PLANNING FOR FUTURE CAPE TOWN:
CITY SPATIAL DEVELOPMENT FRAMEWORK & DISTRICT PLANS

Background information

The land area of Cape Town has almost doubled in size since the mid-1980s. In addition, the number of people in Cape Town is growing; in the next 15 years the city's population – already at 3.2 million – could reach 4.2 million people.
It is vital that economic growth continues, and that it does so in a way that creates and sustains jobs. But this same vital growth means increased, and ongoing, demand for land, water, transport and energy resources. It also means pressure on Cape Town's already threatened indigenous plants and animals. Already the city is experiencing the effects of growth. Roads are congested, landfill sites are filling up, and the coastal water and air are polluted… These changes affect the quality of life of everyone who lives here, and threaten many people's livelihoods. Add to this the fact that the Western Cape will probably be more affected by climate change than anywhere else in South Africa, and it is clear that the City needs to get better at planning for the future.

This is what Planning for Future Cape Town is all about.

We can't avoid change, growth and development. But we believe that the best possible Cape Town of the future is one where the city grows, but protects – and makes the most of – its key economic, social and environmental assets.
Such a Cape Town is certainly possible – if we have a plan about how to manage Cape Town's growth and development.
A Spatial Development Framework (SDF) is a useful and effective tool with which to manage and monitor growth and development. A Spatial Development Framework is also required by law as part of the City's Integrated Development Plan (Five-Year Plan). In the early 1990s, what was then the Cape Metropolitan Council (CMC) prepared a Metropolitan Spatial Development Framework (MSDF), which was approved by Council in 1999. Since then, development trends (and legal requirements) have changed in Cape Town. The City's Spatial Planning and Urban Design Department is therefore preparing an updated SDF (using the original MSDF recommendations, and its ongoing reviews, as a starting point) as well as individual SDFs for each of the City's eight planning districts.

What should a Spatial Development Framework (SDF) do?

An SDF informs investors where development opportunities exist in the short and longer term. It will offer predictability, as once it has been approved it will be the basis on which City officials decide on new development proposals.

How do you imagine the future of Cape Town?

Over the next four months or so, the City will hold community meetings in each of the 23 subouncils, as well as city-wide stakeholder meetings, to find out how people in Cape Town imagine the future of our city. Some examples of the questions that need answering are:

- How do you think the city should grow? Upwards? Outwards? Not at all?
- What are the most important things on which government should be spending public (ie, your!) money?
- Do you think it is worth preserving fynbos rather than building houses on it? And if so, where should new houses be built instead?
- How should we connect Capetonians with each other, and with economic opportunities? Through better public, or private, transport?
- Should people be able to live closer to work opportunities?

The City will also ask provincial and national government, town planners, community and environmental groups, developers and architects for their advice and consider the Western Cape Provincial Spatial Development Framework. With all of these inputs, the team will prepare a draft SDF for each of the City's eight planning districts, as well as for the whole city.
We will then ask for your final input and comments, before submitting the plans to the Western Cape Government for approval. Eventually these plans will replace many of the old plans that still guide development in Cape Town.

- To see a map of the eight planning districts, visit your subcouncil office or www.capetown.gov.za/sdfeight.
- For more information about the stakeholder participation process, contact Eleanor Sonnenberg on 021 531 9787, e-mail eleanor.sonnenberg@gmail.com.
- If you have questions about this project, please e-mail futurecapetown@capetown.gov.za

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UKWENZA IZICWANGCISO ZEXA ELIZAYO ZEKAPA: ISIKHOKELO SOPHUHLISO SOMHLABA ONGAMABALA WESIXEKO NEEPLANI ZEZITHILI

Imvelaphi
Umhlaba eKapa ukhule ngokuphinda-phindeneyo ukusukela kwinyaka yoo-1980. Ngaphezu koko, kukhula nenani labantu abaseKapa; kule minyaka ili-15 izayo, inani labantu abalapha kwisixeko – esele limi kwizigidi eziyi-3.2 – lingaya kufikelela kwizigidi eziyi-4.2 zabantu. Kubalulekile ukuba ukukhula kwezoqoqosho kuqhubeke, oko kunceda ukudala imisebenzi. Kananjalo, olu khulo luthetha ukuba abantu badinga ngakumbi umhlaba, amanzi, izithuthi kunye neziniki-mandla ezifana nombane. Oku kuthetha noxinzelelelo kwizityalo nezilwanyana zemveli zaseKapa ezihleli zisengozini kakade. Isixeko sele siqalisile ukuva ifuthe lolu khulo. Iindlela zixinene, iitiphu zeenkunkuma ziyagcwala namanzi olwandle ayangcola nomoya uyangcola nawo. Olu tshintsho luchaphazela umgangatho wobomi babo bonke abantu abahlala apha yaye lufaka engozini impilo yabantu. Xa usongeza koku nento yokuba iNtshona Koloni yeyona iya kuchatshazelwa ngakumbi lutshintsho lwemozulu kunayo nayiphi na enye indawo eMzantsi Afrika, kucacile ukuba iSixeko kufuneka siphucule indlela yokuplana kwixa elizayo.

Nantso ke into esithetha ngayo xa sithetha ngoKwenza iziCwangciso zeXa eLizayo zeKapa
Asikwazi ukuluphepha utshintsho kunye nophuhliso. Kodwa iSixeko saseKapa singalukhokela olu phuhlo ukuze kuzuze wonke umntu. Sikholelwa ukuba eyona Kapa ingcono kwixa elizayo yileyo inesixeko esikhulayo kodwa kananjalo yileyo – ethi yenze konke enakho ukukhusela iiasethi zezoqoqosho, ezentlalo nezokusingqongileyo ezingundoqo. Ingakhona loo Kapa – ukuba ukuba sineplani yokulawula ukukhula nokuphuhla kweKapa. ISikhokelo soPhuhliso seMihlaba engaMabala siya kuba sisixhobo esiluncedo sokulawula nokugada ukukhula nophuhlo. ISikhokelo soPhuhliso seMihlaba engaMabala siyafuneka nasemthethweni njengenxalenye yeSicwangciso soPhuhliso esiHlanganisiweyo seSixeko (Isicwangciso seMinyaka eMihlanu). Phaya ekuqaleni kweminyaka yo-1990, ibhunga elalisakubizwa ngokuba yiCape Metropolitan Council (CMC) laye lenza esi sikhokelo nesasibizwa ngokuba yi-Metropolitan Spatial Development Framework (MSDF), esaye samkelwa liBhunga ngo-1999. Ukususela ngoko, uphuhliso (neemfuno zomthetho) zahlukile apha eKapa. Isebe lesixeko loCwangciso lweMihlaba nokuDizayinwa kweMimandla esezidolophini lixakekile lihlaziya iSDF (lisebenzisa izindululo zala-MSDF yokuqala kunye nophononongo obelumana lusenziwa) kwakunye nesikhokelo esiyiSDF sesithili ngasinye kwezi zesixeko zisibhozo.

Yintoni efanele ukwenziwa siSikhokelo soPhuhliso seMihlaba engaMabala (i-SDF)?
I-SDF yiyo echazela abatyali-zimali ngento `abayithengayo' nalapha kukho amathuba ophuhliso akhoyo ngoku nakwixa elizayo. Inceda nakwiingqikelelo ezenziwayo, ngoba xa yamkelwe, iya kuthi ibesisiseko esiya kuthi sisetyenziswe ngamagosa eSixeko xa esenza izigqibo ngeziphakamiso ezitsha zophuhliso.

Unjani umfanekiso-ngqondweni wakho ngeKapa yexa elizayo?
Kwezi nyanga zine zizayo okanye kobo buthuba, iSixeko siza kuba neentlanganiso zasekuhlaleni kumabhungana angama-23 kwakunye neentlanganiso zokubonisana nabo bonke abachaphazelekayo kwisixeko ukufumanisa ukuba ingaba abantu banomfanekiso-ngqondweni onjani ngeKapa yexa elizayo nekamva lesixeko sethu. Eminye imizekelo yemibuzo efuna ukuphendulwa ithi:

- Ucinga ukuba isixeko singakhula njani? Sikhule? Sixande? Singakhuli?
- Zeziphi ezona zinto zibalulekileyo ekufanele ukuba urhulumente achithe kuzo imali yoluntu (imali yakho)?
- Ingaba ubona kuyimfuneko ukuba kulondolozwe izityalo ezisengozini kunokuba kwakhiwe izindlu kulo ndawo zikuyo? Ukuba kunjalo, kufuneka zakhiwe phi ke izindlu?
- Singabahlanganisa njani abemi baseKapa, yaye singabadibanisa njani namathuba okwenza imali? Ingaba singakwenza oko bucala okanye esidlangalaleni, umzekelo singas ebenzisa ezothutho ukwenza lo msebenzi?
- Ingaba abantu kufuneka bahlale kufuphi namathuba omsebenzi?

ISixeko siza kufuna iingcebiso nakurhulumente wephondo kunye nowesizwe, abaplani bedolophu, amaqela asekuhlaleni nawokusingqongileyo, abaphuhlisi kunye nabayili bezakhiwo, ze emva koko kuqwalaselwe iSikhokelo soPhuhliso loMhlaba ongamaBala sePhondo laseNtshona Koloni. Kuzo zonke ezo zimvo, iqela leengcali liya kuthi lilungiselele isikhokelo esiyi-SDF esiyidrafti sezi zithili zokuplana zisibhozo zesixeko, senzele nesixeko sonke.
Emva koko siya kuthi sicele uvakaliso-luvo/ iingcamango zenu zokugqibela, phambi kokuba kungeniswe iiplani kubuRhulumente bePhondo laseNtshona Koloni ukuze ziphunyezwe. Ekugqibeleni zonke ezi plani ziya kuthi zithathele indawo yazo zonke yezi plani zakudala ekungokunje zisanika izikhokelo kuphuhliso lweKapa.

- Ukubona imephu yezi zithili zisibhozo zocwangciso zaseKapa, tyelela i-ofisi yebhungana okanye uye kwa-www.capetown.gov.za
- Ukuba ufuna olunye ulwazi ngenkqubo yothatho-nxaxheba lwabachaphazelekayo, qhagamshelana no-Eleanor Sonnenberg kwa-021 531 9787,
  imeyili eleanor.sonnenberg@gmail.com.
- Ukuba ngaba unemibuzo malunga nale projekthi, nceda u-imeyilele i-futurecapetown@capetown.gov.za

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