

MECHANISMS OVERVIEW

OVERVIEW OF CURRENT AND PROPOSED MECHANISMS

URBAN PLANNING & DESIGN BRANCHES INVOLVED

Spatial Targeting & Mechanisms

PROJECT YEAR

Ongoing

There is a long standing misalignment between the City's proposed spatial planning policy directives and private sector led development. The lack of incentives and tools to stimulate the desired type of development proposed in spatial planning policy to support initiatives in spaces that will contribute to a more efficient, equitable, sustainable and just spatial urban form, needs to be addressed.

While the long term consequences of COVID-19, the economic recession, and climate change remain unclear, broad trends locally and globally have become apparent. These challenges call for a renewed focus on integrated planning around economies, mobility networks, infrastructure and food networks, as well as reviewing the role of the informal economy as an important safety net

for those outside of the formal economy.

In the table below, a list of available and proposed mechanisms can be seen. **Available mechanisms** have been approved by council and are available to prospective development agents and property owners in Cape Town.

Proposed mechanisms are either currently in the process of development or investigation by the City (see methodology and flow chart for more information), or should be investigated in more detail prior to pursuit and implementation.

These are categorised into 4 themes of mechanisms: Development Incentive; Income Generation; Institutional and Public Sector Investment.

OVERVIEW OF MECHANISMS

Development Incentives	
Available (approved by council)	Discounted development contributions Development application fee waivers Discounted electricity tariffs PT Zones (currently under review) Urban Development Zones (UDZs)
Proposed for further investigation	Integrated incentive overlay zone Inclusionary housing Density bonus Proactive rezoning/upzoning Heritage exemption areas Environmental exclusion areas Land/urban redevelopment scheme
Income Generation	
Available (approved by council)	Development contributions Land disposals and lease
Proposed for further investigation	Land Readjustment Scheme Land Redevelopment Scheme
Institutional	
Available (approved by council)	Streamlined land use application process Special rating areas
Proposed for further investigation	Streamlined land use application process for priority areas Enhanced process of land release and acquisition
Public Sector Investment	
Available (approved by council)	Catalytic Land Development Pipeline (CDLP) Mayoral Urban Regeneration Programme (MURP) Precinct management model Land acquisition including land banking and assembly
Proposed for further investigation	Aligned public sector plans

METHODOLOGY

Overview of process followed to develop list of potential mechanisms and implementation timelines.



Task 1: Investigation and Consolidation

Purpose: to identify a list of existing and potential mechanisms through the investigation and consolidation of existing research and policy.

Task 2: Rapid Screening

Based on the findings the list of mechanisms undergo a rapid screening assessment to determine which can be implemented within short to medium term (5 – 10-year period).

Task 3: Detailed Analysis

Each eligible mechanism will undergo a more detailed analysis to determine how it works, what the costs are associated with it, the conditions under which it can be used, the advantages and disadvantages, and a case study and/or lessons learnt.

Task 4: Spatial Targeting and Application Framework

Development of a spatial targeting tool and framework for applying mechanisms at the local scale, taking into account locational potential and market performance.

Task 5: Monitoring and Evaluation

Development of a monitoring tool to track the implementation of the DSDFs, and measure success and failure during the 5-10-year tenure of the framework.

MECHANISMS CURRENTLY UNDER INVESTIGATION

Incentive Overlay Zone (IOZ):

A regulatory tool that refers to a zoning, in addition to the base zoning. The purpose of the IOZ is to allow for desired densities, land use types, and economic sector types of development in certain strategic priority areas of the city, or what the District SDF refers to as Development Focus Areas (DFAs), through enhancement of development rights and reduced timeframes for approval.

NHRA Exemptions:

The aim of this project is to undertake heritage audits in areas where we would like to investigate exemptions of certain sections of the NHRA (i.e. S34 and 38), in an attempt to reduce the administrative burden/red tape due to dual application processes required by developers. The areas of focus for investigation are the Development Focus Areas (DFAs) with no/low conservation worthy heritage resources, similar to the Parow Station precinct which was gazetted as a NHRA exemption area.

Draft NEMA Urban Area:

Provides appropriate exclusions from the National Environmental Management Act, Act 107 of 1998 (NEMA) for listed activities contained within spatially targeted areas that would trigger a Basic Impact Assessment or Full Environmental Impact Assessment.

In Progress:

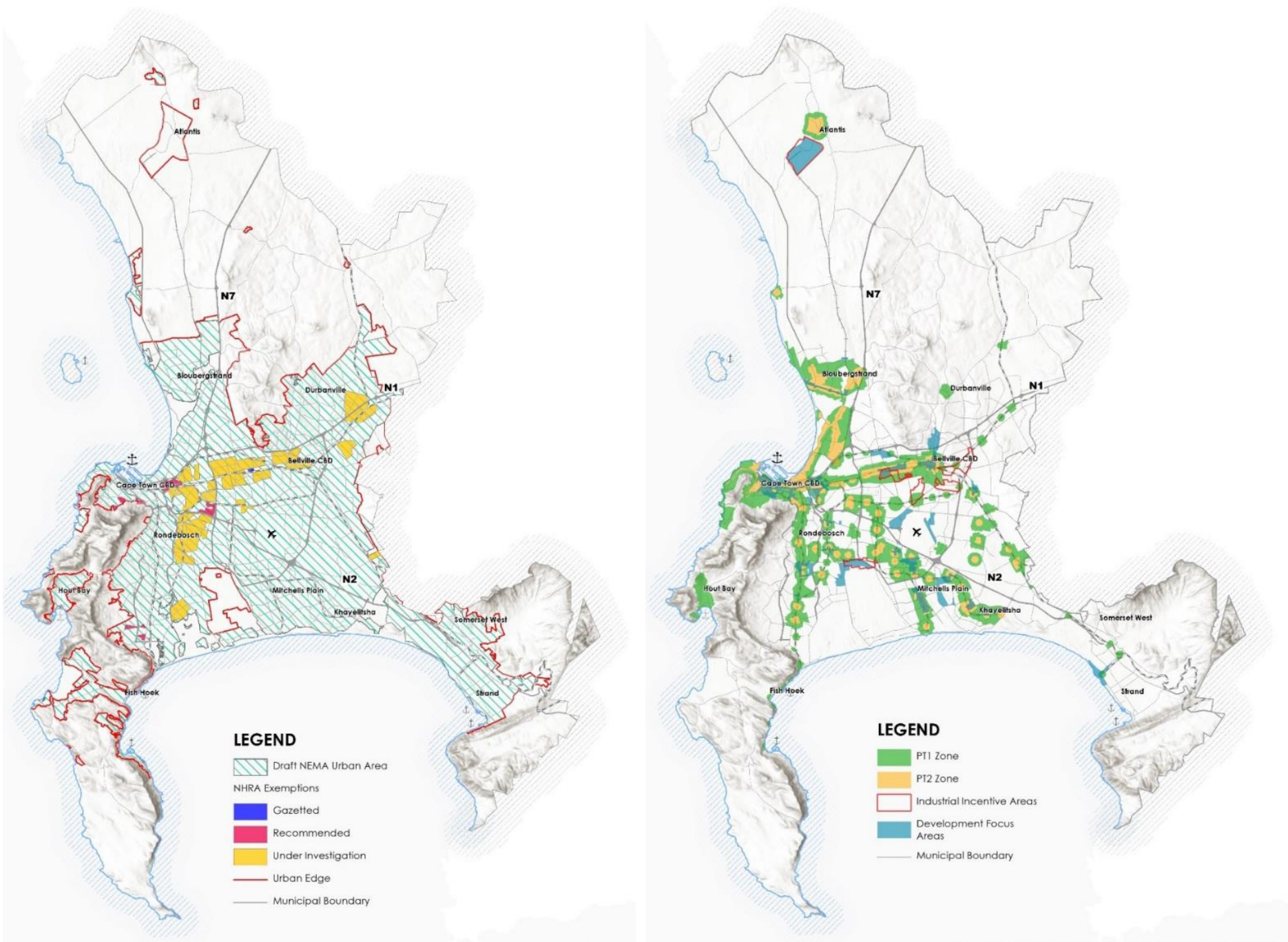
Technical investigation underway to determine viability of the incentive overlay zone and identify appropriate DFAs for inclusion.

In Progress:

Fieldwork completed and preparations underway with regard to the public participation/consultation process.

In Progress:

Discussions with DEA&DP underway regarding the alignment of the proposed NEMA Urban Area with the Urban Development Edge.



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STAD KAAPSTAD