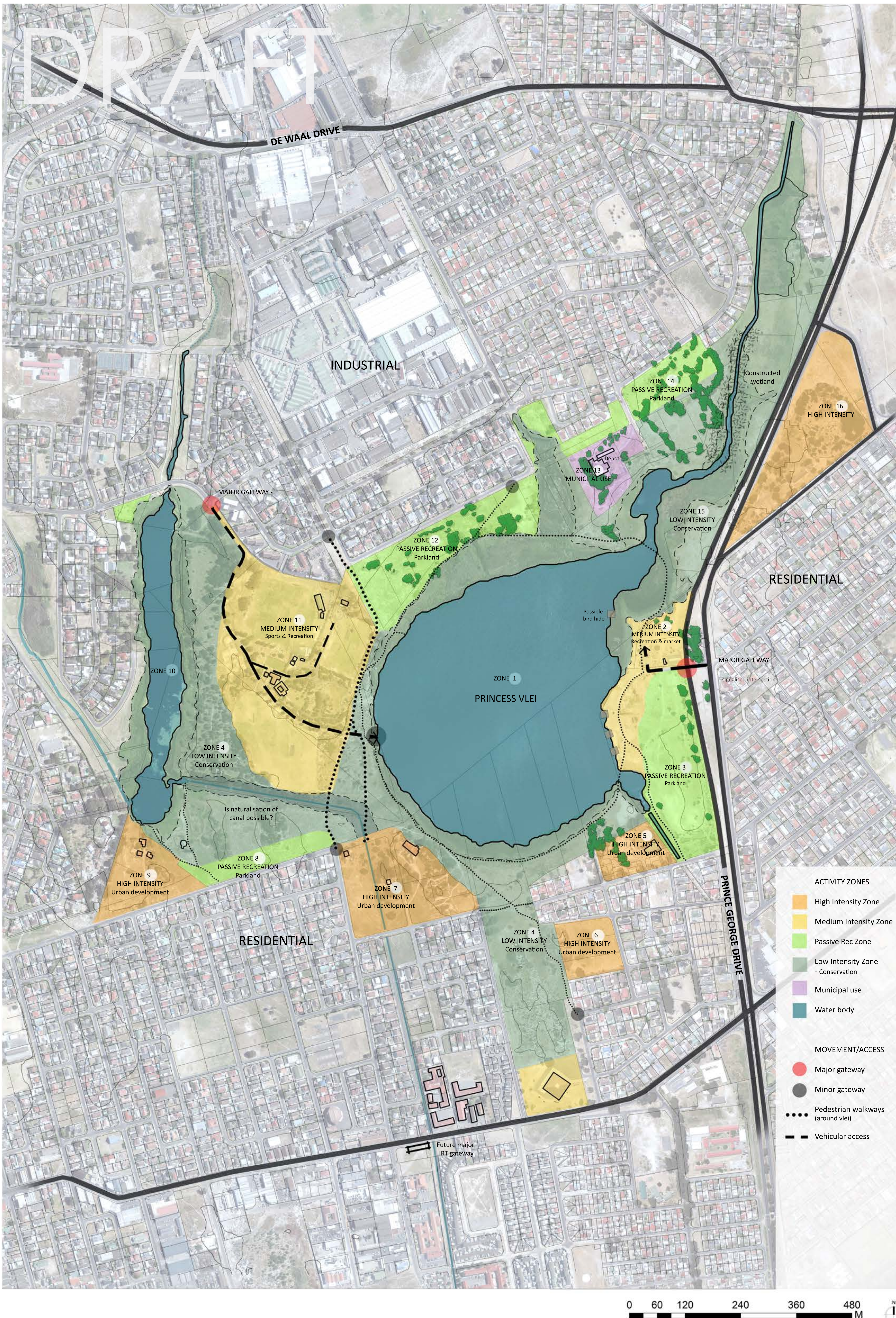


PRINCESS VLEI

CONCEPTUAL DEVELOPMENT FRAMEWORK



Introduction

Princess Vlei is recognised by the City of Cape Town as a valuable natural and recreational resource that should be retained and enhanced over time.

A clear, holistic vision, taking into account the land uses in the broader area and is required.

Vision

The vision for greater Princess Vlei and environs is an inclusive, people-oriented, multi-use place, characterised by natural environmental value, diverse opportunities and extensive public activity and enjoyment. Underpinning this is the pursuit of a place that functions as whole for the citizens it serves.

Development Principles

- Protect the conservation core, prioritising in particular the long term protection and rehabilitation of environmental and ecological features. Continuity and linkage should be prioritised.
- Promote and facilitate public access to the water's edge for recreation. Various opportunities exist to create better access to the edge of the water and the water body itself. Examples include infrastructure that allows walking, running or cycling along the water's edge, or use of the vlei for water related recreation.
- Enhance and diversify existing recreation zones. Actively pursue opportunities to broaden the base of recreational uses, institutional involvement and infrastructural provision.
- Improve interfaces between the conservation and recreation zones by promoting land uses and activities that will create safe, active, inviting and edges and interfaces. Safety and encouraging people into the activity zones on a regular basis should guide action.
- Pursue opportunities related to economic sustainability and value generation that could support the recreation activities.
- Improve the water quality of the waterbodies, particularly Princess vlei. It is recognised that this requires long term pursuit and significant resources, but will significantly enhance the potential of the area for water related recreation.

Activity zones

- Water bodies (1,10)**
- Surrounded by pathways that allow walking, cycling, jogging close to the water's edge
 - Non-motorised water related recreation activities (canoeing, boating, sailing, fishing, wind surfing etc)
- Low Intensity Zone (4,15)**
- Nature Appreciation (hiking, cycling, boating, birding, fishing)
 - Conservation (buffer strip around vleis, eastern banks = of L/PV, sand dunes)
- Medium Intensity Zone (2, 11)**
- Passive Recreation & Entertainment
 - Sports & Environmental Education (11)
 - Market
 - Café/tea room
 - Braai areas
 - Picnic areas
 - Play areas
 - Fishing platform
 - Event space/amphitheatre
 - Baptism area (heritage)
 - Admin building
- High Intensity Zone (5, 6, 7, 9)**
- Entertainment/low key commercial use (5)
 - Residential development (6, 7, 9)
 - Commercial development (5)
- Passive Recreation Zone (3, 8, 14)**
- Parkland areas – low impact/low intensity recreation close to residential areas
 - Informal active play (ball play, dog walking)
 - Picnicking
 - Gateways to other uses within the area
- Utility Zone (13)**
- Depots, Administrative areas (Heathfield Depot, Galaland)
 - Possible trade-off sites (to be discussed)



PRINCESS VLEI

EASTERN SHORE PRECINCT



ZONE 2 MEDIUM INTENSITY Recreation & Entertainment

1. Cafeteria with outdoor seating
2. Market/event
3. Play
4. Parking
5. Braai areas
6. Picnic areas
7. Jetty's:
Fishing, Baptism, Water sports,
Relaxing at waters edge
8. Gateway/entrance

ZONE 3 PASSIVE RECREATION

9. Parkland
Gateways to conservation; Informal play;
walking/jogging; picnicking



DESIGN OBJECTIVES

1. User safety and surveillance
2. Increase/diversify recreation opportunities
3. Wind protection
4. Maximise views
5. Public access to water

MOVEMENT NETWORK

Main walkway/boardwalk at waters edge
Informal meandering pathways

Possible tree species
Eucalyptus
Ficus
Syzigium cordatum



Braai areas at False Bay Ecology park under the shade of eucalyptus trees.



Walkway at False Bay Ecology park



Mountain views across the vlei with direct access to waters edge.



The site presents many opportunities for passive recreation, including picnicking and braaing.