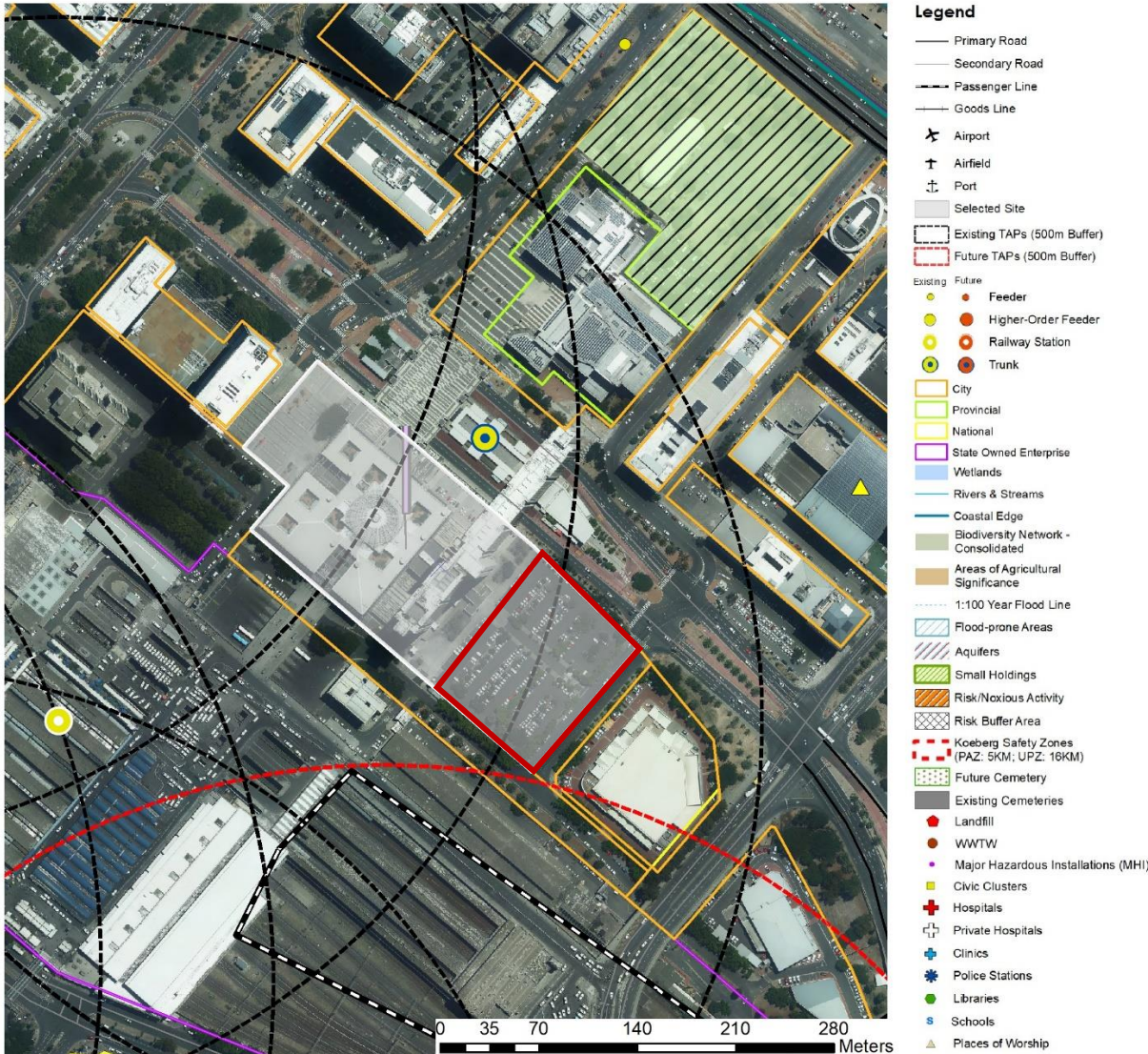


STATUS QUO ANALYSIS		MAP	STRATEGIC DEVELOPMENT POTENTIAL		RECOMMENDATION/NOTES
1. Size and Consolidation Potential			7. Policy & Legislative Informants: Flag: No		Category 2
2. Access & Location Potential Rating: High			Policy Guidance:		Based on the analysis described in this report, the portion of Erf 1, Foreshore, has significant strategic development potential due to high level of accessibility, and strategic location to economic and social opportunities within the CBD. To this end the following actions are recommended: 1. The subject erf be further investigated for release in order to facilitate mixed-use intensification with a variety of land uses.
• Hertzog Boulevard runs along the property's northern boundary. Hertzog Boulevard is a class 2 major arterial, passing underneath the Civic Centre. • Hertzog Boulevard also accommodates the Civic Centre Myciti IRT station. • Civic Road, a class 5 local street, borders the subject property along its eastern boundary. • Towards the property's southern boundary is Old Marine drive, a class 5 local street. • The subject property is currently well serviced by a range of existing public transport modes, including the MyCiti, Golden arrow buses, minibus taxis as well as the Metrorail. • It is also located within a corridor experiencing high public transport activity levels, with the Civic Centre Myciti IRT station, the Cape Station Metrorail, minibus taxi rank and the Intercape bus station located within a walking distance from the property. • It is therefore located within an active, well-established public transport interchange. • The property is also located within existing and future transit accessible precincts (TAPs). • The subject property therefore has good access to the local road network and a variety of public transport systems.			The Metropolitan Spatial Development Framework (MSDF, 2023) highlights the site's location within the Urban Inner Core (UCI) Spatial Transformation Area, in which the MSDF supports the intensification and diversification of land uses.		
			In the Urban Inner Core, the City is committed to coordinated, spatially targeted investment and land development to spatially transform and integrate the city form. It is a priority area for spatially targeted interventions and mechanisms.		
			The Table Bay District Plan (2023) places the subject property within an area of mixed use intensification which includes developed or partially developed areas where further intensification and diversification of existing land uses is supported or where appropriate redevelopment to a mix of land uses is actively encouraged.		
			In general, the policy supports mixed use intensification that is aligned with existing public transport infrastructure.		
3. Land Use Context & Guidance Rating: High			The property is located within Sub district 2: City Bowl, Port and surrounds. Development guidelines applicable to the site are as follow:		
Zoning: • The subject property is zoned Utility Zone. Land use and surrounding Context: • The property is currently used for parking. • It also accommodates the multi-use Cape Town Civic Centre, which houses municipal officials including the Council chambers as well as the offices of the mayor. • The surrounding area is a largely well-function public transport interchange characterized by a mix of uses and high intensity development. • Adjacent properties have TR1, GB5, GB7 and MU3 zonings supported by intense economic activities. Desired Land Use Outcome: • The City's DSDF identifies the site within a mixed use intensification area. Proposed / Intended Use: • The property is being investigated for a disposal for mixed use.		1. Reinforce the central city as a vibrant business district with a diverse range of economic activity and land uses.			
		2. Promote mixed-use intensification particularly in the Foreshore and East City areas to facilitate regeneration and improve the public environment.			
		3. Allow increased residential densities along public transport routes to support the viability of the routes.			
		4. Investigate infill development on smaller pockets of publicly owned land.			
4. Infrastructure Capacity Flag: No		5. Ensure that development improves the public environment.			
• The subject property has no infrastructure service constraints.		6. Encourage a variety or residential development in the Foreshore area to improve economic resilience and inclusivity, including the development of affordable residential and business spaces.			
		CBD LSDF (draft) The site is in the part of the CBD where the tallest buildings are considered appropriate. The CBD LSDF further highlights that surface parking is discouraged, in favour of either public space, or development.			
5. Environment, POS, Heritage & Risk Flag: No		Synthesis		The subject property, located within the Foreshore area, houses the Cape Town Civic Centre, the City's most notable building. The property is well located within the City's major public transport interchange. It	
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• The property falls within the existing urban development footprint and does not appear to have any environmental consideration or potential Risk factors. • Although the property does not hold any heritage significance for conservation, surrounding properties have been recognized for their heritage significance and have been given a heritage grading. Future development on the property will need to take this into account.		Is also located along significant mobility routes which connect the property with its surroundings. Both the MSDF (2023) and the Table Bay district plan (2023) support appropriate mixed use intensification on the property. Furthermore, the Table Bay district plan promotes appropriate mixed use intensification in order to facilitate regeneration and to improve the economic resilience of the Foreshore area. The property therefore holds significant strategic potential based on its location to socio-economic activities. Therefore, releasing the portion of this strategic site that currently is underutilised only as a surface parking lot is supported in order to encourage mixed-use intensification or an alternative proposal that allows for intensification of land uses here. The current parking lot is well used here especially for those currently working in the Civic Centre, as well as by councillors and for other large public events held here. Therefore it is recommended that the proposal could include parking in some form, however this site should serve multiple uses and therefore additional land uses are encouraged.	
6. Social Facility Potential	Flag: No		
• The civic centre is a cluster of municipal offices including offices of the mayor. There are also several social facilities in close proximity to the property.			Compiled and reviewed by: Region 2: Table Bay & Blaauwberg District Planning and Mechanisms