

**RECOMMENDATION FROM THE EXECUTIVE MAYOR AND MEMBERS OF THE
MAYORAL COMMITTEE: 20.08.2003**

C 38/08/03

**TWO RIVERS URBAN PARK CONTEXTUAL FRAMEWORK
AND PHASE ONE ENVIRONMENTAL MANAGEMENT PLAN**

RECOMMENDED that:

- (a) the Two Rivers Urban Park contextual Framework and Phase One Environmental Management Plan be adopted
- (b) an Association to manage the Two Rivers Urban Park be established with the assistance of the City's Legal Directorate
- (c) development levies be imposed for development requiring new development rights
- (d) the floodline information for the 1:50 and 1:100 year floodline in terms of the Salt River Catchment Floodline Study (2003) be included in the above contextual framework and be applied in the assessment of new developments together with the Development Control Guidelines for Floodprone areas.

COUNCIL

**TWO RIVERS URBAN PARK CONTEXTUAL FRAMEWORK AND PHASE ONE
ENVIRONMENTAL MANAGEMENT PLAN**

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**TWEERIVIERE STEDELIKE PARK CONTEKSTUELE RAAMWERK EN FASE 1
OMGEWINGS BESTUUR PLAN**

**ICANDELO LOKUQALA KUMBA WOLONDOLOZO LWEMILAMBO EMIBINI YOKUPAKA
YEDOLOPHU**

FOR DECISION BY COUNCIL

2RUP/FEB2003

Ms MD Juries

400 2188

18 February 2003

C 38/08/03

1 EXECUTIVE SUMMARY

The Two Rivers Urban Park at the confluence of the Black and Liesbeek Rivers comprises strategically located, culturally and environmentally significant properties for the creation of a regional park that could fulfil a variety of human and ecological needs, consistent with the City's strategic direction for 2003 and beyond.

The aim of Two Rivers Urban Park Contextual Framework and Phase One Environmental Management Plan is to provide a contextual framework for future development.

It is recommended that the Two Rivers Urban Park Contextual Framework and Phase One Environmental Management Plan be adopted as a policy document for the Two Rivers Urban Park Study Area.

2 BUSINESS PLAN REFERENCE

Directorate: DEVELOPMENT SERVICES
 Department: PLANNING AND ENVIRONMENT
 Business Plan Heading: LOCAL ENVIRONMENT IMPROVEMENTS (LA21)

3 COMPLIANCE WITH STRATEGIC OBJECTIVES

"An approach to city leadership based on thoughtful and clear direction and developing long term partnerships working towards a common vision."

The Two Rivers Urban Park process has from its initiation included all interested and affected parties. The city and the affected communities engaged in a series of workshops and a common vision was established, which also forms part of the document.

"Development, financially sustainable and responsible decision-making."

It is proposed that an Association be established to assist in the management of development and to assist the city in effectively managing the council-owned areas of the Park. This Association would be a co-operative partnership between the City and interested and affected parties. The body will have fundraising powers and functions.

“A focus on women, the youth and the vulnerable and building strong communities.”

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The Park holds a range of community development projects and it is envisaged that such uses be retained e.g. Employment of people from Maitland Garden Village within the Park at the Oude Molen Farm. The Park also has the potential to develop environmental education programmes which could also serve as a skills development framework amongst the women and the youth.

4 DELEGATED AUTHORITY

N/A

5 ANNEXURES

ANNEXURE A: The Two Rivers Urban Park Contextual Framework and Phase One Environmental Management Plan

6 POLICY : STATUS QUO

N/A

7 LEGAL REQUIREMENTS

The Phase One Environmental Management Plan was prepared to fulfil the Provincial Administration's legal requirement for the preparation of a management plan for proclaiming a bird sanctuary at the Raapenberg and Pallotti Wetlands.

8 BACKGROUND/ INTRODUCTION

Process to Date:

The process was initiated in 1998. It was guided by a series of workshops and a public involvement programme. After the completion and advertising of the first draft Black River Urban Park Spatial Development Framework (1999) and Phase One Environmental Management Plan (2000), it was decided to integrate the two documents. Two further drafts have since been completed and its preparation has been fully participative.

At the Good Hope Sub-council meeting of May 2002, the following was resolved:

- That the draft Two Rivers Urban Park Spatial Development Framework and Phase One Environmental Management Plan (2002) be finalised by consultants in terms of feedback from that meeting and that the draft document be circulated to members of the Two Rivers Urban Park Advisory Committee, as well as affected Council Departments and any other interested and affected parties who commented during the last public participation process, and
- That the final document be prepared for submission to the Planning and Environment Portfolio Committee via the Good Hope Sub-council.

As per the above resolution, the draft document was completed in 2002 and publicly advertised. A public meeting was held on 17 October 2002 to present the findings of the document and to give members of the public an opportunity to voice their concerns and views. All comments have as far as possible been incorporated into the document, now called the Two Rivers Urban Park Contextual Framework and Phase One Environmental Management Plan.

It was required that the document be approved by the Good Hope Sub-council before it is submitted to the Planning and Environmental Portfolio Committee. The document and the recommendations of this report was adopted by Sub-council 5 on 13 February 2003.

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DISCUSSION

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Importance and Need for the Document

The Two Rivers Urban Park Study area consists of a diverse range of landowners including provincial government, private businesses and council- owned land, all existing in and around a culturally, historically and ecologically sensitive area.

There is, however, a great amount of development pressure and a framework / policy document needs to be put in place as a matter of urgency as a decision- making tool to deal with applications for development in a holistic and integrated manner.

The Contextual Framework divides the study area into development and conservation precincts in line with the opportunities and constraints identified. The Phase One Environmental Management Plan provides for management tools for the sustainable development of the City land within the Park while land other than City land is to be managed in terms of the Package of Plans process. Each development precinct will be required to develop precinct plans in terms of the Contextual Framework, and to contribute towards the maintenance and management of the adjoining environmentally important areas.

The institutional framework proposed is a partnership with community groups involved and property owners, an Association which aids the City in management of the area through co-operative agreements and fundraising mechanisms.

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STAFF IMPLICATIONS

N/A

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COMMENTS FROM OTHER DIRECTORATES

Comments from branches and directorates consulted are summarised:

PLANNING AND ENVIRONMENT

Spatial Planning Branch (Jo-Anne Mandelstam – 400 2689):

- The following issues regarding content of the report have been included:
 - The importance of the Urban Park in the Metropolitan area
 - An ownership map
 - The Old Liesbeek River Course
 - A clearer illustration of the pedestrian routes and public spaces
 - Further information on a possible financial mechanism for income generation and the promotion of a sustainable park
- The following technical suggestions were made and addressed:-
 - It was suggested that the name of the report be changed to a Contextual Framework because its content reflects such a framework

- It was also suggested that actions in the Environmental Management Plan be prioritised and phased. This will be addressed in the Phase two plan and have been stated in the report.

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TRANSPORT, ROADS AND STORM WATER DIRECTORATE

Transportation Planning Branch (Sean Glass – 400 2636)

- The following issues regarding the content of the report have been included:
 - Local accessibility is constrained
 - The constraints around the Liesbeek Parkway/ Station Road intersection
 - Vehicular access will not be restricted along the Liesbeek Parkway within the existing capacity of the road infrastructure
 - Alternative parking arrangement to be made by developers to restrict vehicular access within the Park
 - Controlled access point over the Black River Parkway
 - A description of the access over Malta Park in relation to the new Black River Business Park
 - Consideration of a financial vehicle and holding and utilising developer contributions

Storm water Branch (Melvin Adonis – 400 2591)

- A storm water management proposal for every new development should be to the satisfaction of the Storm water branch and be included in applications.

OPEN SPACE AND NATURE MANAGEMENT DIRECTORATE (Felix Barends – 400 2169)

- The directorate should be integrally involved in the process
- There is concern that further residential development will encroach on public open space

SERVICES DIRECTORATE

Sewerage Branch (Gerald Theron – 400 2092)

The following issues have been included in the report:

- A more detailed investigation is needed regarding the sewerage capacity
- Any developer seeking additional rights should be required to pay a levy of some sort. The levy should be based on the size of the development.
- As much as possible of the Park should remain undeveloped

DIRECTORATE: PLANNING, ENVIRONMENT AND HOUSING (FORMER CMC ADMINISTRATION) (Joanne Jackson – 487 2184)

The following issues regarding the content of the report have been addressed:

- The importance of the urban park in the metropolitan area and the recreational value of the park should be listed as an opportunity 994
- Reference should also be made to the 1:100 year flood line
- Flood line and flooding issues at the River Club must be made clear
- The issue of the capacity of the sewerage system (commented on by the Sewerage Branch)
- Information on institutional framework to be consolidated
- Reference should be made to the Conservation of Agricultural Resources Act
- An additional action should be to promote infrastructure upgrades to achieve the vision and objectives of the Park

12 PUBLICITY IMPLICATIONS

It should be noted that the Two Rivers Urban Park project has historically drawn a considerable amount of attention from the media.

13 RECOMMENDATION

- 13.1.1 It is recommended the Two Rivers Urban Park Contextual Framework and Phase One Environmental Management Plan be adopted;
- 13.1.2 That an Association to manage the Two Rivers Urban Park be established;
- 13.1.3 That the imposition of engineering services levies for development requiring new development rights be investigated; and
- 13.1.4 That when more accurate flood lines have been calculated and plotted for the study area, these should be included into the Contextual Framework to guide decision-making.

VOORSTELLING

- 14.1.1 Dit word voorgestel dat die Twee Riviere Stedelike Park Kontekstuele Raamwerk en Fase 1 Omgewings Bestuur Plan anvaar word;
- 14.1.2 Dat 'n Vereniging opgerig word om die Twee Riviere Stedelike Park te bestuur;
- 14.1.3 Dat die imponering van ingenieursdienste heffings vir nuwe ontwikkelinge verder ondersoek word; en
- 14.1.4 Dat wanneer meer akkurate vloedlyne vir die studie area beskikbaar is, dat hierdie in the Kontekstuele Raamwerk ingesluit word.

IMBONISO

- 14.1.1 Kubomiswene ukuba imilambo emibini ezakhiwo zasemaphandleni lwecandelo lokuqala lwisetyenziswe;
- 14.1.2 Kwabaluleka kwananjalo ukuba indlela yosebenziswano lalemilambo isekiwe;
- 14.1.3 Imali eyathi kwa xhaswa ngayo iphandwe ukwenzelwa ulwakhiwo olutsha;

14.1.4 Indlela ethe nqo yomonakalo eyathi yenziwa zizikhukhula ibalwe, ibekwe ukwenzela izifunda zalondawu, kufuneka zibandakanyiwe kulomqulu uzukuze zinike umkhomba ndlela ekuthatheni izigqibo.

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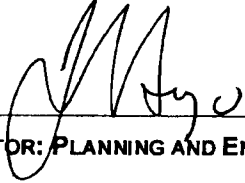
~~Maurie Ha Junio (A)~~

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AUTHOR OF REPORT

DATE

24/02/2003



Comment

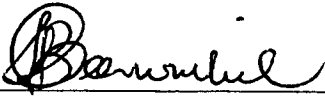
DIRECTOR: PLANNING AND ENVIRONMENT

TELE NO

400-2420

DATE

24/02/03



Comment

PORTFOLIO COMMITTEE CHAIRPERSON

DATE

24: 02: 03

**RECOMMENDATION FROM THE PLANNING AND ENVIRONMENT
PORTFOLIO COMMITTEE: 8th May 2003
TO THE EXECUTIVE MAYOR: 20 August 2003**

**Plan 24/05/03 TWO RIVERS URBAN PARK CONTEXTUAL FRAMEWORK
AND PHASE ONE ENVIRONMENTAL MANAGEMENT PLAN**

EXECUTIVE SUMMARY

The Two Rivers Urban Park at the confluence of the Black and Liesbeeck Rivers comprises strategically located, culturally and environmentally significant properties for the creation of a regional park that could fulfil a variety of human and ecological needs, consistent with the City's strategic direction for 2003 and beyond.

The aim of Two Rivers Urban Park Contextual Framework and Phase One Environmental Management Plan (EMP) is to provide a contextual framework for future development in the form of a Precinct-by-Precinct site character (assets and constraints) study, use and activity guidelines, planning context/concept, urban design guidelines, edge treatment and mobility routes. Infrastructural requirements are also addressed. The Phase One EMP sets out the management objectives, tools and policies for the Council-owned parkland. Finally, the document sets out the establishment of a city/civil society partnership as an Association to assist in achieving the Vision.

A comprehensive public participation process was undertaken and stakeholders/community groupings have been brought on board as active participants in the ongoing implementation of the Contextual Framework and Phase One Environmental Management Plan. This included notices in the press, copies in libraries and at public counters and also included workshops.

Comments were received from Sub-Council's Councillors, Civic/Ratepayer/Resident's Associations, special interest groups, individuals and internal service units, which in turn were used to make amendments to the original draft report.

The report was considered by the Planning and Environment Portfolio Committee on 8 May 2003 and the recommendations were as detailed above "a", "b", "c" and "d" below. Changes "b", "c" and "d" have been effected in the document. The document was also considered by the Health and Amenities Portfolio Committee. It is therefore recommended that the final Contextual Framework and Phase One Environmental Management Plan document be adopted by Council.

RECOMMENDED that:

that the Two Rivers Urban Park Contextual Framework and Phase One Environmental Management Plan be adopted.

AANBEVEEL dat:

die Twee Riviere Stedelike Park Kontekstuele Raamwerk en Fase Een Bestuur Plan aanvaar word

KUNDULULWE ukuba:

kubinuswebe ukuba imilambo emibini ezakhiwo zasemaphandleni lwecandelo lokuqila lwisetyenziswe.

Recommendation from Portfolio Committee to Executive Mayor:

- (a) the Two Rivers Urban Park Contextual Framework and Phase One Environmental Management Plan be adopted.
- (b) that an Association to manage the Two Rivers Urban Park be established with the assistance of the City's Legal Directorate.
- (c) that development levies be imposed for development requiring new development rights.
- (d) that the floodline information for the 1:50 and 1:100 year floodline in terms of the Salt River Catchment Floodline Study (2003) be included in the above contextual framework and be applied in the assessment of new developments together with the Development Control Guidelines for Floodprone areas.



**MAYORAL COMMITTEE MEMBER : PLANNING
COUNCILLOR SIKHUTSHWA**

Comment

DATE

12/08/2003