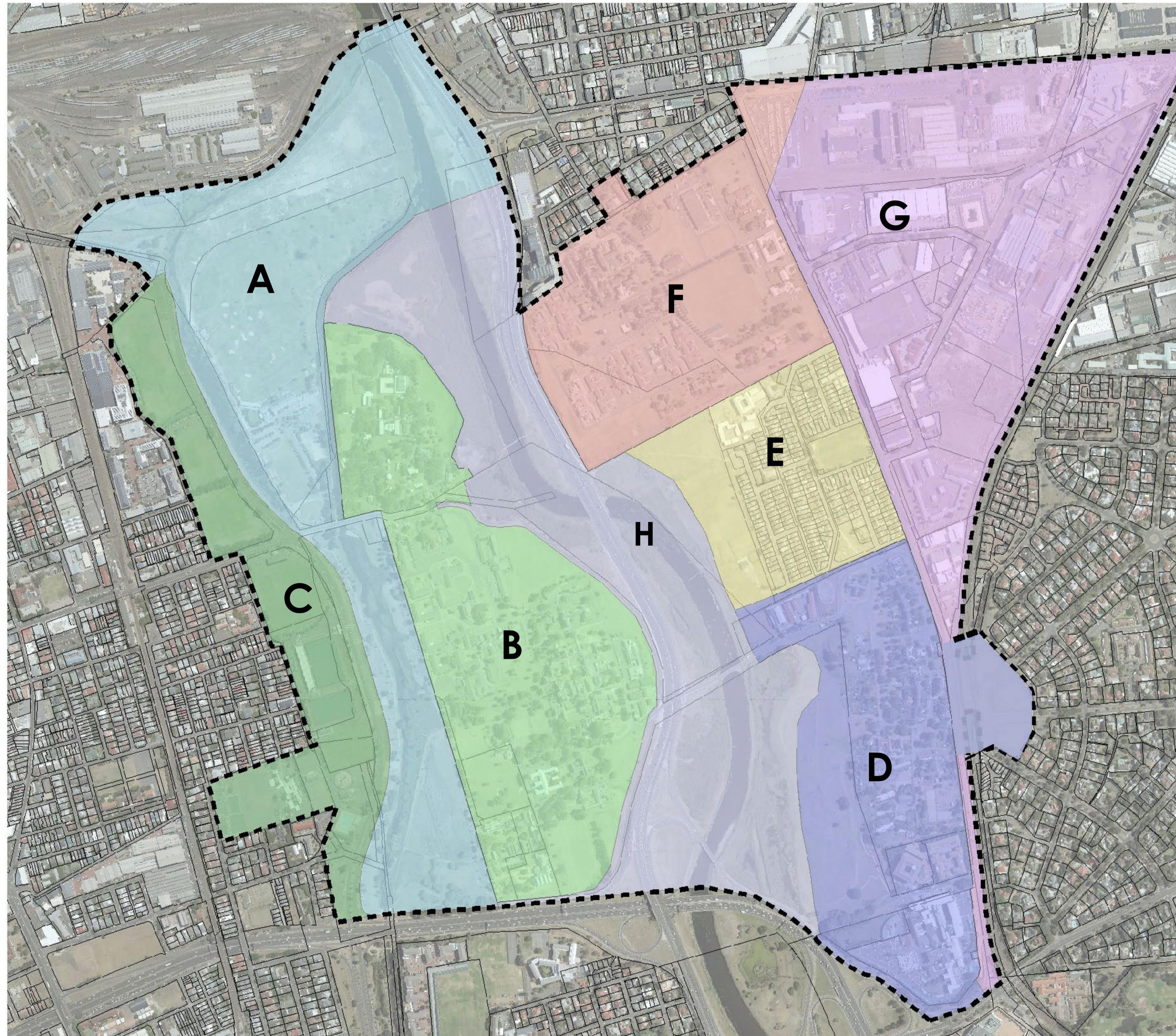


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# PRECINCTS



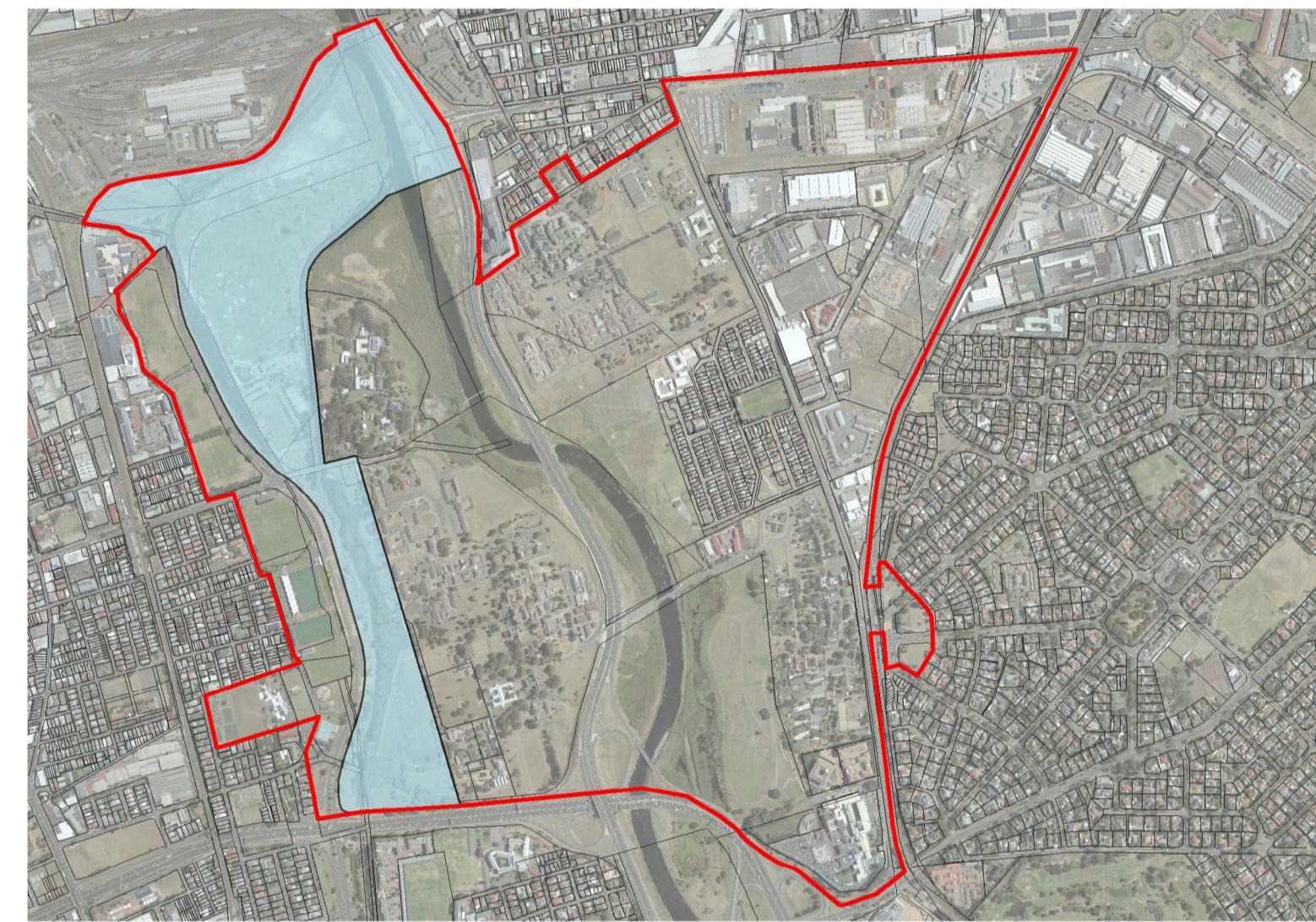
## KEY

- Precinct A: The Liesbeek River Corridor and River Club
- Precinct B: Valkenberg Estate & SAAO
- Precinct C: Sports-fields
- Precinct D: Oude Molen/ Pinelands Station
- Precinct E: Maitland Garden Village
- Precinct F: Alexandra Institute
- Precinct G: Ndabeni/Berkley Road Industrial Triangle.
- Precinct H: Black River Corridor

# PRECINCT A: LIESBEEK RIVER CORRIDOR

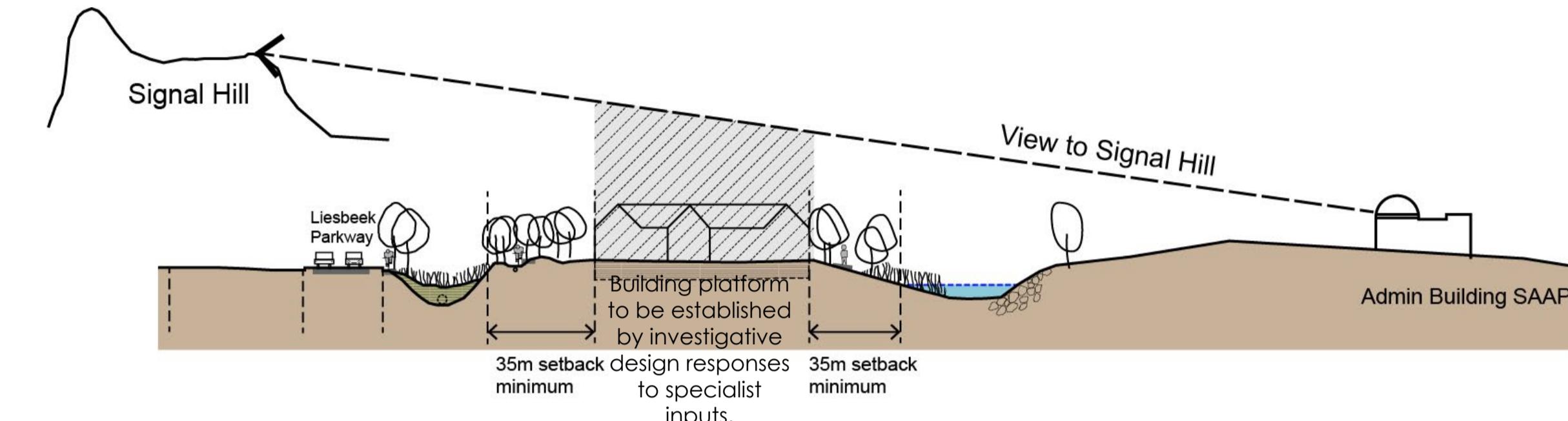
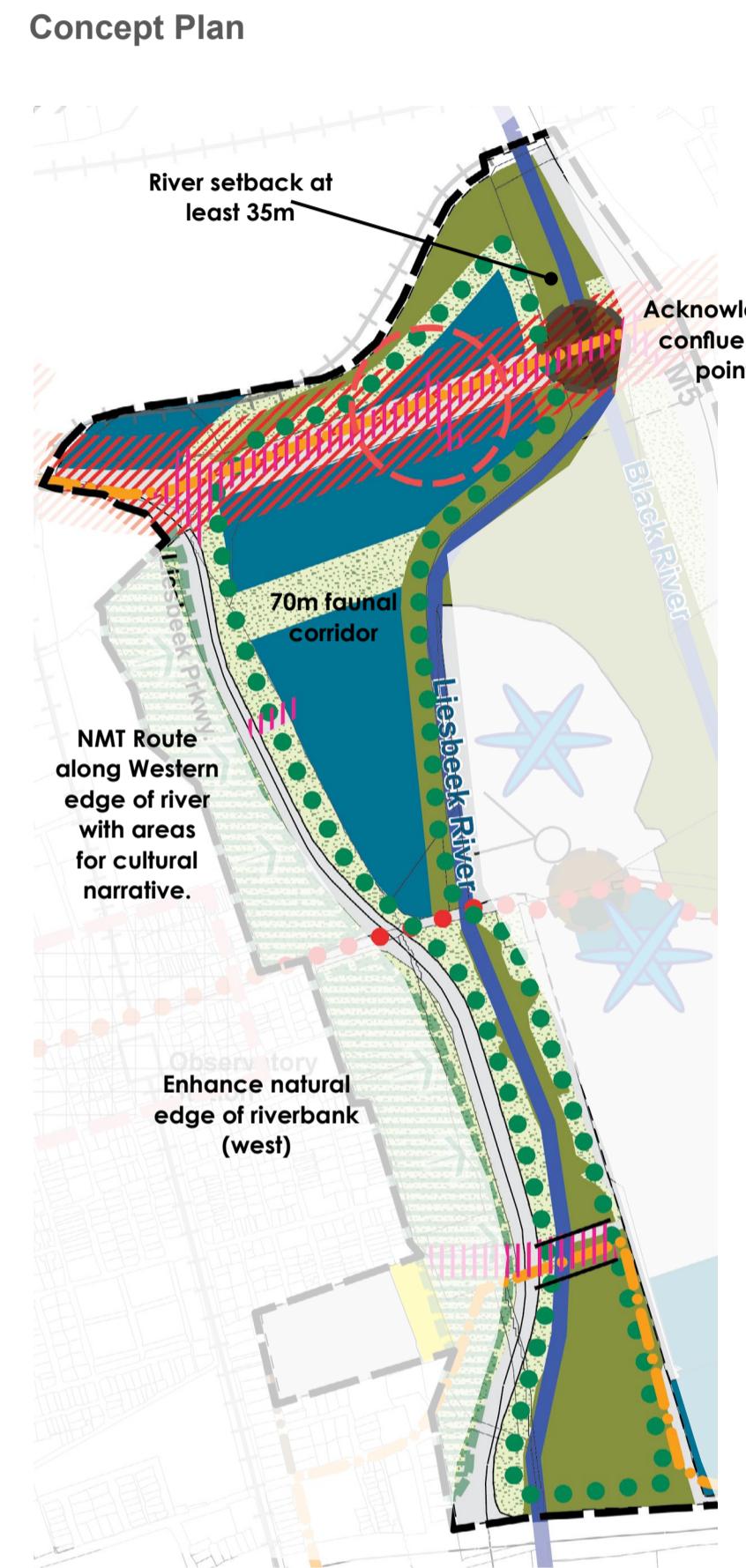
**Vision:** Enhancing the Liesbeek River linear park amenity to become a safe, green, well-maintained public space through responsible development and management.

## Locality Plan

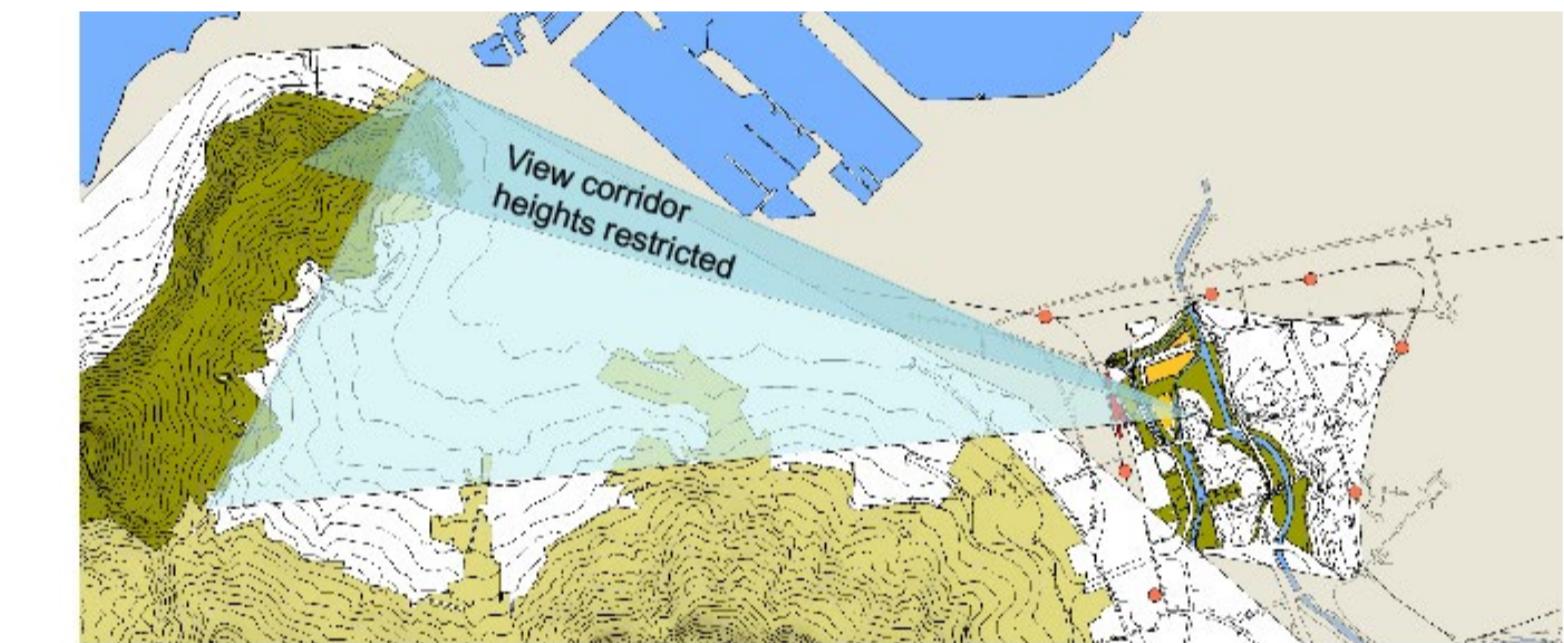


## Principles

- Protect river corridor
- Encourage NMT along eastern bank
- Emulate natural form on bank
- Protect faunal links
- Provide cultural heritage opportunities
- Support TOD by developing non sensitive areas.
- Vibrant, amenable and walk-able physical environment (mixed/ dense development)
- Improve water quality, create habitat, and reduce flood impacts.
- Any new development should contribute to creating usable and memorable public places. The historic identity gives character.
- Mixed-use is a priority.
- Public access is a prerequisite.



Section A : Guidelines



Artists impression of Berkley Road Extension

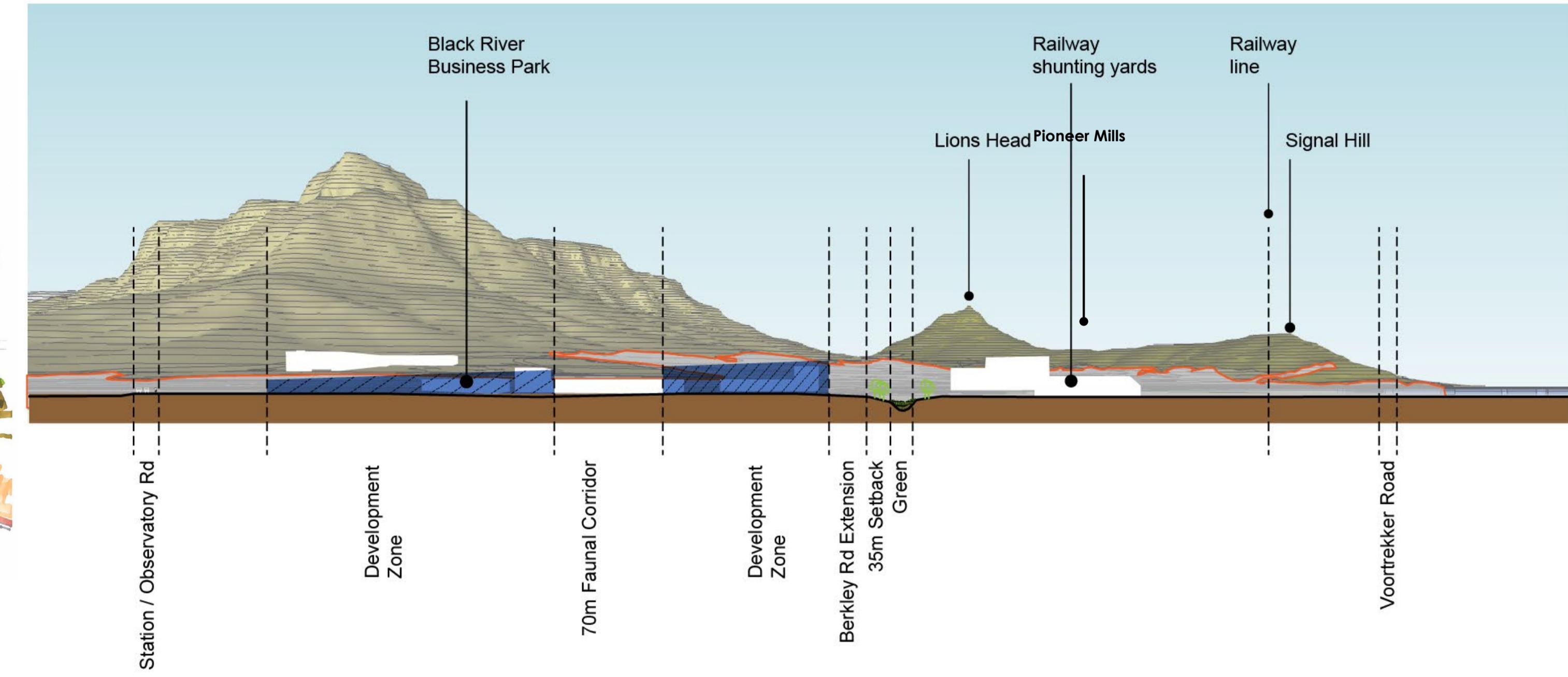


Figure 1.10. Cross section B through Precinct A from Observatory Road through to Voortrekker Road, showing existing buildings in white and height guidelines in blue hatch.



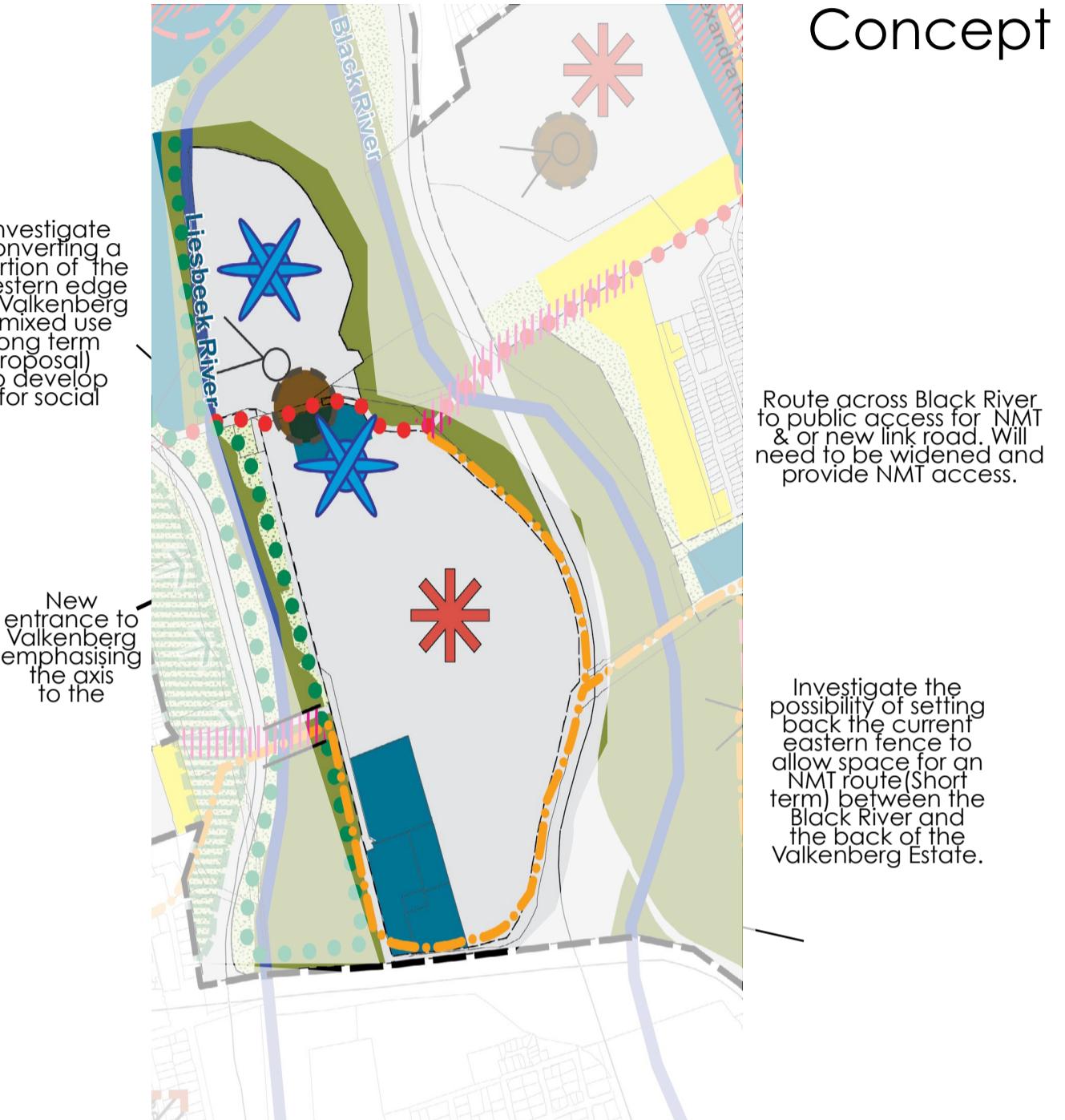
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# PRECINCT B: VALKENBERG ESTATE AND SAAO

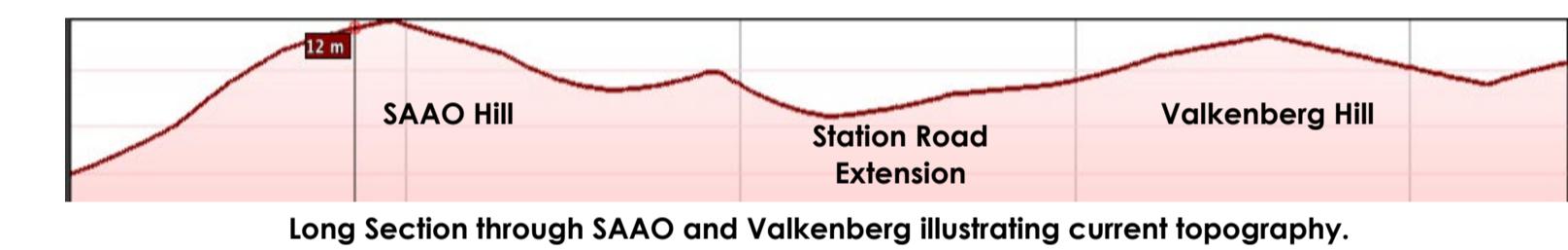
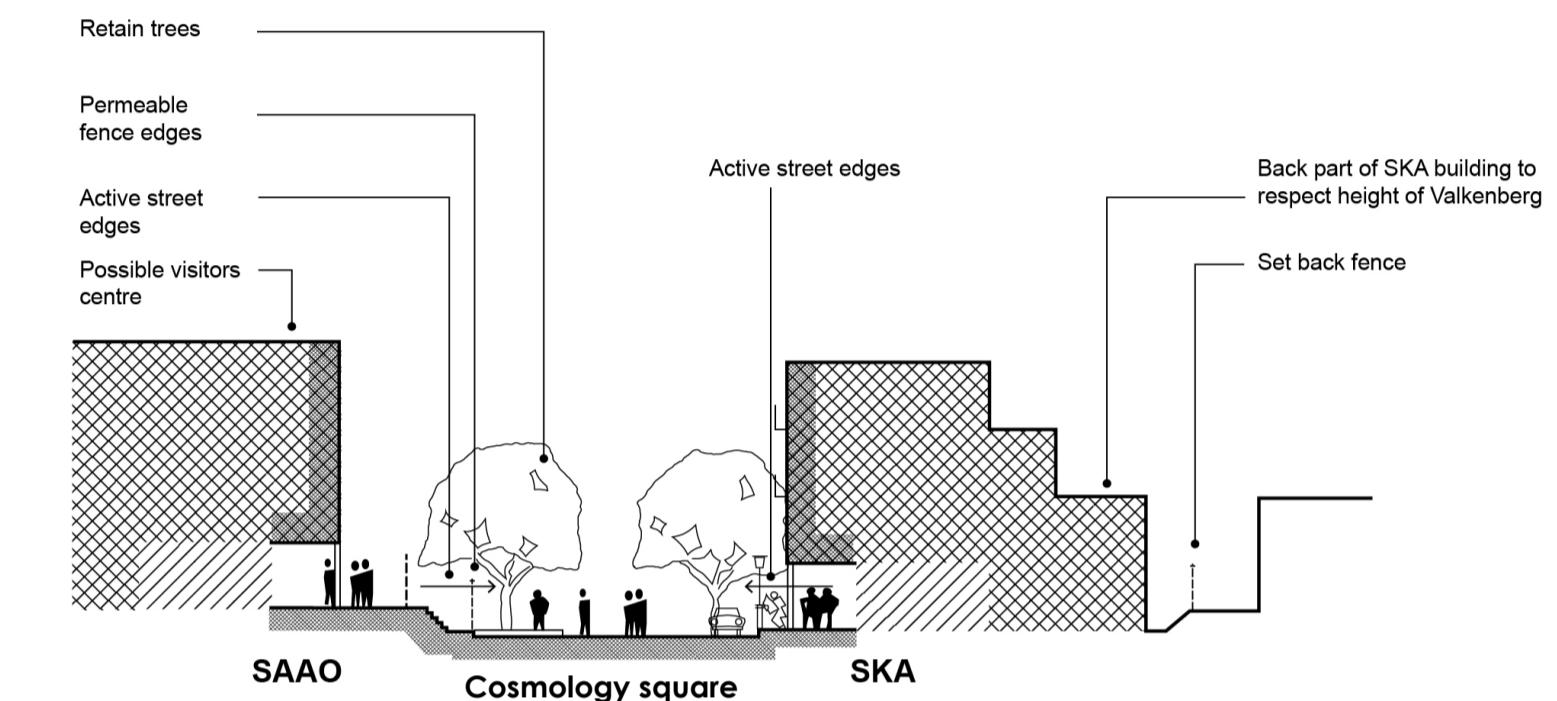
**Vision:** Celebrating our relationship with the stars through the ages. SAAO, SKA and plaza incorporating First Nation Cosmology.

## Locality Plan



Concept diagram

## Detailed plans and sections



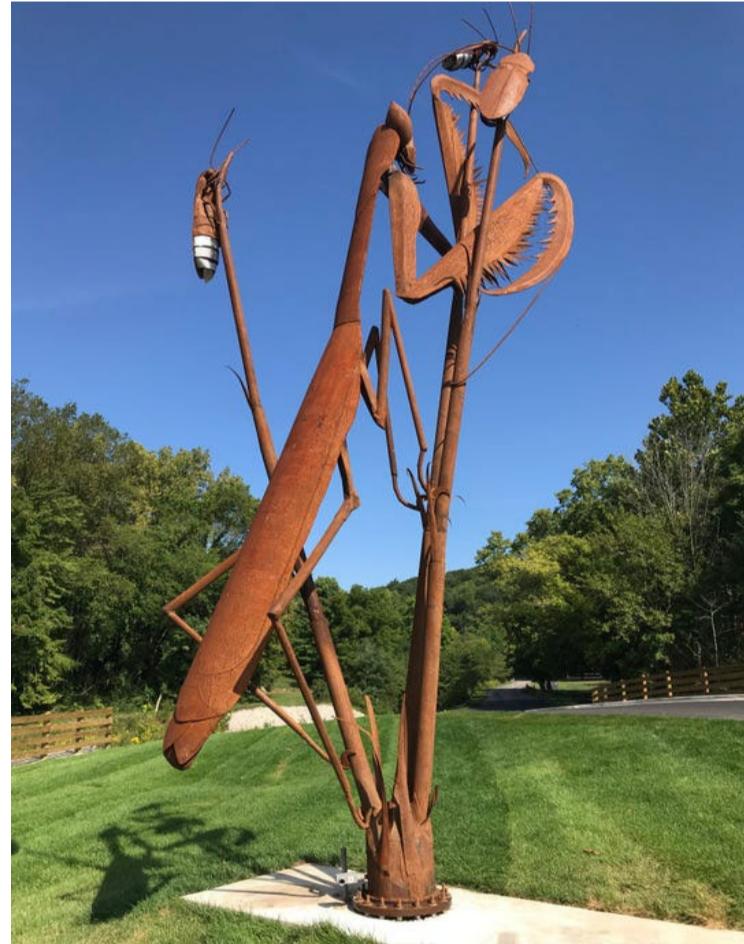
Long Section through SAAO and Valkenberg illustrating current topography.

## Principles

- Maintain institutional precinct character
- Preserve and protect heritage buildings and estate character.
- Preserve important heritage views where applicable.
- Maintain the strong visual link from Main Admin building in Valkenberg to Mountain.
- Create better public interface between and to institutions
- The scale and massing of new development must respect heritage buildings when adjacent.
- Support institutional character with auxiliary uses (i.e. accommodation for staff.)
- Fencing and walling to be visually permeable
- Fencing and walling must be strictly controlled



Artists impression of plaza: Cosmology square on the hill between the SKA and SAAO.

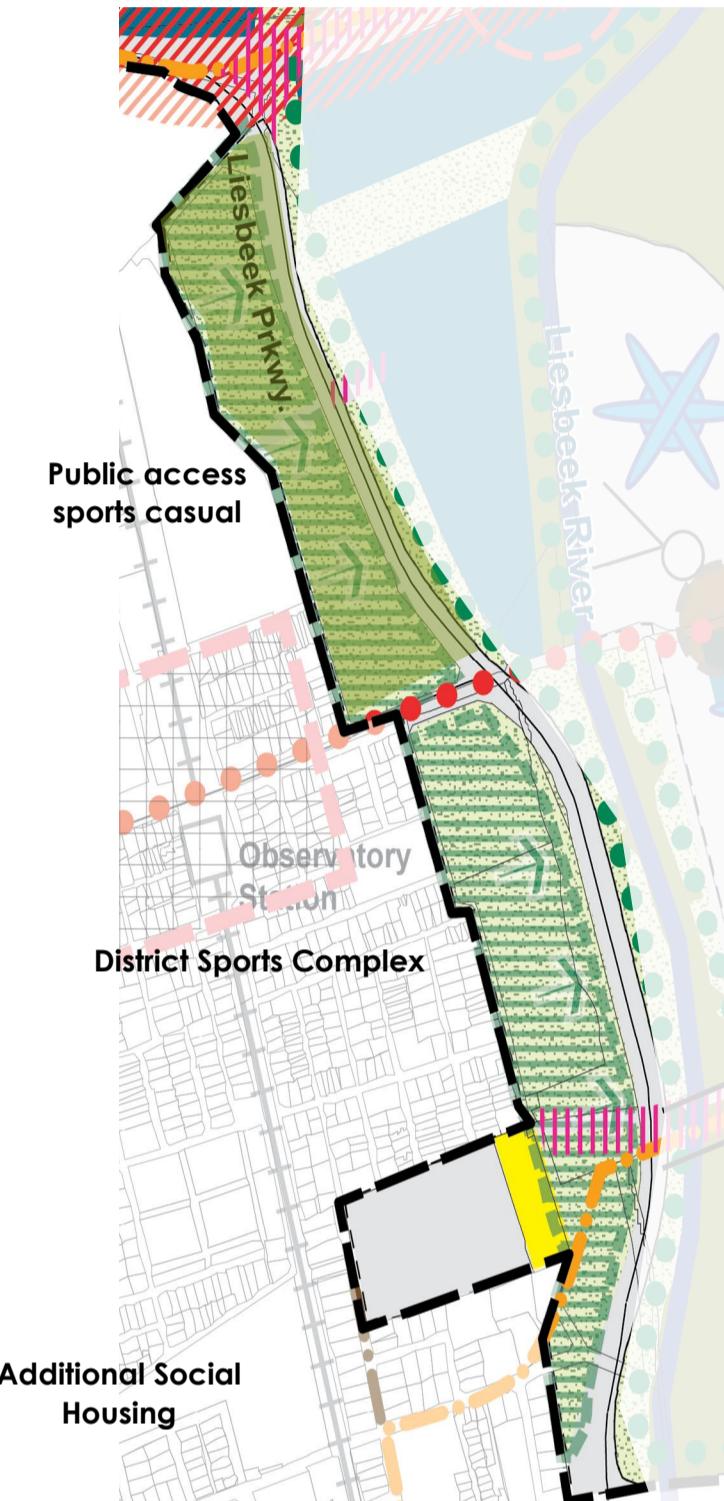


# PRECINCT C: SPORTSFIELDS

## Vision:

Active regional formal sports zone (southern portion) with an active informal recreational /sports zone to the north.

## Locality Plan



## Land Use

- Sports and recreation uses to predominate but still free public access for local community
- Pedestrian walkways

## Principles

Regional Sports/recreational Character to be maintained

- Intensification as regional facilities will be promoted.

Fencing and walling to be visually permeable

Northern section free to public informal amenity

Southern section regional sports character

- Maintain flood-line mitigation .
- Access to the precinct is critical.(Access off Liesbeek Road required.)
- Height restrictions apply to Mary Kihm school / bowling club site within the Lower Observatory HPOZ.



Formal and casual sports grounds examples.



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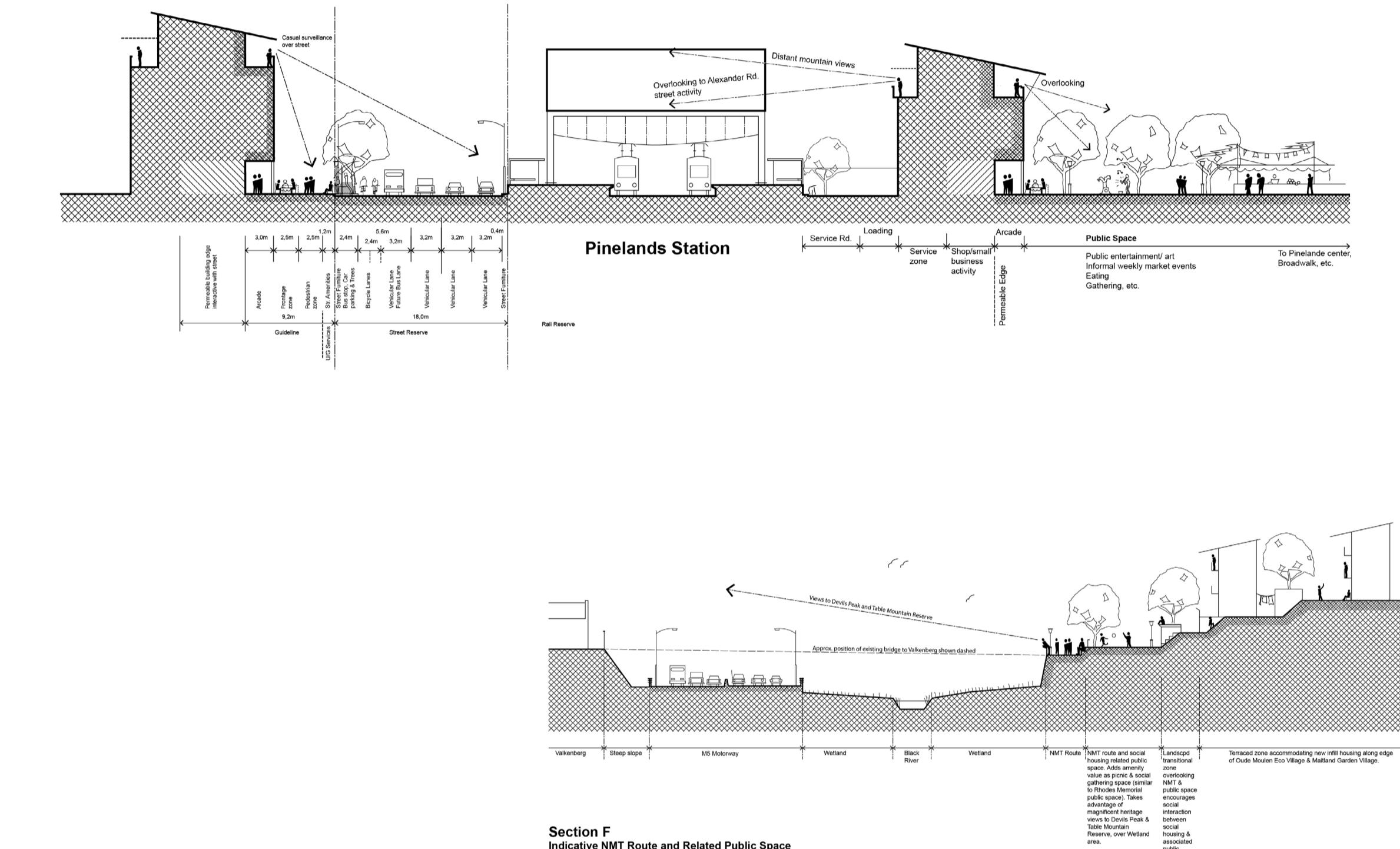
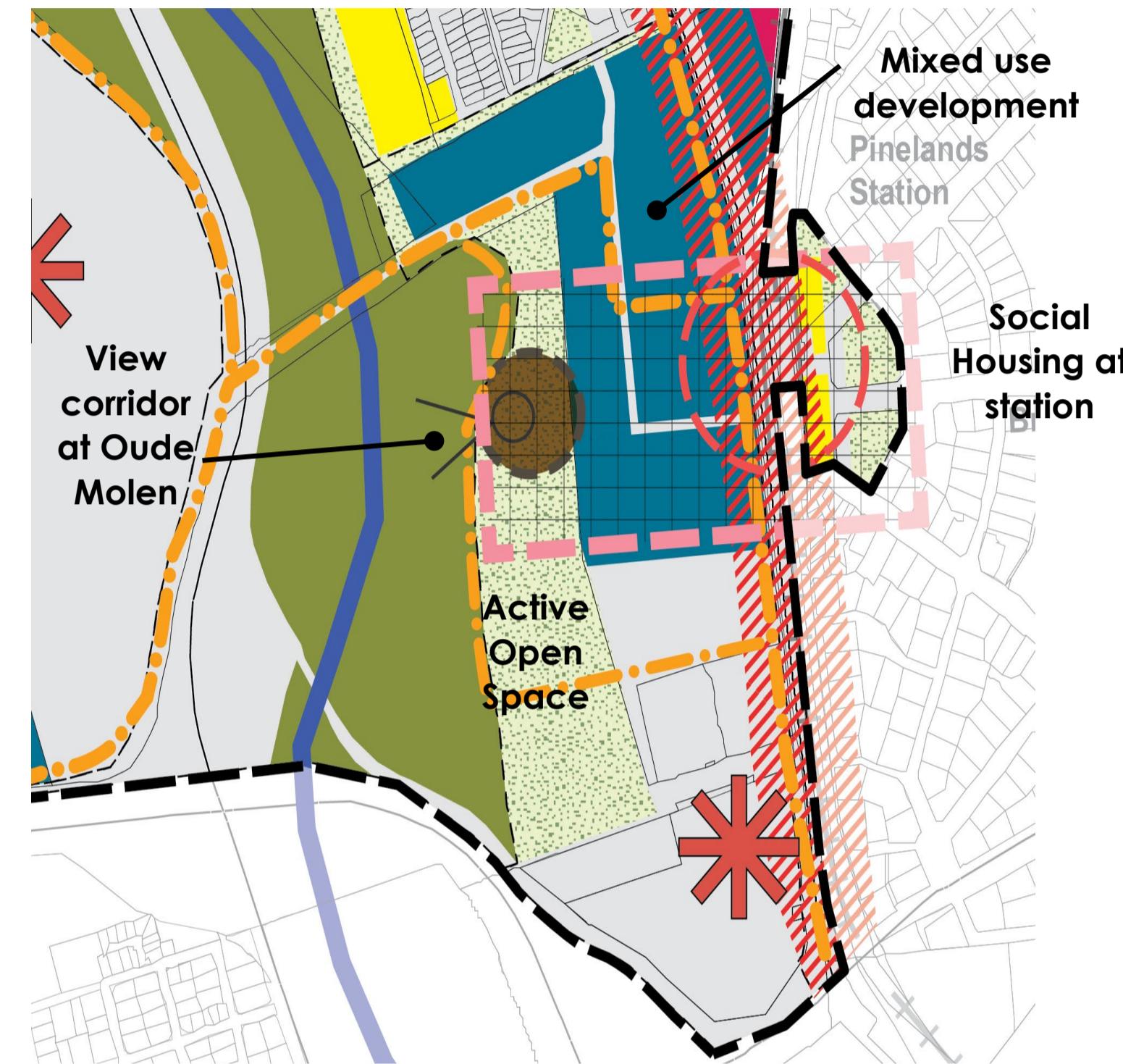
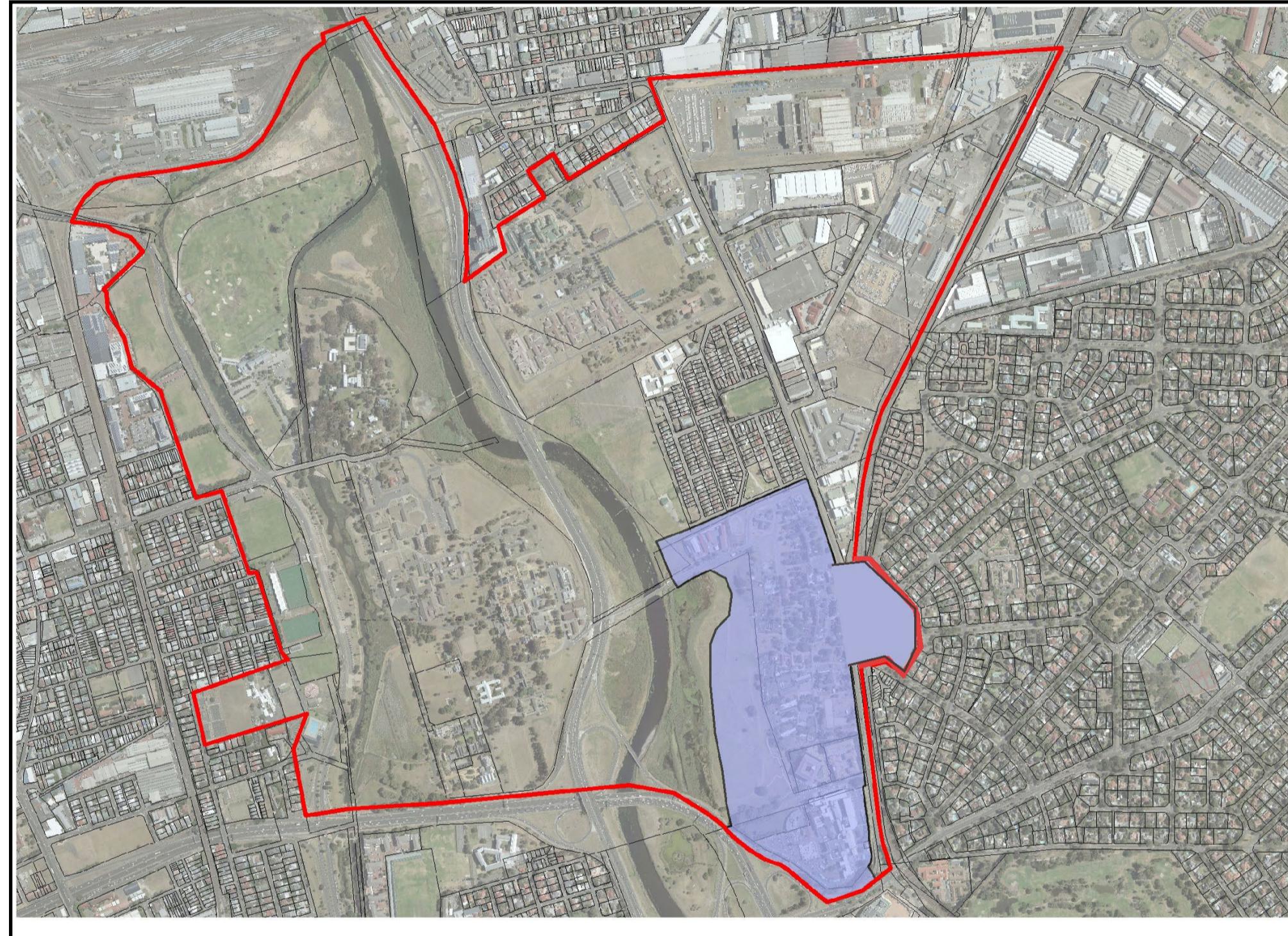


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# PRECINCT D: OUDE MOLEN & PINELANDS STATION

**Vision:** Residentially led mixed use precinct with cultural heritage features, developed along eco - principles. Exploiting views across to Devils Peak with intensification along Alexandra Road..

## Locality Plan



## Principles

- Mixed use residential led development along eco principles
- Increase density towards Alexandra Road
- Decrease density towards the river.
- Acknowledge heritage structures
- Improve interface with Maitland Garden Village and river.
- Acknowledge the cultural rights of First Nations and integrate heritage and culture into public place design
- Promote TOD through intensification of residential and commercial use around station.
- Promote spatial integration through social housing



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# PRECINCT E: MAITLAND GARDEN VILLAGE

## Vision:

Retain and enhance community fabric through intensifying edges only.

## Locality Plan



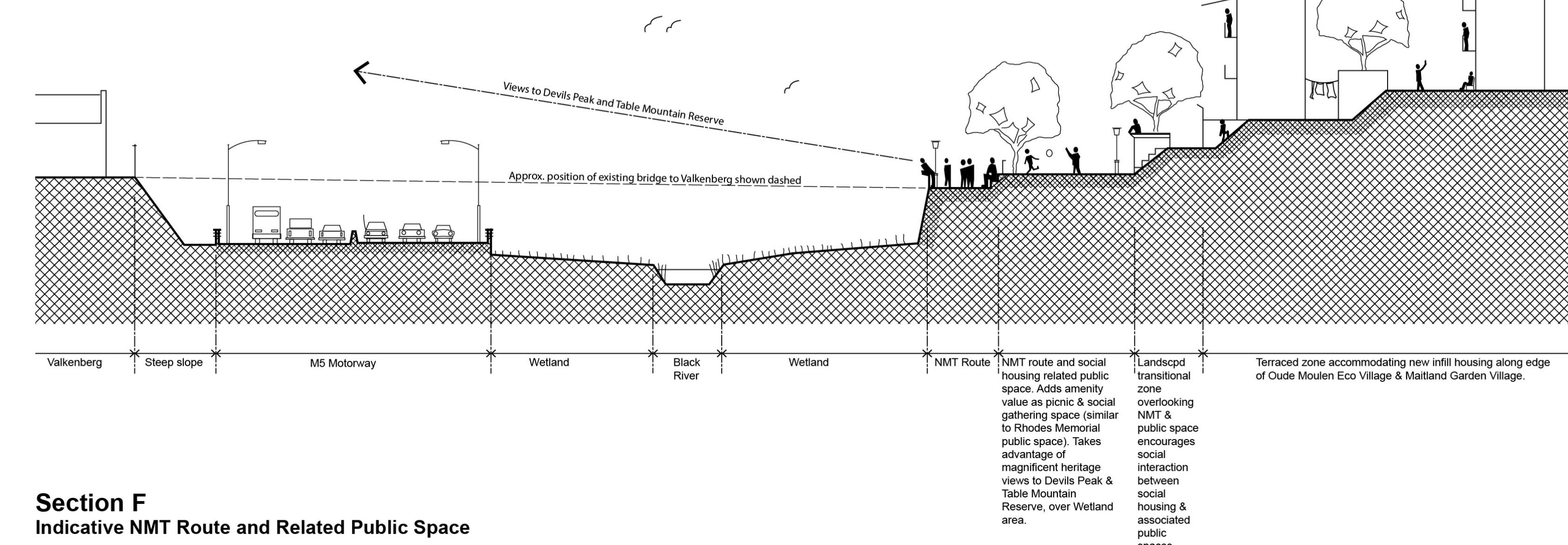
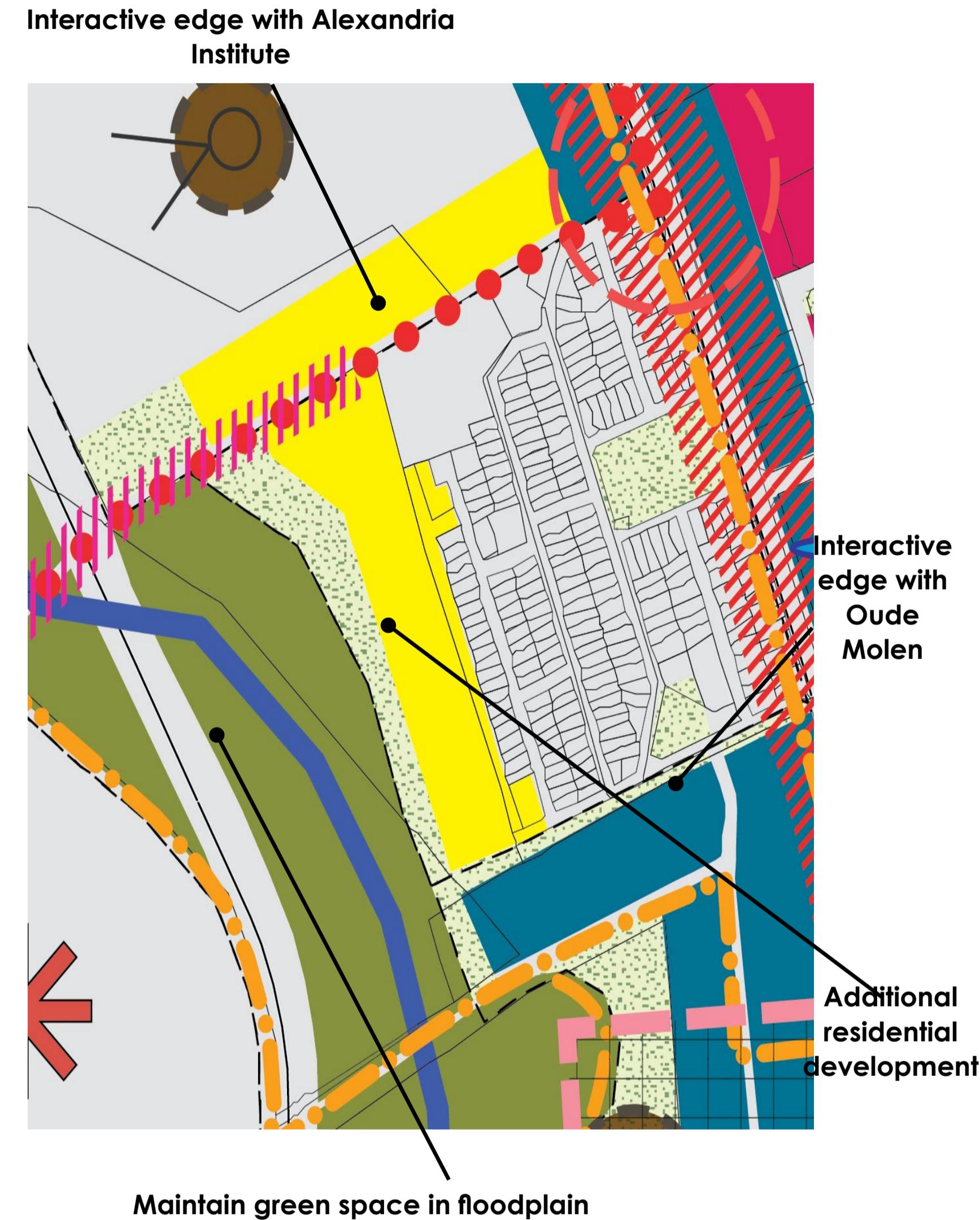
## Principles

- Retain Garden Village form and scale
- Increase density through additional residential development.
- Small block and fine grain infill on river side of the village.
- Design for pedestrians Street and sidewalk design should prioritise pedestrians. This includes adequate night lighting, and active frontage for eyes on the street.
- Intensification along Alexandra Road edge.

Colour key code: Biodiversity protection/recreation:  
Transport /movement improvements, Socio-economic/  
cultural heritage, Built environment/development



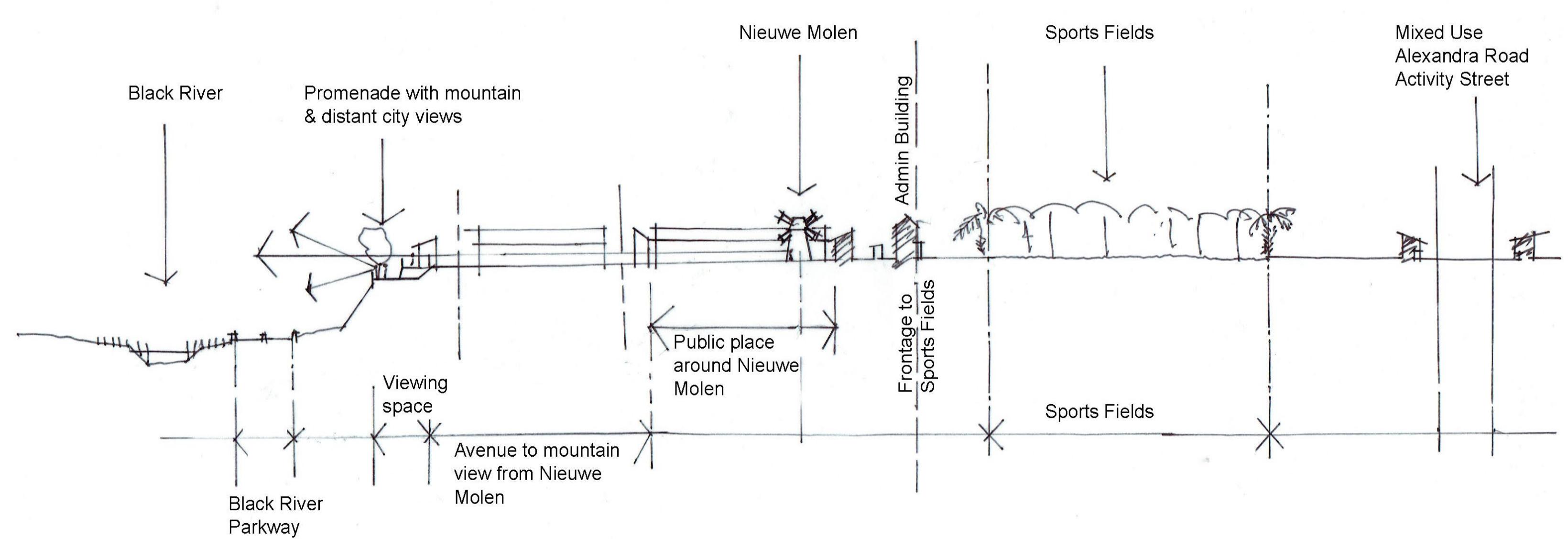
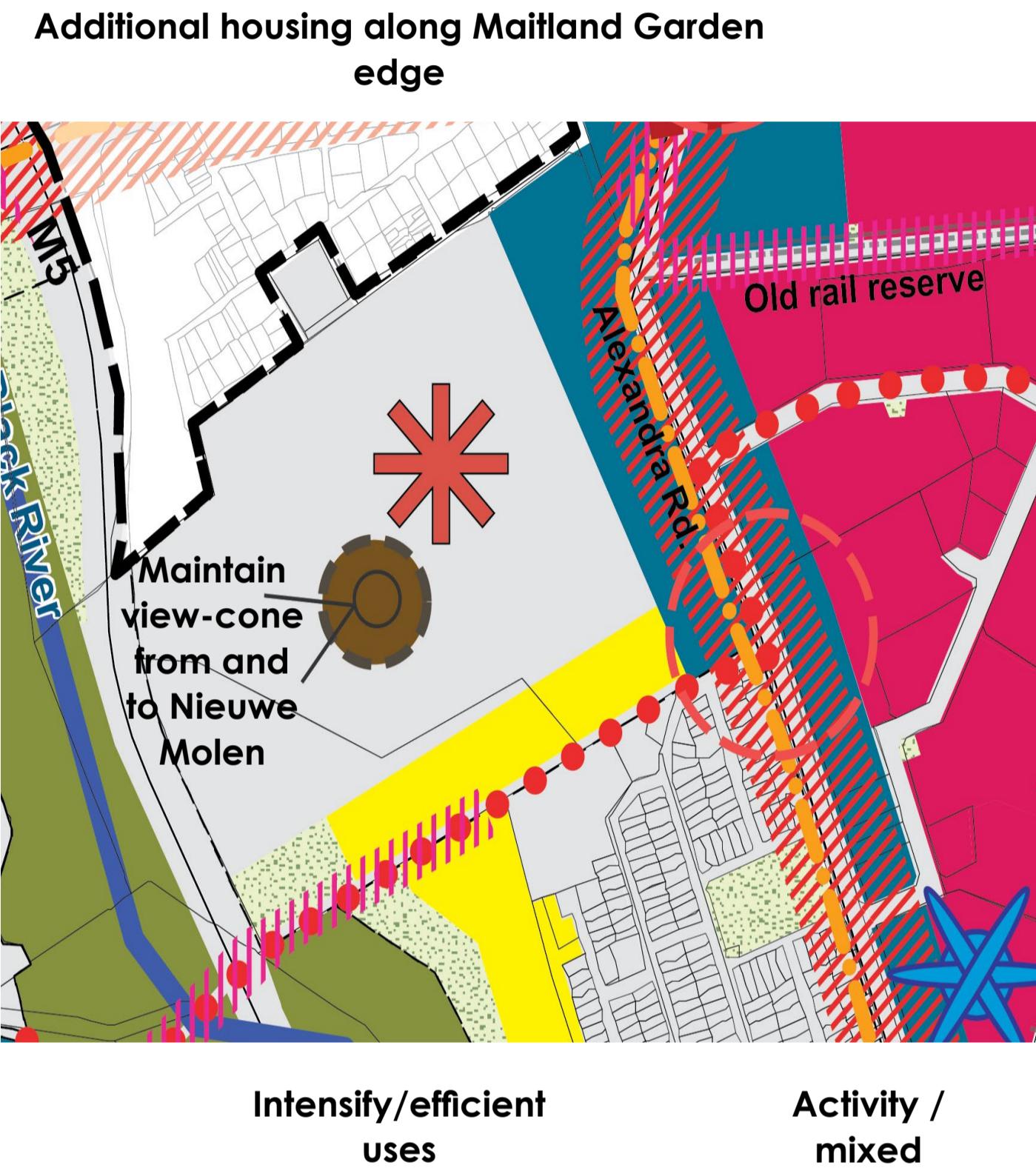
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# PRECINCT F: ALEXANDRA INSTITUTE

**Vision:** Protect and enhance Alexandra Institute by intensifying edges. More efficient spatial layout within Institute.

## Locality Plan



## Principles

### Interfaces

Different conditions on all sides require different responses.  
Intensify edges along Alexandra.

### Heritage

- The Mill should be retained, restored and reused preferably for a public use and public access.
- Sufficient buffer around the Mill and a view cone from the Mill to the Liesbeek/ Black River confluence



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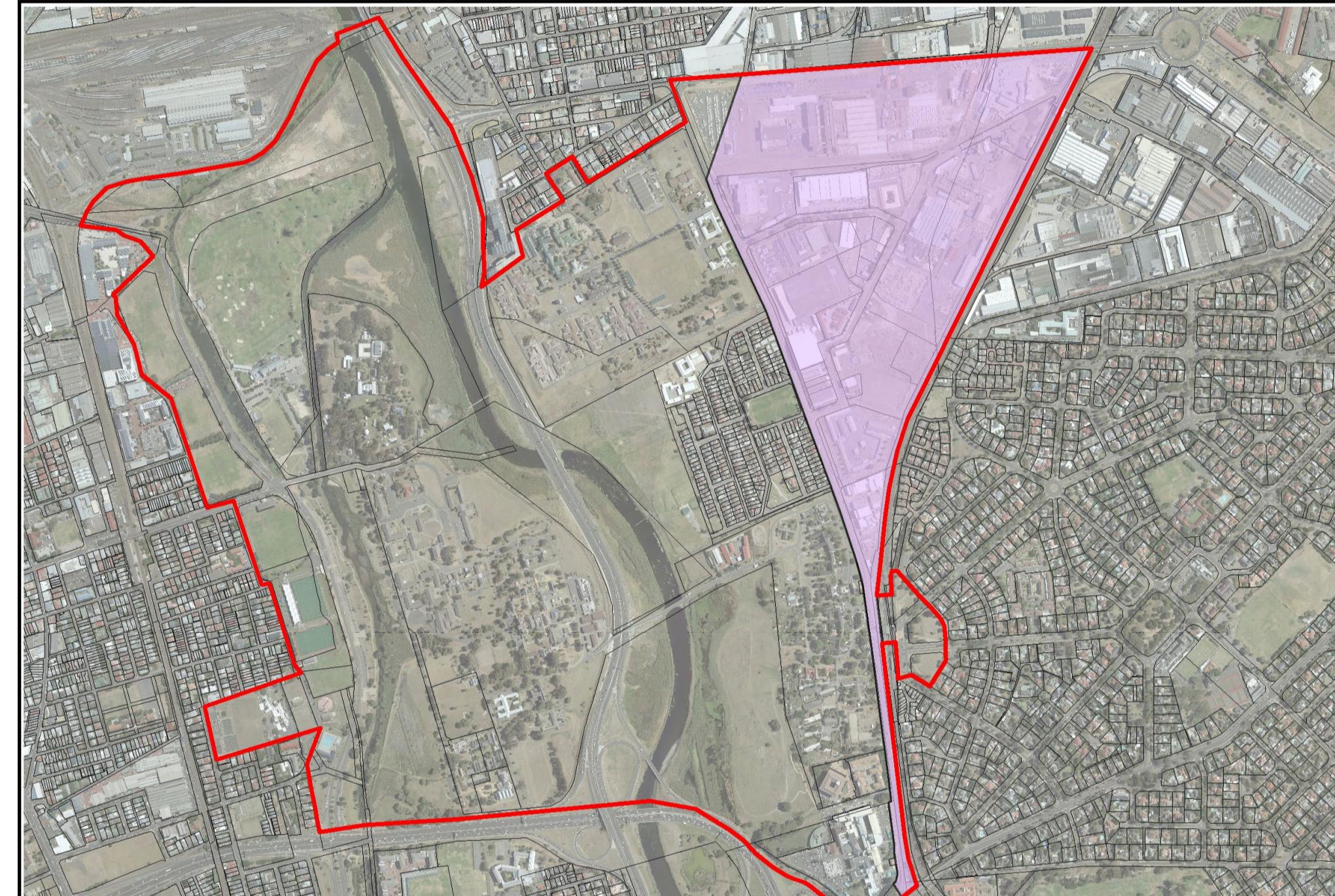
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Socio-economic/cultural heritage, Built environment/development

# PRECINCT G: NDABENI TRIANGLE

**Vision:** Eco-industrial Park. Support Hi tech 4IR through expansion of CHTP and consolidation of Depots. Small, niche high quality spaces along Alexandra .

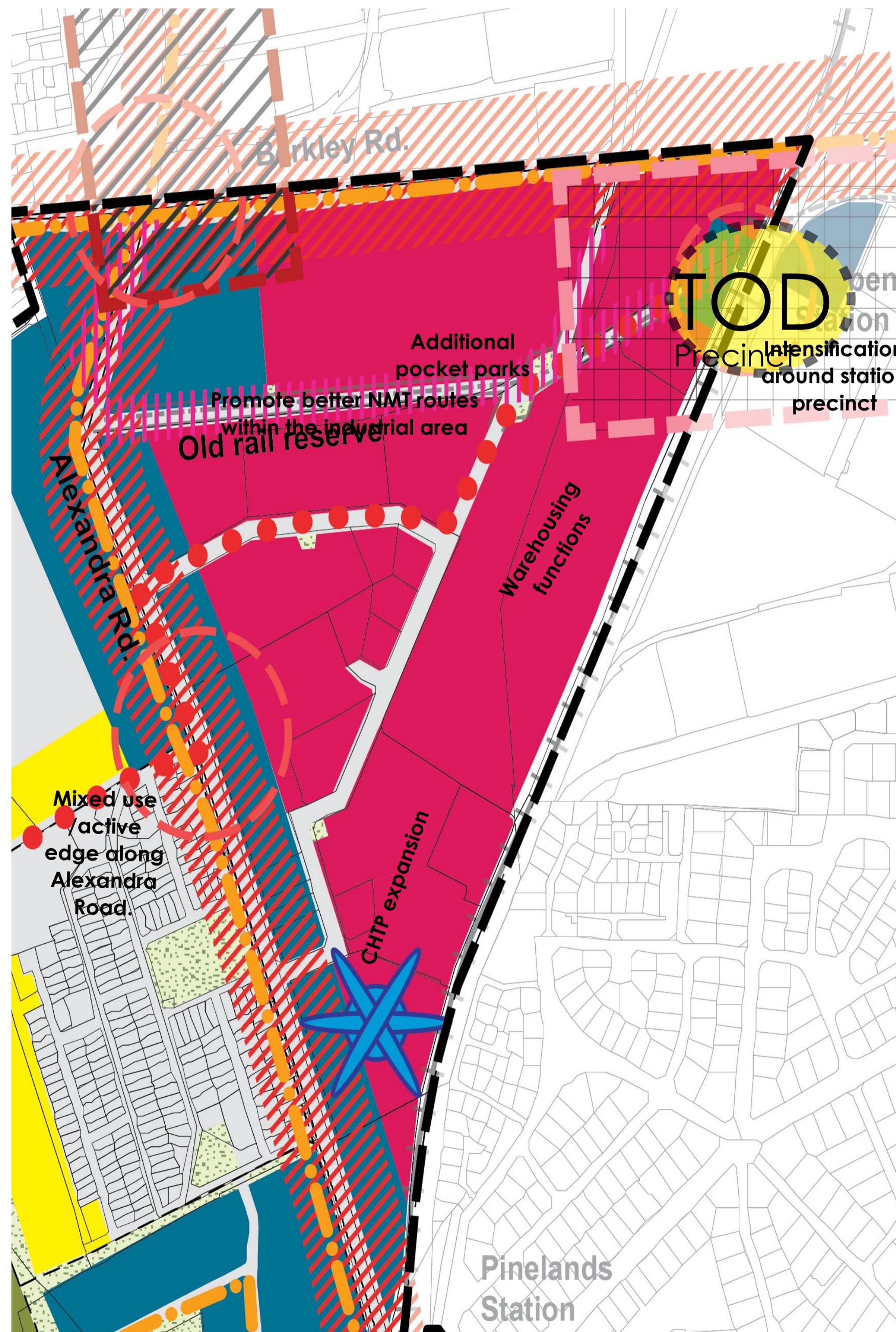
## Locality Plan



## Principles

- Retain industrial land use
- Create safer and better NMT connections to connect the precinct (better public interface)
- Better internal transport routes through the area with sidewalks
- Mixed use promoted along Alexandra Road
- Station forecourt should gain more prominence.
- Must support intensification around station precinct (residential and commercial)

## Detailed plan



## Guidelines

- A better configuration of the precinct that favours NMT from and to the Ndabeni Station is vital to ensure safety of pedestrians.
- Landscaped NMT route should include some small pocket parks to provide relief for those working in the industrial area.
- Realignment of the northern parts of Alexandra Road to meet with Bax Street to facilitate improved connection for NMT and PT to Maitland Station and Voortrekker Road.
- Activity to be provided on both sides of Alexandra Road through land use and building configuration. Multi-storey mixed use strip
- TOD development either side of Ndabeni Station.

## Land Use

- Maintain industrial nature of precinct.
- Biotechnology to expand along southern edge
- Alexandra Road to become mixed use with light industrial activity / small businesses (urban manufacturing), retail.
- Forecourt in front of Station, some retail should be encouraged.

## Related Policies

TOD Strategic Framework



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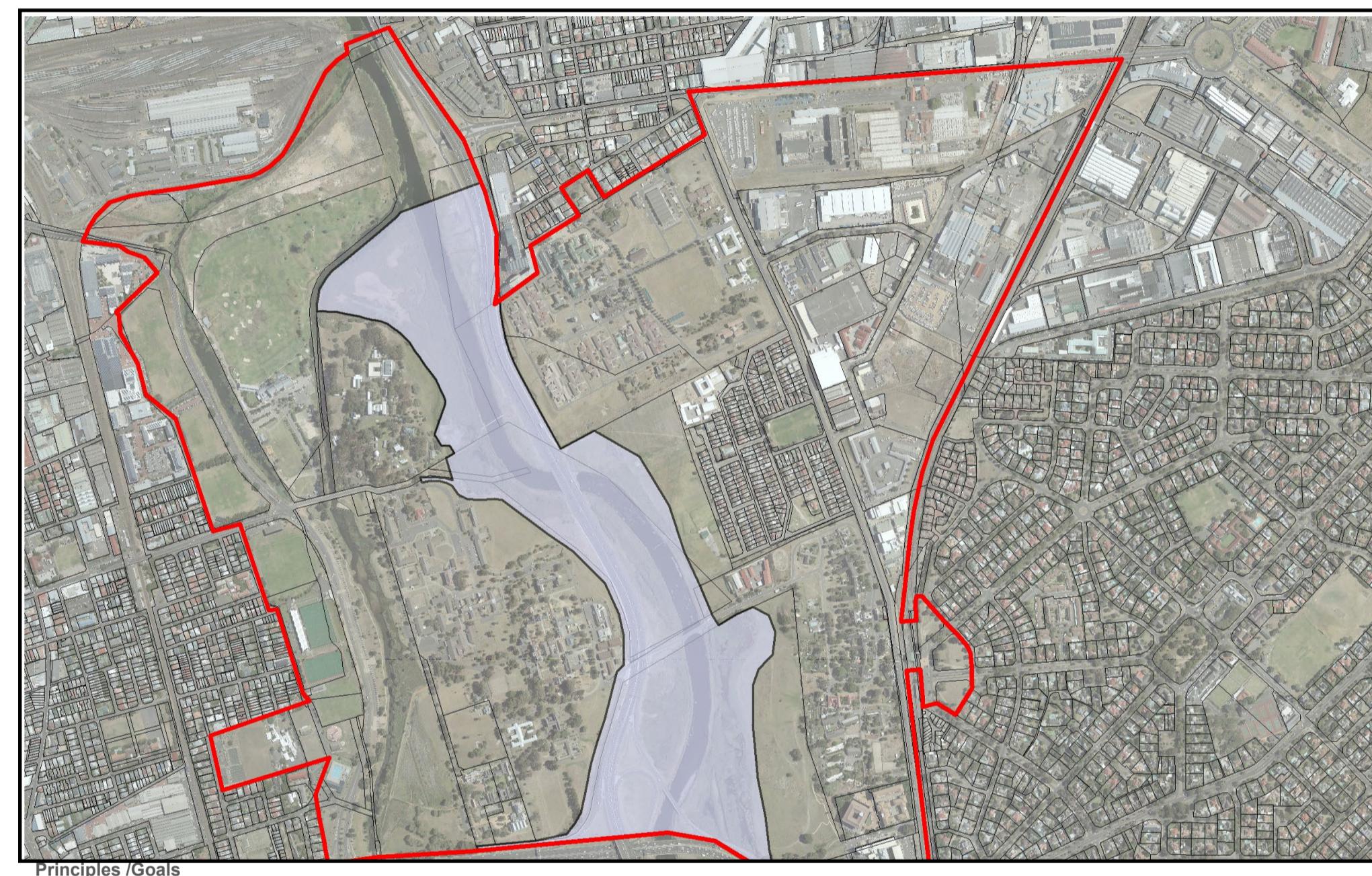
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# PRECINCT H: BLACK RIVER PRECINCT

## Vision:

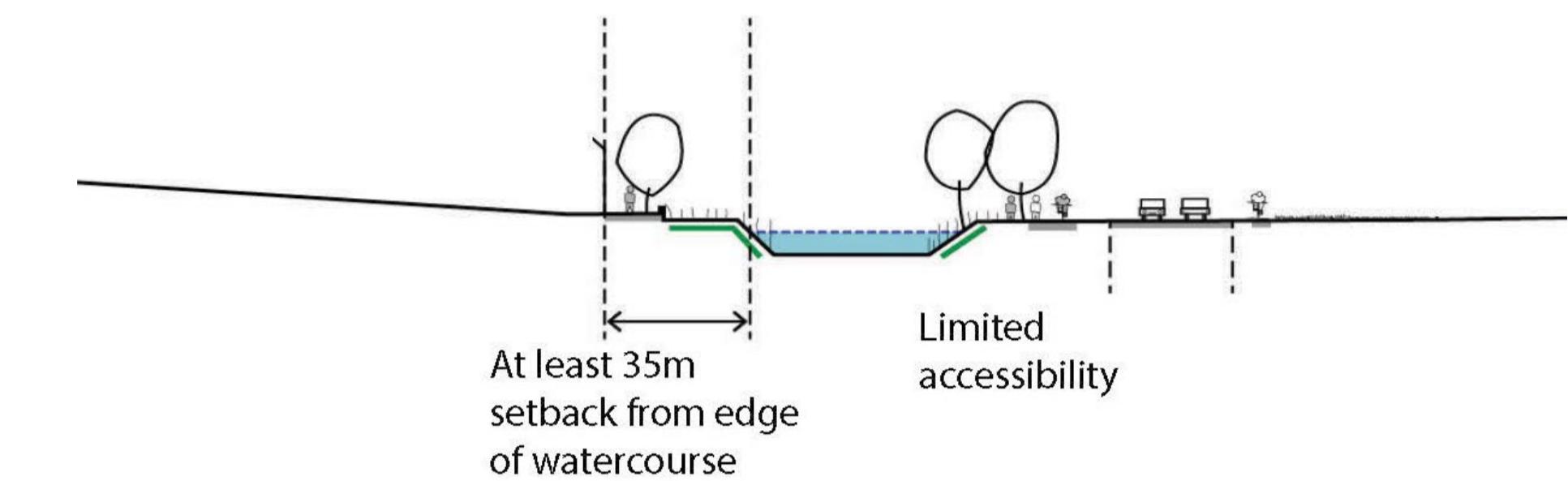
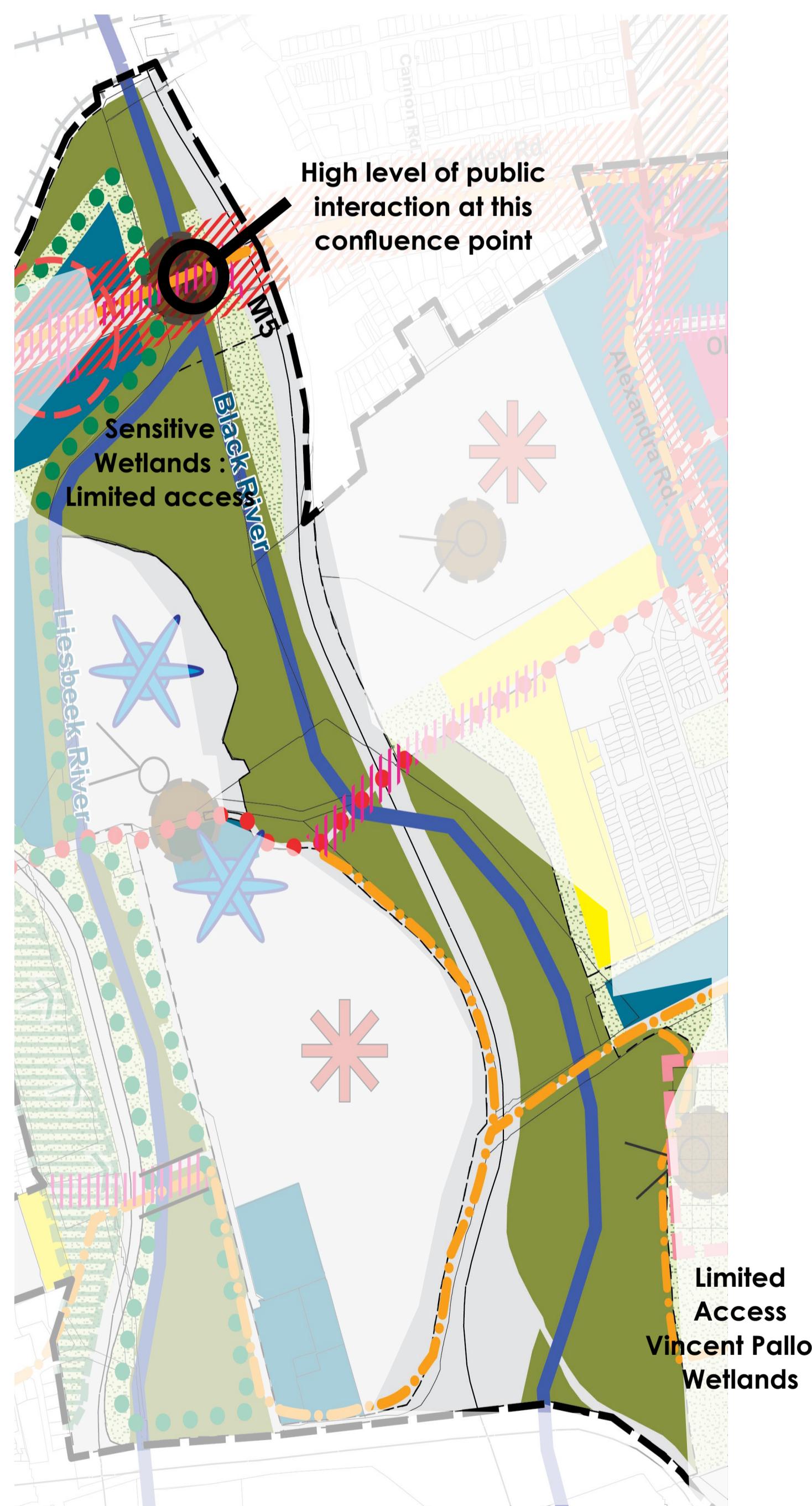
Protected river corridor with managed interaction on the eastern bank and protection interaction on the Western Bank.

## Locality Plan



## Principles

- Protect ecological functioning of river system and associated wetlands
- Limited accessibility and interventions only at certain points.
- Cultural accessibility is promoted as part of larger heritage project.
- Celebrate confluence point



Precedent of celebration of confluence area.



Medical healing garden ,



Maori traditional weave design incorporated in urban space.



Maori Kekeru igeon design in sculpture



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# TWO RIVERS LSDF AND PHASE 1 HIA

## Draft Two Rivers Local Spatial Development Framework: Call for public submissions and notice of open day events

The City of Cape Town is in the process of finalising its Draft Two Rivers Local Spatial Development Framework ("LSDF"). The Draft Two Rivers LSDF provides direction for short-, medium- and long-term spatial and investment planning in the Two Rivers Local Area, previously called Two Rivers Urban Park (TRUP). This area extends from Hartleyvale and Malta sportsfields to Alexandra Road, and includes Ndabeni Triangle and Pinelands Station.

### Call for public submissions

Notice is hereby given in terms of Section 17 of the Local Government: Municipal Systems Act that the City of Cape Town Council, which intends to adopt the Draft Two Rivers LSDF in terms of Section 12(1) of the City of Cape Town Municipal Planning By-Law, 2015, hereby invites interested parties and groups to submit comments, recommendations and inputs on the Draft Two Rivers LSDF for a period of 60 days. This 60-day period commences on 17 October 2019 and concludes on 17 December 2019. Any submissions received after this date may be ignored.

### Submissions may be made in any of the following ways:

- ▲ By email to: [trulsd@capetown.gov.za](mailto:trulsd@capetown.gov.za)
- ▲ By written submission delivered to: Dilshard Modak, 16th Floor, Civic Centre, 12 Herzog Boulevard, Cape Town.
- ▲ Online at: [www.capetown.gov.za/haveoursay](http://www.capetown.gov.za/haveoursay).

Special assistance will be given to people who cannot read or write, people with disabilities, and people from other disadvantaged groups to have their inputs and comments recorded and submitted to the City of Cape Town.

### Open day events

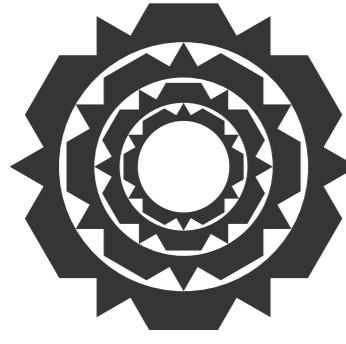
Members of the public are invited to attend any of the following open day events on the Draft Two Rivers LSDF aimed at clarifying the LSDF and gathering public comment, recommendations and inputs on the Framework:

**Dates and times:** 23 October 2019 (15:00 to 20:00) and 20 November 2019 (15:00 to 20:00)

**Venue:** Oude Molen Hall, Alexandra Road, Pinelands

### Viewing

The Draft Two Rivers Local Spatial Development Framework will be available for viewing on the City of Cape Town website: [www.capetown.gov.za/haveoursay](http://www.capetown.gov.za/haveoursay), at sub-council offices, and at Pinelands, Ndabeni and Observatory libraries during the 60-day comment period described above. Enquiries relating to Draft Two Rivers LSDF public participation process may be directed to Aneesa Mohammed, tel. 021 400 2006; email: [trulsd@capetown.gov.za](mailto:trulsd@capetown.gov.za).



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**Isigaba Esingekagqibeki ngokupheleyo seSikhokhelo sokuPhuculwa kwendawo yokuhlalisa kwabantu (Local Spatial Development Framework): Isimemo kuluntu Iwonke ngamabakungenise kunye nesaziso semicimbi evulekileyo yosuku.**

Isikeko seDolphu yaseKapa sikwinqubo yokugqibezela Isigaba Esingekagqibeki ngokupheleyo seSikhokhelo sokuPhuculwa kwendawo yokuhlalisa kwabantu (LSDF). Esisigaba se Two Rivers Esingekagqibeki ngokupheleyo seSikhokhelo sokuPhuculwa kwendawo yokuhlalisa kwabantu (LSDF) sinika umkhomb'andlela wexesha elifutshane, eliphakathi kunye nexehsa elide lendawo nokucwangiwa kofyalo malu kulendawo yengingai ye Two Rivers, ebisakwaziwa nge Two Rivers Urban Park (TRUP). Le ngingai ikuq ukuksukela eHartleyvale nakwibala lemidlalo yaseMalta ukuya kwindela yase Alexandre, ikuq kuthi neNdabeni Triangle en Pinelands Station.

### Isimemo kuluntu ngemabakungenise

Ngokwenjenje kunkwia isaziso ngokweCandelo 17 likh Rholumente wengingai/wasekhaya: Umthetho weewNquo zikaMasipala, ukuba iBhunga leSixeko saseKapa oluceba ukwamkelo isigaba Esingekagqibeki ngokupheleyo seSikhokhelo sokuPhuculwa kwendawo yokuhlalisa kwabantu ngokubhekiselele kwiCandelo 12(1) lwemithetho yokucwangiwa kumaMasipala weSixeko saseKapa, 2015, simema abantu abanomda kunye namaqela ukuba bavakalise izimvo zabo, banike iingcebiso negalelo kwisigaba Esingekagqibeki ngokupheleyo seSikhokhelo sokuPhuculwa kwendawo yokuhlalisa kwabantu kwintisksu ezingamshumi amathandathu (60). Elixsha leentsku eziyi 60 luqala ngomhla we 17 October 2019 ukuya kuma kumhla we 17 December 2019. Naziphina iziphakamiso/izimvo ezifunyenwe emva kwelethuba libhangiziweyo zinokungahoywa.

### Izimvo/iziphakamiso singenziwa nangeyiphi na indlela kwezi zdwideliwiweyo apha ngezantsi:

- ▲ Nge email ku: [trulsd@capetown.gov.za](mailto:trulsd@capetown.gov.za)
- ▲ Ezibhalwe ngesandla zithunyelwe ku: Dilshard Modak, 16th Floor, Civic Centre, 12 Herzog Boulevard, Cape Town.
- ▲ Kwi-Intanethi ku: [www.capetown.gov.za/haveoursay](http://www.capetown.gov.za/haveoursay).

Uncedo olukhethekileyo luya kunkwia abantu abangakwaziyo ukufunda okanye ukubhala, abantu abakhubazekileyo, kunye nabantu abasuka kumaqela ebfefudula ehelelelelele khona ukuze bakwazi ukubanegalelo nokuvakalisa izimvo zabo zishicelwelwe zithunyelwe kwiSixeko saseKapa.

### Imini evulekileyo kuluntu lonke

Amalungu oluntu jikelele ayamenya ukuba abayinxalenye yavo nawuphina umcikule kuleyo iyulekileyo yosu yesigaba Esingekagqibeki ngokupheleyo seSikhokhelo sokuPhuculwa lwendawo yokuhlalisa kwabantu nokuqkelelwu kwezimvo zoluntu, iingcebiso kunye negalelo kweSiKokhelo.

**Umhla nexesa:** 23 October 2019 (15:00 to 20:00) ne 20 November 2019 (15:00 to 20:00)

**Indawo:** Oude Molen Hall, Alexandra Road, Pinelands

### Ukujongwa/ukubonwa

Isigaba Esingekagqibeki ngokupheleyo seSikhokhelo sokuPhuculwa kwendawo yokuhlalisa kwabantu siyakufumaneka khona ukuze siphononongwe kwi intanethi [www.capetown.gov.za/haveoursay](http://www.capetown.gov.za/haveoursay), kwii ofisi zee bhungana nakumathala eencwadi en Pinelands, Ndabeni kunye nase Observatory, kwesistihuba sentsku eziyi 60 ezikhankanyiweyo apha ngentla. Imibuzo emdalungana nokuthathla inxaxhe koluntu kweisisigaba Esingekagqibeki ngokupheleyo seSikhokhelo sokuPhuculwa kwendawo yokuhlalisa kwabantu ingathunyelwa ku Aneesa Mohammed, imfonomfomo. 021 400 2006; email: [trulsd@capetown.gov.za](mailto:trulsd@capetown.gov.za).

## Konsepraamwerk vir Plaaslike Ruimtelike Ontwikkeling vir Two Rivers: Versoek vir openbare voorleggings en kennisgewing van opdaggeleenthede

Die Stad Kaapstad is besig om sy Konsepraamwerk vir Plaaslike Ruimtelike Ontwikkeling vir Two Rivers te finaliseer. Die Konsepraamwerk voorsien aanwyings vir die kort-, medium- en langtermyn ruimtelike- en beleggingsbeplanning vir die Two Rivers Plaaslike gebied, voorheen bekend as die Two Rivers Urban Park (TRUP). Hierdie gebied strek van die Hartleyvale- en Maltsportsvelde tot Alexandraweg en sluit Ndabeni Triangle en Pinelandsstasie in.

### Versoek vir openbare voorleggings

Kennis geskied hiermee ingevolge Artikel 17 van die Wet op Plaaslike Regering: Municipale Stelsels dat die Kaapstadse stadsraad, wat ingevolge Artikel 12(1) van die Stad Kaapstad: Verordening op Municipale Beplanning, 2015, van voorneem is om die Konsepraamwerk vir Plaaslike Ruimtelike Ontwikkeling vir Two Rivers aan te neem, belangstellende partye en groepe hiermee uitnooi om vir 'n tydperk van 60 dae kommentaar, aanbevelings en insette op die Konsepraamwerk in te dien. Hierdie tydperk van 60 dae begin op 17 Oktober 2019 en eindig op 17 Desember 2019. Enige voorleggings wat na hierdie datum ontvang word, kan moontlik geignoreer word.

### Inhandigings kan op enige van die volgende maniere gedoen word:

- ▲ Deur e-pos aan: [trulsd@capetown.gov.za](mailto:trulsd@capetown.gov.za)
- ▲ Deur skriftelike voorlegging aangelewer by: Dilshard Modak, 16de Vloer, Burgersentrum, Herzog-boulevard 12, Kaapstad.
- ▲ Aanlyn by: [www.capetown.gov.za/haveoursay](http://www.capetown.gov.za/haveoursay).

Spesiale bystand sal aan mense wat nie kan lees of skryf, mense met gestremdhede en mense van ander benadeelde groepe gelewer word om hul insette en kommentaar op te neem en by die Stad Kaapstad in te dien.

### Opedaggeleenthede

Lede van die publiek word uitgenooi om een van die volgende opdaggeleenthede op die Konsepraamwerk vir Plaaslike Ruimtelike Ontwikkeling vir Two Rivers by te woon wat daarop gemicik is om meer inligting oor die Konsepraamwerk te bied en openbare kommentaar, aanbevelings en insette oor die Konsepraamwerk te versamel.

**Datums en tye:** 23 Oktober 2019 (15:00 tot 20:00) en 20 November 2019 (15:00 tot 20:00)

**Venue:** Oude Molen-saal, Alexandraweg, Pinelands

### Besigtiging

Die Konsepraamwerk vir Plaaslike Ruimtelike Ontwikkeling vir Two Rivers is beskikbaar vir besigtiging op die Stad Kaapstad webwerf: [www.capetown.gov.za/haveoursay](http://www.capetown.gov.za/haveoursay), by subraad-kantore en by die Pinelands-, Ndabeni- en Observatory-biblioteke gedurende die 60-dae kommentaarpериode hierbo beskryf.

Navrae met betrekking tot die Konsepraamwerk vir Plaaslike Ruimtelike Ontwikkeling vir Two Rivers openbare deelnameproses kan gerig word aan Aneesa Mohammed, tel. 021 400 2006; e-pos: [trulsd@capetown.gov.za](mailto:trulsd@capetown.gov.za).

# TWO RIVERS LSDF AND PHASE 1 HIA

### KENNISGEWING

#### AANSOEK INGEVOLGEDI WET OP NASIONALE ERFENISHULPBRONNE, 1999 (WET 25 VAN 1999)

Kennis geskied hiermee dat 'n aansoek ingevolge Artikel 38(8) van die Wet op Nasionale Erfenis hulpbronne en die erfenis Wes-Kaap (HWC) voorgelê sal word, naamlik:

#### KONSEPFASE 1ERFENIS-IMPAKBEHOEDING VIR DIE "TWRIVERS"-TERREIN (VOORHEEN TWO RIVERS URBAN PARK)

#### PLAASLIKE MUNISIPALITEIT: Kaapstad Munisipaliteit

**PLEK:** by die kruising van die N2- en M5-snelleweë, by die samevloeiing van die Black- en Liesbeekriviere, en insluitend dele van Observatory, Pinelands, Ndabeni, Oude Molen Village en Maitland Garden Village.

Kort beskywing van die werk wat gedaan moet word: Die doel van die verslag is om te voldoen aan die bepalinge van Artikel 38(3) (a) en (b) van die Wet op Nasionale Erfenis hulpbronne en om die tussenstryde kommentaar van HWC in hierdie verband te bekom. Die Konsepfase 1 Erfenis-impakbehoeding (HIA) identifiseer erfenis hulpbronne en die belangrikheid daarvan; en 'n verskaaf data oor erfenis-verwante ontwikkelingsinformante (HRDs). 'n Hoë-vlak beoordeling van die Konsepraamwerk vir Plaaslike Ruimtelike Ontwikkeling vir Two Rivers sal onderneem word om die ooreenstemming met hierdie HRDs te bepaal.

**Lede van die publiek en belangstellende en belanghebbende partye word uitgenooi om kommentaar op die aansoek te lewer.**

'n Afskrif van die dokumentasie kan by [www.westerncape.gov.za/general-publication/two-rivers-urban-park---towards-sustainable-integrated-urban-development](http://www.westerncape.gov.za/general-publication/two-rivers-urban-park---towards-sustainable-integrated-urban-development) aangevra word of deur e-pos versoek word by: Karin.Dugmorestrom@westerncape.gov.za of marshallene.harris@westerncape.gov.za. 'n Harde kopie van die dokumente kan by die volgende plaaslike biblioteke besigtig word – Observatory, Ndabeni en Pinelands.

Enige persoon wat beswaar wil aanteken of kommentaar wil lewer op erfenisgronde, moet sodanige beswaar of kommentaar skriftelik aan Cindy Postlethwayt e-pos by [cindy@cpheritage.co.za](mailto:cindy@cpheritage.co.za) op of voor 17 Desember 2019.

Let daarop dat slegs besware en kommentaar wat op erfenisgronde gemaak word, oorweeg sal word. Enige besware en kommentaar wat na 17 Desember 2019 ontvang word, kan moontlik geignoreer word.

Datum van kennisgewing: 17 Oktober 2019

### ISAZISO

#### ISICLOESINGQAMENENOMTHETHOKAZWELONKE WELIFALEMITHOMBOLEMVELI, 1999-

Ngokwenjenje kunkwia isaziso sokuba isicelo ngokwe Candelo 38 (8) lomthetho Kazwelonele Welfa Lemithombo Lemveli ziya kungeniwa kwiLifa leMveli leNishona Kapa (HWC), oko kukuthi:

#### ISIGABA SOKUQALA ESINGEKAGQIBEKI NGOKUPHELELEYO – UVAVANYO LWEMPALU NGOMTHELELA WEZEMVELI KWINDAWO EYI 'TWO RIVERS' (EYABE ISAZIWA NGE TWO RIVERS URBAN PARK)

#### UMASIPALA WENGINGQI: uMasipala weSixeko sasaKapa

**INDAWO:** Kwindawo apo kubidana khona indlela UN2 NoM5, e Black and Liesbeek Rivers, kuquka neendawo ezhithi zase Observatory, Pinelands, Ndabeni, Oude Molen Village, en Maitland Garden Village.

Amagqabantsintshi ngomsebenzi ozakuthi wenzive: Injongo zalengxelo kukuthobela ukuhambelana nemigaqo yeCandelo 38(3) (a) no (b) wo **MTHETHO KAZWELONKE WELIFALEMITHOMBO LEMVELI** nokufumana izimvo zethutbyana zeLifa leMveli leNishona Kapa (HWC). **ISIGABA SOKUQALA ESINGEKAGQIBEKI NGOKUPHELELEYO (HIA) – UVAVANYO LWEMPALU NGOMTHELELA WEZEMVELI** sibalule Imithombo yobutyebi belifa Iwemveli kunye nokubalulekwa kwayo; kwaye sisiza nenckukacha manani ngabanolawazi malunga nophuhliso Iwemveli (HRDs). Uvavanyo olukwinqanabha eliphelzu iwegigaba esingekagqibeki ngokupheleyo seSikhokhelo sokuPhuculwa kwendawo yokuhlalisa kwabantu luyakwenziwa ngenjongo yokufumana ukuba kukho ulungelewaniso nezi HRDs - abanolawazi malunga nophuhliso Iwemveli.

**Amalungu okuhlala kunye nabantu abanomda nabachaphazelekayo bayamenya ukuba bavakalise izimvo zabo ngesicisole.**

Ikopi yowwebhu iyafumaneka ku [www.westerncape.gov.za/general-publication/two-rivers-urban-park---towards-sustainable-integrated-urban-development](http://www.westerncape.gov.za/general-publication/two-rivers-urban-park---towards-sustainable-integrated-urban-development) okanye ucele ngembalelwano nge – email ku Karin.Dugmorestrom@westerncape.gov.za or marshallene.harris@westerncape.gov.za. Ikopi eliphewha iyafumaneka kumathala encwadi ase Observatory, Ndabeni en Pinelands.

Namphi na umntu onqwenela ukuphikisa okanye anike izimvo kwesisicelo ebamelela kwimiba edibene nelifa Iwemveli makenjenjalo achase okanye anike izimvo zakhe ngokubalela ku Cindy Postlethwayt esebenzia i-email [cindy@cpheritage.co.za](mailto:cindy@cpheritage.co.za) op 17 December 2019 okanye phambi koko.

Nceda qwalasela ukuba kuyakunkwa Ingqwalasela kuphela kwabo bachasa okanye benika izimvo kwesisicelo bebabalela kwimiba edibene nelifa Iwemveli. Naziphina izichaso nezimvo ezifunyenwe emva komhla we-17 kuDisemba ka-2019 zinokungahoywa.

### NOTICE

#### APPLICATION IN TERMS OF THE NATIONAL HERITAGE RESOURCES ACT, 1999 (ACT 25 OF 1999)

Notice is hereby given that an application in terms of Section 38(8) of the National Heritage Resources Act will be submitted to Heritage Western Cape (HWC), namely:

#### DRAFT PHASE 1 HERITAGE IMPACT ASSESSMENT FOR THE SITE 'TWO RIVERS' (FORMERLY TWO RIVERS URBAN PARK)

#### LOCAL MUNICIPALITY: Cape Town Municipality

**LOCATION:** at the intersection of the N2 and M5 freeways, at the confluence of the Black and Liesbeek Rivers, and including parts of Observatory, Pinelands, Ndabeni, Oude Molen Village, and Maitland Garden Village.

**Short description of the work to be done:** The purpose of the