There is absolutely no mention of dogwalking as being a recreational activity which will be catered for in the Arboretum, nor any access to the "upper Tokai Forest" both of which we have repeatedly been promised by Sanparks would be considered why should dogwalkers be left out yet again. Families picnicking in Arboretum would probably also like to take their dogs who are part of the family when picnicking. All user groups should be allowed access and be catered for.

Please hand in comments or submit to slavallij@telkomsa.net by 21 February 2012. Proposals are available for viewing on TMNP website: www.tmnp.co.za and at Tokai Library.
TOKAI MANOR PRECINCT PLAN: OPEN DAY
7 FEBRUARY 2012, TOKAI MANOR HOUSE

Name: PAM WOOLLEY
Organisation (if any): 
Contact Tel No: 0842573533
Email Address: slowfoodhotbox@gmail.com

Comment:
IT IS IMPORTANT TO KEEP THE NATURAL RURAL FEEL OF THE PLACE. IF POSSIBLE KEEP THE TOWN TREES (ORCHARD) ON THE RIDGE (BEHIND THE MANOR HOUSE) IN PLACE. THE PROPOSED SITE SHOULD BE AVAILABLE TO ALL - RICH AND POOR WITH NO ENTRANCE FEE. WILL IT BE POSSIBLE TO SWIM IN THE STREAM IF NATURAL SWIMMING AREAS ARE MADE? THIS COULD ADD TO THE AMENITIES IN A NATURAL WAY. PLEASE NO "OUT OF PLACE" BUILDINGS OR "OFFICE BLOCKS" AS PLANNED ON CHAMPER REACH WHICH SETS A BAD EXAMPLE AND IS TOTALLY UNNECESSARY.

Signature: PAM WOOLLEY

Please hand in comments or submit to glavallie@telkomsa.net by 21 February 2012. Proposals are available for viewing on TMNP website: www.tmnp.co.za and at Tokai Library.
### COMMENT SHEET

**TOKAI MANOR PRECINCT PLAN: OPEN DAY**  
**7 FEBRUARY 2012, TOKAI MANOR HOUSE**

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<tr>
<th>Name</th>
<th>C.12</th>
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<tr>
<td>Organisation (if any):</td>
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<tr>
<td>Contact Tel No:</td>
<td>082 833 6584</td>
<td></td>
</tr>
<tr>
<td>Email Address:</td>
<td><a href="mailto:brunette@rafca.com">brunette@rafca.com</a></td>
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**Comment:**

- Manor House Gardens Sub-plant
- Incorporate an outdoor area where bicycles can park away from the house.  
- Plant medicinal indigenous plants to use for traditional healers.

**Other:**

- Incorporate an outdoor area where bicycles can park away from the house.

**Signature:**

Please hand in comments or submit to giavalli@telkomza.net by 21 February 2012. Proposals are available for viewing on TMNP website: www.tmnp.co.za and at Tokai Library.
COMMENT SHEET

TOKAI MANOR PRECINCT PLAN: OPEN DAY
7 FEBRUARY 2012, TOKAI MANOR HOUSE

Name: Ian McDonald
Organisation (if any): City of Cape Town
Contact Tel No: 021 400 2085
Email Address: ian.mcdonald@capetown.gov.za

Comment: This is a very comprehensive presentation giving adequate information about the precinct as well as possible improvements.
Aspects not covered one:-
1) Time scale for implementation - 5 years?
2) Reference to earlier studies about the Stormwater and River management
3) Access roads, bridge management plans and adequacy of proposed screening areas given the sensitised wildlife in usage.
4) Their vegetation - what is long term future of exotic trees outside of audit area?
- Not the plantations but the mature trees on the access avenues and around the Manor House

Signature: [Signature]
7/2/2012

Please hand in comments or submit to elavalji@telkomza.net by 21 February 2012. Proposals are available for viewing on TMNP website: www.tmnp.co.za and at Tokai Library.
**COMMENT SHEET**

**TOKAI MANOR PRECINCT PLAN: OPEN DAY**

7 FEBRUARY 2012, TOKAI MANOR HOUSE

<table>
<thead>
<tr>
<th>Name:</th>
<th>STEWART McLENNAN</th>
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<tr>
<td>Organisation (if any):</td>
<td></td>
</tr>
<tr>
<td>Contact Tel No:</td>
<td>021 689 3639</td>
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<tr>
<td></td>
<td>082 833 8333</td>
</tr>
<tr>
<td>Email Address:</td>
<td><a href="mailto:stuart.mclennan@gmail.com">stuart.mclennan@gmail.com</a></td>
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**Comment:**

Very positive to permit restaurant-type use of the Manor House, and public activity use of existing stables and Open House (restored).

Vital to have reasonably attractive, and intense public activity within the Manor House precinct.

Immediate

+ Good idea to screen patios

| Signature: |               |

Please hand in comments or submit to elavall@telkomsa.net by 21 February 2012. Proposals are available for viewing on TMNP website: www.tmnp.co.za and at Tokai Library.
**Tokai Manor Precinct: Comment Sheet**

**TOKAI MANOR PRECINCT PLAN: OPEN DAY**
7 FEBRUARY 2012, TOKAI MANOR HOUSE

<table>
<thead>
<tr>
<th>Name:</th>
<th>Thys Hattingh</th>
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<tr>
<td>Organisation (If any):</td>
<td>Vernacular Architecture Society of South Africa</td>
</tr>
<tr>
<td>Contact Tel No:</td>
<td>082 423 2416</td>
</tr>
<tr>
<td>Email Address:</td>
<td><a href="mailto:thys.hattingh@gmail.com">thys.hattingh@gmail.com</a></td>
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**Comment:**
VASSA believes that there should be an overall Conservation Management Plan in place. It seems that the precinct will be redeveloped piecemeal as priorities and funds allow. This should not prevent a formal HIA which would provide an opportunity to research and memorialise the extremely significant social histories related to the complex. The deterioration of the built fabric of the complex is of great concern to VASSA and should be given urgent attention.

**Signature:**

MW Hattingh: VASSA Chairman

Please hand in comments or submit to elavalji@telkomsa.net by 21 February 2012. Proposals are available for viewing on TMNP website: [www.tmnp.co.za](http://www.tmnp.co.za) and at Tokai Library.
To Whom It May Concern

Please include VASSA (represented by me and the Chairperson, Mathys Hattingh) in your database of I&APs for this area.

It has long been noted by VASSA that the Tokai Manor House and its cultural landscape are artefacts of a complex and not-yet entirely researched and documented social history spanning centuries. We would like to see a planning process that properly addresses these issues in a comprehensive, multi-disciplinary Heritage Impact Assessment and the establishment and implementation of a [Heritage] Conservation Management Plan that meets the criteria for such studies set internationally, by (for example) Kerr and Clark.

The published panels do not sufficiently address our concerns and we await SANParks' response on these before we can be considered to support the current proposals in any way. Our formal comment once we are registered on your database will be issued from our Chairperson, Mathys Hattingh.

Regards
Kathy Dumbrell
for VASSA

Kathy Dumbrell
Co-ordinator: VASSA Watchdog Committee

personal contact details:
14 Roosevelt Road
Claremont
7708
tel: 0216747272
fax: 0866038265
cell: 0824609899
Name: Craig Ferguson

Organisation: The Cape Riders Forum

Contact tel no: 072 830 8370

Email address: craig.ferguson@hotmail.co.za

With regard to the Equestrian sub-precinct (panel 8) information on your website, I believe that your planning addresses the need for equestrian facilities in the area very well.

The ideas presented on your site are a welcome approach to enhancing the Tokai Manor precinct, and also recognises the value and appeal of maintaining a healthy equestrian environment in the park, thereby further enhancing the natural feel of the area whilst providing sorely needed recreational and sporting facilities.

The Tokai Manor precinct is an ideal environment to create an equestrian centre as outlined in your proposed scenarios. Such facilities would bring immense benefit to the area, and would also contribute to the wellbeing of the community. Equine facilities represent employment opportunities, community participation in the exciting world of horses, benefit to local businesses (vets, farriers, tourism-related businesses, etc).

As horse owners and residents in the area, we would welcome initiatives such as what is proposed on your website. A quality equestrian centre would improve an already outstandingly beautiful part of the Cape Town.

Currently there is nowhere in the Southern Suburbs to operate “The Pony Club”, and hence there are many children who are missing the opportunity to become involved in equestrian life. The proposed equestrian centre could serve well to address this shortcoming and give many kids the opportunity to learn to ride, and to appreciate the physical spiritual wonders that go with it.

Further to an equestrian centre, the bridal paths of Tokai Manor precinct should be protected as outriding is very much a part of the equestrian world and riding in the park offers a spectacular experience. In conjunction with an equestrian facility, the park can provide invaluable facility to the community, those from all walks.

I would like to lend my support for equestrian facilities where possible.

It’s a very encouraging prospect for the precinct.

Apologies for being a day late with my comments, but I have been away. I hope they will still be considered.

Yours sincerely,

Craig Ferguson
To whom it may concern

Thank you for affording us the opportunity to provide our own comments to the proposed development. I have had the privilege of using the district in which you propose the above development for many years as a student, mother, dog walker, mountain biker and horse rider.

This specific district has the wonderful appeal of being a natural protected and not-overburdened area of Cape Town. It is utilised by so many different interest groups who continuously comment on how fortunate we have been to preserve the area affording the current and future generations the chance to enjoy what we have had in the past.

Time moves on and change happens but it need not be at the expense of what has been.

My objections are the following

- The plan motivates all aspects of the development to increase the number of people and vehicles into the area. This will have a dramatic effect on the current traffic of the district. I was previously needed in an emergency while up in the area and was unable to get out due to the already congested traffic used for the picnic area.

- The current riding fraternity are very limited in the available areas and have lost rides due to the lower forest having restricted paths. Introducing 60m additional stables will burden the area further since the SHORA field used to absorb a lot of the riders wanting to exercise their horses. There is very little financial motivation for building stables and arenas since the time it would take to recoup these costs will offer little profit for funding another venture in the same development. The riding community would rather request an appropriate amount of land to redevelop what was lost at SHORA and with the motivation and commitment of the new proposed unified riding association in the area this aspect would be served in the best interests of preserving the TMNP and keeping the heritage of riding in the area.

I also wish to support the submissions that will be furnished by the proposed TDRA.

Kind regards

Dawn Brosens
DATE: 24 FEBRUARY 2012
TO: THE CONSULTANT
ATTENTION: ELA

COMMENT ON THE TOKAI MANOR PRECINCT PLAN: OPEN DAY ON 7 FEBRUARY 2012

The district environmental office for the City of Cape Town has the following comment on the abovementioned proposal:

Western Leopard Toad and Cape Rain Frog
The impacts of increased traffic along the main access road on the endangered Western Leopard Toad (Amietophrynus pantherinus) and the vulnerable Cape Rain Frog (Breviceps gibbosus) must be considered and mitigation measures implemented. This branch suggests designing underpasses at strategic points along this road. The underpasses could be simple in design such as culverts with grids overhead. Stormwater channels running perpendicular to the road could double up as channels by which to guide the frogs to the underpasses.

Baboon fencing
Any baboon fencing transecting the biodiversity corridor could result in the sterilization of the lower portion of the corridor due to the restriction it will place on faunal movement. In areas where the fencing crosses rivers and streams the design of the fence must not obstruct the high flow of the rivers.

AM GREENWOOD, REGIONAL MANAGER, ENVIRONMENTAL AND HERITAGE RESOURCES MANAGEMENT BRANCH
SOUTHERN REGION
Our Ref: 9/2/018/0022

Your Ref: 

Enquiries: Gregory Ontong

Date: 21 February 2012

MS ELA VALJI

BLUEGREENPLANNING+DESIGN

P O BOX 24087

CLAREMONT

7735

E-mail: elavalji@telkomza.net

For Attention: MS ELA VALJI

Dear Ms Valji

RE: TOKAI MANOR PRECINCT PLAN- SAHRA COMMENT

The SAHRA Built Environment office hereby wishes to submit its comment in regard to the Tokai Manor Precinct Plan.

The project as a whole is commended for its approach to sustainability- specifically in respect of the reuse of existing buildings and reinforcing heritage resources both at the landscape and at the precinct scale.
The engagement of the Tokai Manor House and Precinct as gateway into the greater Table Mountain National Park is supported. It is understood that the project is still largely at the conceptual stage but SAHRA, in an effort to support and build on the positives of the development, would like to make its input prior to more detailed plans being cast.

It is understood and appreciated that, for the project to be economically viable and sustainable, a number of actions will have to be engaged in to generate and maintain an income to continue developmental and maintenance programs. The concern is that such use must be balanced by addressing the issue of 'loading'. There is a sense in which a threshold exists at which point the key resource may become compromised. The use of the site should therefore be focused on enhancing the heritage resource, Tokai Manor House and werf. The related infrastructural developments should therefore be suitably downscaled.

**TOKAI MANOR PRECINCT PLAN**

Consideration should be given to a cleaning up of the precinct by the demolition of a number of buildings that compromise rather than enhance the precinct. In this regard the Old Stables and demolition of buildings south of Orpen House should be considered.

The introduction of two flanking lawn terraces causes some discomfort as the exact nature of the execution and extent is not known. The scale represented in the historic images does not appear to support the more expansive approach to these terraces. Further concerns are whether it would follow the existing contours, and, whether and how, the remaining heritage fabric on these terraces is to be identified, celebrated and retained.

The introduction of the green embrace, the line of trees forming a u-shaped bracket on both edges of the werf and enclosing the rear of the building should be weighed against historical evidence. The scale of the vegetable garden at the rear should be governed by its potential visual and spatial impacts. Perhaps it should be physically scaled down, follow the historical pattern or potentially be planted with trees and vineyards of an appropriate scale. The critique does not suggest it should not be pursued but that it is tempered to an appropriate scale.

**PRECINCT INTEGRATION**

The reinforced axiiality, created by the tree line and its reading as an entrance space to the site, is supported. The 'soft' integration of the different precincts is encouraged so that the precincts are not seen as separate spatial units but a spatial continuum that diffuses a potential urban clustering. The key concern is that the rural feel of the site and its surrounds is preserved.

**UTILITY SUB-PRECINCT**

The possible demolition of more contemporary and ill-conceived buildings and structures is supported. The dispersal of visual and other loading is essential to reduce the immediate impact on the Manor House and werf. Care, however, should be taken in regard to the introduction of new elements on site. Alternative locations should be sought in this regard.
ROAD WIDENING AND PROPOSED DEMOLITIONS

The road upgrading and widening should be carefully tempered—again the issue of the current feel is important. The issues of passage and multivalency should guide the approach so that it lends itself to the use as a rural road giving access to a Grade 2 resource while facilitating access to the recreation spaces.

The reinforcing of the 'starburst' green interface is supported as an opportunity for a ‘transitional node’.

BABOON MANAGEMENT

The management of the baboon problem through the use of electrified and other fencing mechanisms is governed by cost and the potential visual impact. The idea would be to balance heritage with spatial and baboon management requirements governed by a particularly sympathetic approach to the baboons.

The conclusion is that fencing the entire mountain edge would not be advisable in respect of the above with Scenario 3 read as the least impactful.

Should you have any queries in this regard, please do not hesitate to contact the Acting-Provincial Manager, Gregory Ontong at gontong@wc.sahra.org.za

Kind regards
Yours sincerely

PP
MR. GREGORY ONTONG
ACTING-PROVINCIAL MANAGER: SAHRA BE
Mr Michael Slayen
SANParks
PO Box 37
Constantia 7800

24 February 2012

Dear Mr Slayen

Tokai Manor Precinct Plan – comments by TRA

The Tokai Residents Association (TRA) would like to thank you for extending the deadline for submission of comments on the Tokai Manor Precinct Plan.

The TRA recognizes that the area has potential for redevelopment, but this needs to be undertaken in such a way to ensure that the rural character and heritage of the area is retained. The TRA feels that the following issues require further discussion as they appear to be contrary to our vision of retaining the rural feel of the area:

1. Parking – the plans propose an increase in parking at the Arboretum and slightly lower down. The TRA would like to suggest that the parking area be relocated to the existing “Bosdorp” site, becoming a paid parking area. The existing parking area could then be limited to disabled or elderly visitors. This would reduce the number of vehicles travelling over the bridge and result in better traffic flow and increased safety. The existing boom at Chrysalis could be moved to a point just beyond the
new parking area at “Bosdorp”. We do not see asphalt parking as appropriate for this precinct at all.

2. Regarding the equestrian element of the precinct, the TRA believes that a professional riding body should be consulted to help with this. There are already a number of stables in the precinct and the TRA does not believe it is viable to increase the number of stables. If additional grazing is not made available, there will be excessive pressure on the land, resulting in sand areas. The TRA encourages the provision of paid arena facilities for the riding community (who have recently lost their facilities).

3. Any type of retail outlet in the precinct must be appropriate for the area. There is already an over-supply of retail in Tokai and the Tokai Manor precinct has the advantage of a beautiful setting, which can be capitalized on by providing something different. The TRA sees an opportunity for a unique farmstall-type outlet, restaurant, tea room (such as Listers Place) that would complement the existing Porters market.

4. There is further potential to explore the cultural heritage within the precinct, and the location of a museum and information centre is seen as appropriate tourist attractions for the area.

5. Although we appreciate the need for rehabilitation of the fynbos in some areas, it is also clear that the forest area is an important part of the precinct. The precinct plans put little emphasis on this aspect and appear to favour the establishment of further areas of fynbos, rather than focusing on the appeal of the forest areas to the public.

The TRA would like the opportunity to meet with yourselves and all other interest groups to discuss these issues. We feel that this is the only way in which all the available expertise and knowledge can be combined to produce a plan that will create a top class area for mountain bikers, cyclists, riders, walkers, tourists and the community.

While we noted that there was a good turnout at the recent open day, we were a little disappointed that there was no space on the registration form for attendees to leave comments, making it difficult to gauge their views. We believe these people should also be invited to any follow-up discussion.

We look forward to hearing from you.

Yours Sincerely
For attention: Mr Michael Slayen

COMMENTS / CONCERNS PERTAINING TO TOKAI MANOR PRECINCT DEVELOPMENT

Kindly accept our appreciation for presenting details of what you envisage with the Manor House and precinct development to the Chrysalis Academy management team on 17 February 2012.

In principle we are not opposed to the envisaged developmental plans for the Tokai Manor precinct. However, we would kindly like to record the following comments and concerns:

- The proposed possible utilization of Orpen House as a training facility will be welcomed as there might be synergy with our youth development efforts in terms of training opportunities as well as employment for Chrysalis students.
- It is obvious that the anticipated shops, stalls and other commercial ventures within precinct boundaries will attract large numbers of visitors. Proper traffic control will have to be in place especially on those days when it coincides with registration and graduation days as well as parent workshops presented at Chrysalis Academy.
- As you probably know we have declared the area that we occupy a no smoking zone. The main reason for this is that many of our students come from addiction backgrounds, so we would not like to expose them to any habit forming substance if it can be avoided.
We also realize that we cannot dictate to your tenants what to sell, but would appreciate your understanding and possible assistance in this regard.

- The current sewerage system is already under severe pressure, thus meaning that the system will not be able to cope with an additional influx of visitors. You have addressed this issue in your presentation, but due to its importance we would like to reconfirm that the installation of an additional separate sewerage system is definitely part of your implementation plan.

- We would maintain the status quo with regards to our current security access control: point at our main gate. Should it be possible to have one security access point that will be able to service both your and our property then we can explore that possibility.

- With regard to the baboon electric fencing, it is very unlikely that the Chrysalis Academy will have the financial resources to be able to cover the cost of baboon proof fencing on its perimeter.

- A detailed transport survey will have to be conducted on current and future traffic flows to determine the proper specifications of access road(s) to be constructed for cyclists/pedestrians/light vehicles/busses/Construction vehicles etc.

- Chrysalis has a legal commitment towards a tenant who currently makes use of horse paddocks bordering Sanparks land. Should you wish to develop this specific area and extend it further as planned to provide for the envisaged equestrian centre, then we certainly will have to enter into negotiations.

- We are opposed to your idea of incorporating a produce market in your plans while, as you know, we already have a produce market which is less than a kilometer away from where you have a market planned. You will be in direct competition with us for the same market share, which we do not see as being in the spirit of good neighborhood ship.

With regard to the house to the left before entering at the Academy’s main gate, you are kindly requested to also appeal to the Department of Public Works to address the possible illegal activity that is being conducted there. You will understand that it is certainly not a healthy state of affairs if property of Public Works is misused in this manner.

We look forward to a healthy business relationship and good co-existence on the Porter’s Estate.

Yours faithfully

Ms Lucille Meyer
Chief Executive Officer
From: Soderlund, Erik [mailto:Erik@capepine.co.za]
Sent: Tuesday, February 28, 2012 10:04 AM
To: elavalji@telkomsa.net
Cc: Jan@capepine.co.za
Subject: Development of Tokai Manor precinct

Dear Sir/Madam

We note the proposed development of the Tokai manor precinct and wish to comment as follows:

It appears as if part of the development impacts on pine compartments currently forming part of the MTO lease Area

Specifically at this point compartments A2, B31c, B33c and B34 seem to be affected by the planning.

In addition we need to note the ongoing requirement of access on the road for loaded log trucks until the end of the Tokai/Cecelia lease period.

Regards

Erik Soderlund

Commercial and Legal

[Contact information]

Telephone: +27 21 866 1512 | Cell: +27 0 83 626 9590 | Fax: +27 21 866 1343
MTO Corporate Office, Jonkershoek Valley Road, Stellenbosch, 7600. Private Bag X5024, Stellenbosch 7599
www.capepine.co.za - disclaimer -
COMMENTS ON THE TOKAI PRECINCT PLAN

Name: Fiona Archer
Organisation: I am member of the following orgs, CVRC, NRA, Uitsig Stables, Cape Riders Forum
Contact details: telephone 0829024668
Date: 06/03/2012
Email address: archer@iafrica.com

COMMENT:
I realise my comment is late and I hope it can still be accommodated. Consideration of the
document before is important – and, as you are aware, I was not at the meeting as a result of
being out of town.

Firstly. I am referring to the precinct plan regarding the equestrian facilities.
I wish to congratulate the SANP on the proposals as set out in the plan.
1. The way in which stable yards will be spread across the area, is innovative and, in my
opinion, very practical. It is so that paddock space is limited. However, it is known all over
the world that in urban areas it is an unusual luxury to have paddock space. The future of
riding in urban and peri-urban areas forces us to accept limited paddock space. As the riding
facilities and riding trails in the mountain are right there we will have opportunity for the
horses to be exercised properly.

2. Job opportunities associated with the development of stables in SANP area, will increase.
This is always good.

3. SANP stabling project will hopefully balance the very strong influence exerted by certain
stable managers in the area. It will probably be found that stable managers of the big yards
will not be willing to support this initiative (competition) – and that riders of their yards will
not be given a safe space to comment honestly about their enthusiasm for the planned stables.
Please note that riders are dependant on the bigger yards and that disagreeing with a stable
manager will put one out of favour not just with the particular stable manager – but also with
a number of livery yard and stable managers who strongly associate with each other.

My own comment here, when it is published will put me at risk. I have – after long
consideration – decided to comment anyway.

4. I am aware that comment about the stables have been handed in – I am a member of a few
of the organisations mentioned in the list. To date, I have not been consulted about my point
of view.

5. I suggest that, when lease arrangements for the stables are discussed, or when management
is set up, consideration is given to ‘emerging’ riders. Riding, at this stage, remains only for
the very wealthy – and the grooms are rarely empowered to ride and do more than clean
horses. Very good groom riders are not recognised for their skill – a yard at SANP could
show a different ethic. It will be possible to provide for business opportunities for good rider
grooms – especially since the paddock space is limited. Good riders will be able to sell their
services to keep horses exercised.

Thank you for the opportunity to comment
Fiona Archer
Re: Tokai Manor - Comments

Thank you for inviting us to the wonderful presentation and Public Open day held the 7 February 2012. We would like to offer our apologies for the lateness of this submission, we are very appreciative of your understanding. Herewith, please find our comments below, forwarded for your inclusion in the final report, which we believe you are in the process of completing.

1.1. Vision - Requires simplification and should be more specific.

1.2 Objectives/Goals

1.2.1 In order to formulate strategy* there should be clear definition of Strategic Vision, Goals and Objectives. (The term “vision” and “visionary” should have special meaning for us – as well as the terms “mission” and “missionary” etc.)

1.2.2 How does the proposal aim to locate the Tokai Manor on the national and international tourism map?

1.2.3 Please clarify how and by whom the objectives/goals would be achieved.

1.2.4 These should include the ‘triple bottom line’ objectives as suggested below:

   1.2.4.1 Economic – growth through job creation. How will the proposals’ financial and commercial viability be evaluated? What are the criteria and have specific proposals been tabled?

   1.2.4.2 Social – do recreational facilities improve the general health of the community? Are teaching opportunities offered? It would appear that it is intended that a wide range of users will be attracted - how will this be achieved? How will safety and security be addressed?

   1.2.4.3 Environmental – protection of the natural environment, creation of biodiversity corridors.

   1.2.4.4 Cultural – how has this been planned into the framework? What is its contribution to the framework? How is it inclusive of all related cultures?

   1.2.4.5 Governance – does it aim to create institutional frameworks between strategic stakeholders for co-ordination and co-operation purposes in order to achieve the goals? Inter-governmental Protocols?

   1.2.4.6 How are new destinations and opportunities created?

1.3 Analysis
1.3.1 The analysis should include the General and the Specific Environments.

1.3.1.1 The analysis of Strengths and Weaknesses in the General Environment would have us focus on the Political, Legal, Economic, Social, Cultural, Technological, Institutional, Environmental dimensions and

1.3.1.2 The analysis of Opportunities and Threats of the Specific Environment should have us focus on the Stakeholders i.e. the Clients/users, Competitors, Regulators and Suppliers.

1.4 Benchmarking

1.4.1 How will the development be benchmarked?

1.5 Design Programming

1.5.1 Has the precinct been designed to include the possibility of large mountain bike races that could draw attention from an international arena?

1.5.2 Please clarify how the expanded equestrian activities will benefit the larger community? What is their current role and planned future role? Please note that the portion of the Porter Estate included within the Tokai Manor precinct has not been discussed nor agreed with the DTPW and as such should not be included within the design framework.

1.5.3 Management – is there an interim and future management strategy?

1.6 Design Comments

1.6.1 General layout and legibility requires refining for ease of wayfinding ease

1.6.2 How have the operational requirements of mountain bikers been included in the design, management and operational strategy?

1.6.3 It would appear that the Porter Estate has not been considered within the strategic thinking or urban design planning. Please identify how this property is considered within the larger thinking around the precinct development proposals.

Tamsin Faragher BAS, MLA

Landscape Architect
Dear Sir/Madam,

I am refer to the precinct plan regarding the equestrian facilities.

The plan impressed me.

1. It is known that at least three yards, Uitsig, Porter, and Sahibi may not survive the next ten years. Approximately seventy horses will need to be stabled elsewhere. It shows vision that SANP is maintaining facilities to enable riding in this beautiful area.

2. While the residents at Tokai and neighbours are clearly directly impacted, stabling in this area serves suburbs from Sea Point to Lakeside and even further afield. It is to be recommended that discussions relating to the development is widely publisied. I only heard of the document a few days ago – yet I do ride in the area. I am based at Noordhoek.

Scott Curnow-Baker

Name: Scott Curnow-Baker

Contact details:

Date: 06/03/2012

Email address: scottlives@gmail.com
10 March 2012  
EQUESTRIAN SUB-PRECINCT  

It is with great excitement and anticipation I await your final proposal for the Equestrian Sub-Precinct.

I have noted the disadvantage of smaller paddocks, in Scenario 1, however with the land pressure continuing, the potential of the Porter Stables closing upon the expiry of the lease in approximately 7 years, Uitsig Farm under development threat and Zwaanswyk properties being exorbitantly expensive, the least of the concerns should be the paddock size at this stage. Perhaps the proposed by-in from Porter Estate in scenario 2 will negate the potential paddock problems.

The heritage and preservation of the horses in the area may be heavily reliant on SANParks for the proposed livery in the not too distant future and I thereby thoroughly support and encourage the idea. I am a most grateful for the proposal, both as a rider and a mother of a 7 year old rider, with hopefully many years of happy riding ahead of us in the forest.

It is with interest that I noted a document submitted by the TDRA (Tokai District Riders Club) to SANParks on the 21\textsuperscript{st} February, on behalf of its members, which was done so without consultation of its members, so as a member of this organization, please note my support its not lent to this document. Furthermore the submission also names the support of numerous other organizations and its members, and as a member of Uitsig stables, I was not consulted either, so it is quite possible many members of these organizations were not actually consulted or even aware of this document, thereby making their support questionable.

Once again, thank you for your consideration of horse riders in your proposal and look forward to the development of the project.

Kind regards

Sally and Ada Ferguson  
0728308370
To whom it may concern,

re: EQUESTRIAN FACILITIES TOKAI PRECINCT PLAN

I am fully aware that these comments will reach you after the deadline for comments on this plan. Unfortunately I only recently heard about SANP proposal for equestrian facilities in the Tokai Precinct and only saw the proposed plan yesterday.

As an owner of horses at livery in a private yard in the area, I would like to commend you on this proposal. It is heartening to know that you are serious about incorporating riding in this traditional riding area. Personally I have been riding in the Tokai forest since 1985 and hope to be doing so for another twenty years.

It has come to my attention that the TDRA committee has rejected this plan. I am not in agreement with their decision and would therefore like to personally comment on this proposal.

Stabling and riding in this area will become more difficult as it is further developed. A facility such as this is of great value to the area and should be welcomed by all concerned. City riders have grave difficulty in finding suitable stabling and rides close to the city. The leases of two of the commercial yards are to expire in the near future. Therefore a facility which will transcend these two yards will be extremely useful in future.

1. If I understand correctly, this will also be a tourist attraction with mountain rides offered.
2. Furthermore, it will offer new job opportunities.
3. I do not know the exact reason the TDRA are objecting to this proposal, if at all. It is a pity that the committee of the TDRA seems to be made up largely of commercial yards. Competition from another commercial yard in the area may cause bias.
4. If I understand correctly, the main objection is the riding facilities and paddock space. May I suggest a second dressage arena because it is very difficult for more than three riders to ride in one arena. It is more difficult for more than two riders to have lessons in one arena. Fifty horses will create quite a problem.
5. Paddock space is essential for good equine health and since we are using these animals for our own selfish pleasures, we owe it to them to keep them in the healthiest way possible. Tokai forestry estate has masses of space. Adding enough paddock space and arenas for the amount of horses at the yard, should not pose a problem.

Thank you for considering this letter.

Kind regards, Karin Blignault

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