

Spatial Development Framework Map Guidebook

This document provides an overview of how to use the various maps contained in the draft versions of the City's Municipal Spatial Development Framework (MSDF) and 8x Integrated District Spatial Development and Environmental Management Frameworks (DSDFs/EMFs) as well as the distinction between their roles at the different scales.

These maps illustrate the spatial vision of City of Cape Town. An inclusive, integrated, vibrant and healthy city built in partnership between the private and public sector. The goal is to spatially transform the City of Cape Town to better serve its residents, visitors and businesses. Maps include information on the historical and regional context, current opportunities and constraints, investment potential and spatial development focus areas.

The MSDF and DSDF maps should be consulted together as a set, with the MSDF maps providing the metropolitan/ municipal scale view and the District maps providing the detail at various district and sub district/ local scale.

Municipal Spatial Development Framework

The "metropolitan" area of City of Cape Town is the land within the municipal boundary.

The Municipal Spatial Development Framework sets out the longer-term spatial vision and over-arching policy direction for development within the municipal area as well as providing the spatial direction to both public and private sector investment.



[Link to MSDF website](#)

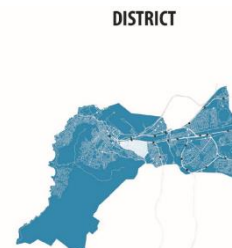
[Follow above link to high-resolution maps](#)

District Spatial Development Frameworks

The City is divided into 8 smaller regions called Planning Districts, namely:

- Table Bay
- Blaauwberg
- Northern
- Tygerberg
- Helderberg
- Khayelitsha, Mitchells Plain & Greater Blue Downs (KMPGBD)
- Cape Flats
- Southern

For each of these regions, a District Spatial Development Framework provides land use management guidelines based on the policy direction set out in the MSDF and inform development priorities for more detailed local area planning.



[Link to DSDF website](#)

[Follow above link to high-resolution maps](#)

Find Your District

To find which district you live in, click on the image to the right:

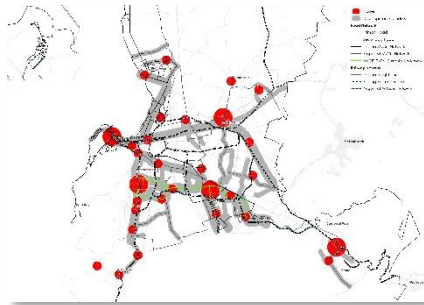


CONCEPTUAL MAPS & DIAGRAMS

Concept maps and diagrams provide a simplified synthesis of the main structuring elements and spatial ideas proposed to achieve the spatial vision.

The spatial vision for City of Cape Town as a whole.

Concept Diagrams



Conceptual development corridors and urban nodes

The *District Integrated Concept Diagrams* provide an overview of the spatial vision for each planning district.

District Integrated Concept Diagrams



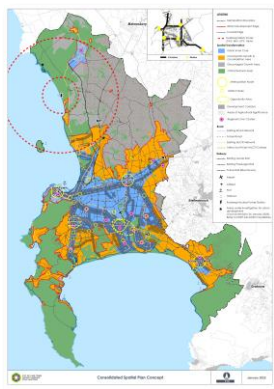
PROCEDURAL GUIDANCE MAPS

The Procedural Guidance Maps are key considerations when evaluating the suitability of an application for development.

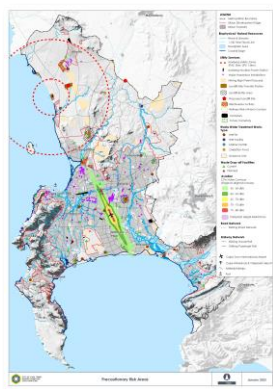
These MSDF maps provide a high-level view of where land uses and investment are encouraged, prohibited or restricted through legislation. Each of the maps draw attention to certain procedures in the application process that will need to be followed.

Municipal Spatial Development Framework

There are seven MSDF maps that need to be consulted:



Consolidated Spatial Plan Concept Map

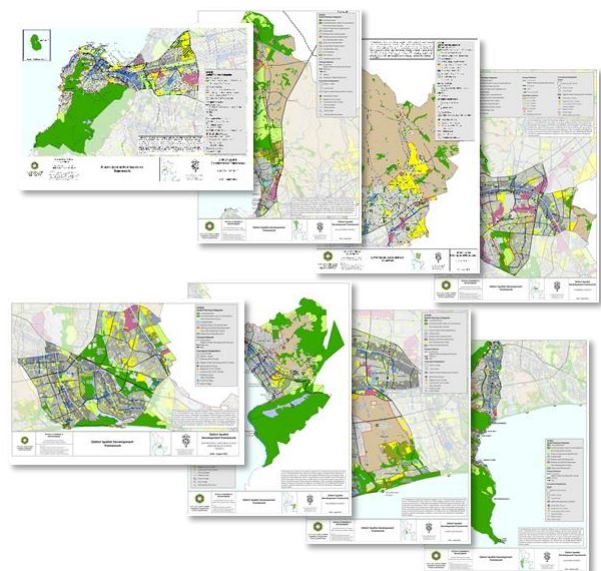


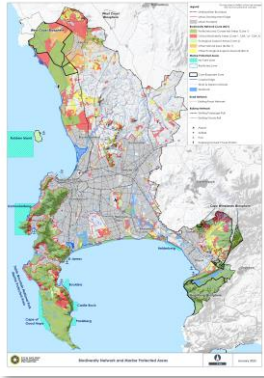
Precautionary Areas Reflecting Natural and Man-Made Constraints Map

The *DSDF Plans* provide a more detailed view of the land uses and forms the "broad level" guide to the desired future spatial form of the district. These are supplemented by more detailed *Sub-District Maps* and land use guidelines.

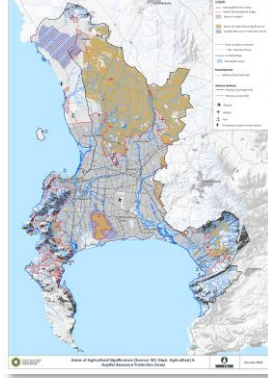
District Spatial Development Framework Plan

There is a DSDF Plan map for each of the 8 Planning Districts:





Biodiversity Network and Marine Protected Areas Map¹



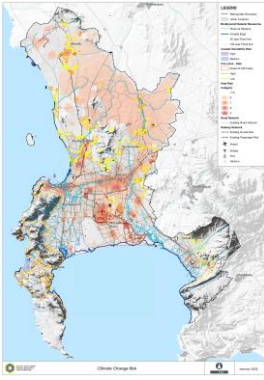
Agricultural Areas of Significance & Aquifers Map



Heritage Conservation Areas & Cultural Landscapes Map



Tourism Assets & Green Infrastructure Network Map



Climate Change Risk Map

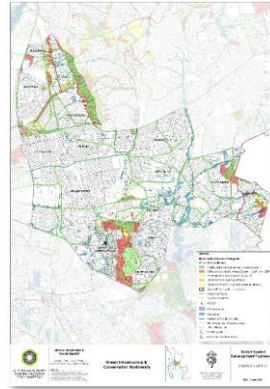
Sub-District Maps

Each planning district has several Sub-District Maps that provide further local detail on land uses and informants.

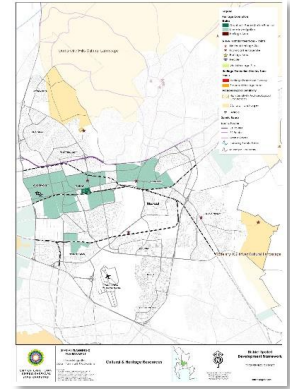


Environmental Management Framework Maps

Each planning district has the following Environmental Management Framework maps that will be used to route and evaluate development applications.



Green Infrastructure and Biodiversity



Culture and Heritage

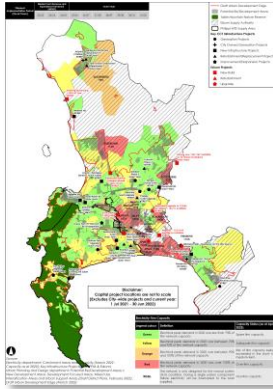
- ¹ Where there is biodiversity within an allocated New Development Area (NDA), it has been removed from the MSDF Spatial Transformation Areas' (STAs) Critical Natural Asset layer unless it is formally protected/managed as the STAs are a conceptual representation of the future plans for the City.
- Biodiversity is shown in its current extent (June 2021) on the Biodiversity Network informant map, including where it might overlap with New Development Areas. This is to draw attention to the indigenous vegetation present on the site which requires a developer to conduct an Environmental Impact Assessment in order to meet legislated requirements and determine whether development can indeed take place as well as any restrictions.
- On the District/ Sub-District Plan maps, biodiversity is shown as an "area of coincidence" where it overlaps with NDAs as long as there is no existing approval. Where there is an existing approval, it will only be shown where there is a vegetation remnant to be retained as a condition of approval, or where the site is contested and future decision makers may need to consider the extent of environmental sensitivity.

IMPLEMENTATION MAPS

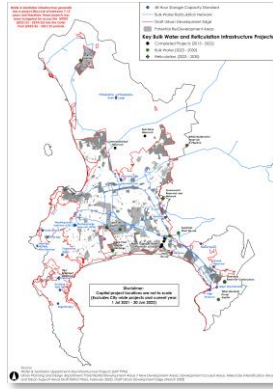
Provides guidance in terms of capacity for infrastructure to support the proposals contained in the SDFs and EMFs.

Infrastructure Capacity Maps

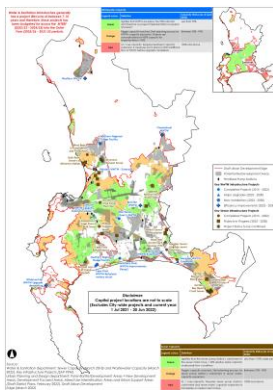
The MSDF has the following Infrastructure Capacity maps that show capacity at the metropolitan level.



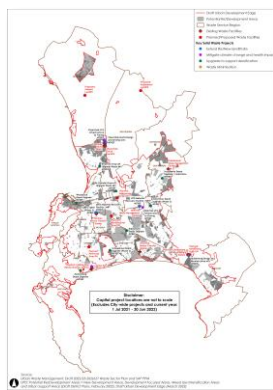
Electricity



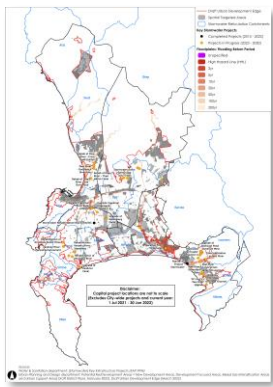
Bulk Water & Reticulation



Sewer & Wastewater



Solid Waste



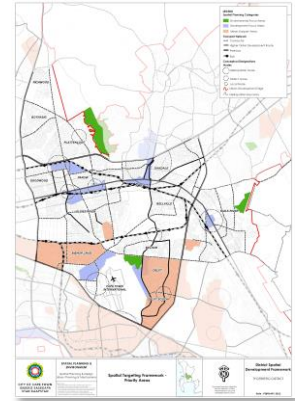
Stormwater

DSDF Implementation Plan Maps

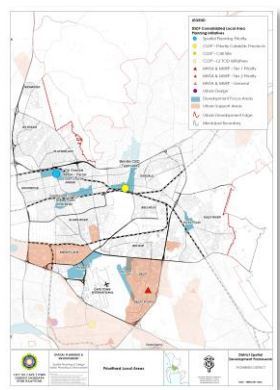
Each planning district has the following Implementation Plan maps. The information is the same as that reflected on the metropolitan level, but shown for the specific district in each DSDF.



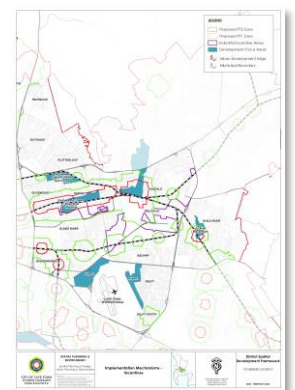
Urban Restructuring & Upgrading



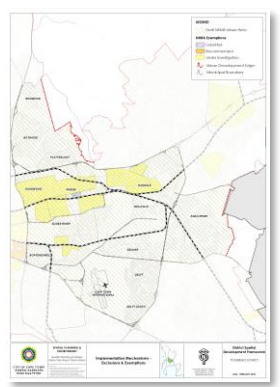
Spatial Targeting Framework: Priority Areas



Prioritised Local Areas



Implementation Mechanisms: Incentives



Implementation Mechanisms: Exclusions

DISTRICT LEVEL IMPLEMENTATION MAPS – ALSO AVAILABLE ON METROPOLITAN LEVEL

Provides guidance in terms of projects proposed and actions required to implement the proposals contained in the District SDFs and EMFs.

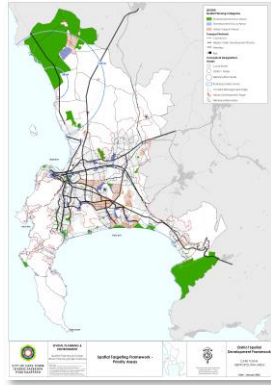
Municipal level

DSDF Implementation Plan Maps

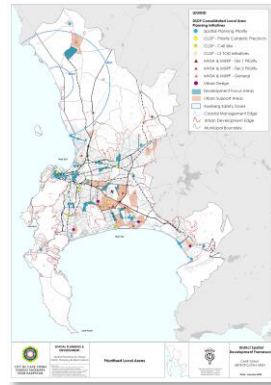
The MSDF contains the municipal level representation of the District Implementation Plan Maps (as referenced above).



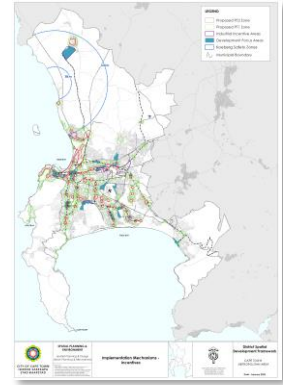
Urban Restructuring & Upgrading



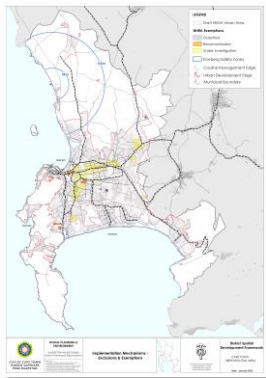
Spatial Targeting Framework: Priority Areas



Prioritised Local Areas



Implementation Mechanisms: Incentives



Implementation Mechanisms: Exclusions