



**CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD**



**Western Cape
Government**

Transport and Public Works

TWO RIVERS –LOCAL SPATIAL DEVELOPMENT FRAMEWORK

PUBLIC OPEN DAY | 23 OCTOBER 2011

2003

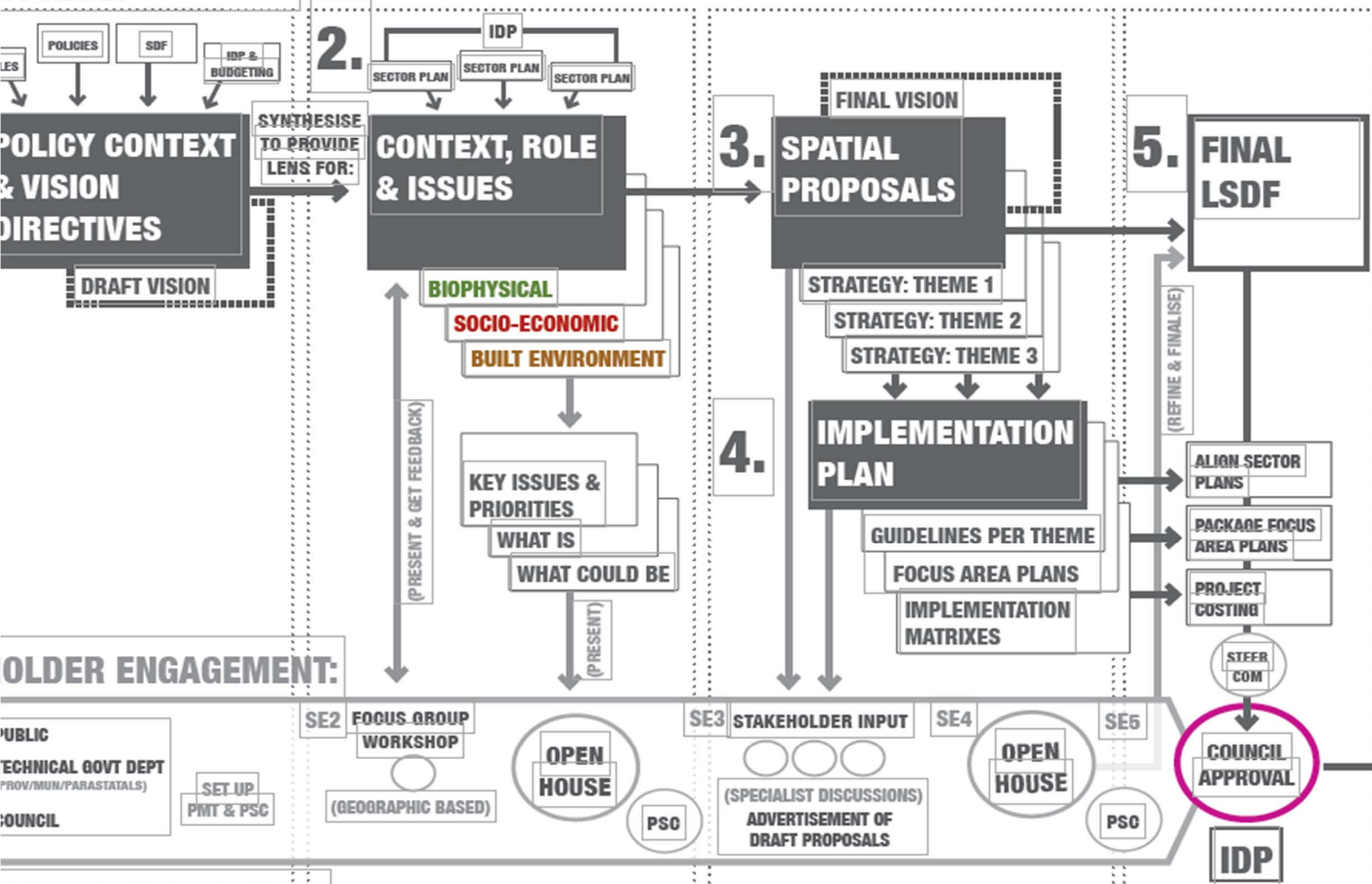
Contextual
framework compiled
terms of **LUPO**,
85
Package of Plans

- Tasked to move from Contextual to Development Framework
- **Update in terms of CoCT Planning Bylaw, 2015**
- Emphasis on green technologies
- Self sufficient precinct

2015

Mayor resolved to an **LSDF in terms Sections 12 to 14**, with **Section 11 of 3 of the City of Cape Town Municipal Planning Bylaw, 2015** to align with **SPLU Principles & MSDF, 2018** Integrated Public Transport Network **TOD Strategy**

PROCESS:



MONITORING & EVALUATION:



or comments.

Submissions may be made in any of the following ways:

By email to: trulsdf@capetown.gov.za

By written submission delivered to: Dilshard Modak, 10th Floor, Civic Centre, 12 Hertzog Boulevard, Cape Town

Online at: www.capetown.gov.za/haveyoursay


All comments to be in by 15 December 2019.

Open Day 1 (23 October)
for clarification & general issues)

Open day 2 (20 November)
discussion on specific issues- identified in
the first open day).

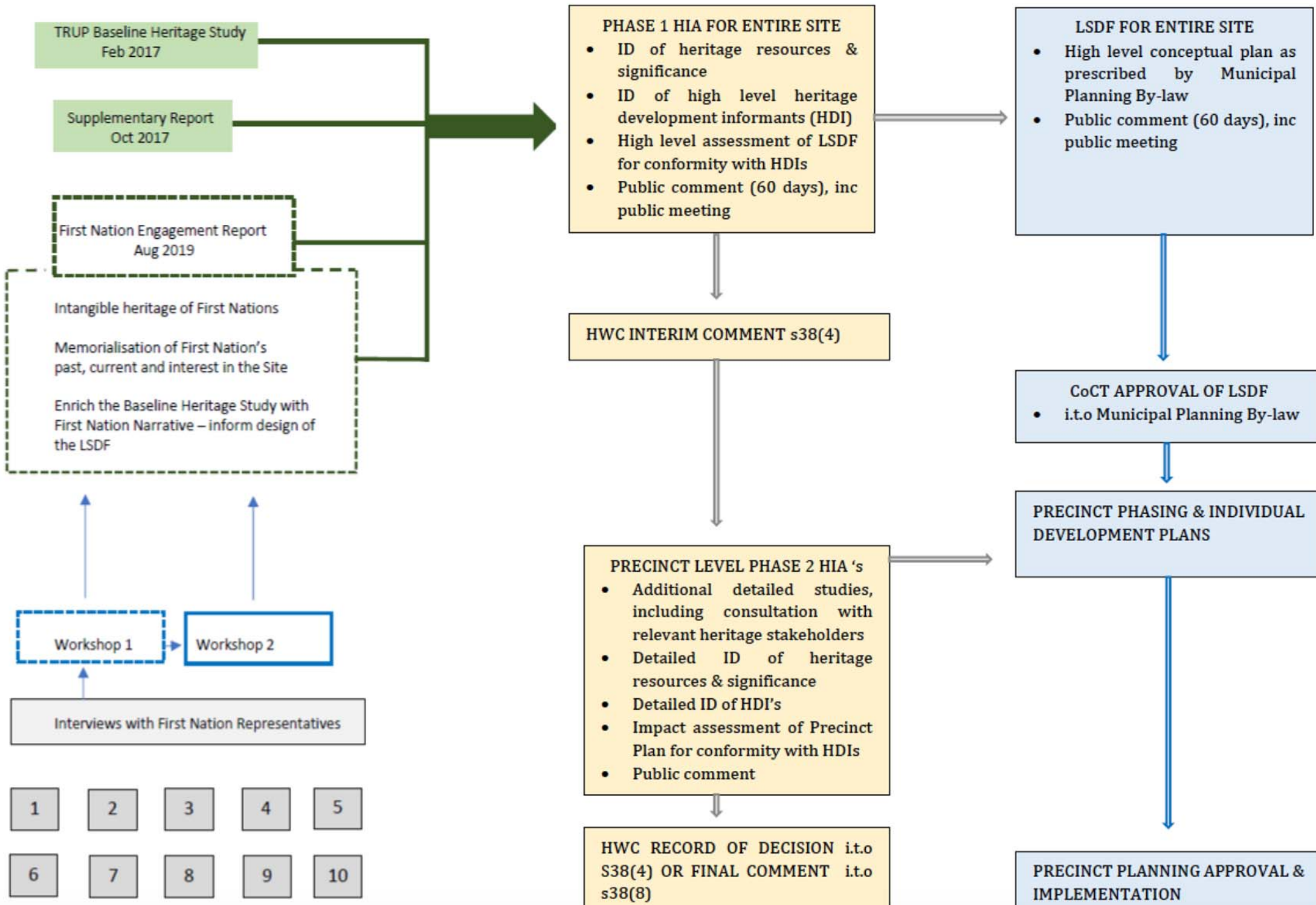
Heritage Process

Cindy Postlethwayt

An aerial photograph of an urban area, likely in Cape Town, South Africa. A red line outlines a specific site area that follows the course of a river and includes surrounding residential and commercial buildings. The river is a prominent feature, winding through the center of the outlined area. The surrounding city is densely packed with buildings and roads.

**DRAFT PHASE 1 HERITAGE IMPACT ASSESSMENT
FOR THE SITE 'TWO RIVERS' (formally TRUP)**
Submitted in terms of section 38(8) of the NHRA
(HWC Case number: 16071903WD0721M)
SEPTEMBER 2019

Prepared for Provincial Government of the Western Cape (Transport and Public Works)
by
Cindy Postlethwyt





TWO RIVERS URBAN PARK CONTEXTUAL FRAMEWORK REVIEW AND PRELIMINARY HERITAGE STUDY

Phase One Report

Prepared by Melanie Athwell and Associates in association with ARCON Heritage and Design
ACO Associates on behalf of NIM & Associates Planners and Designers

mattwell@atom.co.za
2 Carlton Close
Oakridge 7806
021 7150330

First submitted: November 2015
Resubmitted: May 2016



TWO RIVERS URBAN PARK CAPE TOWN BASELINE HERITAGE STUDY

Including erven Oude Molen Erf 26439 RE
Alexandra Erf 24290 RE Valkenburg Erf 26439 RE,
erven 118877,160695 The Observatory erf 26423-0
River Club erf 151832 Ndabeni Erf 103659-0-2 RE

Prepared for:
NIM&Associates, Provincial Government of the Western Cape (Transport and Public Works) and Heritage Western Cape.

October 2016 updated February 2017.

Melanie Athwell and Associates and Arcon Heritage and Design: Two Rivers Urban Park Heritage Study February 2017.



TWO RIVERS URBAN PARK, CAPE TOWN SUPPLEMENTARY REPORT

Including erven Oude Molen Erf 26439 RE Alexandra Erf 24290 RE
Valkenburg Erf 26439 RE, erven 118877,160695 The Observatory erf
26423-0-1 River Club erf 151832 Ndabeni Erf 103659-0-2 RE

Case number 16071903

Submitted to Heritage Western Cape in terms of the additional requirements of the Interim Conditions of Approval dated 3 May 2017 and in terms of Section 30 of the National Heritage Resources Act 1989

October 2017

Prepared by Melanie Athwell and Associates and ARCON Heritage and Design on behalf of the Provincial Government of the Western Cape

Provincial Government of the Western Cape (Department of Transport and Public Works) in partnership with the City of Cape Town.

Two Rivers Urban Park Heritage Impact Assessment Baseline Study (Supplementary Report) Cape, the Provincial Government of the Western Cape in partnership with the City of Cape Town.

TRUP
FIRST NATION REPORT

TRUP First Nations Report

"//hapo ge //hapo tama/haohasib dis tamas ka i bo"
"A dream is not a dream until it is shared by the entire community"
Extinct Khoi Proverbs

"ka mua, ka muri"
"Walking backwards into the future"
Māori proverb



Pre-colonial

AFMAS Solutions
25 September 2019

+ PPP

HWC guidelines for a Phase 1 HIA. Appropriate to **macro scale** of the site

HWC requirement for additional public consultation (2017)

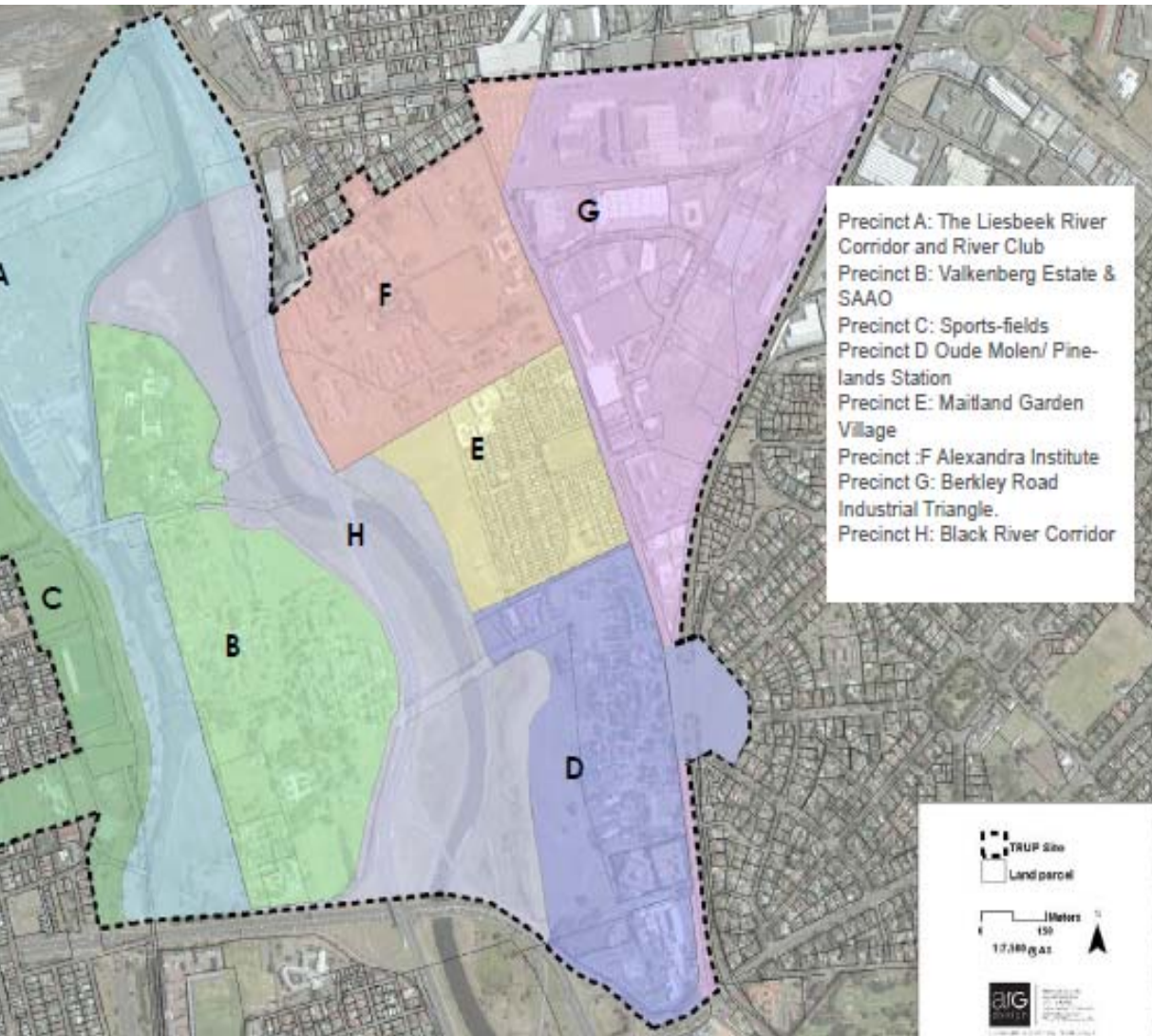
➤ AFMAS Solutions: - engage First Nation representatives

Draft Phase 1 HIA incorporates outcomes of the AFMA engagement; other relevant updated information into a revised and re-stated high level ID of heritage resources, significance and heritage informants. Formed the basis for a high level heritage impact assessment of a revised Two River LSDF

PPP 60 day comment period simultaneous with the advertising of the draft LSDF for comment.

Revised Phase 1 HIA to be submitted to HWC for Interim Comment

Phase 2 HIAs



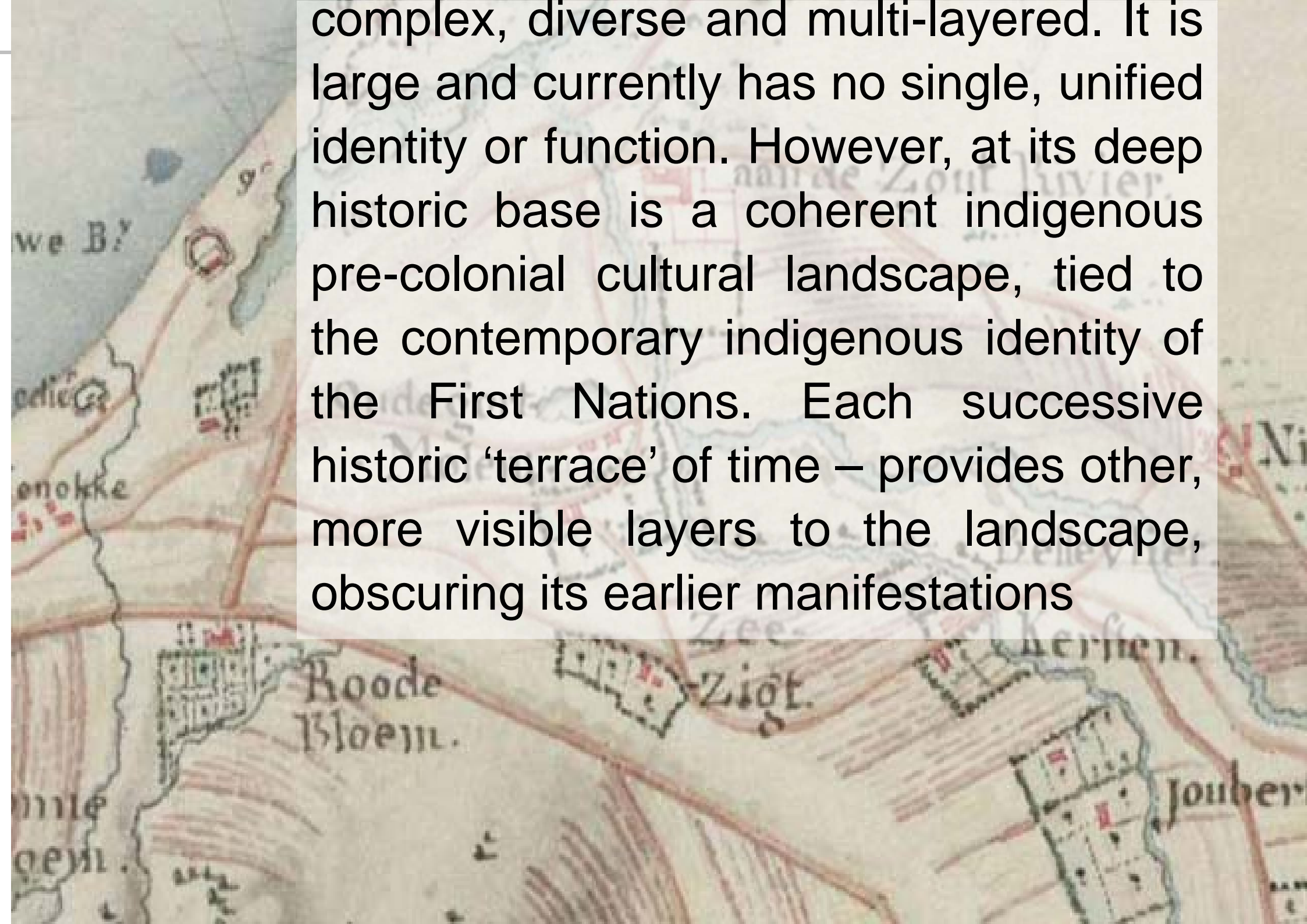
- Precinct based, as & where
- Detailed ID of heritage resources, significance, heritage informants, based on Phase 1 HIA
- Heritage impact assessment
- Submission to HWC for decision or Final Commemoration

www.westerncape.gov.za/general-publication/two-rivers-urban-park---towards-sustainable-integrated-urban-development

Karin.Dugmorestrom@westerncape.gov.za or
marshallene.harris@westerncape.gov.za.

A hard copy at libraries of Observatory, Ndabeni and Pinelands
Objections/comments **on heritage grounds** in writing to Cindy
Postlethwayt at cindy@cpheritage.co.za on or before
December 2019.

**Kindly note that only objections and comments that are made
on **heritage grounds** will be considered. Any objections and
comments received after 17 December 2019 may be ignored.**

A historical map of a coastal region, likely in the Netherlands, showing various settlements and geographical features. The map is drawn in a hand-drawn style with brown lines for roads and buildings, and blue for water. Labels in Dutch include 'we B.', 'edige', 'enokke', 'Boode Bloem.', 'Zigt.', 'Joubert', and 'Zee'. The map shows a complex network of roads and buildings, with some areas shaded in brown to indicate different types of land or structures. The text is overlaid on the map, providing context for the historical landscape.

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 & tangible heritage**. The
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".
comprises a unique series of memories, sites and structures
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
pre-colonial history in terms of the history of transhumance and the
indigenous residents of the Cape and their struggles to retain access
the land.

As a result, it plays a very important role in the cultural identity of the
First Nation and their resurgent living heritage.

- **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
- **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.

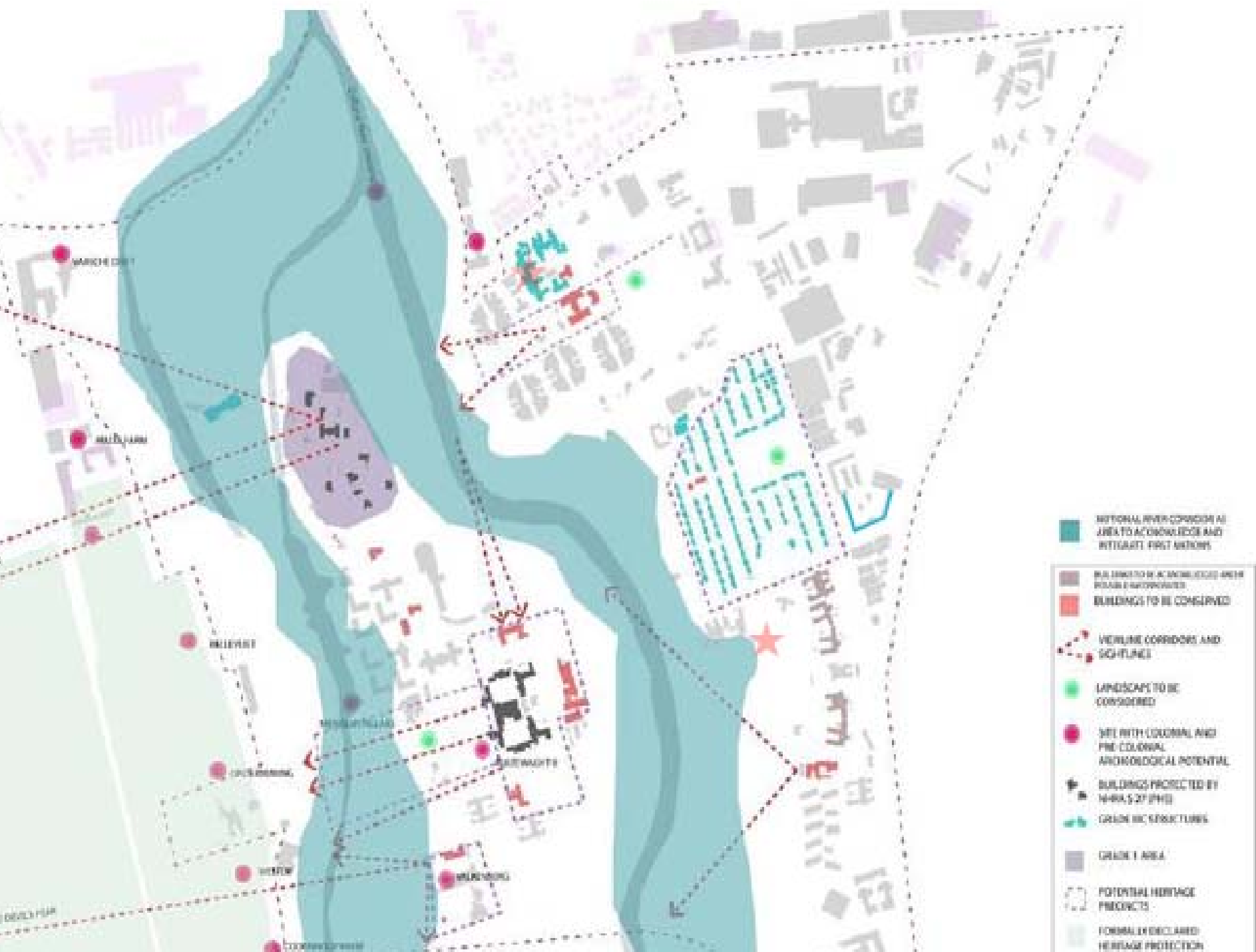
-
- Introduction of **private property ownership** and use in the early Dutch Colonial Period. High historical significance as the site of the first Khoi-Dutch war
 - Early industrial use and the development of **windmills** to support agriculture in the area. Eg: Nieuwe Molen
 - Presence of **early 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
 - The **memories, traditions and cultural events** that are associated with the landscape.
 - The **topography** of the site contributing to a sense of place etc + + +

• 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

(2) **precinct** level identification of heritage resources and significance, both levels of which have been incorporated into LSDF



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.

The associations of the site are historically, and in many respects currently, one of dispossession, exclusion, marginalisation and loss. Recognition and redress must be at the core of any heritage sensitive planning process.

Heritage is a creative process, not only about recognising the history of a place, building, or community, but more importantly about creating a new, vibrant future.

The Two Rivers LSDF in its essence is regarded as a catalytic project, with a vision based on spatial transformation where social and economic challenges are to be placed at the centre of spatial transformative growth.

It explicitly recognises the significance of the heritage issues to inform growth and development, protection and enhancement.

Cultural Heritage Process Followed

Rudewaan Arendse

Indigenous narrative is the most recent addition to the heritage layers built up in successive planning and heritage processes.

The First Nation Report can be found appended to the HIA and forms part of the body documentation out for public comment in terms of the simultaneous NHRA process.

http://resource.capetown.gov.za/documentcentre/Documents/City%20research%20reports%20and%20review/First_Nation_Report.pdf

Given the significance of the Indigenous Narrative, this presentation highlights some of the essential findings.

Objectives

Understand significance of Two Rivers site to the First Nations.

Identify First Nation aspirations with regard to Two Rivers.

Develop heritage related design informant informed by indigenous narrative.

Cultural Heritage Process

First Nation Groups Engaged

Gorinhaiqua, Gorinhaiconna, Gorachouqua,
Cochoqua, Chainoqua, Korana, Nama, Griqua.

10 Interviews with First Nation Key Informants

2 Workshops with First Nation Collective

Outcomes

Two Rivers study area is the historic landscape of the indigenous First Nations.

Sacred site linked to important historic individuals and events in indigenous narrative (Doman, Krotoa, Autshumao, D' Almeida defeat and death, Khoi resistance.)

First Nations not against development.

Recommendations

- The precept of acknowledging, embracing, protecting and celebrating the indigenous narrative be a heritage related design informant that informs planning at all scales.
- A Two Rivers renaming process be introduced to the relevant competent authorities as an integral part of the indigenizing of the Two Rivers landscape.

Local Spatial Development Framework

30.6%

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

15 000 jobs

8300 residential
of which

±6 000

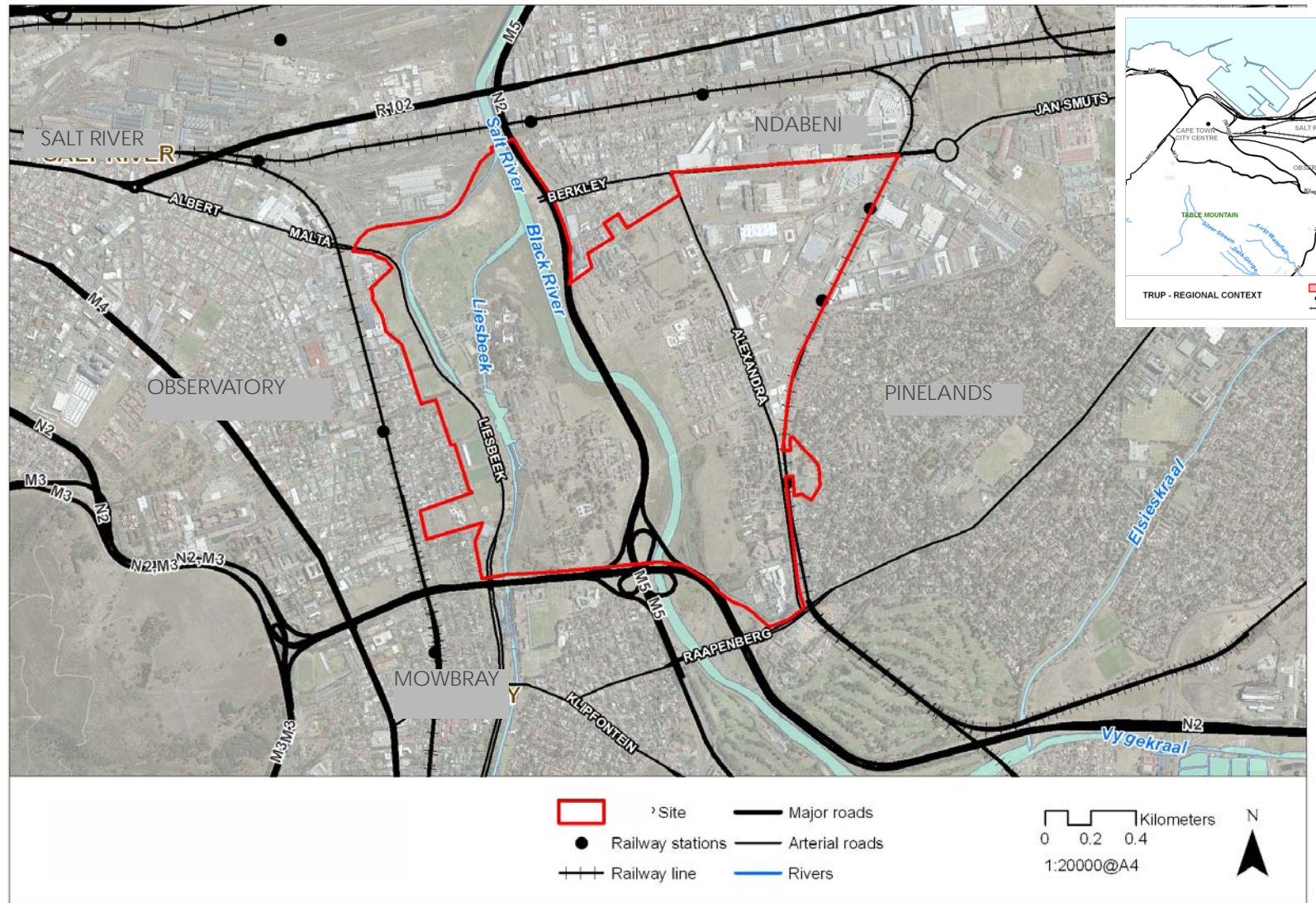
Social Housing

2
New Access Roads

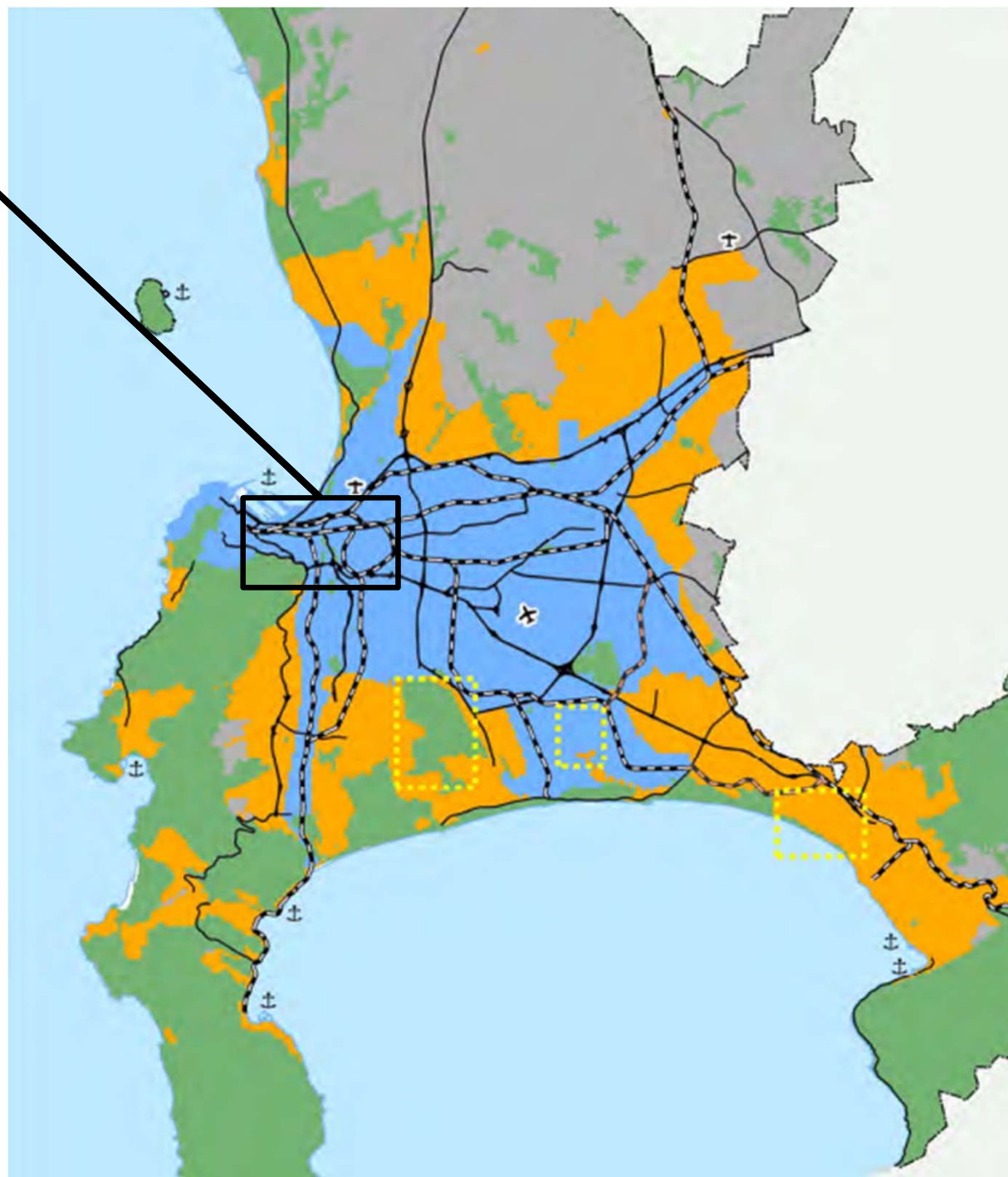
8 Precincts with a
network of cultural
heritage places and
spaces

20.2 ha
of new development
out of 300 ha

significant area of underutilised, state owned and private land, strategically placed within the Urban Inner Core of the City. Proximity to Public Transport and the opportunities offered to promote integration require that state finances be utilised to unlock development potential of the study area.



The ecological role of the river corridors, the importance as a regional amenity and the significance placed on the layers of cultural and built heritage must be enhanced.

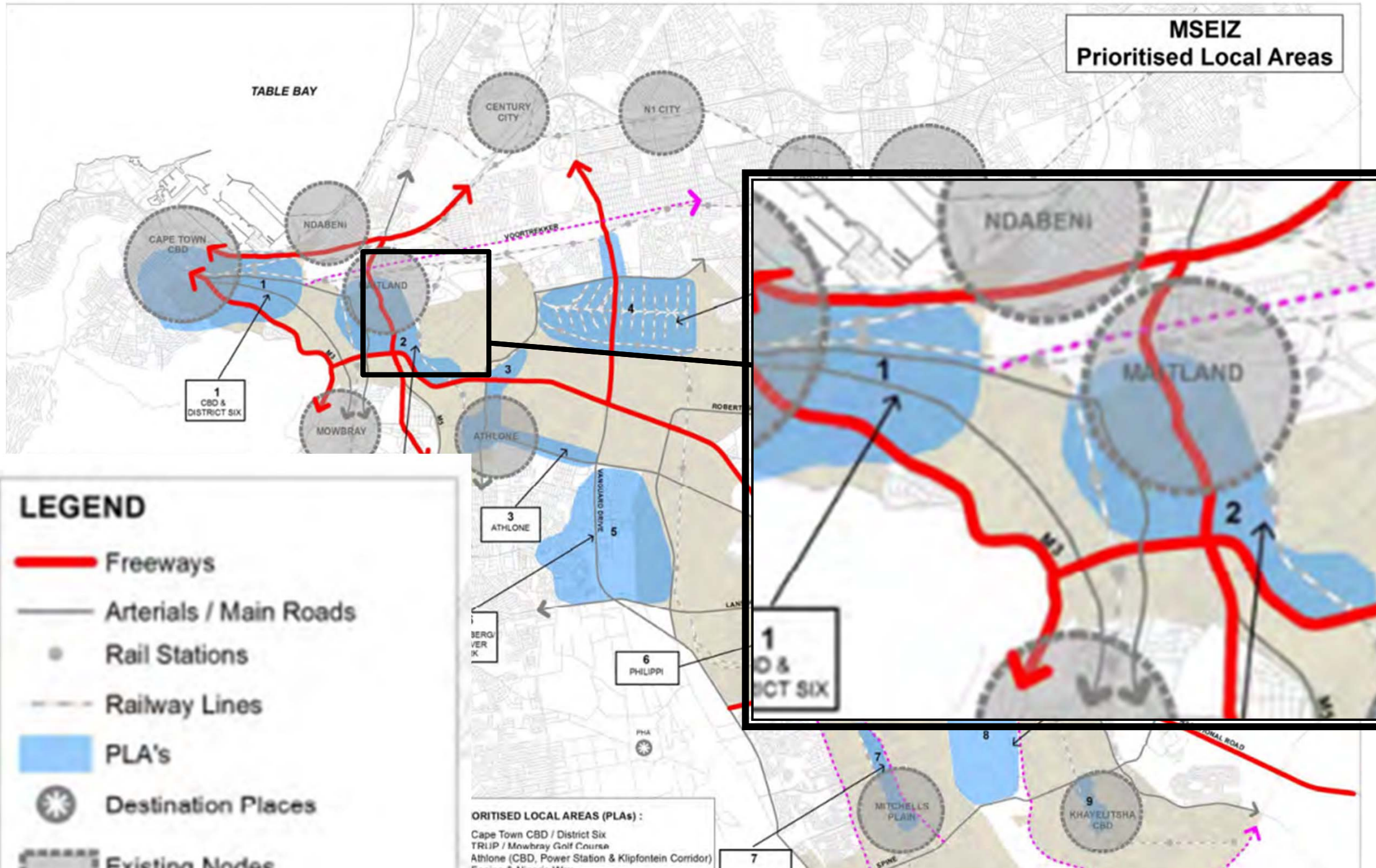


MSDF –

Two Rivers within
Urban Inner Core

The Urban Inner Core
presents the priority
development and
investment focus for the City.

Metro South East Integration Zone

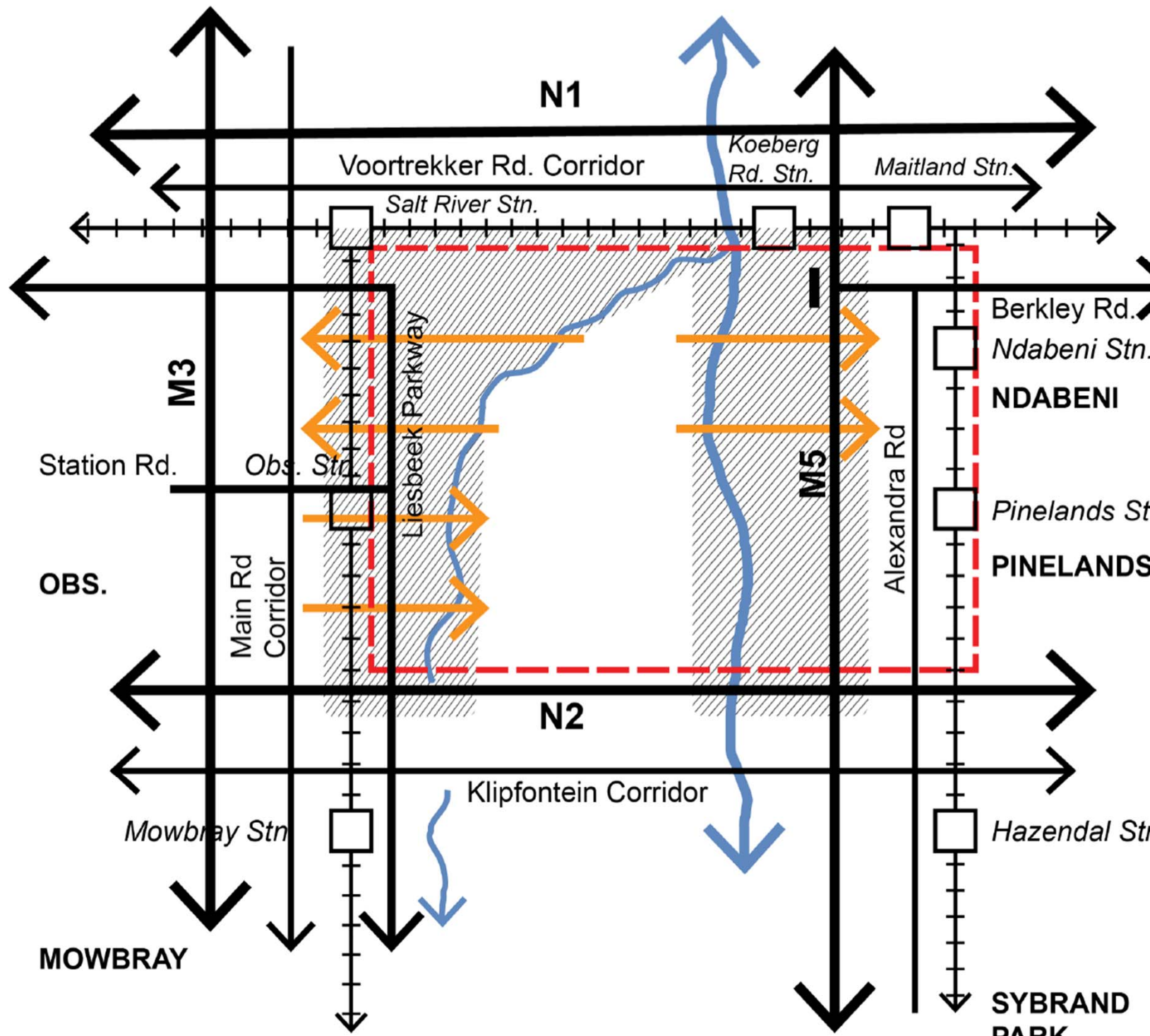


lack of spatial
definition.

barriers to
movement NMT
and vehicular

isolation
spatially

highly
transformed
environment:
canals,
water course



Centrality within City system- Strategic location

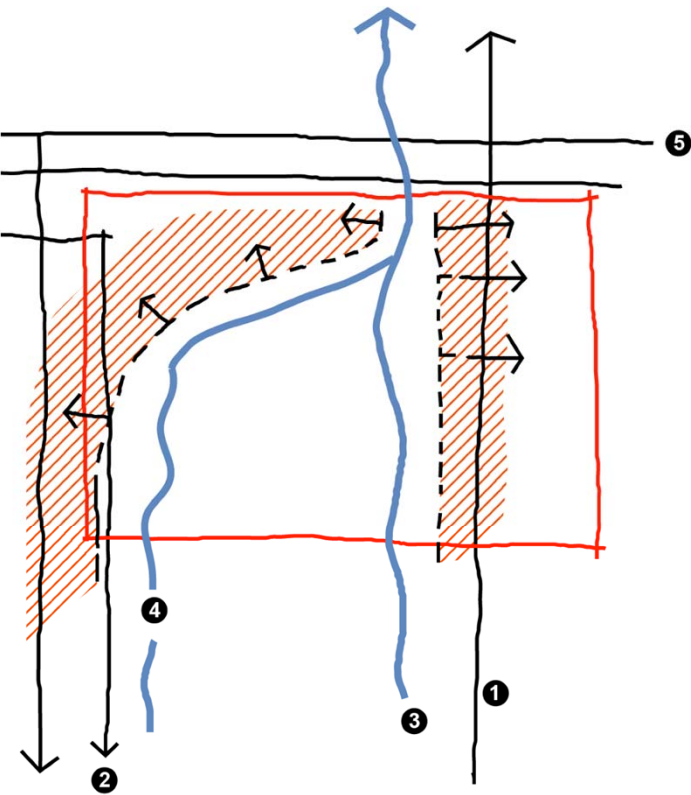
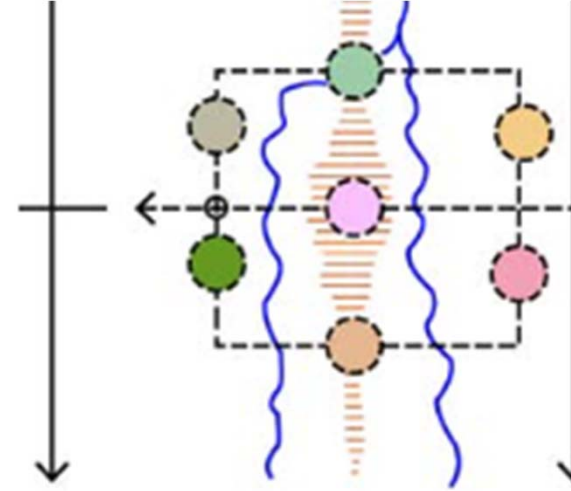
Urban Inner Core- priority development

Mainly state owned land – address spatial inequality

Opportunity to enhance and protect river corridor

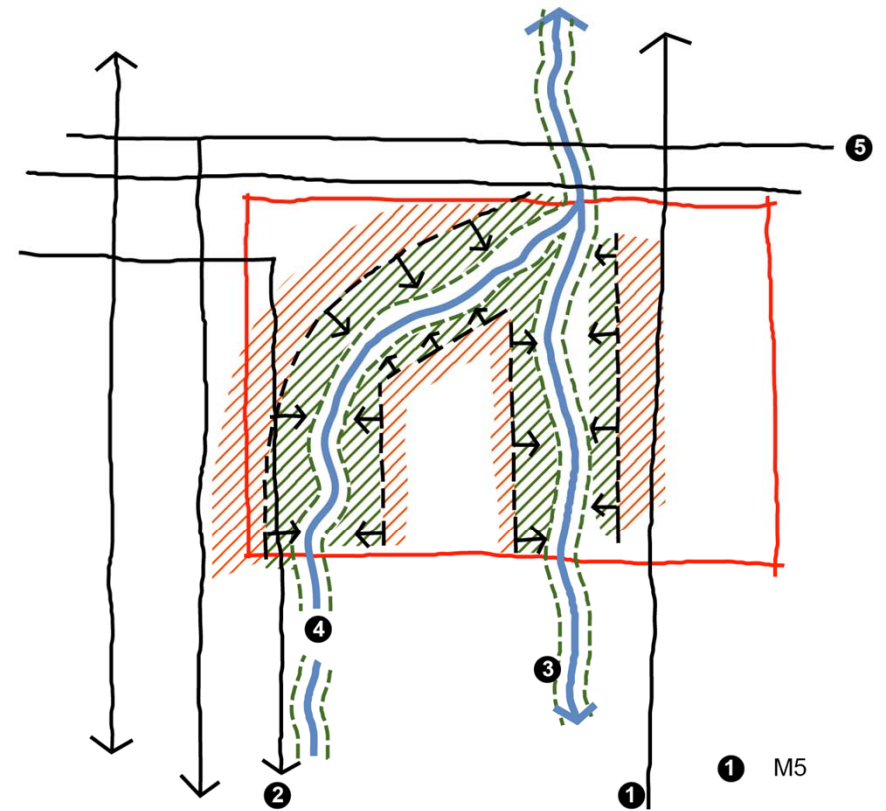
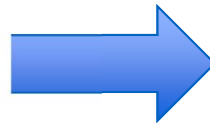
Fix gaps in road network

Spatial concept : Enhance/protect biophysical/heritage resilience



Existing Focus away creating a backyard river corridor area.

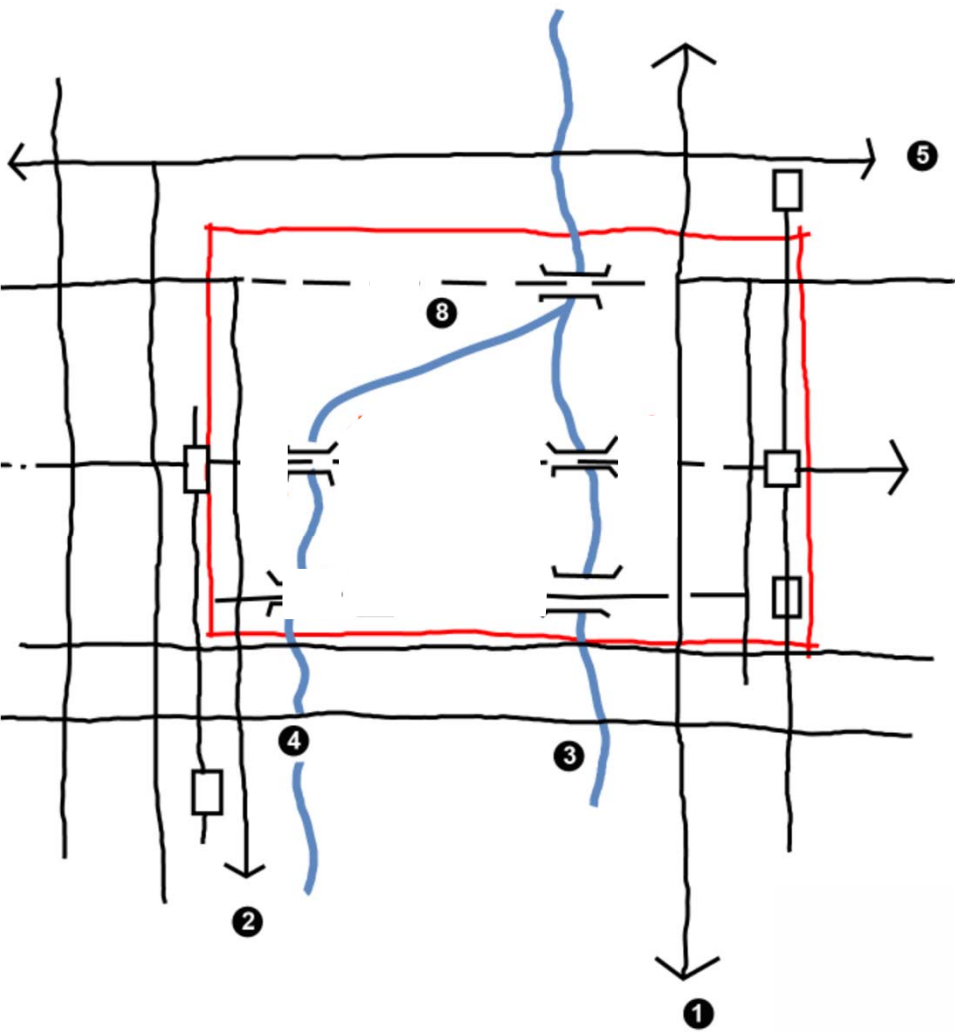
- ❶ M5
- ❷ Liesbeek Parkway
- ❸ Black River
- ❹ Liesbeek canal
- ❺ Voortrekker Rd.



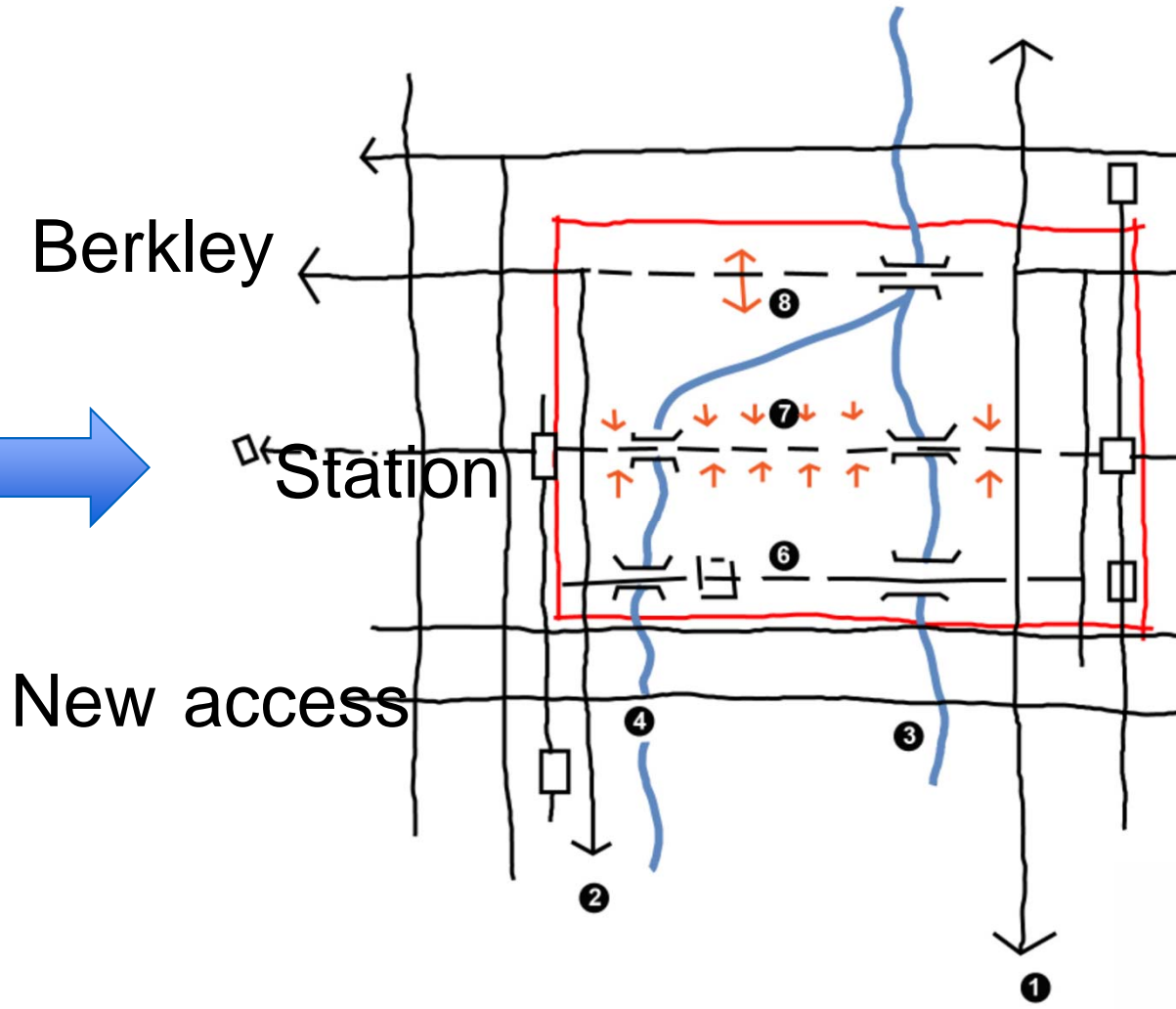
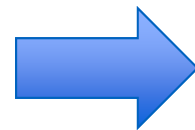
Re-focus to enhance river corridor area.

- ❶ M5
- ❷ Liesbeek Parkway
- ❸ Black River
- ❹ Liesbeek canal
- ❺ Voortrekker Rd.

Facing away



Isolated area with weak east west linkages



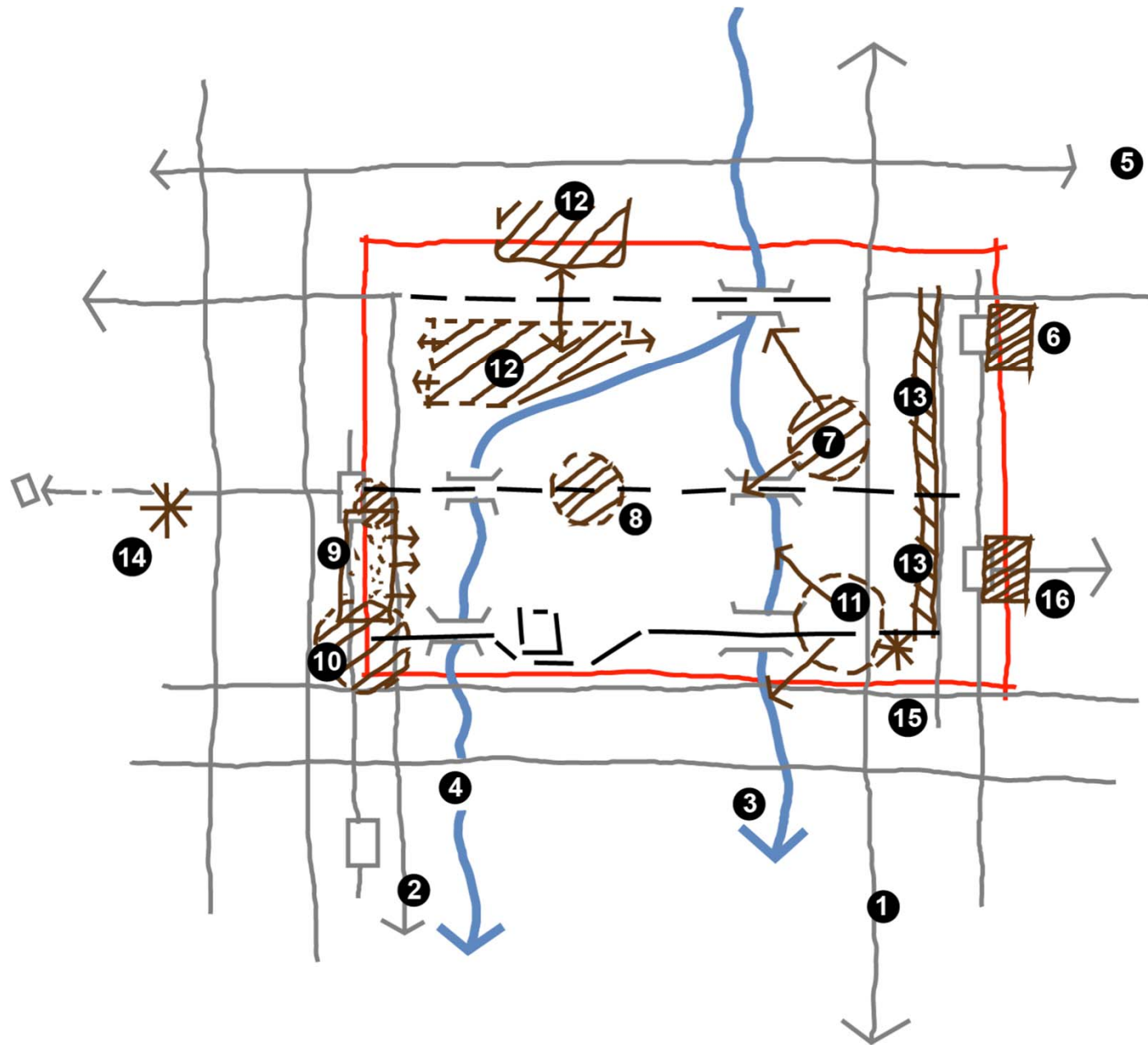
Berkley

Station

New access

Connect through new transport/movement routes - integrate to

Activate areas
through intensive
mixed use
development in
key areas.



Identifying Environmental Nodes



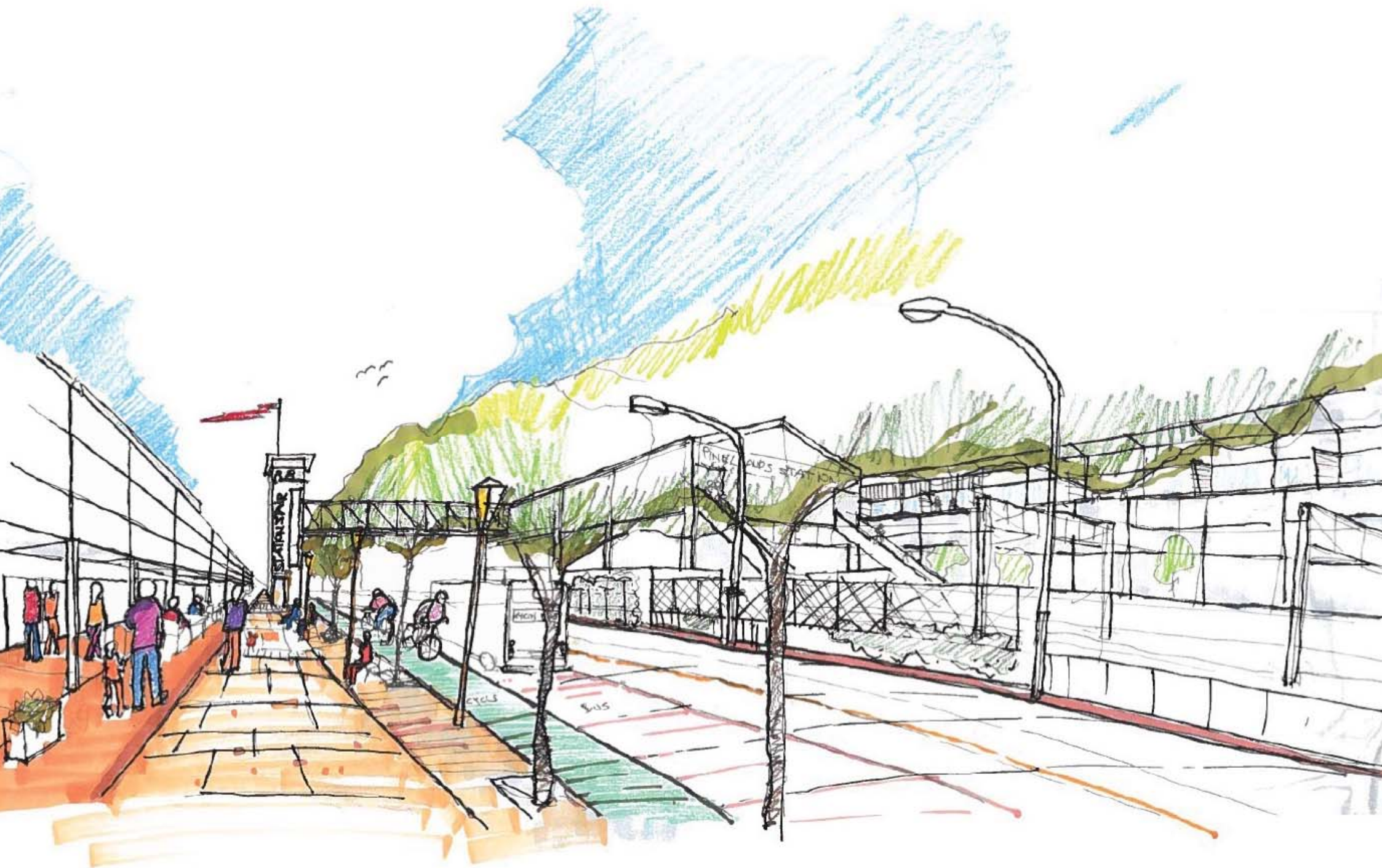
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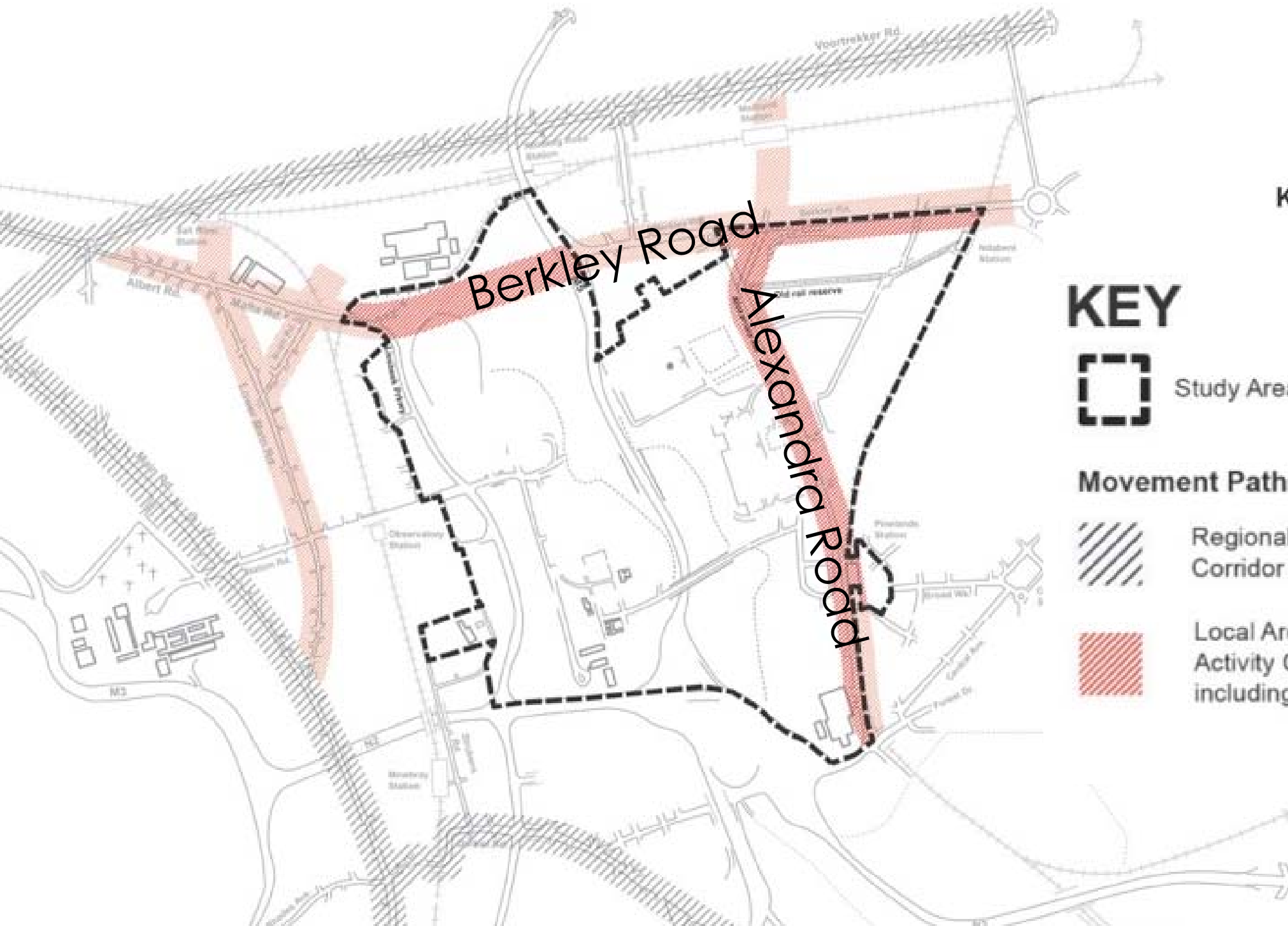
 Study Area

Nodes

 Higher to lower Nodes

1. Berkley Road extension/Tram mixed use
2. Alexandra/Ber around station
3. Biovac
4. Pinelands Station/Oude M
5. Ndabeni Station





KEY

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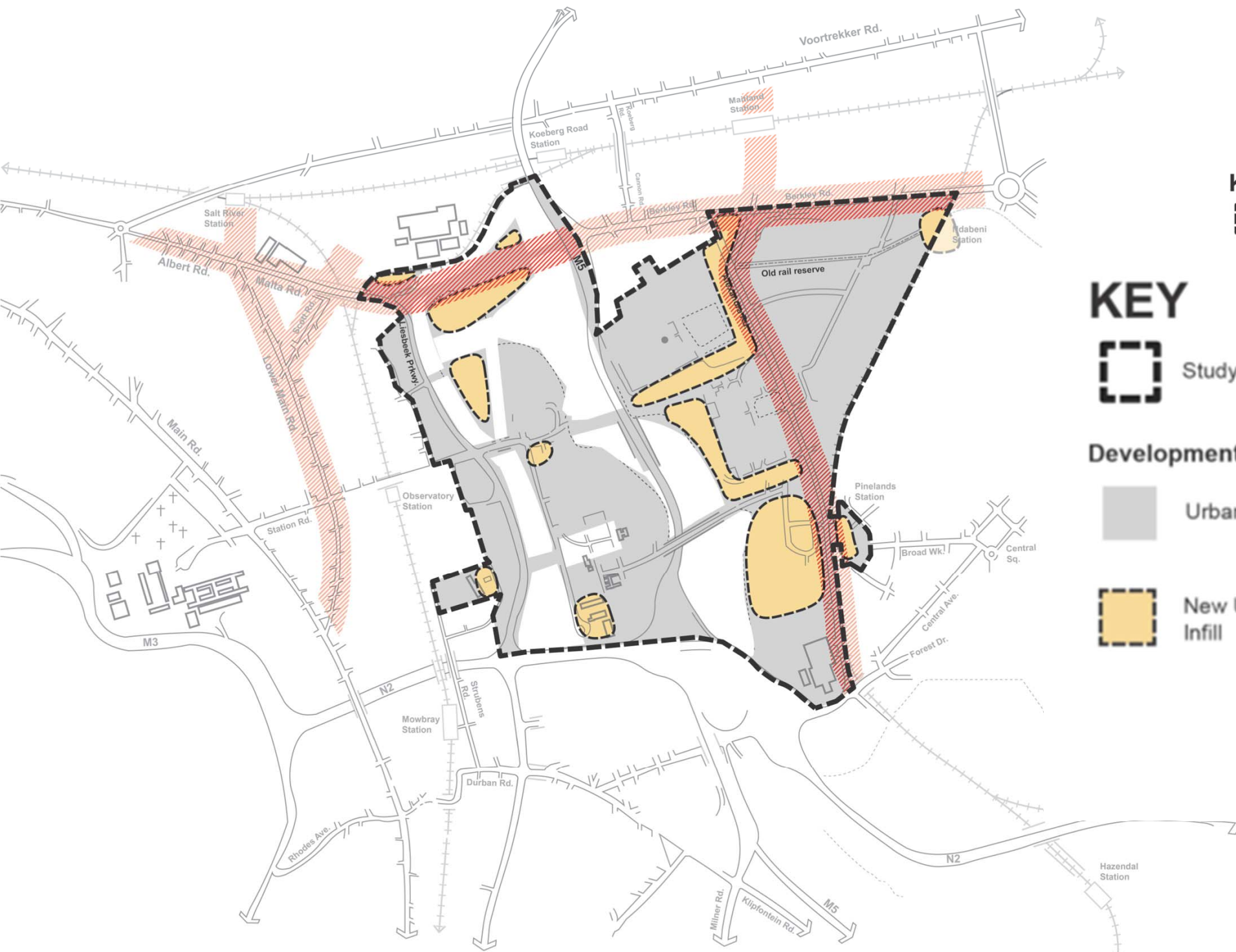
 Study Area

Movement Paths

 Regional Activity Corridor

 Local Area Activity Corridor including mixed use





KEY

 Study Area

KEY

 Study Area

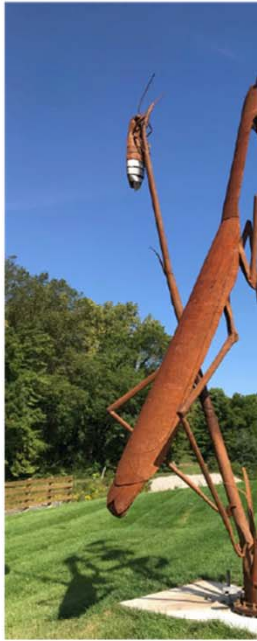
Development

 Urban Development

 New Urban Infill

0 150 Meters
1:5,000 @ A3







KEY

 Study Area

Public Facilities

 Regional Sports Facility Relating to Liesbeek Corridor

 Major Regional Major Facility

 Major Regional Scientific Facility

Public Spaces

 Public Space

Containment

 Industrial

 Institutional

Natural Systems

 Eco Corridor

Protection



KEY

 Study Area

Strategic Land

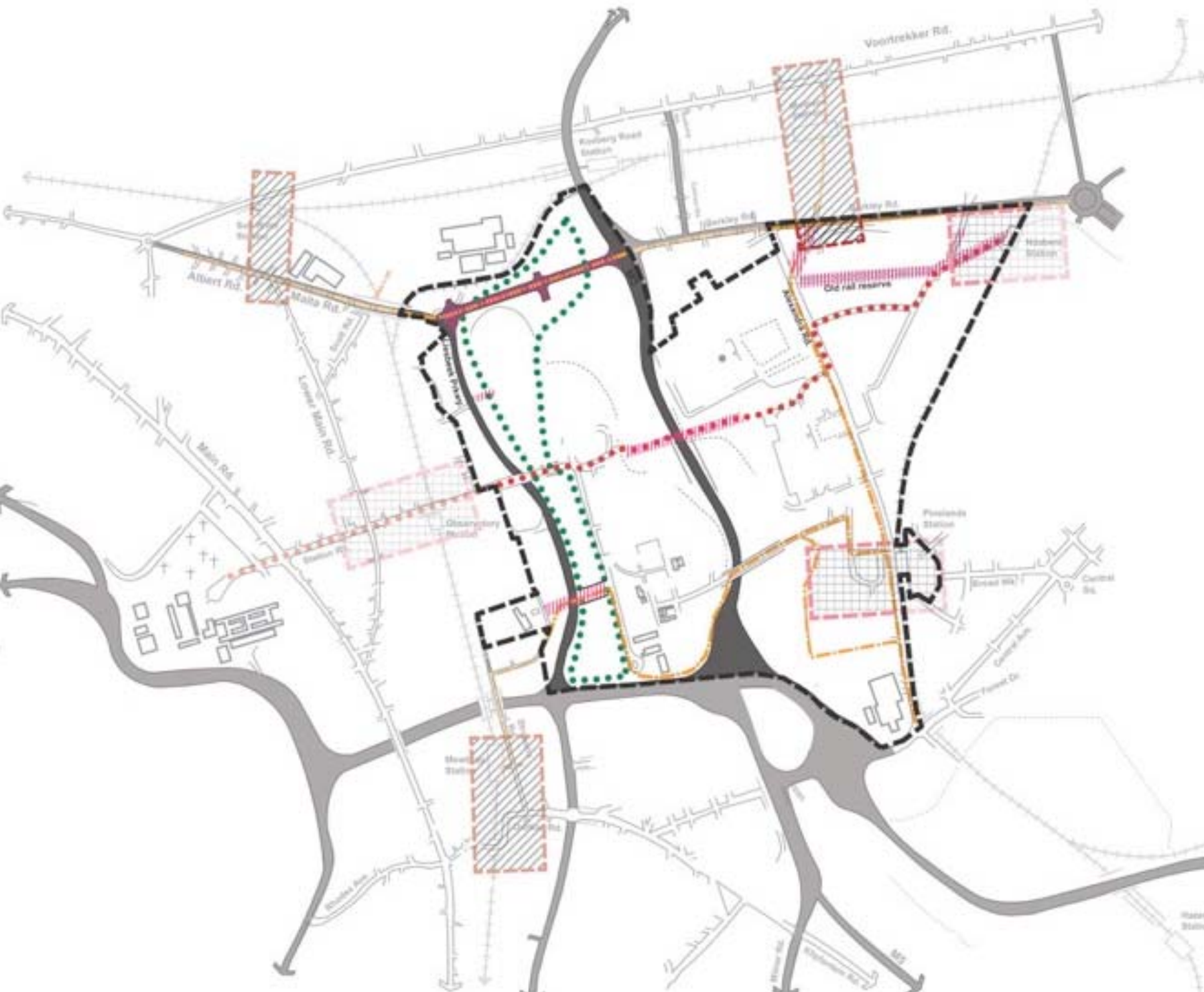
 New Urban Infill

 Industrial

 Local Area Activity Corridor including mixed

 Regional Sports Corridor Relating to Lies

Corridor



KEY

 Study Area

Movement Paths

 Mobility Route

 New Mobility Connection

 East-West Link
Pedestrian Path
Boulevard

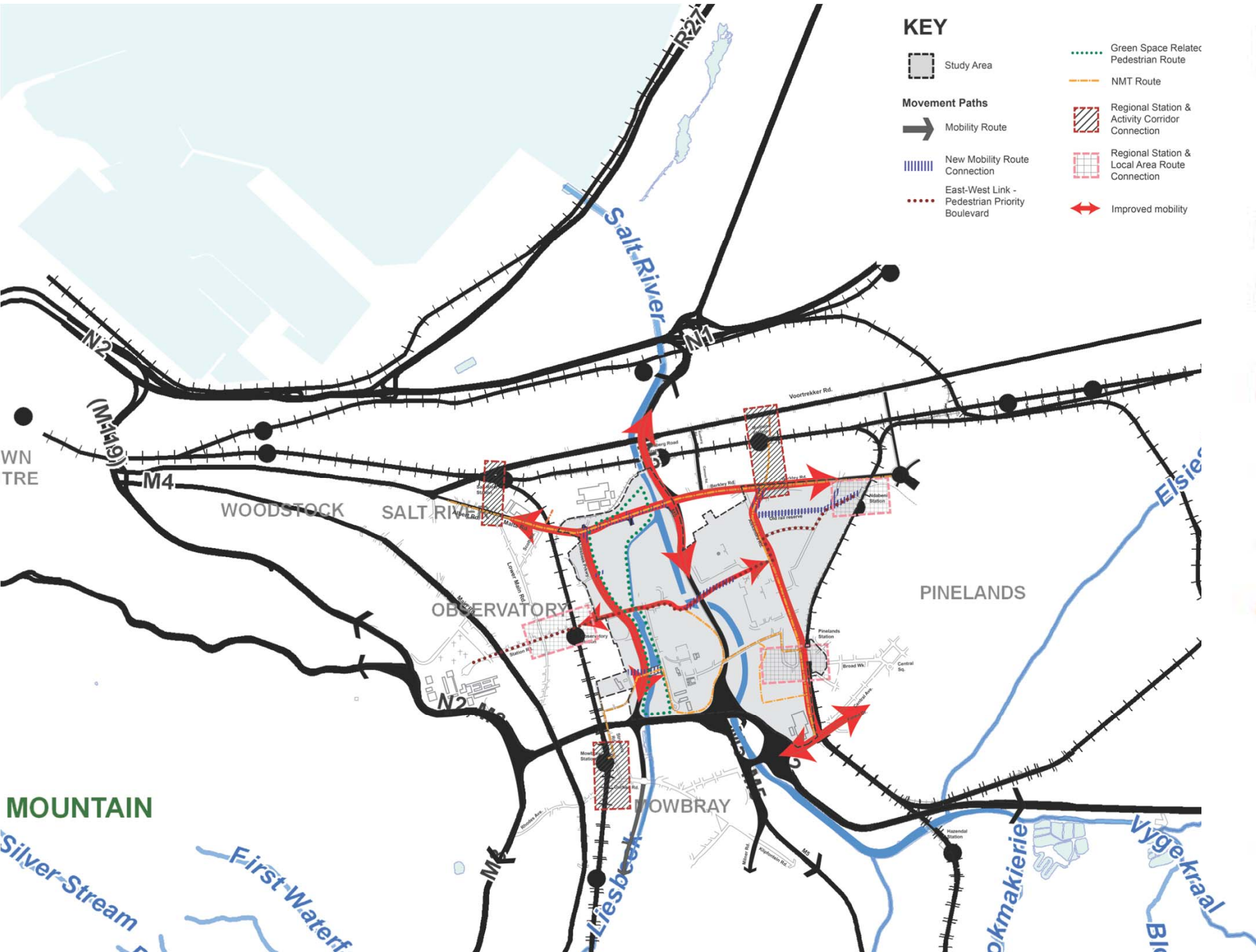
 Green Space
Pedestrian Route

 NMT Route

 Regional Station
Activity Corridor
Connection

 Regional Station
Local Area
Connection

proposals



KEY

- Study Area
- Green Space Related Pedestrian Route
- NMT Route
- Regional Station & Activity Corridor Connection
- Regional Station & Local Area Route Connection
- Mobility Route
- New Mobility Route Connection
- Improved mobility
- East-West Link - Pedestrian Priority Boulevard

KEY
























- Study Area

Movement Paths

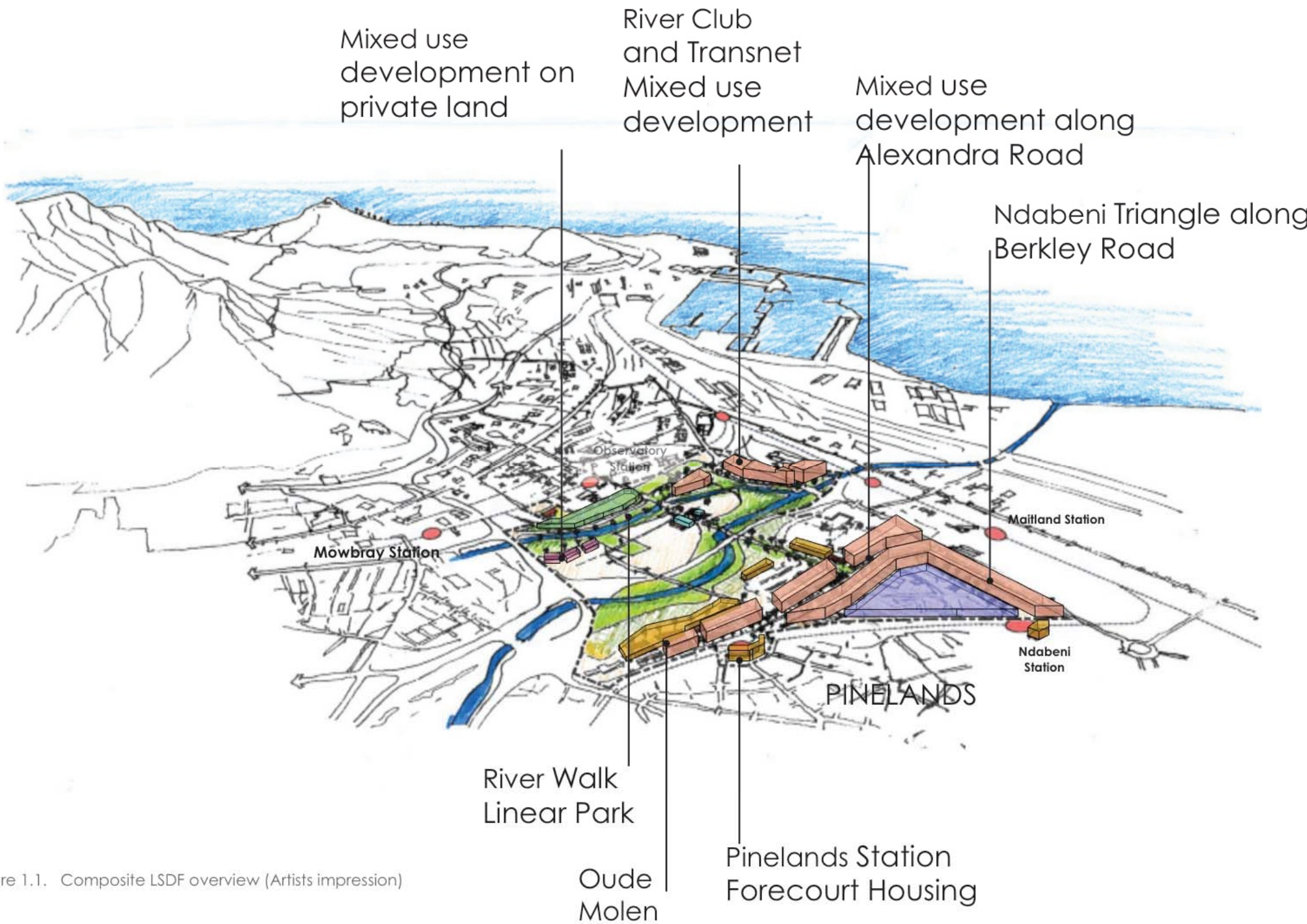
- Mobility Route
- New Mobility Connection
- East-West Link - Pedestrian Priority Boulevard
- Green Space Related Pedestrian Route
- NMT Route
- Regional Station & Activity Corridor Connection
- Regional Station & Local Area Route Connection



KEY

-  Study Area
- Natural Systems**
 -  Eco Corridor & River
 -  Public Open Space
- Movement Paths**
 -  Mobility Route
 -  New Mobility Route Connection
 -  East-West Link - Pedestrian Priority Boulevard
 -  Green Space Related Pedestrian Route
 -  NMT Route
 -  Regional Station & Activity Corridor Connection
 -  Regional Station & Local Area Route Connection
- Nodes**
 -  Higher order to lower order Nodes
 -  Lower order Nodes
- Public Facilities**
 -  Regional Station & Activity Corridor
 -  Major Regional Facility
 -  Major Regional Scientific Facility
- Public Spaces**
 -  Public Space
- Development**
 -  New Urban Infill
 -  Urban Development
 -  Mixed use Intensification
 -  General Intensification
- Protection**
 -  Regional Corridor
 -  Local Area Activity Corridor including
 -  Protected Buildings

 Meters



Mixed use development on private land

River Club and Transnet Mixed use development

Mixed use development along Alexandra Road

Ndabeni Triangle along Berkley Road

Mowbray Station

Observatory Station

Maitland Station

Ndabeni Station

PINELANDS

River Walk Linear Park

Oude Molen

Pinelands Station Forecourt Housing

Figure 1.1. Composite LSDF overview (Artists impression)



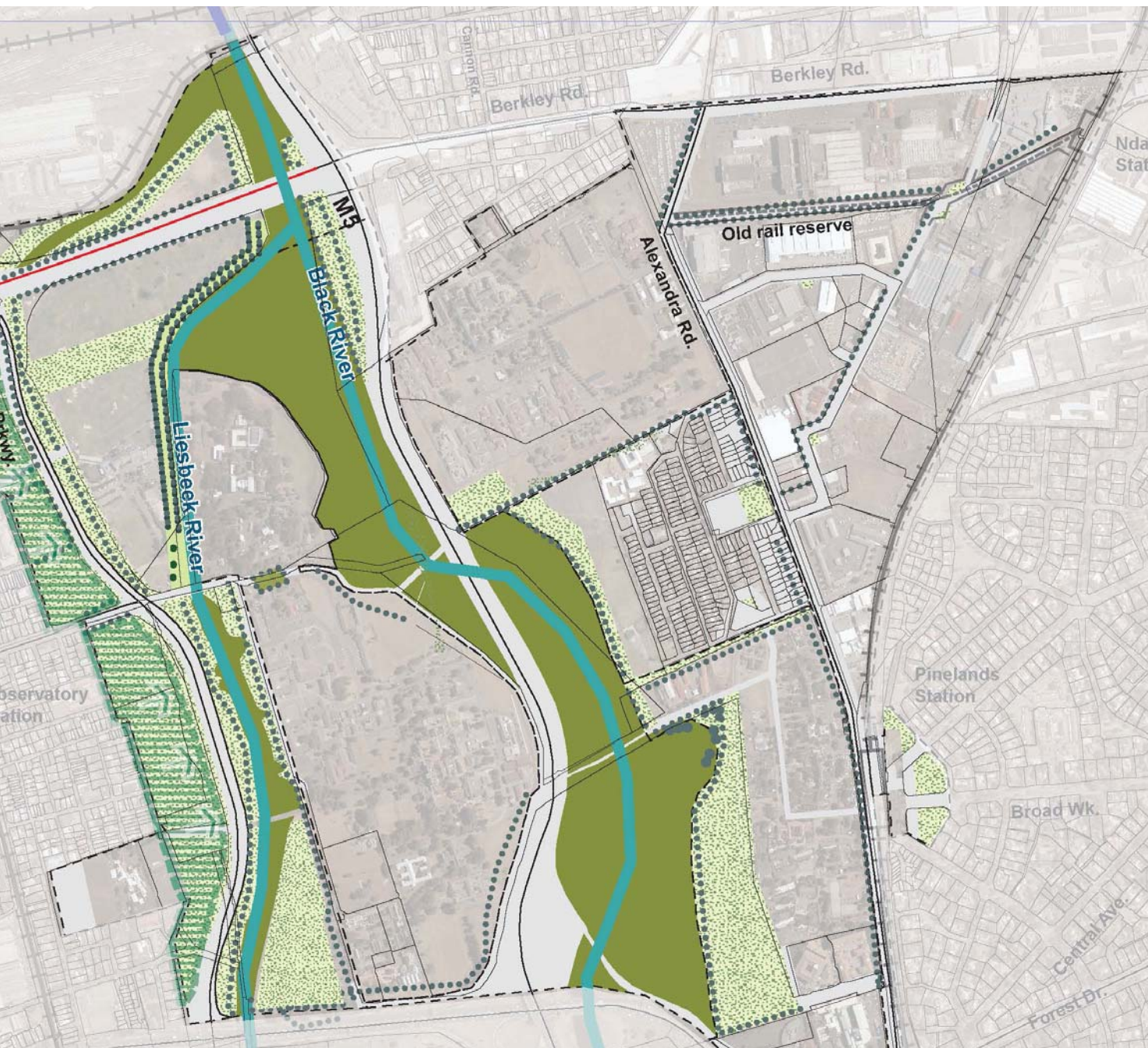
Passive and Active Recreation

The river corridors are quite natural. The edge treatment requires a high level of public access and interaction.

Three levels of interaction are shown in connection with the river corridors:
Active walking corridor/paths that is publicly accessible and includes formal walking paths/cycle routes.
Passive recreational spaces: parks, open areas for spiritual activities and

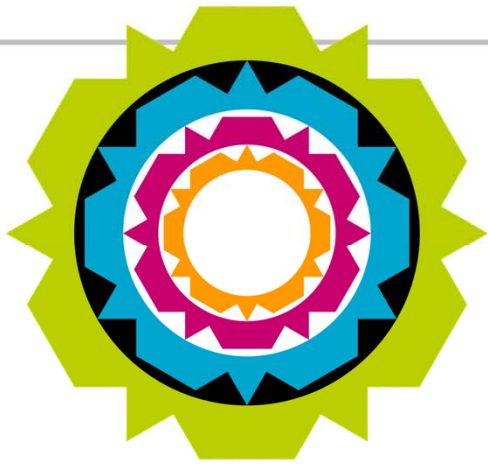


- CRITICAL BIODIVERSITY 1 WETLAND
- PROTECTED IN PERPETUITY
- OTHER ECOLOGICAL SUPPORT AREA
- CRITICAL BIODIVERSITY 1
- OTHER NATURAL VEGETATION
- Active/Formal activity



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

Precinct	Total Area	Biodiversity	Op sp
Precinct A: The Liesbëek River Corridor	50,6 (43,7 ha)	9,5 ha	1
River Club and Transnet Triangle(sub- area)	(6,9ha)		
Precinct B: Valkenberg Estate , SAAO, SKA	40,6		0
Precinct C Sports-field	22,9		1
Precinct D: Oude Molen and Pinelands Station	30,1		9
Precinct E: Maitland Garden Village	17,9	0	2
Precinct F Alexandra Institute	29,2	0	0
Precinct G: Ndabeni Triangle.	56,9	0	0
Precinct H: Black River Corridor	48,5	35	1
Total	299,9	44,5ha	4



**CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD**



**Western Cape
Government**

Transport and Public

Thank You