

CAPE TOWN SPATIAL DEVELOPMENT FRAMEWORK OVERVIEW



CITY OF CAPE TOWN | ISIXEKO SASEKAPA | STAD KAAPSTAD

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OVERVIEW OF THE CAPE TOWN SPATIAL DEVELOPMENT FRAMEWORK

Introduction

Cape Town is constantly changing and growing. To ensure that the city remains a quality place in which to live, work and invest, as well as to visit, it needs a plan to guide this future growth and change in the best possible way.

This plan is known as the Cape Town Spatial Development Framework (CTSDF).

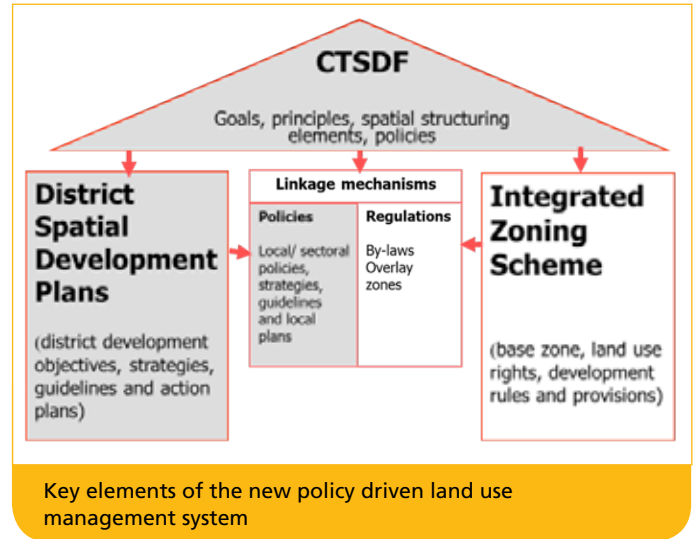
What is the role of Cape Town Spatial Development Framework?

The CTSDF is a long-term (20+ years) plan that will be used to manage the spatial growth and development of Cape Town. It provides the overarching framework for the City's new policy driven land use management system.

More specifically the plans and policies of the CTSDF:

- Align the city's spatial development goals, strategies and policies with those of the national and provincial spheres of government.
- Indicate the land best suited to urban development, the areas that should be protected, and the areas where development may occur if it is sensitively managed.
- Do not give or take away zoning rights. They CTSDF guide changes the assessment of applications for land-use rights.
- Indicate the desired phasing of urban development.
- Support the City's 5 year Integrated Development Plan by spatially guiding and aligning public investment.

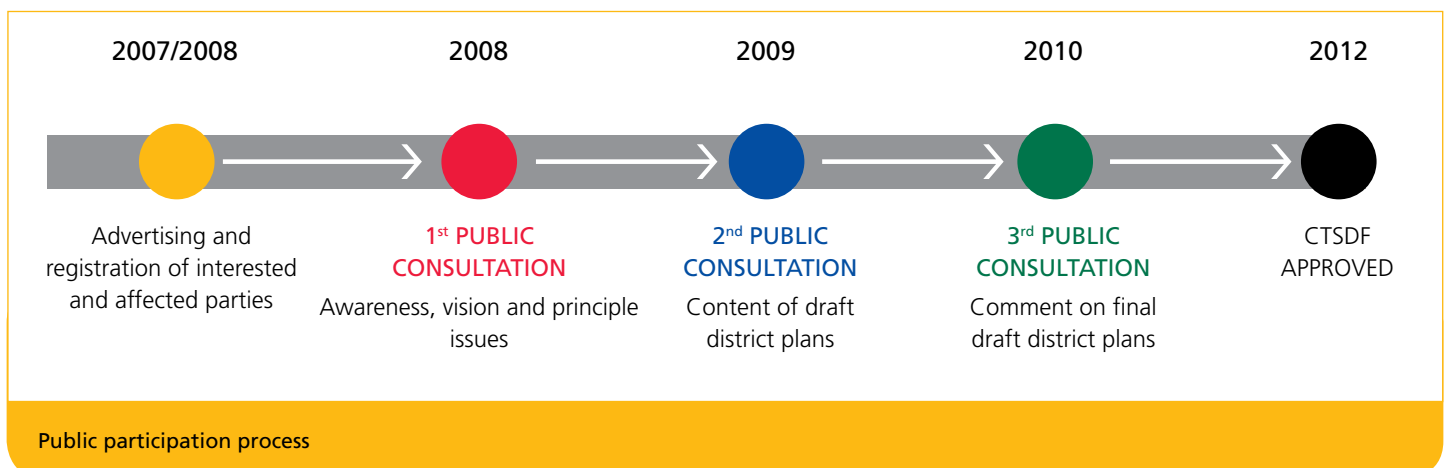
The CTSDF will be reviewed and updated at least every 10 years and the Urban Edge will be proactively reviewed every 5 years.



How was the CTSDF drafted?

The residents of Cape Town, government bodies and state owned enterprises were invited to voice their views about how the growth and development of Cape Town should be managed through the public participation processes held in 2007, 2009 and 2010.

The City welcomed the comprehensive and wide-ranging comments received. When revising the CTSDF on the basis of these comments, the City sought to find the most fair and sustainable compromise to serve the public interest in the long term. This meant that it had to strike a balance between the views and interests of communities, property developers, built environment professionals and the environmental sector. The Provincial Government: Western Cape ensured that the public participation process was fair and the content of the CTSDF aligned with relevant legislation and policy.



What is the legal status of CTSDF?

The CTSDF has been approved in terms of two different sets of legislation. It has been approved as a component of the City's Integrated Development Plan in terms of the Municipal Systems Act (Act No 32 of 2000, section 34) 'MSA' and Land Use Planning Ordinance (No 15 of 1985, section 4(6)) 'LUPO'. It, together with the Provincial Spatial Development Framework (PSDF), is the spatial planning document applicable to the municipal area of Cape Town that has the highest legal status. The sections of the CTSDF that are most important are the policy statements, policy guidelines and the Cape Town Spatial Development Framework (Map 6.1).

When assessing a development application the City will need to determine whether an application is consistent with the CTSDF and PSDF. If the application is not consistent with the CTSDF and/or the PSDF the developer will need to apply for an amendment from the delegated authority.

Applications to amend the CTSDF must be submitted in terms of both the Section 3 (4)(b) of the Municipal Planning and Performance Management Regulations in the MSA and Section 4(7) of LUPO.

What are the big ideas guiding Cape Town's growth and development?

The preparation of the CTSDF has been guided by the desire to make Cape Town a more sustainable, equitable and economically vibrant city. The ideas and spatial building blocks that will put Cape Town on this development path, and shape where and how the city grows, are described below:

Resilience and adaptiveness

Cape Town's spatial organisation must be flexible in order to be able to respond and adapt to changes such as rapid urbanisation, infrastructure and service backlogs and climate change.

A city within a region

Cape Town's functional interrelationships with neighbouring towns (such as Stellenbosch), require greater coordination in planning, budgeting, and growth and resource management.

Natural assets

The natural features (such as the mountains, biodiversity and coastline) that make Cape Town a unique and desirable place to live, work and play should shape where and how the city develops.

The multidirectional accessibility grid

Cape Town's spatial organisation must shift towards a public transport-orientated and grid-based movement system that facilitates convenient access to the city's opportunities and amenities. Activity routes and development routes are key elements of this grid.

Areas of land use intensification

A diverse mix of land uses should be concentrated in accessible, high-opportunity locations on and adjacent to the accessibility grid. Areas of land use intensification include areas well served by public transport and close to job and social facilities.

Development edges and growth directions

City growth should be managed through urban and coastal edge which contain sprawl and protect natural, heritage and urban areas. Identified growth directions will serve to direct urban expansion in the medium to longer term.

Destination places

Landmarks or locations that are significant points of attraction, and form part of Cape Town's unique identity, should be preserved and new destinations developed, particularly in underserved or neglected areas.

How do we get there?

Some of the most important strategies and interventions that will assist in the implementation of the CTSDF are summarised below. The more detailed sub strategies and policy statements flowing from the key strategies can be found in the CTSDF.



Natural assets



Multidirectional accessibility grid



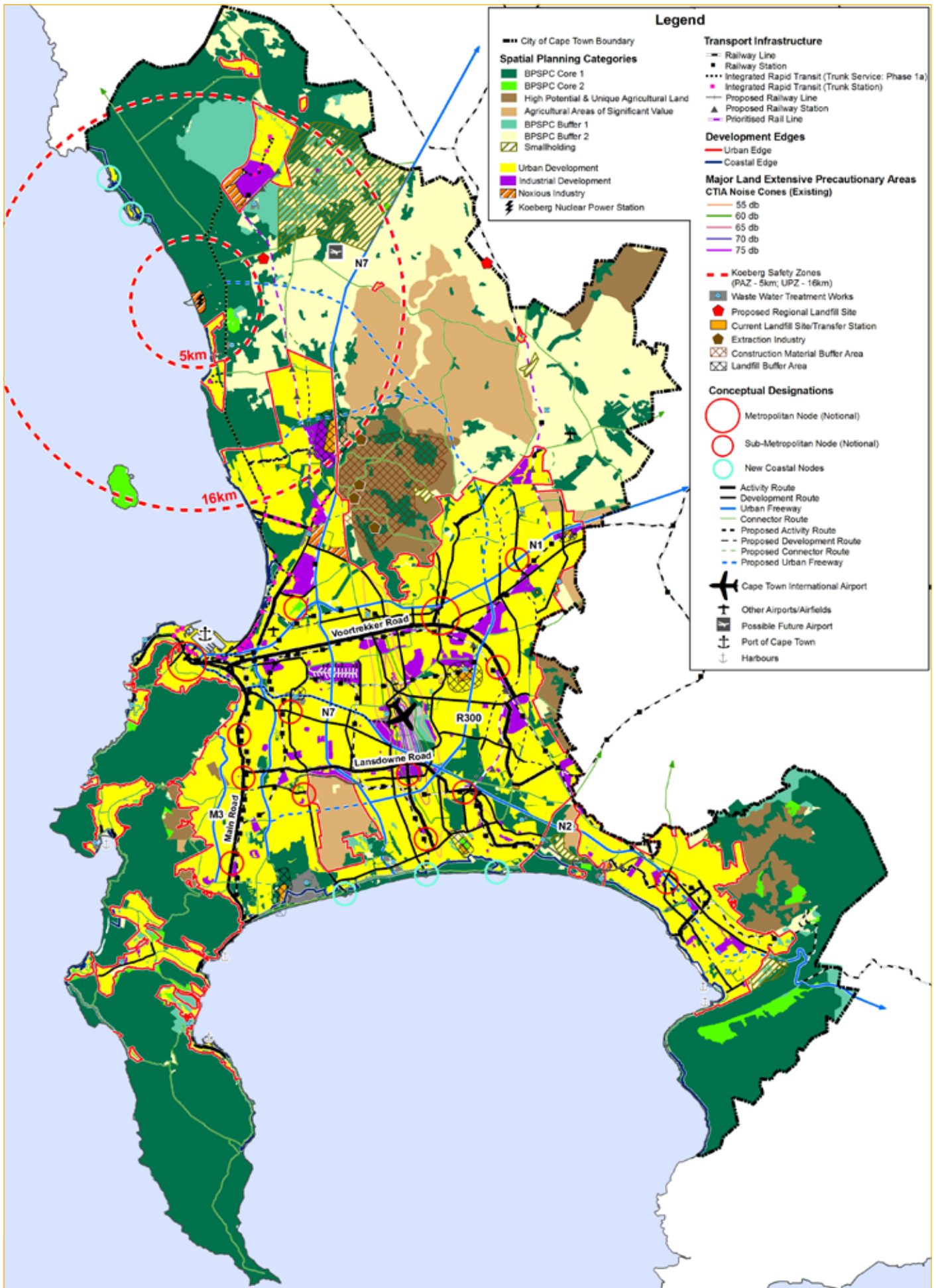
Areas of land use intensification



Growth edges and directions



Destination places



STRATEGY 1: PLAN FOR EMPLOYMENT, AND IMPROVE ACCESS TO ECONOMIC OPPORTUNITIES

The interventions that will help achieve this include the following:

- Maintain the assets of Cape Town, such as its infrastructure (airports, road network, etc.), natural environment, universities and other social facilities, which attract investors, visitors and high-skilled labour;
- Help small and large formal businesses as well as informal business to set up and trade in appropriate locations, by facilitating their access to information and land, and by simplifying application procedures;

- Reduce the distance between where people live and work, especially for those in the metropolitan southeast (Khayelitsha, Mitchells Plain, Philippi, Gugulethu, etc.) and Atlantis by encouraging investment and job creation in or near these areas;
- Support the development of a good public transport system that conveniently takes people to wherever they live, work and play; and
- Encourage shops, businesses, higher-density residential development and industries to locate on routes well served by public transport, namely activity and development routes, so that people can reach them more easily.

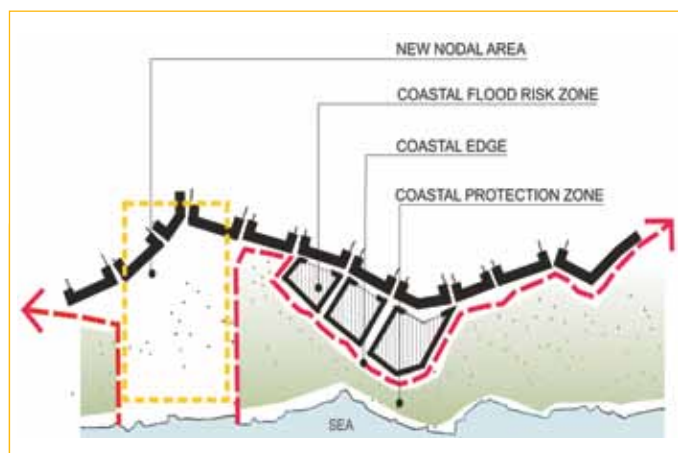


Access to economic opportunities

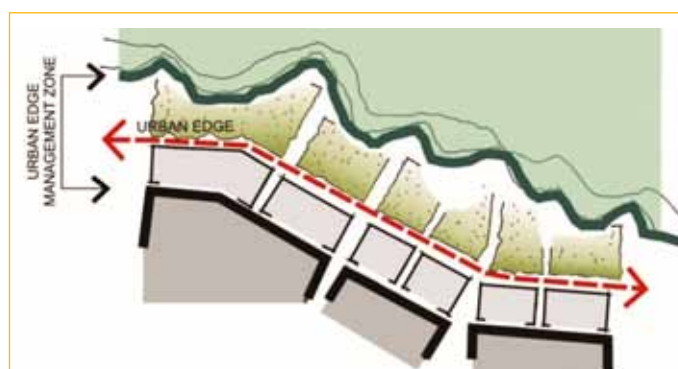
STRATEGY 2: MANAGE URBAN GROWTH, AND CREATE A BALANCE BETWEEN URBAN DEVELOPMENT AND ENVIRONMENTAL PROTECTION

The following more specific interventions are proposed:

- Ensure that the spatial development of Cape Town takes place in a planned and efficient way ;
- Plan and manage development in a way that makes responsible use of resources and integrates planning and infrastructure provision;
- Minimise the negative environmental impacts of new development in the city ;
- Support development approaches that allow the incremental (step-by-step) improvement of living environments of the poor over time;
- Carefully manage urban development in areas that could put people in danger or affect quality of life, for example areas too close to airports and Koeberg Nuclear Power Station and refuse sites ;
- Encourage more intense use of land across the city, and allow higher densities in areas with good public transport, at concentrations of employment, commercial development and/or social facilities as well as in areas of high amenity;
- Protect the city's rural and farming land from urban development;
- Use an urban edge to reduce urban sprawl and protect natural, agricultural, cultural and heritage assets; and
- Use a coastal edge to protect coastal processes and protect residents from the possible impacts of climate change, such as sea-level rise.



Coastal edge



Urban edge

STRATEGY 3: BUILD AN INCLUSIVE, INTEGRATED, VIBRANT CITY

Actions that will help build a vibrant city, where people have more equal access to the city's amenities and opportunities, include the following:

- Transform the apartheid city by encouraging a better social and land use mix in neighbourhoods
- Identify land for subsidised and other forms of affordable housing in order to help create opportunities for housing delivery
- Encourage the effective use of publicly owned land
- Guide the City's budget and decision making to ensure that all communities have access to an adequate and broadly similar range of social facilities, open spaces and public institutions
- Protect and enhance the unique sense of space and value of the diverse cultural and scenic assets and heritage that Cape Town offers
- Create more great places that are easy to reach and can be enjoyed by all. Existing examples of such destinations are Sea Point Promenade, Kalk Bay and Kirstenbosch. New great places could be developed on the Athlone power station site, in the False Bay and Silwerstroomstrand coastal nodes and Durbanville winelands.



Durbanville winelands



False Bay coastal node

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