LAND IDENTIFICATION AND PRIORITISATION PROGRAMME

LAND IDENTIFICATION OVERVIEW

URBAN PLANNING & DESIGN BRANCHES INVOLVED
Spatial Targeting & Mechanisms Unit

PROJECT YEAR
Ongoing

In association with other key City departments, Urban Planning & Design are responsible for a range of key projects within the fields of quantifying as well as estimating the impact of urbanization on land uses, land utilization and demand.

These functions include work packages which feed into infrastructure as well as social/ community facility planning, land pipeline and analysis work and projects related to more operational matters such as land disposal or acquisition recommendations, asset optimization and rationalization recommendations and land development recommendations.

A key focus of the department is to "Enhance public sector involvement in land optimisation (identification and prioritisation) in association with line departments".
To achieve this UPD has developed an inventory of 'land supply' datasets informed by spatial policy and kept up to date by the various teams in the department.

The 3 x primary 'Land Availability Datasets' curated by UPD are:

1. The Undeveloped & Partially Developed Land Inventory (UPDLI);
2. the New Development Area (NDA) identification and monitoring,
3. the Land Use Model and associated processes and

Specific local informants may provide additional information where available for a site or from another line department with specialist pipelines.

A further important mechanism is a screening tool, the Land Assessment Protocol, which assists in promoting the highest and best use of government land within a long term planning context.

This panel details the base land supply datasets and their interdependencies.

OVERVIEW OF KEY LAND IDENTIFICATION MECHANISMS

UPDLI

- **Base Informant of Vacant Land**

The Undeveloped and Partially Developed Land Inventory (UPDLI) is a database that contains undeveloped or underutilised land parcels within the Urban Edge of the City of Cape Town. Each parcel is categorised according to current use as well as any status flags which indicate potential future development or intent to develop.

NDAs

- **Policy Informants to guide future use of land**

Contains desired future development proposals for vacant and underutilised land in Cape Town, which is an output of the Land Use Modelling process and has been approved through the MSDF and DSDFs.

LAP

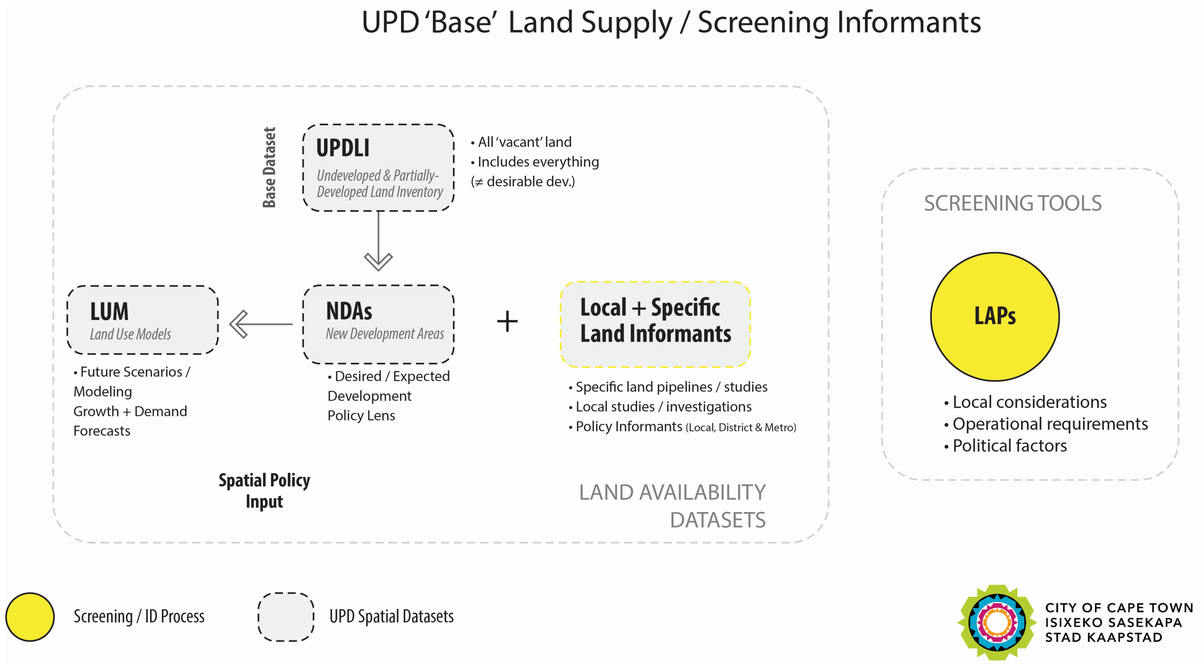
- **Decision Making Tools to ensure policy alignment**

The Land Assessment Protocol (LAP) is a geodatabase tool and local technical assessment used to determine the most appriorate use of land based on approved spatial planning and urban development policy in the City. This tool can be used by multiple departments to help inform the future use of land and if it should be supported for disposal, lease, reservation and/or acquisition

LAND DATABASE

PROVIDING SPATIAL ANALYSIS FOR DEPARTMENTAL NEEDS

OVERVIEW DIAGRAM OF LAND SCREENING & IDENTIFICATION PROCESS



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UNDEVELOPED & PARTIALLY DEVELOPED LAND INVENTORY (UPDLI)

The Undeveloped and Partially-Developed Land Inventory (UPDLI) is an internal dataset to understand the extent of undeveloped or underutilised land within the City of Cape Town. The database contains all undeveloped and partially-developed land parcels within the Urban Development Edge.
UPDLI is a base dataset that:

- Acts as an informant to planning decisions and land available for development or City requirements.
- Forms an input dataset into future scenario planning exercises (e.g. the Land Use Model)
- Allows ongoing tracking of undeveloped and partially-developed land parcels for monitoring and evaluation purposes.

Each parcel is categorised according to current use as well as any status flags which indicate land earmarked for potential future development (Earmarked), a registered intent to develop (In-Planning) or anything that may inhibit development on a piece of land (Encumbered).

Use Categories

CODE	USE CATEGORY	SUB-CATEGORY
1	**Potential Underutilised:**	Land that has no ties /use attributes from the screening process
2	**Community / Recreational use:**	Community Facilities and Religious Inst. *Zoning and Land Use Codes*
		Sports Facilities / Fields and School Fields *Zoning and Land Use Codes RESDB*
3	**Biodiversity Network / POS / Agricultural use:**	Biodiversity Network
		POS and Parks *Zoning, Land Use Codes and Parks RESDB*
		Wetlands *Wetlands RESDB*
		Agriculture / Smallholding *Land Use Codes & Aerial Layer RESDB*
4	**Transport / Utility Use:**	Transport / Road / Parking / Utility Usage *Zoning, Land Use Codes & Aerial Layer*
5	**Informal Use:**	Areas of Informality / Invaded Land *Use Codes & Aerial Layer*

Status Flags

CODE	STATUS FLAG	SUB-STATUS
A	**Earmarked: Policy** (land earmarked for development / use.)	DSDF New Development Area
		OtherF
B	**Earmarked: Process** (land earmarked for development / use.)	Reservation + Acquisitions *+PW Res*
		Restitution
		Public Projects - Pipeline* *ECP + RDED Pipeline*
C	**In-Planning** (land with a registered intent to be developed)	Land Use Application
		Building Plan Application
		Public Projects - Planning* *ECP + RDED Pipeline*
D	**Encumbered**	Land Invasions
		Leases. *Servitudes**

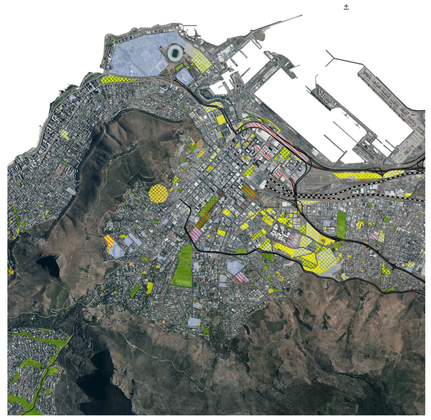
EXAMPLE SITE

METHODOLOGY

The UPDLI database is developed using an iterative filtering of, an initial input, the based off the Valuations Use Codes. The process had 2x major components:

1. UPDLI Base Layer – a screened layer of all undeveloped and partially-developed land layers where development is theoretically possible, although not necessarily desirable. Checked by rep from each district.
2. Classified UPDLI Layer – a further refined layer using a classification system to differentiate between categories of undeveloped land.

Several scripts have been developed as part of the UPDLI Toolbox to complete the classification. These filtering scripts run through a series of iterative location and attribute based queries pulling from various datasets on the City's servers.
The Use Category, Status Flags, Zoning, Ownership and Use Code all stored in attribute data.

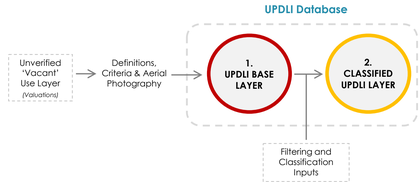


Legend

UPDLI Classified Model - Use Categories
- 1 - Potential Underutilised
- 2 - Community / Recreational Use
- 3 - Biodiversity Network / POS / Agricultural Use
- 4 - Transport / Utility Use
- 5 - Informal Use

UPDLI Classified Model - Status Flags
- A - Earmarked: Policy
- B - Earmarked: Process
- C - In-Planning
- D - Encumbered

UPDLI DATABASE COMPONENTS



NEW DEVELOPMENT AREAS (NDAs)

The New Development Areas are sites earmarked for future development in order to supply the estimated future growth.

These are generally undeveloped (vacant) or partial-developed land identified as appropriate for new infill development of various typologies and densities for residential, non-residential uses (i.e. industrial and/or commercial and/or institutional and/or public service) or a combination thereof.

NDAs reflect the desired end state and not only the next 20 years. In addition the NDAs does not include redevelopment and further intensification of existing development/land uses (i.e. take up of latent rights, conversions, boarding houses etc.) - also known as brownfield development.

DSDF NDA Land Use Categories

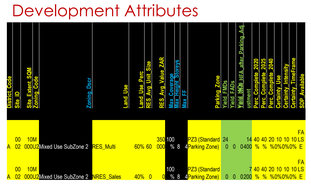
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Public Service
- Commercial
- Industrial
- Mixed Use

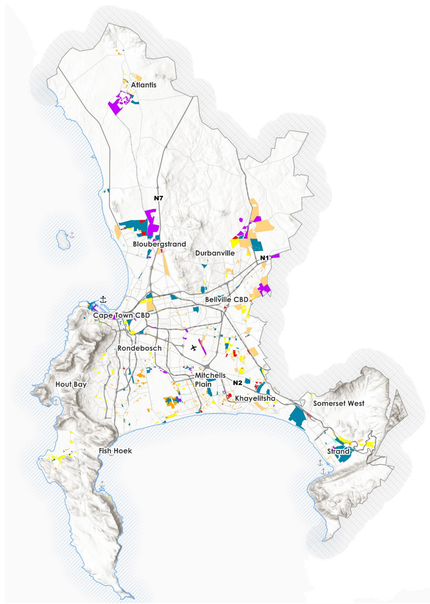
METHODOLOGY

Site

+

Development Attributes





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SPATIAL DATA & ANALYSIS