5.5 Sub-Precinct 3: Manor House and Environs (see Figure 5.6)  
(Manor House, Orpen House, Old Stables, Riverine Corridor)

This Sub-Precinct, (along with the Commonage area described above and the Manor Gardens described in the following section) constitutes the Heritage Core of the precinct. (See Baseline Assessment and Heritage Assessment, attached as Annexure A). The Sub-Precinct encompasses the Tokai Manor House (PHS / National Monument 1961), the various elements in its immediate environs (old retaining walls, slave bell etc) its ‘forecourt’ or werf and the approach avenue, along with the two flanking historical building complexes (Grade 2), Orpen House (Grade 3A) to the north, and the old Stables complex to the south.

The Manor House is currently used as interim offices for the TMNP head office and two of the outbuildings, the Old Stables and Orpen House, are largely unused and suffering from years of dereliction. Refer to the Baseline Report and Heritage Report for further detail on the heritage significance of this Sub-Precinct.

There is broad agreement that the deterioration of the landscape and built fabric of the surrounding buildings and environs of the Manor House is of great concern and should be given urgent attention. The proposals for the buildings and landscapes of this Sub-Precinct have the potential to accommodate a wide range of low impact and appropriate visitor and recreational activities to be accessible to all socio-economic groups and consistent with the ‘vision’ of the precinct as a ‘Gateway’ to the National Park, in addition to the requirement for interpretative historical displays. The Manor House complex requires an overall conservation and development plan that integrates the different elements and layers in a holistic manner, without overemphasising new elements or destroying or ‘sanitising’ significant historical fabric.

5.5.1 Guidelines/Key Actions

1. Reinstate historic lines of Oak trees (around the werf), and reinstate the old entrance.
2. Address the regeneration of the ‘werf’ area into a more historically appropriate, usable space to compliment the adjoining functions contained within the adjacent buildings.
3. Improve old retaining walls, particularly those on the south side to match the north side.
4. Identify viable and appropriate adaptive uses for the various buildings and address the conservation and re-use strategy accordingly to include the refurbishment costs and commercial viability of each building (see specific recommendations below).
5. Traffic to be effectively directed past the Manor House to the adjacent parking sub-precinct, and to Porter Estate. Resurfacing of parts of the existing gravel road section to be considered.
6. Upgrade infrastructure, particularly sewerage capacity.

5.5.2 Specific Recommendations for Building Use

1. Manor House: This building lends itself well to a more ‘up-market’ restaurant, or alternatively a conference and function venue, with an associated museum and art gallery to retain its openness to the public. TMNP should prepare a concession tender which could include the use of the adjacent Manor Gardens and werf for related outside activities. The timing needs to coordinate with the TMNP head office construction so as to ensure the building does not remain vacant once TMNP has moved out to the new offices. In the interim, ongoing maintenance funds will need to be sourced for the building upkeep.
2. **Orpen House**: Establish a ‘Design and Training Centre’ in Orpen House, with appropriate reference to its history and creative use of the various spaces and opportunities.
   a. TMNP should continue to engage with its public sector partners and philanthropic/donor agencies to contribute to the long term restoration of Orpen House into a multi-purpose design and educational centre with a focus on social development programmes and uses such as a training centre for the tourism, environmental, arts and related sectors. In particular, Cape Town has been selected as the design capital of the World in 2014 and energies around this initiative should be harnessed.
   b. The building has strong opportunity for a ‘new life’ and synergies can be established with the other tourism, food and beverage and hospitality sectors envisaged in the precinct to ensure on site training, and the induction of trainees.
   c. There should however be an urgent set of works to repair essential elements like various roof sections as the building is deteriorating rapidly. An urgent conservation strategy needs to be put in place to limit continuing deterioration. The buildings are severely deteriorated with corroded and damaged roof sheets, extensive structural cracking vegetation growth into buildings and courtyard pavings and ongoing damage from baboons and vandals.
   d. The PGWC and SANParks need to effect interim repairs/ conservation measures to limit the ongoing deterioration.
   e. A model for the restoration of Orpen House could be based on a public private partnership (reference Montebello Design Centre Section 21 Company in Newlands) and the opportunities for public or donor funding need to be actively pursued, as the restoration costs involved will unlikely be sustained by a single operator.
   f. The opportunity for Government training departments and agencies becoming involved in funding an education and training centre must be actively pursued.

3. **Old Stables and ‘Brick House’**: Establish the area as the ‘adventure centre’ for the Precinct structured around a central courtyard with the existing road to the Arboretum re-routed to the north towards the proposed parking sub-precinct. The area can be made available on a concession / lease basis to a variety of users, probably under a ‘lead concessionaire’, to manage all the various operators under a head lease. The old Stables needs considerable renovation. The ‘Brick House’ can be aesthetically improved / screened and integrated as part of the activity adventure centre as the existing dividing road is to be re-aligned (see Parking Area Sub-Precinct). Appropriate uses include adventure / recreation activity outlets, refreshments, tourism offices etc.

4. **Annex Building.** This is seen as an operational part of the future Manor House function and could contain kitchens, service or admin areas for example.

5. **Stone Cottage.** This is seen as having a good location for the ‘front of house’ SANParks/TMNP information centre, and Wild Card sales operation.

5.5.3 **Implementation**

To be implemented as part of SANParks commercialisation and outsourcing programme. Refer to Section 6: Phasing and Section 7: Conclusions and Recommendations.
Flagstaff Stream to be rehabilitated
Managed access to Porter Estate / Chrysalis
Existing reservoir
Lawn Terrace (Multi-functional open space)
Support service building
Existing trees to be enhanced
Historic visual axis
Manor House Restaurant / Exhibition Gallery / Events Space
Terraces: Fynbos / market garden / picnicing
Outdoor Adventure / Eco-tourism Node

Possible overflow parking
Orpen House Design / Training / Multi-functional Centre
Historic Oak tree planting to be managed and enhanced
Multi-functional managed area
Historic entrance pillars to be re-instated
Landscape courtyard space
Portion of existing courtyard space to be removed and re-aligned
Stone Cottage to be refurbished (TMNP Information / Tourism Centre)
Parking sub-precinct

SUB-PRECINCT 3: MANOR HOUSE AND ENVIRONS
5.6 Sub-Precinct 4: Manor Gardens (see Figure 5.7)

This area is of high heritage value and consists of historical, unused terraces behind the Manor House. These should be included and considered as an indivisible part of the core Manor House Sub-Precinct described above. The appropriate use of this portion of disused ‘no man’s land’ provides the opportunity for viable, small scale market gardens, fynbos gardens (with a possible educational component) and / or picnicing linked to the Manor House or Orpen House uses.

5.6.1 Guidelines/Key Actions

1. Potential to introduce the development of a commercially viable and visually attractive exhibition and vegetable/market gardens taking the historic context into consideration (the area used to form part of extensive gardens associated with the Manor House).
2. Use the area as an educational garden for permaculture and market/herb gardening, produce to be used in the Manor House restaurant.
3. The area has good opportunities for landscape restoration and an informal ‘al fresco’ eating/picnicing area close to the Manor House, and in conjunction with the proposed restaurant operation.
4. Appoint consultants to prepare a detailed design and landscape restoration plan for implementation. Remove selected exotic vegetation, retain large groups of trees.
5. Retain and conserve all significant historic structures, such as the slave bell, the axial walkways, as well as the reservoir etc.
6. Remove all visually obtrusive and badly located structures of low historic and commercial value (old benches, timber structures etc)
7. Upgrade infrastructure, particularly irrigation.
8. Reinstate old reservoir, investigate use as irrigation dam.
10. Ensure archaeological consultants are briefed for implementation stage.

5.6.2 Implementation

To be designed and implemented in conjunction with Tokai Manor proposals.
5.7 Sub-Precinct 5: Parking (see Figure 5.8)

The proposed parking sub-precinct (see full description in Section 5.1) is intended to fulfill the requirements for normal operational parking for the Sub-Precinct. Although the phased introduction of shaded, screened ‘pocket parking’ areas. It is located to the east of the existing Arboretum parking area encompassing the heavily treed area (to provide shade and an informal, flexible layout) and adjacent ‘bowling’ field which is intended to be used for overflow parking on peak and event days. It is intended that on extreme peak days (such as at major events) that remote overflow parking can also be provided in the Braai site overflow parking area.

5.7.1 Guidelines/ Key Actions

1. A site planning exercise is required to design in detail the parking layout, which is intended to be largely informal and use the existing shaded area above the old ‘bowling green’. It is recommended that consultants are appointed to prepare a detailed design, specification and costing.
2. Relocate the current, unsafe, gravel access road running between the Old Stables and the ‘Brick’ house, as per the concept precinct plan. The re-aligned access road will give better access to the proposed parking areas, as well as a potential Prinskasteel stream picnic area, and will remove an obtrusive element so close to the Old Stables, allowing a landscape restoration of its ‘forecourt’.
3. Introduce strategic, low key screen planting within parking areas to create pocket parking areas with minimal visual impact on the adjacent Manor House and Manor Gardens Sub-Precincts.
4. Implement a network of connecting pedestrian paths from the parking areas to the core precinct and to the river and dedicated cycle and horse paths.
5. Ensure that the layout and design will accommodate a bus turning area and bus parking area.
6. Ensure that adequate stormwater design is implemented, and that permeable surfaces will be used wherever possible.
7. Implement appropriate directional signage.
8. Alternative peak period parking outside the Precinct (eg the braai site overflow parking area) should be available.
9. Implement the parking areas in stages and as demand warrants additional areas. On the basis of feedback and operational lessons, the parking can be rolled out in phases.

5.7.2 Implementation

To be implemented incrementally as and when funds become available or when new activities which attract vehicles are commenced.

Refer to Annexure B for preliminary supply and demand and capacity estimates.
Indicative footpaths, horse and cycle trails

Portion of existing road to be removed and re-aligned

Access to Stone Cottage

Existing mountain bike trail / management track

Potential overflow / bus parking

Existing parking area:
Arboretum and Lister’s Place
(60 – 100 Bays)

Multi-functional open space / parking

Informal parking areas:
Mountain bikers and visitors
(280 – 350 Bays)

Entrance to Arboretum

Inappropriate buildings to be removed

Overflow parking

Existing building - Lister’s Place

Landscape to be detailed

Possible baboon fence

River trail

Prinskaaste Stream

NORTH

SUB-PRECINCT 5: PARKING
5.8 Sub-Precinct 6: Arboretum (see Figure 5.9)

The Arboretum is botanically world-renowned for its wide range of different tree species, which has high scientific and educational value. The area is a Provincial Heritage Site (gazetted National Monument 1985). 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.

5.8.1 Guidelines / Key Actions

1. Prepare a detailed landscape management and implementation plan for the Arboretum, ideally by appointment of consultant landscape architects with appropriate historical expertise (see Section 5.8.2)
2. Plan must address the upgrading and rationalisation of signage, footpaths and other routes.
3. Address the replanting of exotic trees to replace those reaching senescence.
4. Introduce a maintenance strategy to restore and revitalize the existing Prinskasteel River system including stream course improvements.
5. Immediate interventions include the removal of all dead / dangerous trees as well as the removal of invasive alien planting not originally associated with the Arboretum
6. Implement the phased removal of the area above the demarcated Arboretum including the adjoining tree planting and the rehabilitation to Afro-montane, riverine corridor and fynbos respectively
7. Investigate the establishment of a ‘forestry heritage interpretation centre and/or Tokai Manor interpretive centre’ at Lister’s Place. Involve historical and other local roleplayers to raise funding.
8. Investigate phasing out the tea room function for a smaller refreshment kiosk to serve the interpretation centre.
9. A co-operative project to celebrate trees and forestry in the Arboretum precinct and especially on resuscitating Afro-montane forest pocket remnants could be initiated.
10. It is proposed that a limited extension to the Lister’s building footprint be investigated by heritage and museum experts to ensure sufficient space for the proposed Interpretive Centre and refreshment outlet.
11. Investigate funding sources which could be augmented by reviving popular events such as ‘Carols in the Arboretum’ with support from organisations such as Rotary.
12. Implement opportunities presented for ‘tree top canopy’ type eco-tourism activities in the upper Arboretum gum areas.
13. All traffic bound for the Arboretum and Lister’s Place should be channeled to park in the upper parking area.
14. Implement infrastructure upgrades as identified.
15. Rehabilitation of the Prinskasteel River and the long term phased removal of the tree planting in the upper section beyond the agreed edge of the Arboretum.
16. Ongoing upgrade and management of footpaths and signage.
17. Ongoing management of user groups and eco-tourism activities.
18. The option of baboon proof fence to include the Arboretum will open the area for a wider range of people friendly uses (eg picnicking, family usage etc).

5.8.2 Implementation

To be implemented incrementally as and when funds become available.
5.8.3 Detailed Landscape Management Plan for Arboretum

The detailed landscape management plan proposed for the Arboretum must clearly define short, medium and long term management strategies for this area. It is envisaged that:

- **In the short term**, the current extent (extended plantings) of the Arboretum can remain, but a clean-up of the Prinskasteel River system should be undertaken to remove dead and other material from the stream course and to implement other limited stream course improvements. In the short term, a decision will also be required in terms of the detailed alignment of the baboon proof fence.

- **In the medium term**, further refinement to the ‘edges’ can be implemented, in particular to increase the width of the biodiversity corridor at its ‘pinch-point’ with the top north-west corner of Zwaanswyk. Further stream course improvements are also contemplated to continue in the medium term.

- **In the long term**, further ‘tradeoffs’ can be negotiated to reduce the extent of the Arboretum in a westerly direction (ie up the Prinskasteel River). As trees reach senescence in this zone, they can be gradually replaced with indigenous plants. All gums and other invasive species within rivers and wetlands within the Park are being controlled as part of an integrated alien species control programme. Where shaded heritage landscapes are affected, a phased approach is adopted to the removal of these species for replacement with non-invasive or indigenous species.
ARBORETUM USES:
- Hiking
- Picnicking
- Environmental education
- Tree top canopy tours

Phased removal of existing plantation and rehabilitation to fynbos

Horse trails to be investigated

Lister’s Place to include Forestry Interpretation Museum

Baboon fencing (Option B)

Prinskasteel Stream to be rehabilitated

Tree top canopy tours (Conceptual)

Historic Redwood trees

Access for hikers to TMNP

BIODIVERSITY CORRIDOR (Fynbos rehabilitation)

Future upper extent of Arboretum

Potential adventure tours

Mountain bike trails

Horse trails

Arboretum access point

Parking

Zwaanswyk

SUB-PRECINCT 6: ARBORETUM

FIG 5.9
5.9 Sub-Precinct 7: Visitor Accommodation (see Figure 5.10)

The Wood Owl Cottage and current Ranger’s residence present a good opportunity for visitor accommodation facilities. The viability of additional visitor accommodation needs to be tested. A small increase in accommodation/number of beds may be required based on assessed need and viability.

The buildings present opportunities to be ‘linked’ to other offerings and opportunities in the Precinct.

As a short term strategy, until such time as the TMNP offices are completed, the current rangers residence may be used as a TMNP operational office, but its long term potential is to be part of the ‘accommodation precinct’, possibly linked to the Wood Owl Cottage.

5.9.1 Guidelines / Key Actions

1. Restore the immediate area to appropriate indigenous trees and shrub / groundcover vegetation not requiring periodic burning.
2. Refurbish the Rangers residence as overnight accommodation which can form part of the existing Wood Owl Cottage accommodation zone.
3. Investigate the use of the accommodation for an overnight hiking trail experience.
4. Ensure vehicular access is maintained in a discrete way.
5. Upgrade existing infrastructure, particularly potable water and sewerage.
6. Deal with stormwater issues on the access road.
SUB-PRECINCT 7: VISITOR ACCOMMODATION

- Baboon fence gate
- Flagstaff Stream to be rehabilitated
- Existing Wood Owl Cottage tourist accommodation
- Phased removal of existing plantation and rehabilitation to lynbos
- Existing reservoirs
- Baboon fencing and fire break (Approximate position)
- Existing mountain bike trail / management track
- To Manor House
- Potential area for future visitor accommodation development
- TMNP use (Potential area for future visitor accommodation)
- Rehabilitated landscape - Trees and lynbos

Arboretum
5.10 Sub-Precinct 8: Utility (see Figure 5.11)

This area of the Precinct has in the past and is currently used for forestry / park operations and utility uses such as workshops, storage sheds, materials depots, bus parking, fire standby, stores etc. It currently consists of unsightly shed type structures, office buildings and staff houses, some of which are very close to the Flagstaff stream course. The site provides an opportunity for the development of a more appropriate reconfiguration of utility functions with separate, direct access from upper Tokai Road.

5.10.1 Guidelines / Key Actions

1. Remove inappropriate vegetation and implement appropriate landscaping to provide screening from adjacent public use areas.
2. Relocate or renovate all visually obtrusive buildings, remove badly located buildings and storage workshops, as proposed in heritage assessment.
3. Introduce appropriate new buildings to accommodate operational requirements or renovate existing.
4. Allow for minimal vehicular intrusion with no public access to the area.
5. Address utility vehicle circulation to include the upgrading of the Flagstaff Stream crossings.
6. Civil infrastructure (water, sewerage, electricity) to be upgraded.
Depot House to be refurbished/re-used
Potential extension to TMNP utility buildings
Utility courtyard
Inappropriate buildings to be removed
Potential new TMNP utility building
Fire Standby House
Existing TMNP offices (To be removed)
Existing access route – Historic pillars to be re-instatetd
5.11 Sub-Precinct 9: TMNP Head Office (see Figure 5.12)

This site, located to the south of the core heritage precinct currently comprises extensive lawns and the three former forestry houses (‘river cottages’) which are currently occupied by private tenants on short term leases. This area emerged as the preferred site for the new TMNP head office which will serve the long term needs of the organisation and be an iconic demonstration of the Park’s commitment to sustainable development. The TMNP head office is currently located on an interim basis in the Tokai Manor and outbuildings (Annex, Brick House, Stone Cottage and Rangers residence) until the new offices are ready.

A number of alternatives were investigated for the location of the TMNP offices, including:

- The Tokai Manor House - inappropriate for offices and best used for public uses.
- Utility Sub-Precinct – requires construction of new building close to the core heritage area and in close proximity to Flagstaff Stream.
- Old Stables – insufficient space for office requirements and best used for public uses.
- ‘River Cottages’ Sub-Precinct – use of existing building footprints.
- Bosdorp/CRC – area to be reduced to accommodate ecological corridor.

The ‘TMNP Head office’ Sub-Precinct (at the already disturbed site of the current three ‘river cottages’) emerged as the preferred site for a number of key reasons:

- It is outside of core Heritage Precinct and sensitive cultural environment.
- It uses an existing disturbed area comprising 3 large houses and surrounding lawned area.
- The rental accommodation is an interim use to be phased out.
- The site is highly ‘imageable’, being located well away the Prinskasteel river, adjacent to the biodiversity corridor, with good aspect and views and mature existing trees.
- It allows a distinctive and discrete TMNP office zone – with separate access from the upper Tokai Road and in close proximity to, but does not impede the more tourist and visitor oriented activities in the Manor House core precinct.
- A dedicated design and green building statement for TMNP is possible.

5.11.1 Guidelines / Key Actions

1. A more detailed study is required to identify within this Sub-Precinct the most suitable site and associated site plan for the new offices.
2. Appoint multidisciplinary consultants, (possibly through a design competition), experienced in sustainable buildings and renewable energy (see below).
3. Institute an EPWP, labour based construction agreement to demolish the existing buildings and to refurbish the bricks for reuse.
4. Restore the area to appropriate planting to accommodate indigenous trees and shrub / groundcover vegetation not requiring periodic burning.
5. Address the proximity to the adjoining biodiversity corridor to limit impacts.
6. Address the detailed location of the baboon fence in relation to access to the offices zone.
7. Identify viable and appropriate adaptive uses for the existing residences or demolition as required (to include the TMNP head office and associated accommodation for staff purposes).
8. Address the need for low impact vehicular ‘non-public’ access and parking at new head office and current along existing access track alongside the Arboretum, along with the need for a firebreak on the biodiversity corridor.
5.11.2 Implementation

Consultants should be appointed to assist TMNP management in the process of designing and implementing the Head Offices for the National Park. It is recommended that:

a. a detailed brief and schedule of accommodation be developed,
b. a detailed specification and list of ‘green building’ requirements be stipulated,
c. further detailed site planning be completed to further define site and design parameters,
d. a final budget for the buildings be determined,
e. the option of an architectural competition be assessed, and
f. a panel of experts be assembled to select the final design/professional team.

In the HWC decision of 28 June 2012, it was resolved:

‘To endorse the siting and development of the proposed new TMNP head office building/s, as proposed in the overall Precinct Plan. A HIA, limited to or focused on potential visual impacts, for such proposal is required to be submitted to HWC for further assessment.’
Access management

Area to be rehabilitated to accommodate trees and fynbos

Historic line of Oak trees to be managed and enhanced

Prinskasteel Stream to be rehabilitated

Existing buildings to be demolished

Area subject to detailed design and site planning for TMNP Head Offices

River trail

Baboon fencing

Existing access road

Horse trials

SUB-PRECINCT 9: TMNP OFFICES
5.12 Sub-Precinct 10: Equestrian (see Figure 5.13)

The existing equestrian facilities consist of some limited stables and paddocks which are currently leased out on a short term basis. Inputs from the equestrian stakeholders indicate a need for additional stabling and training/practice areas. Potential exists for social outreach and development programmes as well as potential expansion of the current equestrian area on TMNP land to adjacent land in Porter Estate for this purpose in collaboration with Province. Due to the Precinct’s long history of use for horses, including the old forestry period, the expansion of the existing equestrian facilities (stables, riding areas, paddocks etc) are seen as a very appropriate use and with economic and social value to TMNP.

5.12.1 Guidelines /Key Actions

1. A more detailed design and site plan is required as the precinct plan indicates notional concept layout.
2. Further consultation with equestrian stakeholders to determine appropriate level and extent of space and facilities.
3. Engage with PGWC/Porter Estate to explore in further detail, the optimal spatial plan and financial/business proposal for stabling, paddocks, riding facilities, practice and training grounds.
4. Provide for social development and outreach programmes to be part of all future equestrian operations.
5. Renovate and extend stable buildings to allow for appropriate amount of stables and other accommodation such as feed stores and tack rooms.
5.13 **Sub-Precinct 11: Cape Research Centre (see Figure 5.14)**

The ‘Bosdorp’ historically provided staff accommodation for the plantation industry. Part of the facility was renovated for use as the SANParks Cape Research Centre (CRC). The CRC facilities and adjacent remaining residences are located within the identified biodiversity corridor for restoration of endangered Cape Flats Sand Fynbos vegetation. The current pine plantation compartments around the CRC are scheduled for removal by MTO. This will increase the visual disturbance and introduce firebreak and fire threat issues due to location within future rehabilitated biodiversity corridor. The key proposal relates to the need to reduce the building footprint over time by phasing out the residential component to allow for increased width of the biodiversity corridor.

5.13.1 **Guidelines /Key Actions**

1. Implement phased reduction of the existing development footprint area (of the residential area) and rehabilitate to fynbos, thereby widening the biodiversity corridor in this area.
2. Relocate informal parking area to accommodate staff and visitor parking to rear of CRC building.
3. Design appropriate gateway signage and improve access point from upper Tokai Road.
4. Improve infrastructure – connect to sewer.
5. Allow for an appropriate fire break between the biodiversity corridor and the reduced Cape Research Centre site.
6. Address the installation/relocation of appropriate baboon fencing. See **Figure 5.15** Baboon Fencing Options.
Access management
Cycling and pedestrian track
Controlled access point
Baboon fencing
Fire break
Staff parking
Reduction of built footprint
Old development footprint to be rehabilitated to fynbos
Horse trail

SUB-PRECINCT 11: CAPE RESEARCH CENTRE
Baboon Fencing

Option A:
- Portion of Porter Estate included
- TMNP Boundary
- Proposed extent of CRC baboon fencing
- Arboretum included (Subject to on site survey)
- Upper Arboretum excluded

Option B:
- Only Core Precinct fenced

Braai picnic site
Tokai Manor
Biodiversity Corridor
CRC

NORTH
6.0 PHASING

This section briefly sets out the possible phasing of the key actions described in the Precinct Plan and Sub-Precinct detail

6.1 Short Term Interventions (0-2 years)

6.1.1 Upper Tokai Road Upgrade

The funding is available, environmental authorisation has been granted by DEA and detailed design is complete. This project should be implemented immediately.

6.1.2 Orpen House Renovations/Urgent Repair

This building is in urgent need of short term intervention, which would include repairs or replacement to roofs. This work is immediate, and is seen as a temporary ‘band-aid’ to prevent further deterioration of the fabric. Funding needs to be secured.

6.1.3 TMNP Offices

This project is urgent and funding is available. See recommendations in Section 7.

6.1.4 Concession Opportunities (Phase 1)

The following projects can proceed in the short term: (see detailed recommendations in Section 7 relating to concession opportunities)

- Tree top / canopy tour adventure activities
- Old Stables – detailed plan required for tender to accommodation by adventure / recreational sector
- Equestrian Facilities and Extended Stables – in association with Province / Porter Estate.

6.1.5 Arboretum Landscape Improvement

The following projects within the Arboretum can proceed in the short term:

- Signage
- Path Improvement
- River rehabilitation (removal of debris and selective removal of aliens within riverine corridor)

6.1.6 Prinskasteel River and Flagstaff Stream Improvements

SANParks, through the Working for Water and Expanded Public Works Programme, can incrementally implement the improvement of the Prinskasteel and Flagstaff stream systems, subject to a detailed landscape management plan that recognises the cultural significance of the landscape.

6.1.7 Baboon Fence Implementation

The preferred Option needs to be selected and implemented by EPWP teams. This will require detailed on-site assessment/alignment.
6.1.8 ‘Gateways’ and Signage

The recommended ‘Gateways’ and directional signage on TMNP managed portion of upper Tokai Road should be implemented as soon as possible. These are inexpensive interventions and will give impetus to the improvements and create awareness in the public.

6.2 Medium Term Interventions (2-5 years)

6.2.1 Concession Opportunities (Phase 2)

The second round of concession opportunities will likely include:
- Stone Cottage (if not used by SANParks)
- Manor House
- Manor House Gardens
- Orpen House
- Tourism accommodation

6.2.2 Inappropriate Building Demolitions

The precinct plan recommends a number of building demolitions. These can proceed as soon as there is alternative accommodation.

6.2.3 Arboretum

- Forestry interpretation centre

6.3 Phased and Longer Term Interventions

Some interventions will be phased over the short, medium and longer term.

6.3.1 Phasing out of the residential buildings behind CRC offices

6.3.2 Demolition of inappropriate buildings as alternative accommodation becomes available
7.0 CONCLUSIONS AND RECOMMENDATIONS

7.1 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)

7.2 Key Recommendations

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

7.2.1 Implement Tokai Road improvements

Sufficient funds have been set aside for this critically necessary improvement and detailed design has been completed as part of this commission.

7.2.2 Design and Build TMNP Head Office Buildings

As per the recommendations in the Sub-Precinct section, appoint a professional team for the siting and design of the new buildings.

7.2.3 Orpen House: Urgent Remedial Improvements and Long term Strategy

Orpen House represents a good 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.

7.2.4 Detailed Landscape Management Plan for Arboretum

The Arboretum is one of the ‘jewels’ of the Precinct and requires a concerted effort to improve its ambiance and facilities. This can provide major job creation through the EPWP.

7.2.5 Design and Implement the Forestry Heritage Museum/Interpretive Centre

Lister’s Place should become a Forestry Heritage Interpretive Centre. Limited refreshments should also be available.

7.2.6 Detailed Plan for Equestrian Facilities

The existing stables area should be extended and improved, and new training / exercise facilities should be investigated in partnership with Porter Estate and the various riding associations.
7.2.7 Design and Construct ‘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.

7.2.8 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.

7.2.9 Detailed Implementation Plan for Baboon Fence

The long term success of the precinct as a ‘gateway’ and public amenity will be dependent on creating a baboon free environment. Two options have been presented, needing detailed on-site assessment by experts.

7.2.10 Implementation Strategy for Commercialisation

As indicated in the Precinct Plan informants, an effective Commercial Concession Strategy is important to the success of the Precinct Plan. This aspect is set out more fully below.

7.3 Concession Opportunities

It is recommended that a detailed study is commissioned for the preparation of a Commercialisation Strategy to augment the spatial and broad use proposals of the Precinct Plan. Such a plan will be based on identifying and verifying potential users, and assisting SANParks in drafting an implementation strategy to make commercial and other opportunities available.

The work should, firstly, investigate the commercial viability of various land use recommendations emanating from the Precinct Plan (as per the detailed Sub-Precinct recommendations). These include the future use of:

- **Orpen House as a Design and Training Centre** encompassing an educational and training component as an ‘anchor’ with possibilities for an associated small commercial zone encompassing low key design space, markets etc. Provision should be made in the complex for some form of interpretive venue, acknowledging the historical uses and its prison and reformatory role.

- **The Tokai Manor House.** Potential uses include a restaurant, or alternatively a conference and function venue. Any use must incorporate public access, with appropriate interpretive materials / display available. The Manor House and associated buildings landscapes require a detailed conservation management plan.

- **The ‘old Stables’ building.** Potential uses identified include the rental of space to agents and operators in the adventure, recreational and tourism market, such as mountain bike operators, horse trail operators, canopy tour operators, and other such uses with suitable refreshment outlets.

- **Manor House Gardens.** Potential uses include outdoor picnicing, the creation of market gardens and / or an indigenous nursery, linked to the education and training centre proposed for Orpen House. Fresh produce could supply restaurants and markets in the Precinct.

- **The equestrian facilities.** The tendering of opportunities for stabling and paddocks, as well as horse riding facilities, and the potential to market out-rides and horse trails for social outreach programmes should be pursued with all role players.
• **The overnight accommodation precinct** (encompassing the existing Wood Owl cottage, and in the longer term, the inclusion of the current ranger’s residence).

• **The eco-tourism and adventure activities**, such as the tree top canopy tour offerings are very suitable to the Precinct and should be implemented on a trial basis without delay.

• Other potential activities such as a weekend food and / or produce market.

Secondly, the strategy should make proposals for the release of these commercial concession opportunities, either as separate and discrete contracts, or via a lead management agent. Broad recommendations regarding the types of structures and commercial relationships possible need to be explored.

### 7.4 Conclusion

The Tokai Manor House Precinct represents a very significant opportunity for TMNP to manage and develop, over time, a wonderful ‘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 tourism experience and also serve the needs of surrounding populations and Capetonians in general.

The Precinct, despite being neglected for many years, contains a wide range of potentials, from the dramatic Manor House itself, its surrounding heritage fabric, the renowned Arboretum, the green 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 poor state of disrepair, represents a good opportunity for an education and training centre which can be linked to many of the intended activities within the Precinct.

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

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1. STATEMENT OF SIGNIFICANCE

1.1 Historical Significance

Buffelskraal/ Tokai/ Porter Estate have had an exceptionally rich, varied and layered developmental history, considerably different to its neighbouring estates, throughout the Dutch and English colonial periods and the 20th Century. The impulses that have driven periods of major development or change are associated with highly significant people: the Architect/ Engineer/ Surveyor LM Thibault who reputedly designed the exceptionally fine Manor House; The Bequest of Irish Liberal William Porter purchased the property for purposes of social reform and upliftment, and the establishment of the Porter Reformatory; Joseph Storr-Lister effectively established commercial forestry in South Africa from Tokai, which is also home of the first School of Forestry. Changes through the late 20th C have witnessed a gradual diffusion of reforming impulses, institutional processes and forestry activities, and the introduction or imposition of differing environmental values.

1.2 Social Significance

The transformations of the Tokai landscape, and development of buildings and structures, may have involved Khoisan herdsmen; has encompassed considerable use of slave labour, later the use of convict labour, and extensive inputs of the reformatory boys. Tokai and Porter Reformatory have considerable significance for past pupils and teachers.

Tokai has evolved into a major metropolitan hub of recreation, for walkers, hikers, mountain-bikers, horse-riders etc, and is in the process of transformation to and development as the ‘Gateway to Table Mountain National Park’.

1.3 Environmental, Ecological Significance

The core Tokai settlement 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; the axis aligns on the peak of the towering Constantiaberg.

The entire Tokai precinct has rich and varied environmental qualities and opportunities, from the low flatlands through the core historical settlement and the immense variety of trees, forests, plantations and arboretum experiences. The Tokai precinct has high ecological bio-diversity significance in terms of the re-creation of an ecological corridor being developed to link the Constantiaberg Mountains to the Cape Flats lowlands via the rehabilitation of a corridor or bands of endemic vegetation along the Prinskasteel River. The precinct includes areas of ‘endangered’ South Peninsula Granite Fynbos and ‘critically endangered’ Cape Flats Sand Fynbos.

1.4 Scientific and Technological Significance

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. The Arboretum is botanically world-renowned for its wide range of different tree species, which has high scientific and educational value.
1.5 Architectural, Aesthetic Significance

The recognised high architectural significance of Tokai Manor House, attributed to LM Thibault, includes the approach avenue, the forecourt and flanking Outbuildings, the werf walls, slave bell-tower and the axial rear stairs, pathway and terraced gardens. It is a superb example and expression of a formally conceived, symmetrical and ordered Cape Dutch homestead set within a majestic landscape setting. The other buildings within the precinct are of lower, neutral or in some cases negative/ intrusive aesthetic value, within the beautiful sylvan setting. The 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.

1.6 Archaeological Significance

The archaeological significance of the TMPP is largely undetermined; although the core historical werf precinct (and the sites of the two collapsed outbuildings) ‘is potentially a rich archaeological site of colonial period archaeology.’ (Aikman et al 2001: 37).

2. RECOMMENDED GRADINGS

2.1 Grade 1
The entire 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 in place.

2.2 Grade 2
Tokai Manor House (National Monument 1961), werf and core historical Outbuildings, axial approach avenue and rear terraced gardens.
Arboretum (National Monument 1985)

2.3 Grade 3A
Orpen House (north of the c1795 ‘cellar/ slave quarters’ outbuilding)

2.4 Grade 3B
TMNP Section Ranger’s Residence

2.5 Grade 3C
Orpen Cottage
Stone Cottage
Wood Owl Cottage
Stand-By House
Stables

2.6 Buildings over 60 years old
Depot House
Stores & Workshops
Forester’s Cottages (b & c)
Bosdorp Workers’ Cottages
Cape Research Centre (remodeled c2008)
3. HERITAGE INDICATORS

3.1 Overall TMPP Context
Retain, regain and interpret evidence and elements of all of the meaningful periods and layers of history from pre-colonial times through Cattle Station, Wine Estate, Forestry nursery, experimentation, education and plantations, Convict Station, Porter Reformatory to the contemporary recreational and environmental activities.

Maintain and enhance the significances of the core Tokai Manor House Werf within its overall cultural landscape context, recognising its linkages to different areas, functions and interventions over time including grazing lands, vineyards, plantations and arboretum, orchards, vegetable gardens and ‘water-leidings’, as well as significant historical routes, avenues, axes and settings.

Balance the bio-diversity ‘imperatives’ with the meaningful retention of cultural landscapes! Develop an overall conservation and development framework that integrates the different elements and layers in a holistic manner, without overemphasising new patterns or destroying/ sanitising significant historical fabric.

3.2 Sub-Precincts
Indicators to be developed in conjunction with Landscape Assessments

3.3 Individual Buildings
- **Grade 1 and Grade 2**
  Conserve; Remedial action to enhance significance; Minimal intervention; Interpretation
- **Grade 3A**
  Conserve; Remedial action to enhance significance; Retain historical fabric (interior and exterior of building); Minimal intervention
- **Grade 3B**
  Conserve; Retain and enhance significance; Retain historical fabric (predominantly building exterior)
- **Grade 3C**
  Conserve wherever possible; Retain historical fabric wherever possible (exterior only)
  Conserve and enhance contribution to overall character and streetscape
  Demolition could only be considered if appropriate adaptive reuses cannot be established
- **Buildings over 60 years (ungraded)**
  Demolition could be considered.
ANNEXURE B

PARKING AREA CAPACITY ESTIMATES

Although more detailed design work and area capacity calculations need to be done as part of future work referred to in the Parking Sub-Precinct, the following broad assessment is provided to demonstrate the efficacy of the indicated parking solution.

1. Supply

The estimated ‘supply side’ numbers for parking are detailed below based on the estimated design capacity of the following areas in the Sub-Precinct plan diagram:

<table>
<thead>
<tr>
<th>Potential Supply</th>
<th># Bays</th>
</tr>
</thead>
<tbody>
<tr>
<td>A) Current parking area adjacent to Arboretum under pine trees (currently mainly used by mountain bikers, but proposed to be partly limited for Arboretum users, hikers, Lister’s interpretation centre)</td>
<td>80-100</td>
</tr>
<tr>
<td>B) New 'informal shaded' parking areas in new parking precinct – estimate depending on design/layout) - mainly mountain bikers and historic precinct/activity users. This area encompasses the bus turning and parking area</td>
<td>200-280</td>
</tr>
<tr>
<td>C) A flexible/event/overflow area on the ‘old bowling greens’ for events and weekends</td>
<td>Approx 100</td>
</tr>
<tr>
<td>D) Dedicated staff parking/wild card sales at the Stone Cottage</td>
<td>20</td>
</tr>
<tr>
<td><strong>Approx Total</strong></td>
<td><strong>400-500</strong></td>
</tr>
</tbody>
</table>

**Note:** In a big event (Cape Epic etc or major functions at Manor House, or market garden days) - overflow parking will be available at the Braai site overflow parking area, the old sports field and the paddock areas.
2. Demand

The estimated ‘demand side’ numbers for parking are detailed below based on the capacity assumptions of the following buildings in the Precinct Plan:

<table>
<thead>
<tr>
<th>Precinct</th>
<th>Activity</th>
<th>Note/Assumptions</th>
<th>Area / Ratio</th>
<th># Bays Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Manor House</td>
<td>Restaurant and art gallery space</td>
<td>approx 80-100 seat restaurant</td>
<td>Approx 500 m² @ 1 bay/2 seats</td>
<td>40 – 50</td>
</tr>
<tr>
<td>Orpen House</td>
<td>training centre, restaurants and limited commercial / design / trading space</td>
<td>Approx 1500 m² @ 2.5 bays/100m² (education component)</td>
<td>40</td>
<td></td>
</tr>
<tr>
<td>Adventure Centre</td>
<td>Old Stables/Brick House/Stone Cottage</td>
<td>adventure centre, info centre, offices</td>
<td>Approx 900 m² @ 3 bays/100m² plus 10 bays staff parking</td>
<td>40</td>
</tr>
<tr>
<td>Arboretum/Lister’s</td>
<td>Interpretive Centre</td>
<td>As above (current position under pine trees)</td>
<td></td>
<td>80 – 100</td>
</tr>
<tr>
<td>Mountain Bikers</td>
<td>In the new informal, shaded area proposed on the Precinct Plan</td>
<td></td>
<td>150</td>
<td></td>
</tr>
<tr>
<td>Major event and overflow bays</td>
<td>In paddock areas in Manor Commonage (excludes further overflow parking in braai site)</td>
<td></td>
<td>50 – 100</td>
<td></td>
</tr>
<tr>
<td>Manor Commonage</td>
<td>Stone Cottage</td>
<td>TMNP front of house staff, and visitor parking</td>
<td>Assumption</td>
<td>20</td>
</tr>
</tbody>
</table>

| Approx Total (maximum estimated) | 420 - 500 |

3. Summary

The above basic analysis clearly indicates that the capacity of the proposed parking areas are sufficient to accommodate the long term needs of the redevelopment plan. Detailed design and incremental roll-out of the proposed parking area should commence and be guided by feedback from actual levels of activity and demand.