



REPORT TO SUBCOUNCILS 15 AND 16

1523694

1. ITEM NUMBER 16 SUB 10/11/19

2. SUBJECT

TWO RIVERS LOCAL SPATIAL DEVELOPMENT FRAMEWORK:
PROGRESS REPORT

ONDERWERP

TWO RIVERS-RAAMWERK VIR PLAASLIKE RUIMTELIKE
ONTWIKKELING: VORDERINGSVERSLAG

ISIHLOKO

ISAKHEKO SOPHUHLISO SAMABALA SENDAWO ESINGEMILAMBO
EMIBINI: INGXELO ENGENKQUBELA

L1966

3. PURPOSE

This report invites subcouncil to note the Two Rivers Local Spatial Development Framework (LSDF) that will be available for public comment from 17 October 2019 to 17 December 2019.

4. FOR DECISION BY

In terms of the system of delegations, dated 22 August 2019 – v4, Part 24, sections 1 and 3:

"(1) To comment on by-laws and policies of Council within the timeframes advertised and submit comments and objections to the Executive Mayor together with the Mayoral Committee for submission to Council."

"(3) To ensure public participation in the development of policy, legislation, the IDP and budget, in consultation with the Public Participation Unit."

5. EXECUTIVE SUMMARY

Making progress possible. Together.

11/11

In November 2016 MAYCO approved the initiation of the preparation of the Two Rivers Local Spatial Development Framework (Local SDF) as outline on Annexure 1.

This draft Two LSDF was prepared and is now available for public comment. The 60 day public comment will be from 17 October 2019 to 17 December 2019.

Parallel to the Local SDF process is the application, in terms of Section 38(8) of the National Heritage Resources Act for a Phase 1 Heritage Impact Assessment.

The draft Two Rivers LSDF that will be being advertised will also be available at the Subcouncil 15 and 16 offices, the libraries in Ndabeni, Pinelands and Observatory, the District Spatial Planning and Mechanisms office as well as on the following website: www.capetown.gov.za/haveyoursay.

At the conclusion of the public comment period the draft Two Rivers LSDF may be revised and will then be submitted to Subcouncil for formal comment en-route for its approval at full Council.

The advert, inviting public comment, is included as Annexure 1.

6. RECOMMENDATIONS

"Delegated: for decision by the Subcouncil:

It is recommended that Subcouncil:

- a) Note the availability of the draft Two Rivers Local Spatial Development Framework (LSDF) report for comment.

AANBEVELING

"Gedelegeer: vir besluitneming deur die subraad:

Daar word aanbeveel dat die subraad:

- a) Kennis neem van die beskikbaarheid van die Two Rivers-konsepraamwerk vir plaaslike ruimtelike ontwikkeling (LSDF) vir kommentaar.

IZINDULULO

Zigunyazisiwe: zezokuba kuthatyathwe isigqibo iBhungana:

Kundululwe ukuba iBhungana:

- a) Maliqwalasele ukufumaneka kwengxelo yeSakheko esiluyilo esingoPhuhliso
- b) IwamaBala eNdawo esingemilambo emibini (LSDF) ukuze kuvakaliswe uluvo.

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7. DISCUSSION/CONTENTS

In November 2016 MAYCO approved the request to initiate the preparation of a Local Spatial Development Framework (LSDF) for the Two Rivers area as outline in Annexure 1.

This project is port of a mega project undertaken by the City of Cape Town and Provincial Government Western Cape.

The draft Local SDF was prepared by consultants given the inputs of various specialist studies.

Given disagreements on the technical studies, the development of a Technical Report: Comparison and Synthesis document was put out for Request For Quotation (RFQ) by the Western Cape Government. Consultants were appointed to consider the technical documentation delivered by the consultants of both the River Club development as well as the TRUP LSDF consultants and deliver a comprehensive synthesis document with practical principles and recommendations.

Given the outcomes of the Comprehensive Synthesis document referred to above the Local SDF was prepared by a new set of consultants. The proposed Two Rivers LSDF was advertised in the local and regional newspapers for public comment and will be available for inspection and comment from 17 October 2019 to 17 December 2019. The organisations and NGOs registered in the community organisations database was also informed of the opportunity for public comment.

Two open house meetings are planned for 23 October 2019 and 20 November 2019 from 15:00 to 20:00 at the Oude Molen Hall. This allows for the public to be informed of the proposals as explained by the consultants and officials and to be granted an opportunity for submitted their comments.

Prior to these meetings, pamphlets will be distributed to the abutting residential areas to ensure that the local residents are informed of the meetings as well as the period to submit public comment and the arrangements relating thereto.

The draft Two Rivers LSDF that will be advertised will also be available at the Subcouncil 15 and 16 offices, the libraries in Ndabeni, Pinelands and Observatory, the District Spatial Planning and Mechanisms office as well as on the following website: www.capetown.gov.za/haveyoursay.

Parallel to the Local SDF is the application, in terms of Section 38(8) of the National Heritage Resources Act for a Phase 1 Heritage Impact Assessment. The draft Phase 1 Heritage Impact Assessment (HIA) identified heritage resources and their significance; and provides date on heritage-related development informants (HRDIs). A high-level assessment of the draft Two Rivers Local Spatial Development Framework (LSDF) will be undertaken to establish its conformity with these HRDIs.

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The vision of the Two Rivers LSDF is essentially:

"Actively intensify the residential, economic, recreation and institutional urban activities by developing limited vacant land and connecting the Mosaic of Precincts at the confluence of the 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 open space recreational and natural network;
- Support healing and environmental resilience; and promote spatial integration and urban intensification

Within an efficient mobility and infrastructure network"

The main strategies of the Two Rivers LSDF include:

1. *Spatial strategy 1: Build an inclusive, integrated, vibrant city. 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.

2. *Spatial strategy 2: Manage urban growth, and create a balance between urban development and environmental protection. (Enhance/Protect Biophysical/Heritage Resilience) To enhance the sensitive eco-systems, 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 network of cultural spaces and public places. Distributed spaces of engagement spanning different

3. *Spatial strategy 3: Plan for employment, and improve access to economic opportunities (Activate economic) 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;

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- Provision of social infrastructure and regional sports facilities to enhance current communities access to facilities.
- Promotion of job creation opportunities in the industrial area focused on opportunities in the health and science industries.

The Two Rivers LSDF Plan and identification of the eight (8) precincts (each with unique proposals) are included as Annexure 2.

The above vision, strategies and detailed proposal as contained in the draft Local Two Rivers LSDF will be available for the public to comment on during the cited period. At the conclusion of the public comment period the draft Two Rivers LSDF may be revised and will then be submitted to Subcouncil for formal comment en-route for its approval at full Council.

7.1. Constitutional and Policy Implications

None

7.2. Sustainability implications

Does the activity in this report have any sustainability implications for the City?	No <input type="checkbox"/>	
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7.3. Legal Implications: None

7.4. Staff Implications

Does your report impact on staff resources or result in any additional staffing resources being required?

No ☐

7.5. Other Services Consulted

ANNEXURES

ANNEXURES 1: Advert: Two Rivers Local Spatial Development Framework Formal Advert for Public Comment.

ANNEXURES 2: Two Rivers LSDF Plan and identification of precincts

JMH

FOR FURTHER DETAILS CONTACT:

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DIRECTORATE	Spatial Planning and Environment: Urban Planning and Design
FILE REF No	

E. Naude

DIRECTOR
[ERIKA NAUDE]

NAME

DATE 25/10/2019

Comment:

[Signature]
EXECUTIVE DIRECTOR
[Osman Asmal]

NAME

DATE 26/10/2019

Comment:

[Signature]
LEGAL COMPLIANCE

☐ REPORT COMPLIANT WITH THE PROVISIONS OF COUNCIL'S DELEGATIONS, POLICIES, BY-LAWS AND ALL LEGISLATION RELATING TO THE MATTER UNDER CONSIDERATION.

☐ NON-COMPLIANT

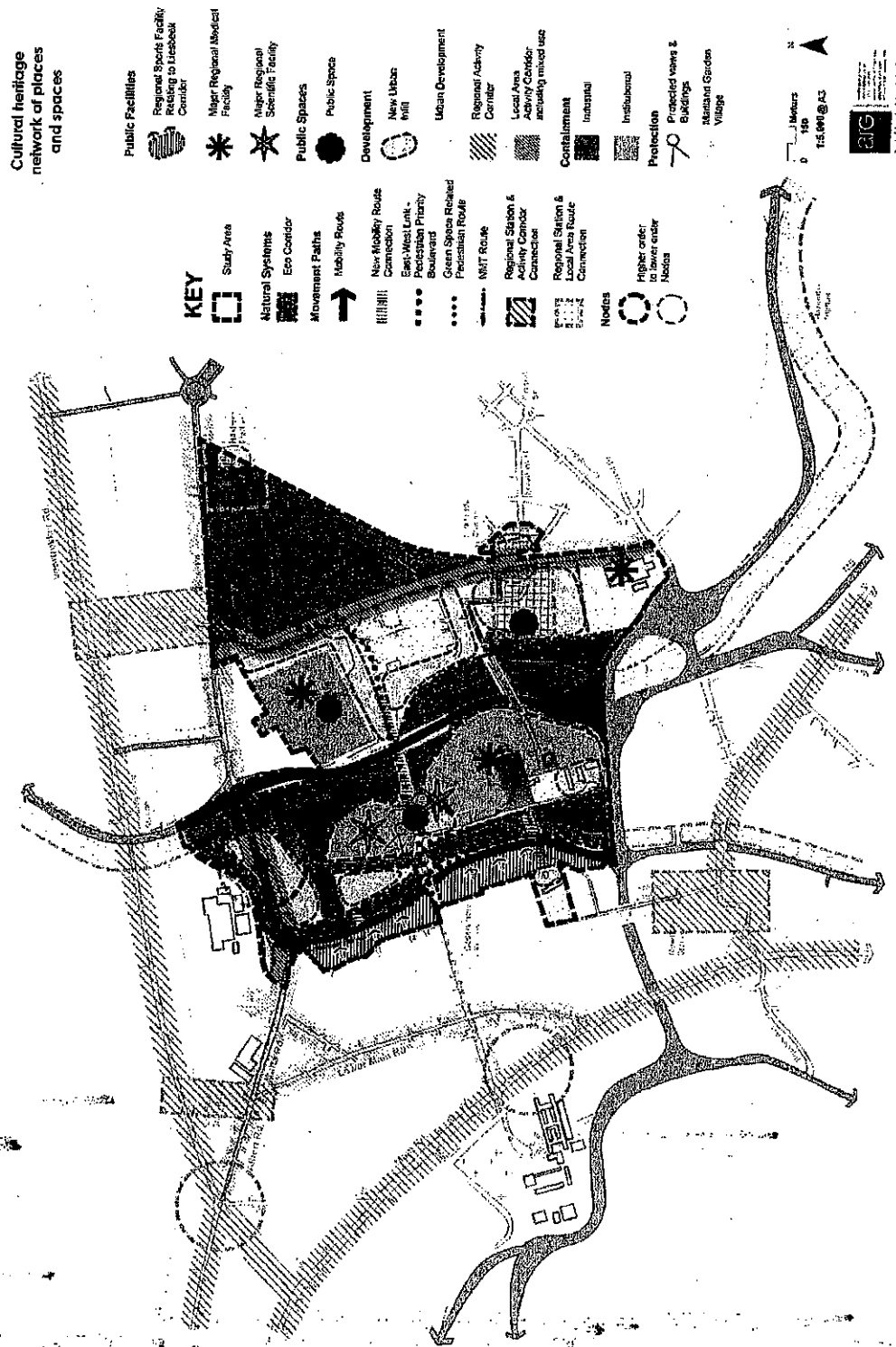
NAME Joan-Mari Hote

TEL 021 400 2753

DATE 29/10/2019

Comment:

For information. JMH



- Precinct A: The Liesbeek River Corridor and River Club
- Precinct B: Valkenberg Estate & SAAO
- Precinct C: Sportsfields
- 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

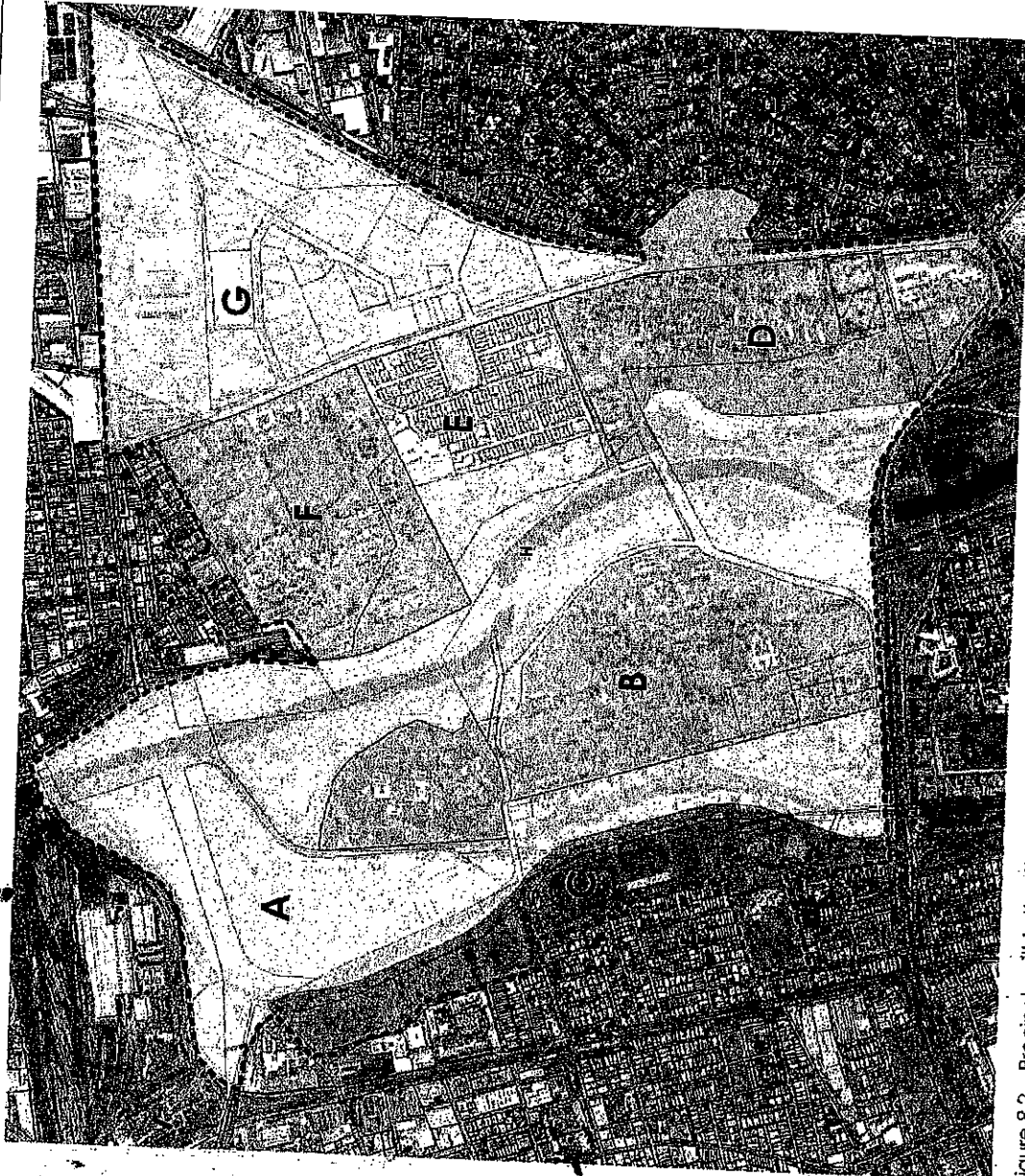


Figure 8.2. Precincts within the LSDF

August 2019

Two Rivers-LSDF

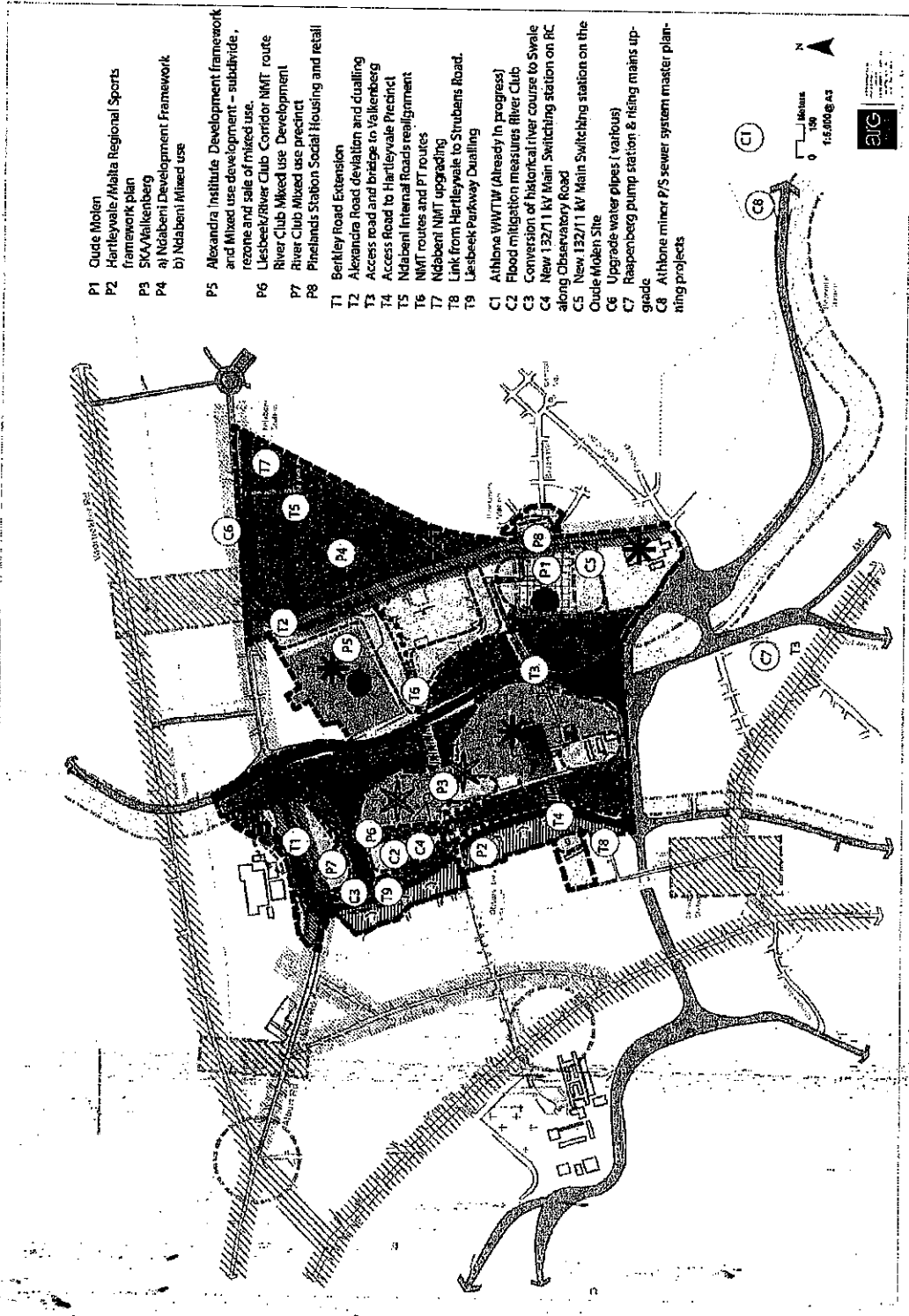


Figure 9.4. Combined projects