Overview of The River Club Development Initiative

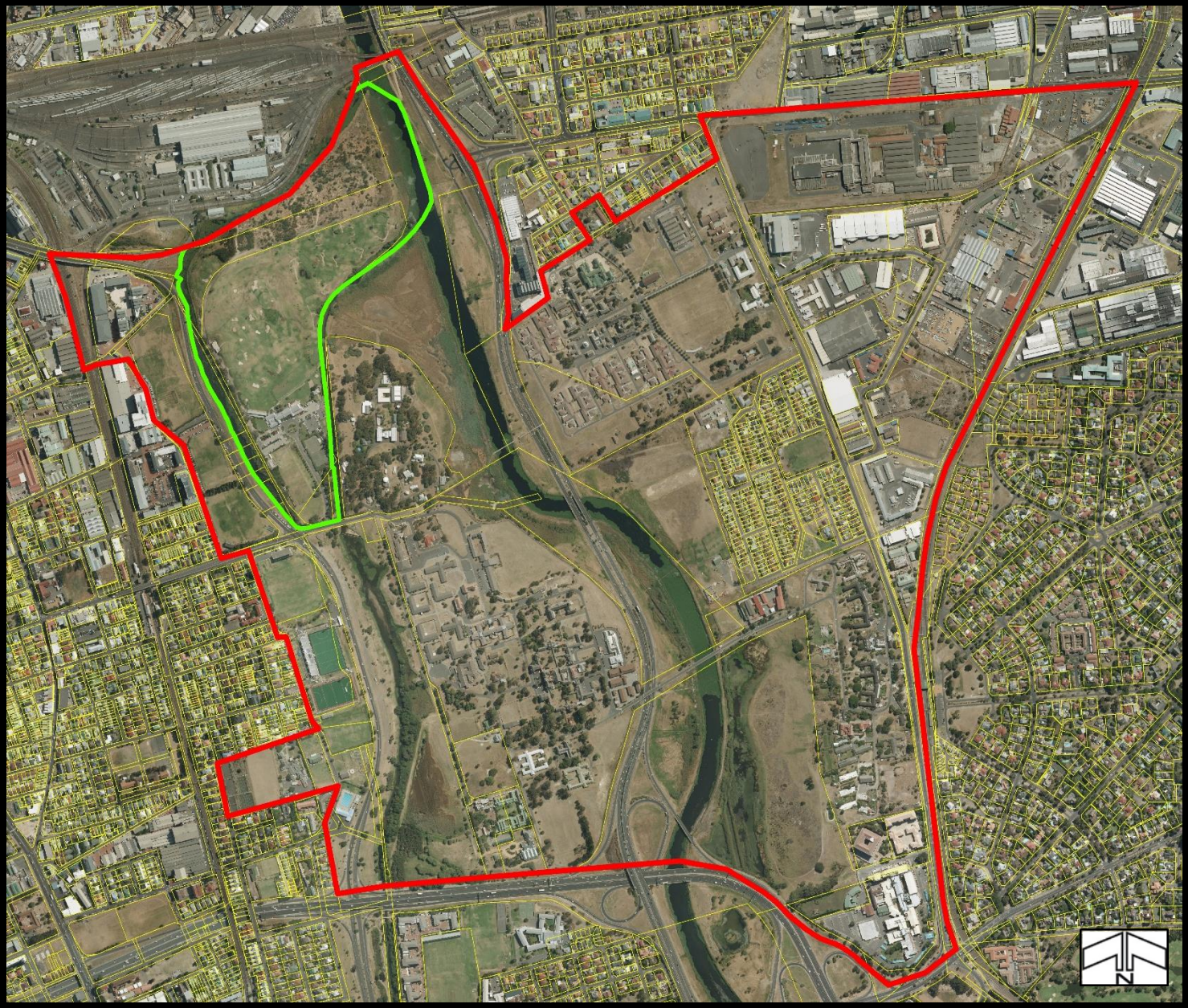
Presentation to TRUP Stakeholders

21 April 2016

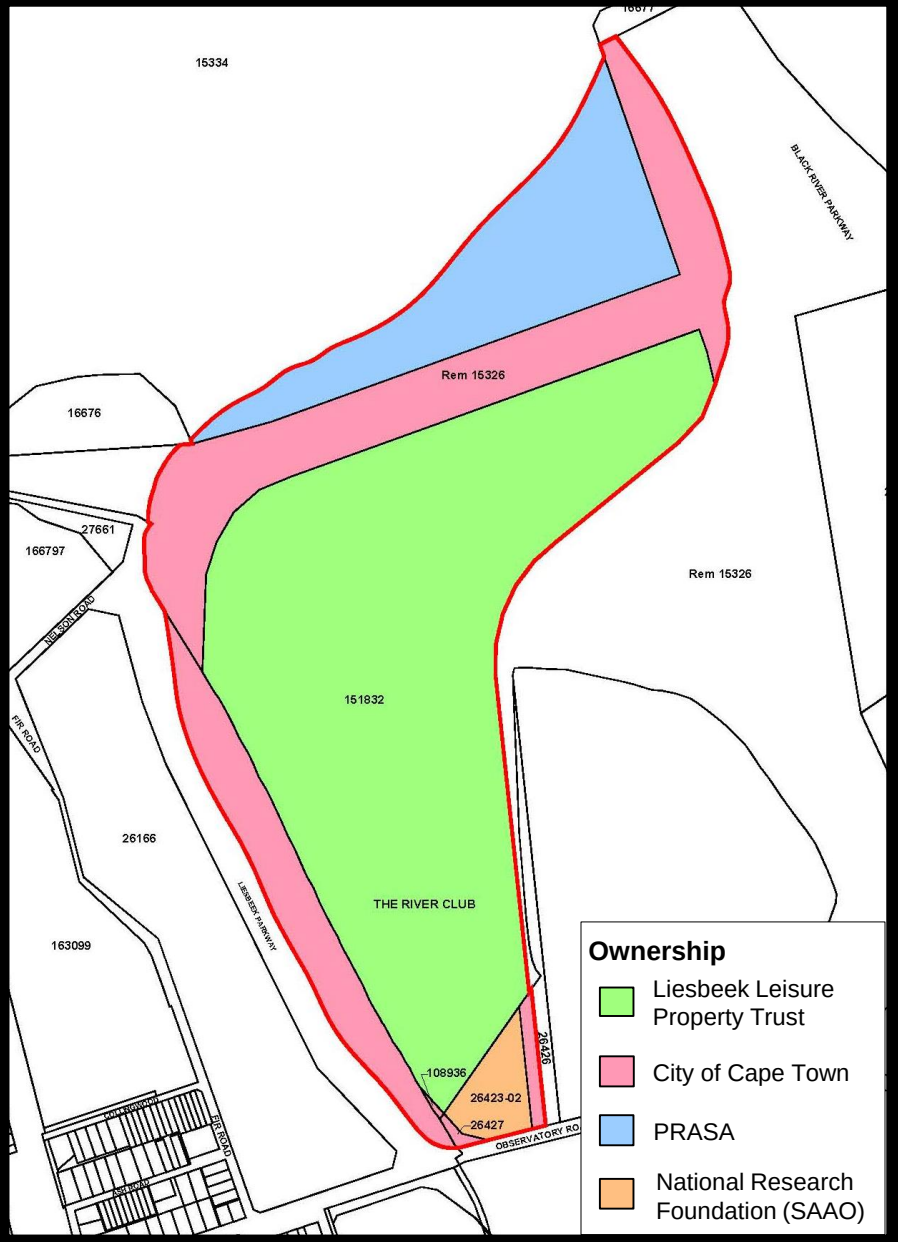
The River Club

- Established conference centre and golfing hub
- Core property: Erf 151832, various connected land units make up the site
- Purchased by Liesbeek Leisure Property Trust from Propnet in 2015
- Re-energise the River Club as a destination
- Development partner: Zenprop

Site Context within TRUP



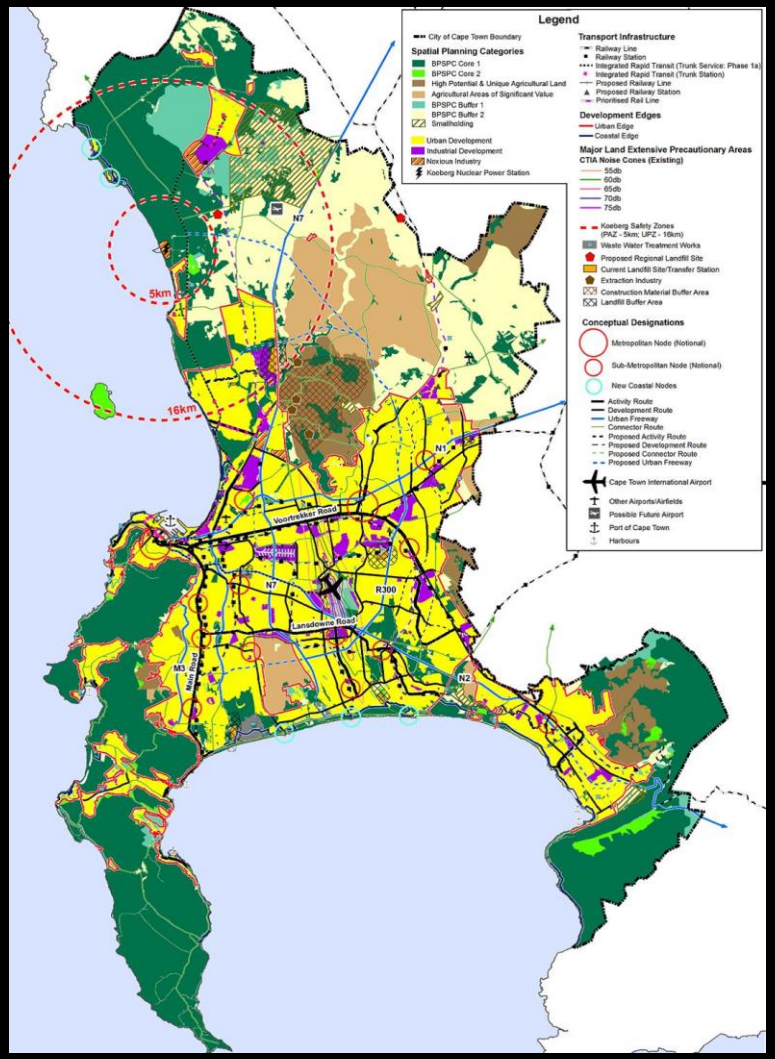
Cadastral / Ownership



Zoning

OS2
TR2
CO1
OS3
ROAD
VIESBEEK WAY
FIR STREET
OBSERVATORY ROAD
GR2

Cape Town Spatial Development Framework



- Designated as “Urban Development”
- Adjacent to Spatial Planning Category “Core 1: Statutory Conservation Area” and “Core 2: Ecological Corridor”

Table Bay District Plan

- Designated as “Open Space”
- Berkley Road extension
- Flood lines

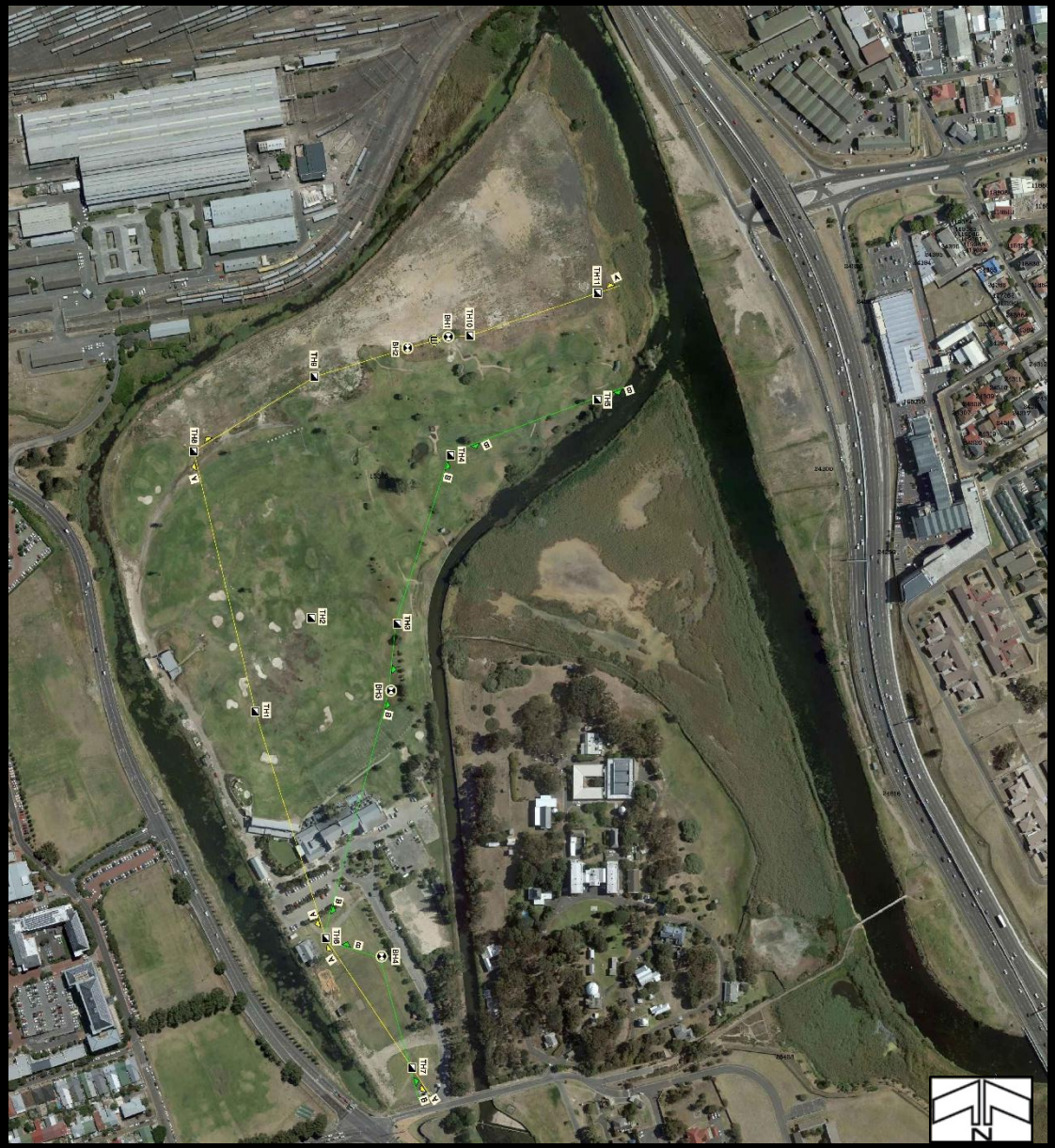
Environmental & Specialist Studies

- Environmental Assessment Practitioner: SRK Consulting
- Geotechnical: Kantey & Templer
- Surface Water Hydrology: Garfield Krige, AED Consulting
- Freshwater Ecology: Liz Day
- Heritage: Bridget O’Donoghue, Nicholas Baumann
- Visual: SRK Consulting
- Traffic: Kantey & Templer
- Civil Engineering: Aurecon
- Socio-Economic Assessment: SRK Consulting
- Economic Analysis: Rode & Associates

Project Development Team

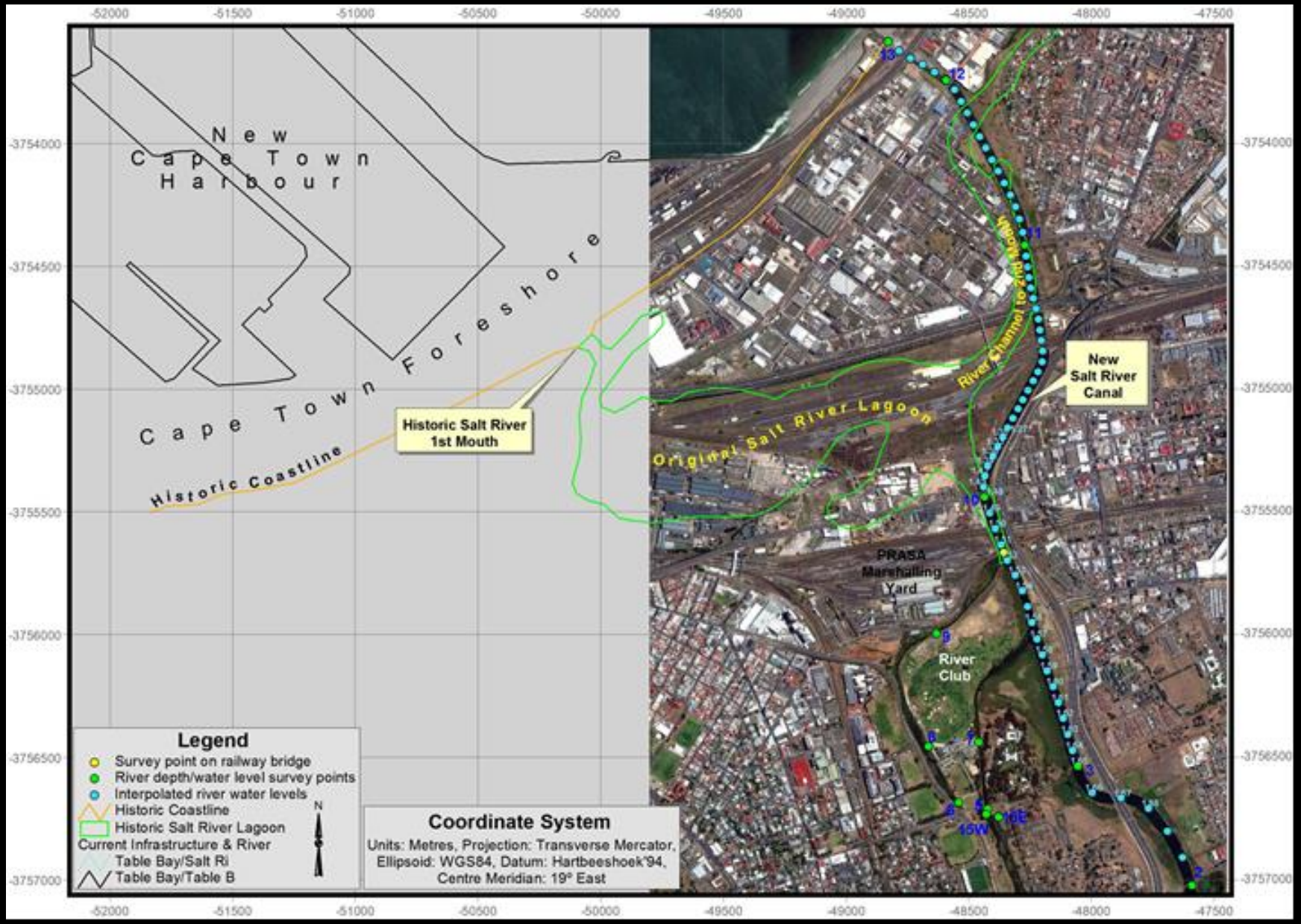
- Project Manager: Capex
- Architect: Vivid Architects
- Urban Design: Urban Concepts
- Town Planner: Planning Partners
- Landscape Architect: Planning Partners
- Transport Engineer: Kantey & Templer
- Civil Engineer: Aurecon
- Electrical Engineer: Selkirk & Selkirk
- Quantity Surveyor: MLC
- Land Surveyor: Biff Lewis

Geotechnical



- Extensive historical infilling and dumping
- Ash, gravel concrete, boulders, plastic, bottles, organic matter, rusted steel objects, tyres, sections of brick walling etc

Surface Water Hydrology



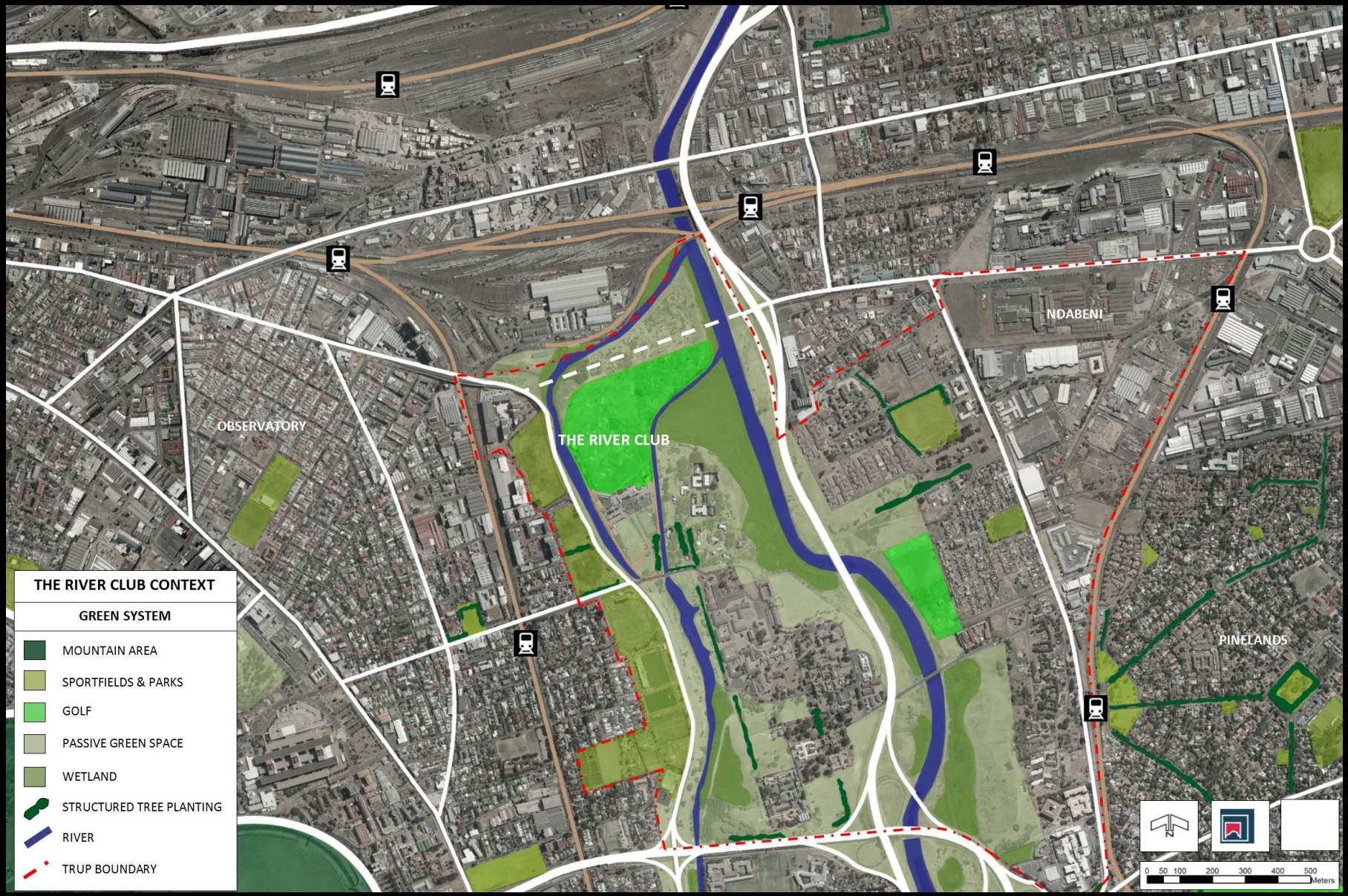
Surface Water Hydrology

Surface Water Hydrology

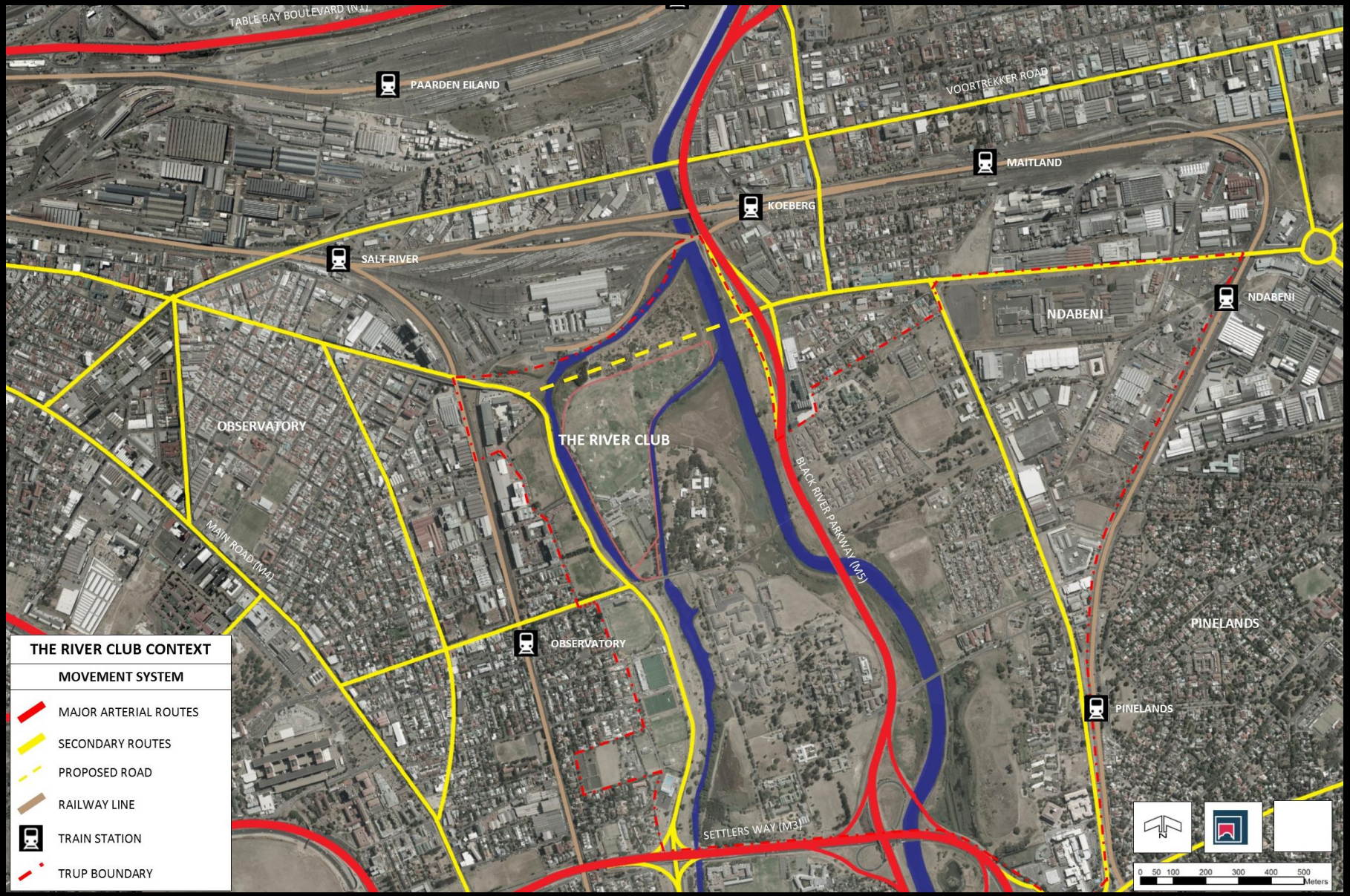
Preliminary Findings:

- Railway bridge limits floodwater flow and has a “dam wall” affect on the water
- Raising of the River Club site to above the current 1:100 year floodline will not increase natural flood levels above those experienced at the railway bridge
- Raising of the River Club site to above the 1:100 year floodline will not increase flood levels in surrounding areas
- However flood levels in areas surrounding the site would be reached at a slightly quicker rate
- The PRASA flood “escape route” is a necessary flood mitigation requirement.

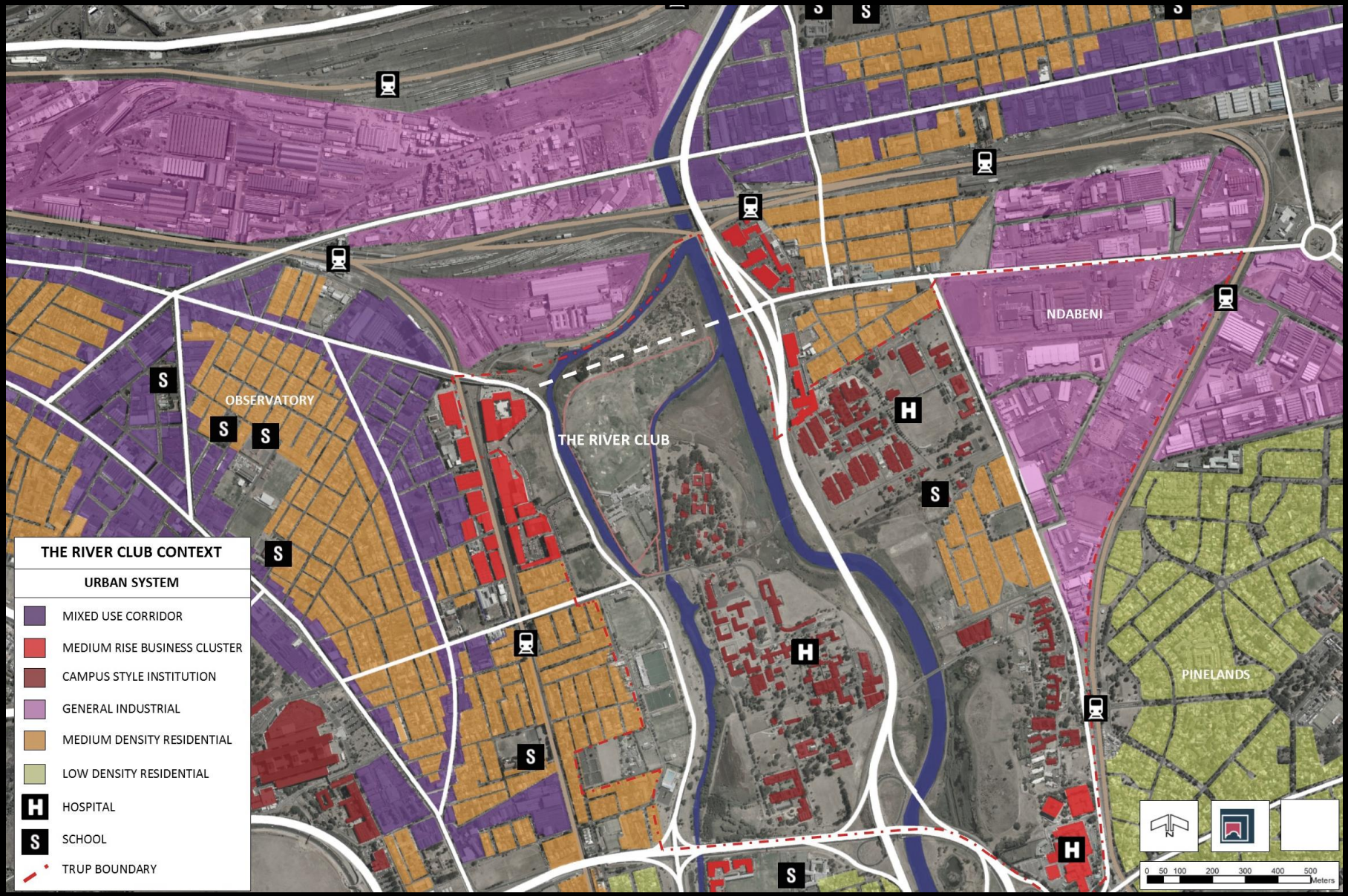
Contextual Analysis: Green System



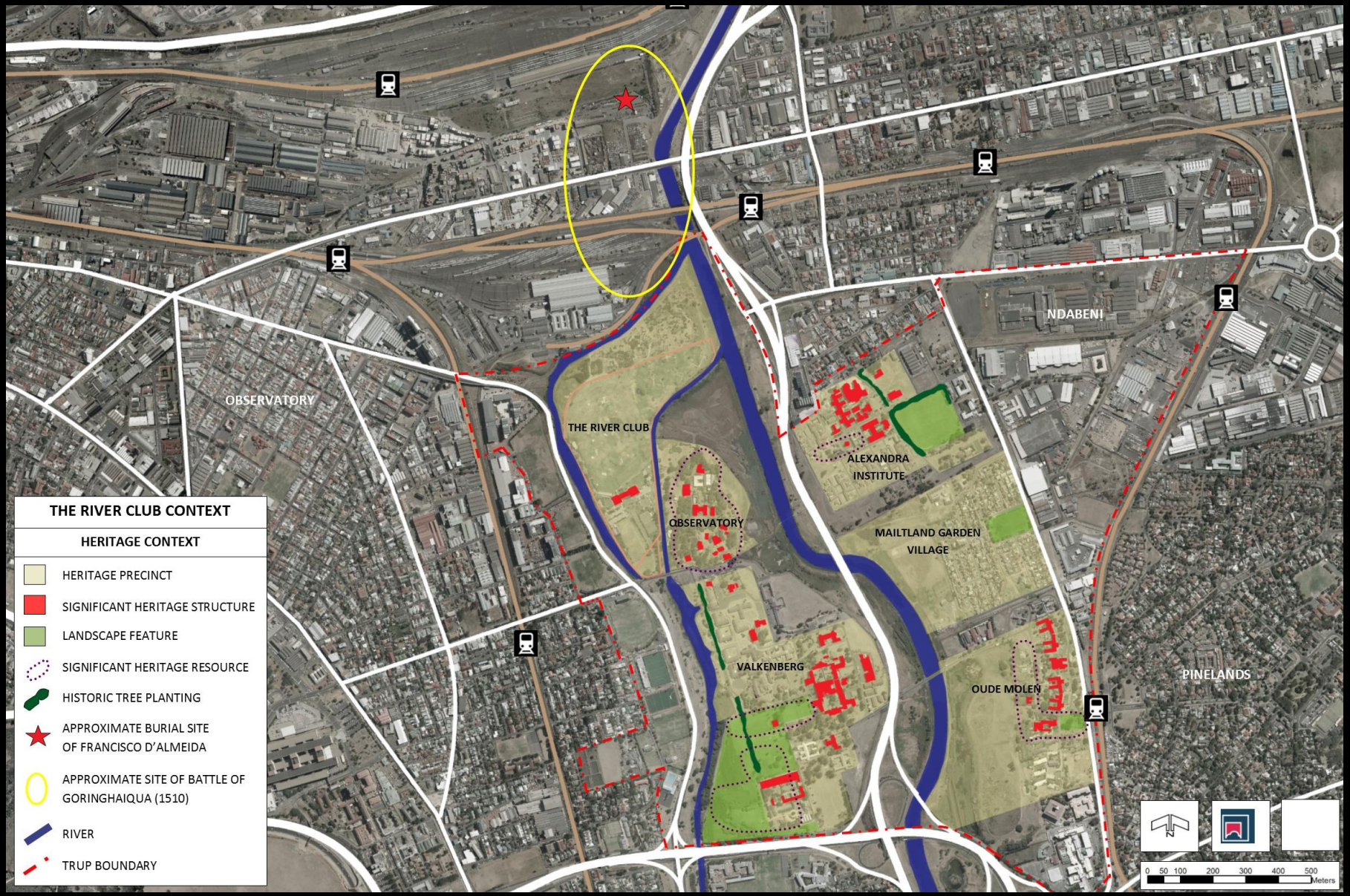
Contextual Analysis: Movement



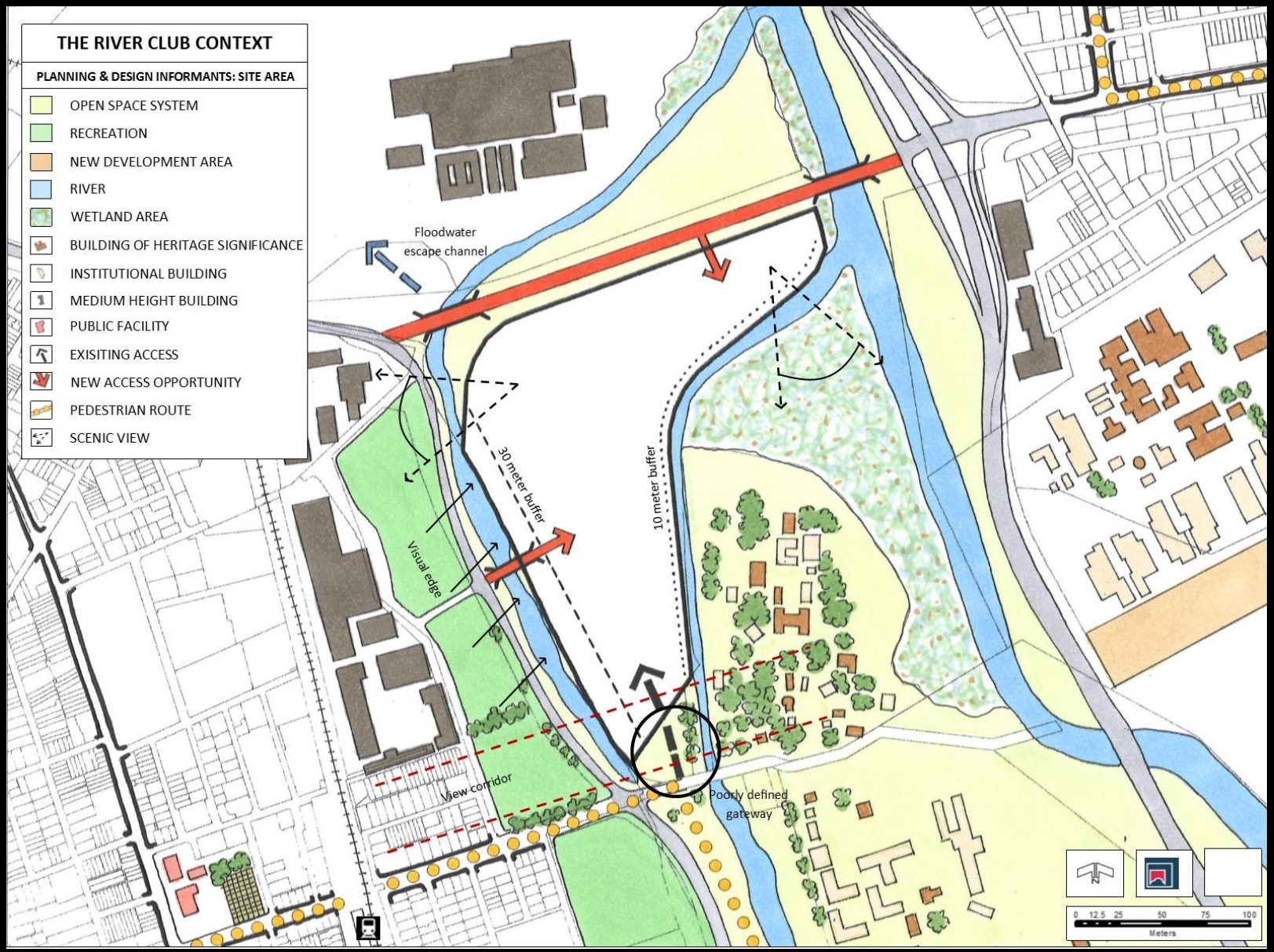
Contextual Analysis: Urban



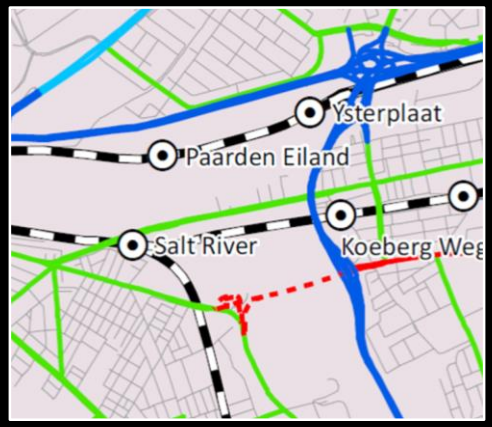
Contextual Analysis: Heritage



Site Design Informants



Paradigm Shift



Berkley Road Extension will be constructed and will change the context & accessibility of the site

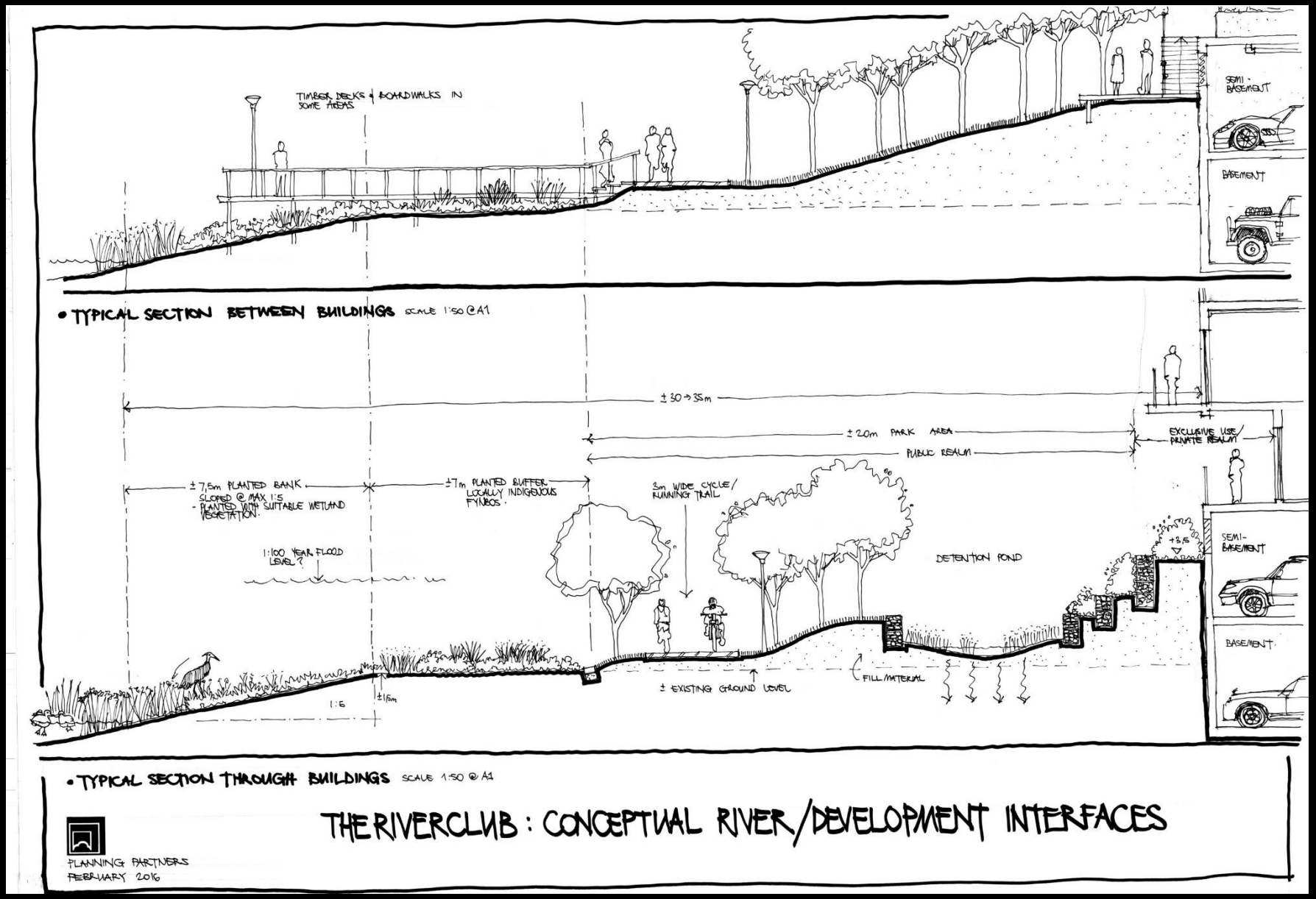
Detailed Hydrological studies show that raising the level of the site will not adversely affect flood levels

Geotechnical studies show the severely degraded nature of the site

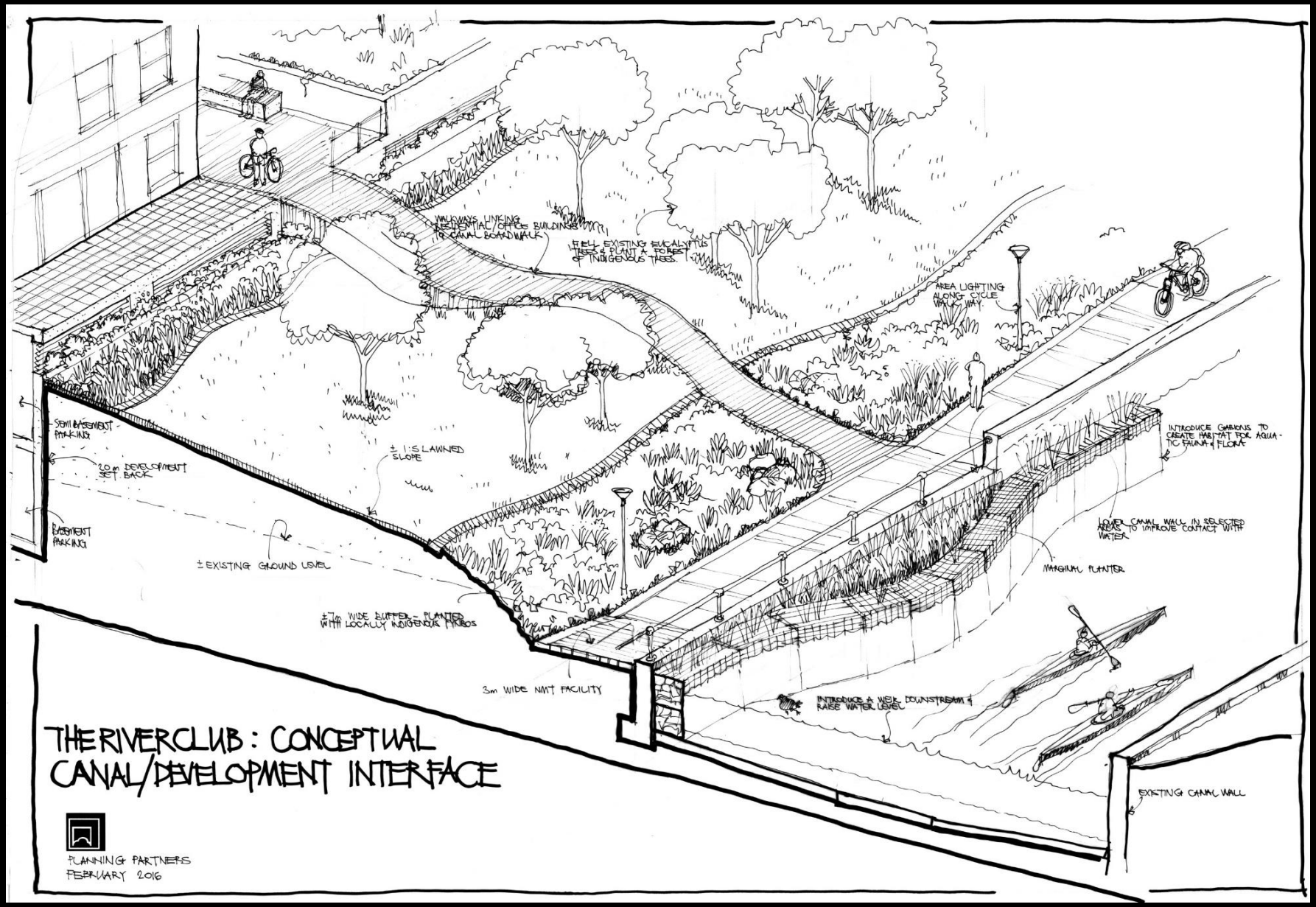
Preliminary Thinking for Development

- Mixed use (office, retail, residential)
- Public accessible spaces (green and hard)
- Rehabilitation of the river systems
- Recreation and leisure facilities
- Pedestrian friendly
- Bulk ± 130 000 m²
- Support for TRUP
  - Linkages
  - Critical mass
  - Destination

Rehabilitation of River Edges



Rehabilitation of Canal Edge



Statutory Process: Environmental

- Environmental Assessment in terms of the National Environmental Management Act (NEMA)
- Heritage Assessment in terms of NHRA forms part of the Environmental process
- Independent process
- Scoping Phase:
  - 1st Scoping Report: Early May
  - 2nd Scoping Report & Public Open House: Early July
  - Submit Scoping to DEA&DP: August
- Environmental Impact Assessment Phase:
  - 2 further rounds of public engagement

Statutory Process: Town Planning

- Application for town planning rights in terms of the Cape Town Municipal Planning By-Law

- Application will include *inter alia*:
  - Amendment of District SDF
  - Rezoning (Subdivisional Area)
  - Raising of the Level of the Ground
  - Development Framework
  - Precinct Plans
  - Subdivision
  - Departures
  - Site Development Plans

Thank You