

PRINCESS VLEI FORUM OPEN MEEING

27 AUGUST 2015 6 to 9 pm

LOFOB, GRSSY PARK

Overview

The general meeting was held to discuss the City of Cape Town's Draft Conceptual Development Framework for Princess Vlei

The meeting was open. Notification was sent to 800 subscribers on our Data base, , 6000 who signed our petition, and 100 people on our Stakeholder list. It was also publicised in the community papers and on Voice of the Cape radio, and on our website and Facebook page. Leaflets were handed out at the City Open Day on 20 August. Representatives from the CoCT were invited to attend, but were unable to do so. Cllr Kevin Southgate from Ward 72 was in attendance.

The meeting was attended by approximately forty people from a range of organisations and interest groups, including members of the visually impaired community.

The following points regarding the Draft Conceptual Development Framework emerged in particular as areas of concern:

- The Khoisan heritage value of the site needs to included in the **Development principles**; and provision made for Memorialisation of Khoi heritage.
- The proposed high-density zones are of concern. It is impossible for the community to comment effectively without clarity as to exactly what development is proposed, and how this can be used to benefit Princess Vlei or make it more sustainable.
- Safety is an ongoing concern, and creative solutions need to be found. Appropriate development in the "high-density" zones could assist with this.
- It should also be noted that with respect to the proposal for the Eastern Shore Precinct, care should be taken that when landscaped barriers are created to define spaces , provide protection against the wind or mitigate noise along Prince George Drive, that they are not installed in ways which impede visual access, since this would work against the principle of insuring public safety, which is in part achieved by visual permeability.
- Pedestrian access from the Grassy Park side is a major concern – provision needs to made to facilitated this.

- Walkways and so on should also be accessible to the disabled, and visually impaired.
With LOFOB in the area, the visually impaired are an important sector of the community.
- Confining parking to the area adjacent to the vehicular access off Prince George Drive needs to be reconsidered. The parking area which already exist here, is not used at all. The preferred area for parking is adjacent to the vlei, which is extremely popular, for good reasons. Clearly these aspects have to be workshopped in greater detail with community representatives before these conceptual proposals are taken any further.
- Funding is an issue. It was felt that the City needs to contribute a significant portion of the budget, although the PVF and others can try to mobilised funds from the private sector and donor groups.
- Development should be phased and organic, responding to real need and interest, and avoiding the creation of “white elephant” structures.
- Specific interest groups need to be consulted such as the Khoi cultural heritage groups; baptism groups; education sector and environmental groups.
- The Children’s playpark has been prioritised for any available ward budget expenditure

MINUTES OF THE MEETING

1. **Attendance:** A good range of interests and organisations were represented, including cultural, educational, civic and environmental organisations. Please see Appendix 1 for a full list of participants.
2. Philip Bam, Chairman of the PVF welcomed participants.
3. Gary Stewart introduced the agenda.
 - 6.00 Arrival and registration
 - 6.30 Welcome and Introduction
 - 6.40 Presentation: The development of the Community vision, and how it links to the City's proposal
 - 6.50 Presentation of the City's Draft Development Framework
 - 7.00 Group Discussion
 - 7.30 Report back
 - 8.00 The process going forward
 - 8.15 Priorities for intervention and Ward budget spending
 - 8.30 The road ahead; taking this into the community
4. Bridget Pitt presented a slide show, tracing the emergence of a vision for Princess Vlei from the Dressing the Princess Project in 2009 to the City's Draft Conceptual Development Framework. (See Appendix 2.)

Nazeer Sunday asked how we would popularize this plan and to whom it would be presented. Pitt explained how and which events were planned. The priority was method would not only to get views, but to get people to participate; and ensure that the community is an active partner. We have organizational membership and encourage organisations to take this to their members.

Gary Stewart explained that before we were actively campaigning against the Mall but now we are working in collaboration with the City. We will pass on ideas to the City and tell them what we want .

Paramount Chief Hennie van Wyk said that he hoped this initiative will not fizzle out. Civil society has to fight for what is right. The City should protect green lungs. How

do we engage politicians on this citizens' platform?

5. Presentation of the City document.

Malcolm Campbell presented the City's Draft Conceptual Development Framework and explained the various points on it. (see Appendix 3.)

Discussion:

There was a question concerning the fencing of the area. Will Council be doing that? There is good security at Green Point. Will similar security be available? It seems that Council would like the Forum to raise funds for this.

The question was asked on high density housing. There is considerable interest in what kind of housing is envisaged. There was some report back on the City's open day at the Retreat Civic Centre. How can we ensure that there is enough public participation?

Malcolm Campbell pointed out that High density residential zones overlooking the space could increase the use of the Vlei and assist with the safety, dumping etc. In Khayelitsha the houses were turned around to face a strip, so that there was always someone seeing what was happening. This led to a reduction in crime on the strip. It could have the same effect near the vlei

Lorna said that several steps were missing, e.g safety. A lot more discussion is needed on the land use plan. We are not going to rush into that. Is there an ideal number of people who should be involved?

Mr Sunday asked about the size of the commercial development. What size? How many units?

6. Group discussion

Participants were divided into four groups. The following points were discussed:

DISCUSSION 1 (ALL GROUPS)

Identify and discuss opportunities and constraints w.r.t:

- a. Integration into neighbouring edges/areas
- b. Realising public amenity value
- c. Addressing heritage considerations
- d. Addressing environmental conservation considerations
- e. Generating income to sustain the management of the vlei
- f. Ensuring Safety and Security
- g. Facilitating effective management of the vlei precinct.

DISCUSSION 2 (GROUP A1/A2)

Review of Vision and Development Principles:

- a. How does what the city proposes accord with the ‘wheel’ (see Appendix 4 – “place making wheel”)?
- b. Are there any formulations you are not in agreement with?
- c. Are there any omissions?

DISCUSSION 2 (GROUP B1/B2)

Review Activity Zones and Design Objectives:

- a. Is there anything you are not in agreement with?
- b. Do they incorporate all the necessary elements?
- c. Are the space allocations balanced?
- d. Are there any particular concerns?

7. Report Back

Group1 – Reported by George Davis

- Integration into neighbouring edges is a concern
- Review development of Gilray: must be low density
- Foentjies: (private development) danger – of over development
- High density housing will have a negative impact on Princessvlei projects
- A comprehensive plan is required for Zones 9,7,6,5,16
- Amphitheatre: noise pollution may be of concern
- **Heritage:** Khoisan: centre to include conference and education facilities and open air classroom
- Above could generate income
- Controlled access to generate income by admissions, or free to public?
- Effective management: city takes responsibility under guidance of local community.
- Issue of public safety in crossing M5. Bridge over or other. Discussion of plans
- Enhance conservation value combine with medicinal and herb gardens
- Generating income by providing 24/7 security.
- High density development would be a problem. Quite anxious about that. Complete plan is required to be able to ascertain compatibility.

Group 2: Reported by Willie Leith

- Access to Vlei across M5 is problematic: bridge or underpass
- We need designed features incorporated into zones for different activities. Eg. Jetties
- Create a facility for information dissemination that draws people and tourists. Be cautious with big structures costing a lot without careful consideration of how they are to be used, and their environmental impact and cost. Structures should be developed organically, to ensure that they are serving an need and do not become white elephants.
- How to sustain financially?
- Do we control access by paying? Some felt strongly that this would exclude the community. Fencing is also something to be carefully considered.
- We need effective management, with education to ensure process the safe use. There is the danger of kids running across the M5 – some pedestrian crossing or bridge is essential.

Group 3 – Reported by Ayesha Price

- SAFETY: There is not enough vision regarding the safety aspects
- ACCESS: Walkways, wheelchair facilities, information boards, accessibility for the blind community; spaces for information and education.
- BAPTISM AREA: Jetty, submerged? The jetty should be low enough. Need to consult througouly with those who do baptisms to enaure that the design is suitable.
- Heritage: Community Vision made provision for Khoi/First Nation. Some memory centre/ First Nation Centre is important.
- Education
- CAFÉ/CONFERENCE CENTRE/ENTERTAINMENT/NURSERY/CRAFT CENTRE. If the café can have a conference venue attached, it could generate income.
- SECURITY: Mounted security. Keep horses on the space. These could also provide kids with access to horses.
- SITE OFFICE: this could offer EMPLOYMENT OPPORTUNITIES, and facilitate involvement of VOLUNTEERS and PUBLIC PARTICIPATION
Cultivate land
- SOCIABILITY:
 - No centre (green building); no pedestrian access. Prince George Drive is a major obstacle to pedestrians
 - Access: we need Braille/ropes/ structured access for the elderly and toddlers
 - Affordable. Access should be affordable. There should be enough parking. There could be more parking at the Jolly Carp, or along the highway. Parking is already limited and this plan limits it further

- Image and comfort: positive
- The plan does not include enough heritage of the Khoi.

Group 4 – Reported by Lorna Houston

- Can we invite some of the groups who are strategic to the development plan to come and discuss with us, e.g. special care and old age groups.
- Wheelchair access and ramps for cycling.
- Fully accessible for blind people who are a community group in the area. There could also be podcasts or voice activation information.
- Accessible for all disabled
- Userfriendly for elderly (old aged homes) and special care centres
- Adequate and safe play area for children – age appropriate: toddlers, primary and teens. Skateboarding.
- Public art displays
- Craft Centre/market
- Khoi Museum. Here Chief Hennie van Wyk could help. Reference to !Khwattu!
- Memory Centre: about the Princess legend and Vlei. Community can have ownership. People can come and tell their stories.
- Education for ongoing: how to conserve: how to restore. Environmental sustainability is important. If you plant something at the vlei it will become a place you want to go back to.

Commemorate a person with a tree.

- City Budget. The City must pay for it. Green Point is paid for. National Government departments can help. It is not our responsibility to find all the money.
- Recycling Business to be incorporated into a plan – enviro awareness. We must invite the owner of the recycling business to work with us. We recognize that he is doing something important.
- Vehicle access controlled – gate should be closed in evening. Maybe not fencing. Also felt that there should not be paid access only.
- Operational budget and Fay Howa The City should see to the Management. Not one person. There should be at least four people.
- Integration through linking the waters in theCity. Not just the Princess Vlei vision. Liesbeeck River walkway. There is a walk from Bishops Court as far as Salt River station.
- Bridge across M5. There should be a walkway over the M5 so that the community can access safely. There is an operational budget.

Further concerns raised were the privately owned pockets of land. What would stop high rise developments there? There is a need for clarity. It should not become a problem for the Vlei. We are saying NO until there is clarity.

Bridges are important.

Don't assume City is friendly. Remember Steenberg station where 100 units were envisaged. In the end 300 were built. Whatever is built needs to blend in with existing housing.

Khoi people, as original people, must have free access. Tourists could be charged, but must be freely accessible to locals.

8. Choosing a project for the Ward Budget

Cllr Kevin Southgate indicated that some money was available from the ward budget, approximately R100 000. People were invited to make suggestions, and vote on these and suggestions that had been made. Suggestions included upgrading the braai area, a childrens' park, outdoor gym equipment, info board, schools programme and a bridge linking the east and west sides. All ideas were received support, but the Children's park received the most votes.

The meeting was thanked and closed.

Appendix 1: Attendance

Ekin	Thompson	0761413395	ethompson@telkomsa.net
Alison	Thompson	08352756	alithompson@telkomsa.net
Lillian	Amos	0214384642	lillian.amos@inl.co.za
Christopher	Gregorowski	0827815570	
Emma	Oliver		
Vilma	Maritz		
Malcolm	Campbell		
Matilda	Smith		
Philip	Bam		
Ebrahim	Abrahams		
Gary	Stewart		
Bridget	Pitt		
Matthew	Davadass	0798267711	
Nikita	January	0748578307	snookipooh@live.com
Nadeem	Jacobs	0793308492	Nadeemjacobs022@gmail.com
Willie	Leith		
Casper	Bam	0843160006	cbam@telkomsa.net
Paramount Chief Hennie	Van wyk	0781509546	boetahennie@gmail.com
Jeanette Abrahams		0845480825	Jeanetteabrahams66@gmail.com
Stefan	Benting	0847355723	BentingBBoymouse.stefan@gmail.com
Emile	Jansen	0823958125	emilexy@gmail.com
Faiza	Leith	0824937266	faizaleith@mweb.co.za
Lorna	Houston	0727603650	lornahouston@gmail.com
Mark	Long	0787792062	Long.mark42@yahoo.com
Thozama	Qamgana	0738430287	
Rudeon	Davids	0786135869	
James	George	0721309721	james@compliserve.co.za
Astrid	February	0739320246	Astrid.februarie@peoplespost.co.za
Mea	Lashbrooke	07410111927	meatjie@gmail.com
Ingrid	De Kock	0829222773	brioeventsmanagement@gmail.com
Lana Kirsten		0823463950	Lanak877@gmail.cm
Nazeer	Sunday	0727243465	nasonday@gmail.com
Patrick	Dowling	0217011397	patrick@wessa.co.za
Kevin Southgate		0827881181	Kevin.southgate@capetown.gov.za
Ayesha	Price	0790296047	priceayesha@gmail.com

Appendix 2: From People’s Plan to the City’s Draft Conceptual Development Framework: Timeline

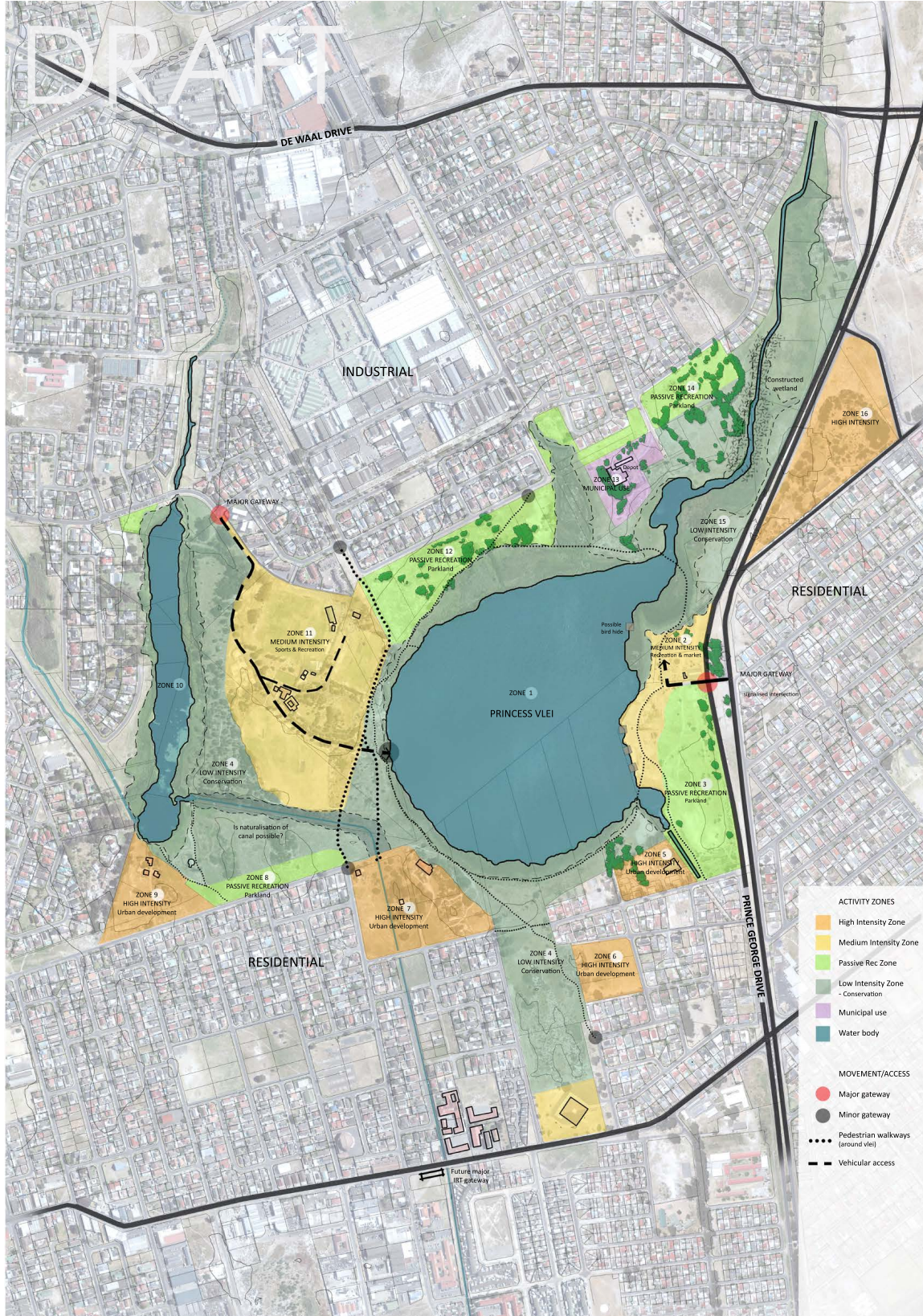
<p>1. Dressing the Princess; The Peoples plan 2009 to 2011</p>	<ul style="list-style-type: none"> ○ Dressing the Princess with SANBI, and Kelvin mobilised school children and community - planting and clean ups. ○ Kelvin formulated a vision for the transformation of the Vlei, in consultation with others, called the People’s Plan ○ "Our intention is to dignify the Princess and in so doing restore dignity to the people of this area who have historically been marginalised." Kelvin Cochrane
<p>2. Forum is Formed April 2012</p>	<ul style="list-style-type: none"> ○ PVF formed in 2012 at a meeting called by the Lotus River and Grassy Park Residents Association, ○ Founding members included Cochrane, Philip Bam by and several other individuals and organisations ○ Mission of the Forum was not just stop the mall but transform the Vlei, and to empower communities to be involved in this.
<p>3. People’s Plan shared to start conversation</p>	<ul style="list-style-type: none"> ○ The People’s Plan was shared and used to stimulate discussion on what people would like to see at Princess Vlei. ○ Realise not just what is in the vision, but how it is created – community engagement was critical ○ Therefore Plan was not presented as a blue print, but as a way of starting the conversation.
<p>4. Vision deepened</p>	<p>The vision was deepened through</p> <ul style="list-style-type: none"> ○ Direct conversations ○ Events showed how it could be used. environmental education, community walks, picnics, kite flying, concerts, festivals, parades, and many others.
<p>5. Imagine Princess Vlei Launched March 2013</p>	<ul style="list-style-type: none"> ○ Imagine Princess Vlei was launched early in 2013, ○ The Campaign set out to canvass the views of a range of

	community stakeholders and draw on design professionals to guide the process of collating a community vision.
6. Bid submitted to the WDC April 2013	<ul style="list-style-type: none"> ○ In March, submitted a winning proposal to World Design Capital 2014 for a project to collaboratively design a nature and heritage park.
	<ul style="list-style-type: none"> ○ The Imagine Princess Vlei process continued, with workshops and discussions. A survey was launched, and responses collected on paper and on line.
7. Place making workshop November 2013	<ul style="list-style-type: none"> ○ A place-making workshop was held in November 2013 where people from a range of organisations were invited to clarify what was wanted at Princess Vlei.
8. Vision consolidated	<p>The vision that was generated through the Imagine Princess Vlei was consolidated. A number of features of the People’s Plan were endorsed, and others proposed. What emerged was that development needs to be guided by three important values of the space.</p> <ul style="list-style-type: none"> ○ As an environmental space, where people could engage with nature ○ As a communal recreational space, where people could spend time together ○ As a Heritage site, both for baptisms and for honouring Khoi heritage. ○ It was felt that enhancing these three values at Princess Vlei should provide the overarching framework against which suggestions for specific features should be considered.
	<ul style="list-style-type: none"> ○ The vision, suggestions and survey results were assimilated into a document called Imagine Princess Vlei: the Community Vision.
9. Vision given to Neilson 22 March 2014; Mall scrapped	<ul style="list-style-type: none"> ○ This was presented to Deputy Mayor Ian Neilson on March 22 at a Forum event to celebrate the Vlei. ○ At this meeting, the Deputy Mayor announced that plans for the Mall had been scrapped.
10. First meeting between City and	<ul style="list-style-type: none"> ○ In April the Forum was invited to meet with Alderman

<p>Forum April 2014</p>	<p>Belinda Walker and other members of the City to discuss the way forward. At the meeting, Ald. Walker indicated that the City was broadly in agreement with the vision presented to Neilson, and was committed to working with the community in the transformation of Princess Vlei. Further meetings were held to plan a process for this.</p>
<p>11. Workshop June 2014</p>	<ul style="list-style-type: none"> ○ In June, The Forum held a public meeting to get guidance on the basis on which we could work with the City, and some principles for this work. ○ Daniel Sullivan assured participants that the City was committed to making this work.
<p>12. June 2014 to January 2015</p>	<ul style="list-style-type: none"> ○ Negotiations around becoming a friends group
<p>13. Amendments made to PVF constitution March 12 2015</p>	<ul style="list-style-type: none"> ○ The amendments were tabled and accepted with modifications at a general meeting ○ David Gretton and Fay Howa explained that the City had de facto recognised the Forum as a community liaison group, and was currently drawing up Draft Conceptual Development Framework for Princess Vlei.
<p>14. City Draws up Draft Conceptual Development Framework July 2015</p>	<ul style="list-style-type: none"> ○ In July, Draft Conceptual Development Framework is put on the table ○ City’s framework was based on various documents, including the Community Vision and the People’s Plan proposal drawn up by CAMPS
<p>15. City Open Day & Forum General meeting August 2015</p>	<ul style="list-style-type: none"> ○ Later that month, it was proposed in a meeting between PVF and the City that the City would have an Open Day, followed by a Princess Vlei Forum General meeting.

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
 - Broad 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, Galalana)
 - 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
Syzygium cordatum

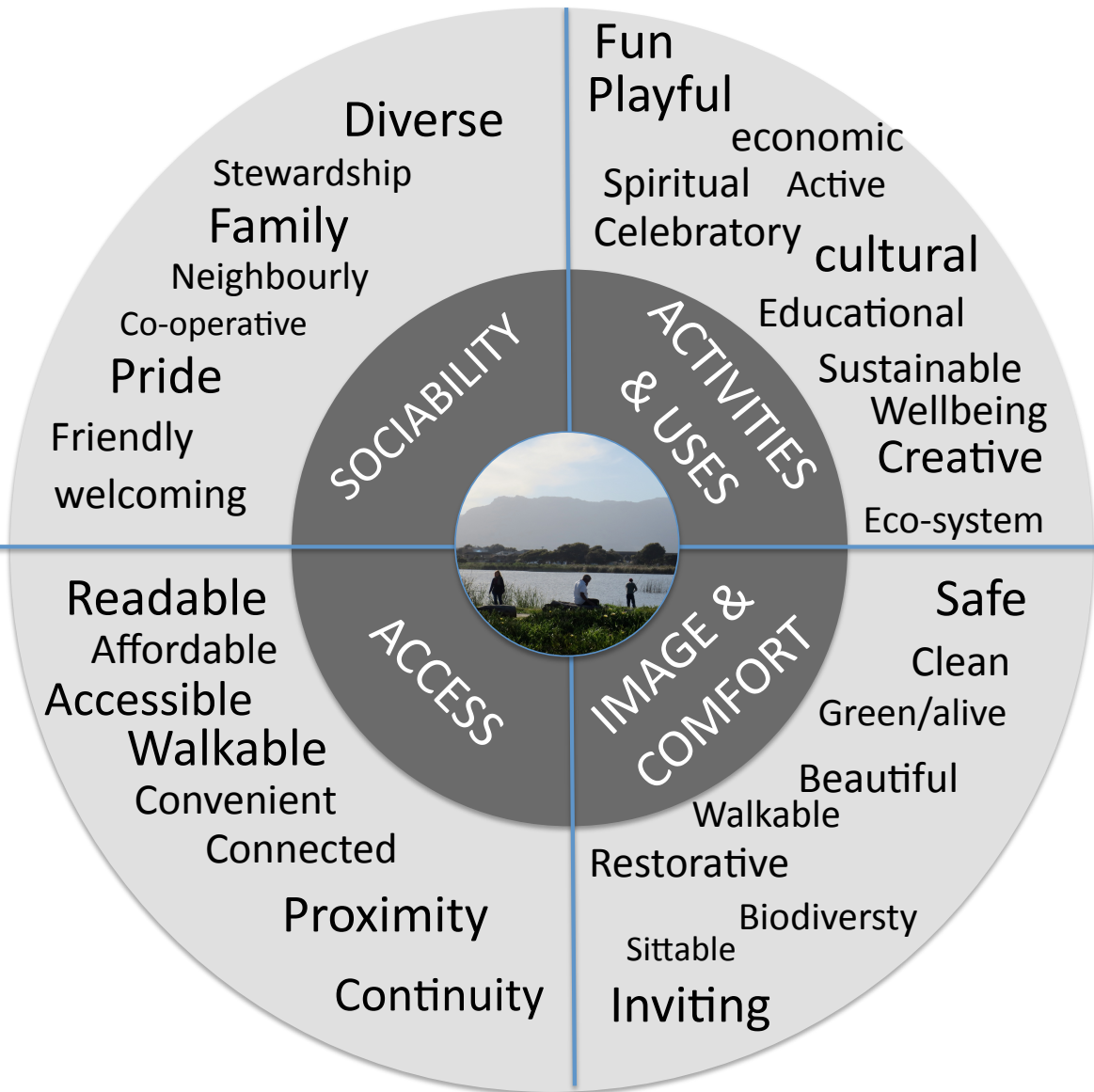


Braai areas at False Bay Ecology park under the shade of eucalyptus trees.



Walkway at False Bay Ecology park





Dear Princessvlei Forum

I would have liked to attend the meeting on Thursday 27th August but unfortunately will not be able to do so. I have however been greatly interested in following developments around the plan for Princessvlei and was interested to read through the City's Plan for the vlei. Since I will not be able to voice my comments at the meeting I hope it is okay for me to include them in this email. Overall I am very happy to see the city's plan and I think for the most part it is great! I really like the majority of what is proposed and do not wish to be unnecessarily critical as I am for the most part entirely supportive of developing the area for recreation and conservation. My comments are just concerning three points.

Firstly, from my understanding, one of the key motivations for conserving the vlei and stopping development alongside it was because of the potential to conserve some of the last remaining Cape Flats Sand Fynbos vegetation, a critically endangered vegetation type. While there is currently none of this vegetation left within the surroundings of the vlei (the closest intact vegetation remains at Kenilworth Racecourse, Tokai Forest, Meadowridge common and Rondevlei Nature Reserve), there is still potential to restore some of this habitat but mostly only on the northern side of the vlei (zones 12, 13 and 14). However, these zones are all designated for recreational or municipal use. I would like to see more of this area rather rezoned for low-intensity conservation use. Perhaps in part of zones 12 and 14 this could be combined with recreational use, similar to what has been done for example at Bottom Road Sanctuary near Zeekovlei, with the use of appropriate species. But for the rest of this area, which is currently mostly dominated by grass cover at present, it would be of great benefit to restore some large patches of Fynbos cover in order to help conserve this threatened vegetation type and some of the endangered plant species present within it, as well as forming more of a buffer of vegetation between the vlei and suburbia. The Western Leopard Toad is known to breed along the north shore of Princessvlei, and this would provide more habitat for the toads outside of the breeding season and so help to protect this species, as well as other small animals, birds and insects, which need the protection provided by continuous Fynbos shrub cover. I am currently involved in restoration of this vegetation type after alien clearing at Blaauwberg Nature reserve, and I would be happy to give of my time and expertise in advising what plant species are appropriate to use here and how they could be reintroduced into the area. I have looked around parts of this area and there are still some Fynbos species (mostly annual daisies, vygies and bulbs) present that are unable to establish properly due to these area being mowed at regular intervals at present, and therefore some species would not need to be reintroduced, but the typical Fynbos shrubs including Ericas, Restios and Proteas would be important to bring back. I would be happy to elaborate further on my ideas regarding these areas if you would like more information.

Secondly, I see in the plan that three species of trees were suggested for use in planting

around the core recreation zone on the eastern shore of the vlei. I am surprised to see that Eucalyptus is proposed since all species are alien and many also invasive, and much effort is currently being used to clear them from other reserves in the city. Syzigium, while a South African species, is also invasive in parts of the Western Cape in wetland habitats. Perhaps more appropriate species such as Milkwood (*Sideroxylon inerme*), Wild Camphor (*Tarchonanthus camphoratus*), Wild Peach (*Kiggelaria africana*) and Wild Olive (*Olea europaea ssp africana*) would be more appropriate species, being at least indigenous to the Cape Peninsula and certain of these species have been established successfully as shade trees at Rondevlei Nature Reserve.

Thirdly, I was worried to see that there is development planned on zones 7 and 9, both in very close proximity to Princessvlei and Little Princessvlei. considering how much of a fight there was to stop development on one side of the vlei, surely there should not be any development allowed to take place on any side of the vlei? I feel there should at least be some buffer zone between both Princessvlei and Little Princessvlei and any further potential development. But perhaps this is private land and therefore is a different situation to that of the proposed mall development site? I am however relieved to see that zone 4 has been put aside as low intensity conservation area as this still contains some intact Strandveld vegetation, completely different to Cape Flats Sand Fynbos but still important to conserve. I am also happy to see zone 4 designated as conservation area as a link between Little Princessvlei and Princessvlei, and zone 15 extending as an ecological corridor so far to the north.

I hope these comments will be received well. Please let me know if you would like to respond, or would like further information regarding any of the above comments. Apart from that I feel that this is a good plan for future development of the vlei and will help to make it the pride of the local region as both a conservation and recreational area.

Many thanks

Stuart Hall

Comments from Gavin Lawson

My feedback from the Open House meeting.

1. In the first poster - it is suggested a birdhide on the eastern shore. My suggestion is don't, not in that location. A bird hide is useful if it is located with the sun at your back when inside. So the viewing windows need to be located in the east, south and west sides of the hide as a general rule.

In this location it will be gone the next morning.

If a bird hide is wanted, put it up long after the trial period of the fishermen's platforms to see how they have fared from use or abuse. The Cape Bird Club has been instrumental in having hides put up in many areas in the Western Cape. The City has many years of bird hide experience in its Nature Reserves as well.

Make sure the suggestion for a hide comes from a number of people who want one erected, not just one person thinking it may be a good idea.

2. I would suggest to install the walkway / paths around the vlei as one of the priority things to spend money on. This will give people to opportunity to start using the pathway and "becoming the eyes" of what is going on right around the waterbody. Others would argue it creates an escape route for people up to no good. Maybe so. But the good will outweigh the bad when more people use the pathways. If dodgy people and their activities are using the pathway it becomes a predictable route to block off in a search or chase.

The pathway will begin to give the local people using it a sense of the vlei belonging to them. Then you have almost achieved your objective. This will take time, and therefore the reason to start it as soon as possible.

I can relate my observations during the first round of the public participation processes in the early 2000's. Local people then did not think their opinion was worth anything as they had never been asked what they thought. The history was they were just given what others thought was acceptable. Over the 15 years to present, I have seen a dramatic change in attitude, self esteem and self worth. People will now give one an answer or opinion if asked.

I mentioned Councillor Burger fetching some local residents to come and participate at the open house in 2002 if the year is correct, and the people were terrified of what it was all about, because they had never been asked, always told this is the way it will be.

It was the legacy of the past and now the officials are asking them what they thought. Some I sensed, thought it was a trap to incriminate them for something they had no idea about.

It is important to remember those times to see how far we have come.

Another thing and related - the local people thought that because Princessvlei was regarded as a "coloured area facility" it was of lesser importance than other facilities at say Zandvlei, Rondevlei or Zeekoevlei where many more people went as these areas were perceived to be better. The local residents are changing their mindset and realising they have a wonderful asset which has not been utilised to any of its potential yet.

3. The scout area - the triangle isolated between roadways. Could this facility be moved to be incorporated into the Sport and Rec area as the activities are similar and the scouts could benefit being located closer the main vlei and the Sport and Rec facilities. I do not know if the scouts own or lease the property. If they own maybe a land swop to relocate? Maybe they could sell and buy or have a long term lease in the Sport and Rec area. Then the triangle could be developed for what ever purposes housing, commercial or a combination.

4. I would love to see windboarders or sailors of small yachts whizzing across the vlei on a windy day, when passing on the M5. Visually it would stimulate a lot of interest. It would give the vlei a real buzz and

would start to attract outdoor type people and their activities.

5. Water quality would then have to be improved as a given requirement.

6. People are reluctant to use the parking area off the M5 as it is perceived to be used by types drinking in their cars, who could become problematic so the area is generally avoided.