

CAPE TOWN SPATIAL DEVELOPMENT FRAMEWORK (CTSDF)



INTRODUCTION

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

This plan is known as the Cape Town Spatial Development Framework (CTSDF), and, once approved, will replace the outdated guide plans and spatial plans, such as the Metropolitan Spatial Development Framework (MSDF), that are currently being used to guide land use decisions.

This document presents the ideas and strategies contained in the final draft of the CTSDF.

Why is the SDF important?

The CTSDF will guide the future spatial form and structure of Cape Town (i.e. the way in which we use the available space for urban growth).

In effect, it is a long-term (20+-year) plan to manage new growth and change in Cape Town, to ensure that we live in a more sustainable and equitable city. Cape Town should work for all – the young, old, rich and poor.

The plans and policies of the CTSDF will:

- indicate the areas best suited to urban development, the areas that should be protected, and the areas where development may occur if it is sensitively managed;
- provide investors with a clear idea of where they should invest;
- guide public investment in infrastructure and social facilities;
- be used to assess applications submitted by property developers; and
- guide changes in land use rights.

CitySpace
Planning Cape Town

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WHAT DO YOU THINK?

Tell us what you think about the proposals in the draft CTSDF by writing to:

Spatial Planning and Urban Design Department

PO Box 4511, Cape Town, 8000

Tel: 021 400 9412

Fax: 021 425 6495

futurecapetown@capetown.gov.za

**Deadline for comments:
Monday 31 January 2011**

Hard copies of the CTSDF, as well as a list of comments received and City responses to them, can be found at your local library, your subcouncil office as well as Department of Planning and Building Development Management district offices.

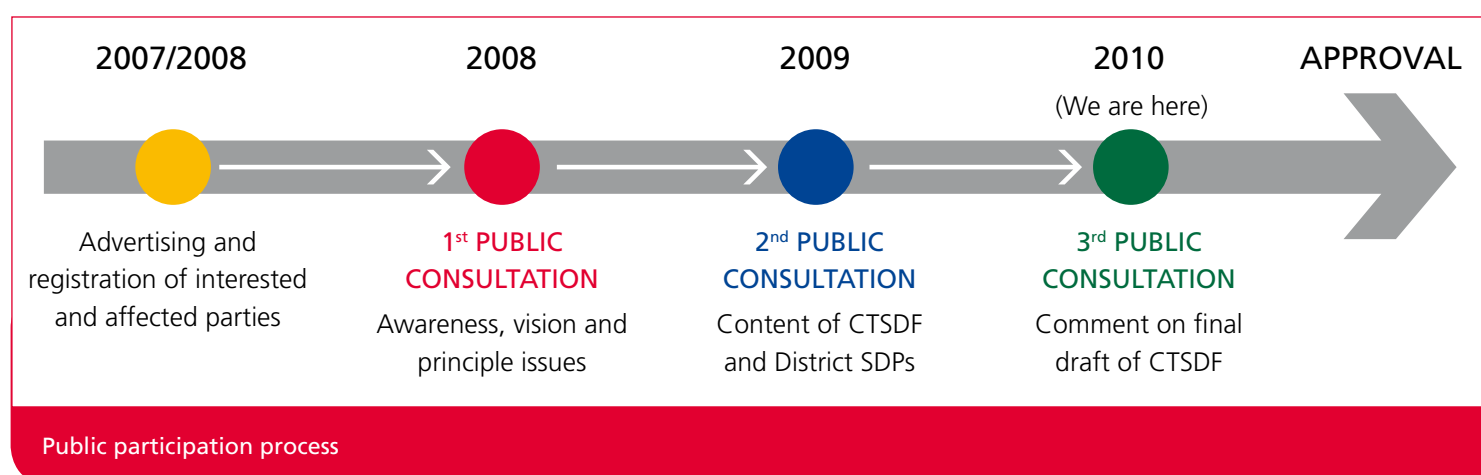


A high order civic precinct

What has happened so far?

From August to November 2009, the City of Cape Town made the draft CTSDF available for comment, and also hosted 24 workshops throughout Cape Town where you had a chance to discuss and submit your views on the 2009 CTSDF. The City welcomed your comprehensive and wide-ranging comments, and revised the CTSDF based on these inputs. The revised

document was then submitted to the Province for provisional inspection. Province indicated that they are satisfied with the public participation process to date as well as the content of the CTSDF. They gave the City permission to go ahead with a final round of public comment on the revised CTSDF. Now, the City is asking for your final comments on the proposals made in the revised CTSDF. Following this round of comments, the CTSDF will be prepared for approval by the City and the Province.



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THIS CITY WORKS FOR YOU

WHAT ARE THE BIG IDEAS

The preparation of the CTSDP has been guided by the desire to make Cape Town a more sustainable, equitable city. The ideas and spatial

Resilience and adaptiveness

Cape Town's spatial organisation must be flexible in order to be able to respond and adapt to change.

A city within a region

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

Natural assets

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

The multidirectional accessibility grid

Cape Town's spatial organisation must shift towards a grid-based movement system that facilitates convenient access and multidirectional movement. Activity routes and development routes are key elements of this grid.

Areas of land use intensification

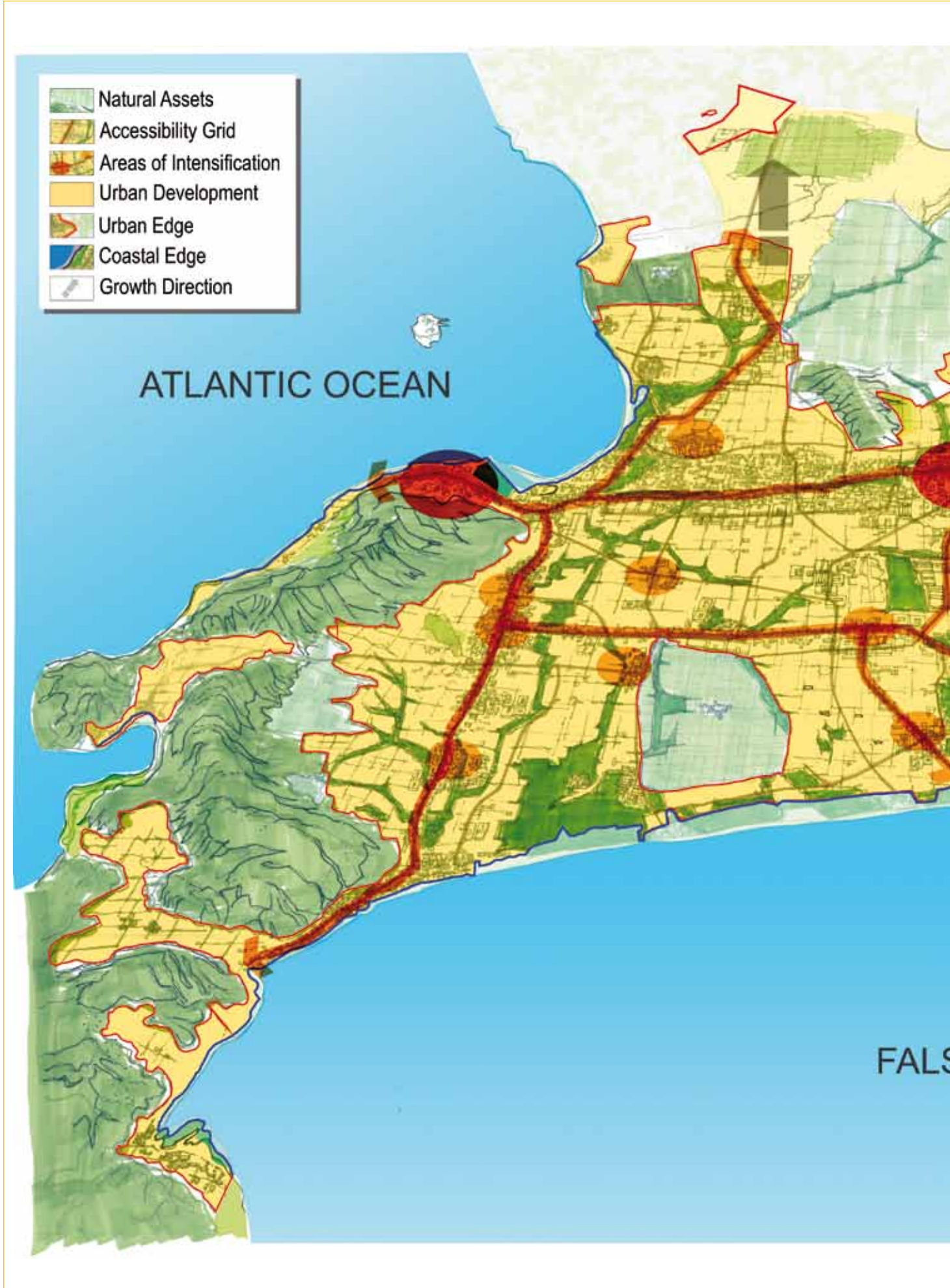
A diverse mix of land uses should be concentrated in accessible, high-opportunity locations. Areas of land use intensification include development corridors, urban nodes, strip development and civic precincts.

Development edges and growth directions

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

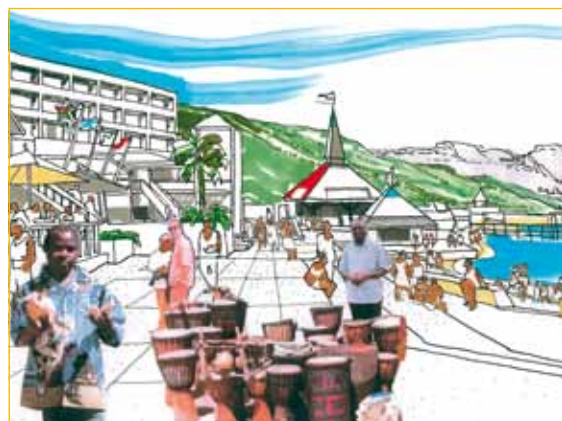
Destination places

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 under-served or neglected areas.



Athlone Power Station

Cape Town in the long term



New False Bay coastal node



Grand Parade



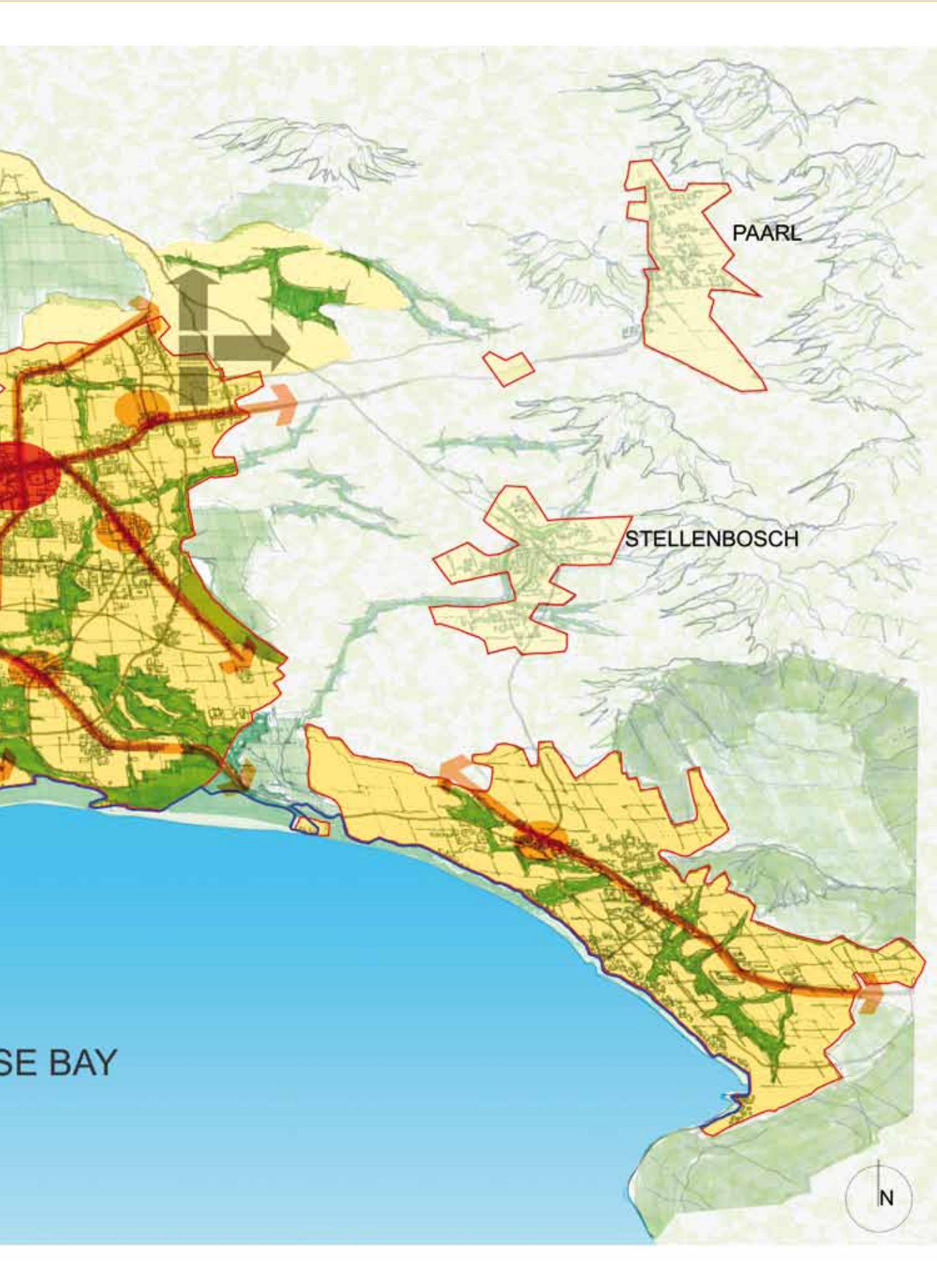
Tableview



Higher density mixed use
Voortrekker Road

AS GUIDING THE CTSDF?

Key building blocks that will put Cape Town on this development path, and shape where and how the city grows, are described below:



Open spaces which provide recreation opportunities, food, security and ecological services



Urban agriculture



Urban node with high intensity of mixed landuses



Pedestrian and cycle friendly routes



High density development along activity routes such as Main Road, Koeberg Road or



Development route such as Durban Road

HOW DO WE GET THERE?

Below is a summary of the most important strategies and interventions that will assist in the implementation of the CTSD. The more detailed substrategies and policy statements flowing from the key strategies can be found in the final draft CTSD (Technical Document).

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
- Support the development of a good public transport system that conveniently takes people to wherever they live, work and play
- 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

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
- Minimise the negative environmental impacts of new development in the city
- 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
- 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
- Use an urban edge to reduce urban sprawl and protect natural, cultural and heritage assets
- Use a coastal edge to conserve coastal processes and protect residents from the possible impacts of climate change, such as sea-level rise
- Support development approaches that allow the incremental (step-by-step) improvement of living environments of the poor over time
- Protect the city's rural and farming land from urban development

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 mix of people and land uses 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
- Enhance the value of the diverse cultural assets and heritage that Cape Town offers
- Create more great people places that are easy to reach and can be enjoyed by all. Existing examples of such places are Kalk Bay and Kirstenbosch. New great people places could be developed on the Athlone power station site, in the False Bay coastal nodes and Durbanville winelands.

Afrikaans and Xhosa versions of this document can be obtained from Paul Prinsloo. Contact him at futurecapetown@capetown.gov.za or telephone 021 400 9412. They are also available on www.capetown.gov.za/en/SDF

STAY INFORMED:

To keep up to date with City Space news, go to: www.capetown.gov.za/en/SDF