4. VISION, GOALS, OBJECTIVES

4.1 Vision

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

4.2 Goals

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

4.3 Objectives

1. To ensure the heritage buildings are adequately protected, conserved and refurbished to an appropriate and economically viable mix of uses.
2. To establish a head office for TMNP in a location that will serve the long term needs of the organisation and be an iconic demonstration of the Park’s commitment to sustainable development.
3. To identify and accommodate appropriate activities, social development and economic uses that contributes to the ‘Gateway’ concept for users across all income groups.
4. To identify viable and appropriate adaptive uses for the various buildings in the Precinct.
5. To identify an immediate and urgent conservation and re-use strategy for Orpen House.
6. To ensure that the Tokai Manor House is retained as a public venue and sustained in the long term by appropriate economic use.
7. To ensure that heritage, biodiversity and landscape resources are accommodated through a flexible landscape framework.
8. To effectively manage human – baboon conflict in the Precinct.
9. To recognise the importance of forestry and horses as key elements of the history of the Precinct.
10. To ensure the appropriate improvement of upper Tokai road as a multifunctional route that accommodates cars, busses, pedestrian, cyclists, horses and forestry vehicles.
11. To provide a framework for the upgrade, improvement and management of the Arboretum as a key cultural and landscape heritage precinct in the TMNP.
12. To ensure that traffic movement and parking is dealt with in an effective way, recognising the various user needs and demands.
13. To identify a sustainable, phased implementation plan and the appropriate and prioritised expenditure of available funding.
5. PRECINCT PLAN PROPOSALS

5.1 Contextual Framework Plan

Before describing the Precinct Plan for the ‘Core Activity Precinct’ (Section 5.2 following), it is necessary to describe the overall ‘Contextual Framework Plan’ (Figure 5.1) that provides the overall directives for the detailed Precinct Plan, and Sub-Precinct Plans.

The main issues to be dealt with at a contextual level include:
- The relationship and connectivity of the Precinct to the surrounding urban fabric;
- The linkages of the Precinct to the surrounding road and other networks from an accessibility perspective;
- The wider environmental context of the precinct, its interrelationship with the mountain and the biodiversity networks and riverine corridors linking thereto;
- The key interfaces between the future biodiversity networks and the cultural landscapes, in particular the future extent of the Arboretum and other landscapes identified in the Tokai Cecilia Management Framework.

5.1.1 Key Principles: Overall Cultural Heritage and Landscape Framework

There are several key principles that have acted as informants to the contextual framework:
- The fundamental importance of biodiversity and a healthy environment as the key to environmental, social and economic wellbeing;
- The need to maintain an appropriate balance between the management of biodiversity and cultural heritage (SANParks Corporate Strategy);
- Recognition and creation of distinct management zones;
- Recognition of appropriate areas for rehabilitation to fynbos, Afro-montane forests and riverine / wetland corridors respectively;
- Recognition of the cultural landscape areas (built elements and planting) for detailed landscape management;
- The need for a strategy for managing fauna (especially baboons in the context of Tokai)

The landscape management recommendations are based on the key goals and objectives for the effective management, protection and enhancement of cultural, historic and environmentally valuable landscapes.

Figure 5.1 illustrates the overall landscape types, broadly recommended for the future landscape management of the Precinct and environs, essentially comprising two definitive management areas, namely the natural landscape and the cultural landscape.

The natural landscape areas predominantly include:
- Terrestrial (Biodiversity) corridors
- Riparian (Riverine) corridors
- Afro-montane forest within kloofs above the Arboretum
- Fynbos restoration areas, post plantation use
The historic/cultural landscape areas predominantly include:

- Manor House and surrounds (Gardens and Commonage)
- Historic avenues and lines of tree planting (upper Tokai Road and Manor House lane)
- The Arboretum and those areas incorporating the ‘broader Cultural landscape’ (see below)
- Other historic planting (eg oak trees)

The Precinct Plan draws a distinction between the ‘Core Heritage Precinct’ comprised of the above elements, and the ‘Core Activity Precinct’ where a variety of activities and operations will occur. These are defined in Section 5.2 and indicated on Figure 5.1.

The main elements comprising the overall ‘Contextual Framework’ are briefly described below, (refer to Figure 5.1):

5.1.2 Biodiversity Corridor

The Management Framework clearly illustrates the ‘balance’ that has been reached in the context of Tokai, where a small pocket of cultural landscapes and heritage areas are to be managed within a very large area being transformed from plantations to biodiversity conservation. The importance of the biodiversity corridor to the south of the Core Activity Precinct, linking to lower Tokai Park, can be clearly seen, and has resulted in several key associated proposals:

- The dramatic reduction in the footprint of the ‘Bosdorp’ to widen the ecological corridor at this ‘pinch point’ (the effect of the Braai site can be clearly seen) on Cape Flats Sand Fynbos;
- The phased removal of parts of the gum plantations opposite the north-west corner of Zwaanswyk to widen the corridor at this second ‘pinch-point’.
- The phased return (allowing the old gum plantations, constituting part of the cultural landscape, to die out naturally) of the area indicated in the Prinskasteel corridor to a natural landscape (see below)

5.1.3 Riverine Corridors

The Precinct is traversed by two riverine corridors indicated on Figure 5.1. These corridors form an important web in the ecological and hydrological networks.

In particular, the Prinskasteel River, which traverses the Arboretum, as well as the Core Activity and Heritage Precincts, must be actively managed to enhance its ecological role, but firmly within the context of a shaded cultural landscape.

To the greatest extent possible, given its highly degraded and transformed nature, the Flagstaff Stream also needs to be managed back to fulfilling its ecological and landscape role.

5.1.4 The Arboretum

The Arboretum is a unique and special area and has potential to accommodate a range of uses as a shaded ‘low intensity leisure use zone’, as defined in the Conservation Development Framework and the Tokai Cecilia Management Framework. The Arboretum is a formally protected Provincial Heritage Site, and is primarily defined by its unique cultural and landscape heritage status. Whilst the original National Monuments Declaration is unclear as to the exact spatial extent of the Arboretum, the ‘extended’ Arboretum area was clearly indicated in the Tokai Cecilia Management Framework. This area has been respected, and further refined, in the overall ‘Contextual’ proposals illustrated on Figure 5.1.
In particular, the extent of the Arboretum:

- clearly extends on both sides of the Prinskasteel River, and is largely bounded to the south by the management access track/fire break;
- is proposed to terminate in the longer term to the north west of the Zwaanswyk corner, with the phasing out of the upper gum plantation areas as described above;
- is recommended to exclude a portion to the north of the Arboretum area, which was identified in the Tokai Cecilia Management Framework as it is a plantation compartment.

However, the Precinct Plan is intended to be a non-prescriptive ‘framework’ and reassessment and refinement of the most appropriate Arboretum boundary will be possible in the future and subject to detailed on-site assessment.

The baboon fence options discussed in Section 5.2 will also have an impact on defining the final future extent of the Arboretum.

5.1.5 Circulation and Access Issues

Access to the Precinct is via Tokai Road from the Steenberg / Tokai Road traffic circle. From Zwaanswyk and Tokai Road intersection, to the Prinskasteel River Bridge, the road is known as upper Tokai Road. Tokai Manor Lane extends from the Prinskasteel River Bridge towards the Manor House.

The future extent of traffic needing access into and through the Precinct has been a major concern in the formulation of this plan. Provision has been made to accommodate a variety of users (private vehicles, plantation trucks, TMNP operational vehicles, busses, horses, bicycles and pedestrians) in the road improvement proposals for the upper portion of Tokai Road above the Zwaanswyk turnoff to the Prinskasteel Bridge.

The ‘Contextual Framework Plan’ indicates the following ‘arrival and gateway’ points (Refer to Figure 5.1):

1. The ‘Feature Gateway’ signaling entry into the National Park at the Zwaanswyk turnoff. This will be mainly an aesthetic and imageable landscape feature with signage. Beyond this point traffic speeds will be managed appropriately.
2. The ‘Main Gate’ into the Core Activity Precinct. This will be at the Prinskasteel River Bridge, and is an appropriate ‘arrival point’ for access management into the core precinct. This will also be the main point of entry into the baboon proof fenced area.
3. The managed access point into the Braai Site and overflow parking area.
4. The access point into the TMNP/CRC offices area.
5. The managed access point into the Porter Estate
6. The potential for an upgraded access point into the greater Porter Estate, (possibly by means of a traffic circle), at the existing access point near the ‘Stone Church’.

Traffic circulation through the Precinct (and therefore the National Park) by the neighbouring Porter Estate, (including large amounts of public traffic destined for the Porter weekend market), needs to be addressed by means of more effective traffic access management. The long term solution for traffic to and from Porter Estate needs to be investigated as part of the review of Porter Estate plans. In the interim, administrative traffic to Chrysalis should be monitored and managed appropriately.

Further elaboration of this Contextual Framework is included in the Precinct Plan description following in Section 5.2
5.1.6 Heritage Information

Given the deep history of the Precinct, it is a general intention to present heritage interpretation materials (eg panels, signs etc) at various heritage places, buildings etc around the precinct (eg Manor House, old Stables, Orpen House, old forestry school location etc) to present information about the social, economic and related history of the particular place and building.

5.1.7 Baboon Fence Options

It was identified from the outset that the baboon issue must be addressed for the success of a people friendly precinct. Managers and researchers concur that a baboon proof fence is the only viable option. After investigating various options and alignments, two baboon fence options were considered to be viable for creating a safe human activity environment whilst ensuring that baboons had access to water resources, roosting sites and the biodiversity corridor to lower Tokai.

Figure 5.1 indicates the proposed alternative options for the baboon free environment. These are indicative alignments and will need to be fine tuned to be effective.

Option 1: Entire Precinct, including greater Arboretum

Option 1 involves the creation of a larger baboon free environment incorporating the Core Heritage Precinct, and the Arboretum. This option opens the Arboretum to a wider range of social and people friendly activities (eg picnics, children’s parties etc). The detailed alignment of the fence will need to be carefully set out on site by experts.

Option 2: Core Activity Precinct only

Option 2 would involve only the fencing of the Core Activity Precinct (see definition following), and would exclude the Arboretum, with the probable exception of Lister’s Place. This would be a less costly option, avoids fencing through the upper Arboretum but would limit the practicality of a people friendly Arboretum. It however allows more baboon access to roosting areas and water.

The baboon fence implementation plan must take the following into consideration:

- The precise location must be determined by a detailed on-site assessment to inform the final viable fence line alignment.
- Access points to be assessed and categorised according to user group needs, possibly combining access point to minimise baboon-human conflicts.
- Possible phased implementation plan may be considered.
- Possible participation by adjoining landowners (Porter Estate / residential / CRC) should be considered, in particular it would be logical to include the entire proposed equestrian zone.
- Ongoing fence line maintenance / management are paramount for the continued viability of the precinct.
5.2 Core Precinct Plan

The Precinct Plan for the ‘Core’ activity precinct is illustrated on the accompanying plan (Figure 5.2). Whilst the plan provides all the spatial directives associated with the Precinct Plan, this section briefly describes the key proposals. Further detail is provided in the following sections which describe each ‘Sub-Precinct’ in detail.

5.2.1 Definitions

For purposes of clarity, (refer to Figure 5.1) the following meanings are ascribed to:

- **Core Activity Precinct**
  This is the area that will make up the broader Tokai ‘Gateway’, it encompasses the Core Heritage Precinct, (defined below) as well as the adjoining activity areas (such as the TMNP offices, the parking area, the riverine and picnic areas and the accommodation area etc) and adjoining utility areas (where TMNP and plantation operational type activity will continue). The Activity Precinct also encompasses the area identified for equestrian activity. The core activity area broadly conforms to the area identified as the minimum area to be within the baboon proof fence, excluding the Arboretum.

- **Core Heritage Precinct**
  This is the smaller area, contained within the ‘Core Activity Precinct’ encompassing the area identified in this study as having high cultural and heritage value. It starts at the Prinskasteel River Bridge, is defined by the ‘arrowhead’ of historic oak tree planting, and includes the ‘Commonage’ and the ‘Gardens’ in front of and behind the Manor House and the old Stables building and Orpen House.

5.2.2 Broad Description of Key Elements/Networks

The Precinct is linked together by a series of key ‘network elements’ described briefly below:

- **A linkage network of roads and management tracks**
  The Precinct is effectively at the end of a long cul de sac, in the form of upper Tokai Road and the Tokai Manor Lane, which terminates at the ‘werf’ in front of the Manor House. A series of dedicated access routes branch off from this axial arrangement to service the various Sub-Precinct areas such as the equestrian area, the utility area, the area identified for the TMNP offices and the parking precinct. The system of management tracks radiate into the Park from this primary accessibility network.

- **A network of rivers and streams**
  The Prinskasteel River and the Flagstaff Stream bisect the Precinct from east to west. The former, in particular, has opportunities for a riverine trail system, linking lower Tokai, passed the braai site, and upwards through the Arboretum to the mountain slopes. The river is a ‘thread’ through the Precinct that should be strengthened. Landscape interventions are needed to begin to restore the riverine sections through the selective removal of invasive alien species.

- **A ‘web’ of planting**
  The Precinct is defined from a landscape network perspective by the ‘arrowhead’ of oak tree avenues clearly illustrated on Figure 5.2. It is proposed that this key structuring landscape element is restored with appropriate planting.
• A Series of ‘Gateways’
As described at the ‘Contextual’ level above, the Precinct will be structured around a series of ‘gateways’. The most important one at the Core Activity Precinct level, is the ‘main gate’, or managed access point at the Prinskasteel Bridge. This is proposed as the main point of visitor management and the entry into the baboon free environment.

Other secondary ‘gateways’ or key access points will be the entry points to the CRC area, the utility area, the equestrian area, the TMNP offices area and lastly to the Porter Estate. There will be other smaller scale ‘gates’ at the points where the trail systems (management tracks, mountain bike trails, hiking trails and horse trails) move out of the baboon free environment into the adjoining Park.

• Discrete Activity Zones
The following sections briefly describe the main activity zones, which are further elaborated under the Sub-Precinct descriptions.

5.2.3 The Core Activity Precinct

The core activity precinct incorporates:

1. Manor House and Werf
The Manor House with its forecourt/werf forms the ‘centrepiece’ of the Precinct, along with the activities proposed in the flanking buildings described below. As described in more detail in the Sub-Precinct plan, the Manor House must remain a public asset and is proposed for an indoor / outdoor restaurant potentially incorporating a museum and art gallery.

2. Orpen House
A significant education and training component is proposed for Orpen House as a ‘Design and Training Centre’. There are many potential positive synergies in education, training, social development and job creation in sectors such as permaculture, nursery production, market gardening, trades and arts that can permeate the entire Precinct.

3. Old Stables
The old ‘Stables’ and its associated buildings will form the centre of the major public activity ‘adventure centre’ related to the ‘Gateway’. A range of uses are proposed here for concession opportunities (booking offices) in the adventure/eco tourism sector, offices for outlets for mountain bike hire, horse trails, and other activities (eg refreshments sales).

5.2.4 Landscape Precincts – the Manor Gardens and the Manor Commonage

The primary ‘cultural’ landscape precincts are the Manor Gardens behind the Manor House and the Commonage areas to the east. The Gardens are proposed for a mix of re-instated gardens and market gardening opportunities (that can be linked to Orpen House), as well as outdoor eating/picnicking opportunities related to the Manor restaurant. The Commonage, which contains buildings earmarked for removal, should be managed as paddocks for horses to retain the openness of the land as a ‘setting’ for the Manor House.

5.2.5 Parking Sub-Precinct

The extent and location of proposed parking areas were carefully considered. It is essential to the visitor experience and the economic vitality of the precinct that appropriately designed, located and
accessible parking be provided. The parking zone identified in the Precinct Plan was selected for a number of reasons: it is outside the historic precinct, it is of sufficient capacity (see Annexure B), it has treed areas for shade and screening, it is well located to the Arboretum and Lister’s Place, to the mountain bike trail head and to the social activities centered around the Manor House, Orpen House and the Old Stable building as described above. Well structured and signed pedestrian networks will emanate from the parking area to the River Trail, the Arboretum, and the core activity precinct.

In addition, feeder parking to the core precinct can be provided in the Braai Site overflow parking area, as well as the small area identified on the Porter Estate boundary. It is imperative that appropriate parking management strategies are put in place as the Precinct develops. The plan provides for a potential managed access entry point to the precinct at Prinskasteel Bridge, for example, from which vehicles can be channeled to dedicated areas per activity group.

5.2.6 The TMNP Head Offices

The proposed position of the new TMNP Head Office was the subject of an extensive evaluation of alternative sites within the Precinct and has been endorsed by SANParks.

The selected position, on the site of the existing ad-hoc leased houses (‘river cottages’), takes into consideration the fact that the building will be located on transformed land opposite the biodiversity corridor; in close proximity to, but outside of the core public and heritage area of the precinct and approximately on the footprint of some of the existing buildings. It is an ‘imageable’ site with a ‘sense of place’ and is highly appropriate for establishment of the TMNP head office.

5.2.7 The Arboretum and Forest Heritage Interpretive Centre

A very important part of the Precinct is the Arboretum. This area offers enormous potential to Capetonians and visitors as a world renowned landscape. It is however in need of rehabilitation and improvement in the trail systems, the signage and the landscape itself. The Sub-Precinct plan discusses in more depth the key guidelines to make this area more attractive.

The Lister’s Place building was originally intended to serve an interpretive function and a key proposal is the utilisation of this building for this purpose with an appropriate, small refreshments outlet.

5.2.8 A Visitor Accommodation Area (Wood Owl and Environs)

Wood Owl cottage already provides an attractive offering for overnight accommodation in the Park. It is proposed that the current Ranger’s residence be refurbished to similar accommodation with potential opportunity for additional accommodation units in the future subject to further studies.

5.2.9 The Equestrian Zone

As indicated in the previous sections, the equestrian use of the area has deep roots to the early agricultural and forestry eras, and the keeping of horses on the precinct is a well established use, contributing to the aesthetic appeal of the area. It is proposed that the existing stables be upgraded and extended, and that a new equestrian sub-precinct be established, in association with the neighbouring Porter Estate, to provide for the broader needs of the equestrian fraternity, through the provision of training and practice facilities. Further detail is provided in the Sub-Precinct description.
5.2.10 Utility Zone

The ‘Utility zone’ comprises existing buildings on the Porter Estate boundary. These will be retained for MTO and TMNP use, however a number of buildings could be removed and/or upgraded. The area is outside of the Core Heritage Area, being to the north of the ‘arrowhead’ of oak tree plantings.

A dedicated access road is proposed to this area, along the existing road. The old pillars need to be reinstated.

5.2.11 Cape Research Centre

The key proposal related to this area is the phasing out of the old ‘Bosdorp’ residential buildings behind the CRC, but more importantly, to reduce the impact of these old forestry era buildings on the biodiversity corridor and allow the regeneration of Cape Flats Sand Fynbos.

The CRC offices are proposed to remain, but with improved parking and access.

5.2.12 Bulk Service Infrastructure

Potable water, sewerage and electricity service infrastructure to the entire Precinct is antiquated, providing a low level of service and requires upgrade or replacement. This can commence with bulk supply infrastructure, linked to the municipal system, being provided with the Tokai road upgrade. Please refer to the Baseline report for details on the current system.

- Water Supply Proposals

A dual supply system is proposed. Water currently sourced from the spring on the Prinskasteel River can continue to be provided for irrigation, fire hydrant and grey water purposes. A new municipal water supply pipeline needs to be implemented to supply water for potable purposes.

- SewerageDisposal Proposals

A new bulk sewerage gravity main pipeline needs to be implemented with the upper Tokai Road improvement to service the current and planned facilities which can be linked to this gravity system from the existing pipelines, (existing 150mm diameter sewer pipe running under Tokai Manor Lane to the existing Rangers office) and via a new connection along Tokai Manor Road to the junction at Orpen Rd to join the municipal sewerage system as there is no existing sewer in this section of road. This new sewer line would make the Precinct independent of Porter Estate allowing for future increased capacity and simpler operation and maintenance.

According to the survey data, the natural gradient of the road will allow the new sewer to closely follow the road gradient, minimising excavation required. Orpen House and the Old Stables should also be able to be connected to the existing feeder sewer pipe, but this needs to be confirmed.

A gravity sewer can connect the proposed TMNP offices to the main sewer line proposed along upper Tokai Road. The CRC will also be able to connect into the new gravity main.
• Electricity

The basic electrical infrastructure has been mapped. A more detailed assessment of the existing capacity and future requirements must be done. It is the intention, where possible, to ensure all electricity and communication wiring is subsurface. Any future road upgrades should allow ducting or space in the road reserve for these services.

• Roads

The access to the Precinct is via upper Tokai Road where it passes Zwaanswyk Road. This road is currently a premixed surfaced road but is in a very poor state. The remaining roads consist of a system of gravel tracks leading off this main access and serve the CRC, braai site, the buildings on route to the Arboretum, Rangers residence and on into the plantation. These gravel roads are in fair condition.

The upper Tokai Road proposals are for it to be marginally widened and upgraded to carry heavier loads with cycle, pedestrian and dedicated horse trail lanes alongside. Furthermore, traffic calming, stormwater, communication and service ducting will be added. The remaining roads leading off this main access up to the Manor House are proposed to remain gravel with nominal improvements to camber and stormwater infrastructure.