



# IMAGINE PRINCESS VLEI

## A COMMUNITY DRIVEN URBAN NATURE DESIGN PROJECT



WORLD DESIGN CAPITAL 2014 BID PROPOSAL UNDER THE THEME BUILDING BRIDGES

# CONTENT

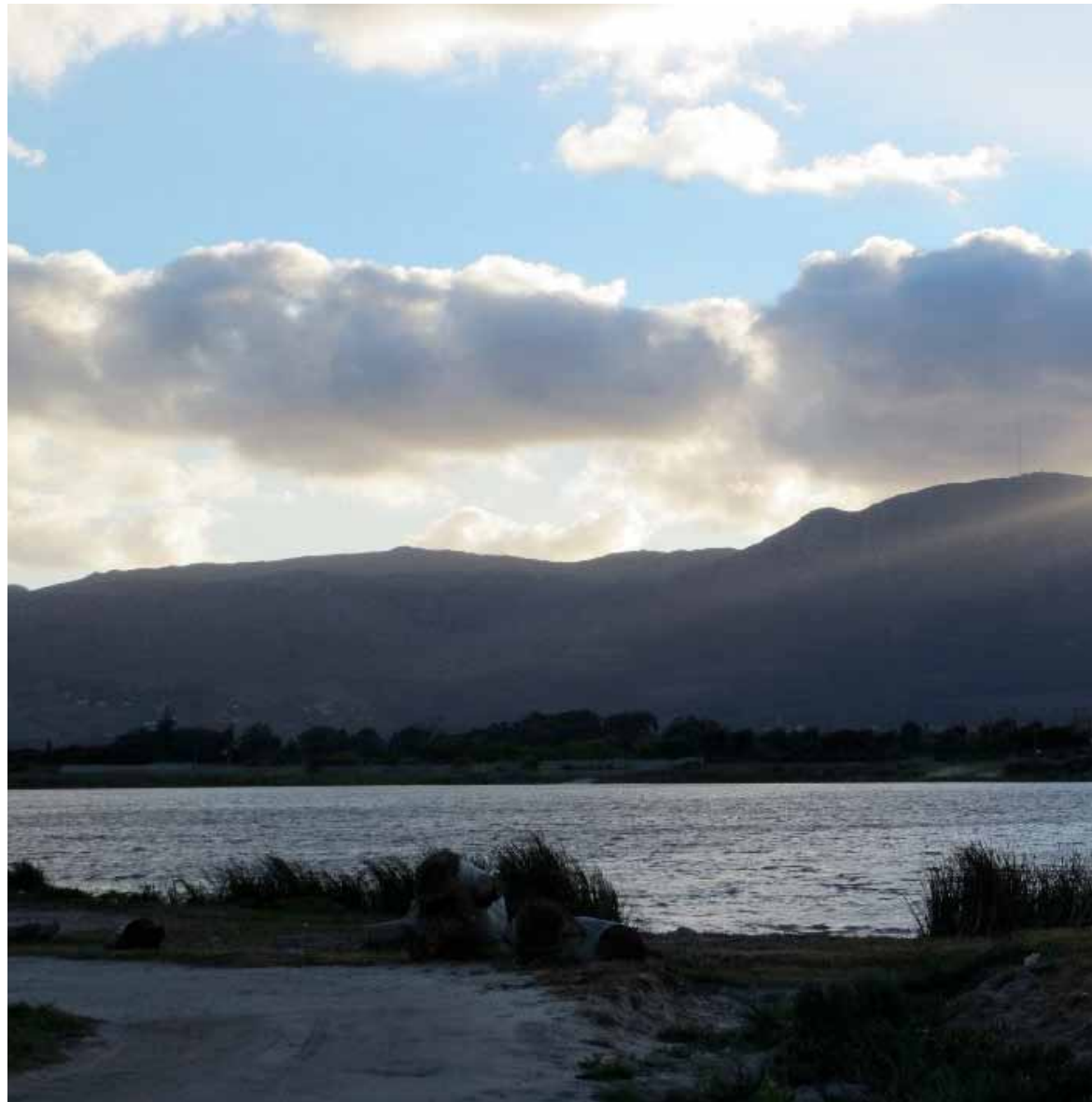
---

<b>1 OVERVIEW (WHAT)</b>	<b>1</b>	<b>3 THE METHODOLOGY (HOW)</b>	<b>19</b>
1.1 The proposal	1	3.1 Creating a vision	19
1.2 The proponents	2	3.1.1 Who will be involved?	19
1.3 The scope	2	3.1.2 Princess Vlei as bridge-builder: What will guide the vision?	20
1.4 The theme	3	Box: Safety	22
1.5 The legacy	4	3.1.3 Principles of community engagement	22
Box 1: Emile Jansen talking about the Vlei	5	3.2 Phase two: Concept Design	24
<b>2 THE MOTIVATION (WHY)</b>	<b>6</b>	3.3 Phase 3: Technical drawing and implementation	24
2.1 The place: Why Princess Vlei	6	3.4 Time Frame	25
Location, ecology and history		3.5 Review, monitoring and evaluation	25
2.2 The process: Why use community engagement?	9	3.6 Resources and funding	26
2.3 The People: Why the Princess Vlei Forum?	12	<b>4 CONCLUSION</b>	<b>27</b>
Box: Bottom rd sanctuary	12	<b>5 REFERENCES</b>	<b>28</b>
Box : Dressing the princess	12	<b>APPENDICES:</b>	<b>29</b>
Box: Reasons for opposing the mall	14	A. The team	29
2.3.1.1 Imagining the space: The People's Plan	15	B. The Princess and the City: How the Proposal is supported by the City's policy and strategies	32
Box: The People's Plan	16	C. Time line: The struggle for Princess Vlei.	43
2.3.1.2 Reclaiming the space	17	D. Designing Princess Vlei to be a connector and bridge-builder	46
Box: Reclaiming the space	17	E. List of stakeholder groups/ organisations	49
2.3.1.3 Building connection, empowering community	18	F. Detailed schedule of community engagement	50
		G. The case against the mall development	51



# 1 OVERVIEW

---



*“ The vlei is more than the water, the vlei is more than the vegetation around it, the vlei has a soul. And it gives expression to our souls, and to what we believe in... ”*

**PHILIP BAM, GRASSY PARK RESIDENT**

## 1.1 THE PROPOSAL

*Imagine Princess Vlei* is a community driven project which proposes using design to transform the public space around Princess Vlei into an urban nature park by:

- Designing a methodology for a collaborative process to enable community stakeholders to envisage the transformation of the space, in partnership with the City of Cape Town and design professionals (Phase one).
- Using design to interpret and translate the community vision into a concept plan for the space (Phase Two)
- Designing and constructing one element of this vision (Phase Three).

*Imagine Princess Vlei* will fuse space, plants, animals, water, people, legend, memory and imagination, stretching the design process in a socioecological response to contemporary social and environmental challenges. It will consolidate several years of community engagement with the Princess Vlei.

# 1 OVERVIEW

---

## 1.2 THE PROPONENTS

The bid is proposed by the Princess Vlei Forum, a voluntary association of community members and organisational representatives, professionals and concerned individuals (see Appendix A). We seek to undertake this in partnership with the City of Cape Town, but would wish to oversee the community engagement process. (The synergy between this project and the City's policies, strategy and vision is explored in Appendix B.) Further built environment professionals and ecologists will be co-opted as appropriate.

## 1.3 THE SCOPE

### PHASE ONE

- A two-month process of community consultation, culminating in a festival/workshop where the broad framework of the park will be envisaged, and one element selected for immediate construction.
- The election or co-option of a committee to liaise with professionals, City line departments and other stakeholder groups in overseeing the process of creating the park.

### PHASE TWO

- Professional designers interpret and translate this vision in consultation with City Line Departments. They reflect this back to the community.

### PHASE THREE

- Technical drawings are completed for the identified element, to be constructed within 2014. The element chosen will depend on feasibility and resources, but examples of possible interventions are a children's park; a walkway; a memorial, an eco-centre.

# 1 OVERVIEW

## 1.4 THE THEME

Imagine Princess Vlei is proposed under the World Design Capital theme of Building Bridges. It proposes to fulfil the vision of this theme in a number of ways:

- As a restored wetland it can build bridges between humans and nature, and enable the reconnection of natural systems through rehabilitation. In this, it also speaks to the theme of “Today for Tomorrow”, encompassing sustainability, economic opportunities and legacy.
- The space services a community with a history of marginalisation and exclusion from economic and political processes. The community participation process will build bridges between different stakeholders in the community, and between community, City and professionals, helping to overcome the legacies of this history.
- As a collaborative project, it will fulfil the objectives of connecting “high and low tech, mass and bespoke, artisanal and technological, thinkers and makers.”
- The space has a contested history and narrative, strongly evocative of Cape Town’s divided past. With a community rooted transformative design, it is well-placed to reflect on this narrative, restore lost identity and memory, and articulate the hope of a united future.





# 1 OVERVIEW

---

## 1.5 THE LEGACY

The legacy of this process will be:

- A vision and concept design for the transformation of Princess Vlei rooted in a creative and collaborative community process.
- A community group mandated and equipped to maintain and manage Princess Vlei in collaboration with City authorities.
- A participative place-making process to guide and inspire similar projects in Cape Town.
- A built element or facility within Princess Vlei that will enhance it as a space that celebrates cultural and natural heritage, offers a meeting place for Capetonians from different communities, and functions as an effective public space.
- Documentation of the project through reports, videos, photographs, design-briefs, articles, research papers, interviews and case studies. This will feed back into the process, and help to consolidate how nature, culture and community can be woven together in South African cities.

Through these legacies, Imagine Princess Vlei can transform the lives of those engaging with the vlei and beyond now and long into the future.



Children erect giant dream catcher at Princess Vlei – part of a joint project between the Children's Art Centre (Zonnebloem), Frank Joubert Art Centre (Claremont) and the Battswood Art Centre (Grassy Park).

# 1 OVERVIEW



Emile Jansen with children at the vlei. Emile's Heal the Hood programme aims to give youth a strong sense of identity

As a kid, I ran skelmpies (secretly) to the vlei with my brasse (friends) to catch fish. I say skelmpies because we all knew the legend of the Khoisan princess who was raped and lost her love there, and how her spirit would take a boy's or a man's life in the vlei every year.

When I was a kid, apartheid taught me to fear anything African, but today I am who I am because of these magnificent first people's blood running through my veins. I encourage our communities to stand up and make sure that this memory is not cemented away in the name of greed and "progress". This heritage is what will stop gangsterism, crime, drug abuse and violence. This knowledge will bring a sense of belonging to the so-called coloured people who are made to feel like immigrants in their own country. This knowledge will give back our connection to the first people of the land and we will reclaim our self-worth.

That princess I feared as a kid, I now love as an adult. It is said that they took her to "Elephants Eye" as a hostage and when she cried, her tears ran into the Princess Vlei, Zeekoe Vlei, Rondevlei and Zandvlei. These are stories I wish to tell my children while sitting on the vlei banks, so that they can feel at home. I will tell them that we come from a long lineage going back to the beginning of mankind, and like those tears, our people's blood flows through all people.

My children will finally feel equal and part of the human race and not some bastard tribe that apartheid created. I will tell them that we belong to the land and have to protect it because it is our only home. I will tell them how we were taught to forget and write-off the Khoisan as uncivilised and childlike by our oppressors because they knew this would destroy our humanity.

I will tell them how everyone in SA is living on the land of the Khoisan and how forgetting them, will be like forgetting our common humanity.

As we sit and watch the sun set, I will dig my fingers into the soil and know that I am blessed, for within them lie ancient dormant fynbos seeds that can be found nowhere else in the world. As I watch my children play on her banks, maybe she will not take our men any longer, for we have stood up and saved her from being raped this time.

**EMILE YX?, GRASSY PARK**



## 2 THE MOTIVATION

Below we explore three points of motivation for this proposal: the place; the process; and the people.

### 2.1 THE PLACE: WHY PRINCESS VLEI?



*My Haven of Refuge I found  
Where the carp and the trout abound;  
Where the Weeping Willow softly sway.  
This dear Reader, is Princess Vlei.*

**CECILIA JOHNSON, 88, GRASSY PARK RESIDENT**

Travel towards the ocean along Prince George drive, one of the many constructed barriers that were used to racially and economically divide Cape Town by former city planners. On your left, the townships and informal settlements of the Cape Flats stretching to Philippi and Khayelitsha; on your right the formerly white suburbs, growing in wealth until they reach the economic and geographical heights of the Constantia winelands. Nestled on this fault line, under the benevolent gaze of the Elephant's Eye cave in the Constantiaberg, lies a small lake, its eastern shore shaped quite remarkably to resemble the profile of a young girl. This is Princess Vlei.

Princess Vlei has three features that come together to make it a uniquely ideal site for bridge-building and healing: location, ecology and history.

### LOCATION

Situated on the border between formerly “coloured” and white group areas, accessible to both wealthy and poor, the Princess Vlei is ideally located to offer a meeting point for Capetonians from diverse backgrounds. It can also provide much needed green and recreational space for the bleak lower income housing estates nearby.



Princess Vlei provides a much needed green lung for nearby housing estates.



## 2 THE MOTIVATION

### ECOLOGY



Princess Vlei is the first substantial water body in the massive wetland system extending through Grassy Park to Strandfontein. As a wetland, it offers a range of ecosystem services such as mitigating winter floods, providing habitat, purifying water, and retaining nitrogen, lowering the demands on public sewage and water works. These functions are particularly urgent now for building resilience to climate change.

Princess Vlei also has value in sustaining the fragile floral kingdom of the Western Cape, which is a world heritage site. A 2008 Biodiversity Network study established that Cape Flats Dune Fynbos - the most critically endangered vegetation in South Africa - can be restored at Princess Vlei, which would be of huge benefit in protecting the diversity of this fragile biome. This process of restoration has begun through in a civic-led rehabilitation project, *Dressing the Princess* (see p 12).

Princess Vlei also offers an opportunity to reconnect highly urbanised societies with nature, and to be a centre of practice for community rehabilitation projects throughout the region.

### HISTORY

*“ The Princess Vlei campaign is part of a much wider campaign to remember that landscapes form part of people’s identity... So often developers choose areas with no idea of stories that have emanated from this landscape. By destroying these landscapes, they close the doors on a wealth of memory and deprive communities of their sense of belonging. In damaging the landscape, you damage the soul of the community.”*

**IAN MCCALLUM, AUTHOR AND ENVIRONMENTALIST**



McCallum (centre) defends the vlei

Situated historically, the Princess Vlei is a jester balancing connection and contradiction. It's a story teller, with a rich mythology and history that speaks of genocide, slavery, dispossession, marginalisation, discrimination, gender violence... but also of community, family, spirit and healing. It holds collective memory and identity, and one of the few links to our KhoiSan heritage, still living in its name and legend; it is a refuge for wildlife, a water source and a garden. It is ideally placed to be a bridge-builder on the most nuanced and profound levels.

## 2 THE MOTIVATION

Princess Vlei derives its name from a story of a Khoi Princess overpowered and raped by Portuguese sailors, whose tears flowed down the mountain to fill up the vlei. It is one of the few Khoi myths about a natural feature in our city that still persists in different versions, passed down orally through multiple generations.

In the 1960's, under the Group Areas Act, whites who lived on the “wrong side” of Princess Vlei were forced out of their homes to accommodate “coloureds” who had been forcibly removed from areas closer to the city. As the apartheid planners imposed their vision of a Balkanised city, carving the neighbourhoods into racially defined townships, Princess Vlei became one of the few recreational natural spaces where “coloured” people could go to fish, play and gather for braais and picnics. It became a place for working out in community the pain of being forced into mean precincts because of racist discrimination.

As a “coloured” amenity, the vlei was neglected and degraded by the authorities, exacerbated by the widening of Prince George Drive which polluted the vlei and cut it off from Grassy Park, Lotus River and Parkwood. However, the bid to build a shopping mall on its banks has galvanised the community into reclaiming and rehabilitating the space. For some years, the community has been engaged in a discourse about what is meaningful and valuable in a space like this, while doing the work of restoration. The process of transformation through imagination and practical work has already begun. This highly publicised environmental and heritage struggle has taken the vlei outside the ghetto, connecting it to citizens from all over the metropolis and beyond.



The vlei has long been used as a place for water immersion Baptism. Church groups come every Sunday from Nyanga, Gugulethu, Philippi.... At Easter, they come from as far afield as Uppington and Gauteng, baptising hundreds in a morning.



*“ We come here to baptise because the Holy Spirit is in these waters. If they build a mall here, they will anger God.”*

**JOSEPH DAI. HOLINESS CHURCH OF GOD, NYANGA**



## 2 THE MOTIVATION



*“ I have lived in near Princess Vlei for my whole life. When I was a child, there was no crime at that time, we used to come and watch the Baptisms. The white people would bring their cattle here and sell milk – that was before apartheid, so we all lived in the same place. This is a good space to bring people together. I would like to see it as a beautiful park where families can gather to picnic and be together.”*

**EDDIE LEWIS, LOCAL RESIDENT**

Princess Vlei posed a curious dilemma for apartheid planners. Its beauty and natural assets proclaimed that, under apartheid logic, it should be retained exclusively for white use. But, as one of the few recreational spaces with borders abutting both “white” and “coloured” group areas, it was seen as lying too close to the “coloured” Cape Flats to be used safely by whites.<sup>i</sup>

For many residents in Grassy Park and beyond, the vlei keeps alive cherished family and community memories. Known fondly as ‘Galaland’ and ‘Claremont Beach’, it drew in people from all over the flats, and became an iconic gathering place.

### 2.2 THE PROCESS: WHY ENGAGE COMMUNITIES?

*“ While some of the constraints [to managing a reserve] can be very challenging ... most could be made easier by simply including people at the beginning of everything instead of at the end where they end up feeling like they are being pushed towards accepting anything that has been put before them.”<sup>ii</sup>*

**BONGANI MNISI, AREA MANAGER NORTHERN DISTRICT, BIODIVERSITY**

**MANAGEMENT BRANCH, CITY OF CAPE TOWN**

A core objective claimed in the World Design Capital bid for Cape Town is enabling urban design that helps to democratize the use of space in the city. The City Parks Department has also identified as a priority the need to “ensure community involvement and partnerships in the provision and management of all open spaces.”

Critical to this democratization is establishing precedents of meaningful community collaboration in imagining, designing, developing and sustaining public spaces. Too often, public participation processes are superficial, token or alienating in their methods.

A space only becomes a truly “public space” if it is manifested by people. It must grow from the imaginations of its users, and inspire them to greater imagination. It must meet need, it must invite, it must reassure. This can only happen through creative and inclusive community engagement – a process that the Project for Public Spaces(PPS) calls “place-making”. Place-making demands a “bottom-up” democratic approach which values different knowledge systems and acquired wisdom: this will enable a place “where the community feels ownership and engagement, and where design serves function.”<sup>iii</sup>

## 2 THE MOTIVATION

---

This is particularly relevant in Cape Town, with its long history of exclusion and marginalisation on the grounds of race. Coming from this context, for many local residents, the proposed mall at Princess Vlei feels like an insult, disempowering them and dismissing their views as unimportant. In this context, a sincere partnership between City and community stakeholders would go far to heal these wounds and build bridges across these divides.

Local engagement is also pertinent for a public space that serves as a corridor for biophysical and ecological processes. By taking responsibility for these spaces, citizens become more engaged with local ecosystems, and are better equipped to function as adaptive co-managers of natural resources. This empowerment enhances both social and ecological resilience, making the city better equipped to deal with climate change and other environmental challenges. This is critical for a city urgently seeking an urban agenda that can simultaneously address marginalization, poverty, and the protection of high levels of biodiversity.

For an urban park at Princess Vlei to realise its potential as a bridge-builder and connector, it has to arise from the collective imagination and will of local communities and other stakeholders.

This process can build bridges long before the first plans for the public space are drawn. Through engaging in an appreciative inquiry process necessary to envision a space like Princess Vlei, and working together to formulate a common vision, stakeholders will forge connections, create cross-sector partnerships and build trust. This is already happening through the work of the Princess Vlei Forum.



Graffiti artist Mak 1 sprayed the name of Princess Vlei on the toilet block. It was removed the next day. So then he brought his own “wall” to the vlei for children to write their messages on.



## 2 THE MOTIVATION



*“ The outdoors is very important for children, especially nowadays when a lot of kids just play on their Xboxes. Planting has such emotional value for us, because you can see what you’ve planted, and when you come here again you can see how it is growing.”*

**CEATHON HENDRICKS, GRADE 7, JOHN GRAHAM PRIMARY**

Princess Vlei is already being transformed by a dynamic process, demonstrating the gains of community engagement with public spaces. The civic-led rehabilitation has created social mechanisms to deal with conflicts and trade-offs thus becoming more effective in its collaboration with the City and other public entities.

Through the practical work of growing and planting seedlings and clearing litter at Princess Vlei, school children have become sensitised to the natural world and developed an understanding of indigenous ecosystems. This equips them to be present and future guardians of the city’s biodiversity.

*“ Planting at Princess Vlei has such positive spin-offs. It teaches the kids leadership skills, and teaches them to take ownership of their environment, and to invest in it.”*

**BENNY PIETERSEN, TEACHER AT LOTUS RIVER HIGH SCHOOL**



**Edith Stephens Wetlands Park partners with community members to beautify the area**

The value of community engagement can be seen in urban nature spaces on the Cape Flats, where partnerships with low-income communities enrich the value of these sites for the surrounding communities, and enable their ongoing governance.



## 2 THE MOTIVATION

### 2.3 THE PEOPLE: WHY THE PRINCESS VLEI FORUM?



#### BOTTOM ROAD SANCTUARY

In 2005, local resident Kelvin Cochrane worked with his neighbours and conservation managers from the Rondevlei Nature Reserve to transform a dumpsite on the Northern shore of Zeekoevlei into the Bottom Road Sanctuary: a communal park and ecological rehabilitation project. Residents agreed to do away with fences between the properties, and, in coordination with the public works programme “Working for Wetlands”, the site was reshaped and some 40-60 000 fynbos plants established. This project has demonstrated the viability of public-civic partnership in combining nature conservation and public park creation in both small and large neglected spaces.<sup>iv</sup>



#### DRESSING THE PRINCESS

Inspired by Bottom Rd, Kelvin Cochrane resolved to bring the magic to Princess Vlei. In 2008, after the completion of a three year biodiversity network study which established that the vlei still had biodiversity value, a Memorandum of Understanding (MOU) was signed between Cape Flats Wetland Forum, City Parks, the Biodiversity Management Branch, and SANBI to rehabilitate the biological condition and public open space functions of the vlei (MOU 2008). Cochrane was appointed as a voluntary project manager. When asked what this project should be called, he did not hesitate: “Dressing the Princess”. For Cochrane and the Grassy Park community, this was not just a rehabilitation project. It was restoring a sense of value and dignity to a community abused and exploited by generations of political powers. It was telling them that they too had a right to congregate in a beautiful place, rich with memory and the gifts of nature.

The *Dressing the Princess* rehabilitation project has drawn on the experiences of Bottom Rd, and forged a new way of doing conservation. Instead of following standard scientific recipes, rehabilitation was undertaken through a weaving of the social and ecological, as local champions, communities and schools took on planting indigenous fynbos, removing alien plants, creating walkways and removing litter.



## 2 THE MOTIVATION

Although only established in 2012, the Princess Vlei Forum has grown out of a ten year struggle to protect the vlei from commercial development, and from the civic- led rehabilitation projects of Bottom Rd Sanctuary and *Dressing the Princess* (see Appendix C). The guiding philosophy is informed by the wisdom gained through *Dressing the Princess*, and stresses the importance of empowering communities through engagement; the creation of meaning in a public space through community ownership; and the healing of fractured communities bestowed by contact with nature.

Enriched by this philosophy, the Forum's campaign has always been inspired not only by opposition to the mall, but by a vision of a space that can serve the community, restore dignity, affirm identity and reconnect people with their natural and cultural heritage.

This vision has been enriched by the diversity of the forum, which has drawn together religious leaders, community members, trade unionists, musicians, artists, lawyers and environmentalists. Each offers a different lens through which to view the vlei, together creating a multilayered vision of its potential.

The Forum's activities revolve around four key objectives:



- To protect the space
- To imagine the space
- To claim the space
- To build connection, and empower community members through networking and organised action.

The experience gained through each of these brings considerable value to the proposed community-collaboration process of *Imagine Princess Vlei*.

## 2 THE MOTIVATION

### PROTECTING THE SPACE

*“ Don’t believe those who tell you that workers will stand with these big business interests because it will provide us jobs. We know that we need jobs in this country but much more importantly we know that we need to defend and sustain our heritage at Princess Vlei”*

**TONY EHRENREICH, LEADER OF COSATU IN THE WESTERN CAPE**

Defending the space has involved exploring legal avenues, advocacy and lobbying. This advocacy – through on-line, print, radio and TV media has stimulated a conversation in diverse communities about how the City should be engaging with spaces such as Princess Vlei and about the meaning and value of natural and cultural heritage sites.

- This discourse has created a stimulating context that will add depth and vision to *Imagine Princess Vlei*, and will also enable an engagement with a variety of stakeholders.
- The threat of the mall and prospect of losing Princess Vlei has generated a passionate response that has already given impetus to the community led design process.
- The forum has already a well-established web-based presence, extensive data-base, and communication channels with stakeholders.

(See Appendix G for a summary of the Forum’s legal strategy against the proposed development.)

### REASONS FOR OPPOSING THE MALL



- The proposed building imposes a massive impact on the land aesthetically and environmentally. Building run off and other waste from the site will pollute the water body; fynbos remnants will be completely destroyed.
- The mall will serve to alienate the Grassy Park community further from the space, blocking their access and outlook with a parking lot and double story blank façade.
- Security may be provided in the centre, but the dead spaces outside malls are often crime hotspots.
- It would force the churches to baptise their members in full view of patrons at the mall restaurants overlooking the vlei.
- Wealth will be diverted from local business – which generally reinvest profits in local communities – to big corporations.
- Jobs gained through the mall will be countered by those lost as local businesses are forced to close.



## 2 THE MOTIVATION

### REASONS FOR OPPOSING THE MALL (CONTINUED)

- Malls create the illusion of a public space, but in reality serve as an exclusion zone, separating people on the basis of income.
- A unique and powerful bridge building opportunity will be lost.
- Building the mall would contradict the WDC's stated objective of "democratising the use of space in the city." Since the mall has been negotiated with a private developer, not only without public engagement but in the face of widespread opposition, it is the opposite of democratisation.

#### 2.3.1.1 IMAGINING THE SPACE: THE PEOPLE'S PLAN

*"One of the wonderful things that this campaign has done for us is that it has brought us to realise who we are... 'Harry the Strandloper' was the undignified way the powers of the old days referred to our people. In this way they took away our heritage and inheritance. Just as we are restoring the fynbos here at the Vlei, we will restore our dignity...."*

**PHILIP BAM, GRASSY PARK RESIDENT**

Imagining the space has been critical to the Forum's strategy, and has laid down the roots for *Imagine Princess Vlei*. For the Forum, the threat to the vlei is seen as an expression of power relations, which influence and distort our relationship not only to each other but also to nature. Claiming and redefining how Princess Vlei should be used was about both challenging unequal social and political relationships,

and reclaiming our right to a non-abusive relationship with nature. By envisioning a transformed vlei where memory, heritage and identity are honoured, and where nature and human connection can flourish, the community can begin to envisage and locate themselves within a different city based on equality and respect.

The process of imagining the space emerged through the years of *Dressing the Princess* project, and led to the formulation of "The People's Plan" in consultation with community elders, cultural and spiritual leaders, historians, ecologists, educationalists and others. Underlying the plan is the impulse not only to create meaning, but to create a space which is inviting, has multiple uses, enables both social and natural processes to thrive, and is rendered safe by being widely used.

This plan has functioned as a springboard for vision, encouraging citizens to appreciate that a space can be re-imagined and transformed, and that "ordinary people" can be instrumental in this process. This has deepened the discourse around the vlei, providing a nuanced base for *Imagine Princess Vlei*.

### ▪ Dressing the Princess

A centre to co-ordinate community efforts for ecological restoration at Princess Vlei and beyond



### ▪ Facilities for user groups

Eg. Baptism churches, Sailing clubs for local children



### ▪ Eco-ducts

to help animals and people cross the road, and build corridors linking Princess Vlei with other vleis



### ▪ Hiking trails

Walkway around the vlei, and hiking trails to Elephant's Eye Cave and Maccassar dunes



### ▪ Farmers and local produce markets



### ▪ Eco-friendly adventure park for children



### ▪ Braai and picnic areas



### ▪ Open-air sunset concert park



### ▪ Education centre

A cultural and environmental centre which might include a Khoisan museum, community centre, venue for functions, coffee shop



# THE PEOPLE'S PLAN





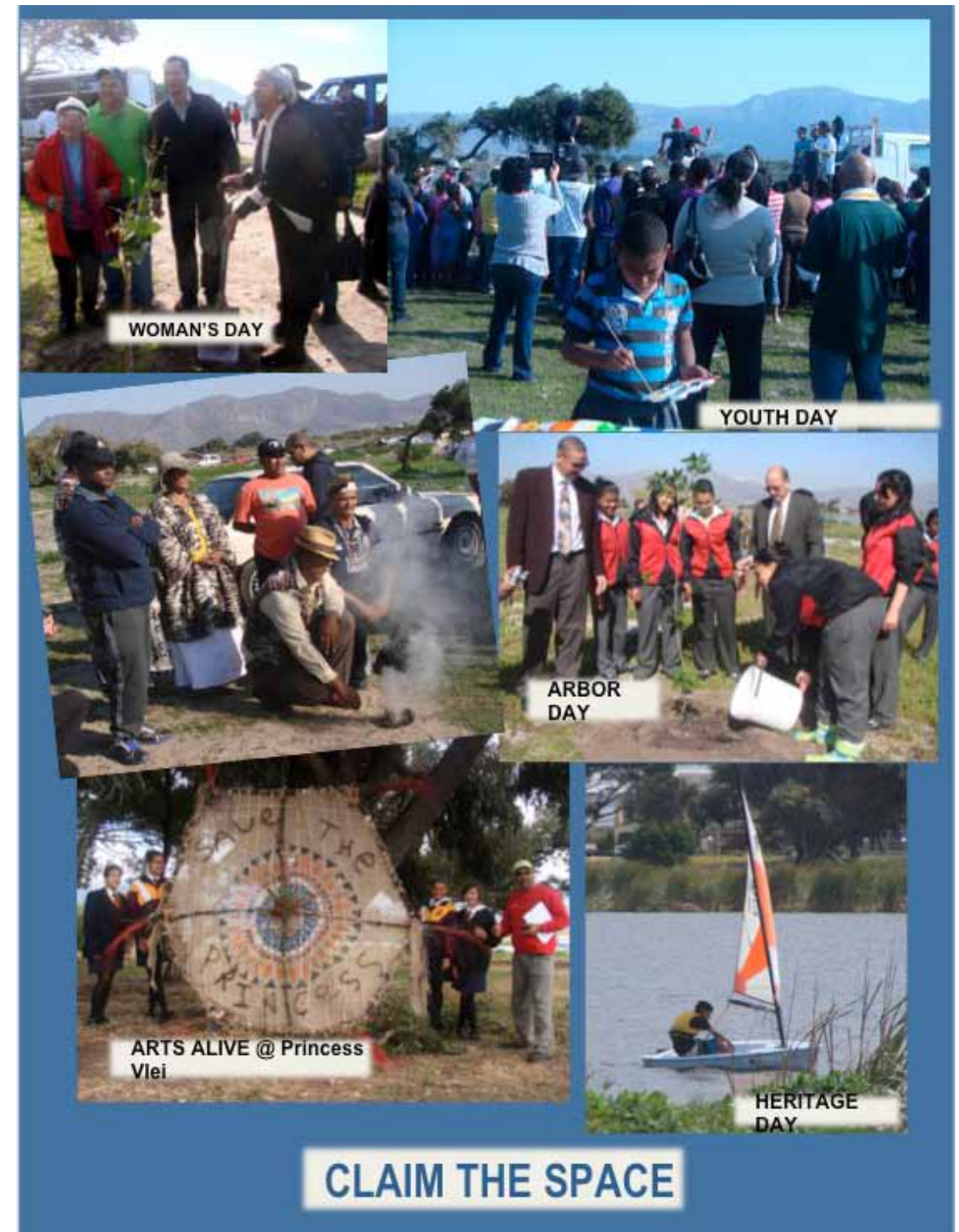
## 2 THE MOTIVATION

### 2.3.1.2 RECLAIMING THE SPACE

The third important prong of the Forum's campaign had been to encourage communities to reclaim the space. Over years of neglect, the space had become underused by the community because of fears of safety. Reoccupying it has been important for reminding people of what the place has meant to communities in the past; and has also rendered it safer. It has helped people to explore ways in which they could use and enjoy the space, and given them the confidence to see that they have the power to create spaces; they do not have to wait for permission or use public spaces on terms laid down by others.

The drive to reclaim the space has been achieved through a range of different activities on and around the vlei, organised in partnership with different organisations.

These events have helped to clarify what works and what doesn't, and have opened new possibilities for how the space can be used to forge connections, and empower and build community, while enhancing and rehabilitating the natural ecosystem functions of the vlei.

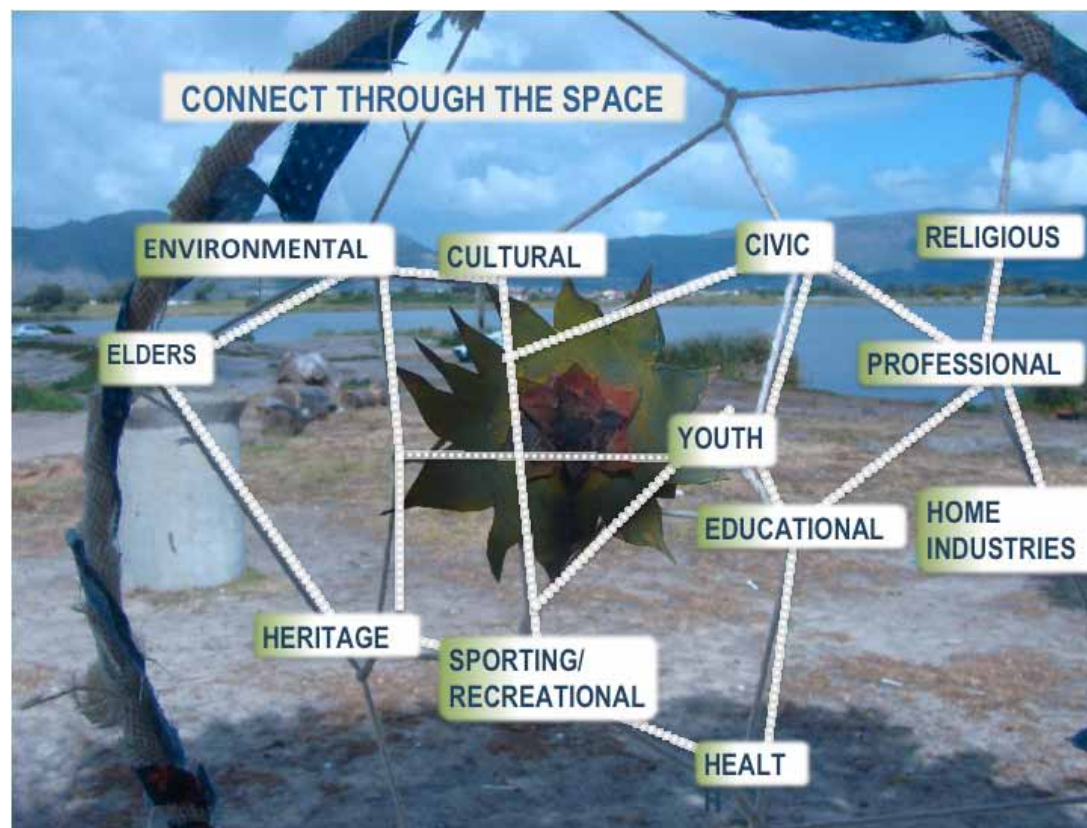


Reclaiming the space – some of the activities seen at Princess Vlei

## 2 THE MOTIVATION

### 2.3.1.3 BUILDING CONNECTION, EMPOWERING COMMUNITY

The natural systems and human community around Princess Vlei have both suffered from fragmentation and neglect. Building connection has been an important focus of the Forum's work, which has striven to empower the community by:



- Building networks and connections between different sectors, and between groups/organisations within the same sector. The dream catcher installation, for example, was the first time that three city community art colleges had collaborated on a project.
- Giving community members a voice by broadcasting local narratives in meetings and through the media.
- Enabling community members to take a stand for their rights to heritage and a healthy environment.
- Encouraging community members to envision and take ownership of their environment and future.

Through this practice, the Forum has established networks and built trust, putting it in a strong position to ensure a transparent and representative community engagement in the design process.



The work of the Forum and *Dressing the Princess* has generated passion and vision, provided practical experience and strengthened connectivity with the Princess Vlei and amongst community stakeholders, laying a strong foundation for a community driven place-making process.



## 3 METHODOLOGY

---

### 3.1 PHASE 1: CREATING A VISION

*“ When we plant a tree, we are planting a lifestyle ... if you look across the road and see the urban pressure build up, what it tells us is that we need space to walk, for people to engage with, so we want to create a Kirstenbosch here at Princess Vlei. The vlei is part of our heritage, and it is important that all of us take responsibility for redefining it.”*

**KELVIN COCHRANE**



#### 3.1.1 WHO WILL BE INVOLVED?

The community engagement process will be co-ordinated by the Princess Vlei Forum members and the World Design Capital sub-committee (See Appendix A). Additional individuals will be co-opted as necessary.

Stakeholder groups will be accessed through organisations and institutions and invited to be part of the process. This will include community organisations; educational institutions; environmental groups; heritage groups and religious groups.

We will also invite stakeholders from the appropriate City line departments such as City Parks, Sports and Recreation; Environmental Resource Management; Economic Development, Tourism, Arts and Culture.

A full list of the stakeholder groups currently forming part of the Forum's network is to be found in Appendix E. However, in the course of engaging with these groups other key stakeholders may be identified and will be approached.

Design professionals will also be involved at this stage. There are a number of professionals already on the Forum WDC sub-committee, and further professionals may be co-opted from tertiary institutions or professional institutes.

There will also be space for interested or concerned individuals who wish to get involved or make suggestions.

## 3 METHODOLOGY

---

### 3.1.2 PRINCESS VLEI AS BRIDGE BUILDER: WHAT WILL GUIDE THE VISION?

*“ I think the vlei is one of those places that can be used to break down Apartheid geography in the city - becoming a place where people from many classes and backgrounds come to and enjoy”*

**DR DAVID GREEN, HOUT BAY RESIDENT**



The open space surrounding Princess Vlei is approximately 74 hectares and requires large scale intervention to transform it. Completion of the park is not feasible within the WDC time frames. However it is important that an overall vision for the use of the space is articulated through the community driven process to guide future development of the site, and ensure that the appropriate zoning and protective measures are put in place. The overall vision can also explore ways to connect the site more creatively to the existing amenities, such as the Retreat Civic Centre; the City council eco-adventure centre and the sports amenities.

We propose that the design for the space be pitched at three levels:

- A framework plan/ vision for the overall space.
- A precinct plan for the eastern shore. This is proposed as the area to focus on first as it has the most dramatic outlook; it has been the focus of the rehabilitation project; it is the gateway for Grassy Park and the Cape Flats communities to Princess Vlei.
- A design for one or two specific features or built elements of the overall plan, to be completed in the short term, in time for the World Design Capital summit in 2014. This will enable the community driven process to be targeted and realised around a concrete project, and will empower the communities by manifesting one aspect of their vision. The practical lessons learnt during this process will serve as a trial to guide further work on the rest of the park.



### 3 METHODOLOGY

---

The specific feature/s chosen depend on the community-driven design process. Examples include a children's adventure playground; a walkway around the vlei incorporating a bridge over the canal feeding the vlei, which could feature as a symbolic bridge of reconciliation; art installations; facilities for baptism and so on.



The overall design of the space, the precinct and the features chosen will be driven by the objectives of bridge-building and forging new or strengthening old connections. The specific aspects will be determined by:

- Resonance with the community and stakeholders
- Resonance with the World Design Capital objectives
- Practical feasibility and available budget.

However, the overarching vision will be of enabling Princess Vlei as a connector and bridge-builder. The vlei offers a wealth of opportunities for growing, strengthening and deepening connection, reflected below:

- Ecosystem connections: A priority here is restoring the fynbos, habitat and water quality at the vlei. Any recreational facilities will need to be balanced with areas of low human impact. Facilities will also be needed to enable users to engage with nature, such as bird-hides and walkways through the reeds. The vlei can serve as a centre of knowledge, from which local rehabilitation projects can flow. Any built structures would need to be environmentally friendly and low impact.
- Connections around memory, identity and spirit: For example: memorials and interactive displays around Khoisan heritage; memory wall for those who have drowned; facilities to assist with baptisms.
- Social family and community connections: picnic and braai sites; community centre; children's play park; walkways
- Connection through the healing of past injuries and reconciliation: symbolic bridges and walkways.
- Connection to knowledge, wisdom and skill: for example, a centre for environmental and heritage education.
- Connection to economic resources: for example facilities for small scale appropriate income generating projects such as a coffee shop; evening concerts; craft and local produce market.

These are explored further in Appendix D.

## 3 METHODOLOGY



*"I help the Community Policing Forum with organising projects to keep the youth occupied in the holidays to help prevent drug abuse. It would be really fantastic if the Princess Vlei was developed as an open natural space where the youth can be involved in projects..."*

**SAMUEL LAMINI, OTTERY.**

### SAFE-KEEPING

An important consideration informing the overall vision will be safety. This is always a concern in public open spaces, and needs to be considered both in the design and governance. The Princess Vlei Forum will ensure that the local community policing forum is involved in the community participation process and in formulating the vision to assist with addressing this.

- The park needs a design that enables multiple usage at different times of day and weekend;
- Children play parks should be at a safe distance from the water and surrounded by family picnic sites
- A mounted patrol unit will considerably aid in promoting safety
- Adjoining property owners can be incentivised to assist in maintaining vigilance
- A multi-use park frequented by family and community users is less conducive to criminal elements and anti-social behaviour. Ongoing engagement with the community will assist in ensuring that the park is attractive, relevant and user friendly.

### 3.1.4 PRINCIPLES OF COMMUNITY ENGAGEMENT



An inclusive and broad-based community engagement will bring to life the WDC vision of democratisation and bridge-building.

The community engagement of Phase one will be in two parts: preparation and the visioning workshop. The preparation will focus on informing the sectors, generating interest and imagination, and canvassing opinions to guide the workshop. Different methods will be used, such as meetings, presentations, interviews, questionnaires, media or a combination. Each sector will be informed of the project, and invited to participate in the process.

The visioning workshop/festival will be held on the weekend of June 16. Here the community will explore and collectivise their vision for the site, which will then be documented and captured.



### 3 METHODOLOGY

---

The methods used will be developed and tailored to suit the community and context, but will draw on

- the Appreciative Inquiry method, which has been successfully used in similar place-making projects in Manenberg and Bonteheuwel, as well as several other projects around the world.
- Place-making methods used the Project for Public Spaces in Nairobi and elsewhere.

These methods will ensure that the process is

- Inclusive and democratic: Informal and traditional knowledge systems will be recognised and respected. Ways will be found to give participants an equal voice. All stakeholder groups and interested individuals will be included.
- Flexible and responsive: methods will be adapted to suit the needs of different groups; if one approach is not working, another will be tried.
- Practical and grounded: not just in the realm of abstract theory and ideas. The workshop will be conducted on the vlei in relation to a real space.
- Creative: art, drama, narrative/story-telling and other means of creative expression will be used to inspire imagination and vision.
- Open-ended: The People's Plan and other ideas that have been put forward will be used to stimulate and inspire, not as a blue print.
- Transparent and accountable: all processes will be transparent and open to scrutiny. Tasks undertaken will be completed, or reasons

supplied for non-completion.

- Positive: focussing on strengths and encouraging vision, rather than focussing on problems.

(A provisional programme of the process leading up to the June event is attached in Appendix F)

The Princess Vlei Forum will act as a reference group to assist in ensuring the ongoing functionality and relevance of the urban park on completion (additional members may be co-opted through the community participation workshop),

*“ Placemaking is a skill that is transferred either formally or informally. It identifies and catalyzes local leadership, funding, and other resources. Placemaking is a bottom-up approach that empowers and engages people in ways that traditional planning processes do not. It draws on the assets and skills of a community, rather than on relying solely on professional “experts.”*

**PROJECT FOR PUBLIC SPACES<sup>v</sup>**

## 3 METHODOLOGY

---

### 3.2 PHASE 2: CONCEPT DESIGN

The focus of this phase will be to translate the community vision into a concept design – a broad framework plan for the entire site, and a detailed design and concept drawings for the one or two elements identified through the community vision. This will be undertaken by the design professionals on the team, or co-opted/appointed specialist professionals as necessary.

It will also be guided by the City line departments, and to the extent that it is City funded will follow the prescribed procedures of the supply chain management.

The community participants will be invited to comment on the concept designs, which can be made available through:

- A public meeting/ presentation.
- A display in a library or other suitable venue.
- Publication on the website and in the newspaper.
- Liaison with community organisations through the reference group.

The designs will be adapted as necessary in response to community feedback.

### 3.3 PHASE 3: TECHNICAL DRAWING AND IMPLEMENTATION

This stage will involve technical meetings between the design professionals and relevant City departments, to ensure that their technical standards and specifications are met. An appropriate tender and approval process will be determined. A partnership may be formed between the City and a Section 21 company on the basis of a negotiated MOU, as with the Dressing the Princess project.

A budget will then be drawn up and funding sourced. Once this is in place, the construction of the element can go ahead. As far as possible, local labour should be used. SANparks and the City managed nature sites have established good terms of reference for managing local employment opportunities in consultation with local communities, including offering training, or linking them to ongoing voluntary work and so on. These should be explored.

The community stakeholder reference group will continue to play a role in managing the process. Community volunteers can also play a significant role, as they have already been doing, in continuing with rehabilitation projects, clean-ups, art installations, and helping to ensure the ongoing use of and safety within the area. They can also play an important role in facilitating shared use of amenities and negotiating these between different user groups.



# 3 METHODOLOGY

Ongoing community engagement will help to ensure that the Princess Vlei sustains and continuously grows its potential as a connective bridge-builder. The project will provide a learning curve and inspiration to guide similar community-city partnerships in managing public spaces – a valuable legacy to ensure that Cape Town continues the vision inspired by the World Design Capital.

## 3.4 TIME FRAME

The time frame for Phase One and Two can easily be defined. Phase Three depends on a number of external factors, such as the engagement of the City and access to funding and resources. The projections for the implementation of the entire vision are therefore impossible to set at this stage, but the implementation of two or three aspects should be possible within 18 months.

Below is a draft suggestion for completion of the chosen constructed elements:

Months	1	2	3	4	5	6	7	8	9	10	11	12
WDC Bid												
Community Driven Vision												
Concept Design												
Technical Drawings												
Implementation/ Construction												
Documentation												
Collabration												

## 3.5 REVIEW, MONITORING, AND EVALUATION

Rigorous monitoring, evaluation and review processes are important to ensure that this project is a success, and that it leaves a lasting legacy of guidance in the practice of community-driven place-making. To achieve this:

- Academics and students from the UCT, UWC and CPUT will be invited focus research around this process, and to assist with monitoring, evaluation and review. If possible, an appropriate consultant could be appointed to monitor and document the process.
- The work is by nature experimental, and it is important that it is adaptive and responsive. Ongoing reflective processes are needed to ensure that it is on track, to learn from mistakes and adapt the methods/ approach as appropriate.
- At each stage of the process, objectives, time frames and indicators will be identified to guide monitoring and evaluation.
- At the completion of phase one, participants will be invited to give feedback through questionnaires or other appropriate methods.
- The managing committee/reference group will review the process formally at the end of each phase and adjust as necessary.
- The process will be documented through the website, photographs, videos, academic and journalistic articles.

## 3 METHODOLOGY

### 3.6 RESOURCES/FUNDING

The budget required for developing the whole park could be anywhere between R50m and R100 million. As stipulated in the Southern District Plan, the prospects for public private partnerships and donor/grant funding should be explored with a view to support the long-term sustainability of the park. Furthermore, the implementation can be phased to ease the burden in any financial year.

The project will as a minimum require the services of a landscape architect, urban designer or planner, environmentalist, and public participation specialist. For Phase One, the forum has petitioned professionals with a social conscience to provide their services as a pro bona social responsibility donation. To-date we have secured commitments from two urban designers, one architectural firm, two public participation specialists, as well as an environmentalist. We will rely on raising funds to implement Phase Two and Three.

A successful WDC2014 bid would greatly enhance our capacity for fundraising and corporate sponsorship. This could be used to fund specific elements within the design (both professional and build costs). In addition, if some appropriate low scale income generating projects is incorporated (eg. A market; a restaurant) rates/rental paid for these premises can help with ongoing funding. Princess Vlei Forum could transform into a voluntary stewardship organization, with small annual subscriptions that can be used for certain functions in the park.



Building bridges with the future and the past: Chief !Kora Hennie van Wyk teaches children about their Khoisan heritage at Princess Vlei.



## 4 CONCLUSION

---

The experience and history of the Princess Vlei Forum places it in a good position to co-ordinate a bridge-building legacy project. The Forum has brought together people from across traditional lines of division in Cape Town, such as colour, creed, gender, education and income level, thus bridging “the historical divide between communities, across borders, between first and third worlds, north and south, town and township, advantaged and disadvantaged.” The People’s Plan has already used design as a tool for reconciliation; the Forum has engaged in reconnecting and affirming memory; worked in partnerships across sectors, and collaborated in a way that connects “high and low tech, mass and bespoke, artisanal and technological, thinkers and makers.”

This has been done without institutional support and often under very difficult circumstances. The work has all been voluntary, and funded almost entirely from the pockets of volunteers.

The story of the campaign to save and re-imagine Princess Vlei encapsulates a powerful narrative for our future. *Imagine Princess Vlei* is rooted in years of engagement and practical work with the space and the community, and draws on the experience of similar projects locally and internationally. While there have been some similar local projects, there has been nothing on this scale or incorporating all these elements, making this a highly innovative and ground breaking project.

The enthusiasm is there, the vision is there. All that is needed is recognition and resources. With these, a community imagined,

professionally executed and community-managed urban nature park at Princess Vlei offers Cape Town a sustainable legacy design project that heals the wounds of the past, services its most neglected and historically injured communities, nurtures our life-giving natural systems and takes us into a kinder, more responsive and visionary future.

*Kom luister die legende van die Vlei se Princess  
Hoe sy vrede wou hou, nou wil ‘n mall haar storie ses  
Nes Boesman se kind haarself nou weer vind  
Kinders van die wind, so sal os os Nasie weer bind  
Net in tyd herinner haar trane os van ‘n tyd  
Voor tyd, voor die mallegied van stam suiwerheid  
Voor Apartheid of die Vryheid se skynheiligheid  
Toe os nog behoort et aanie land wereldwyd  
Toe amal verstaan ‘et dat hulle van een familie kom  
Dat hier in Afrika begin die storie vannie mensdom*

**EMILE YX? AND MIXED MENSE**



## 5 REFERENCES

- i See **Western, J.** 1996 [1981]. *Outcast Cape Town*. University of California Press, Berkeley.
- ii Quoted in **Pitt, B.** and *Boulle, T.* 2010 *Growing Together*, SANBI. p65.
- iii UN Habitat Project for Public Spaces handbook p. 1
- iv See **Ernstson, H.** 2013. Re-translating nature in post-apartheid Cape Town: The material semiotics of people and plants at Bottom Road. Working Paper 4 in R. Heeks, editor *Actor-Network Theory for Development: Working Paper Series*. Institute for Development Policy and Management, SED, University of Manchester, Manchester. <http://www.cdi.manchester.ac.uk/resources/ant4d/documents/ANT4DWorkingPaper4Ernstson.pdf>

**Ernstson, H.** 2011. Making capetonian urban nature public: Recognizing the restoration project at Princess Vlei beyond its immediate locality. Concept note. African Centre for Cities, University of Cape Town, Cape Town. <http://bit.ly/or6e6l>

**Ernstson, H.** 2011. Concept note on the organization Cape Flats Wetland Forum (CFWF). Concept note. African Centre for Cities, University of Cape Town, Cape Town. <http://bit.ly/eFwgHv>

**Ernstson, H. and S. Sörlin.** 2013. Ecosystem services as technology of globalization: On articulating values in urban nature. *Ecological Economics* **86**(February):274-284. <http://www.sciencedirect.com/science/article/pii/S0921800912003746>

- v **UN Habitat** *Project for Public Spaces handbook* p. 4

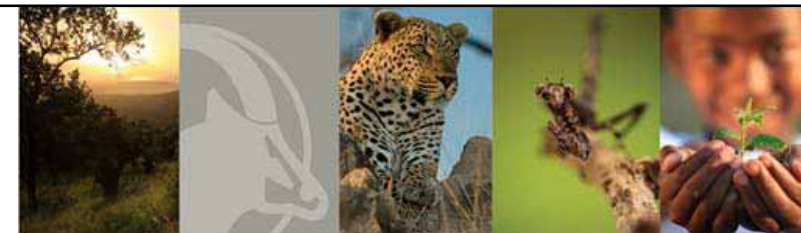
## ACKNOWLEDGEMENTS

Thanks to Mark Henning and Hannah Williams from Black Hat and Nimbus for the design of this proposal.



Produced by Princess Vlei Forum

[www.princessvlei.org](http://www.princessvlei.org) [princessvleiforum@gmail.com](mailto:princessvleiforum@gmail.com) 10 Bottom Rd, Zeekovlei, Cape Town, WC 7941



### WESTERN CAPE

31 The Sanctuary, Kirstenhof, Cape Town PO Box 30145, Tokai 7955 Tel 021 701 1397 Fax 021 701 1399 Email [admin@wessa.co.za](mailto:admin@wessa.co.za)  
[www.wessa.org.za](http://www.wessa.org.za)

**4 April 2013**

### TO WHOM IT MAY CONCERN

#### WESSA SUPPORT FOR THE PRINCESS VLEI FORUM WORLD DESIGN CAPITAL PROJECT BID

It is a pleasure to support the work of the Princess Vlei Forum and their efforts to make a community-driven and environmentally sensitive vision for this special area become a reality by making it a design capital project.

From our point of view it has all the essential elements for it to be considered a model of sustainability thinking and planning. It shows a deep awareness of people's pasts, natural heritage, restoration options, public participation, demands on urban space and development alternatives that go beyond concrete and glass.

We wish the forum every success with this initiative and wholeheartedly endorse their project approach.

Patrick Dowling

Head: Environmental Education, Training and Public Capacity Development

Reg No. 1933/004658/08 (Non-Profit Company)  
Registration Number in Terms of the Non Profit Organisation Act 1997: 000-716NPO Tax Exemption Number: 18/11/13/1903  
DIRECTORS: Messrs: Dr RG Lewis (Chairman), F van Heerden (National Treasurer), Dr JT Burger (Chief Executive Officer), Prof M Kidd, Dr RJ Taylor, Dr P Bartels, Dr H Hendricks, M Ward, M Fischer, G Barnes, A Steyn  
Mesdames: DL Perrett (Vice Chairman), S Erasmus, Dr E Rosenberg  
M Powell (Company Secretary)  
Patrons: Simon Gear, Andile Sangqu, Braam Malherbe, Keith Kirsten, Penny Heyns, Kevin Duncan, Sango Ntsaluba, Prof. Brian Huntley, Michael Judin, Jason Hartman





## APPENDICES

---

### A: THE TEAM

#### Princess Vlei Forum Management Committee

**Philip Bam (chairperson)** is a community activist and leader of LOGRA CIVIC the Ratepayer and Residents Association of the area next to Princess Vlei. He works and lives in the area. He is involved in the local Community Policing Forum and serves on the boards of many NPO's . He is a former councillor.

**Kelvin Cochrane** lives in Grassy Park where he runs a bakery. He grew up wanting to be an environmentalist, but under apartheid had limited options. He is a spokesperson for the Princess Vlei Forum, leads CAMPS, an organisation working the city to recreate green public spaces on Cape Flats. Since 2005 he has championed several community-led partnership rehabilitation projects around Grassy Park. In 2011 he received an award from WESSA for his civic-led ecological rehabilitation work on Bottom Road Sanctuary and Dressing the Princess, at Princess Vlei.

**Fr John Oliver** is an Anglican priest and community activist. Former Rector of St. Mark's District Six. Founder and Executive member of the Cape Town Interfaith Initiative. Founder and Deputy Chair of the Western Cape Religious Leaders Forum. He is a member of South African Faith Communities Environmental Institute and currently responsible for the rehabilitation of Van Blommestein Wetland Park in Zeekoevlei.

**Bridget Pitt** is an author of several published works, environmentalist, artist and process facilitator trained in art facilitation and nature guiding. She has several years of experience

doing media and materials development for community organisations, and was commissioned by SANBI to research and write a book on community involvement in nature conservation. She uses art in training workshops for various sectors, including training in community-based conservation for urban conservators working for the City. She is committed to enabling urban communities to experience and become stewards of nature.

**Petrina Roberts** is a community developer specialist with experience in permaculture, agricultural projects, entrepreneurial development, programme management and design. Currently involved with organic food production and environmental conservation. Currently executive director of MENNGOS, a resources and capacity building project for small enterprise, based at the Jolly Carp neighbouring Princess Vlei.

**Matilda Smith** is Vice-Chairperson of the Southern Suburbs Legal Advice Centre, and practising as an attorney at the University of Cape Town Law Clinic. She is dedicated to ensuring that the community is made aware of their constitutional rights and have access to legal services. She is also an executive member of the National Association for Democratic Lawyers (NADEL). She is a trained mediator in ADR and is currently doing her LLM in environmental law at UCT.

#### World Design Subcommittee (excluding forum members)

**Ralph Borland** is a South African artist, designer and researcher, and a postdoctoral fellow at the African Centre for Cities, UCT. He has a BA in Fine Art from UCT, a Masters in Interactive Telecommunications from New York University, and PhD from the School of Engineering at Trinity College, Dublin. His thesis 'Radical

## APPENDICES

---

Plumbers and PlayPumps – Objects in development’ (2011) analyses the relationship between first world audiences and developing world users via designed objects. Part of his work with the African Centre for Cities is to contribute to their position on design for social impact, in the context of Cape Town as World Design Capital 2014. His protest-performance suit, Suited for Subversion (2002) is in the collection of the New York Museum of Modern

Art.

**Malcolm Campbell** is a built Environment Design Professional. Principal of ACG Architects & Development Planners, who work across the disciplines of architecture, development planning, urban design & landscape architecture. Has extensive experience in community development & participation with respect to design & spatial planning. Has worked with teams at a mega project scale at the one end & with rural communities in people's participatory housing processes at the other. Has also specialised in public art /memory work, having previously been commissioned by the city to undertake two significant projects in this area.

**George Davis** is a retiree and Fellow of the South African National Biodiversity Institute. He trained and worked as a researcher in the fields of plant ecophysiology and systems ecology before shifting focus to people-centred conservation in urban settings. This included implementation work with the Expanded Public Works Programme's "Working for Wetlands" initiative, in the context of wetland restoration in metropolitan Cape Town. Over the past 10 years he has also been involved in film making as a communications, education and advocacy tool in nature conservation. He is a graduate of U of Alberta (MSc) and UCT (PhD).

**Russell Dudley** trained as a senior mathematics and physical teacher started work in the National Union of Metalworkers as a regional educator, local industrial area coordinator and organiser during the transitional period. Later he worked as a Senior Social Development Facilitator and Acting Director of the Development Facilitation Unit, City of Cape Town. He has facilitated public participation processes related to the Wetton-Lansdowne Corridor, RDP, Presidential and Provincial Urban Renewal Projects that included a period of secondment to the Department of Community Safety (Western Cape).

**Henrik Ernstson** (PhD) is an ecologist/sociologist, currently based at the African Centre for Cities (2010-2012), University of Cape Town and the Stockholm Resilience Centre, Stockholm University. He draws on systems ecology, sociology, and political ecology to explore the governance and politics of urban ecologies. He is interested in developing frameworks that can account both for ecological complexity as well as issues of social equity and power. He draws on a wide field of scholars from sociology, social movement research, critical geography, ecology and natural resource management.

**Matthew Gray** is Founder of Matthew Gray Architects and Urban Designers, in operation since 1994. His particular interests are in seeking to enrich the human experience by tending to the built environment in complement to the natural environment. By promoting sustainable modes of land use, urbanism and architecture appropriate to context, both cultural and natural. Matthew Gray is a graduate of UCT, doing both his B.A.S and B.Arch there and has furthered his studies in Urban Design at Oxford Brooks University, Oxford.



## APPENDICES

---

**Paul Hendricks** is a Postdoctoral Fellow at the Cape Peninsula University of Technology. His research interests are in history of education, education policy development and philosophy of education. This focus forms part of a wider research area exploring alternative education discourses and practices. Paul has been engaged in art teaching and art workshops in the Western Cape and further afield from the early 1990s. He has been actively part of collaborative public installation projects centering on history and memory, as well as education initiatives involving youth, the arts and environmental education.

**Ivan Kleintjies** is a business executive and entrepreneur, with many years experience in the retail sector. He has been responsible for driving business performance through leading teams such including Sales Managers. He is currently serving as the operations Director for the Ruben Richards Foundation, a member of the Lavender Hill High School Trust Board, and a Volunteer at Cheshire Homes and Heatherdale Children's Home. He holds an MBA from the University of Stellenbosch.

**Samantha Lee** is an Environmentalist and is currently doing her Masters degree in City and Regional Planning at the University of Cape Town. She lives in the area and has an avid interest in the sustainable development of the community that is undertaken by the community.

**Vanessa September** is a Cape Town born Built Environment Professional and principal of an architectural practice that chooses to work in the public sector, where community participation is a core ingredient to place-making. She is currently working as a consultant for UN Habitat, providing technical support to the City Council of Nairobi, in the implementation of two pilot projects which form part of a larger citywide place-making program. She also serves as a

non-executive Board Member of Project for Public Spaces in New York, USA.

## APPENDICES

---

### B: PRINCESS VLEI AND THE CITY

*Imagine Princess Vlei* is proposed as a partnership venture between community stakeholders and the City. This appendix shows how the proposal supports the City's stated goals and strategic planning objectives, as illustrated in the following extract from the Southern District Plan:

"It is proposed that a district park be established in the greater Princess Vlei area, inclusive also of the Little Princess Vlei. Although in the current circumstances budget for such may not be prioritised by City parks for some time, at the very least, the area should be reserved for such, and a high priority is the preparation of a planning framework for the area to guide future decision-making. Room exist in the future for public private partnerships to realise a park area that becomes a major attraction as a multi-purpose area. Areas and concepts that should be investigated in this regard include:

- Integration of existing adjoining sports facilities with this park, and formalisation of the linear open space 'fingers' into the residential areas and, where possible, linked to other open spaces. This includes formalised walkway and path linkages to provide a highly accessible, interconnected, multi-purpose, safe and well utilised park.
- Consolidating the Princess Vlei area generally, including restoring portions of the park to its natural vegetation, a walkway around the vlei and also past the sports facilities to Little Princess Vlei, as well as improvements to the sports facilities, perhaps with partnerships with other clubs and institutions. Also of great significance is recognising and 'celebrating' the longstanding informal religious and cultural

associations with Princess Vlei itself (primarily baptism). This is a regionally significant activity. A pending approval for a commercial shopping precinct on the site appears to potentially be in conflict with these activities, and careful consideration should be given in final development approvals for a positive and mutually beneficial outcome to competing land demands.

*(\*Note: A rezoning approval has been granted for a portion of the precinct area – between the vlei and Prince George Drive – for the development of a shopping centre. The full application process has still to be completed. Should this application finally be successful every effort should be made to integrate this development into the district park as far as possible. However, should the application not be successful this area should revert (for the most part at least) to open space and recreational land uses and be considered as part of the district park."*

The development of a park, and the community engagement process being proposed under *Imagine Princess Vlei*, is supported by the City's Integrated Development Plan, the Spatial Development Framework and the Southern District Plan. It also resonates with the City Parks Greening Strategy (2010). This synergy is explored below.

### 1 INTEGRATED DEVELOPMENT PLAN

The City of Cape Town's Integrated Development Plan (IDP) embodies the promises made by elected political office bearers to



## APPENDICES

---

the electorate, and represents the mandate that the administration has to deliver on for its five year term of office.

The City's strategy for the next five years as captured in the IDP is based on five interrelated 'pillars' of strategic focus. These are:

1. The opportunity city;
2. The safe city;
3. The caring city;
4. The inclusive city; and
5. The well-run city

These are all supported by *Imagine Princess Vlei*, as explored below:

### THE OPPORTUNITY CITY

The central objective here is to create an enabling environment in order to attract large-scale investment and create jobs. As pointed out on page 14 shopping malls in areas already serviced by "high street" shops do not create jobs so much as shift them. Thus, as the SPELUM report remarks (see page 41), a shopping mall would "not reinforce the potential of the existing business activity areas but will rather dilute / stagnate nearby local business activities." Taking this into account, the employment and tourism potential of a flag ship heritage and environmental park, and the huge environmental and political damage that would be created by the shopping mall, a well managed urban nature park with rehabilitated eco systems would better fulfill the objectives here.

### THE SAFE CITY

Safety is always in issue in large open public spaces, but much more so in neglected or under-used ones. On page XX we list some ways in which the urban park can address this issue.

But safety also links to broader socio-economic issues. A more integrated community with good access to recreational facilities, especially for the youth, is less vulnerable to urban decay and criminal activity. A well-managed park would help to improve the quality of life in the community; the community engagement process would promote a sense of identity and social cohesion - both of which are critical in drawing youth away from gangsterism.

A safe city also demands safety from risks of natural disasters. As a functioning wetland, a restored Princess Vlei can play an important role in conserving water and regulating floods.

### THE CARING CITY

The IDP objective is for Cape Town to be a world class city that is welcoming to all people; that makes residents feel at home; where residents feel that their government is doing everything it can to provide for them; and that truly enable residents to access opportunities.

This implies caring for all Cape Town's people, especially the most vulnerable, as much as for the environment in which they live. To this end the provision of amenities, such as sports and recreational facilities, parks and community and youth centres, is regarded as being of paramount importance to all communities. In the next five years, the City will therefore explore ways to increase their scope for such provision.

## APPENDICES

---

A well-run park at Princess Vlei can provide a focus of provision for these amenities. Investment by the council in land that is so valued by local residents will send a strong message of political responsiveness and caring.

### THE INCLUSIVE CITY

In the inclusive city, everyone has a stake in the city's future and enjoys sense of belonging. *Imagine Princess Vlei* offers a project which enables citizens from a formerly marginalised and excluded community to envision and shape a significant public open space. The policy also recognises the need to overcome the artificial divisions of the past by creating physical spaces where people can freely interact – again an objective that the proposed park could well serve.

It is also proposed to promote inclusion by acknowledging our diverse heritage. “This will involve restoring certain historical sites and recognising and preserving others truly to represent and preserve our cultural heritage”. Heritage is an important component of *Imagine Princess Vlei*

The IDP also commits the City to address the backlog of community facilities in marginalised areas. It intends to explore partnerships with external funders as a way of ensuring that the celebration of our heritage is matched by investment in facilities to make them sustainable for the use of future generations. Again, *Imagine Princess Vlei* would serve this purpose.

### THE WELL-RUN CITY

Citizens of a well-run city know that their government works for them, is accountable to them and answers to them at all times. Government as public institutions must be open to constant public scrutiny and follow due process to ensure responsible management.

The City therefore commits itself to openness, compliance, accountability, and transparency.

The City's responsiveness to community concerns was evident in the choice of SPELUM to honour the objections to the proposed mall. If it is to honour the above commitment, it needs to take the necessary steps to ensure that the land is not sold and the development does not take place. A collaborative partnership around Princess Vlei would help to demonstrate the City's commitment to accountability, responsiveness and transparency.



## APPENDICES

---

### 2 CAPE TOWN SPATIAL DEVELOPMENT FRAMEWORK

The Cape Town Spatial Development Framework (CTSDF) is a long-term plan to manage growth and change in Cape Town. Its spatial development principles relevant to *Imagine Princess Vlei* include that:

- The public good should prevail over private interest;
- Maximum access should be offered to the city's opportunities, resources and amenities, and spatial imbalances of this nature are to be redressed as far as possible; and
- Safe, high quality environments should be created that accommodate a range of lifestyles and offer a vibrant mix of land uses.

*Imagine Princess Vlei* upholds all three core principles.

The CTSDF has been approved as part of the Integrated Development Plan (IDP) of the City; in terms of the Municipal Systems Act (Act 32 of 2000); and in terms of the Land Use Planning Ordinance (Ordinance 15 of 1985) as a Section 4(6) structure plan.

The spatial structure is based on seven interrelated structuring elements, two of which are of particular relevance to Princess Vlei: *Natural assets* and *Destination places*.

*Natural assets* are defined as sites and landscapes with scenic, recreation, or place-making qualities, biodiversity areas, ecological support areas, and other natural vegetation. These assets are viewed as part of “*what makes the city a unique and desirable place in which to live, work and play*”. As a wetland with endemic fynbos, Princess Vlei qualifies on all these criteria.

*Destination place* refers to a landmark or place of attraction that epitomises the unique identity of Cape Town, and may be nature-based, built/heritage-based, coastal-based, and special cultural landscapes. The CTSDF suggests that the destination places that are fundamental to the city's unique sense of place are to be identified, conserved and managed, whilst its diverse historical legacies are to be celebrated and reinforced through appropriate management of urban form, architectural design, signage and artwork. The relevant supporting policy statements are summarised in Table 1 below.

## APPENDICES

POLICY STATEMENT	WHAT THIS MEANS	POLICY GUIDELINES
<b>Policy 43</b> Identify, conserve and manage heritage resources, including cultural landscapes	The City will: <ul style="list-style-type: none"> <li>On an ongoing basis identify, compile and grade heritage resources within the municipal area into an inventory. Such resources may include objects, structures, streetscapes, settlements, historic and symbolic sites, natural and cultural landscapes, and significant plantings. This register should be publicly available;</li> <li>Protect, enhance and manage heritage resources (including buildings, areas and landscapes) of local significance (Grade III) in terms of the requirements of the NHRA (including sections 30 and 31);</li> <li>Enhance heritage resources through project interventions and incentives</li> </ul>	P43.1 When making planning and development decisions that affect heritage resources: <ul style="list-style-type: none"> <li>Consider the relevance of social and landscape contexts;</li> <li>Ensure that heritage resources are conserved in their authentic state as far as practically possible ...</li> <li>Wherever possible, ensure that a place's character (tangible and intangible) is protected based on its context and scale (rather than protecting the character of individual sites and/or objects only).</li> </ul>
<b>Policy 46</b> Celebrate and reinforce Cape town's diverse historical legacies through urban form, architectural design, signage, and where appropriate, artwork	The City will: <ul style="list-style-type: none"> <li>Emphasise under-represented social, cultural or spiritual legacies, and those of which there is no remaining physical evidence, such as slavery; and</li> <li>Identify, protect and commemorate artefacts, structures and places from the pre-colonial, postcolonial and struggle eras.</li> </ul>	
<b>Policy 47</b> Provide positive spaces for cultural and social ceremonies and life-related events	The City will: <ul style="list-style-type: none"> <li>Identify and where appropriate, provide land and/or facilities for cultural and social ceremonies and life related events, in consultation with the relevant communities and interest groups, and with consideration of aspects such as budget requirements, compatibility with surrounding land uses, future planning and land ownership</li> </ul>	P47.1 Encourage the provision of positive spaces for cultural and social ceremonies and life-related events, including initiation sites. P47.2 Recognise and develop places of memory particularly associated with struggle and under-represented heritage P47.3 Acknowledge and plan for cultural practices (e.g. initiation sites).
<b>Policy 50</b> Develop high-quality accessible destinations and public places in newly developed and neglected areas	<ul style="list-style-type: none"> <li>Develop unused or underused opportunities in areas that are underserved by places of high amenity/cultural value.</li> <li>Prioritise the creation of multifunctional public places in previously disadvantaged areas and underserved areas.</li> </ul> <b>Specific action(s)</b> Identify underutilised opportunities to be investigated <ul style="list-style-type: none"> <li>Princess Vlei</li> </ul>	P50.1 Land use management decisions must protect and enhance existing and potential destination places, including access to these places. P50.2 Identified heritage places that are also potential destination places must be appropriately protected and developed.



## APPENDICES

---

Princess Vlei's ecology, history and location clearly qualify it as a "destination place that epitomises the unique identity of Cape Town", according to the above definition, which, under the intent of the CTSDf, should be protected and enhanced as a mix-use urban park.

Under Policy Statement 50 it is specifically identified as an "underutilised opportunity to be investigated", and it is depicted on the CTSDf Map 5.8 (reproduced below) for development as a high-quality accessible destination and public place in a neglected area.

### 3 SOUTHERN DISTRICT PLAN

The Southern District Plan is a medium term plan that serves to guide spatial development processes within the district. It forms one of eight plans compiled for each of the planning regions of the metropolitan area and consists of a Spatial Development Plan (SDP) and an Environmental Management Framework (EMF). The SDP has been approved in terms of the Land Use Planning Ordinance (Ordinance 15 of 1985) as a Section 4(10) structure plan, whilst the EMF was approved in terms of the National Environmental Management Act (Act 107 of 1998) and associated regulations promulgated under Section 24(5) and 44 of the Act. The SDP provides broad guidance to decision making at the district scale as well as supplementary guidelines at the lower sub-district level.

The Southern SDP is premised on the same three strategies that underpins the CTSDf namely:

- Plan for employment and improve access to economic opportunities;
- Manage urban growth and create a balance between urban development and environmental protection; and
- Build an inclusive, integrated and vibrant city.

As argued earlier by the City in the SPELUM report, building a mall will stagnate rather than stimulate the economic opportunities of the area.

The second strategy is aimed at managing the pressures of urbanisation in an intentional manner towards environmental sustainability. Of importance here is the structuring element 'Natural assets', categorised on the basis of their underlying environmental significance. Two of these are relevant to Princess Vlei:

- Core 1: statutory conservation areas, critical biodiversity areas, conservation priority zones, etc.
- Core 2: ecological corridors, critical ecological support areas, major rivers and corridors and water bodies excluding waste water treatment works;

The 2008 Biodiversity Network study clearly identifies Princess Vlei as a 'critical biodiversity area'. Further, in Chapter Four the SDP document makes clear that Princess Vlei forms part of Core 2 as shown in Table 2 below:

## APPENDICES

TABLE 2

Spatial planning category	District elements	District development guidelines
<b>b. Core 2</b>	<p>Core 2 areas comprise only a small part of the 'green' area in the district. These areas include:</p> <ul style="list-style-type: none"> <li>• Glencairn expressway area</li> <li>• Beaches (and dunes) at ...</li> </ul> <p>However all rivers and vleis form part of Core 2, including:</p> <ul style="list-style-type: none"> <li>• Princess Vlei</li> </ul>	<ol style="list-style-type: none"> <li>1. Activities in these areas should focus on conservation use with conservation management activities (e.g. alien clearing, research) encouraged.</li> <li>2. In general, low impact activities such as passive recreation (e.g. walkways and trails), environmental education and tourism may be appropriate, but should be subject to stringent controls (e.g. limits to development footprint, management plans).</li> </ol>

## APPENDICES

---

Strategy 3 focuses on transforming the apartheid legacy in the district. It notes the disparity between areas adjacent to the Main Road corridor with excellent access to opportunities and isolated urban enclaves of deprivation east of the railway line. Two of the four spatial structuring elements proposed to overcome this dichotomy are relevant:

- Civic Precincts; where social facilities and public institutions should be clustered at locations associated with urban nodes. A civic precinct is associated with the Princess Vlei location.
- Destination Places: Princess Vlei is specifically named as a nature area attraction with potential for a considerable upgrade of facilities to support recreation and tourism, with a focus on environmental enhancement and facility improvement.

Conceptual designations as a development guideline are designated areas with significance in guiding urban development even though they are not precisely defined geographically. They generally consist of urban nodes, transit station areas, civic precincts, destination places, and public links. Table 3 below is an extract from the district plan of elements relevant to Princess Vlei.

Chapter Six of the district plan deals with implementation under the headings of *urban restructuring* and *upgrading*; and gives guidelines for land use decision making. A key urban restructuring element is Parks and Sport Complexes, which includes a section on new district parks as quoted earlier in this Appendix.

The other important urban restructuring element in Chapter 6 is 'Destination places'. The SDP identifies Princess Vlei as a destination place with special significance. The area is reported to

have potential for the development of a major multi-functional urban park that offers scope for providing: biodiversity requirements; assisting with water quality and flood management; a range of active recreational activities; and supporting open space linkages in all directions.

The last section of Chapter 6 sets out the local area planning priorities that are identified in order to achieve the objectives of the plan. The prioritisation has been informed by inputs from the public engagement process. Some of these priorities are set out in Table 4 below.



## APPENDICES

TABLE 3

Conceptual designation	District elements	District development guidelines
<b>d. Destination places</b>	Nature-based: <ul style="list-style-type: none"> <li>Princess Vlei</li> </ul>	<ol style="list-style-type: none"> <li>Promote greater recreational and tourism opportunities at these key high visitor number destination places, and particularly where potential exists for significant improvement. Those with this potential are the Muizenberg and Fish Hoek beachfronts and environs, and Hout Bay harbour area. For Muizenberg related environs include Zandvlei. These are Princess Vlei, Tokai 'forest' in the proposed TMNP high intensity activity area (as per CDF), and Maynardville Park.</li> <li>Appropriate development opportunities in the adjacent areas could be associated with these improvements.</li> <li>Support the retention and improvement of public access and recreational opportunities associated with further development of destination places.</li> </ol>
<b>e. Public links</b>	Key links: <ul style="list-style-type: none"> <li>Tokai to Princess Vlei</li> </ul>	<ol style="list-style-type: none"> <li>Any development should ensure that critical public links are maintained.</li> <li>Uninterrupted public access along river corridors and green belts are essential.</li> <li>Informal pedestrian links should be formalised/upgraded wherever possible to provide for safer and better quality pedestrian environments.</li> </ol>

TABLE 4

Plan/Project and motivation	Description	Lead actions: what needs to happen	Responsibility	Timeframe
<b>Local area planning initiatives</b>				
Princess Vlei and park framework	Although not a high priority its equitable provision of major parks, this is a highly significant potential major multi-use park with significant potential east-west open space linkages to the TMNP etc.	<ul style="list-style-type: none"> <li>Heritage study to be reviewed</li> <li>Taskteam</li> <li>TOR and decision whether to outsource or undertake in-house since much work already done in the past</li> <li>Policy and zoning clarification</li> </ul>	SPUD PBDM City Parks Sports & Recreation	Short term

## APPENDICES

### 4 THE CITY PARKS GREENING STRATEGY

The 2010 Green Parks Greening Strategy sets out to “provide, improve and enhance the value of green spaces and the environment in a qualitative and sustainable manner:

- for the use of passive and active recreation and social activities
- to contribute aesthetic value to the urban landscape and
- to address the effects of global warming.”

Amongst its key objectives are to

- To provide a long-term vision and an overall structure for the provision, development and management of zoned public open spaces in the City.
- To guide the provision and enhancement of zoned public open spaces so to ensure **accessibility which can provide a wide range of outdoor recreational and biodiversity conservation opportunities**.
- To structure the creation of a value offering in terms of the natural heritage and landscape of the City, **so that significant landscape features are recognised, valued by the community and are appropriately protected**.
- To ensure the conservation of ecologically valuable areas and to maintain the amenity value of the natural landscape (flora and fauna).
- To ensure the provision and management of landscaping along movement corridors, as well as maintenance and protection of important scenic and historic routes.

- **To ensure community involvement and partnerships** in the provision and management of all open spaces.”

*Imagine Princess Vlei* is clearly relevant to all of these stated objectives, in particular those identified by the highlighted text.

### 5 THE CITY AND THE MALL

In 2007 the City effectively approved the bid for the shopping mall, by allowing the necessary rezoning. However, in 2011, the City’s SPELUM portfolio committee reversed this approval by accepting the recommendations of the officials that the rezoning which was due to expire should not be extended. A supplementary report listed the following reasons for this reversal:

#### 2. Aspects that were not adequately considered in the previous report:

2.1 Metropolitan Corridors: The 2007 report did not take into consideration that the proposed shopping centre site is not located on an existing or proposed Metropolitan Corridor as designated in the Metropolitan Spatial Development Framework (MSDF).

2.2 Local Activity Streets: The 2007 report did not take into account the potential impact on the nearby 5th Avenue and Victoria Avenue local activity streets. It is now the opinion of this Department that the economic impact of the proposal on existing business areas was not given sufficient consideration. It is now the opinion of this Department that the proposal will not reinforce the potential of the existing business activity areas but will rather dilute / stagnate nearby local business activities.

## APPENDICES

**2.3 Biodiversity (new information):** The latest 2009 Biodiversity Network includes the Princess Vlei site as a Critical Biodiversity Area and as having soils which would formerly have supported, and are still capable of supporting, Cape Flats Sand Fynbos. This vegetation type is found nowhere else except in the City of Cape Town and is listed as critically endangered in a national vegetation assessment. Due to the perilous state of this vegetation type, any remaining examples need to be conserved.

**2.4 Cultural History (new issue):** The 2007 report does not mention the Khoisan history of Princess Vlei. Some of the recent objections and comments received make reference to the role of Princess Vlei in the cultural history of the Khoisan.

This heritage value of the property has not been adequately researched in the original Heritage Baseline Study (see Annexure 1).

### **3. Aspects that were incorrectly considered in the previous report:**

**3.1 Metropolitan Open Space System (MOSS):** The 2007 report correctly refers to the site as being maintained for open space and recreational usage in terms of MOSS. However, the 2007 report argues in favour of the development, on the basis of, inter alia, the lack of Council funds to upgrade the area and that the only viable form of development is a shopping centre. It is now the opinion of this Department that the 2007 report failed to recognize the importance of Princess Vlei as a part of MOSS and its role as a district park, especially looking into the future as population increases.

**3.2 Development Suitability Study for Princess Vlei Park: Initial Investigation and**

**Findings:** The 2007 report states that the development is in accordance with the Development Suitability Study for Princess Vlei Park: Initial Investigation and Findings 1998 (a copy of which is attached as Annexure 2). It has now been revealed that aforementioned study clearly states that the study was put together within a very short period of time (6 - 8 weeks) and should be viewed as being preliminary. The study proposes that a more detailed Development Suitability Study be done for the shopping centre site (Area D). This Department is not aware of a more detailed study having been undertaken and approved. This Department is now of the opinion that an integrated study (Development Framework) for Princess Vlei should be undertaken prior to any development of the area.

This report indicates that there is a majority view within the City that the area would be better used as an urban park than as a shopping mall.

## **6 CONCLUSION**

For the reasons set out in this document, the proponents of Imagine Princess Vlei believe that there is a clear synergy between the projects objectives and methodologies, and key policy and strategic objectives identified by the City. It should therefore be entirely possible to forge a successful partnership to realise the vision set out in this proposal.

### **Information from:**

Integrated Development Plan

Cape Town Spatial Development Framework

Southern District Spatial Plan

Supplementary report to report dated 2011-07-29 (SPELUM) appeal against time period taken by council in dealing with application for the extension of the 2 year validity period of rezoning approval in terms of the land use planning ordinance no 15 of 1985: portion of remainder erf 82176 Cape Town at Retreat, Princess Vlei adjacent to Prince George Drive



## APPENDICES

### C: TIMELINE: THE STRUGGLE FOR PRINCESS VLEI

	<b>The City, Province and Developers</b>	<b>The Community</b>
Before 1998	Insight Property Developers Cape approach the South Peninsula Municipality some time prior to 1998 with an unsolicited proposal to purchase a portion of Erf 82176 for the development of a regional shopping centre.	
2002	<p><b>May</b></p> <p>Executive Councillor for Economic Development and Tourism, approve a direct sale to Insight subject to a public participation process, the outcome of the rezoning and Environmental Impact Assessment(EIA) process and agreement on conditions of sale and the purchase price.</p> <p>Insight submits a composite land use application in order for the property to be zoned from Public Open Space to a business zone to permit a shopping centre.</p>	
2004	DEA&DP granted an authorisation (i.e. issued a Record of Decision, RoD, dated 12 August 2004) subject to a number of conditions.	<p><b>September</b></p> <p>An appeal against the RoD lodged by the Wildlife &amp; Environment Society of South Africa (WESSA).</p>
2005	<p><b>November</b></p> <p>Provincial Department of Environmental Affairs and Development Planning: Integrated Environmental Management issues a Record of Decision (ROD in terms of the Environmental Conservation Act of 1989) valid for four years.</p>	
2008	DEA&DP grant approval for the rezoning, subject to conditions. This approval is limited to the rezoning of the property and the City of Cape Town is tasked with taking a decision on the subdivision	<p><b>July</b></p> <p>Kelvin Cochrane (Cape Flats Wetlands Forum) and an NGO called Biowatch approach the City with a proposal to rehabilitate the area to the south-east of Princess Vlei</p>
	<p><b>December</b></p> <p>City's Biodiversity Management Branch declares that the site has been included in the City's Biodiversity Network.</p>	<p><b>August</b></p> <p>City signs a Memorandum of Agreement (MOA) with Biowatch and the South African National Botanical Institute (SANBI). The City was represented by City Parks, as the custodian of the City land and the Biodiversity Management Branch of the Environmental</p>

## APPENDICES

		Resource Management Department, as the conservation authority. City agrees to provide technical and operational support.
2009	<p><b>April</b> The City's Spatial Planning, Environment and Land Use Management Committee (SPELUM) approve the subdivision subject to the conditions set out by the ROD.</p> <p>The ROD and rezoning lapse because of lack of activity by the developer. The developer applies to have them extended.</p>	<p><b>July</b> Petition against the mall launched by a group of local residents. Over 1000 signatures collected</p> <p><b>September</b> Organisations, including WESSA, Zandvlei Trust, GCTCA, and LOGRA, call a rally to protest against the proposed development</p> <p><b>October</b> Mayor Dan Plato visits Princess Vlei</p>
2010	<p><b>January</b> MEC Anton Bredell informs the City that a decision on the extension can only be taken after a public consultation process.</p> <p><b>July</b> Insight Property Developers (Cape) deregisters</p> <p><b>September</b> City calls for public comment on the extension of the rezoning</p>	<p>GCTCA, Zandvlei Trust and LOGRA hold an open day and collect over 400 objections to the rezoning.</p> <p>Mayor Dan Plato visit Bottom Rd Sanctuary to see the work done by Cochrane and others</p> <p>Premier Helene Zille visits Bottom Rd Sanctuary</p>
2011	SPELUM resolves to reject Insight's application for extension of the rezoning.	
2012	<p><b>February</b> MEC Anton Bredell approves Insight's application for an extension of the land's rezoning from public open space to commercial</p> <p><b>April</b> MEC Bredell announces that the developer may proceed with construction of the mall, subject to certain conditions being met.</p>	<p><b>April</b> Community organisations hold a public meeting in Grassy park and form the Princess Vlei Forum</p> <p><b>June</b> Princess Vlei Forum launches campaign to support the alternative vision of the vlei embodied in the people's plan, and to say no to the mall.</p> <p><b>July to November</b></p>

## APPENDICES

		<p>PVF hosts events at the vlei on Mandela Day, Women's Day, Arbour Day, Heritage Day, also an arts event, a kite festival, a walk around the vlei</p> <p><b>October</b> Kelvin Cochrane reveals that board members of the original bid company were on the board of the company doing the EIA, which they failed to disclose.</p> <p><b>November</b> Princess Vlei Forum is officially launched and constituted as a voluntary association.</p>
2013	<p><b>February</b> MEC Bredell finalises the conditions for development and hands the matter back to the City for completion.</p>	<p><b>January</b> 50/50 documentary screened on the struggle for Princess Vlei</p> <p><b>February</b> PVF launches its WDC bid campaign to Imagine Princess Vlei</p> <p><b>March</b> Cochrane lays charges of fraud against the developers. The case is taken over by the Hawks.</p>



## APPENDICES

### D: DESIGNING PRINCESS VLEI TO BE A CONNECTOR AND BRIDGE-BUILDER

Below we explore in greater detail the possible design choices that can help to enhance Princess Vlei as a connector, bridge-builder, and can help secure and sustain our environmental health. Some of these are incorporated in the People's Plan

#### Ecosystem connections

Princess Vlei offers several opportunities for ecosystem-linked connectivity, which any design will need to enhance:

- It is an important link in the chain of watercourses and wetlands flowing from the southern mountain chain to the sea. It plays a critical role in connecting these, and in fulfilling ecosystem services such as flood alleviation, water storage, habitat, breeding grounds for fish, and purification of water.
- The vlei also floral and faunal biodiversity on its banks, proving a valuable corridor of connection for these systems. Although the vegetation is in poor condition, a 2008 Biodiversity Network study identified it as an “irreplaceable consolidation” area in support of the adjacent wetland and strandveld vegetation. Restoring and sustaining these systems is important in the light of Cape Town's commitment to conserve the Fynbos Kingdom, which is a world heritage site.
- The site can play a valuable role in supporting biodiversity corridors elsewhere in the Cape Flats by providing a nursery and knowledge centre to spread the knowledge required for fynbos conservation. The City Parks Department is actively encouraging the creation of small communal gardens in open spaces – a centre such as this could provide the resources and

knowledge to plant appropriate indigenous vegetation on road verges and open spaces, thereby strengthening biodiversity corridors.

(<http://www.capetown.gov.za/en/Pages/CParksidentifiespilotCommGardenProject.aspx>). A nursery and conservation centre could help with this.

- The site can also play an important role in reconnecting communities with nature and promoting environmental awareness, by making a natural area accessible to highly urbanized neighbouring communities. The design needs to enable communities to enjoy nature with low impact, through raised walkways, bird hides etc.
- In the long term, eco-duct bridges over Prince George Drive could facilitate connections with biodiversity corridors running through the Grassy Park area, thereby linking the vlei to the Rondevlei and Zeekovlei reserves.

A priority is the prevention of motorised traffic over the vlei, already causing considerable damage to the vegetation and hampering rehabilitation efforts. Any build structures need to be low impact, both in terms of their environmental footprint, and their intrusiveness, to promote its identity as a nature conservation area. The entire space needs to be conceptualized to allow for higher trafficked more recreational areas, and lower impact areas where biodiversity can flourish.

#### Memory, identity and spirit

The site's rich cultural history offers myriad opportunities for connection with memory and identity, and our Khoisan heritage. This connection can be enabled through art or memorial structures, interactive displays, in chosen names, in facilities for educational programmes, ceremonies, and events.

## APPENDICES

---

The site offers immense spiritual connection through its function as a baptism site. This connection can be enabled with facilities for changing clothes and dedicated spaces to allow baptism to occur in a dignified and secluded manner.

### **Connecting individuals, families and communities**

Princess Vlei abuts areas with poverty-related problems, including substance abuse; domestic and gender violence and gang related crime. It can play an important role in building connections within families and communities, and helping to forge cohesive social units more able to deal with these challenges. These connections can be facilitated through braai and picnic areas, walkways and hiking trails.

A safe, recreational space could provide children and youth with a place to congregate and connect in a healthy and positive way. This could be through formal activities such as classes in martial arts, dance, sailing or canoeing, which could be enabled with built features such as a small community entre, club house, jetties for boating. There could also be facilities for informal congregation, such as a playground, skateboard park or restaurant. Any built structures would need to synthesise with the aesthetic value of the vlei, and have minimal impact on the ecosystem services and biodiversity.

Existing community facilities (such as the Retreat Civic, Jolly Carp, the City Eco-adventure centre) could be reconnected to the space to enhance their community-making capacities.

A balanced mix of these types of activities will encourage use of the vlei by different groups at different times, enhancing its safety and attractiveness as a connecting space. A stable could provide riding opportunities and a location for a mounted security force to keep horses. This will also greatly enhance the safety factors.

### **Connection through healing and reconciliation**

The site provides opportunities for connection across historical rifts and divisions. The entire project, if done sensitively, can be a living testimony to the City's commitment to healing past wounds, and to building a shared and equitable future. As a site with easy access to black and white, and rich and poor communities, Princess Vlei offers a space where Capetonians from diverse backgrounds can connect in an organic and spontaneous way. More specific features enhancing its healing capacity could be included, such as a garden of healing, with a memorial wall for those who have lost their lives in the vlei; a small museum or interactive display to recall the Legend of the Princess and educate visitors about the Khoisan communities; a display around group areas and forcible removals and Princess Vlei's significance (these features can also be incorporated creatively in other features, such as a children's play park; a 'bridge of reconciliation' across the canal to symbolically reconnect Cape Town's different communities and enable a walk around the vlei).

Further connection could be provided by locating Princess Vlei as the starting point of three hikes: one around the vlei, that links the two halves of the divided communities; a hike along the waterways through Elfindale, Bergvliet, and Constantia up to the Elephant's Eye cave, and a hike through the wetlands of Rondevlei, Zeekovlei, the sewage works, along the coast to Macassar dunes reserve. These hikes could enable visitors to experience socionature – how we have impacted on nature through history, and how nature has shaped us.

## APPENDICES

---

### **Connection to knowledge, wisdom and skill**

The Vlei has already been used as an educational resource by a number of schools. Here pupils learn about life sciences by testing the water; planting and tending fynbos (seedlings are cultivated at the schools); observing birds and other wildlife. In addition, they learn life skills such as civic responsibility, teamwork, planning ahead, leadership, and connection to nature, each other and place. The educational power of Princess Vlei could be enhanced with the creation of a centre of knowledge around the ecosystems featuring in that area. This could make it a hub of knowledge generation, to guide similar rehabilitation projects and neighbourhood fynbos gardens in surrounding communities. Some kind of built facility/centre could assist in this function, and could be combined with a community centre (similar to the “boma” at Rondevlei for example). The site can also link to education about Khoisan knowledge systems and culture.

### **Connection to resources**

The space could be used to facilitate connection to economic and other resources by:

- Providing employment in maintenance, security, building and servicing a small coffee shop and other facilities
- Providing income generating opportunities and community-building through a small weekly craft and fruit and vegetable market
- Attracting visitors and tourists to the area, thereby boosting local business opportunities
- Improving the value of properties around the vlei.

In addition, an urban nature park of this kind contributes significantly towards increasing the well-being of the community, and assists in mitigating the negative effects of poverty. Engaging in this project in the short and long term will increase human capacity in the area, build community and mutual trust, and empower community through building networks.



## APPENDICES

---

### E: LIST OF STAKEHOLDER GROUPS

These are the organisations/institutions which have an ongoing relationship with the PVF. However, the database is much broader, and we will draw on a much wider range of stakeholders in the community participation process.

#### **Community organisations**

Lotus River Ottery Grassy Park Residents Association  
Bottom Road Sanctuary  
Greater Cape Town Civic Alliance  
Kenwyn Civic  
Retreat/Steenberg Civic  
De Waterkant Civic  
SCEA Schaapkraal Civic & Environmental Association  
Schaapkraal Developing Farmers Association

#### **Educational**

Lotus River High School  
John Graham Primary  
South Peninsula High School  
Kannemeyer Primary School  
Plantation Primary School  
Fairmead Primary School  
Cedar House School  
Frank Joubert Art School  
Battswood College  
The Children's Art Centre

#### **Environmental**

SANBI  
Zandvlei Trust  
Kirstenbosch Botanical Society  
Cape Flats Wetlands Forum  
Wildlife and Environment Society of SA (WESSA)

#### **Cultural/Religious organisations**

Heal The Hood & Emile Jansen  
Southern African Faith Communities' Environment Institute  
The House of the Xoraxouhoe

#### **Legal**

Southern Suburbs Legal Advice Centre  
Legal Resources Centre

#### **Sponsoring Businesses**

Golden Bake  
Menngos  
Community Video Education Trust  
Riverprint  
Pickers Meats  
Mantellis Biscuits  
Black hat and Nimbus  
Roomaneys Hardware store  
Buildit Grassy Park

## APPENDICES

### APPENDIX F: DETAILED SCHEDULE OF COMMUNITY ENGAGEMENT (PHASE ONE)

Below is the proposed schedule of the community engagement process. This is subject to adjustments as appropriate, and will be supplemented with other place-making processes.

Task	Start	End	Duration	Task	Start	End	Duration
Appreciative Inquiry	2013/04/17	2013/06/22	13w 2d	1.2.4) Administer questionnaire	2013/04/29	2013/05/08	2w
1) Participative Planning for Princess Vlei Peoples Plan - 5P	2013/04/17	2013/06/22	13w 2d	1.2.5) Process responses	2013/05/09	2013/05/13	1w
1.1) INITIATE	2013/04/17	2013/04/17		1.3) SUMMIT	2013/06/16	2013/06/16	1d
1.1.1) Decide scope of Appreciative Inquiry	2013/04/17	2013/04/17		1.3.1) IMAGINE	2013/06/16	2013/06/16	1d
1.2) INQUIRE	2013/04/17	2013/05/13	5w 2d	1.3.1.1) Creative and Visual rendition of future	2013/06/16	2013/06/16	1d
1.2.1) Recruit interviewers	2013/04/17	2013/04/26	2w	1.3.2) INNOVATE	2013/06/16	2013/06/16	1d
1.2.2) Draft AI questions that inquire about...	2013/04/27	2013/04/27	1d	1.3.2.1) Craft activities for key projects in the Plan	2013/06/16	2013/06/16	1d
1.2.2.1) Strength	2013/04/27	2013/04/27	1d	1.4) POST-SUMMIT	2013/06/22	2013/06/22	1d
1.2.2.2) Opportunities	2013/04/27	2013/04/27	1d	1.4.1) IMPLEMENT	2013/06/22	2013/06/22	1d
1.2.2.3) Aspirations	2013/04/27	2013/04/27	1d	1.4.1.1) Strategic and Activity Plan	2013/06/22	2013/06/22	1d
1.2.2.4) Results	2013/04/27	2013/04/27	1d	1.4.1.2) Resource and Budget Plan	2013/06/22	2013/06/22	1d
1.2.3) Train Interviewers	2013/04/28	2013/04/28	1d	1.4.1.3) Monitoring and Evaluation Framework	2013/06/22	2013/06/22	1d
1.2.3.1) Explain AI process	2013/04/28	2013/04/28	1d	1.4.1.4) Marketing Strategy	2013/06/22	2013/06/22	1d
1.2.3.2) Interview skills	2013/04/28	2013/04/28	1d				
1.2.3.3) Finalise questionnaire	2013/04/28	2013/04/28	1d				

## APPENDICES

### G: THE CASE AGAINST THE MALL DEVELOPMENT

The Princess Vlei Forum has pursued various legal strategies to protect Princess Vlei from the proposed shopping mall development, and to secure its protection in the long term. We are confident that the case will be won, especially as the City has indicated through the SPELUM decision that they are not in favour of the development. The City still needs to sell the land and go through a public participation process before this.

#### 1. Irregularities in the bid process

The developers involved in the case appear to have misrepresented themselves on two occasions, and PVF member Kelvin Cochrane has laid a charge of fraud against them. Cochrane was advised of this course of action by the Commercial Crimes unit, and laid a charge with the Bellville police station on 21/02/13, which was later transferred to the Hawks.

The charges pertain to the directors of the original bid company, and of the company, which is now engaging with the City and Province on this matter. Documents in our possession show that:

- Directors of the original bid company (Insight Property Developers Cape) were also the directors of the consulting company doing the Environmental Impact Assessment (Tshukudu Environmental Services), despite having been proposed to the City of Cape Town by the bid company and despite the person who did the study declaring their independence under oath. The subtlety was that the declaration said they had no connection with the City of Cape Town, which as the owner of the land paid for the study, and made no mention of their affiliation with the bid company.

- The bid was awarded to Insight Property Developers Cape. This company was deregistered in 2010. MEC Bredell's department has been dealing with an individual who is the director of a separate company with a different registration number. This individual, who was not a director of the original bid company, appealed against the decision by SPELUM in 2011 not to extend the rezoning necessary of the development; and also appealed against some of the revised conditions of the development. The evidence suggests that this individual had no authority to lodge these appeals, and allegedly misrepresented himself as a director of the original company.

In an email to a Forum member, the City quoted a memorandum issued on December 12, stating that : "Anyone presenting themselves to the City to take up the previous Council decision would have to show:

- That the company that was given the opportunity still exists;
- That they legally represent that company
- That all prerequisites for the determination of the property rights have been adequately and legally fulfilled."

It seems unlikely that this individual and company will be able to fulfil these criteria.

2. There is evidence of poor governance in that MEC Bredell does not appear to have considered the objections when over-riding SPELUM's decision
3. Recent judgements throw into question Bredell's authority to overturn City recommendations
4. There are strong arguments for obtaining protective status of the vlei on heritage and environmental grounds.

These and other legal options are being investigated, and proceedings will be instigated as necessary.