



DATE:

REPORT TO: SUBCOUNCILS: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19,
20, 21
SPATIAL PLANNING AND ENVIRONMENT PORTFOLIO COMMITTEE
EXECUTIVE MAYOR AND MAYORAL COMMITTEE
FULL COUNCIL

1. ITEM NUMBER

2. SUBJECT

REQUEST FOR THE 2018 COUNCIL APPROVED MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK (MSDF) BE REPLACED WITH THE AMENDED 2022 MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK (MSDF).

REQUEST FOR THE EIGHT 2012 DISTRICT SPATIAL DEVELOPMENT FRAMEWORKS (DSDFs) AND ENVIRONMENTAL MANAGEMENT FRAMEWORKS (EMFs) BE REPLACED WITH THE REVIEWED 2022 INTEGRATED DISTRICT SPATIAL DEVELOPMENT FRAMEWORKS (DSDFs) AND ENVIRONMENTAL MANAGEMENT FRAMEWORKS (EMFs).

ONDERWERP

VERSOEK DAT DIE RAADSGOEDGEKEURDE RAAMWERK VIR MUNISIPALE RUIMTELIKE ONTWIKKELING (MSDF) 2018 VERVANG WORD MET DIE GEWYSIGDE RAAMWERK VIR MUNISIPALE RUIMTELIKE ONTWIKKELING (MSDF) 2022

VERSOEK DAT DIE AGT RAAMWERKE VIR DISTRIKS- RUIMTELIKE ONTWIKKELING (DSDF'S) EN OMGEWINGBESTUURSRAAMWERKE (EMF'S) VERVANG WORD MET DIE HERSIENIE GEÏNTEGREERDE RAAMWERKE VIR DISTRIKS- RUIMTELIKE ONTWIKKELING (DSDF'S) 2022 EN OMGEWINGBESTUURSRAAMWERKE (EMF'S)

ISIHLOKO

ISICELO SOKUBA ISAKHEKO SOPHUHLISO LWAMABALA SIKAMASIPALA ESAPHUYEZWA LIBHUNGA NGOWAMA2018 (MSDF) KWAYE SITHATHELWE INDAWO SISAKHEKO SOPHUHLISO LOMHLABA ONGAMABALA SIKAMASIPALA ESILUNGISIWEYO SANGOWAMA 2022 (MSDF)

ISICELO SOKUBA IZAKHEKO ZANGO 2012 EZISIBHOZO ZESITHILI ZOPHUHLISO LOMHLABA ONGAMABALA (DSDFs) NEZAKHEKO ZOLAWULO LOKUSINGQONGILEYO (EMFs) KWAYE ZITHATHELWE INDAWO ZIZAKHEKO ZESITHILI ESILUNGISIWEYO SANGOWAMA 2022 ZOPHUHLISO LOMHLABA ONGAMABALA (DSDFs) NEZAKHEKO ZOLAWULO LOKUSINGQONGILEYO (EMFs)

P1592, P1560, P1854

3. DELEGATED AUTHORITY

In terms of the system delegation, 2021 C06/12/21, dated 21 March 2022;

Subcouncil:

Part 25: Section (1) “To comment on by-laws and policies of Council within the timeframes advertised and submit comments and objections to the Executive Mayor together with the Mayoral Committee for submission to Council.”

Part 25: Section 8A(2) “ To recommend to council the adoption of a draft District Development Framework, draft local spatial development framework or amendment thereof in terms of section 14” *Cape Town Municipal Planning By-Law 2015*

Planning and Environment Portfolio Committee:

Part 7: Section 1(3) “To develop and review policy, and recommend the same to Council.”

Part 17: Section 1(2): “To recommend to council the adoption or amendment of the Municipal Spatial Development Framework in terms of Section 6” *Cape Town Municipal Planning By-Law 2015*.

MAYCO:

Part 1: Section 11(1) “To determine appropriate policies that should be developed, to take steps for the development thereof and to recommend such policies to Council.” *Local Government: Municipal Systems Act, No 32 of 2000*.

Part 1: Section 11(6) “To consider reports on the implementation of Council’s IDP. Budget, business plans, strategic objectives, policies and programmes for submission to Council.” *Cape Town Municipal Planning By-Law, 2015*.

Part 1: Section 12(1) “To recommend to Council that an amendment of the Cape Town Spatial Development Framework, be approved or refused in terms of section 34(b).” *Cape Town Municipal Planning By-Law, 2015*.

Council:

In terms of the *Cape Town Municipal Planning By-Law, 2015*:

Amendment of the District SDF:

Sections 11 (1) "The Municipal Council may adopt a district spatial development framework for a specified geographic area within the geographical area of the City"

Sections 14 "The Municipal Council may –

- (a) accept the report envisaged in section 13(3) and adopt the draft district spatial development framework, draft local spatial development framework or draft amendment, with or without a condition;
- (b) refer the report envisaged in section 13(3) back for further specified information and/or further specified consultation; or
- (c) refuse to adopt the draft district spatial development framework, draft local spatial development framework or draft amendment."

Sections 18 (3) The Municipal Council may –

- (a) accept the report envisaged in subsection (2) and withdraw the district spatial development framework or local spatial development framework or structure plan;
- (b) refer the report envisaged in subsection (2) back for further specified information, and/or require further specified consultation; or
- (c) refuse to withdraw the district spatial development framework or local spatial development framework or structure plan.

Amendment of the MSDF:

Section 4(2) "Upon completion of the process contemplated in subsection (1), the Municipal Council must consider a written report from the Department that must at least – (f) recommend the adoption of the draft municipal spatial development framework."

Section 6(a) "The Municipal Council may – (a) accept the report envisaged in section 4(2) and adopt the draft municipal spatial development framework in terms of Chapter 5 of the Municipal Systems Act;"

Section 5(3) "The City Manager may prescribe the form and process governing a request to amend the municipal spatial development framework other than as a result of the annual review process contemplated in section 34(a) of the Municipal Systems Act."

This report is for **DECISION BY**

☐ **Committee name :**

☐ The Executive Mayor together with the Mayoral Committee (MAYCO)

☒ Council

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4. DISCUSSION

4.1 Purpose of the report

This report requests that the 2018 council approved Municipal Spatial Development Framework (MSDF) and the eight (8) 2012 District Spatial Development Framework (DSDFs) and Environmental Management Frameworks (EMFs) be amended with the 2022 MSDF and 2022 Integrated District Spatial Development Framework (DSDFs) and Environmental Management Frameworks (EMFs), respectively.

The DSDFs are integrated with the EMF's (different to the 2012 DSDFs and EMFs) for each of the respective eight planning districts to achieve a single integrated policy document for land use and environmental planning decisions, hereafter referred to as "District Plans." These were combined to provide "one-stop-shop" comprehensive guidelines for land use planning and environmental decision making and to remove any conflicts and duplications.

A combined report covering the MSDF and the District Plans is tabled to provide a single, comprehensive and exhaustive presentation of the entire project and process to all the decisions-makers. This, and the nature of the delegations, explain the separation of the recommendations.

The MSDF and District Plans should be read in conjunction with each other to provide spatial guidance to land use and environmental decision making and project implementation.

4.2 Purpose of the MSDF and the District Plans

The role of the MSDF is to establish a framework inclusive of a spatial vision, policy parameters and development priorities that supports a future spatial form and structure of the City.

The MSDF provides overarching spatial direction to the District Plans. The District Plans translates the MSDF vision and policy objectives into district and subdistrict level detail and gives greater expression to the strategies, proposals and transformation focus of the MSDF. The District Plans also provide a medium term framework (developed on a +/- 10 year planning frame) that will guide spatial development processes within the district; provides policy direction for the nature and form of development and guides land use and environmental decisions.

4.3 Legal framework for the review of the District Plans and the amendment of the MSDF

The amendment of the MSDF is a legislative requirement in terms of the Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013) (SPLUMA); the Land Use Planning Act, 2014 (Act No. 3 of 2014) (LUPA); and the Cape Town Municipal Planning By-Law (MPB-L, 2015).

This report seeks approval of the amended MSDF to the MPB-L. The fundamentals of the departure points, policy guidelines and proposals of the 2018 MSDF were retained in the current amendment. The amendments therefore seek to enhance the approved 2018 MSDF while maintaining the original policy direction.

The DSDFs are reviewed in accordance with Chapter 3, Part 3, and Section 11 – 18 of the MPB-L and the EMFs are prepared in accordance with the National Environmental Management Act (NEMA) Environmental Management Framework Regulations, 2010.

The Urban Areas are designated in terms of the Amended Environmental Impact Assessment (EIA) Regulations 2014 promulgated in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998 - NEMA).

The Coastal Edge or Coastal Management Line are designated in terms of section 25 of the National Environmental Management: Integrated Coastal Management Act (Act No. 24 of 2008 -ICMA).

4.4 Process followed and public participation in the review and amendment of District Plans and MSDF

The 2012 Cape Town Spatial Development Framework (CTSDF) was withdrawn upon approval of the 2018 SPLUMA compliant MSDF. The 2018 MSDF set a foundation for review of the eight 2012 DSDFs and accompanying EMFs.

The review of the eight DSDFs and EMFs was initiated in 2019 to ensure alignment with the now revised 2018 council approved MSDF. As the DSDFs and EMFs review process entered a conclusion phase, an iterative amendment of the MSDF was initiated from July 2021 latching on to the 3-years of extensive sub-metropolitan level planning completed as part of the DSDFs and EMFs review process.

The first drafts of the amended DSDF and EMF's were concluded in June 2021 for internal inputs and informants to the amendment of the MSDF. In January 2022 the draft, amended MSDF was circulated internally for comment by the City's sector departments.

Substantial internal comments on the draft document was received including critical strategic inputs from the Executive Mayor's Office and the Corporate Services Directorate. These required additional research and high-level discussions with senior technical and political leaders to ensure that the document is aligned with policy imperatives and aligned to the new term of office IDP. Accordingly, a decision had been taken (in association with the Deputy Mayor/ relevant Mayoral Committee Member), to postpone the 60-day public comment period until a period after the IDP approval.

The IDP was approved, 31 May 2022; the spatial plans (MSDF and District Plans) were updated with inputs from the IDP before they were subjected to a public commenting process (longer than the required 60 days), which ran from 6 June 2022 to 30 August 2022.

The District Plan process included four periods for formal public inputs as indicated in the table below, see Nos. 2, 4, 7 and 12 below. Two of these (Nos. 7 and 12) allowed for external comment on the draft District Plan Technical (Policy Guidelines) and Implementation Plan Reports. Subcouncils commented during stages numbered 1, 4, 7 and 15. Note Stage no. 15 is the final committee approval cycle from November 2022 to January 2023.

#	Milestone	Date
1	DSDf-EMF Process initiated	Febr. to June 2019
2	Public request for registration and inputs	1 May to 31 Dec. 2019
3	Baseline and Analysis Report (BaAR)	June to Nov. 2019
4	Public commenting on BaAR	Nov. 2019 to Jan 2020
5	Revisions to BaAR	Jan. to June 2020
6	Draft 1 DSDFs-EMFs	June to Dec. 2020
7	External commenting on Draft 1 DSDFs-EMFs	Dec. to March 2021
8	Revisions to Draft 1 DSDFs-EMFs	March to June 2021
9	New MSDF and DSDFs-EMFs (alignment)	June to Dec. 2021
10	Internal commenting on DSDFs-EMFs	Dec. 2021 to March 2022
11	Revisions to DSDFs-EMFs	Dec. 2021 to June 2022
12	Public commenting on Draft 2 DSDFs-EMFs	6 June to 30 Aug. 2022
13	Revisions to Draft 2 DSDFs-EMFs	1 to 30 Sept. 2022
14	Draft 3 DSDFs-EMFs (Final Drafts)	30 Sept. 2022

Table 1: District Plan Process: Key milestones

All comments received from the public, internally and from the public meetings were considered and addressed. Summaries of the comments and responses received during the public participation period were included in the public participation report (Annexure 3).

The main or contentious issues and responses thereto are highlighted per district. It is proposed the Council supports this report and its resolution of the comments received.

Annexure 3 also includes a summary of the process undertaken in the review of the District Plans as well as the process undertaken for the amendment of the MSDF is contained in the public participation report.

The Urban Planning and Design team with the assistance and financial support of the French Development Agency (AFD) who have secured the assistance of Les Ateliers are planning a peer review workshop, from 5 to 9 November 2022, on the MSDF and District Plans. This workshop will engage with the question of the implementability of the SDFs. The local study area will be the Philippi Opportunity Area that has been identified as a fourth metropolitan node for Cape Town in spatial policy since the early 1990s and not developed in accordance with that vision. The flash workshop endeavour to unpack how spatial policy can assist this kind of area to achieve such a goal even though informality is widespread in the area. It is anticipated that the lesson learnt of the workshop will be presented as a background addendum to this report to Council and will be used in the future policy development.

4.5 Summary of main changes: MSDF

Annexures 1 and 2 contain the four (4) volumes of the District Plan and the two (2) volumes of the MSDF, respectively. Annexure 5 unpacks the structure of the MSDF and District Plans suites of documents.

The amendment of the 2018 MSDF reflects technical aspects from the DSDFs and EMFs review process but also incorporates update from recently approved City strategies and current realities that have an impact on these spatial plans such as:

- New realities and considerations brought about by COVID-2019, demographics and land use projections;
- Implications of rapid urbanisation in land, housing and service delivery issues;
- Public transport failure (road & rail – rail in particular damaging MSDF aspirations);
- Environmental considerations and long term sustainability and resilience of the City; and
- The updated policy environment, etc.

The amended MSDF comprise of two volumes. Volume 1 is the main document comprising six (6) chapters, a technical supplement (Technical Supplement A) and policy statements that provide guidelines regarding the appropriate nature, form, scale and location of development.

Below is a high-level summary of MSDF amendments made.

4.5.1 MSDF vision and spatial strategies

The 2018 MSDF vision... *"an inclusive, integrated and vibrant Cape Town that substantially countered the inter-generational legacies of apartheid and provided the foundation for sustainable, inclusive spatial and economic growth"*...has been simplified and amended to align with the new term of office IDP... **"A City of Hope"**.

One of the core foundations on which our vision of making Cape Town a City of Hope rests is a spatially integrated and inclusive city – one that promotes economic opportunities for as many residents, businesses, investors and visitors as possible. In order for the MSDF and related plans to deliver IDP strategic objectives, and achieve our vision, Cape Town to be a place where all people have equitable access to opportunities and social amenities, and where there are no barriers to inclusion and wellbeing for everyone.

It is for this reason that the 3 spatial strategies of how the vision will be achieved has been retained and supplemented with Sustainable Development Goals (SDGs), new term of office IDP and other council approved policy spatial implications:

- Spatial strategy 1: Plan for economic growth, and improve access to economic opportunities.
- Spatial strategy 2: Manage urban growth, and create a balance between urban development, food security and environmental protection.
- Spatial strategy 3: Building an inclusive, integrated, vibrant and healthy city.

The three spatial strategies serve to direct decision-making that is binding on the City and must be used to inform the City's capital budget expenditure to give effect to the implementation of this MSDF

4.5.2 Key MSDF and District Plan messages

Cape Town is growing rapidly due to a steady influx of people seeking a better life, the topography (land and oceans) means that available land for development in the city is limited. This is coupled with the aims of the City to be as financially efficient and economically and environmentally sustainable, especially given the dismal state of the economy.

To accommodate the future growth, the proposed MSDF and District Plans adopted the principle of balancing the demands for urban development and nature conservation by containing the proposed urban growth using a constraint on the lateral urban expansion by means of an urban development edge. City's spatial vision is therefore premised on inward (and upward) growth and development, especially within the city's Urban Inner Core (UIC) and the Incremental Growth and Consolidation (IGCA) Spatial Transformation Areas.

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This means that instead of growing the city laterally and increasing the city footprint, any future new development is proposed on vacant and underutilised land within the current outer urban boundaries of the City. The land use model yields suggest that there is no need for expanding the urban footprint beyond the proposed Urban Development Edge as the identified New Development Areas can, technically, adequately address the estimated need. It is, however, necessary to continuously monitor the land absorption and development rates to ensure that the current assumptions and data are still realistic, and therefore the land use model needs to be updated with new and updated information on a regular basis, to inform any changes that may be required in the spatial strategy.

Sensitively densifying living spaces and neighbourhood, where possible and appropriate, not only protects the city's valuable natural environment and scarce agricultural land from over-development, but it also ensures that the City can provide the best possible public services - such as roads, electricity, water, and sewage – to the greatest number of people, at an affordable cost.

What's more, because densification increases the number of housing units or job opportunities and people in a given space, it can work to enhance safety and it gives more people access to social and economic opportunities within the city, without having to spend large amount of their household income on transport from distant living areas.

All of which makes a well-planned and executed densification strategy, a core part of the MSDF and District Plans and the City's spatial development vision.

This densification is premised on the opportunity areas of greatest access, movement and population concentrations, i.e. the system of nodes (areas of highest concentration) and corridors (development areas along accessible movement routes) that are supported by the transportation systems, comprising multiple modes.

As a result, and to achieve higher level of efficiency and boost the sustainability, equity and spatial justice of the City, the MSDF and District Plans promote improved access for the residents of the City. This means: (i) either taking new opportunities to where people are located, or because this is not always immediately adequately possible, (ii) to improve access to the public transport. These are underpinned by the overarching principles of contained in SPLUMA: spatial justice, spatial sustainability, spatial resilience, efficiency and good administration.

The above strategies of bringing opportunities to people through development and people to opportunities through public transit, work hand-in-hand and are not mutually exclusive in a well-functioning City. Both strategies are needed because of the inequitable structure of the City, most obviously observed in the disjuncture between where the majority of the poor and the City's population are located, on the periphery, in relation to where the major

concentrations of opportunities (especially economic opportunities) are, i.e. in the inner core areas of the City.

By locating new land use opportunities where the people are located, necessitates a greater mix of land uses locally, both vertically and horizontally. This already proved advantageous to the resilience of local areas, during the COVID 19 pandemic when office workers needed and were able to use services closer to their homes, and more often, because they were required to work from home.

Related to the above is also the approach of allowing higher densities in the most accessible locations, i.e. areas where most people frequent. These locations are generally along the major public transport routes and interchanges and close to economic opportunities as a first priority. This transit oriented development (TOD) approach is still being pursued.

Given the wake-up call and economic impact experienced especially as a result of Covid19, the MSDF and District Plans identify areas to focus on economic recovery, i.e. how to speed up the resuscitation of the economy and how to spread that more widely through the City. Priority local facilitation areas help to identify areas in need or with opportunity for development or conservation, i.e. the Urban Support Focus Areas (USFAs), Development Focus Areas (DFAs) and Environmental Focus Areas (EFAs).

The above spatial targeting approach was developed into a prioritisation framework for implementation, i.e. to identify what areas are prioritised for interventions and where various mechanisms for facilitating development are to be investigated, such as exclusions from processes or incentivising developments.

The MSDF and District Plans also aim to focus on informality both in terms of the housing and economic sectors. An informal economy survey has been completed to help inform the proposals in the District Plans. Ways to fast track land for housing development, to stimulate local economic development are also being investigated through the provision of amongst others overlay zones.

The above summary explains the focus of the MSDF and District Plans to improve efficiencies and locate more people (development opportunities) towards the UIC. This is done by focussing on vacant land, where possible and available; identifying also and improving opportunities for economic development and facilitating ease of development; improving public transport; allowing for appropriate and sensitive densification and mixed use development, coupled with improving infrastructure to support these and protecting the environmentally sensitive assets - an important component of our treasure chest.

4.5.3 Urban Development Edge (UDE) and Urban Areas designation

The UDE has been re-introduced in support of inward growth in the MSDF and is based on the detailed work in the District Plans. The UDE is used in the spatial plans (MSDF and District Plans) as an urban sprawl management tool and help with the management of uncontrolled horizontal spatial expansion of conventional development and suburban growth.

The UDE does the above by discouraging certain land uses but it does not prevent all land uses outside the UDE. This means a potential developer can still apply for development outside the urban edge. However, the policy consistency, desirability and suitability of the proposed development motivation will be assessed in terms of the criteria of the Development Management Scheme (DMS).

Annexure 4, the Combined MSDF and District Plans Urban Development Edge Report, details the background, comments received and responses pertaining to the delineation of the UDE.

In an attempt to enhance procedural simplification, the City will be applying to the Western Cape Department of Environmental Affairs & Development Planning (DEA&DP), to get the area delineated by the UDE declared the Urban Area in terms of the Amended Environmental Impact Assessment Regulations 2014 promulgated in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998). This intent was also advertised from 6 June to 30 Aug 2022 to get the public's input and no objection relating to this was received during any of the public engagement sessions or the public comments received.

4.5.4 Spatial Transformation Areas (STA's)

The amended MSDF has retained its 2018 investment rationale and spatial targeting strategy that informs 'where', 'when' and 'how' appropriate land use development can be facilitated, with the support of targeted investment and effective land use management, based on four primary Spatial Transformation Areas (STAs).

STA		Key message (Aim)
Urban Inner core (UIC)	➔	Future proof and upscale
Incremental Growth & Consolidation Areas (IGCAs)	➔	Fix and maintain
Critical Natural Assets (CNAs)	➔	Enhance and protect
Discouraged Growth Areas (DGAs)	➔	Avoid conventional urban development and land uses

The cadastral extent and delineation of Spatial Transformation Areas (STAs) have been updated and refined resulting in the inclusion of Atlantis and Somerset West in the Urban Inner Core. Atlantis is the home of the industrial development-led Green-tech Special Economic Zone (SEZ).

Several New Development Areas (NDAs) were also delineated based on the detailed inputs of the District Plans. Both these factors necessitated the designation of Atlantis within the UIC to prioritise public infrastructure investment and precinct management in support of employment generating opportunities.

The designation of Somerset West as a part of the UIC is intended to prioritise spatially targeted public interventions and incentives. These should stimulate urban regeneration and the implementation of bulk engineering infrastructure required to support inward growth.

4.5.5 Policy statements

The policy statements were updated, reduced (from 42 to 26) and sharpened to remove duplication and inconsistencies and to guide and facilitate investments.

It was also updated to reflect changes and incorporate new information as informed by the technical amendments from the District Plans, the Municipal Planning By-law (MPB-L) and other recently approved City policies and strategies.

An additional improvement is the inclusion of a consistency table that highlights red flags that could be picked up by using the MSDF for early determination of land use/ development applications. These include land use changes or land development proposals classified as inconsistent and requiring a deviation from the MSDF, including conventional urban development and land uses on;

- Areas of Agricultural Significance (AoAS) earmarked areas which are not identified as a New Development Areas (NDAs) in the District Plans;
- Areas designated within Core 1 Biodiversity and not identified as a New Development Areas (NDAs) in the District Plans;
- Areas designated as Discouraged Growth Area and Critical Natural Areas;
- Areas situated seaward of the Coastal Edge;
- Land under the 1:50 year flood line;
- Land within the 65dBA noise contour lines; and
- Land within the 0-5km radius around the Koeberg Nuclear Power Station.

Also any outright contradictions to Policy Statements 1-26; and Rezoning away from General Industrial 1 and General Industrial 2 zonings with a subsequent loss of employment currently provided, in areas not identified as a mixed-use intensification area in the District Plans, may require a deviation from the MSDF with site-specific motivations to be argued.

There is also a clear indication that some maps of information like the Green Infrastructure Network, Tourism assets, Heritage Conservation Areas Under Investigation and the Climate Change Risk Map information, will only be used for information and not compliancy.

4.5.6 Statutory & Procedural Guidance Maps and tables

Maps 5a to 5f were supplemented by means of additional maps (heritage exemption areas, climate risk, green infrastructure network) to help direct developers in making development decisions and so that their applications can be processed faster. These maps provide a high-level view of where land uses and investment are encouraged, prohibited or restricted through legislation and where the information may point to the requirement to follow additional applications processes. Each of the maps draw attention to certain procedures in the application process that will need to be followed and provide key considerations, see hereunder, when evaluating the suitability of an application for development:

- Map 5a: Precautionary Risk Areas;
- Map 5b: Biodiversity Network and Marine Protected Areas;
- Map 5c: Agricultural areas of significance and aquifer resource protection zone;
- Map 5d: Consolidated spatial plan concept (most important map in the range);
- Map 5e: Climate change considerations/ risks; and
- Map 5f: Heritage considerations (heritage conservation areas and cultural landscapes)
- Map 5g: Tourism assets & Green Infrastructure Network

Read alongside the policy statements, these maps aim to flag potential risks areas, highlight applicable legislation and redirect applicants or decision makers to relevant departments, thereby facilitating appropriate development implementation.

4.5.7 Implementation

The implementation chapter of the MSDF was updated, expanded and cross-referenced with the new term of office IDP. It includes summaries of the essential programmes as listed in the IDP of which the implementation is essential for the realisation of the MSDF and District Plans spatial vision.

It also illustrates how the spatial targeting on metro and district level (as highlighted above in 4.5.2 and 4.4) is considered in capital project prioritisation.

A specific write up of the programme direction of the key infrastructure services, the current capacity per service area and the location of future engineering bulk and network improvement projects, are supported with a range of maps on capital projects no the budget and in the pipeline. Particularly these maps will have to be updated more frequently than the 5-year review.

The achievement of the desired spatial vision and implementation of the MSDF and District Plans are entirely dependent on the progress made in the various sector implementation plans and strategies. The sector implementation plans and strategies form the critical backbone of the spatial strategies and include, amongst others, the implementation of CITP, IPTN, the Human Settlement Strategy, the various Infrastructure sector plans, IEGS

and Community Facilities Strategy, etc. Various structuring elements of the urban form are dependent on the implementation of interventions and the achievement of these strategies such as the provision of reliable, affordable, efficient and accessible public transport, the rate of urbanisation and supply of housing opportunities, availability of infrastructure and the timeous implementation of bulk infrastructure projects, amongst others. Progress will be monitored on a regular basis and the land use model updated to inform any policy changes that will be required, as a result.

Therefore, the achievement of the vision is likely to only occur after a number of years as each of these implementation plans are driven to completion. This will result in the City constantly being in a state of improvement or incremental development, never quite reaching the goal, and while some of the goals are slowly being achieved, additional goals may come on board. This means that the City is working at two levels: one planning for the future or ideal situation and the other, working with the backlogs of yesterday and today.

4.6 Summary of main changes: 2012-2022 District Plans

Below is a high-level summary of District Plans amendments made.

The departure points of the District Plans, such as the spatial principles of inward growth and investment, the key strategies and policy statements are aligned with the MSDF and so the overall matters will be the same to what is indicated above in the MSDF changes.

Below is a summary of key topics mostly applicable or relevant for the district plans in general.

4.6.1 Development Guidelines

The District plan provides land use development and environmental management framework guidance on:

- **Biodiversity, agriculture and Heritage** (hydrology, biodiversity, agriculture, open space and heritage);
- **Urban Development** (existing developed areas, new development areas, industrial areas, utilities, risks and precautionary areas);
- **Transport.** District Plans have been updated with simplified transport categories that provides direction to the desired positive functioning of land use / transport network to support accessibility; These designations have been simplified;
- **Conceptual designations** (nodal hierarchy, corridor designation, destination places and civic clusters). Provides broad guidance in relation to spatial concepts that are not precisely spatially defined at the district scale. (e.g. urban nodes, civic precincts, destination places). Land use and form implications may be detailed through local area plans;
- **Development edges** (urban development edge, coastal edge); and

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- **Sub-District guidelines:** providing more detailed and context specific development guidance for the sub areas in each planning district;

4.6.2 Linkage of map legends to Spatial Planning Categories and other designations

The Spatial Planning Categories provide development guidance in relation to areas, which may present a risk or limits, to land use or activities in the district (e.g. flood prone areas, buffers associated with noxious uses). They further provide guidance on where intensification of development is supported. These Spatial Planning Categories (SPCs) cover the Biodiversity, Agriculture, Heritage and Urban Development designations as explained above.

4.6.3 New Development Areas (NDAs)

Identification of NDA's at all levels with increased level of information. The NDA information were inputs into the land use model. The outputs of the land use model will be used to align the planned development areas with the services and amenities requirements. These outputs will therefore influence the forward planning of the various line departments and future budget prioritisation to ensure that the necessary services and amenities support the development vision for the nature and location of development.

It is therefore imperative the land use model be constantly updated and that the sector planning is aligned and stay aligned with the development vision through amongst others the NDAs. Similarly, is it important that the necessary funding is aligned to support the infrastructure requirements, especially where future development and backlog improvements were identified.

4.6.4 Statutory Guidance Maps

There is a District Plan map for each of the eight Planning Districts. The District Plans maps provide a more detailed view of the land uses and forms the "broad level" guide to the desired future spatial form of the district than the MSDF maps.

The district level maps are supplemented by several more detailed Sub-District Maps and land use guidelines to provide further local detail guidance on e.g. development and investment areas as well as conservation and agricultural areas. These provide more detailed guidance than the generic district wide Spatial Planning Categories.

Each planning district has a number of additional maps, listed below, for the purposes of complying with the Environmental Management Framework regulations. These maps that will be used to route and inform development applications:

1. Green Infrastructure and Biodiversity; and
2. Cultural and Heritage Resources.

4.6.5 DSDF Implementation

This section of the District Plan had the most changes as it was expanded significantly to provide a clearer and stronger link between the policy vision and development guidelines with implementation, to facilitate, as much as possible, potential development aligned with the City vision. This necessitated the Implementation Plan be a volume on its own.

The primary objective of the Implementation Plan is to provide the required guidance, in terms of prioritised public investment, local area and precinct planning priorities and enablement mechanisms, to implement the District Plan proposals. It will also set the basis for a future monitoring and evaluation framework.

The Implementation Plan, Volume 3 of the respective District Plans, is made up of five (5) sections as follows (*Section references below refer to Volume 3 of the respective District Plans*):

Urban Restructuring and Upgrading: Section 1.2 identified major upgrading (infrastructure, roads, facilities, etc.) that need to occur within the existing urban footprint to reinforce the district and sub-district plans. This included the identification of sector specific public investment associated with NDAs and areas where major intensification is proposed in the sub district and district spatial plans. These proposals should be considered and incorporated (for implementation) within the relevant City departments sector plans and implementation plans/ strategies.

Spatial Prioritisation Framework: The prioritisation framework prioritises areas for public investment identified in the Urban Restructuring and Upgrading section. Areas are prioritised or targeted based on a layered geospatial analysis of informants related to the City's key spatial transformational strategies and policy using metro, sub-metro and district spatial data. These concepts are already included in the prioritisation framework and process of the capital programme and will have to be reviewed within the IDP period. The Spatial Targeting Framework and Priority Local Facilitation Areas (Sections 1.3) should be adopted as a key informant in the prioritisation of public investment in the City.

Local Area Planning Priorities: This section (Section 1.4) identifies several planning and investment focus areas, including preliminary local planning areas where further planning is required to guide local land use change or define capital investment interventions and precinct or site-specific planning initiatives where further work is needed to unlock strategic land for development. These should be adopted as key informants in the prioritisation of public investment in the City.

Local Policies/Plans to be Withdrawn or Amended: Section 1.5 of Volume 3 of the respective District Plans identifies a list of approved local level policies and plans that should be withdrawn or amended to ensure alignment with the proposed District Plan, once approved. Processes will be initiated, upon the approval by council of this report, in terms of the applicable legislation to consider the review, amendment or withdrawal of the following policies: Densification Policy; Transit Oriented Development (TOD) Strategic

Framework; The Urban Edge Structure Plans (where relevant); Scenic Drive Management Plan (2003 and 2014); and the Veld fire and Inner City Fire Policies.

Implementation Mechanisms: Section 1.6. Identifies current and required development mechanisms to support its implementation. This section identifies pragmatic mechanisms that can be implemented within the lifespan of District Plan and support the recovery of the City's economy during and after the COVID 19 pandemic.

It also developed a framework to guide the application of the mechanisms at the sub-district and local scale. Priority mechanisms proposed include the development of regulatory tools such as an Incentive Overlay Zone (as well as other implementation mechanisms i.e. Heritage Exemption Areas) in order to incentivise development in spatially targeted areas within the city. The mechanisms identified in Section 1.6 will be investigated and pursued by the City to mainstream the implementation of development proposals contained in the respective District Plans, including any associated processes necessary to regularise them. Mechanisms to support other departments, e.g. fast track and stream line the provision of housing opportunities, through overlay zones, etc. be prioritised; and

The specific motivation and objectives for these mechanisms are detailed in Section 1.6.6 in each Implementation Plan and Annexure 12 in Volume 4.

As discussed above, the delineated Urban Development Edge (UDE) is proposed to be used to define the NEMA Urban Areas in terms of the Amended Environmental Impact Assessment Regulations 2014 promulgated in terms of the National Environmental Management Act, 1998 (Act No. Act 107 of 1998). This will allow for the exemption of certain standard trigger activities listed in the EIA Regulations as amended for developments within the urban areas boundary. This process was already initiated and it is proposed that support be given to this process.

The District Plans, that incorporate the EMF, are proposed to be processed for approval by the National Minister of Forestry, Fisheries and the Environment or the MEC of Environmental Affairs and Development Planning, in concurrence with the National Minister as EMFs in terms of the Environmental Management Frameworks Regulations promulgated in terms of the National Environmental Management Act, 1998 (Act No. Act 107 of 1998). This will allow for procedural benefits for potential developments as developers will be guided by the information and various exclusions from Environmental Impact Assessment (EIA) can be requested, using the EMFs. The Atlantis Exclusion Instrument to fast track development, environment authorisations and for exclusions of certain standard trigger activities in terms of the EIA regulations for the Atlantis Special Economic Zone (SEZ) was successfully piloted using this.

It is proposed that the revised EMFs be processed for approval in terms of the cited legislation to be able to start processes to achieve the mentioned benefits elsewhere.

4.6.6 Land use model

As mentioned above, especially par. 4.6.3, the land use model is informed by the NDAs and is used to provide outputs to the planning of the various line departments. Enhancements or further refinement of the land use model, any associated community and social facility modelling, the development and the testing of additional development scenario options will serve as inputs to the various line departmental sector, master plan and implementation plan updates.

4.7 Coastal Edge (Coastal Management Line)

Studying development opportunities and the impact of current legislation and its designations, it was determined that in three instances, the approved Coastal Management Lines, in terms of section 25 of the National Environmental Management: Integrated Coastal Management Act (Act No. 24 of 2008), refer to as the Coastal Edge in the MSDF and District plan, impacts development proposals and existing development rights and plans at Strandfontein, Monwabisi/ Mnandi and Macassar. Discussions on these are in the Cape Flats and Khayelitsha, Mitchells Plain and Greater Blue Downs District Plans. It is proposed that Council support the initiation of a process to amend and approve these lines by the Minister National Minister of Forestry, Fisheries and the Environment in terms of the cited legislation for it to be consistent with the MSDF and District Plans.

4.8 Awareness making and community interaction

The Department initiated and conducted a number of Councillor training workshops on spatial planning – with a focus on the spatial development frameworks and related built environment development issues, e.g. housing, environment, transport, infrastructure, etc. It proposed that these be rolled out to all the councillors, ward committee members and identified civic leaders. The benefits of these programmes include more informed participants and stakeholders, better quality inputs and development that is appropriate and more aligned with spatial planning policy.

Furthermore, in order to ensure continuous community interaction and participation in spatial planning initiatives on a more local scale, a programme is proposed to identify and prioritise the development of such local plans, supported with implementations plans, to be developed by area based spatial planners in consultation with communities.

The department, in an attempt to create the above awareness and empower stakeholders launched four public educational videos covering the topics of: spatial planning, densification; human settlements planning; and environmental considerations. These videos can be accessed at: <https://www.youtube.com/playlist?list=PLQZ9ZqJptobfyJjx4NhZgZkrXUuFcWQC>.

The department is considering a further roll out of videos as part of its awareness and empowerment programme. Council is asked to support the above initiatives.

4.9 Review

It is proposed to initiate a programme to review the MSDF and District Plans. Given the changes wrt to the implementation plan and its unique position to provide strategic and overall spatial direction to link implementation and development plans, and it keep it live, i.e. not static, it is proposed that the Implementation Plans be updated more frequently, at

most annually. This will then incorporate various updates that may have taken place during any given year, e.g. annual infrastructure plan, and sector planning, etc. and allow it to be linked to the IDP.

Reviews can also incorporate updates of any newly developed City policies, strategies and implementation plans.

5.1 Financial Implications ☒ None ☐ Opex ☐ Capex

☐ Capex: New Projects

☐ Capex: Existing projects requiring additional funding

☐ Capex: Existing projects with no Additional funding requirements

The approval of the MSDF and District Plans do not have immediate capital budget implications for the City. The approval will however, have an impact on the future capital allocations via the budget in favour of a prioritised Urban Inner Core and less so in the Incremental Growth & Consolidation Areas to:

- Address existing capacity backlogs and supplement the existing capacity to support intensified land uses in support of the MSDF and District Plans' inner growth investment rationale; and
- Prohibit public capital expenditure on development approvals in the designated discouraged growth areas (DGA). The MSDF guidance is that thorough consideration be given to the roles and financial responsibilities for bulk, link and network infrastructure upgrades and long term maintenance which may be required and the implications to citizens, residents, government and the City.

5.2. Policy and Strategy ☒ Yes ☐ No

The 2018 MSDF and the eight (8) District Plans listed below that were approved on 31 October 2012 in terms of the Land Use Planning Ordinance (LUPO, 1985), and later deemed District SDFs in terms of the MPB-L, will be withdrawn and replaced:

- Table Bay District Spatial Plan;
- Blaauwberg District Spatial Plan;
- Northern District Spatial Plan;
- Tygerberg District Spatial Plan;
- Helderberg District Spatial Plan;
- Khayelitsha, Mitchells Plain, Greater Blue Downs District Spatial Plan;
- Cape Flats District Spatial Plan; and the
- South Peninsula District Spatial Plan.

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Section 4.6.5 also discussed the other spatial policies that are proposed to be withdrawn, amended or reviewed.

5.3. Legislative Vetting ☒ Yes ☐ No

5.4. Legal Implications ☒ Yes ☐ No

5.5. Staff Implications ☐ Yes ☒ No

5.6. Risk Implications ☐ Yes The risks for approving and/or not approving the recommendations are listed below:

☒ No Report is for decision and has no risk implications.

☐ No Report is for noting only and has no risk implications.

4.1. POPIA Compliance ☒ Yes It is confirmed that this report has been checked and considered for POPIA compliance.

6. RECOMMENDATIONS

Not delegated: For decision by Council:

Recommendation from the Subcouncil to the Executive Mayor together with the Mayoral Committee and Council

It is recommended that the subcouncil recommends to the Executive Mayor together with the Mayoral Committee for onward submission to Council for approval:

- 6.1 The adoption of the following list of Integrated District Spatial Development Frameworks (DSDFs) 2022 (District Plans): Volumes I to 4 (attached as Annexure 1 of this report) in terms of Sub Sections 11, 13, 14, 17 and 18 of the MPB-L;
 - 6.1.1 Table Bay District Plan;
 - 6.1.2 Blaauwberg District Plan;
 - 6.1.3 Northern District Plan;
 - 6.1.4 Tygerberg District Plan;
 - 6.1.5 Helderberg District Plan;
 - 6.1.6 Khayelitsha Mitchells Plan and Greater Blue Downs District Plan;
 - 6.1.7 Cape Flats District Plan; and
 - 6.1.8 Southern District Plan.
- 6.2 The District Plans be submitted to the National Minister of Forestry, Fisheries and the Environment or the MEC of Environmental Affairs and Development Planning, in concurrence with the National Minister, for approval as EMFs in terms of the Environmental Management Frameworks Regulations promulgated in terms of the National Environmental Management Act, 1998 (Act No. Act 107 of 1998);
- 6.3 The combined MSDF and District Plans Public Participation Report (PPR) (attached as Annexure 3), containing the public comments and related responses in terms of Sub Section 4(2)(c) and 13 (3)(a)-(d) of the MPB-L be noted, the responses be accepted and the alternative comments be dismissed;
- 6.4 The combined MSDF and District Plans Urban Development Edge Report (attached as Annexure 4), in terms of Sub Section 3 (3) and 11(2) of the MPB-L and the Urban Development Edge line contained within the report be noted; the responses be accepted and the alternative comments be dismissed;
- 6.5 The Urban Development Edge delineation be submitted to the Department of Environmental Affairs & Development Planning for the delineation of the Urban Areas for approval in terms of the Amended Environmental Impact Assessment Regulations 2014 promulgated in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998);

- 6.6 The proposals to amend to the Coastal Edge (Coastal Management Line) be submitted to the Minister National Minister of Forestry, Fisheries and the Environment to be processed for approval in terms of section 25 of the National Environmental Management: Integrated Coastal Management Act (Act No. 24 of 2008);
- 6.7 Note, to further assist with awareness making and the promotion of the MSDF and the District Plans, that the following programmes will be initiated:
- 6.7.1 Training programmes for councillors, ward committee members and identified civic leaders; and
 - 6.7.2 A programme of continuous community interaction that promotes area based spatial planners to develop and support local implementation plans, as prioritised, that would in turn promote, amongst others, community interaction in spatial planning and the attainment of more effective spatial plans;
- 6.8 Note the initiation of a programme to review the MSDF and District Plans (Sections 10 and 17 of the MPB-L) that considers shorter term (more regular) and longer term reviews that will incorporate updates of any newly developed City policies and implementation plans; and
- 6.9 Note that in accordance with Subsections 7, 8, 15 and 18 of the MPB-L the requirements to:
- 6.9.1 Submit a written notice of the adoption of the Amended MSDF to the Provincial Minister responsible for local government;
 - 6.9.2 Publish a notice of the decision of the adoption the MSDF and District Plans; and
 - 6.9.3 Give notice to the public of amended documents, withdrawn documents and publicise a summary of the MSDF.

Recommendation from the Spatial Planning and Environment Portfolio Committee to the Executive Mayor together with the Mayoral Committee to Council

It is recommended that the Spatial Planning and Environment Portfolio Committee recommends, to the Executive Mayor together with the Mayoral Committee for onward submission to Council for approval:

- 6.10 Recommendations 6.1 to 6.9;
- 6.11 The adoption of the Amended MSDF 2022 Volumes I and 2 (attached as Annexure 2 of this report) as the Amended MSDF (2022), in terms of Sub Sections 4(2)(f) and 6(a) of the MPB-L;

- 6.12 The substitution of the current spatial vision (MSDF 2018) for the City that forms part of the Integrated Development Plan (IDP) with the Amended MSDF 2022 (Volume 1).

For decision by Council

It is recommended for Council for approval:

- a) Recommendations 6.1 to 6.12.

6. AANBEVELINGS

Nie gedelegeer nie: vir besluitneming deur die Raad:

Aanbeveling van die subraad aan die uitvoerende burgemeester tesame met die burgemeesterskomitee en die Raad

Daar word aanbeveel dat die subraad by die uitvoerende burgemeester tesame met die burgemeesterskomitee die volgende vir verdere voorlegging aan die Raad vir goedkeuring aanbeveel:

- 6.1. Die aanneming van die volgende lys van geïntegreerde raamwerke vir distriks-ruimtelike ontwikkeling (DSDF'S) 2022: Volume 1 tot 4 (aangeheg as bylae 1 van hierdie verslag), kragtens subartikels 11, 13, 14, 17 en 18 van die MPBL:
 - 6.1.1. Tafelbaai-distriksplan;
 - 6.1.2. Blaauwberg-distriksplan;
 - 6.1.3. Noordelike distriksplan;
 - 6.1.4. Tygerberg-distriksplan;
 - 6.1.5. Helderberg-distriksplan;
 - 6.1.6. Distriksplan vir Khayelitsha, Mitchells Plain en Groter Blue Downs;
 - 6.1.7. Kaapse Vlakte-distriksplan; en
 - 6.1.8. Suidelike distriksplan.
- 6.2. Die distriksplanne voorgelê word aan die nasionale minister van bousbou, visserye en die omgewing of die LUR van omgewingsake en ontwikkelingsbeplanning, met instemming van die nasionale minister, vir goedkeuring as EMF'S kragtens die regulasies oor omgewingbestuursraamwerke afgekondig ingevolge die Wet op Nasionale Omgewingbestuur, Wet 107 van 1998;
- 6.3. Daar kennis geneem word van die openbaredeelnamederslag oor die gekombineerde MSDF- en distriksplanne (aangeheg as bylae 3), wat die kommentaar van die publiek en verwante reaksies bevat kragtens subartikel 4(2)(c) en 13 (3)(a)-(d) van die MPBL, die reaksies aanvaar word en die alternatiewe kommentaar afgewys word;
- 6.4. Daar kennis geneem word van die stedelikeontwikkelingsrandverslag van gekombineerde MSDF- en distriksplanne (aangeheg as bylae 4), kragtens subartikel 3(3) en 11(2) van die MPBL en die stedelikeontwikkelingsrandlyn vervat binne die verslag; die reaksies op die kommentaar aanvaar word en die alternatiewe kommentaar afgewys word;

- 6.5. Die stedelikeontwikkelingsrand-afbakening voorgelê word aan die departement omgewingsake en ontwikkelingsbeplanning vir die afbakening van die stedelike gebiede vir goedkeuring kragtens die gewysigde regulasies oor omgewingsimpakbepaling 2014 afgekondig ingevolge die Wet op Nasionale Omgewingsbestuur, Wet 107 van 1998;
- 6.6. Die voorstelle om die kusrand (kusbestuurslyn) te wysig, voorgelê word aan die minister van bosbou, visserye en die omgewing, om vir goedkeuring verwerk te word ingevolge artikel 25 van die Wet op Nasionale Omgewingsbestuur: Geïntegreerde Kusbestuur, Wet 24 van 2008;
- 6.7. Kennis geneem word dat die volgende programme van stapel gestuur word om verder te help met bewusmaking en die bevordering van die MSDF en die distriksplanne:
- 6.7.1. Opleidingsprogramme vir raadslede, wykskomiteelede en geïdentifiseerde burgerlike leiers; en
 - 6.7.2. 'n Program van deurlopende gemeenskapsinteraksie wat gebiedsgebaseerde ruimtelike beplanners bevorder om plaaslike implementeringsplanne, soos geprioritiseer, te ontwikkel en te steun, wat op sy beurt weer, onder andere, gemeenskapsinteraksie in ruimtelike beplanning en die bereiking van meer effektiewe ruimtelike planne sal bevorder;
- 6.8. Let op die aanvang van 'n program om die MSDF en distriksplanne (artikel 10 en 17 van die MPBL) te hersien wat kortertermynhersienings (meer gereelde) en langertermynhersienings oorweeg wat bywerkings van enige pas ontwikkelde Stadsbeleide en implementeringsplanne sal inkorporeer; en
- 6.9. Daar kennis geneem word van die volgende vereistes in ooreenstemming met subartikels 7, 8, 15 en 18 van die MPBL:
- 6.9.1. 'n Skriftelike kennisgewing van die aanneming van die gewysigde MSDF by die provinsiale minister verantwoordelik vir plaaslike regering in te dien;
 - 6.9.2. 'n Kennisgewing van die besluit om die MSDF en distriksplanne aan te neem te publiseer; en
 - 6.9.3. Kennis te gee aan die publiek van gewysigde dokumente, dokumente wat onttrek is en 'n opsomming van die MSDF te publiseer.

Aanbeveling van die portefeuljekomitee oor ruimtelike ontwikkeling en die omgewing aan die uitvoerende burgemeester tesame met die burgemeesterskomitee aan die Raad

Daar word aanbeveel dat die portefeuljekomitee oor ruimtelike ontwikkeling en die omgewing by die uitvoerende burgemeester tesame met die burgemeesterskomitee die volgende vir verdere voorlegging aan die Raad vir goedkeuring aanbeveel:

- 6.10 Aanbevelings 6.1 tot 6.9;
- 6.11 Die aanneming van die gewysigde MSDF 2022 volume 1 en 2 (aangeheg as bylae 2 van hierdie verslag) as die gewysigde MSDF (2022), kragtens subartikels 4(2)(f) en 6(a) van die MPBL;
- 6.12 Die vervanging van die huidige ruimtelike visie (MSDF 2018) vir die Stad wat deel uitmaak van die geïntegreerde ontwikkelingsplan (GOP) met die gewysigde MSDF 2022 (volume 1).

Vir besluitneming deur die Raad

Daar word die volgende vir goedkeuring by die Raad aanbeveel:

- a) Aanbevelings 6.1 tot 6.12.

6. IZINDULULO

Aziguqunyaziswanga: isigqibo seseBhunga:

Isindululo esiphuma kwiBhungana esijoliswe kuSodolophu weSigqeba kunye neKomiti yeSigqeba sakhe nakwiBhunga

Kundululwe ukuba iBhungana malenze isindululo kuSodolophu weSigqeba kunye nakwiKomiti yeSigqeba ukuba kugqithiselwe kwiBhunga ukuze iphunyezwe:

- 6.1 Kwamkelwe uluhlu olulandelayo olungeZakheko zeSithili zoPhuhliso lomhlaba ongamaBala (DSDFs) neZakheko zoLawulo lokuSingqongileyo ((EMFs) zango2023 (iZicwangciso zeSithili): Imiqulu I ukuya ku4 (eqhotyoshelwe kwisihlomelo1 kule ngxelo) njengeDSDFs eziPhengululiweyo kwaye eziHlanganisiweyo neeEMFs (iZicwangciso zeSithile) 2023, ngokwamaCandelwana11, 13, 14, 17 no18 eMPB-L;
 - 6.1.1 ISicwangciso seSithili saseTable Bay;
 - 6.1.2 ISicwangciso seSithili saseBlaauberg;
 - 6.1.3 ISicwangciso seSithili saseNorthern;
 - 6.1.4 ISicwangciso seSithili saseTygerberg;
 - 6.1.5 ISicwangciso seSithili saseHelderberg;
 - 6.1.6 IziCwangciso zeZithili esaseKhayelitsha, Mitchells Plain nesaseGreater Blue Downs;
 - 6.1.7 ISicwangciso seSithili saseCape Flats; kwakhona
 - 6.1.8 ISicwangciso seSithili saseSouthern.
- 6.2 Izicwangciso zeSithili mazingeniswe kuMphathiswe weSizwe ongezamaHlathi, ukuLoba nokuSingqongileyo okanye uMphathiswa wePhondo weMicimbi yokuSingqongileyo noCwangciso loPhuhliso, ngokungqinelana noMphathiswa weSizwe, ukuba ziphunyezwe njengeEMFs, ngokungqinelana neMigaqo engeZakheko zoLawulo lokuSingqongileyo ezimiswe ngokoMthetho weSizwe ongoLawulo lokuSingqongileyo onguNomb.107 wango1998;
- 6.3 Makuqwalaselwe iNgxelo edityanisiweyo engeMSDF nengeNtathoxaxheba yoLuntu kwiZicwangciso zeSithili (PPR) (eqhotyoshelwe kwisihlomelo3), equlathe izimvo zoluntu neempendulo ezimalunga noko, ngokweCandelo(2)(c) no13 (3)(a)-(d) leMPB-L, iimpendulo zamkelwe kaye izimvo ezingezinye zikhatywe;
- 6.4 Makuqwalaselwe iNgxelo edityanisiweyo engeMSDF neZicwangciso zeSithili ezingoPhuculo loMqokumbelo weDolophu eziqhotyoshelwe kwisihlomelo4), ngokungqinelana neCandelwana 3 (3) no11(2) eMPB-L noPhuculo loMqokumbelo

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weDolophu ngokungqinelana nokuqulathwe kwingxelo; iimpendulo mazamkelwe kwaye kukhatywe izimvo ezingezinye;

- 6.5 Inkcazelo yoMqokumbelo woPhuhliso lweDolophu mayingeniswe kwiSebe leMicimbi yokuSingqongileyo noCwangciso loPhuhliso ukuze kucaciswe iMimandla yeDolophu ukuze iphunyezwe, ngokungqinelana neMigaqo eLungisiweyo engeMpembelelo yokuSingqongileyo yango2014 eyamiselwa ngokungqinelana noMthetho weSizwe ongoLawulo lokuSingqongileyo onguNomb.107 wango1998;
- 6.6 Iziphakamiso zokulungiswa koMqokumbelo woNxweme (iCandelo loLawulo loNxweme) mazingeniswe kuMphathiswa weSizwe ongezamaHlathi, ezokuLoba nokuSingqongileyo ukuze zilungiselelwe ukuba ziphunyezwe, ngokungqinelana neCandelo25 loMthetho weSizwe ongoLawulo loNxweme ngokuHlangeneyo onguNomb.24 wango2008;
- 6.7 Uqwalaselo ukuze kuncediswe ngokuthe xhaxhe kufekiso lolwazi nokukhuthazwa iMSDF neZicwangciso zeZithili ukuba kusungulwe ezi nkqubo zilandelayo:
- 6.7.1 Inkqubo ezingoqeqesho olujoliswe kooceba, amalungu ekomiti zewadi neenkokheli zoluntu ezichongiweyo; kwakhona
- 6.7.2 Inkqubo engokuqhubeka koqhagamshelwano kunye noluntu apho ikhuthaza abacwangcisi bamabala ngokubhekiselele kummandla ukuze kuqulunqwe kwaye kuxhaswe ukumiselwa kwezicwangciso zendawo, njengoko kucwangcisiwe apho ekugqibeleni kuyakuthi kukhuthaze, phakathi kwezinye izinto, uqhagamshelwano kunye noluntu kucwangciso lwamabala nokufumaneka kwezicwangciso zamabala ezisebenza ngakumbi;
- 6.8 Kuqwalaselwe ukusungullwa kwenkqubo engophengululo lweMSDF neZicwangciso zeZithili (amaCandelo10 no17 of the MPB-L) ukuba kuthathelwe ingqalelo ixesha elilelona lufutshane (elona lisisigxina) kwaye kungasayi kubakho uphengululo lwexesha elide apho luyakuthi luqulathe iingxelo zalo naluphina uphuhliso olutsha lwemigaqonkqubo emitsha yeSixeko nokumiselwa kwezicwangciso; kwakhona
- 6.9 Kuqwalaselwe ukuba ngokungqinelana namaCandelwana7, 8, 15 no18 eMPB-L, imimiselo ukuba:
- 6.9.1 Kungeniswe isaziso esibhaliweyo esingokwamkelwa kweMSDF esiLungisiweyo, sijoliswe kuMphathiswa wePhondo onoxanduva loburhulumente bommandla;

- 6.9.2 Kubhengezwe isaziso esingesigqibo sokwamkelwa kweMSDF neZicwangciso zeSithili; kwakhona
- 6.9.3 Kukhutshwe isaziso kuluntu ngokumalunga namaxwebhu alungisiweyo, arhoxisiweyo kwaye kubhengezwe isishwankathelo seMSDF.

Isindululo seKomiti yeMicimbi yoCwangciso lomhlaba ongamaBala nokuSingqongileyo esijoliswe kuSodolophu weSigqeba kunye neKomiti yeSigqeba sakhe neBhunga

Kundululwe ukuba iKomiti yeMicimbi yoCwangciso lomhlaba ongamaBala nokuSingqongileyo indululo kuSodolophu weSigqeba kunye neKomiti yeSigqeba sakhe ukuze zigqithiselwe kwiBhunga ukuba zizindululo iphunyezwe:

- 6.10 Izindululo 6.1 ukuya ku6.9;
- 6.11 Kwamkelwe iMiqulu 1 no2 eLungisiweyo yeMSDF yango2022 (eqhotyoshewe kwisihlomelo2 sale ngxelo) njengeMSDF elungisiweyo sango2022, ngokungqinelana namaCandelwana4(2)(f) no6(a) eMPB-L;
- 6.12 Ukutshintshelwa kwembono yakalokunje engamabala (MSDF 2018) engeSixeko eyinxal'enye yeSicwangciso soPhuhliso ngokuHlangeneyo (IDP) kunye neMSDF eLungisiweyo yango2022 (uMqulu1).

Isigqibo seseBhunga

Kwenziwe isindululo kwiBhunga ukuba siphunyezwe:

- a) Izindululo 6.1 ukuya ku6.12.

ANNEXURES

- Annexure 1: Integrated District Spatial Development Frameworks and Environmental Management Frameworks 2022 (District Plans) (Volumes 1 to 4 per district)
- Annexure 2: Metropolitan Spatial Development Framework 2022 (Volumes 1 and 2)
- Annexure 3: Combined MSDF and District Plans Public Participation Report with attachment inclusive of records of comments submitted and responses
- Annexure 4: Combined MSDF and District Plans Urban Development Edge Report with attachment inclusive of records of amendments and reason
- Annexure 5: Structure of the MSDF and District Plan Suites of Documents

The above annexures can be access at the following link:

[MSDF and District Plan reports for approval](#)

FOR FURTHER DETAILS CONTACT

NAME	ERIKA NAUDE	CONTACT NUMBER
E-MAIL ADDRESS		
DIRECTORATE	SPE: UPD	FILE REF No
SIGNATURE : DIRECTOR	 Digitally signed by Erika Naude Date: 2022.10.28 12:45:24 +02'00'	

EXECUTIVE DIRECTOR

NAME	ROBERT MCGAFFIN	COMMENT:
DATE		
SIGNATURE	 Digitally signed by Robert McGaffin Date: 2022.10.28 13:45:01 +02'00'	

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DIRECTOR: POLICY AND STRATEGY

- ☒ SUPPORTED
☐ NOT SUPPORTED – PROVIDE COMMENT

NAME HUGH COLE

DATE

SIGNATURE

Hugh Cole
Digitally signed by
Hugh Cole
Date: 2022.11.02
09:15:39 +02'00'

COMMENT:

The MSDF and DSDFs were developed following a process guided by the relevant legislation, with administrative, political and public participation steps. Revision of MSDF post IDP approval followed the steps and timeline in the approved concept note.

MANAGER: LEGISLATIVE VETTING

- ☒ ANNEXURE TO THE REPORT COMPLIANT WITH THE PROVISIONS OF COUNCIL'S POLICIES, BY-LAWS AND ALL LEGISLATION RELATING THERETO.
☐ ANNEXURE NON-COMPLIANT WITH POLICIES, BY-LAWS AND STRATEGIES.

NAME TIMOTHY ZEEMAN

DATE

SIGNATURE

Timothy Zeeman
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Timothy Zeeman
Date: 2022.11.02
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COMMENT:

MAYORAL COMMITTEE MEMBER

NAME
ALD EDDIE ANDREWS

DATE

SIGNATURE

Eddie Andrews
Digitally signed by Eddie Andrews
Date: 2022.11.02 16:10:46 +02'00'

COMMENT:

LEGAL COMPLIANCE

- ☐ REPORT COMPLIANT WITH THE PROVISIONS OF COUNCIL'S DELEGATIONS, POLICIES, BY-LAWS AND ALL LEGISLATION RELATING TO THE MATTER UNDER CONSIDERATION.
☐ NON-COMPLIANT

NAME

DATE

COMMENT:

Certified as legally compliant based on the contents of the report.

Making progress possible. Together.

SIGNATURE

Annexure 5: STRUCTURE OF THE MSDF AND DISTRICT PLAN SUITES OF DOCUMENTS

MSDF SUITE OF DOCUMENTS

The revised MSDF comprise of two (2) volumes:

MSDF: Volume 1: Background and Policy Document

- Chapter 1: Introduction
- Chapter 2: Spatial context, challenges and opportunities
- Chapter 3: Spatial vision and concept
- Chapter 4: Directing spatial transformation
- Chapter 5: The spatial development framework
- Chapter 6: Implementation
- Technical Supplement A: MSDF policy statements

MSDF Volume 2: Technical Supplements (separate document)

Volume 2 are annexures to Volume 1 inclusive of technical supplements B to F.

- Technical Supplement B: Land use intensification
- Technical Supplement C: Regulatory requirements and informants
- Technical Supplement D: National & Provincial planning informants
- Technical Supplement E: Nodal classification, corridor intervention & IZ
- Technical Supplement F: Overview of the dynamics of urban change
- Terms and definitions

DISTRICT PLAN SUITE OF DOCUMENTS

The revised District Plans comprise of four (4) volumes:

Volume 1: Baseline and Analysis Report, comprising:

- State of the population;
- State of the environment;
- State of the built environment;
- State of the economy and property market;
- Risks

Volume 2: District Plan (Integrated DSDF and EMF): Draft Technical Report, comprising:

- Spatial vision, role of the district, spatial concept and key interventions
- District development guidelines; and
- Sub-district development guidelines

Volume 3: Implementation Plan, comprising:

- Proposals of upgrading and restructuring;
- Prioritisation framework;
- Priorities for local area;
- Policies to be reviewed; and
- Proposed mechanisms and incentives; and
- Monitoring and Evaluation Framework.

Volume 4: Technical Annexures

- Layered Maps
- Public Participation Report
- Process Report
- Acronyms, Abbreviations and Definitions