



Table Mountain National Park

TOKAI MANOR PRECINCT PLAN



AUGUST

2012



in association with



VIRIDIANCONSULTING
Landscape Architects & Environmental Planners



Trafficon Transportation Consultants

De Villiers Sheard Engineering Consultants

TABLE OF CONTENTS

1.0	EXECUTIVE SUMMARY
2.0	INTRODUCTION & BACKGROUND
2.1	Background
2.2	Key Objectives
2.3	Planning Process
2.4	Regulatory Requirements/Heritage Aspects
3.0	PRECINCT PLAN INFORMANTS
3.1	Local Context and Study Area
3.2	Contextual Informants
3.3	Biodiversity Informants
3.4	Socio-Economic Informants
3.5	Built Form and Recreational Use Informants
3.6	Heritage Informants
3.7	Synthesis of Constraints and Opportunities
3.8	Response to Key Issues
4.0	VISION, GOALS, OBJECTIVES
4.1	Vision
4.2	Goals
4.3	Objectives
5.0	PRECINCT PLAN PROPOSALS
5.1	Contextual Framework Plan
5.2	Core Precinct Plan
5.3	Sub-Precinct 1: Upper Tokai Road
5.4	Sub-Precinct 2: Tokai Manor Commonage
5.5	Sub-Precinct 3: Manor House and Environs
5.6	Sub-Precinct 4: Manor Gardens
5.7	Sub-Precinct 5: Parking
5.8	Sub-Precinct 6: Arboretum
5.9	Sub-Precinct 7: Visitor Accommodation
5.10	Sub-Precinct 8: Utility
5.11	Sub-Precinct 9: TMNP Head Office
5.12	Sub-Precinct 10: Equestrian
5.13	Sub-Precinct 11: Cape Research Centre
6.0	PHASING
6.1	Short Term Interventions
6.2	Medium Term Interventions
6.3	Phased and Longer Term Interventions
7.0	CONCLUSIONS AND RECOMMENDATIONS
7.1	Process and Documentation
7.2	Key Recommendations
7.3	Concession Opportunities
7.4	Conclusion

LIST OF FIGURES

Figure 2.1	Planning Process
Figure 3.1	Local Context
Figure 3.2	Analysis / Precinct Informants
Figure 3.3	Existing Buildings and Cadastral
Figure 3.4	Heritage Informants
Figure 5.1	Contextual Framework Plan
Figure 5.2	Core Precinct Plan
Figure 5.3	Sub-Precinct Key Plan
Figure 5.4a	Sub-Precinct 1: Upper Tokai Road
Figure 5.4b	Sub-Precinct 1: Upper Tokai Road Typical Cross Section Proposal
Figure 5.5	Sub-Precinct 2: Tokai Manor Commonage
Figure 5.6	Sub-Precinct 3: Manor House and Environs
Figure 5.7	Sub-Precinct 4: Manor Gardens
Figure 5.8	Sub-Precinct 5: Parking
Figure 5.9	Sub-Precinct 6: Arboretum
Figure 5.10	Sub-Precinct 7: Visitor Accommodation
Figure 5.11	Sub-Precinct 8: Utility
Figure 5.12	Sub-Precinct 9: TMNP Offices
Figure 5.13	Sub-Precinct 10: Equestrian
Figure 5.14	Sub-Precinct 11: Cape Research Centre
Figure 5.15	Baboon Fencing

LIST OF ANNEXURES

Annexure A	Statement of Historical and Cultural Significance
Annexure B	Parking Area Capacity Estimates

ACRONYMNS

BRU	Baboon Research Unit
CoCT	City of Cape Town
CDF	Conservation Development Framework
CRC	Cape Research Centre
CPPNE	Cape Peninsula Protected Natural Environment
EIA	Environmental Impact Assessment
EMP	Environmental Management Program
DEA	Department of Environmental Affairs
DWAF	Department of Water Affairs and Forestry
EPWP	Expanded Public Works Programme
HWC	Heritage Western Cape
I&AP's	Interested and Affected Parties
MOSS	Metropolitan Open Space System
MTO	Mountain to Ocean Forestry (PTY) LTD
NEMA	National Environmental Management Act
NHRA	National Heritage Resources Act, No. 25 of 1999
NID	Notice of Intent to Develop
PAA	Protected Areas Act, No. 57 of 2003
PEDF	Porter Estate Development Framework
PGWC	Provincial Government Western Cape
PHS	Provincial Heritage Site
PMP	Park Management Plan
POS	Public Open Space
SAHRA	South African Heritage Resources Agency
SANBI	South African National Biodiversity Institute
SANParks	South African National Parks
SDP	Site Development Plan
SHORA	Swaanswyk Horse Riding Association
StS	Source to Sea
TCMF	Tokai Cecilia Management Framework
TDRA	Tokai District Riding Association
TIS	Traffic Impact Statement
TMNP	Table Mountain National Park
WESSA	Wildlife and Environment Society of South Africa
UCT	University of Cape Town
WfW	Working for Wetlands

1. EXECUTIVE SUMMARY

Vision

To manage and develop the Tokai Precinct as a vibrant 'Gateway' to TMNP where the environmental, cultural and social significance of the place is celebrated as a financially sustainable park for multi-use eco-tourism and recreation activity.

Key Goals

1. To effectively manage and guide the transformation of the Precinct from its utility and forestry use to a vibrant multi-use 'Gateway' to the Park.
2. To provide for multiple recreational activity, (including horse riding, mountain biking, walking, adventure tourism, and picnicking), whilst ensuring minimal conflict between user groups.
3. To ensure the Precinct becomes a place for all, attracting and accomodating a wide range of user groups and income groups to the Precinct.
4. To ensure the significance of the precinct is 'celebrated', in particular its unique built and landscape heritage, and its unique biodiversity linkages.
5. To ensure the proposals are financially and economically sound and that sustainable income is derived that contributes to long term maintenance and refurbishment costs.

Process and Documentation

A rigorous and comprehensive process has been followed in the preparation of this Tokai Manor Precinct Plan, involving extensive interaction with all relevant stakeholders and authorities.

The Precinct Plan must be read in conjunction with the other key deliverables, including:

- The Baseline Report (November 2011)
- The Poster presentation for the Public Open Day (February 2012)
- The Comments and Responses Report (March 2012)
- The detailed engineering and landscape specifications for the upper Tokai Road improvements
- Tokai Manor Precinct Plan : Final Draft Report (18 May 2012)

Key Principles

There are several key principles that have acted as informants for the greater Precinct Management Framework:

- The fundamental importance of biodiversity and a healthy environment as the key to environmental, social and economic wellbeing;
- The need to maintain an appropriate balance between the management of biodiversity and cultural heritage (SANParks Corporate Strategy);
- Recognition and creation of distinctive management zones;
- Recognition of appropriate areas for rehabilitation to fynbos, Afro-montane forests and riverine / wetland corridors respectively;
- Recognition of the cultural landscape areas (built elements and planting) for detailed landscape management;
- The need for a detailed management framework for fauna (especially baboons).

The Precinct Plan

The Contextual Framework Plan (**Figure 5.1**) provides the overall directives for the detailed Precinct Plan. The Precinct Plan, described in Section 5.1, has been divided into a series of Sub-Precinct Plans as a structuring framework for the analysis of the precinct.

The Core Precinct Plan (**Figure 5.2**) is described at a general level in Section 5.2, and in more detail in the following 'Sub-Precincts':

Sub-Precinct 1:	Upper Tokai Road
Sub-Precinct 2:	Tokai Manor Commonage
Sub-Precinct 3:	Manor House and Environs (incorporating Manor House, Orpen House, Old Stables, and Riverine Corridor)
Sub-Precinct 4:	Manor Gardens
Sub-Precinct 5:	Parking
Sub-Precinct 6:	Arboretum
Sub-Precinct 7:	Visitor Accommodation
Sub-Precinct 8:	Utility
Sub-Precinct 9:	TMNP Head Office
Sub-Precinct 10:	Equestrian
Sub-Precinct 11:	Cape Research Centre

For each Sub-Precinct a brief description of current state and use is provided and guidelines, key actions and implementation recommendations are listed and these are spatially annotated in a Sub-Precinct plan.

Key Recommendations

The following are a summary of the key recommendations emanating from this report.

- **Implement upper Tokai Road improvements**
SANParks funds have been set aside for this critically necessary improvement and detailed design has been completed.
- **Design and Build TMNP Head Office Buildings**
Following a rigorous evaluation of alternatives, the preferred site for the new TMNP head office has been selected on an existing developed site on the southern edge of the precinct.
- **Orpen House : Urgent Remedial Improvements and Long term Strategy**
Orpen House represents an appropriate opportunity for a Design and Training Centre, along with public and private sector partners. It is however in urgent need of works to prevent further deterioration.
- **Detailed Landscape Management Plan for the Arboretum**
The Arboretum is one of the 'jewels' of the Precinct and requires a concerted effort to improve its ambiance and facilities with opportunities for job creation through the EPWP.
- **Design and Implement the Forestry Heritage Museum/Interpretive Centre**
Lister's Place building should become a Forestry Heritage Interpretive Centre accommodating environmental education programmes and with limited refreshments also being made available.

- Detailed Plan for Equestrian Facilities**
The existing stables area can be extended and improved, and new training facilities should be investigated in partnership with Porter Estate and the various equestrian stakeholders.
- Design and Implement 'Gateways'**
The introduction of well designed gateways (a primary 'feature' gateway, and a 'main gate' for access management into the precinct) as well as improved signage on the public road network is required.
- Phasing out of residential component of CRC Precinct**
The widening of the proposed biodiversity corridor in this area is a key recommendation of the Precinct Plan.
- Implementation of a Precinct Baboon proof Fence**
The long term success of the precinct as a 'gateway' and public amenity will be dependent on creating a baboon free environment. Two baboon fence options have been presented, needing detailed on-site assessment by experts.
- Identification of Concession Opportunities**
For the precinct to become a successful gateway and to utilise the various unused buildings in the precinct, a number of appropriate concession opportunities are proposed.

Conclusions

The Tokai Manor House Precinct represents a very significant opportunity for TMNP to manage and develop, over time, a 'place for all' consistent with the overall vision of TMNP. The Precinct represents an exciting opportunity to create a multi-functional, active 'gateway' to the National Park which will greatly enhance the general visitor experience, and also serve the needs of surrounding residents, Capetonians and visitors in general.

The Precinct, despite being neglected for many years, contains a wide range of opportunities: from the dramatic Manor House itself, it's surrounding heritage fabric, the renowned Arboretum, the green rural spaces, the riverine areas and the equestrian and biking activities.

The area is already subject to high levels of activity, particularly from hikers, bikers and horse riders, and the potential to enhance these offerings and combine them with other 'eco-adventure' type activities represents one of the key challenges to unfolding this plan.

The other key challenge is to ensure that viable 'life' is imbued into the old buildings to ensure their effective use and ongoing restoration. In particular, Orpen House, despite being in a state of disrepair, represents an ideal opportunity for an education and training centre, which can be linked to many of the intended activities within the Precinct.

Appropriate and sustainable conservation and development has underpinned the vision and the strategy of this Precinct Plan and is the key to the long term sustainability of the entire area so that it is managed to enhance its outstanding heritage, beauty and potential.

2.0 INTRODUCTION & BACKGROUND

2.1 Background

South African National Parks (SANParks) appointed a multidisciplinary team of consultants to assist in the preparation of an overarching 'Precinct Plan' for the Tokai Manor Precinct. The overall goal of the plan is, **'to guide the upgrade, use and management of this significant heritage resource which now forms part of the Table Mountain National Park'**.

The planning process has involved extensive and appropriate consultation with the authorities, public and various stakeholders; and obtaining the necessary support and approvals (as required) of the relevant authorities in relation to planning for the upgrade, use and management of the precinct.

This document should be read in conjunction with

- The comprehensive Baseline Report (dated November 2011),
- Tokai Manor Precinct Plan Draft Open Day Proposals (dated February 2012), and
- The Comments and Responses Report (dated March 2012).

2.2 Key Objectives

The key objectives for preparing the precinct plan include:

- A comprehensive planning process with necessary public, stakeholder and authorities input to guide the upgrade, use and management of the precinct.
- To develop a TMNP head office relocation strategy for the new head office in an appropriate location in the precinct.
- Address the Tokai Manor Precinct as a 'Gateway' to the Park with appropriate associated facilities and activities (tourism, recreation, heritage, interpretation, offices etc).
- Prepare a Landscape Framework Plan for the precinct.
- Prepare an upgrade improvement plan for upper portion Tokai Road (from Zwaanswyk turn-off) to serve as a multi-use route providing for cars, busses, pedestrians, bicycles, and horses in the context of its heritage status and in line with Environmental Authorisation received.
- Determine appropriate adaptive uses for the various buildings in the precinct including the Manor House, outbuildings, Orpen House, residences, Lister's Place, the stables and outbuildings etc.
- Prepare a strategic landscape plan for the improvement of the Arboretum.
- Assess appropriateness of a new picnic area in the precinct

2.3 Planning Process

This precinct planning process is a SANParks process to engage the public, stakeholders and authorities on key issues and proposals for the Tokai Manor precinct. Should a proposal trigger any regulatory requirements (see 2.4 below), due process will be followed prior to implementation.

The key stages of the planning process, illustrated in **Figure 2.1** are:

Phase 1:

- A Baseline Report (Nov 2011) documenting at precinct level, a contextual assessment, cultural, heritage and landscape analysis, roads and servicing investigation and a synthesis of constraints and opportunities.
- A Draft Heritage Indicators Report (Nov 2011) on the preliminary findings of heritage research and significance of the Tokai Manor Precinct.
- A Stakeholders Engagement Report documenting consultative meetings with directly affected stakeholders and the authorities, to canvas and identify important issues concerning the study area (Sep 2011).

Phase 2:

- Advertising and hosting a Public Open Day (7 February 2012) at which a comprehensive set of draft proposals were presented as poster panels at precinct and sub-precinct level to illustrate alternative scenarios and site development plans.
- A Comments and Responses Report on the draft Tokai Manor precinct proposals based on feedback received (March 2012).

Phase 3:

- A Draft Tokai Manor Precinct Plan Report for consideration by SANParks and the relevant authorities.

Phase 4:

- A Final Tokai Manor Precinct Plan Report, based on feedback from the Draft report (this document).

TOKAI MANOR PRECINCT PLAN: PLANNING PROCESS

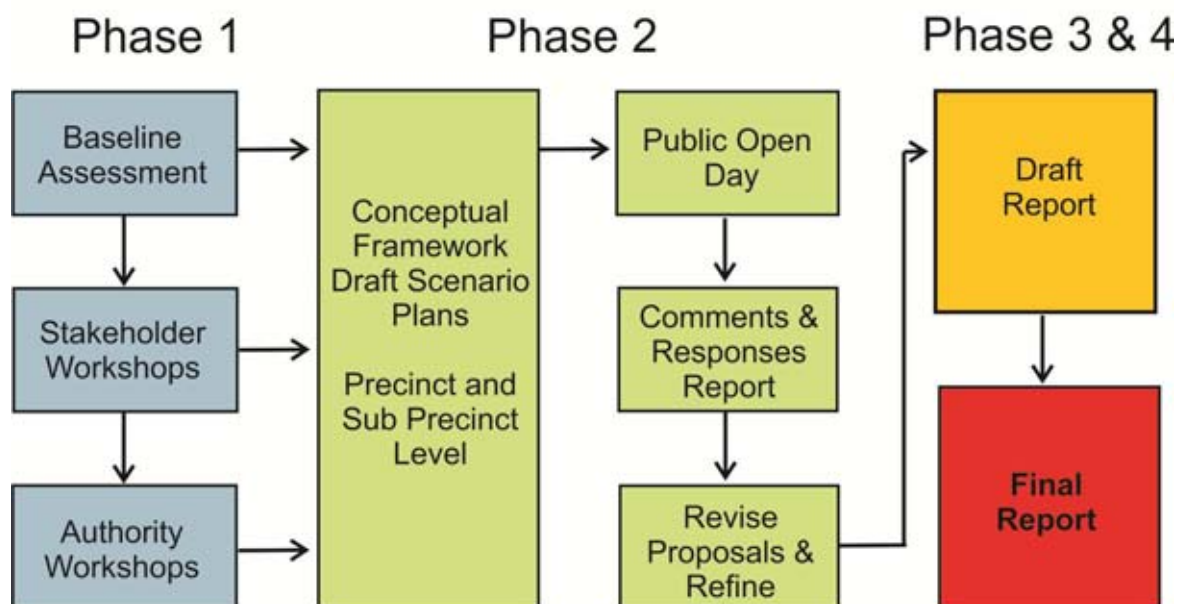


Figure 2.1 Planning Process

2.4 Regulatory Requirements / Heritage Aspects

This precinct planning process has not been undertaken in terms of any environmental or land use regulatory requirements. However, the Precinct Plan has been prepared in terms of the TMNP Park Management Plan which has been approved by the Minister of Environment and Tourism in terms of National Environment Management: Protected Areas Act (Act 57 of 2003).

With regards to heritage aspects, SAHRA and HWC have agreed that the former is the commenting heritage authority and the latter is the decision making authority. As such, the precinct planning process has been guided by SAHRA and HWC requirements in terms of which the following Tokai Manor Precinct Plan documentation was submitted to SAHRA and HWC for consideration:

- Baseline Report (November 2011)
- Record of I&AP Engagement (November 2011)
- Record of Authorities, Chrysalis and Baboon Workshops (November 2011)
- Open Day proposals: Comments and Responses Report (March 2012)
- Final Draft Precinct Plan Report (May 2012)

SAHRA considered the submission at its Built Environment and Landscape Committee (BELCOM) meeting on 28 May 2012 and issued formal endorsement on 8 June 2012 commenting that: 'SAHRA BELCOM hereby expresses its endorsement of the recommendations contained within the above report but wishes to alert the applicant to the fact that the scale and quantum of development on the site should be carefully considered.'

The HWC Impact Assessment Committee (IACOM) considered the Tokai Manor Precinct Plan submission on 13 June 2012 and BELCOM considered it on 20 June 2012 at which the following decisions were made:

'Upon assessment of the aforementioned documentation the Committees resolved as follows:

1. To endorse the overall Tokai Manor Precinct Plan.
2. To endorse the principle of integrated and comprehensive detailed plans and impact assessments for the core heritage precinct and the associated sub-precincts.
3. To endorse the siting and development of the proposed TMNP head office building/s, as proposed in the overall Precinct Plan. A Heritage Impact Assessment, limited to or focused on potential visual impacts, for such proposal is required to be submitted to HWC for further assessment.
4. Detailed plans in terms of the relevant provisions of the National Heritage Resources Act, and as outlined in the framework presented, are required to be submitted to HWC for further assessment.'

These decisions and requirements will guide the way forward in implementing the Precinct Plan, along with other approvals and consultations that may be required for the respective proposals.

3.0 PRECINCT PLAN INFORMANTS

There are a number of key informants to the evolution of the Precinct Plan. These are comprehensively dealt with in the Baseline Report, and are summarised briefly below.

3.1 Local Context and Study Area

Within the context of the City of Cape Town, the Tokai Plantation falls within the TMNP, outside the Urban Edge, inside the CPPNE and forms part of the City's Metropolitan Open Space System. The area gains access off the M3 Simon van der Stel Freeway via the Tokai off ramp and Tokai Road. The Tokai Manor precinct/study area is located to the immediate south of Porter Estate, and is surrounded by the Tokai plantation to the west and south and includes the Arboretum to the west and the Tokai picnic-braai site to the east. Refer to **Figure 3.1**.

The Tokai Manor Precinct comprises two portions of land under the control of SANParks. Firstly, State land (the Tokai and Cecilia plantations) were 'assigned' to SANParks by the Minister of Water Affairs and Forestry in 2005. This flows from the Government's original decision in 1996 to establish the Cape Peninsula Protected Natural Environment (CPPNE) as a National Park to give it the highest level of conservation protection in the country. In terms of the assignment, SANParks has 'the right, on behalf of the State, to the use, management, control and operation of the land' in terms of which SANParks 'shall manage the land for conservation, eco-tourism and recreational purposes for the use by the broader public and to create employment'.

Secondly, public land owned by the Provincial Government: Western Cape (PGWC) is now managed by SANParks in terms of a long term management agreement with PGWC entered into in March 2011. The lease agreement ensures the management and development of Tokai Manor and surrounding areas as firstly, a public resource; secondly, an integral part of the TMNP and thirdly, to the benefit the people of Cape Town, the Province and visitors to the city.

This long term management agreement appoints SANParks to provide a management service to the premises, to prepare an integrated management and infrastructural development plan (Precinct Plan) and to develop it as a public amenity which includes the development of visitor facilities such as restaurants, accommodation and amenities etc.

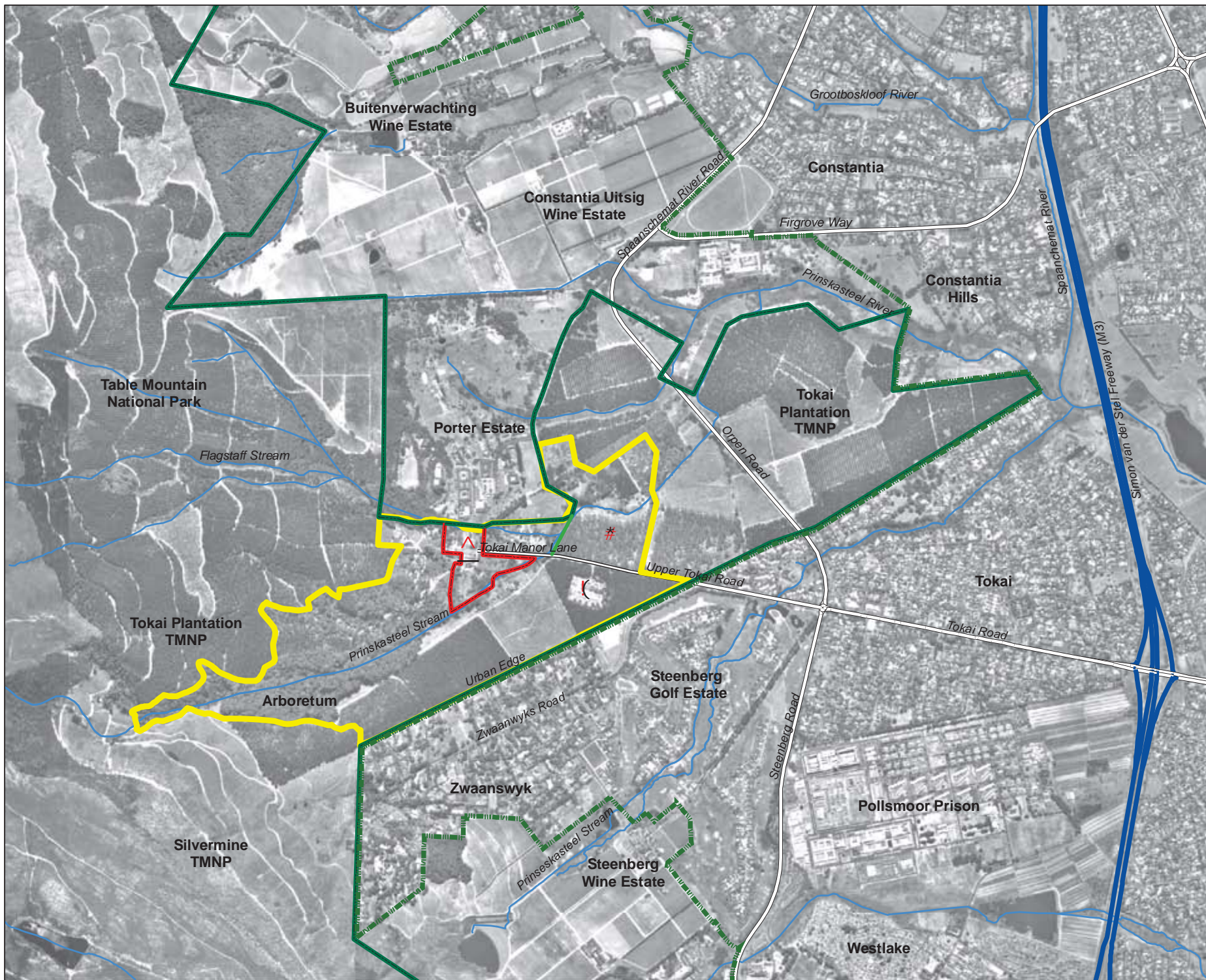
3.2 Contextual Informants

The following key policy frameworks inform the Precinct Plan.

3.2.1 Table Mountain National Park, Park Management Plan, 2008

The TMNP's Park Management Plan (PMP), approved by the Minister of Environment and Tourism in terms of the National Environmental Management: Protected Areas Act (Act 57 of 2003), outlines the context and desired state of the Park and provides a summary of the management strategies, programs and projects that are required to move towards achieving the desired state.

The PMP identifies the Tokai Manor Upgrade and the TMNP Head Office Relocation as a key heritage management project, which involves securing a long term lease from PGWC to locate the new TMNP Head Office and associated support offices within the Tokai Manor precinct, at a capital investment of R12 million to complete the project.



TOKAI MANOR PRECINCT PLAN

LOCAL CONTEXT	Fig: 3.1
---------------	----------

Key:

- Tokai Manor Precinct
- Area leased to TMNP
- TMNP Boundary
- Urban Edge
- Freeway
- Major Roads
- Local Roads
- Rivers / Streams
- ^ Tokai Manor House
- (Cape Research Centre
- # Tokai Picnic-Braai Site

File Ref: Jobs/2011/Tokai Manor/MXD/Local Context
 Date: _____ Plan No: _____

Scale: 1:15,000 @ A3

0 50 100 150 200 250 300 350 meters

Consulting Team:

Bluegreen Planning	: Environmental Planning
Vividan Consulting	: Landscape Architects
Thorold Architects	: Heritage
DeVS Engineers	: Engineering
Trafficcon	: Transport

Client: **Table Mountain National Park**

3.2.2 Conservation Development Framework for the Table Mountain National Park, 2008

The Conservation Development Framework (CDF) forms part of the TMNP Park Management Plan.

TMNP's CDF demarcates the entire Park into visitor use zones with an associated set of management guidelines, defines entry points and movement networks, delineates visitor use zones and demarcates the Park's visitor sites. The CDF report also sets out guidelines for the management of visitor use zones, recreational activities, visitor sites, movement networks, commercial activities and heritage resources.

Tokai Manor is identified as a 'high volume, (visitor sites catering for over 100 000 visitors per annum), Mixed Use Leisure visitor site' (including recreation, leisure, transit, education, refreshments, accommodation, parking, ablutions) located within a 'Low Intensity Leisure use zone', where the main accent is on recreational activities, subject to Environmental Management Programs (EMPs), which define suitable recreational activities, conditions and codes of conduct.

In order to refine the CDF proposals at a landscape level, the Park is divided into 11 planning units, of which Tokai is included as one. Four priority strategic projects are identified for Tokai. They are:

- Implementation of the Tokai Cecilia Management Framework through various lower level planning actions (re-alignment and upgrade of picnic-braai site, Tokai Manor Precinct Plan etc);
- Upgrade Tokai access road;
- Establishment of TMNP Head Office as part of the Tokai Manor House Precinct and a Cape Node Research Centre; and
- Restoration of lowland fynbos.

High priority action items for Tokai are listed as:

1. Negotiating with PGWC for Tokai Manor land;
2. Fencing infrastructure for the Tokai Arboretum parking area, picnic sites, both sides of Orpen Road and Tokai Road and a portion of Zwaanswyk Road; and
3. Upgrading the Tokai Road and the Arboretum parking area.

3.2.3 Tokai Cecilia Management Framework

The framework articulates a long term, 20 year vision by setting out the broad landscape proposals for Tokai and Cecilia plantations. The overall approach is to indicate how the landscape will evolve with the phased harvesting of the pine plantations over time from a plantation to a National Park over the next 20 years.

Objectives of the study were developed for heritage, biodiversity, eco-tourism and recreational uses and resources which include:

- To restore riverine and wetland systems;
- To celebrate and promote heritage and to undertake the necessary heritage research, studies and assessments for the management, use and development of heritage resources in Tokai and Cecilia;
- To provide shaded areas for recreational purposes without compromising the biodiversity objectives;
- To maintain Tokai and Cecilia as access points into the Park for various recreational activities;

- To utilise and develop Tokai Manor precinct (in line with the TMNP CDF and in co-operation with PGWC) as a high volume, mixed use visitor site located in a low intensity leisure use zone;
- Establish TMNP Park head office at Tokai Manor precinct (in co-operation with PGWC);
- To provide opportunities for local job creation through rehabilitation, operational functions and economic opportunities.

The Tokai Manor Precinct has been identified as a key planning area for intervention whose future role is envisaged as a multi-use visitor site providing for a range of eco-tourism opportunities; recreational and leisure activity support services and as a base from which recreational and leisure activities can radiate into the Park. The Arboretum is seen as an important recreational resource and heritage asset and serves as the major 'gateway' to upper Tokai. The old 'Bosdorp' facility was identified as an appropriate site for the establishment of a new SANPark's Cape Research Centre with a focus on the Cape Floral Kingdom and marine biodiversity.

3.2.4 Other Informants – Environmental Management Programmes (EMP's)

The Baseline Report compiled for the Tokai Manor Precinct Plan elaborates on the various TMNP EMP's relevant to the Precinct and recreational activities for:

- Horse Riding
- Walking with dogs
- Mountain Cycling

The TMNP Visitor and User Survey (2007/8) identify Tokai as a high use visitor site with 125 000 visitors p.a. to the picnic-braai site and 71 000 visitors p.a. to the upper plantation.

3.3 Biodiversity Informants

3.3.1 Geology and Vegetation (see Figure 3.2)

The biodiversity of the greater study area is directly linked to the soils and geology as described in detail in the Baseline Report.

- The lower lying areas consist of acid sands with which the critically endangered Cape Flats Sand Fynbos vegetation type is associated.
- Deep, fertile, sandy-loam soils occur on the mid-slopes of the Precinct. The Peninsula Granite Fynbos vegetation type is associated with this zone. The soils are well structured and suitable for vineyards and fruit orchards.
- Acidic, rocky soils derived from sandstones of the Table Mountain Group occur on the upper slopes of precinct. The Peninsula Sandstone Fynbos vegetation type is associated with this zone.
- Soils along the riparian corridors consist of alluvial sands with higher organic and peat content than that of sandy soils or clay soil.

The last few centuries however, has seen the natural vegetation of the area entirely changed by human activities. Fynbos vegetation was disturbed for grazing of cattle, vineyards, plantations and other cultivated lands. In the last century plantations of exotic timber species dominated. The Table Mountain National Park's current rehabilitation programme is that of the systematic phasing out of plantations and re-introducing endangered and critically endangered fynbos vegetation types.

In terms of the natural eco-system functionality, the greater area is unique and is the only area where it is still possible to directly connect, through a biodiversity / ecological corridor, the lowland Cape Flats Sand Fynbos through the mid-slope Peninsula Granite Fynbos to the Peninsula Sandstone Fynbos on the upper slopes. This results in the area being irreplaceable in terms of the evolution of fynbos biodiversity patterns and ecological systems.

3.3.2 Faunal Informants

The presence of large baboon troops within the precinct surrounds is seen as a potential conflict point with the vision for Tokai Manor Precinct as a people's place and gateway to the TMNP, including envisaged activities such as picnicking, food serving activities, family oriented recreation activities etc which are incompatible with baboon presence.

'Unless coupled with adequate baboon deterrents, Tokai will experience unprecedented levels of human-baboon conflict ... thus, there should be effort focused on preventing baboons from accessing human modified habitats.' Reference: Baboon Research Unit

Baboon-human conflict is inevitable if not properly managed and there is broad support in the previous policy framework documents referred to above, as well as the consultation process followed in this plan for creating a baboon free precinct. Such strategy is only seen as viable through the introduction of a baboon-proof fence. This intervention is considered paramount to the success of the precinct as a 'gateway' for people and social / recreational activities and as a public amenity.

The Precinct Plan indicates two broad options for the baboon fence alignment, and the precise location will be determined by a detailed on-site assessment.

Other animals which frequent the Tokai area include porcupines, caracal, Cape Fox and various raptor species.

3.4 Socio-Economic Informants

3.4.1 Social Informants

The Tokai Precinct, in accordance with the vision of the Table Mountain National Park, as a 'Park for All, Forever', needs to cater for and be attractive to a wide range of interest and socio-economic groups.

Interest groups are multiple and diverse and include nature lovers, horse riders, mountain bikers, walkers and hikers, picnickers, groups associated with heritage and cultural history, adventure enthusiasts as well as the various users of the facilities, including TMNP, MTO and others.

Although the immediate 'catchment area' of Tokai includes the relatively wealthy suburbs of Tokai, Zwaanswyk, Constantia etc, it must also fundamentally be a place that is affordable to a wider range of income groups emanating from further afield in the Cape Peninsula. Therefore, whilst an 'up-market' facility may be desirable and viable in the context, there must also be other affordable outlets and it is imperative that the Precinct does not become an 'exclusive enclave' only for the wealthy horse and mountain bike fraternity.

Other social informants include; the establishment of the first major commercial plantations in South Africa with the Arboretum and the first School of Forestry in South Africa, both of high significance. The Precinct embodies a complex layer of social and economic history from pre-

colonial times through its use as a cattle station, a wine estate, slavery, the forestry period including education, a convict station and the Porter Reformatory through to the contemporary recreational and environmental activities.

3.4.2 Economic Informants

The SANParks Commercialisation Strategy 2006 – 2011, has as its objective reducing the cost of delivery, improving service levels by focusing on core business and leveraging private capital and expertise as well as the objective of expansion of tourism products and the generation of additional revenue for the funding of conservation and constituency building. This is achieved through the implementation of Public Private Partnerships. Tokai Manor Precinct presents numerous opportunities to achieve this.

The proposed introduction of limited and appropriate 'economic activity' in the form of 'visitor based' tourism, eco-tourism and adventure opportunities, are seen as entirely consistent with the vision for the precinct. In the TMNP CDF the Tokai Manor Precinct is identified as a 'high volume, mixed use visitor site' within a 'high intensity leisure use zone'. The Precinct Plan proposals are also aligned to SANParks Tokai Manor Management Agreement with Province.

It is imperative that appropriate uses are found that are economically viable to generate sustainable funds to maintain and improve the Precinct, to improve and enhance the visitor experience and provide social development opportunities. The financial viability of the entire Precinct will be the backbone to the success of the project. It is essential to the future 'life' of the old buildings that creative ways are found to generate activity and sustainable income. It is acknowledged that the public sector has been singularly unsuccessful in maintaining the heritage buildings, some of which are in a terrible state. The built heritage resources will continue to deteriorate if appropriate conservation and viable commercial/other re-use is not implemented.

Appropriate economic activities are seen to include, restaurants, food markets, market gardens, and adventure based recreational activities. For example the proposed tree-top canopy tours is a low impact, appropriate, financially viable, job creating option for either the Arboretum area or the gum plantation closer to Porter.

Many of the proposals made in this plan involve multiple opportunities for job creation for TMNP EPWP teams and small contractors such as extensive landscape improvements, river restoration projects, footpath upgrade, building maintenance.

3.5 Built Form and Recreational Use Informants

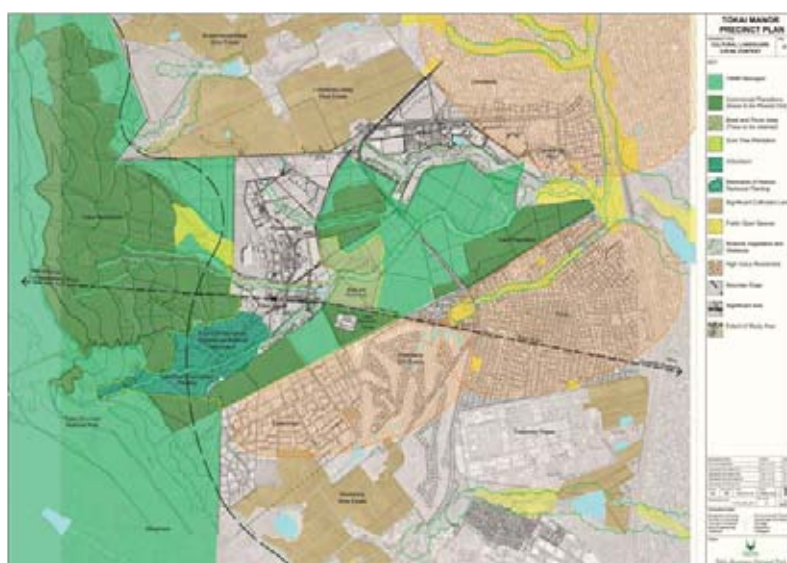
3.5.1 Existing Buildings (see Figure 3.3)

Existing buildings located in the precinct include the Tokai Manor House, Orpen House, Old Stables, former Forestry houses east of Prinskasteel river ('river cottages'), Wood Owl Guest House, Lister's Place, TMNP Ranger's Residence, outbuildings, utility buildings, stables and stores. The existing buildings are comprehensively dealt with in the Baseline Report. A number of the historic buildings and structures are in a neglected state, requiring renovation and repair.

Short term lease agreements are in place for the river cottages, storage areas and stables which are respectively used by residential tenants, MTO and equestrian operators.



Cadastral Plan & Existing Buildings



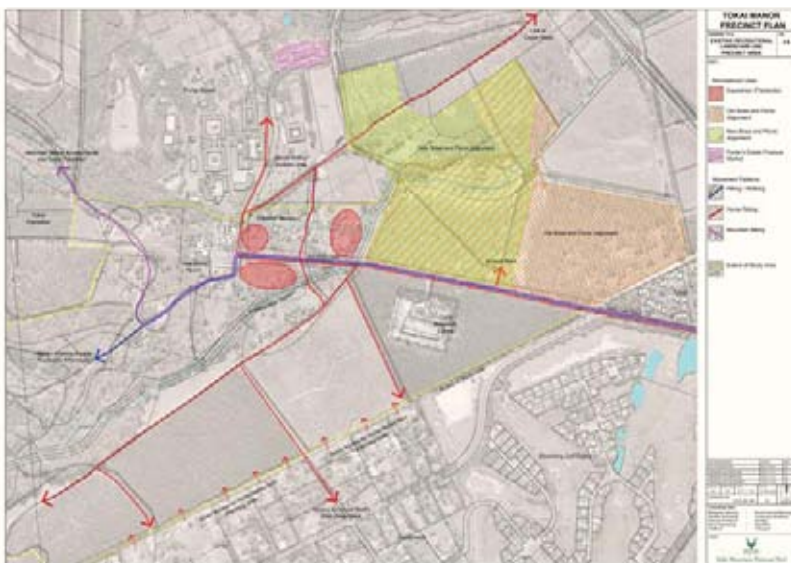
Cultural Landscape: Local Context



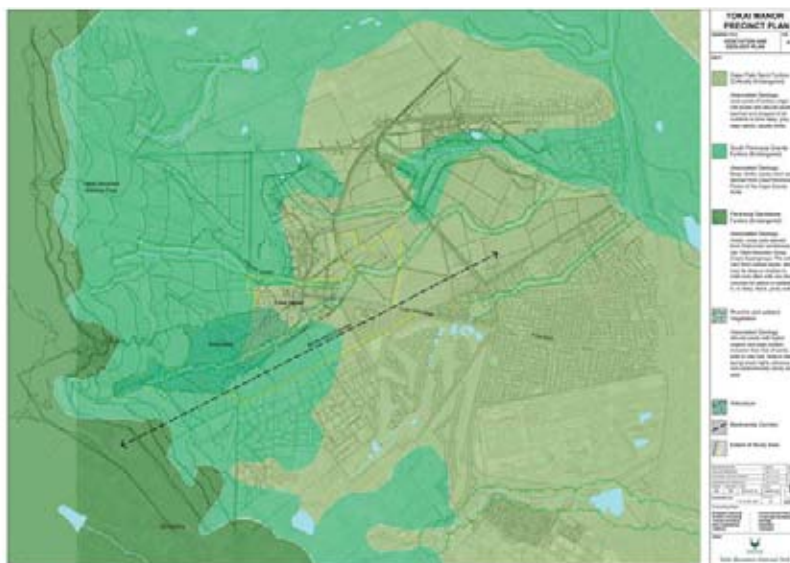
Cultural Landscape: Precinct Area



Cultural Landscape: Manor House Area



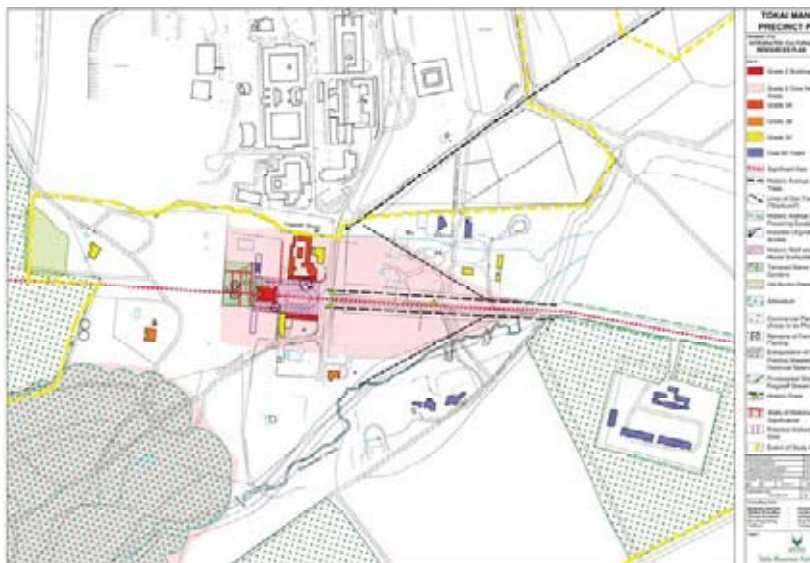
Existing Recreational Land-use: Precinct Area



Vegetation and Geology Plan



Civil Infrastructure Layout: Precinct Area



Integrated Cultural Resources Plan

TOKAI MANOR PRECINCT PLAN

CADASTRAL PLAN AND
EXISTING BUILDINGS Fig: 3.3

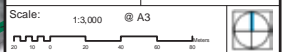
Key:

- 1 Woodowl Cottage
- 2 Pump house
- 3 Group Braai Area Ablution facility
- 4 TMNP Ranger's Residence
- 5 Reservoirs
- 6 Lister's Building
- 7 Tokai Manor
- 8 North Annex
- 9 Orpen House
- 10 Orpen Cottage
- 11 Old Stables
- 12 'Brick' House
- 13 'Stone' House
- 14 Old Winery footprint
- 15(a-c) River Cottages
- 16 Forestry Shed
- 17 Bus Shed
- 18a Ration Store
- 18b TMNP Tokai Office
- 19 Stores
- 20(a-b) Poison Stores
- 21 Fire Stand by House
- 22 Depot House
- 23 Stables (a+b)
- 24 Cape Research Centre
- 25 Rental Cottages

- CPPNE / TMNP
- Leased Area PGWC

File Ref: Jobs\2011\Tokai Manor\MXD\Existing Buildings

Date: _____ Plan No: _____



Consulting Team:

Bluegreen Planning	: Environmental Planning
Viridian Consulting	: Landscape Architects
Thorold Architects	: Heritage
DeV'S Engineers	: Engineering
Trafficon	: Transport

Client: **Table Mountain National Park**



A register and plan of the built structures within the study area has been compiled as part of the Baseline Report, which includes details regarding age, extent and condition. A comprehensive analysis of the existing buildings from a heritage perspective has also been included in the Baseline Report.

3.5.2 Infrastructure (see Figure 3.2)

Services within the precinct are essentially very basic. Untreated potable water is reticulated to Lister's Place, the Ranger's residence, utility buildings and to the three river cottages from a spring and temporary weir on the Prinskasteel River via the 'Brand Dam' reservoir and two reservoirs situated above the Ranger's residence. The Guest House and Ranger's Residence are fed from the Brand Dam reservoir and the Manor House, its Annex, 'Stone' and 'Brick' Houses are reticulated from treated municipal water from the Porter Estate reservoir. The bulk supply pipeline passes through plantation areas and is vulnerable to erosion by stormwater, movement and breakage due to tree roots and requires regular repairs.

The current fire main network is not separate from the domestic networks. The 'Brand Dam' feeds the fire hydrants adjacent to the Ranger's Residence, the hydrants around the Manor House and the sprinkler system for the thatch roof. The reticulation network from the 2x150kl reservoirs feeds the remaining hydrants in the precinct.

Municipal water is currently supplied from a branch off the Zwaanswyk Road main which supplies the Porter Estate via a metered booster pump. A metered branch off this supply is reticulated to the Braai site as well as the Cape Research Centre and the lower stables and houses of the Tokai Manor Precinct.

The Tokai Manor House, the 'stone' house and utility site is serviced by a gravity sewer line connection, which is connected to the Porter Estate gravity sewer. This system ultimately connects to the Municipal sewer on Orpen Road. The remaining dwellings within the precinct are provided with septic tanks and soakaways with local septic tanks at the picnic/braai site ablution blocks.

Electricity is reticulated to distribution boards at each building from various electrical kiosks and transformers located within the precinct.

The various services described above will require serious upgrade, considering the future proposals for the Precinct. Where appropriate, 'off-grid' solutions are recommended, in terms of energy supply (use of solar heaters etc), water supply and possible splitting of grey water and for sewerage disposal.

3.5.3 Existing Recreational Use (see Figure 3.2)

The upper Tokai plantation is immensely popular for hiking, mountain biking, horse riding and with the latter two activities subject to the respective TMNP recreational Environmental Management Programmes (EMP's) and permits referred to above. Walking with dogs is not permitted in the Precinct and is limited to below Orpen Road. Braaing is only permitted in the designated Tokai Picnic-Braai site. A tearoom operating from Lister's Place in the Arboretum provides light refreshments and a seating area.

The Tokai plantation is currently Cape Town's premier mountain biking destination with many route options on offer, from easy gravel roads to good climbing and downhill routes. There is also a network of plantation management roads, jeep tracks and an extensive network of single-tracks

available. The Tokai plantation is also used on a daily basis by horse riders for cross-country and trail riding. The greater precinct also offers self guided walks for hikers with trails up to Elephant's Eye Cave on the Constantiaberg and Silvermine. Circular routes are found within the Arboretum where hikers are also able to explore onwards. Shaded parking for recreational users is available with toilets next to Lister's Place in the Arboretum.

The key challenge of the Precinct Plan has been to reconcile space demands between these different user groups (namely mountain bikers, horse riders, horse owners, hikers, picnickers and dog walkers). There is also competition for road space along Tokai Road from all the above user groups, TMNP staff, public transport, Chrysalis/Porter and MTO.

SANParks are not in favour of substantive changes to the patterns of the above recreational usage and space allocation, which are derived from the various recreational environmental management programmes (EMPs) as determined through public consultation. Specifically, there are many areas within the TMNP that accommodate walkers with dogs, whilst the Arboretum represents one of very few areas that people can walk and relax in a dog free, shaded environment.

The equestrian use of the Precinct has deep historic roots, and is seen as highly appropriate, contributing to the 'sense of place' of the Precinct and providing social development and training opportunities. The plan makes significant provision for this activity, which will require collaboration with PGWC/Porter Estate. However, Tokai cannot be seen as the panacea for larger, regional scale equestrian activities.

Mountain bikers are seen as a key constituent user group with by far the greatest numbers accessing the precinct. There are very few other places in the TMNP that offer such world class facilities for this group.

The entire Precinct is intended to act as a 'gateway' to the National Park for all these user groups and activities and the Precinct Plan is intended to enhance user experience and convenience across all socio-economic groups.

3.6 Heritage Informants

Refer to **Annexure A** and the Baseline report of November 2011 for an outline history of Tokai and Porter Estate, a description of precincts, historical buildings and landscape settings, an assessment of the Heritage resources and their significance.

3.6.1 Cultural Resources (see Figure 3.2)

Tokai Estate/ Porter Estate is an area of high cultural heritage significance: Tokai is considered to be of national heritage significance (Grade 1) by SAHRA, within the acclaimed Constantia Winelands Cultural Landscape, and linking to Table Mountain National Park (also contemplated as a Grade 1 site), but the formal gazetting and protection is not yet in place.

Tokai Manor House and part of its historical Werf and the Arboretum were gazetted as National Monuments in 1961 and 1985 respectively. In terms of the National Heritage Resources Act (No 25 of 1999) they are now classified as Provincial Heritage Sites, and formally protected in terms of Section 27 of the NHRA. Some of the other houses, offices, agricultural outbuildings within the precinct are over 60 years old and thus have general protection in terms of Section 34. The precinct area is in excess of 5000 m²

Tokai Manor House, attributed to LM Thibault, is a superb example of a formally conceived, symmetrical and ordered Cape Dutch homestead of high architectural significance. It includes the forecourt and flanking Outbuildings, the werf walls, slave bell-tower and the axial rear stairs, pathway and terraced gardens. It is superbly located at the base of the easterly-facing steeper slopes of the Constantiaberg, on a slight promontory between two perennial streams. The imposing formal composition of the homestead complex is enhanced by the axial approach along the tree-lined avenue, which aligns on the peak of Constantiaberg.

The core historical werf is potentially a rich colonial period archaeological site. Some of the remaining late 19th / early 20th C forestry buildings including the TMNP Ranger's Residence, the Stone Cottage and the Fire Stand-by House are contributory within their immediate precincts and to the broader context.

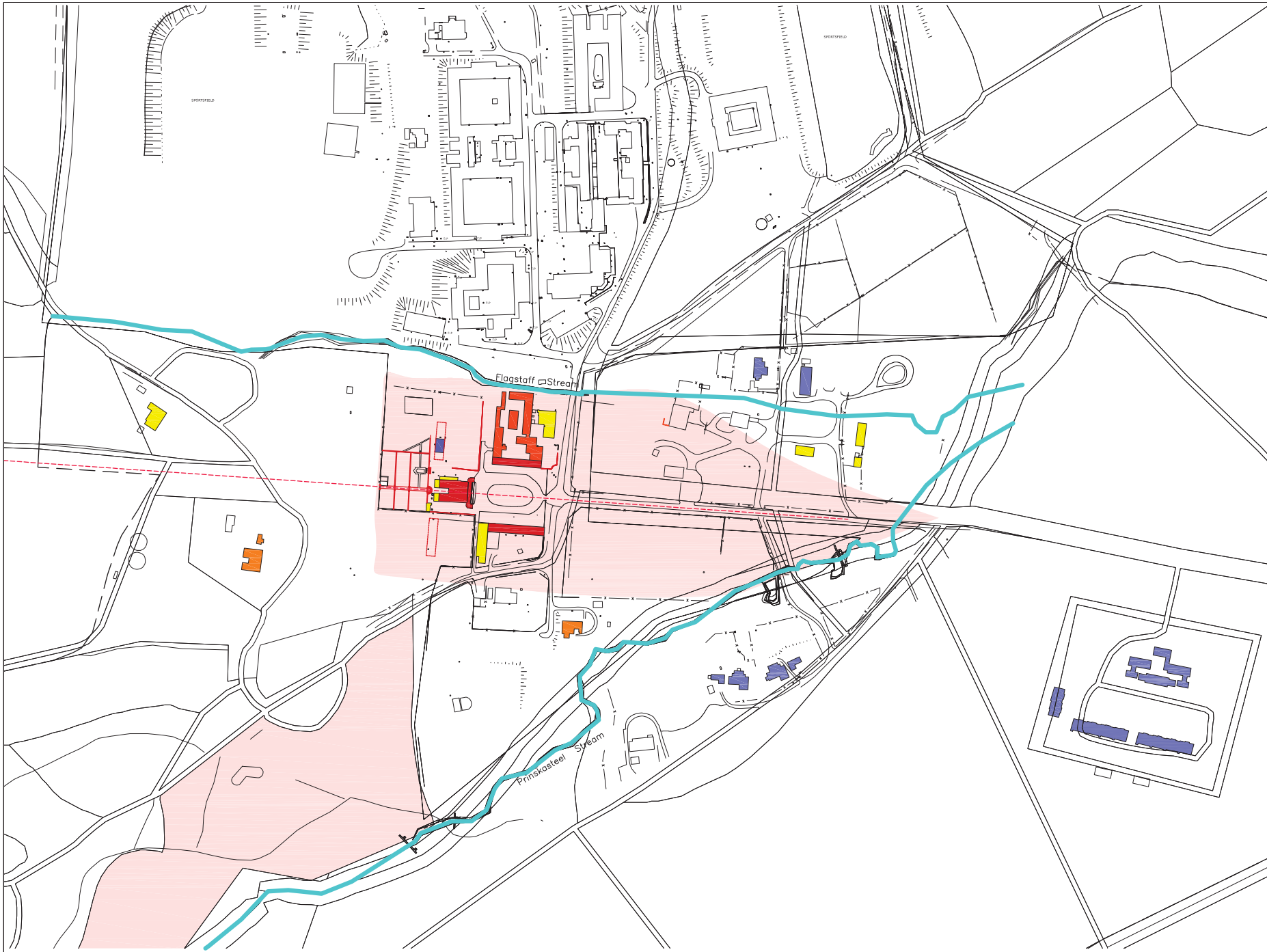
The Arboretum is botanically world-renowned for its wide range of different tree species, which have high scientific and educational value. The extensive silvicultural experimentation, the establishment of the first major commercial plantations in South Africa and location of the first School of Forestry at Tokai are of high scientific significance.

3.6.2 Heritage Informants (see Figure 3.4)

Please refer to the detailed Heritage Assessment contained in the Baseline Report, and to **Annexure A** of this report.

Key heritage informants include:

- The imperative to maintain and enhance the significances of the core Tokai Manor House homestead complex and Werf within its overall cultural landscape context.
- To recognising linkages of the core precinct to different functions over time including Cattle Station, Wine Estate, Forestry experimentation, nursery, education and plantations, Convict Station, Porter Reformatory to the contemporary recreational and environmental activities.
- To recognise the landscape context which has included grazing lands, vineyards, arboretum and plantations, orchards and vegetable gardens, as well as significant historical routes and axes.
- Fundamentally, to balance the biodiversity imperatives with the meaningful retention of cultural landscapes.
- To develop an overall conservation and development framework that integrates the different elements and layers in a critical, holistic manner, without overemphasising new patterns or destroying or 'sanitising' significant historical fabric.



TOKAI MANOR PRECINCT PLAN

DRAWING TITLE: HERITAGE INFORMANTS
FIG: 3.4

- Grade 2 Buildings/ Precincts
- Grade 3A
- Grade 3B
- Grade 3C
- Over 60 Years
- Significant Axis

REVISION NOTES:	DATE:	REV:
FOR INFORMATION	2011-11-21	A

DRAWN:	CHECKED:	DATE:	SCALE:
BO	IT	2011-11-21	1:3000 (A3)
DRAWING NO.:	REVISION:		
1105/HS/1.001	A		

Consulting Team:

- Bluegreen planning : Environmental Planning
- VHilan Consulting : Landscape Architects
- Thorold Architects : Heritage
- Deve Engineering : Engineers
- Trafficon : Transport



3.7 Synthesis of Constraints and Opportunities

The Baseline Report developed a comprehensive assessment of constraints and opportunities derived from the background analysis, the stakeholder engagement as well as the assessment of environmental, social and economic aspects. These are summarised briefly below, and inform the Precinct Goals and Objectives described in the following Chapter.

3.7.1 Constraints

- **Degraded Heritage Buildings and Landscape Quality.** Buildings and settings are generally in a state of disrepair and neglect (Orpen House in particular) and reduced cultural legibility, due to inappropriate later 20th century developments.
- **Inappropriate Buildings and Land Use.** Plethora of visually obtrusive and ad-hoc located former forestry buildings used as residences, storage and workshops. Conspicuous buildings devoid of historic or architectural significance should be considered for demolition.
- **Degraded Riverine Environment.** Both streams (Prinskasteel and Flagstaff) are degraded, have lost riparian indigenous plants and require rehabilitation and management.
- **User Conflicts.** Conflict between different user groups encountered at access points and on various tracks and paths.
- **Baboon Presence.** Serious conflicts and safety concerns with human recreational environment.
- **Degraded Road Surface.** A section of upper Tokai Road is seriously degraded and in need of urgent repair to support multi-modal movement. Need to improve aesthetics of bridge and environs.
- **Traffic Circulation and Parking.** Peak period (weekends and events) traffic and parking congestion. Need to resolve circulation through core heritage area and to Porter Estate.
- **Lack of Service Infrastructure.** The 'Gateway' function and proposed usage of the precinct is constrained by limited capacity and poor condition of existing service infrastructure.
- **Neglect of Arboretum.** Neglect and consequent deterioration of educational and scientific values of this major cultural landscape and arboreal resource. Need to upgrade signage, footpaths and other routes. Lister's Place requires upgrading/enhanced public access/offering together with baboon control measures.
- **Biodiversity and Historic Planting.** Potential conflict between desirable reinstatement of historic planting patterns (in particular the 'exotic' Oak tree avenues and the revitalisation of the Arboretum) and the riparian corridors.
- **Group / Corporate Braai Area.** Poorly located in terms of access as well as impacts on Wood Owl Cottage visitor accommodation use.
- **Visual Impacts of Edge.** The northern edge of the site (Porter Estate) presents a relatively harsh 'urban edge'.
- **Plantation Harvesting.** Plantation activities will continue within the precinct for a significant period to come and impacts on the visitor experience.

3.7.2 Opportunities

- **Cultural Heritage Opportunities.** The rich layers of history form a huge asset to the Precinct requiring careful management for re-use and restoration.
- **Manor House and Gardens.** The Manor House complex represents a significant public asset and appropriate sustainable uses must be found. The historic terraced gardens represent an opportunity for interpretative restoration and productive re-use.

- **Orpen House.** Represents a significant potential space for a multiple range of activities / uses consistent with SANParks / TMNP policies and plans. Any refurbishment will need to comply with heritage indicators.
- **Existing Buildings.** There are a number of other existing buildings in the precinct offering multiple opportunities for adaptive re-use.
- **Eco-tourism and Recreation.** The Precinct is identified as a major 'Gateway' to TMNP – unique variety of buildings and landscapes to accommodate wide range of low impact and appropriate tourism and recreational activities.
- **Social opportunities.** The precinct lends itself to creating opportunities for all socio-economic groups to access and benefit from the resources on offer for which targeted social outreach, youth development, job creation and training programmes can be developed.
- **Mountain Bikers.** The Precinct represents a very significant attraction to this large user group, with large numbers of riders.
- **Tourism Accommodation.** Wood Owl Cottage and current Rangers residence present opportunity for overnight accommodation facilities, linked to other opportunities in Precinct.
- **Entry Opportunities.** Opportunities to appropriately signal the 'Gateway' to TMNP in a variety of ways from Tokai Road and for access management into the precinct. In particular, upper Tokai Road presents an opportunity to enhance existing multiple modal activity connections.
- **The Arboretum.** This landscape is rich in silvicultural history and needs careful intervention to retain its significance and to improve its attractiveness and use, including signage and interpretation, new trails and management.
- **Equestrian Use.** The Precinct has a long history of use by horses, including the old forestry period. Equestrian facilities (stables, riding areas, paddocks etc) are seen as a very appropriate use with associated income generating potential.
- **Riverine and Ecological Corridors.** The Precinct is traversed by two rivers and these can form a strong 'ecological thread' that tie the various activities through walking trails within these restored riverine corridors.
- **Events and Adventure Activities.** The 'Gateway' concept includes the creation of tourism attractions and events such as markets, adventure related activities and commercial offerings such as restaurants and tea rooms.
- **Commercial Opportunities.** As envisaged in the Vision and Goal statement, the precinct embodies opportunities to generate sustainable income for conservation and heritage imperatives.

3.8 Response to Key Issues

The key issues raised by the wide variety of stakeholders and interested parties during the preparation of the Tokai Precinct Plan were comprehensively dealt with in the 'Comments and Responses Report' and were incorporated where appropriate into the Precinct Plan proposals described in Chapter 5.