



WELCOME TO THE SPATIAL PLANNING COLLECTIVE

LAUNCH DAY – 24 JANUARY



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Morning Programme:

1. Opening & Welcome Address
2. Departmental Introduction
3. Keynote address
4. Presentations:
 - How to be an 'active resident'
 - City Form & Structure
 - Spatial Planning Tools (Part 1)
5. Lunch at 12:30



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Opening & Welcome

Nigel Titus



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Departmental Introduction

Erika Naude



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Keynote Address

Ald. Eddie Andrews



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Ice breaker



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PRESENTATION 1:

How to be an 'active resident'

Abu Bakr Gamaldien



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WHAT DOES IT MEAN TO BE AN 'ACTIVE RESIDENT'?

Simply put, it is to be **aware** of and **participate** in processes/projects that impact **you** as an **individual and/or your community**.

Your presence here means you are considered an active citizen, as you are participating in a process aimed at shaping policies that will inform how the city develops!



WHY IS IT IMPORTANT TO BE AN ACTIVE CITIZEN?

Better, More Sustainable Planning

- Identifies unique challenges and opportunities

Community Ownership & Support

- Support and protect development projects
- Shared responsibility and community ownership



Fair & Inclusion

- Historically excluded communities are represented
- Constitutional principles: equity, redress, and social justice

Democratic Decision-Making

- Giving residents a voice
- Building transparency and trust

Improved Service Delivery & Planning Outcomes

- Real community needs
- More effective and responsive city planning

Legal Requirement

- Municipal Systems Act (MSA) (No. 32 of 2000)
- Spatial Planning and Land Use Management Act (SPLUMA, No. 16 of 2013)
- Legally sound, transparent, and accountable

CHALLENGES FACED DURING PUBLIC PARTICIPATION: BY COMMUNITY



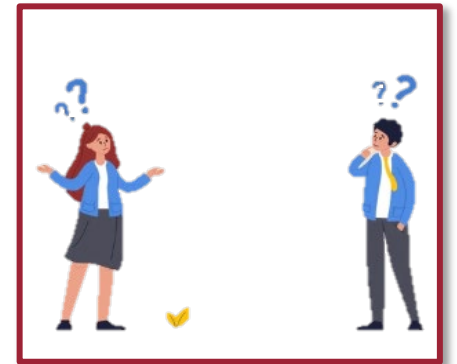
**Poor sharing of
information**



**Feeling of not
Being heard**



Time and costs



**Communication
Barriers**

CHALLENGES FACED DURING PUBLIC PARTICIPATION: BY THE CITY



Poor Turn-out



**Lack Of
Trust**



**Vent
Unrelated Frustrations**



**Personal
Agendas**



CONSEQUENCES OF NOT PARTICIPATING IN PLANNING PROCESSES

1

DECISIONS MADE WITHOUT YOUR INPUT

Without participating, the City may make planning and development decisions **without fully understanding community needs & overlook important issues**. This can lead to **projects that don't benefit residents** or even negatively affect them.



2

LOSS OF VOICE AND INFLUENCE

Not participating means **losing the opportunity to influence** how land is used, where development happens, and how resources are allocated. Others (private developers) may then have **more influence** over decisions.



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CONSEQUENCES OF NOT PARTICIPATING IN PLANNING PROCESSES

3

Wasted Resources

When planning doesn't reflect community realities, projects can fail, face resistance, or waste money because they need to be redone or adjusted later.



4

Reduced Transparency & Accountability

Low public involvement can lead to **less oversight** of city decisions, increasing the risk of **unfair, biased, or poor planning**.



5

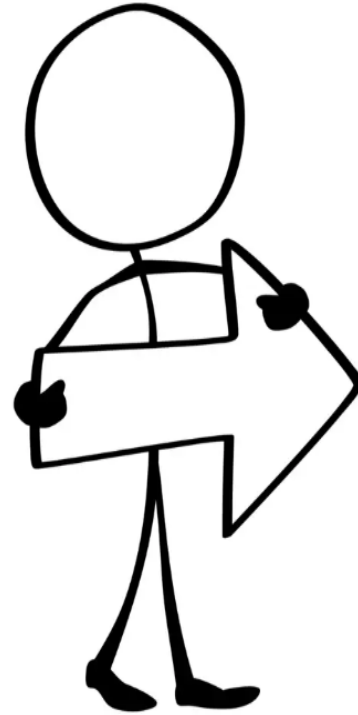
Weaker Community Unity

Public participation helps build a **sense of belonging and shared purpose**. Without it, residents may feel **disconnected or distrustful** of the City's decisions.



LESSONS LEARNT

1. People are more interested in fixing current problems than planning for the future.
2. Those that participate often comment on issues not dealt with by planning.
3. People don't realise the importance of planning and its impact on daily life.
4. Very few young people attend and participate.
5. The conventional way of engaging with communities is not yielding sufficient results.



OUR NEW APPROACH

1. Engage from the get go!
2. Identify community organisations.
3. Upskill participants to empower their communities to effectively participate.
4. Gather local level knowledge from participants to inform policy proposals.
5. Establish on-going relationship with participants.

TIPS ON HOW TO PARTICIPATE EFFECTIVELY

PARTICIPATE

ENGAGE

RESPECT

UNDERSTAND

STAY INFORMED

EDUCATE & EMPOWER



Access

Online, Subcouncil
Offices, Libraries



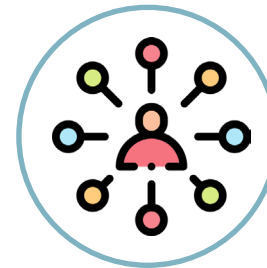
Engage

Join public meetings,
workshops and forums



Understand

What development is
planned in the area



Influence

Submit comments so
that your inputs can
influence where and
how development
takes place

ACCESSING SPATIAL PLANNING INFORMATION – SOCIAL MEDIA



City of Cape To

@CityofCapeTown021 · 7.91K subscrib

Making progress possible. Together. ...t

[capetown.gov.za](#) and 2 more links

Subscribed

Home Videos Shorts Live Playlists

How to change a tyre
City of Cape Town · 287 views
Don't let a flat tyre slow you down
show you! #CTInfo

For You



Virtual Council Meeting - 4th of December 2025
1.1K views · Streamed 3 days ago

Amended training 20





City of Cape Town

Government Administration

Cape Town, Western Cape · 179,590 fol

Making Progress Possible. Together.

Follow

Overview Jobs Lit

About us

Cape Town, or the Mother City, is South capital. It is made up of a diverse popula



City of Cape Town

500K f
News,
City

All About Photos Foll



City of Cape Town

183.6K posts



Follow

City of Cape Town

@CityofCT

The City's social media is online from 07:30 - 16:00 Monday - Friday and 12:00 - 14:00 on Weekends and Public Holidays.

Capetown [capetown.gov.za](#) Joined April 2010

1,471 Following 435.8K Followers

Posts Replies Media



City of Cape Town

@CityofCT · 1m

The City's Motor Vehicle Registration and Licensing office in Strand is

TIPS ON HOW TO NAVIGATE THE CITY'S WEBSITE

<https://www.capetown.gov.za/>

TIPS ON HOW TO NAVIGATE THE 'C3' NOTIFICATIONS

WAYS TO REPORT A FAULT OR LOG A SERVICE REQUEST WITH THE CITY OF CAPE TOWN



Report online at
capetown.gov.za/servicerequests



Create a service request via the
City of Cape Town mobile app



SMS **31220 (electricity faults)**
SMS **31373 (water faults)**



Call **0860 103 089**



Email **contact.us@capetown.gov.za**



Visit a walk-in centre
capetown.gov.za/facilities



HOW TO REPORT A FAULT OR LOG A SERVICE REQUEST ONLINE



1. Visit **capetown.gov.za/servicerequests** or download the **City of Cape Town mobile app** and select 'Create Service Request'.
2. Select a category (eg. Electricity, Refuse or Water & Sanitation)
3. Type the details of your request
4. Add the location by typing the address or selecting on the map
5. Option to upload a photo of the fault
6. Add your contact details and 'subscribe' to receive updates about the fault you have logged via sms or email



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THANK YOU 'ACTIVE RESIDENTS'



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Discussion

How to be an 'active resident'



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ACTIVITY 1:

Map Orientation

and Activity: Metro Wide



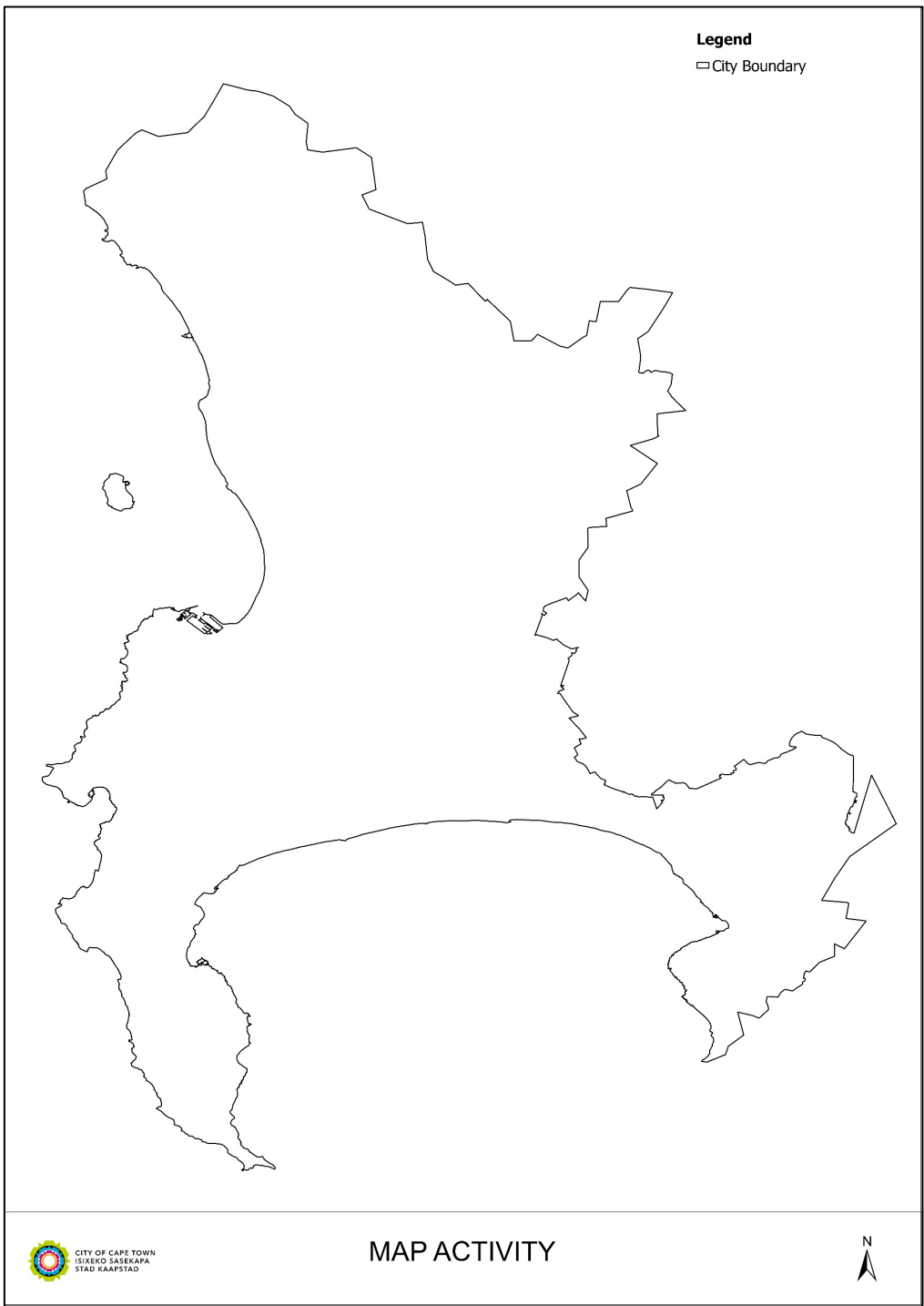
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WHERE DO I STAY?



ACTIVITY:



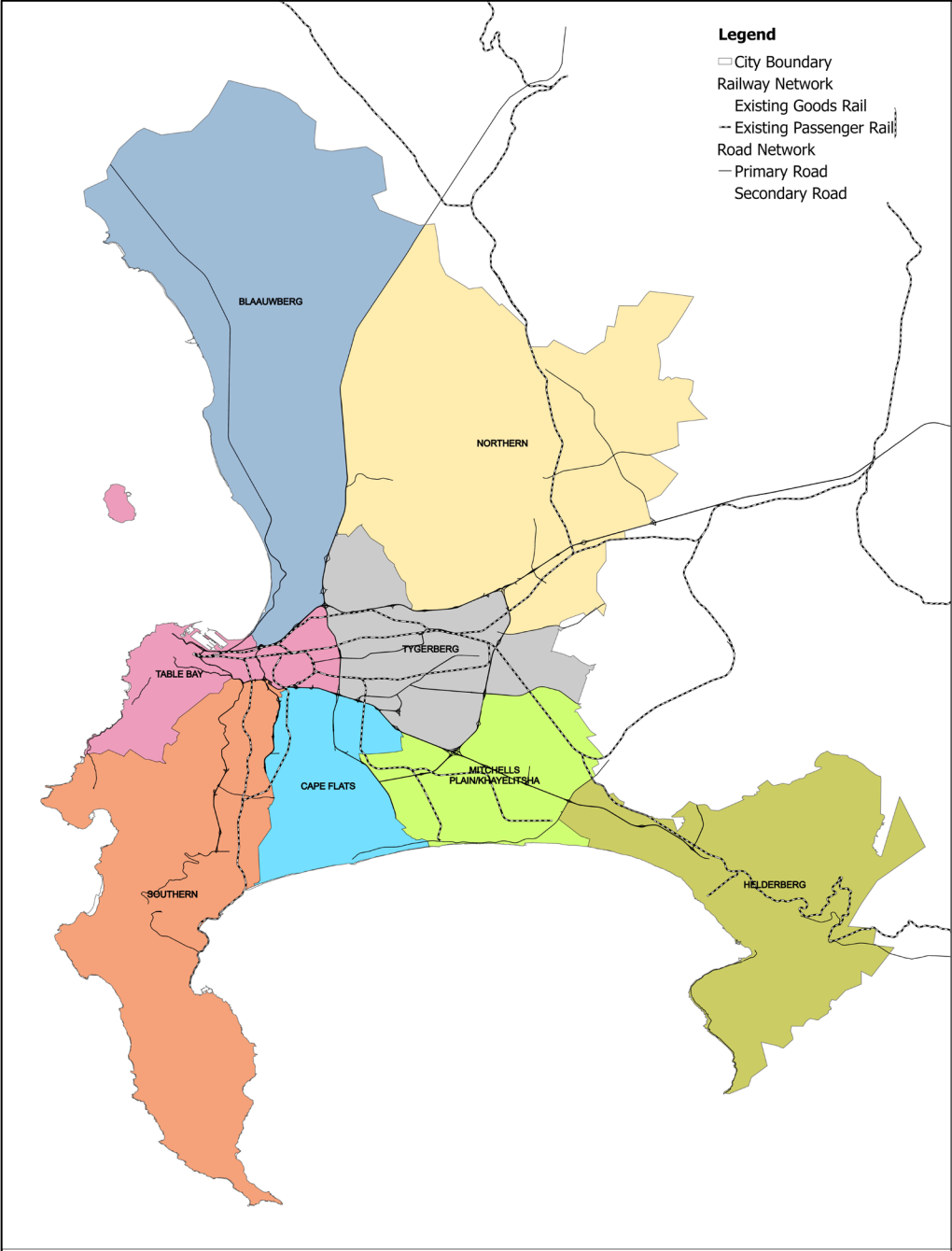
ACTIVITY:



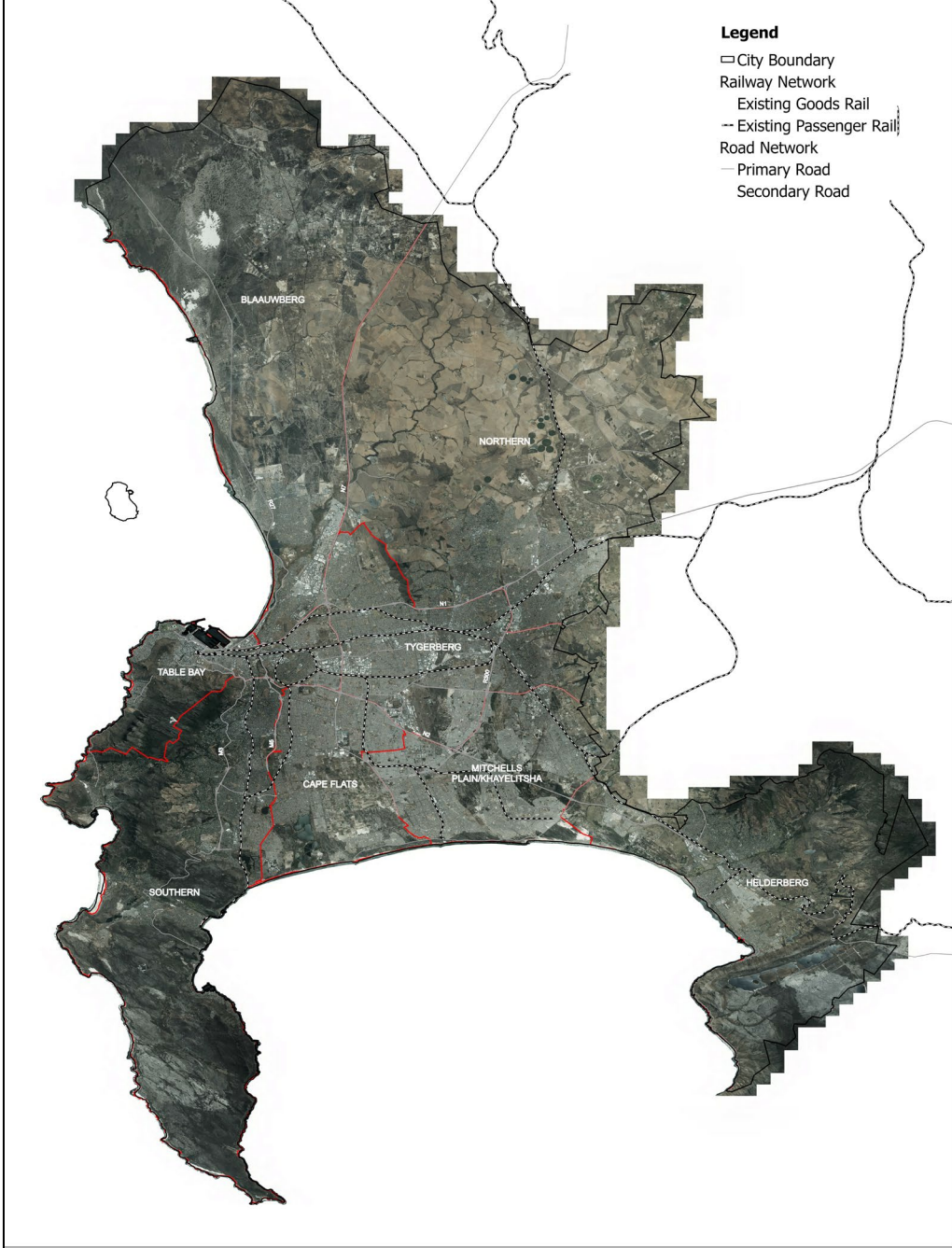
ACTIVITY:



ACTIVITY:



ACTIVITY:

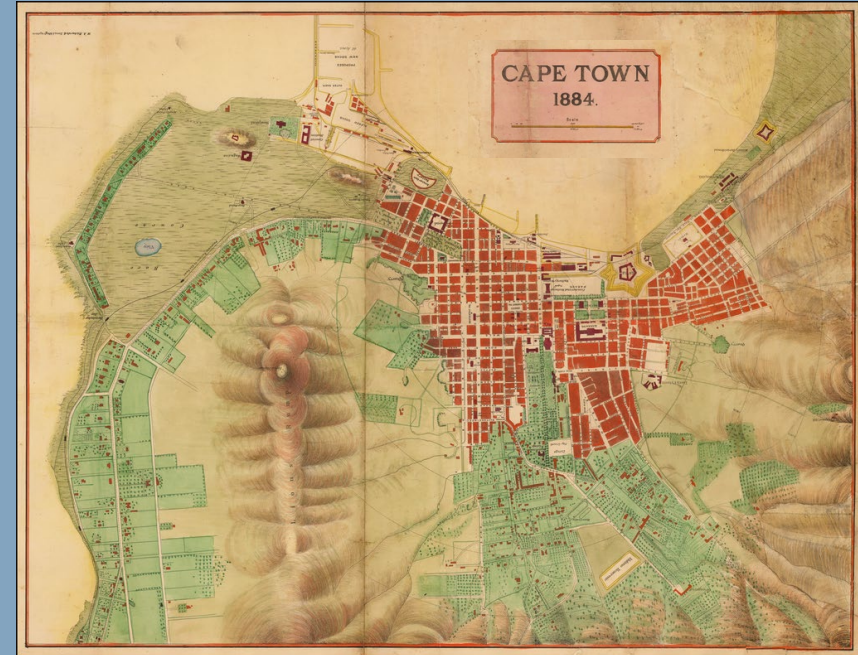




PRESENTATION 2:

City Formation & Structure

Kier Hennessy



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HOW DID OUR CURRENT CITY DEVELOPMENT PATTERN COME ABOUT?



An **Historical Perspective** of the Development of Cape Town

Presentation Content

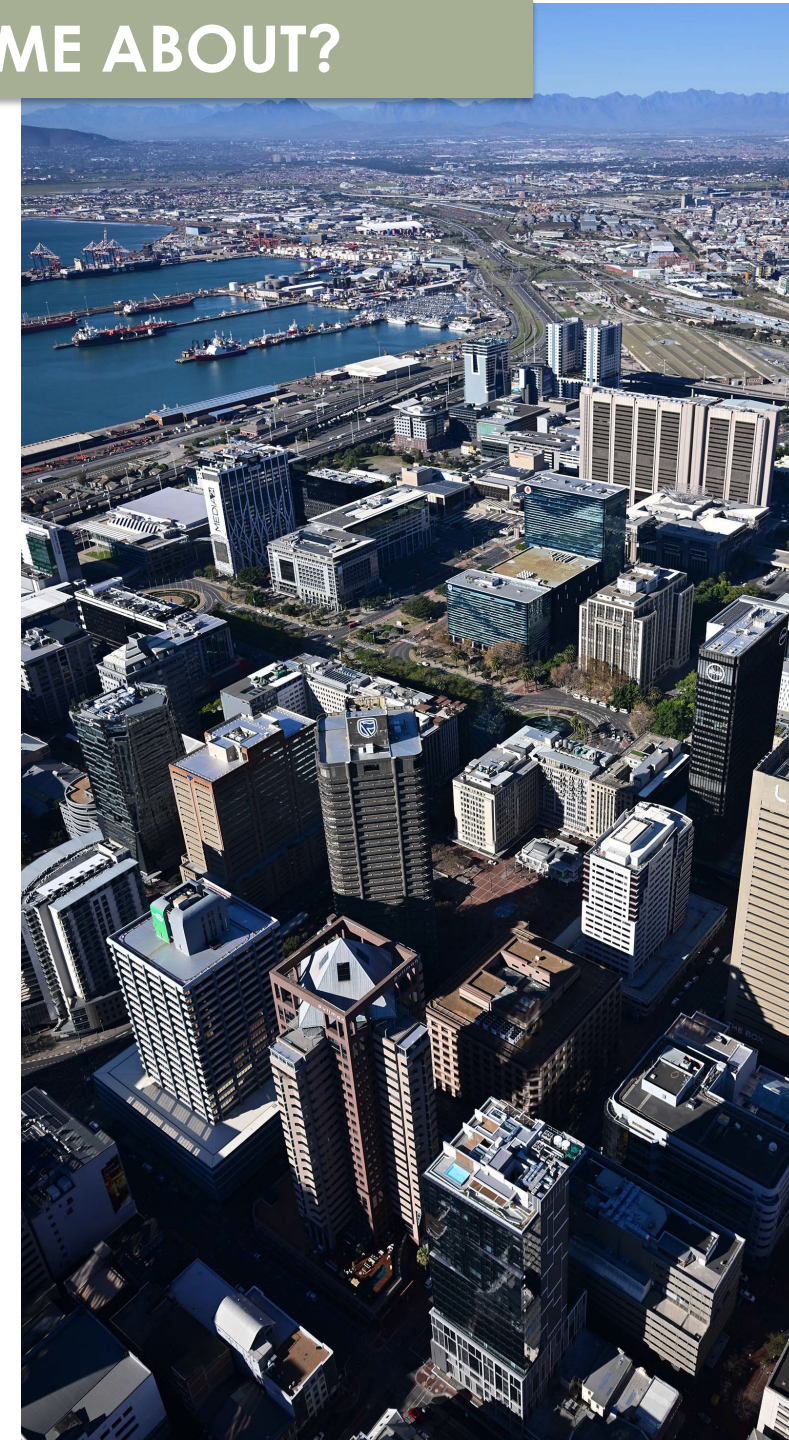
Part A: Background to Development in Cape Town

Part B: Outcomes & Implications

- A spatial planning perspective
- A simplified summary
- A provocation for discussion & engagement
- So what does this mean for Civics?



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HOW DID OUR CURRENT CITY DEVELOPMENT PATTERN COME ABOUT?



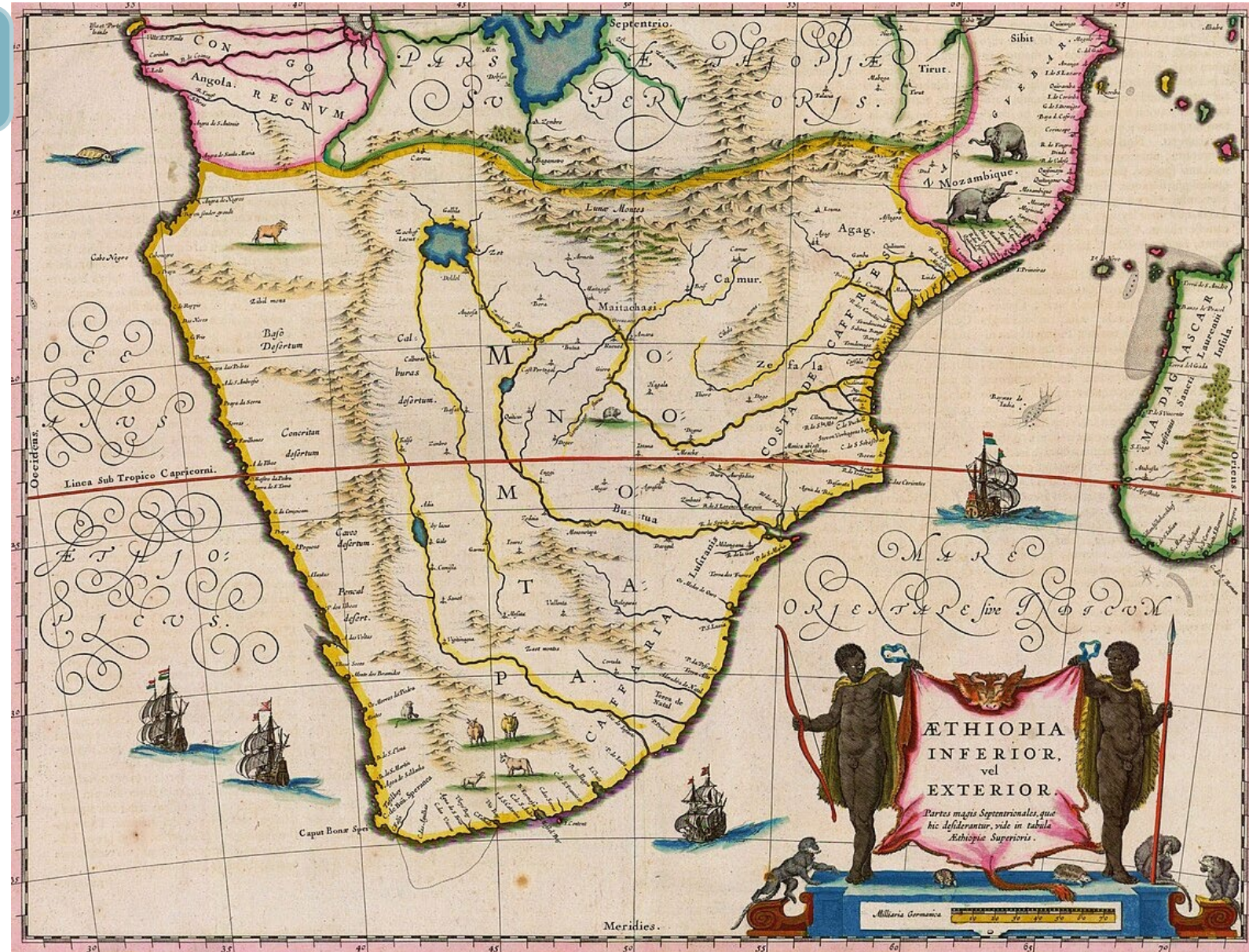
An **Historical Perspective** of the Development of Cape Town

Part A: Introduction & Background to Development in Cape Town

Pre-Colonial Period (up to 1652):



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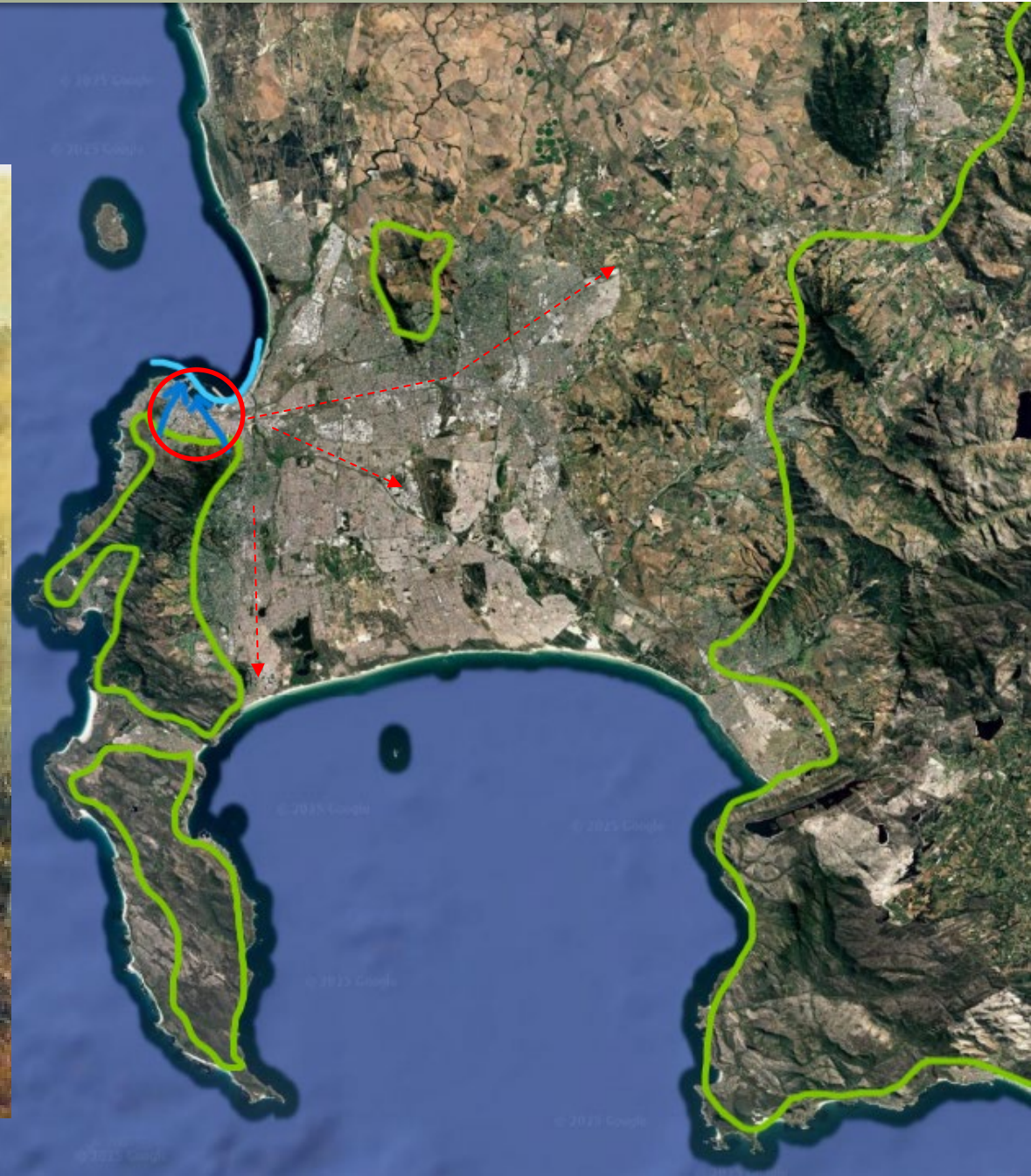
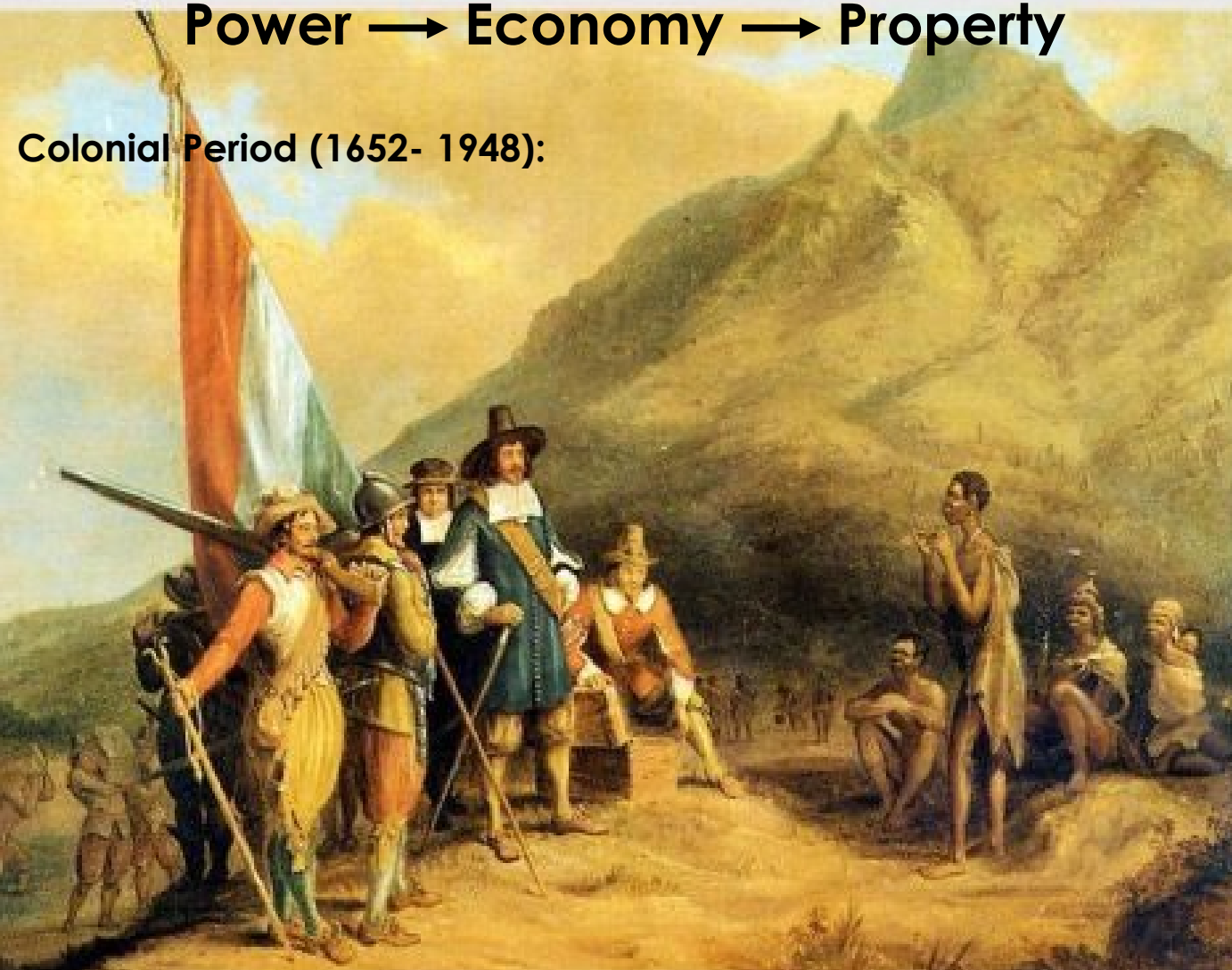
HOW DID OUR CURRENT CITY DEVELOPMENT PATTERN COME ABOUT?



Historical Development of Cape Town
about

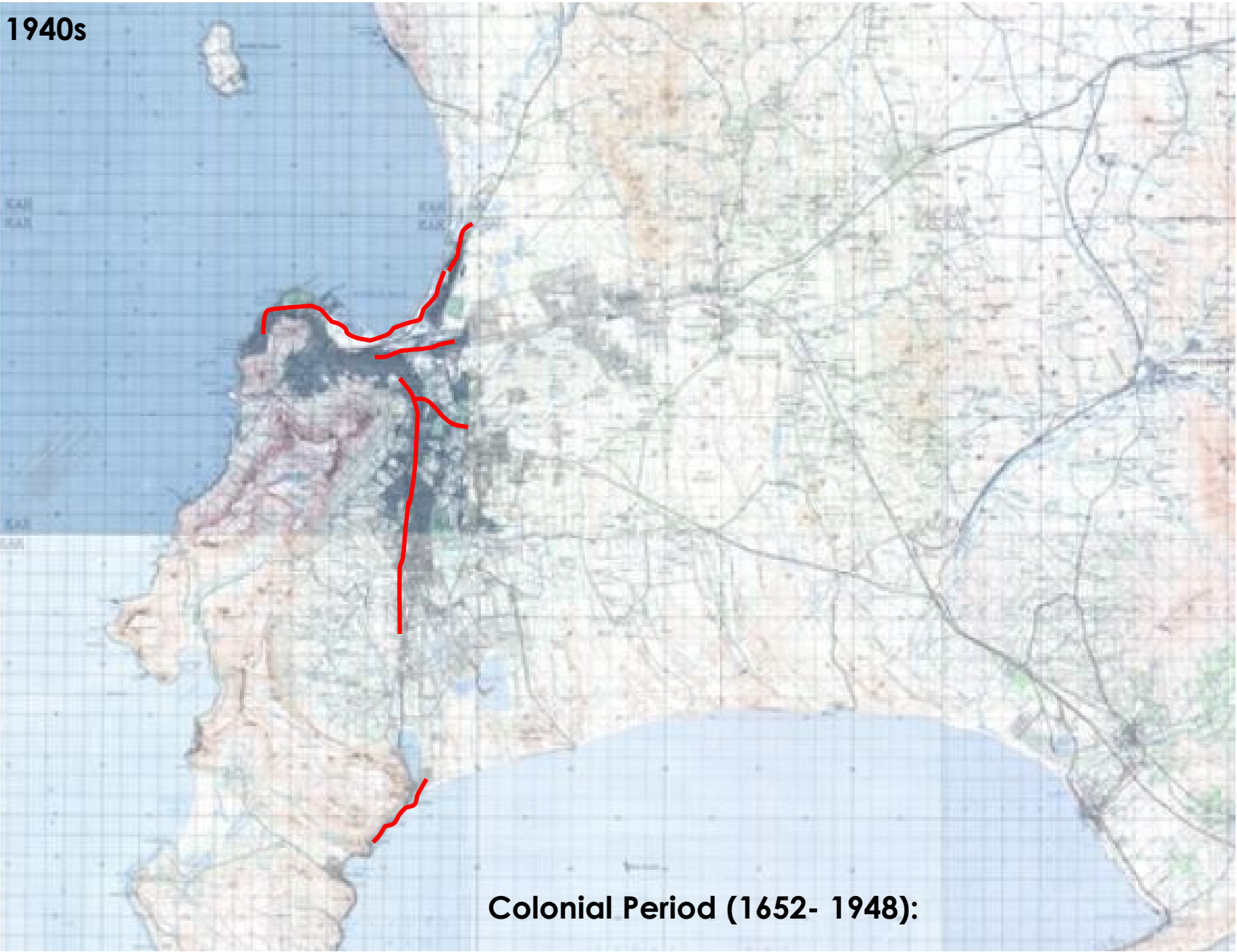
Power → Economy → Property

Colonial Period (1652- 1948):



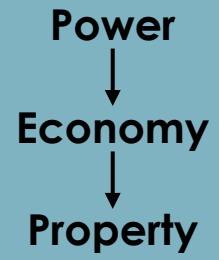
HOW DID OUR CURRENT CITY DEVELOPMENT PATTERN COME ABOUT?

1940s



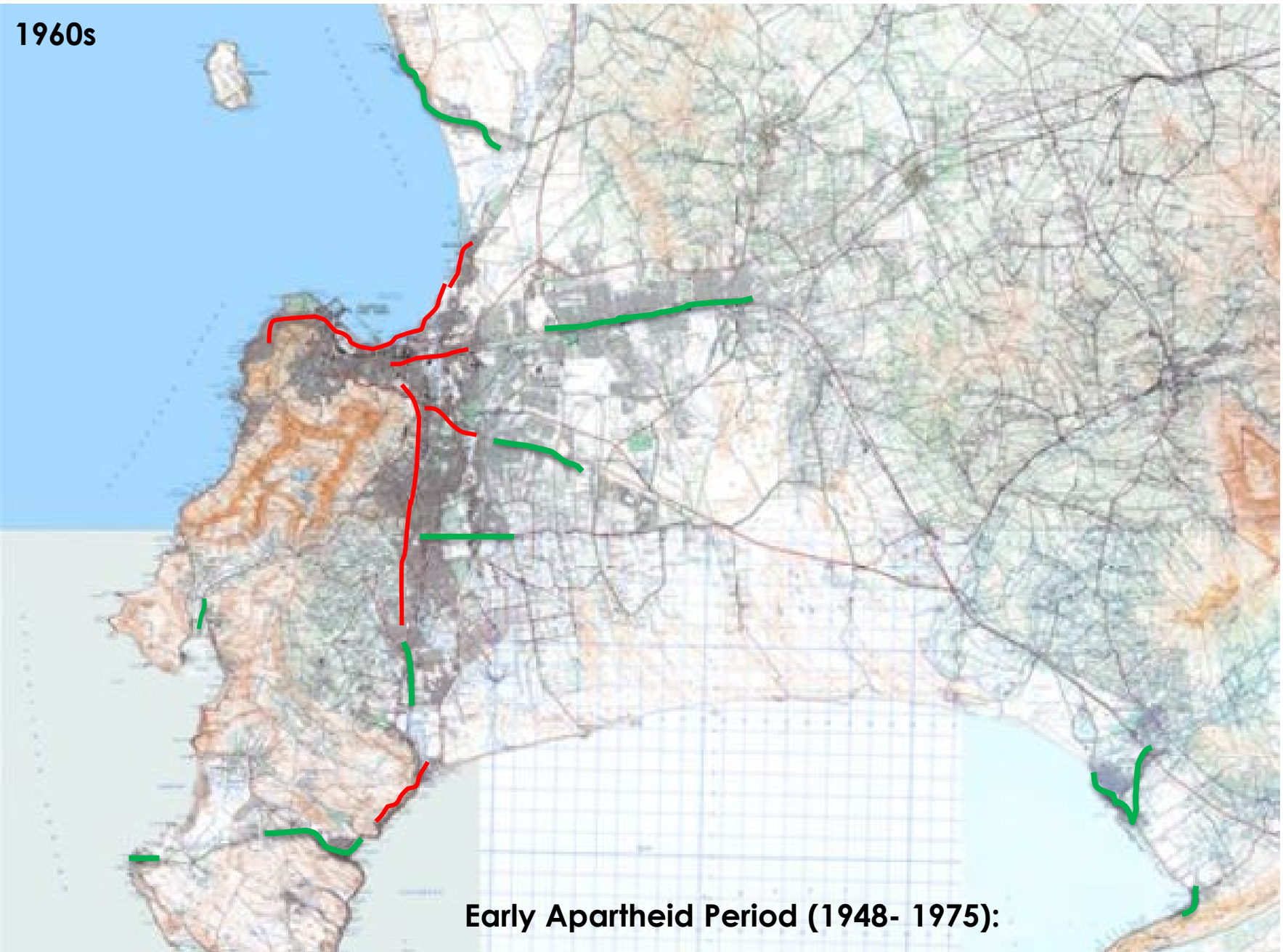
Colonial Period (1652- 1948):

Historical
Development
of Cape Town
about



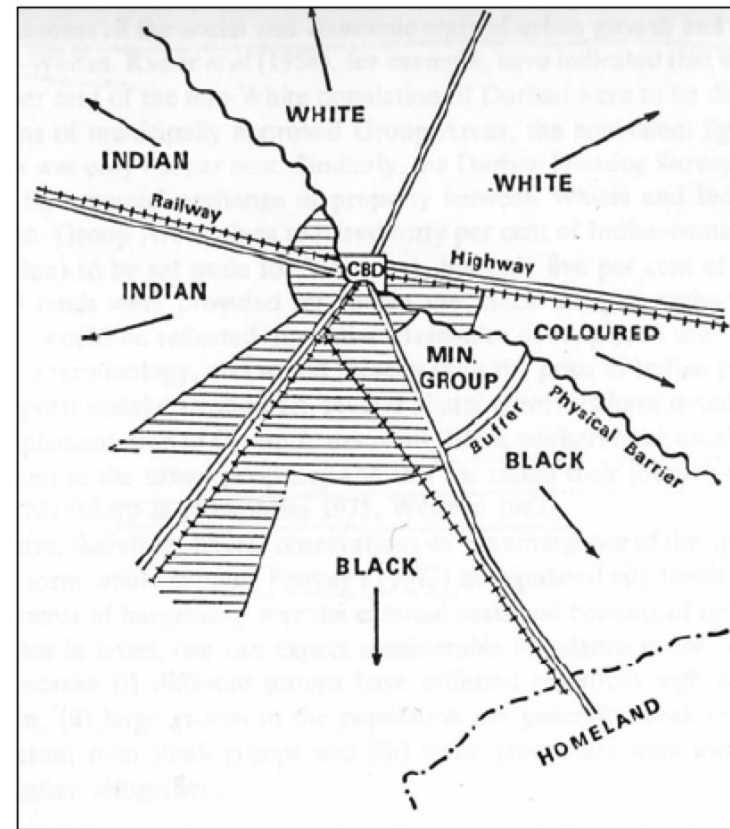
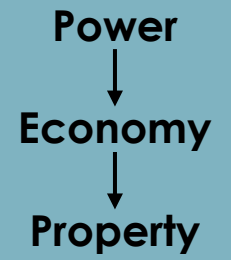
HOW DID OUR CURRENT CITY DEVELOPMENT PATTERN COME ABOUT?

1960s



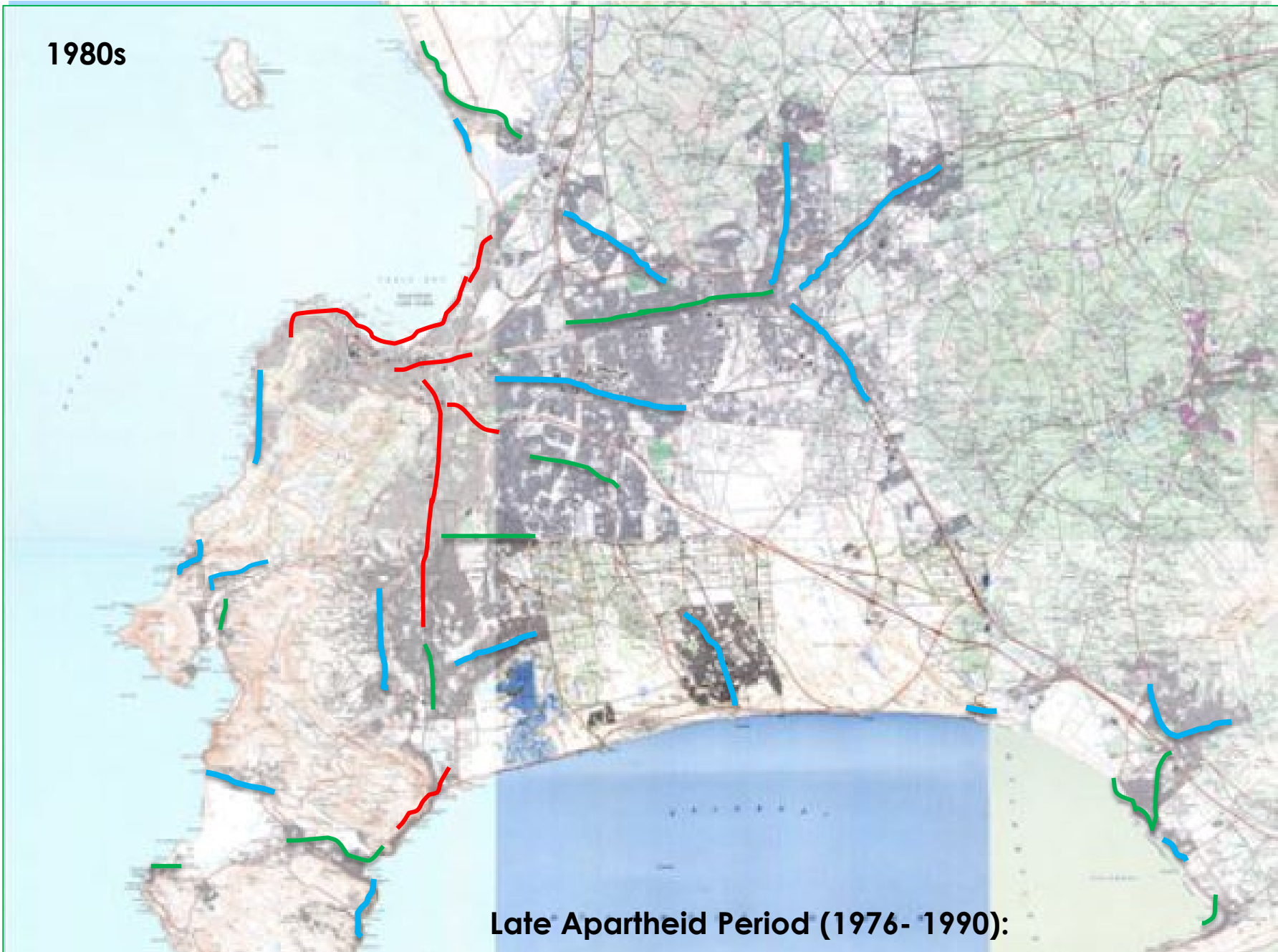
Early Apartheid Period (1948- 1975):

Historical
Development
of Cape Town
about



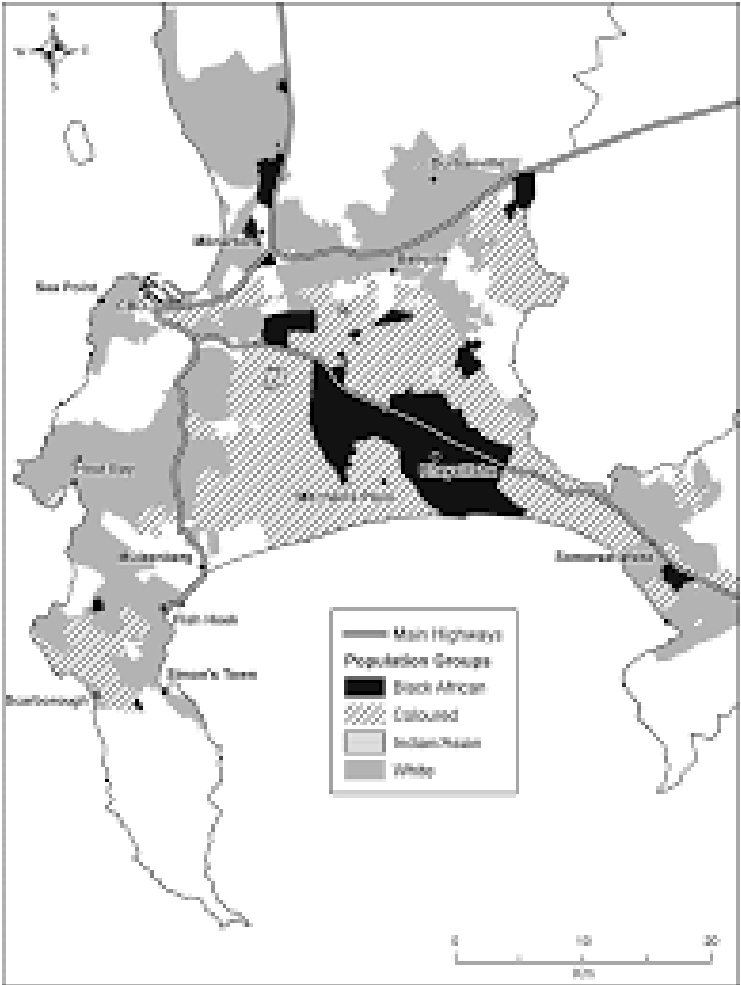
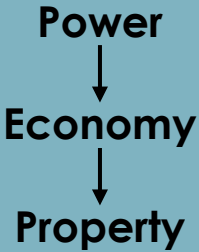
HOW DID OUR CURRENT CITY DEVELOPMENT PATTERN COME ABOUT?

1980s



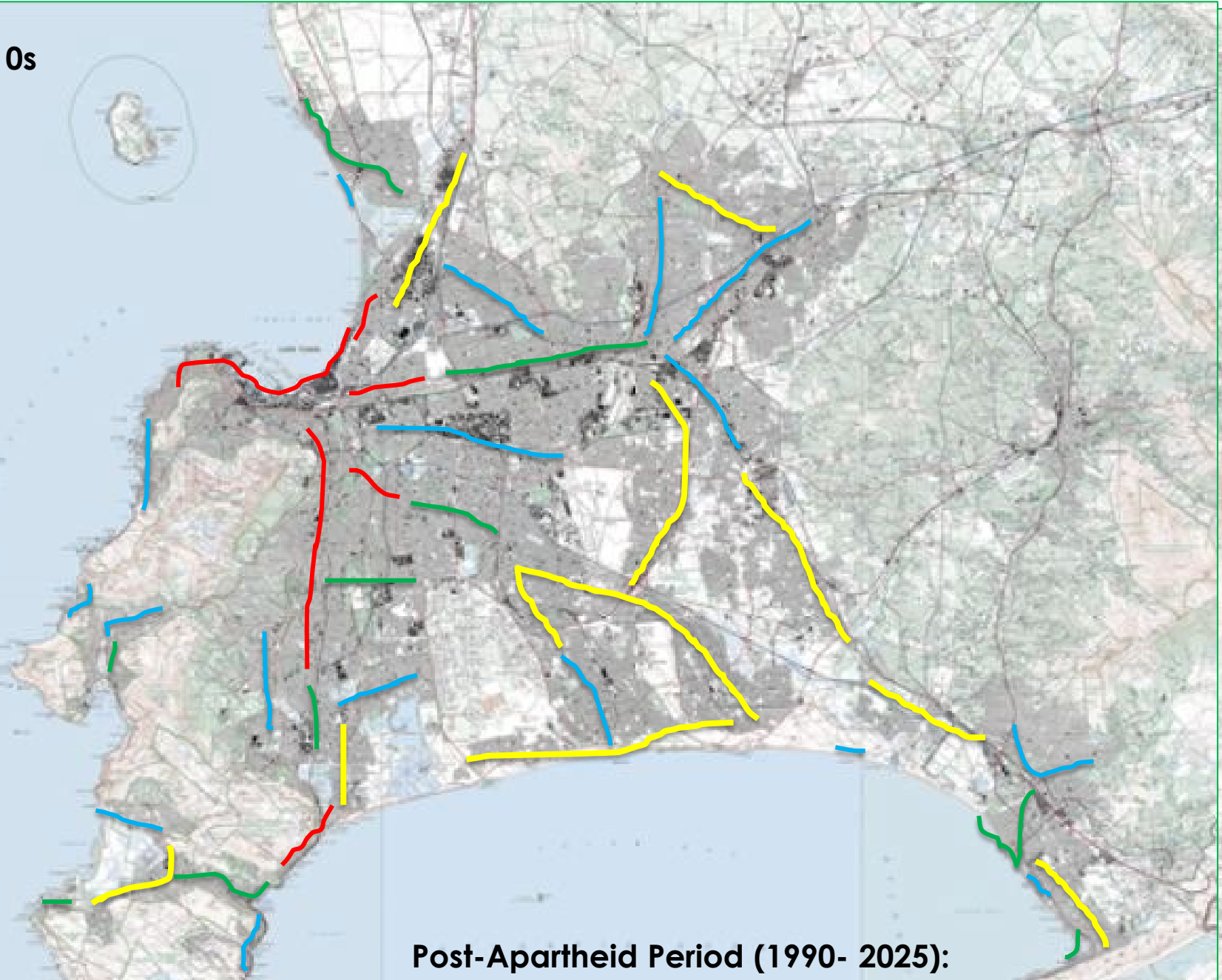
Late Apartheid Period (1976- 1990):

Historical
Development
of Cape Town
about



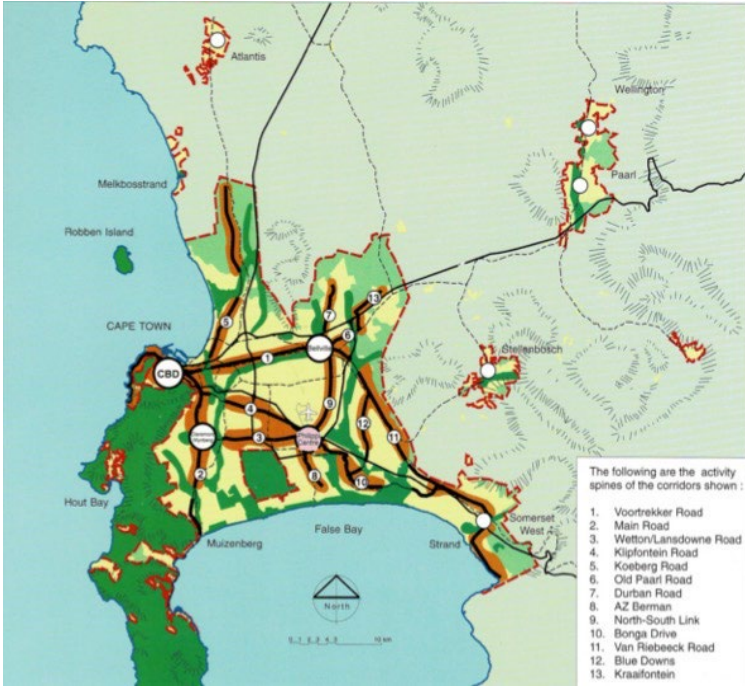
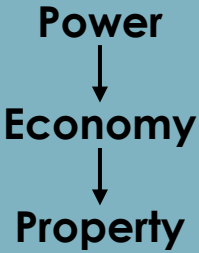
HOW DID OUR CURRENT CITY DEVELOPMENT PATTERN COME ABOUT?

2010s



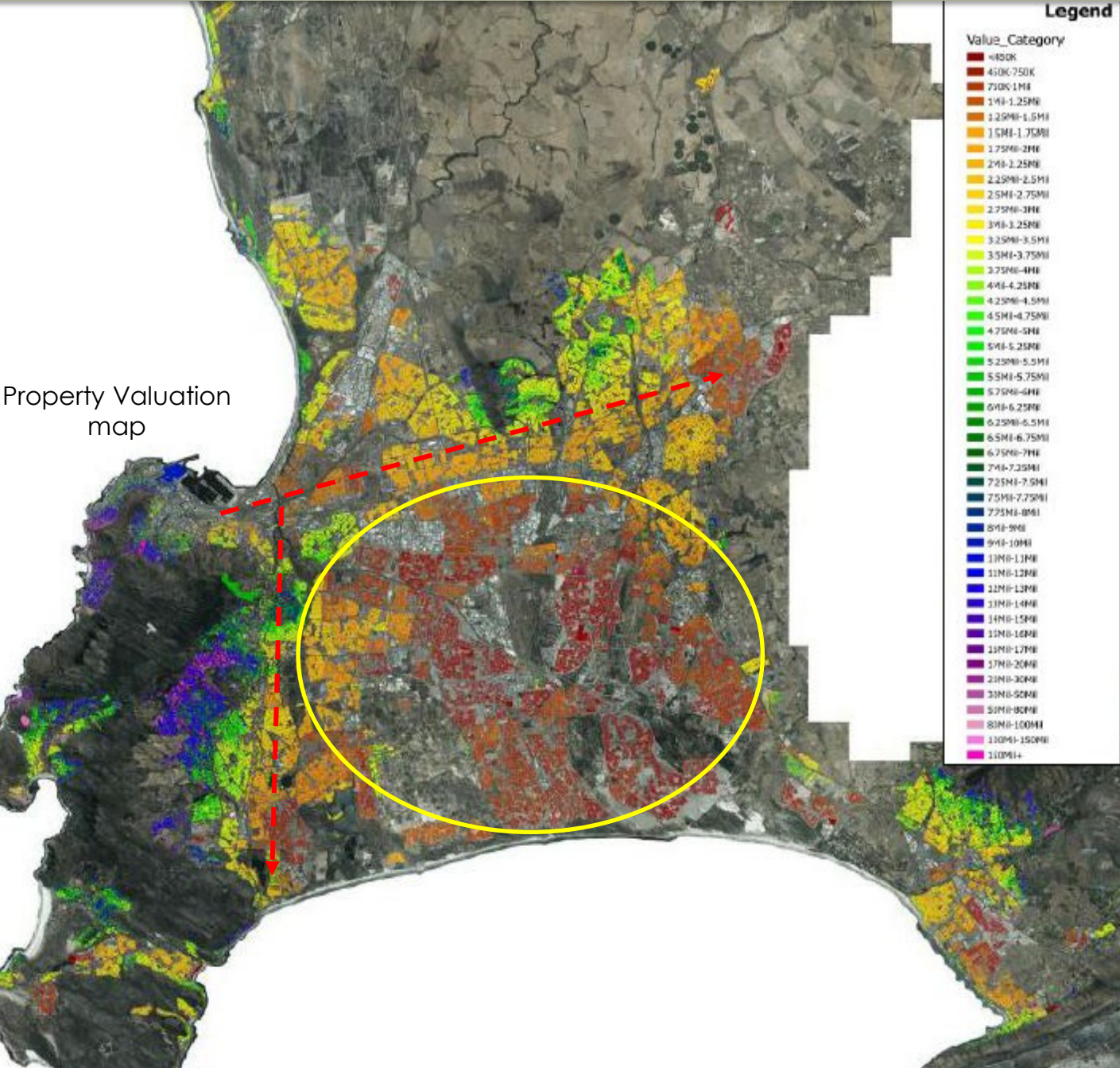
Post-Apartheid Period (1990- 2025):

Historical
Development
of Cape Town
about



- The following are the activity
spines of the corridors shown :
1. Voortrekker Road
 2. Main Road
 3. Wetton/Lansdowne Road
 4. Kiplfontein Road
 5. Koelberg Road
 6. Old Paarl Road
 7. Durban Road
 8. AZ Berman
 9. North-South Link
 10. Bonga Drive
 11. Van Riebeeck Road
 12. Blue Downs
 13. Kraaifontein

HOW DID OUR CURRENT CITY DEVELOPMENT PATTERN COME ABOUT?





The resultant reality
for Cape Town



HOW DID OUR CURRENT CITY DEVELOPMENT PATTERN COME ABOUT?

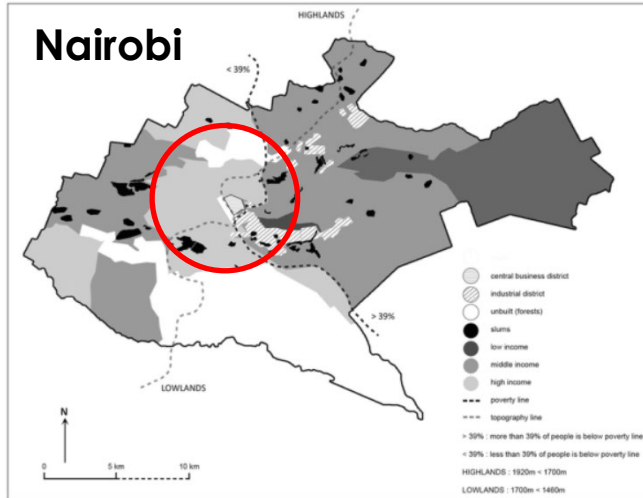


What about other cities globally?

Generally, the distribution of wealth and poverty in **developing country cities** follows a pattern of **spatial inequality**, where the rich and poor live in distinct, often segregated, areas. This is a common feature in cities across Asia, Latin America, and Africa.

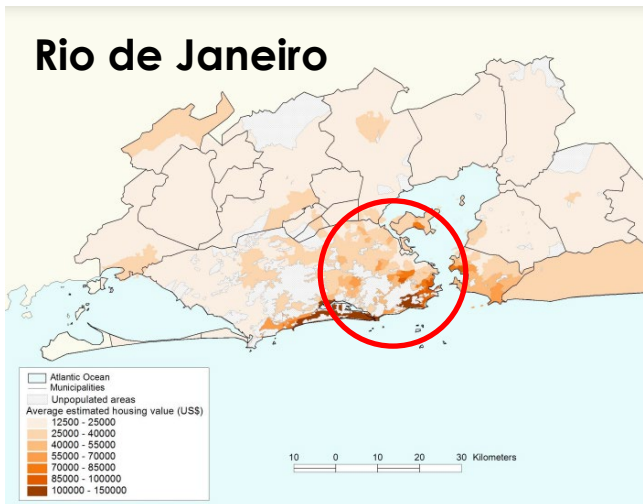
Mountain / Coastal / Central:

- Rich communities go to areas with geographical advantages.....



Marginalized Outskirts:

- Poor communities pushed to the outskirts...



HOW DID OUR CURRENT CITY DEVELOPMENT PATTERN COME ABOUT?



**Spatial development -
based on desirability**



THE DEVELOPMENT OUTCOMES & IMPLICATIONS FOR CAPE TOWN



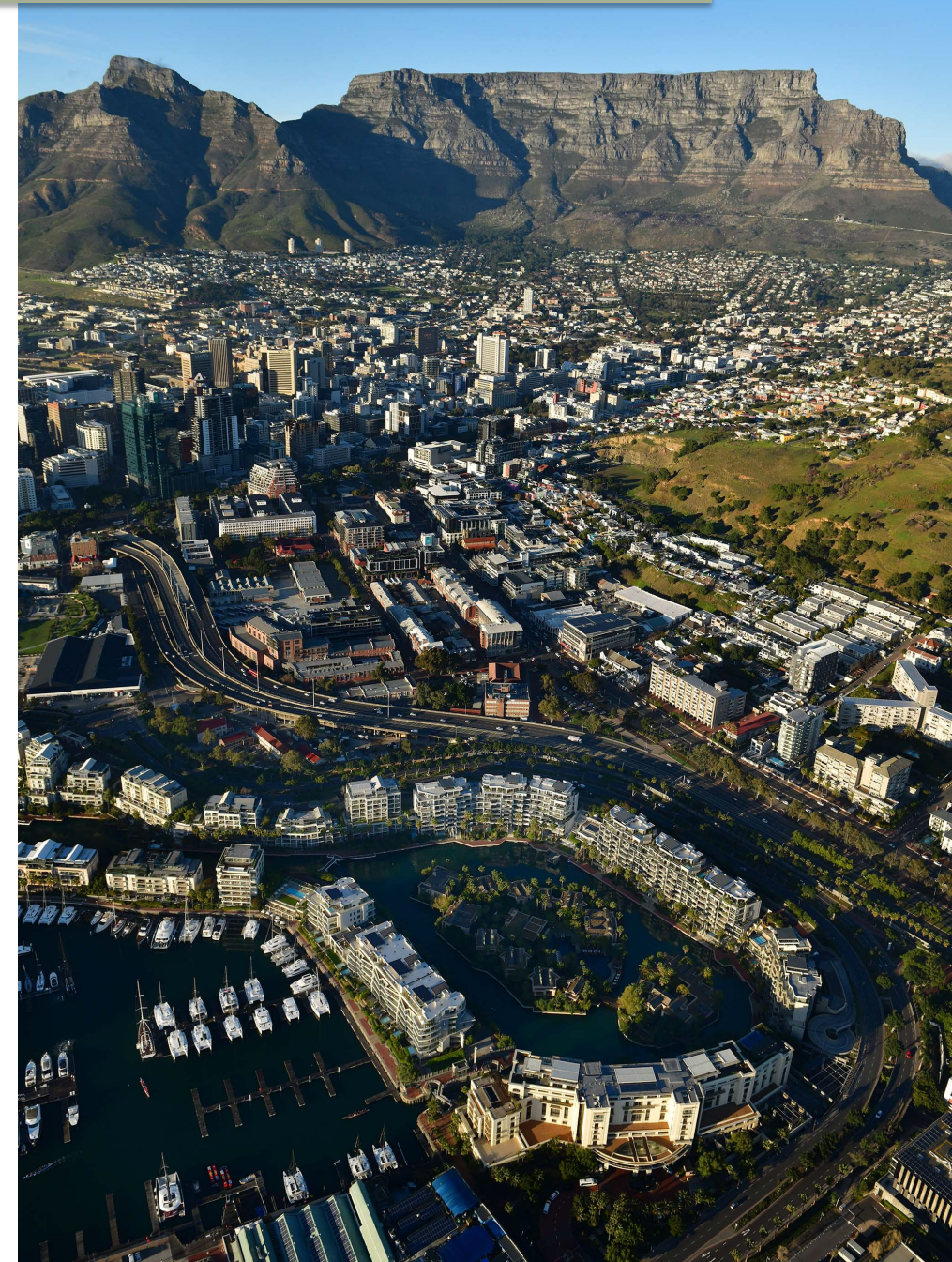
The Current City **Development Reality**
& **What to do?**

Part B:

The Development **Outcomes**,
Implications, Imperatives, Challenges & Options
for Cape Town



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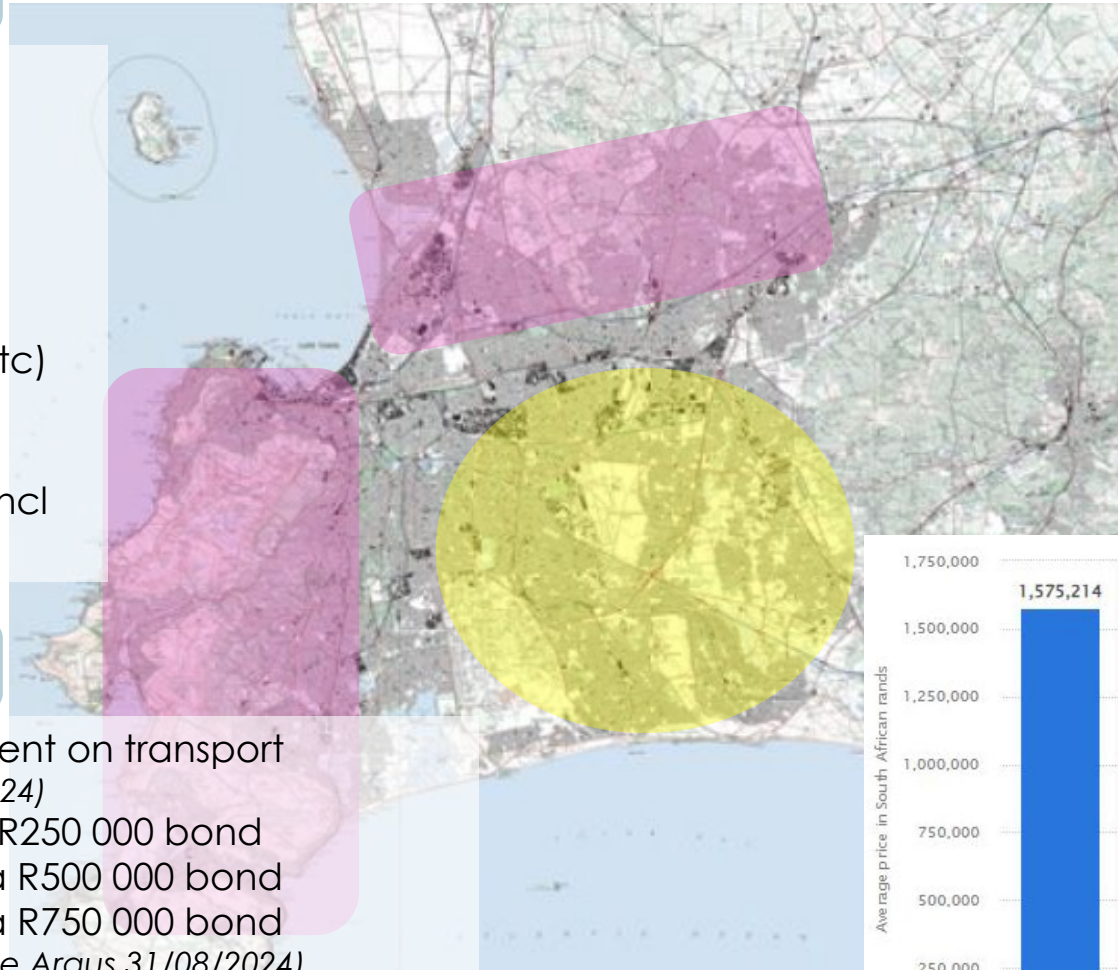
DEVELOPMENT OUTCOMES – THE RESULTANT REALITY

Key Changes

- Economic cycles
- Environmental risks & legislation
- Population mobility
- Population size & growth
- Social factors (lifestyles, crime etc)
- Government policy
- Government housing delivery (incl access to land)

Key Indicators

- $\pm 40\%$ of low-income salaries spent on transport (*John Loos, FNB: w-e Argus 31/08/2024*)
- Gross of R9 000/m to service a R250 000 bond
- Gross of R18 000/m to service a R500 000 bond
- Gross of R27 000/m to service a R750 000 bond (*Hayley Ivins-Downes, Lightstone: w-e Argus 31/08/2024*)
- Ave 2021 residential property prices R1 575 000 (Stats SA: 2021)
- $\pm 75\%$ of CT households earn $< R18\ 000/m$ (*Ndifuna Ukwazi: w-e Argus 31/08/2024*)



Key Realities

Property • Periphery living / Transport costs / Crime / Over-crowding / Land invasion



Economy • Economic inequity / City financial viability



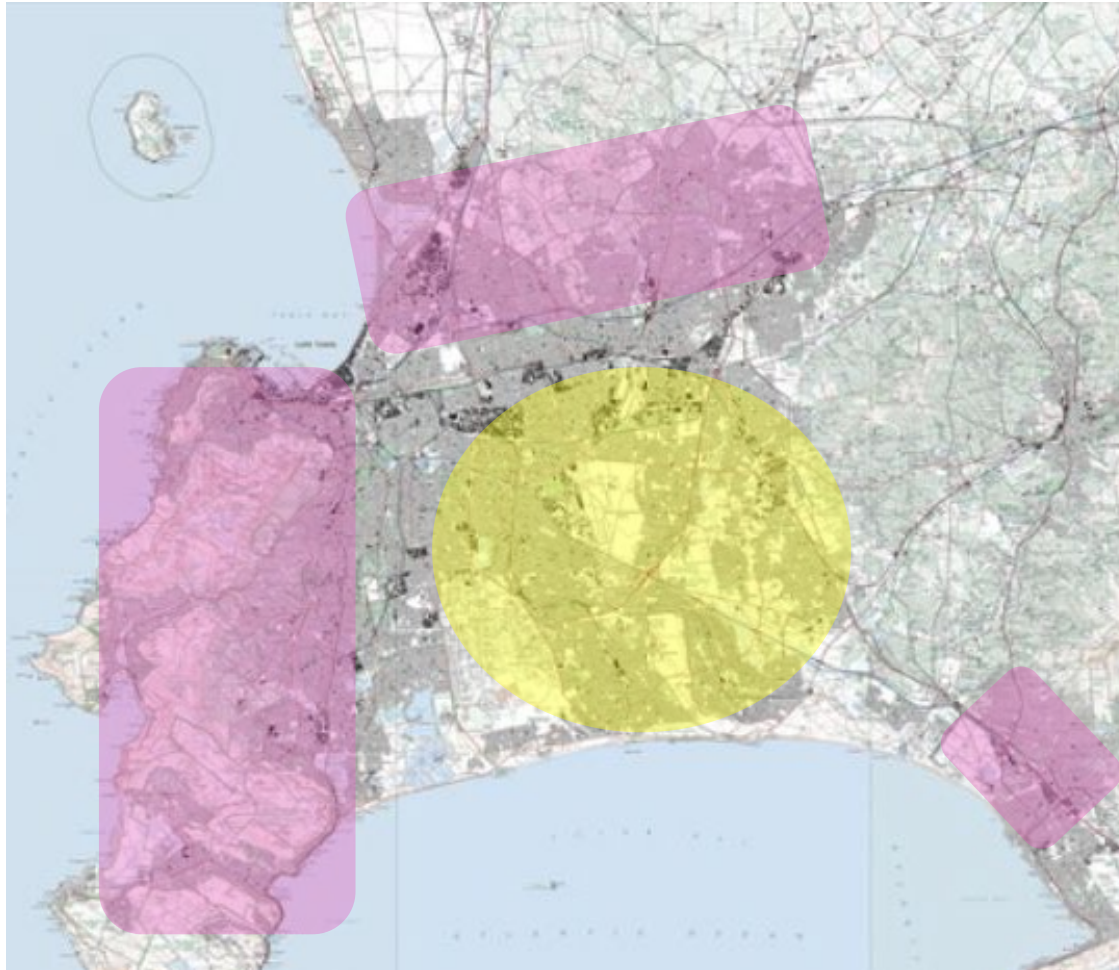
Power • Political democracy / Governance obligations



THE DEVELOPMENT IMPLICATIONS

Imperatives

1. Improve ease of movement to jobs
2. 'Take jobs to the people'
3. Affordable housing in well located areas
4. Better urban management in poorer areas
5. 'Do it now'



BUT

Challenges

1. Congestion & public transport expensive
2. Employment unwilling to move to risk areas (due to crime, grime, etc.)
3. 'Stickiness' due to prices, slow land release, housing delivery model, & NIMBY
4. 'Wall of crime & grime', & insufficient civic resilience
5. City maturation takes time (but ongoing improvement by City & civics is required)

THE DEVELOPMENT IMPLICATIONS

Within this Reality what can be done?

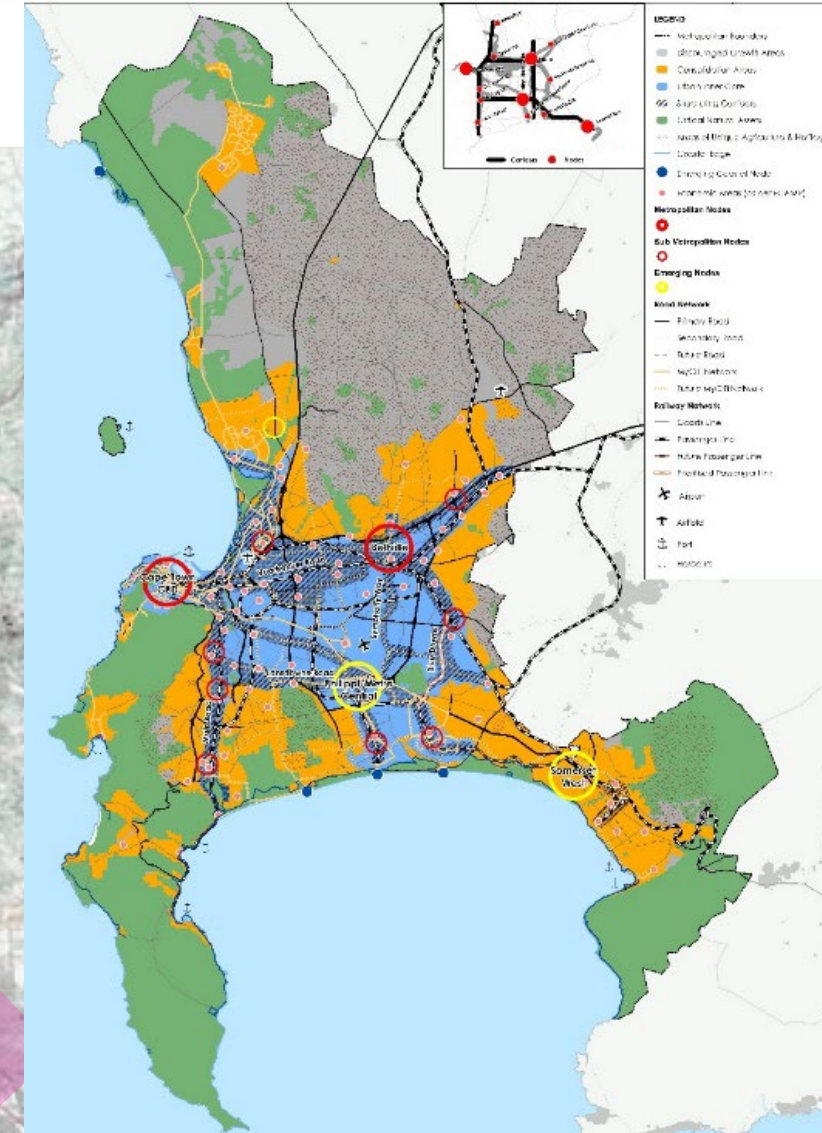
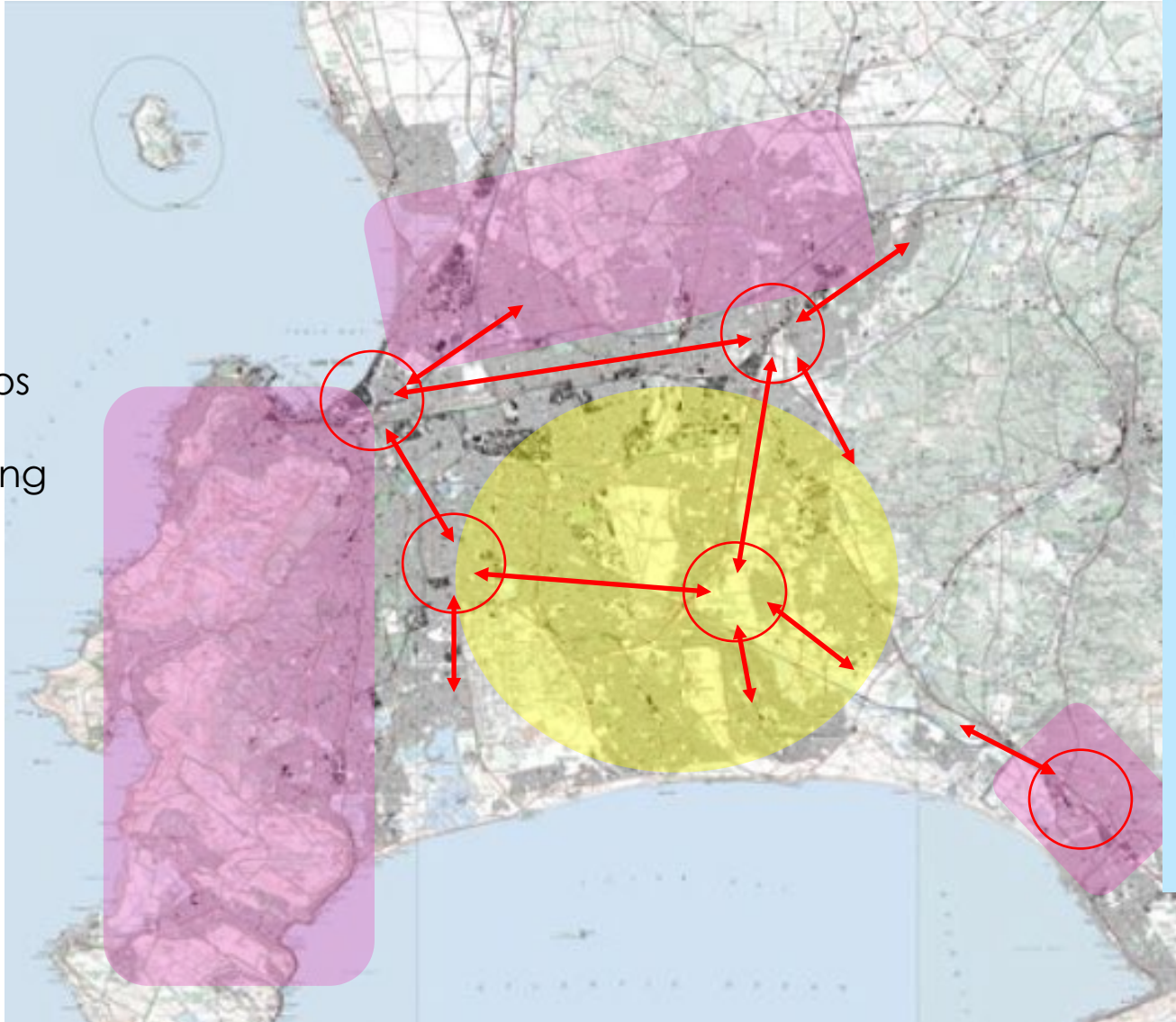


THE DEVELOPMENT IMPLICATIONS

Imperatives

1. 'Take jobs to the people'
2. Improve ease of movement to jobs
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5. 'Do it now'

City Actions



THE DEVELOPMENT IMPLICATIONS

Possibilities

1. Expropriation without compensation
2. Radically change housing delivery model
3. Encourage / incentivise renting over ownership
4. Democratise civic involvement
5. Economic growth

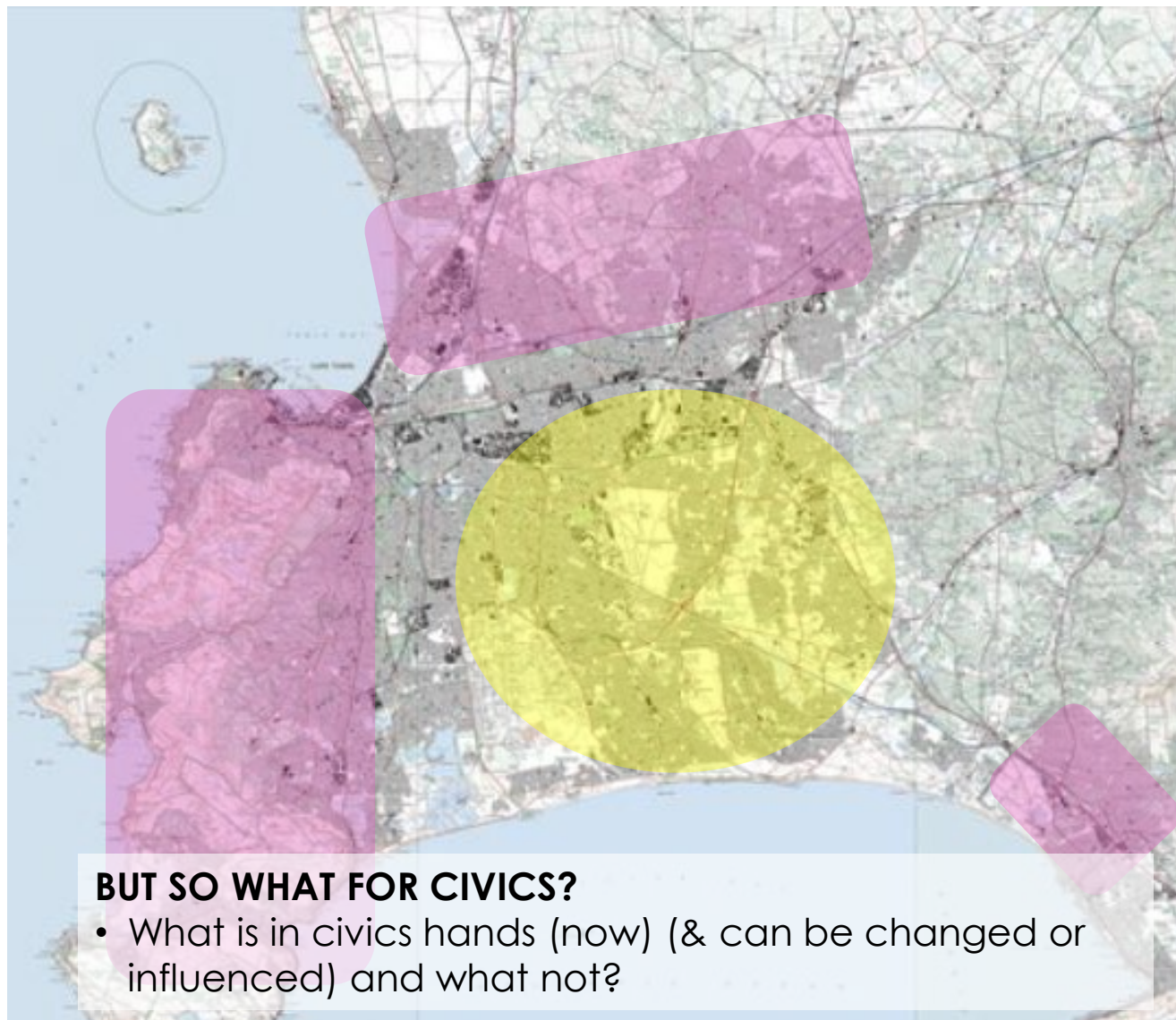
AND

What does this mean?

1. of govt land(?)
2. to monetary grants & loans(?)
3. greater locational responsiveness, & utilise finances to save(?)
4. more widespread involvement, buy-in & urban management support(?)
5. Locally & nationally(?)

BUT SO WHAT FOR CIVICS?

- What is in civics hands (now) (& can be changed or influenced) and what not?



THE DEVELOPMENT IMPLICATIONS

What is in (or potentially in) Civic hands?

AND

What can be changed or influenced?

- 
1. **Understanding** of spatial planning
 - SDFs
 - DMS
 - Land use decision-making process
 2. **Involvement** in spatial planning
 - Development visions
 - Development guidelines
 - Overlay zones
 3. **Engagement** in local & wider area
 - Strengthen civic/s
 - Link to Cllr
 - Links to depts. (UPD)
 - Links to other Civics

1. Understanding:
 - Utilise links to existing docs
 - Closer links to SCs (esp planning matters)
 - Ask spatial planning officials
2. Involvement:
 - Influence City visions & plans
 - Get more community involvement
 - Collaborate with planning officials
3. Engagement:
 - Succession planning
 - Work more proactively with Cllr
 - Meet spatial planning officials
 - Build relationships (e.g. CT Alliance)

THANK YOU.

Discussion

City Formation & Structure



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BODY BREAK

10 mins



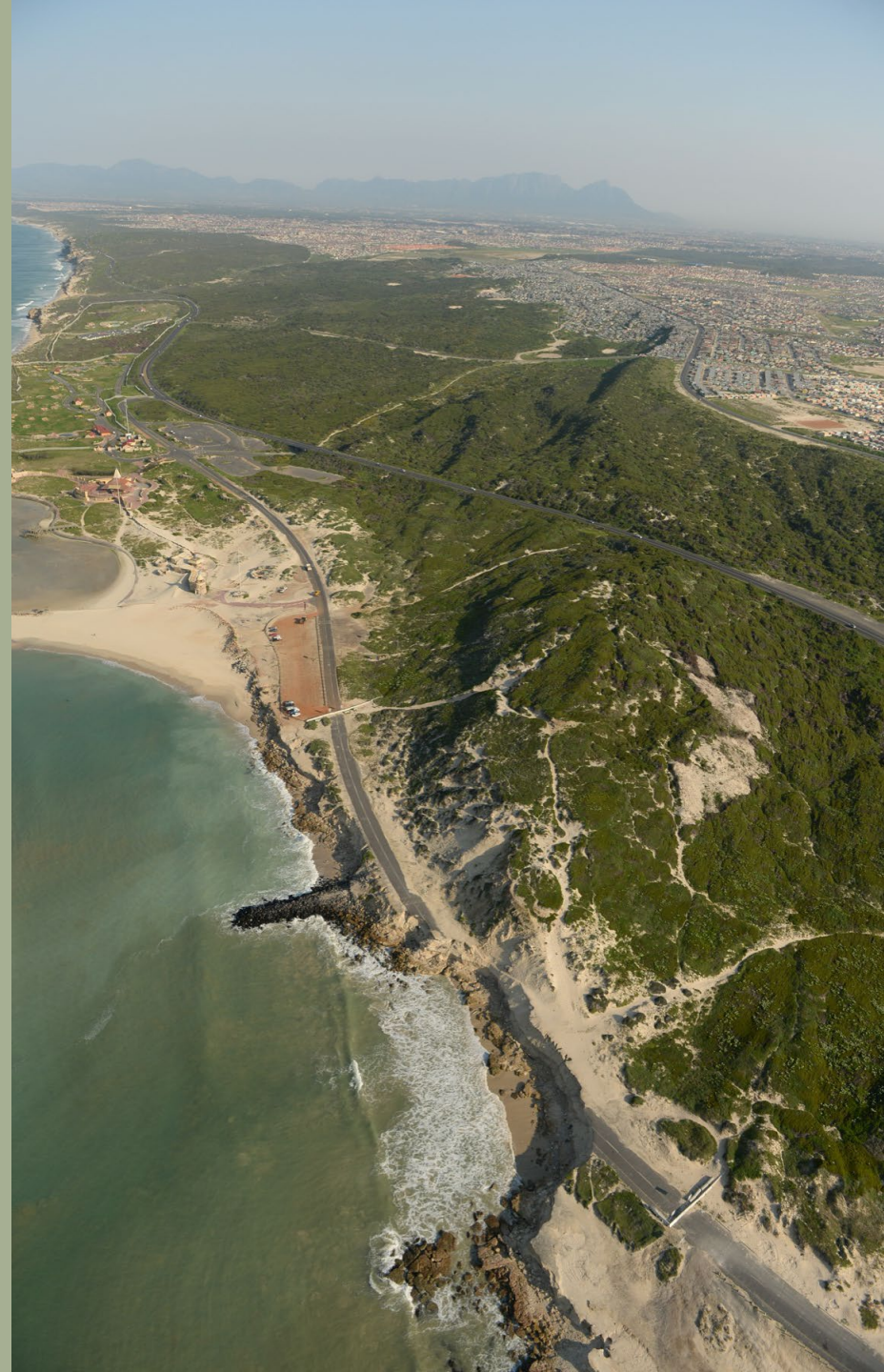
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Play: Part 1



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CITY OF CAPE TOWN
PLANNING & ZONING DEPARTMENT

ZONING INFORMATION

SPATIAL PLANNING

BUILDING APPLICATIONS



ZONING ENQUIRIES

**PLANNING
BY-LAWS**

**ZONING
GUIDELINES**



PRESENTATION 3 (Part 1): **Spatial Planning Tools**

Nigel Titus



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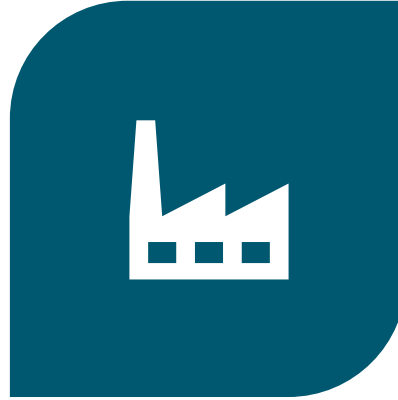
WHAT IS SPATIAL PLANNING?



GUIDES SUSTAINABLE
DEVELOPMENT



A way of organizing
how land and
space are used



CO-ORDINATES
INFRASTRUCTURE AND
SERVICES



Balances the needs
of the community,
businesses and the
environment



Guides where
housing, parks,
schools, clinics,
industry and retail
should be



ADDRESSES INEQUALITY
AND PROMOTES INCLUSION



Ensures that growth
is planned, fair and
sustainable



[What is Spatial
Planning and Spatial
Development
\(English\) - YouTube](#)

Click to play!!

WHAT IS SPATIAL PLANNING?

Why is it important
and how does it
effect the general
public and in what
way?



1. Affects where you live, work and play



2. Plans where infrastructure and services should go



3. Promotes fairness and inclusion across all communities



4. Supports businesses and jobs through well located hubs



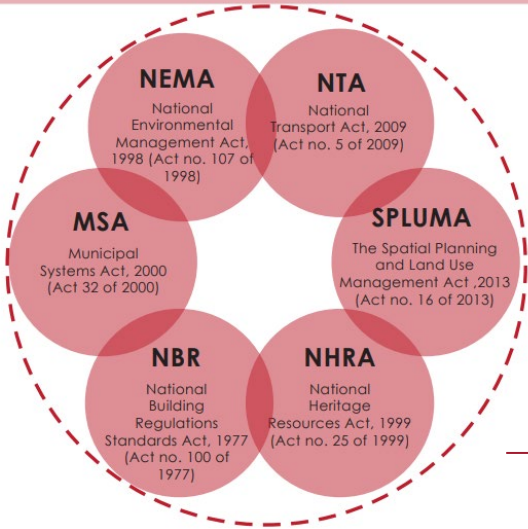
5. Prevents unsafe growth in floodplains, wetlands and fire-prone areas



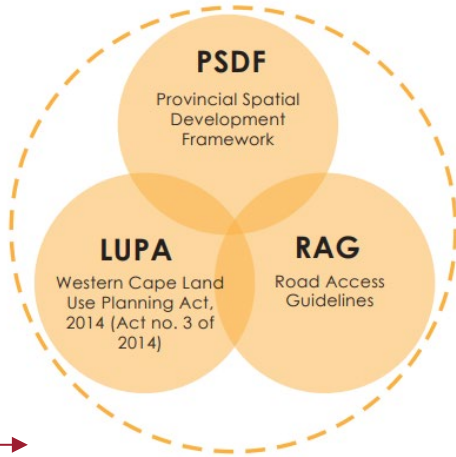
POLICY VS LEGISLATION



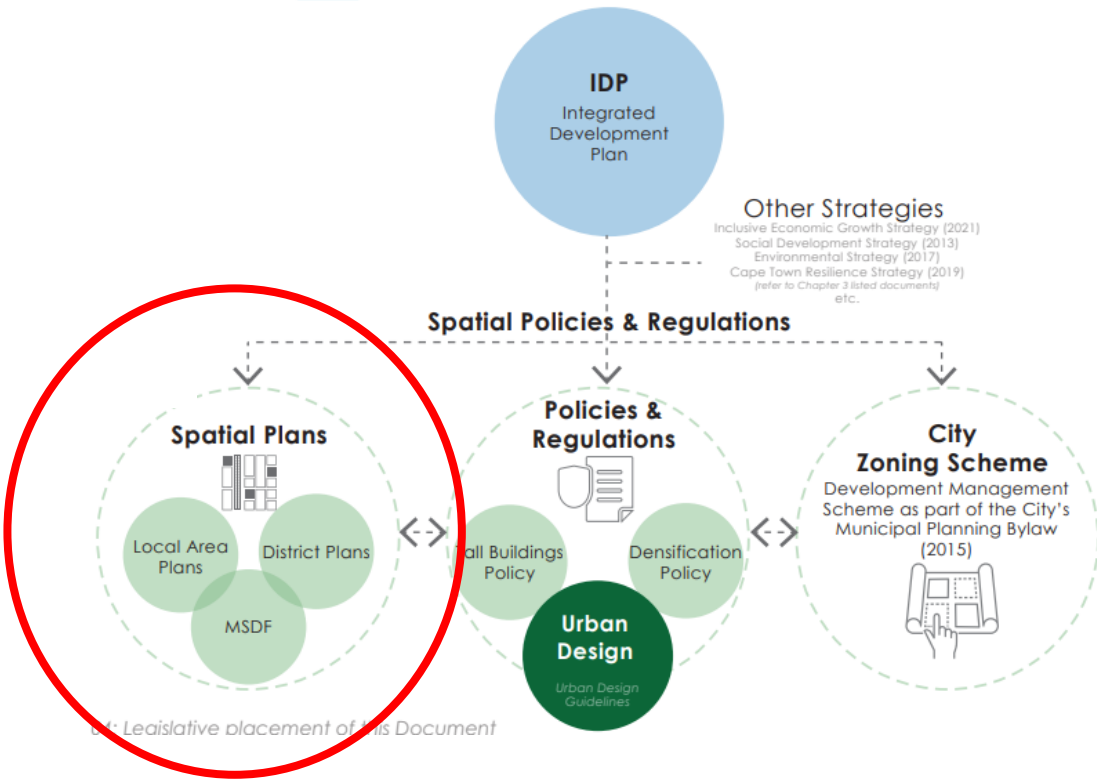
National Legislation & Policies



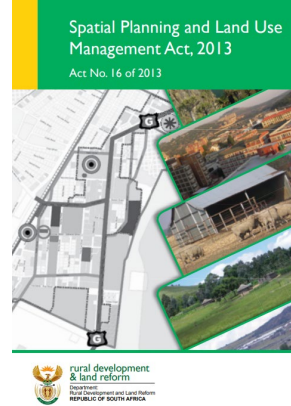
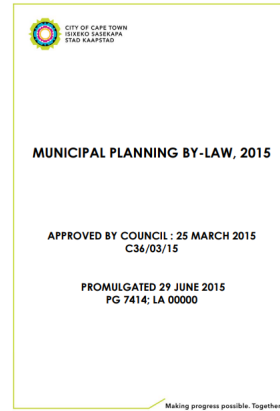
Provincial Ordinances, Acts & Policies



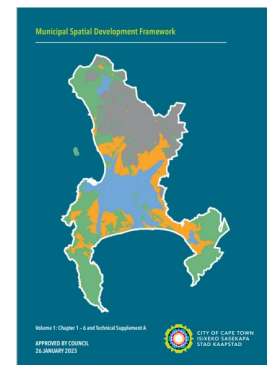
City's By-laws & Policies



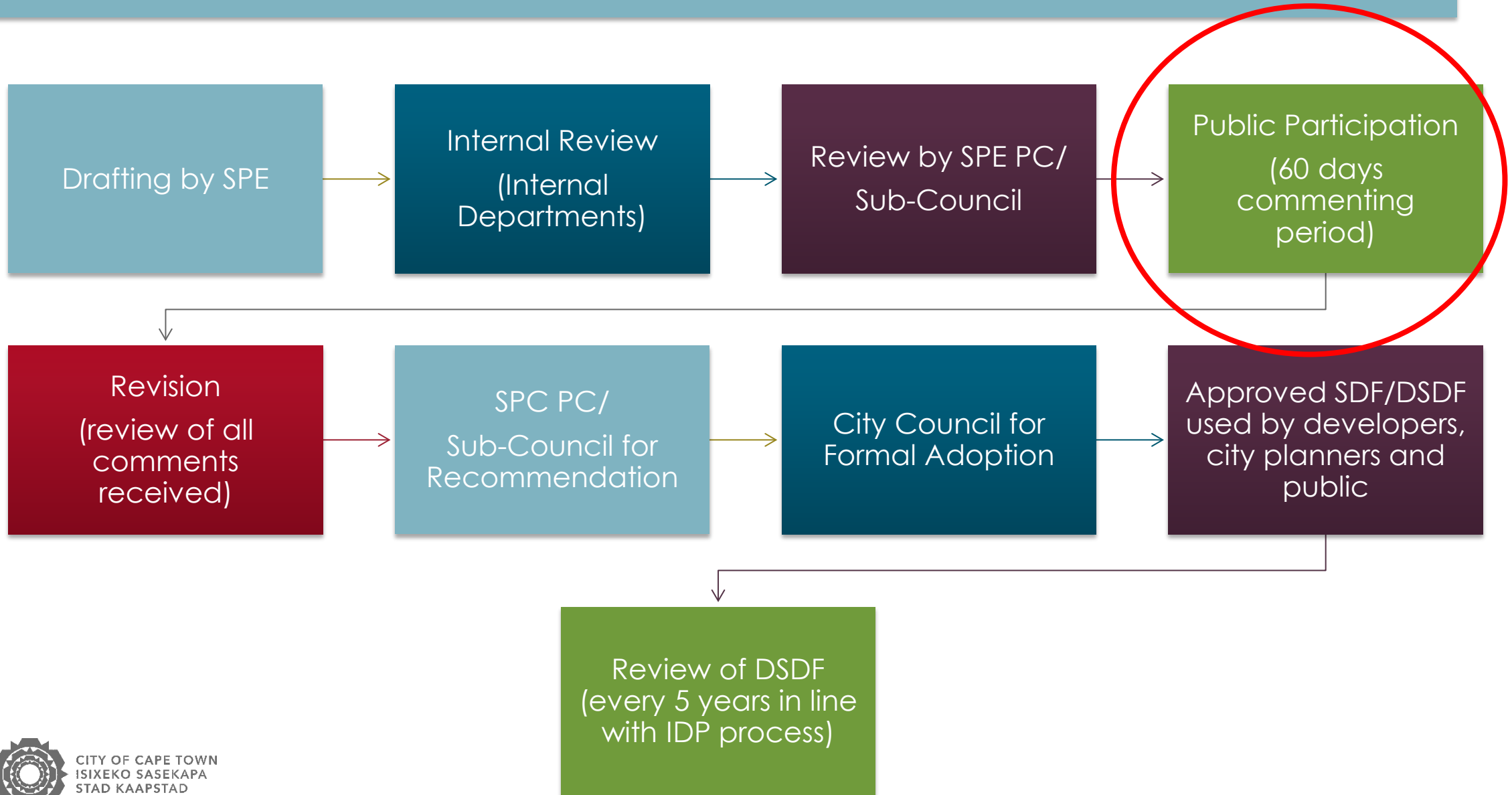
WHAT ARE THE VARIOUS PLANNING DOCUMENTS AVAILABLE?



- Spatial Planning and Land Use Management Act, Act 16 of 2013
- Land Use Planning Act, Act 3 of 2014
- Municipal Planning By-Law, 2015
- 2022-2027 Integrated Development Plan
- 2023 Municipal Spatial Development Framework
- 2023 District Spatial Development Frameworks
- Local Spatial Development Frameworks

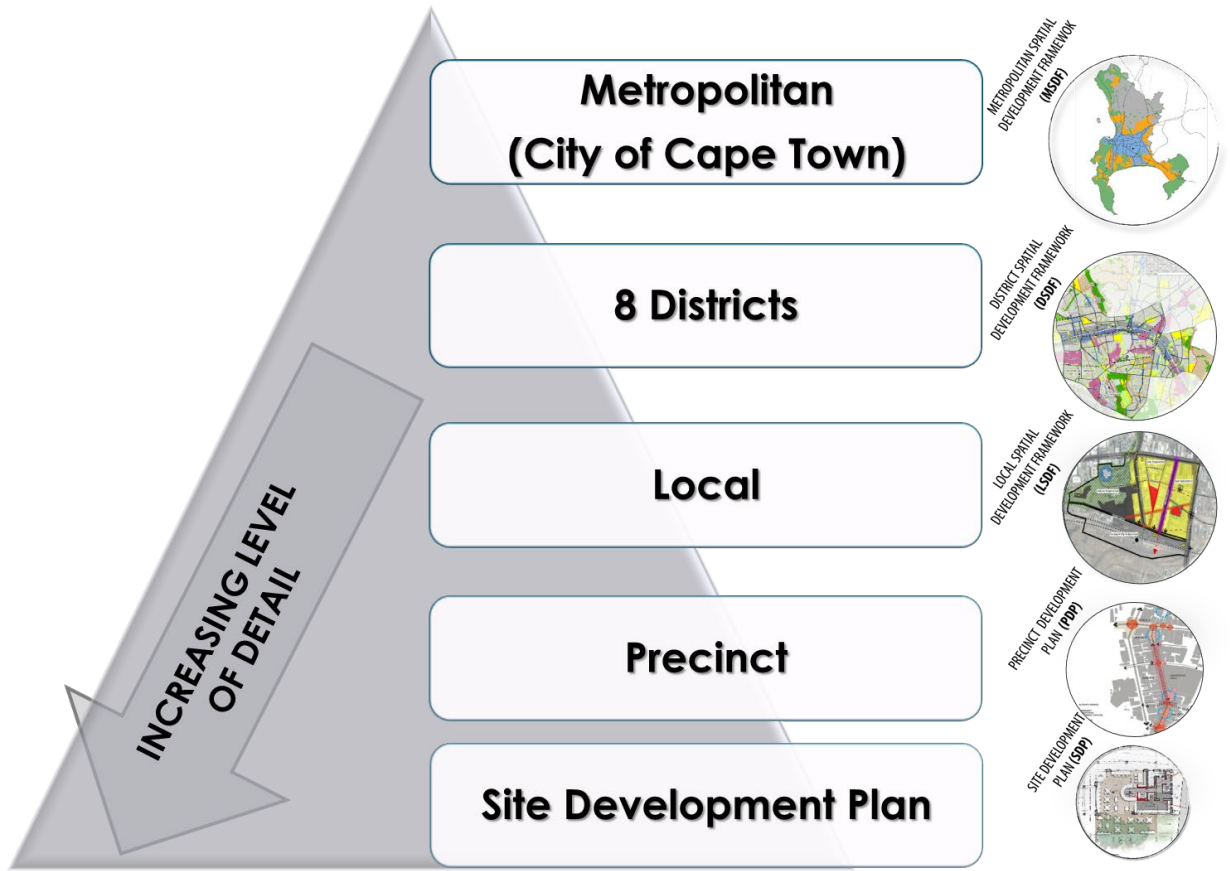


WHAT IS THE SDF/DSDF DRAFTING PROCESS?

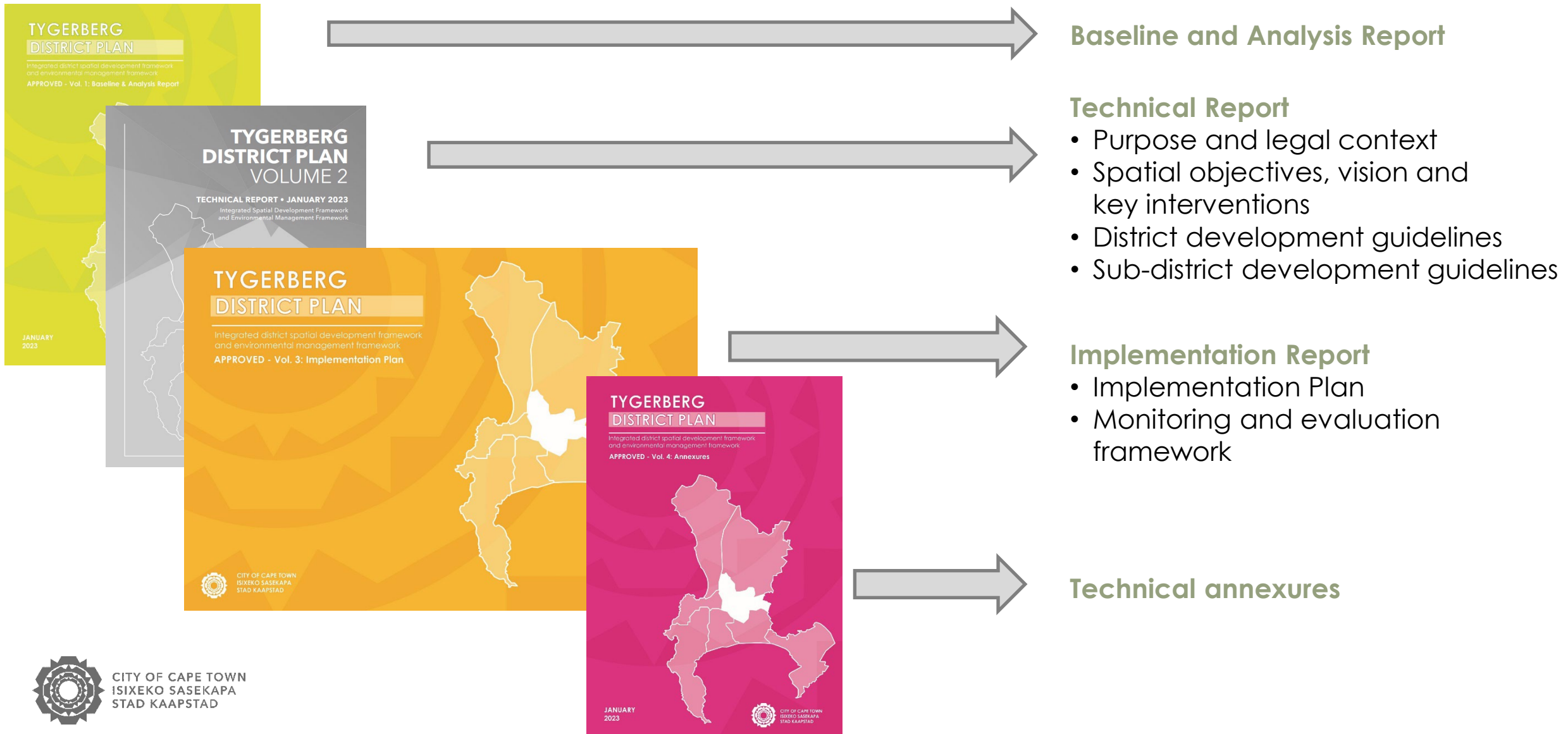


WHAT ARE THE VARIOUS PLANNING DOCUMENTS AVAILABLE?

What are the scales of “municipal planning”?



HOW DO YOU USE THE CITY'S PLANNING DOCUMENTS? (DSDF)



HOW DO YOU USE THE CITY'S PLANNING DOCUMENTS? (DSDF)

DSDf (8 within the City)

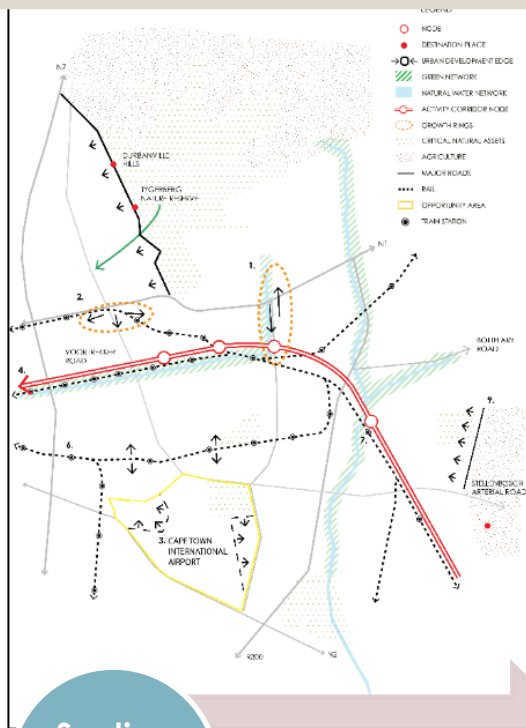
- Translates Vision and Policy Objectives into **District Level SPCs in order to provide detailed development guidelines**

SUB-DSDf

- Provides more detailed development guidelines associated with the relevant SPCs for each sub-district within the District

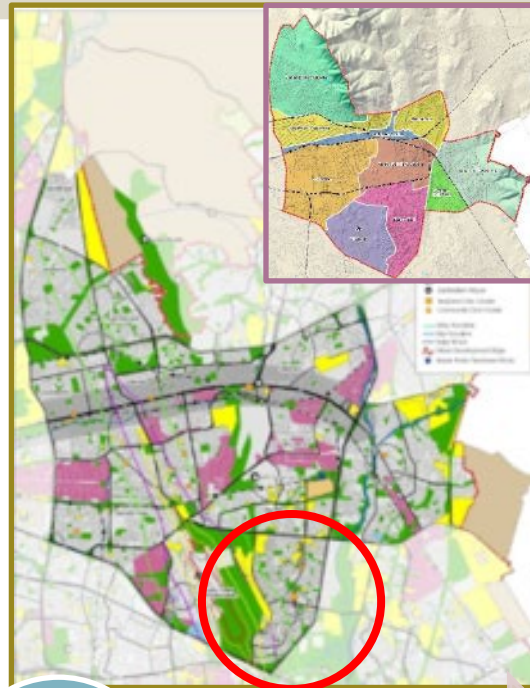
IMPLEMENTATION FRAMEWORK

- Provides guidance in terms of prioritized public investment, local area and precinct planning priorities and enabling mechanisms required.



Section 2: Concept

- Vision
- Key interventions



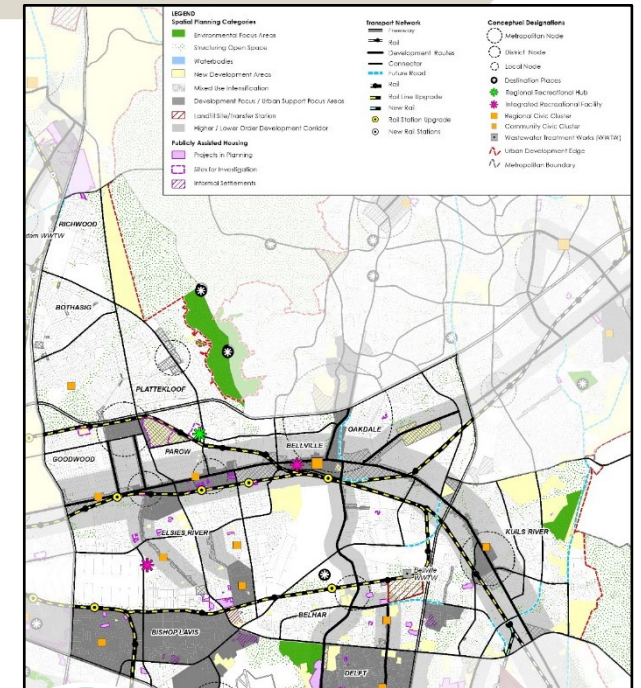
Section 3: District SDF

Generic district development guidelines



Section 4: Sub-district

- Increased level of development guidance
- Locally contextualized



Implementation

- Urban restructuring
- Spatial targeting
- Mechanisms

THANK YOU.



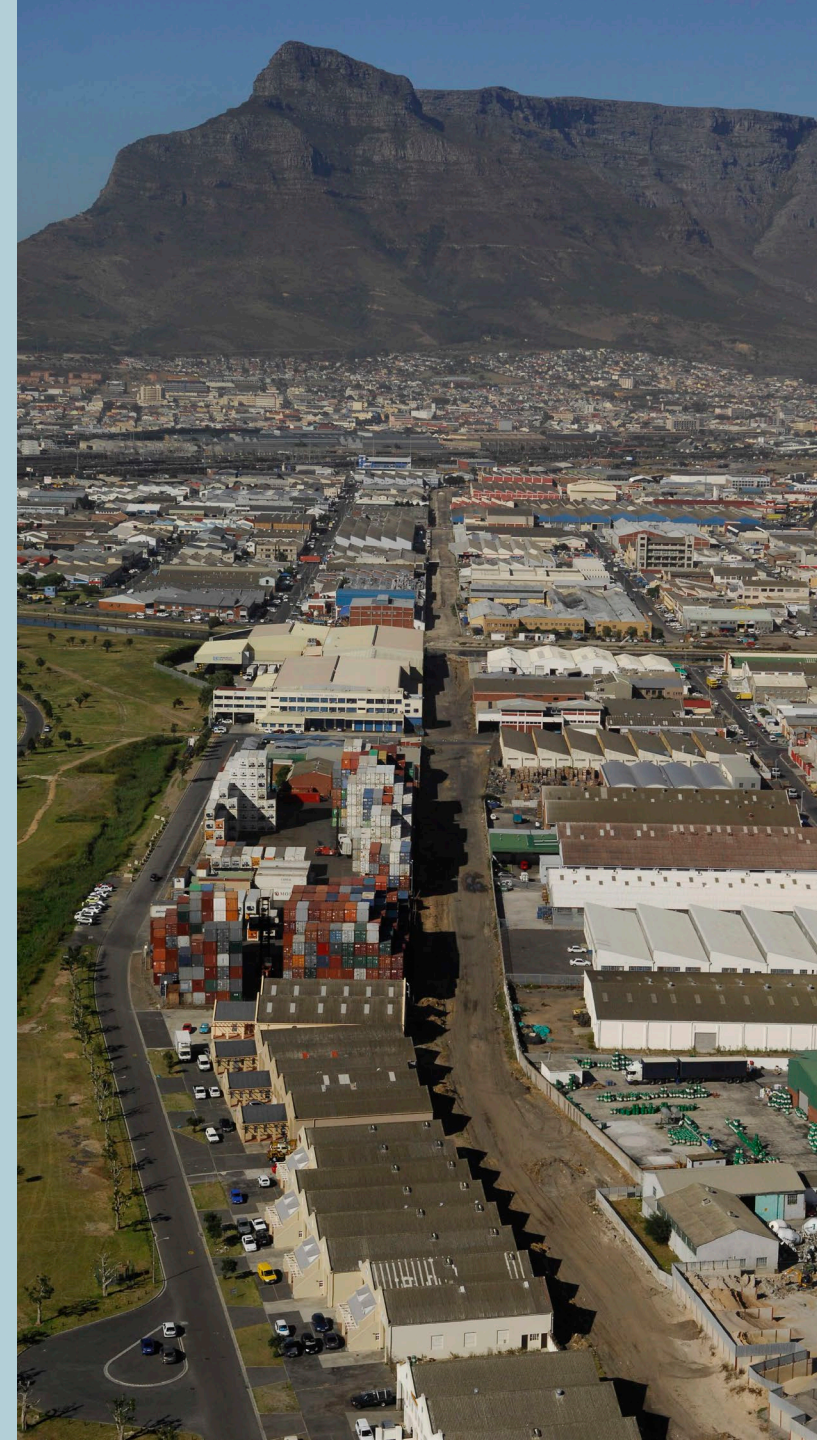
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Discussion

Spatial Planning Tools (Part 1)



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ACTIVITY 2:

Interaction with the City Officials and stalls



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LUNCH BREAK

Participants are to remain seated until table is called upon by staff.



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1 Hr.

Afternoon Programme:

5. Presentation:

- Spatial Planning Tools (Part 2)

6. Summary of the day & Key Take Aways

7. Next Steps

8. Vote of thanks & Closing



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PRESENTATION 3 (Part 2): **Spatial Planning Tools**

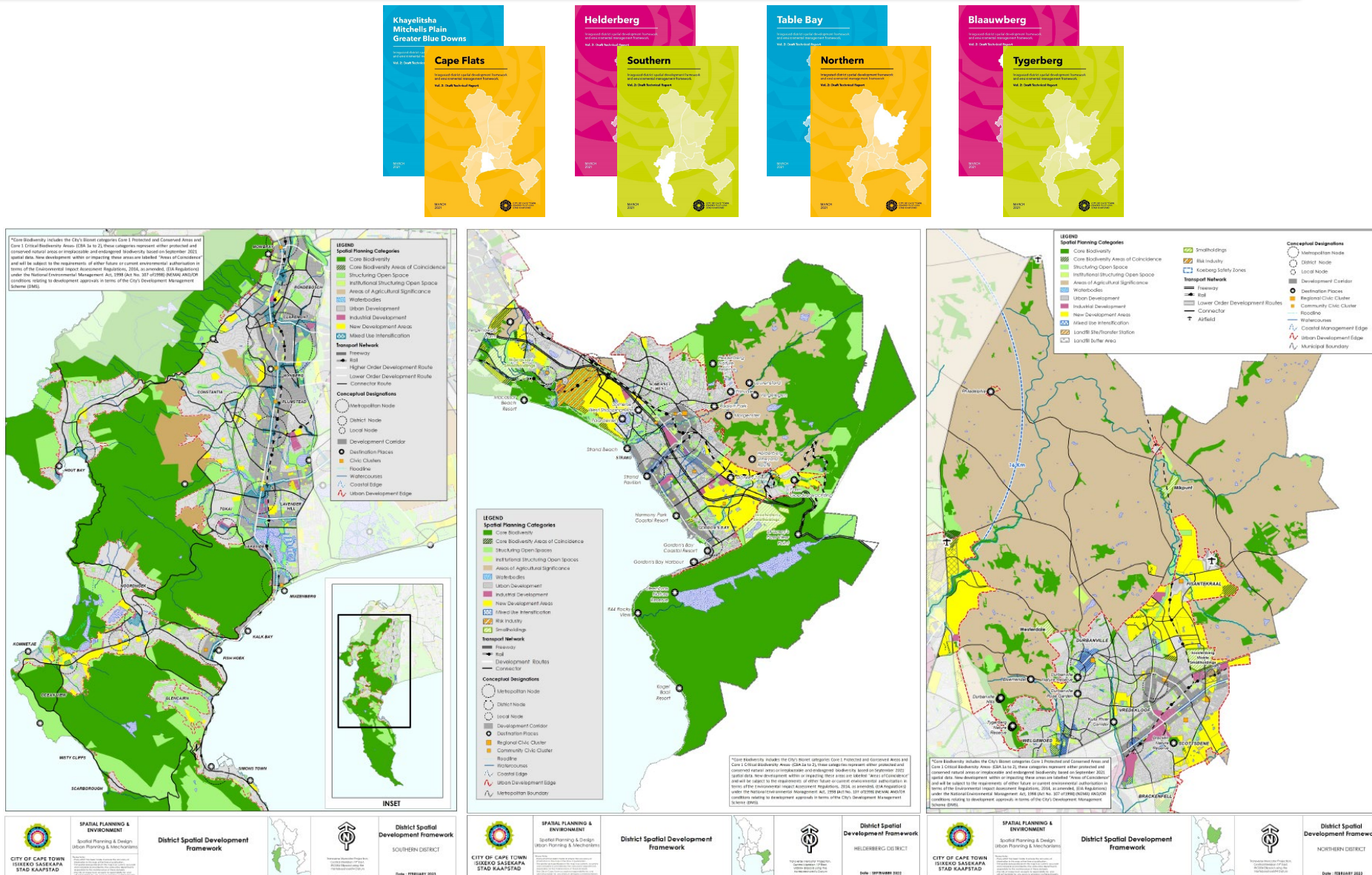
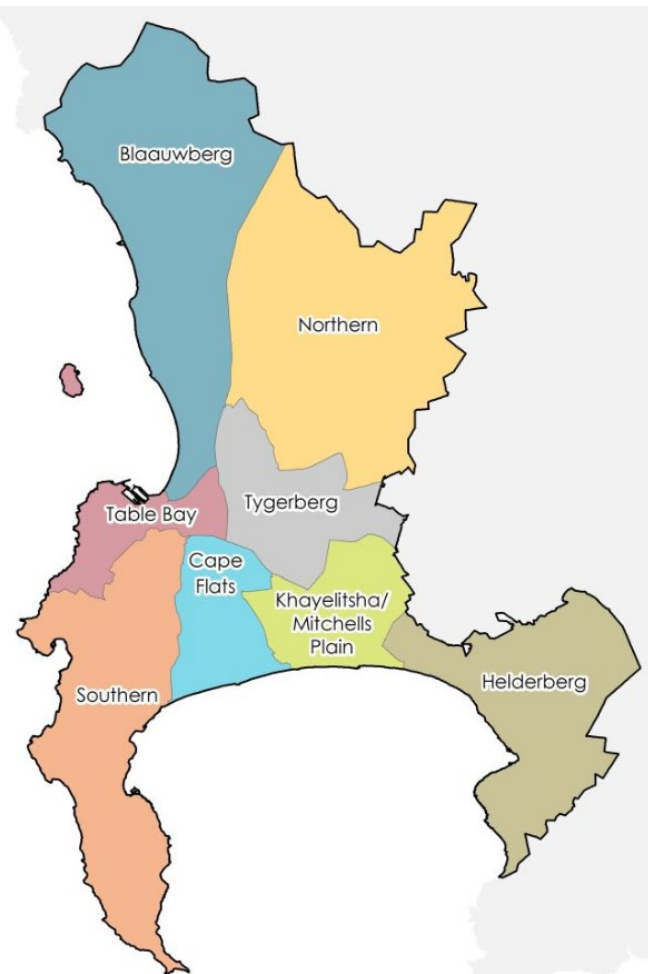
Nigel Titus



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HOW DO YOU USE THE CITY'S PLANNING DOCUMENTS? (DSDF)



HOW DO YOU USE THE CITY'S PLANNING DOCUMENTS? (DSDF)

Spatial Planning Categories

- Environment
 - Urban development
 - Utility Service infrastructure installations and networks
 - Transport infrastructure and route designations (Freeways, Rail, Development & Connector routes, NMT, Airport & other freight)
 - Conceptual designations (Corridors, Nodes, Civic clusters, Destination places)
 - Development edges

LEGEND

Spatial Planning Categories

- Core Biodiversity
- Core Biodiversity Areas of Coincidence
- Structuring Open Spaces
- Areas of Agricultural Significance
- Waterbodies
- Existing Urban Development
- Existing Industrial Development
- New Development Areas
- Mixed Use Intensification
- Landfill Site/Transfer Station
- Landfill Buffer Area
- Risk Industry

Transport Network

- Connector
- Higher Order Development Route
- Freeways
- Rail
- Proposed Rail
- CTIA Noise Contours**
 - 55 - 60 dBA
 - 60 - 65 dBA
 - 65 - 70 dBA
 - 70 - 75 dBA
 - 75 - 80 dBA
- Airport
- Realigned Runway

Conceptual Designations

Nodes

- Metropolitan Node
- District Node
- Local Node
- Higher Order Development Corridors
- Destination Places
- Regional Civic Cluster
- Community Civic Cluster
- 100yr Floodline
- Watercourses
- Urban Development Edge
- Metropolitan Boundary



HOW DO YOU USE THE CITY'S PLANNING DOCUMENTS? (DSDF)

Scenario:

Kuilsriver Golf Course must be developed as a mixed use Development....

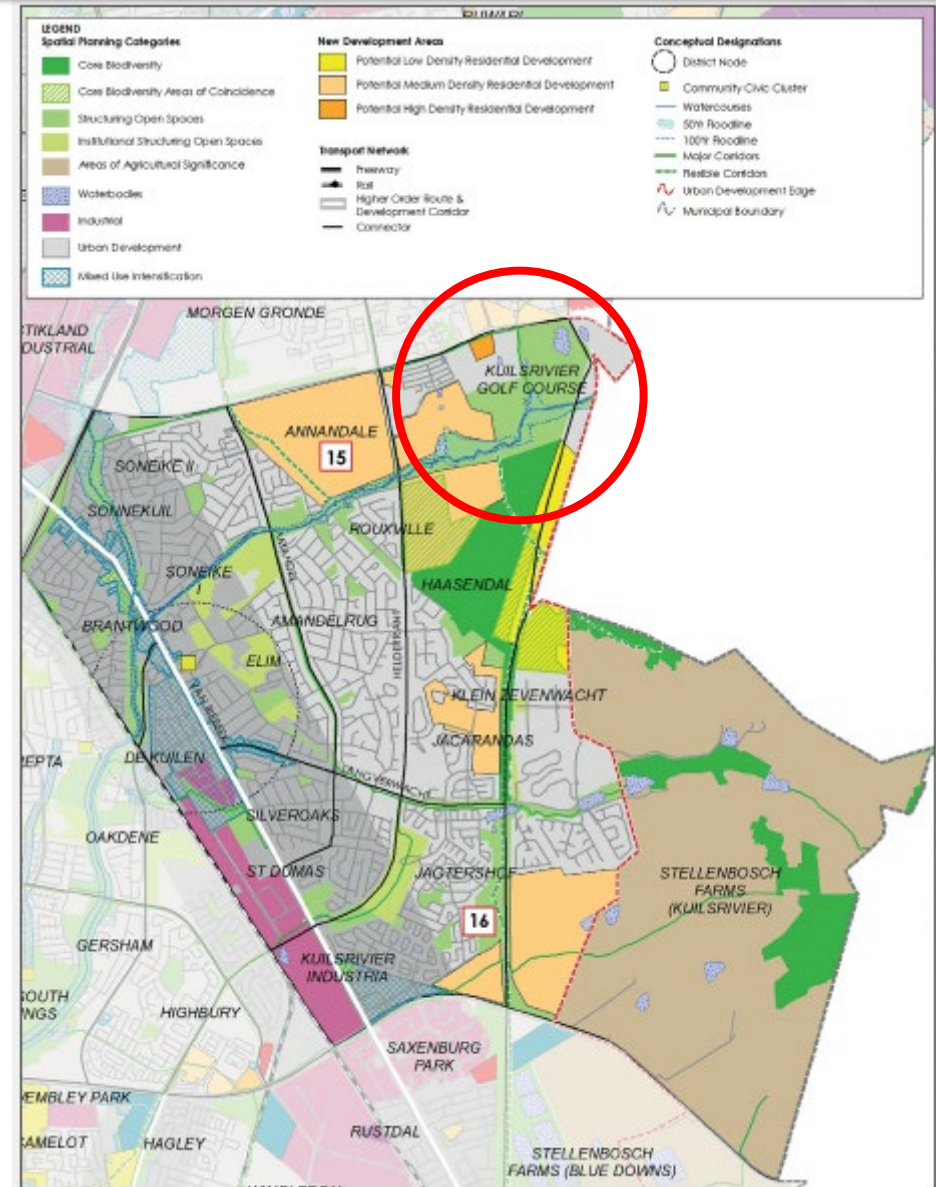
Questions to be answered:

What does the **District Spatial Development Framework** earmark the site for and what does it permit on the site?

What does the current zoning permit as per the **Development Management Scheme**?

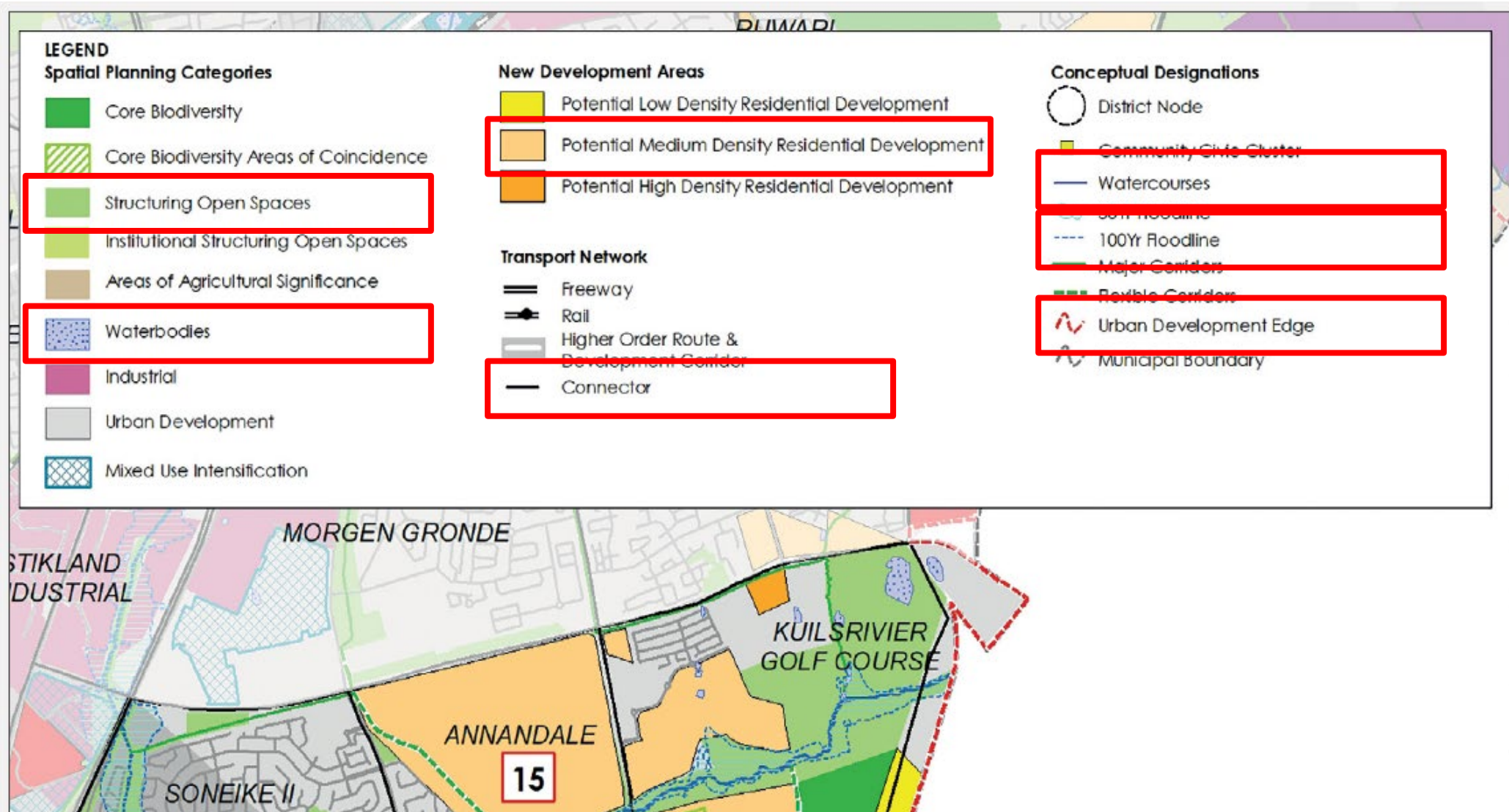


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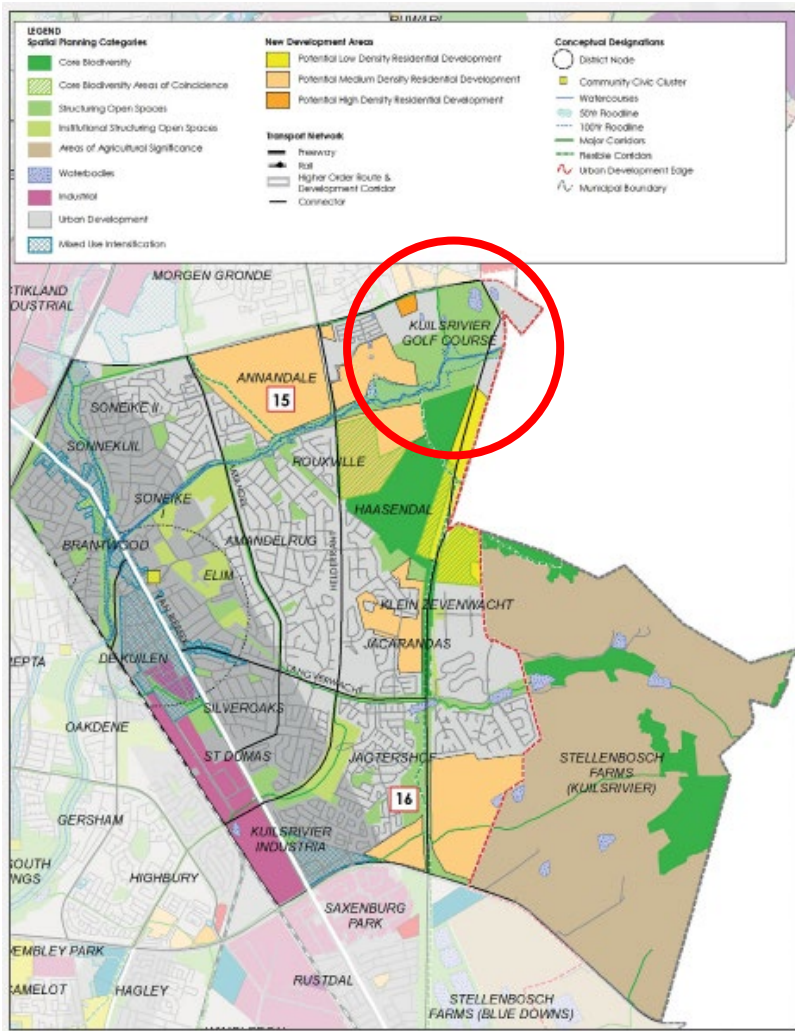
HOW DO YOU USE THE CITY'S PLANNING DOCUMENTS? (DSDF)

How to read a map



HOW DO YOU USE THE CITY'S PLANNING DOCUMENTS? (DSDF)

How to read a map



4.8 Subdistrict 8: Greater Kuils River, Bottelary and Polkadraai areas, Zevenwacht, Stellenbosch farms

Subdistrict 8 is bound by Bottelary Road to the north, the City of Cape Town jurisdictional boundary to the east, Polkadraai Road to the south and the Strand railway line and the R300 freeway to the west. The area is largely suburban in character, abutting the Stellenbosch farms, but increasing in density and diversity in residential typology in certain areas towards Van Riebeeck Road. Large

Table 24: Subdistrict 8 development guidelines

SUBDISTRICT 8: GREATER KUILSRIVER, BOTTELARY AND POLKADRAAI AREAS, ZEVENWACHT, STELLENBOSCH FARMS

LOCAL OBJECTIVES

- Promote opportunities for business activities and higher-density residential development in close proximity to public transport routes, transport interchange precincts and services.
- Increase the development and economic potential of the area by facilitating increased connectivity and integration with surrounding areas.
- Facilitate opportunities for densification in a manner that will not detract from the character of the area.
- Encourage creation of tourist attractions in high- and medium-potential agricultural areas.
- Ensure appropriate integration between the urban and hinterlands.

SUGGESTED

General

- Promote higher-density residential development along the N1 and the N101.
- Support the City's Info along Van Riebeeck Road in a manner that does not encroach upon pedestrian movement.
- Promote the development of multifunctional public facilities, where possible, in order to optimise use of space and enhance the safety

COMPONENTS AND DISTRICT ELEMENTS

CONSERVATION AND BIODIVERSITY PRIORITY ZONE

(Full extent together with GINet shown in figure 11)

f) Structuring open spaces

- Public parks
- Sports fields and other institutional open spaces
- Other open spaces
- Stormwater retention areas
- Road reserves providing ecosystem services

Examples:

- Jack Muller Park
- De Grendel Station precinct i.e. Jan

SDF ROUTE DESIGNATIONS

- e) Connector routes

DISTRICT ELEMENTS

- Giel Basson (north of N1)/Jan Van Riebeeck/35th Street/Stellenbosch Arterial
- Mike Pienaar Road
- Platteklouf Road
- Robert Sobukwe Road
- La Belle Road
- Avonwood/Francis Van Zyl Drive
- Frans Conradie Drive

DISTRICT-WIDE DEVELOPMENT GUIDELINES

- These routes should continue to primarily perform a mobility function. Direct access onto these routes from abutting properties should not be encouraged. Instead, limited access, with a focus on high-access nodal points, should be permitted and (where necessary) service roads should be developed.
- Where appropriate, intensification of development should be promoted to support line-haul public transport, but this should be concentrated at identified nodal points. Furthermore, these should be limited between and especially in areas not close to development corridor main roads. The process of land use intensification along these routes must consider the nature of access roads, additional traffic impacts, and parking requirements.
- The mix of predominantly residential function and character but interspersed with small mixed-use areas, as well as a mix of mobility and activity functions, should remain and generally be contained in their current forms.

GUIDELINES AND MANAGEMENT PRIORITIES

General structuring open space guidelines

- Development adjacent to open spaces, or that rationalises these spaces, should be orientated towards the open space to encourage the use and passive surveillance of these areas. Design that compromises this condition (e.g. excessive blank walls and backing of development onto these spaces) should be discouraged.
- Appropriate high or medium density development along open space interfaces could be considered to improve passive surveillance.
- Safety and security should be considered in the upgrading, landscaping or development of open spaces.



HOW DO YOU USE THE CITY'S PLANNING DOCUMENTS? (DMS)

CITY OF CAPE TOWN MUNICIPAL PLANNING BY-LAW, 2015

BY-LAW

As amended by

City of Cape Town: Municipal Planning Amendment By-law, 2016
City of Cape Town: Municipal Planning Second Amendment By-law, 2016
City of Cape Town: Municipal Planning Amendment By-law, 2017
City of Cape Town: Municipal Planning Amendment By-law, 2019
City of Cape Town: Municipal Planning Amendment By-law, 2022
City of Cape Town: Municipal Planning Amendment By-law, 2025

PREAMBLE

WHEREAS section 156(1) of the Constitution of the Republic of South Africa, 1996 confers on municipalities the executive authority and right to administer local government matters set out in Part B of Schedule 4 and Part B of Schedule 5 to the Constitution;

WHEREAS Part B of Schedule 4 to the Constitution lists building regulations and municipal planning and Part B of Schedule 5 lists pounds as local government matters;
[Substituted by City of Cape Town: Municipal Planning Amendment By-law, 2025 (wef 1 October 2025)]

WHEREAS section 156(2) of the Constitution empowers municipalities to make and administer laws for the effective administration of matters that they have the right to administer;
[Substituted by City of Cape Town: Municipal Planning Amendment By-law, 2025 (wef 1 October 2025)]

WHEREAS Parliament has enacted the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) and the Western Cape Provincial Legislature has enacted the Land Use Planning Act (Act 3 of 2014), which among other things set out development principles which apply to all organs of state responsible for the implementation of legislation regulating the use and development of land;

WHEREAS section 2(2) of the Spatial Planning and Land Use Management Act (Act 16 of 2013) permits other legislation to prescribe an alternative or parallel mechanism, measure, institution or system on spatial planning, land use, land use management and land development in a manner consistent with that Act, and the City intends through this By-law to prescribe such a mechanism, measure, institution and system;

[Inserted by s. 1 of City of Cape Town: Municipal Planning Amendment By-law, 2016 (wef 1 July 2016)]
[Substituted by City of Cape Town: Municipal Planning Amendment By-law, 2025 (wef 1 October 2025)]

WHEREAS the City intends to regulate and control building regulations and municipal planning matters within the geographical area of the City.
[Substituted by City of Cape Town: Municipal Planning Amendment By-law, 2025 (wef 1 October 2025)]

AND NOW THEREFORE, BE IT ENACTED by the Council of the City of Cape Town as follows—

Table 1(a) Summary of land uses and development rules for Residential Zoning 1: Conventional Housing (R1)

LAND USES	LAND UNIT AREA (m²)	FLOOR FACTOR	MAXIMUM FLOOR SPACE	COVERAGE	MAXIMUM HEIGHT ABOVE EXISTING GROUND LEVEL TO TOP OF BUILDING	BUILDING LINES		STREET CENTRELINE SETBACK	OTHER PROVISIONS
						Street boundary	Common boundaries		
PRIMARY USES Dwelling house, private road, micro wind turbine, structure-mounted energy system and additional use rights	>2 000	N/a	1 500 m²	N/a	10,0 m	6,0 m	6,0 m	N/a	Window and door placement, Garages, carports and outbuildings, Parking and access
ADDITIONAL USE RIGHTS Second dwelling, third dwelling, home occupation or bed and breakfast establishment or home childcare, filming (items 21(b)(i) and (vi) does not apply), affordable rental flat, supplementary dwelling unit, small-scale wind turbine (only for land unit areas of equal or greater than 650m²), place of instruction (with not more than 34 children)	>1 000 up to 2 000	N/a	1 500 m²	N/a	10,0 m	4,5 m	3,0 m		Additional use rights: home occupation, bed and breakfast establishment, second dwelling, third dwelling, supplementary dwelling unit, affordable rental flat, small-scale wind turbine, place of instruction and home childcare
CONSENT USES Utility services, place of instruction, place of worship, house shop, institution, guest house, minor rooftop base telecommunication station, rooftop base telecommunication station, wind turbine infrastructure, open space, urban agriculture, halfway house, electric vehicle charging station, small-scale animal care centre, chancery, boarding house, ground-mounted energy system, commune, clinic, small-scale wind turbine (only for land unit areas less than 650m²), informal trading and veterinary practice	>650 up to 1 000	N/a	1 500 m²	N/a	10,0 m	3,5 m	3,0 m		
	>350 up to 650	1,0	N/a	75%	9,0 m	3,5 m	0,0 m (12,0 m from street and 1,5 m rest)		
	>200 up to 350	1,0	N/a	80%	9,0 m	1,5 m	0,0 m		
	≤200	1,0	N/a	80%	9,0 m	1,0 m	0,0 m		
		Refer to item 22(a)	Refer to item 22(b)	Refer to item 22(h)	Refer to item 22(c)	Refer to item 22(e), 22(f), 22(g) & 22(i)(A)	Refer to item 22(d), 22(h) & 22(i)(A)		

CHAPTER 5: RESIDENTIAL ZONINGS (items 21-33)

The residential zonings are designed to provide locations for predominantly single-family dwelling houses in low- to medium-density neighbourhoods, with a safe and pleasant living environment. There are controlled opportunities for home employment, further dwellings and low intensity mixed-use development on a residential property. In recognition of the different socio-economic circumstances of the city there are two residential zonings, one for conventional housing and one for incremental housing (where upgrading of informal settlements is encouraged).

Part 1: Residential Zoning 1: Conventional Housing (R1) (items 21-25F)

[Heading substituted by City of Cape Town: Municipal Planning Amendment By-law, 2025 (wef 1 October 2025)]

The R1 zoning provides for predominantly single-family dwelling houses and additional use rights in low- to medium-density residential neighbourhoods, whether these incorporate small or large erven. Limited employment and additional accommodation opportunities are possible as primary or consent uses, provided that the impacts of such uses do not adversely affect the surrounding residential environment.

21 Use of the property

The following use restrictions apply to properties in this zoning—

(a) Primary uses are dwelling house, private road, micro wind turbine, structure-mounted energy system and additional use rights as specified in paragraph (b).

[Para (a) substituted by City of Cape Town: Municipal Planning Amendment By-law, 2025 (wef 1 October 2025)]

(b) Additional use rights which may be exercised by the occupant of a property are home occupation, bed and breakfast establishment, second dwelling, third dwelling, filming (items 21(b)(iii) and (vi) does not apply), affordable rental flat, supplementary dwelling unit, small-scale wind turbine (only for land unit areas of equal or greater than 650m²), place of instruction (with not more than 34 children) and home childcare, subject to the following conditions—

[Para (b) substituted by City of Cape Town: Municipal Planning Amendment By-law, 2025 (wef 1 October 2025)]

[Para (b) with reference to "affordable rental flat" substituted by City of Cape Town: Municipal Planning Amendment By-law, 2025 (wef 1 September 2025)]

(i) Except for a second dwelling, supplementary dwelling unit and home occupation, only one of the activities listed as additional use rights shall be conducted on any land unit as a primary use; but where more than one such activity is required, the City's approval shall be obtained;

[Sub-para. (i) substituted by City of Cape Town: Municipal Planning Amendment By-law, 2025 (wef 1 October 2025)]

(ii) Except for an affordable rental flat, the dominant use of the property shall be a dwelling house, including a second and third dwelling if permissible in terms of this scheme;

[Sub-para. (ii) substituted by City of Cape Town: Municipal Planning Amendment By-law, 2025 (wef 1 October 2025)]

(iii) Except for an affordable rental flat, the proprietor of the activity concerned shall live on the property;

[Sub-para. (iii) substituted by City of Cape Town: Municipal Planning Amendment By-law, 2025 (wef 1 October 2025)]

(iv) The conditions stipulated in items 23, 24, 25, 25A, 25B, 25C, 25D, 25E or 25F (whichever is applicable) shall be adhered to;

[Sub-para. (iv) substituted by City of Cape Town: Municipal Planning Amendment By-law, 2025 (wef 1 October 2025)]

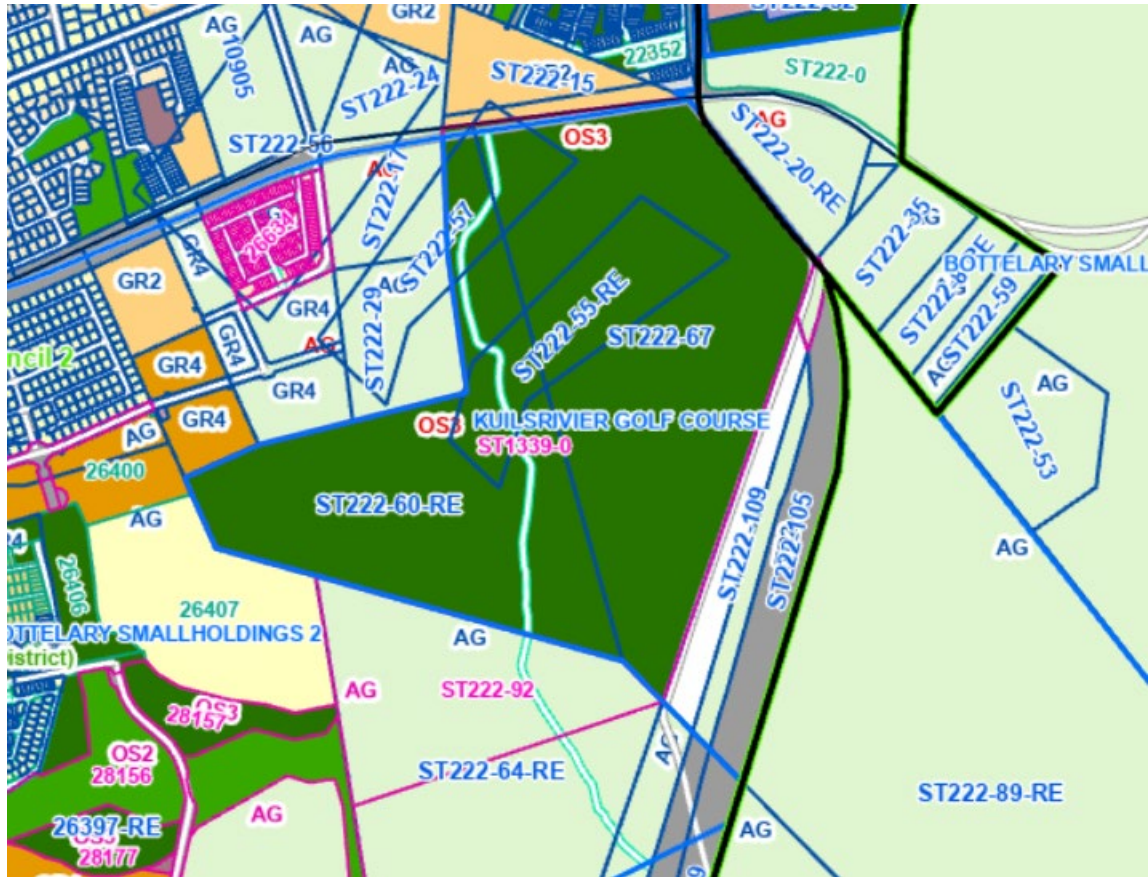
(v) Any new structure or alteration to the property to accommodate an additional use right shall be compatible with the residential character of the area, particularly with regard to the streetscape, and shall be capable of reverting to use as part of the dwelling house, second dwelling, third dwelling or outbuilding concerned; and

(vi) No more than three employees shall be engaged by the occupant in the activity concerned.

[Para. (b) substituted by s. 33 (a) of City of Cape Town: Municipal Planning Amendment By-law, 2016 (wef 1 July 2016)]

City of Cape Town Municipal Planning By-Law, 2015 – Consolidated version (not official version – only for departmental use)

HOW DO YOU USE THE CITY'S PLANNING DOCUMENTS? (DMS)



*Part 3: Open Space Zoning 3: Special open space (OS3)
(items 104-107)*

The OS3 zoning provides for active or passive recreation and open spaces on land that is not designated as public open space. This land may be owned by private or public bodies, but does not have the status of public open space which requires particular protection. The OS3 zoning is appropriate for relatively large areas where open space has special characteristics that require a separate zoning to ensure that the purpose and function of the open space is maintained. Many other zonings allow for open spaces as primary, consent or ancillary uses and such open spaces do not need to be zoned as OS3. However some land uses such as golf courses, parklands and landscape areas can benefit from this zoning which provides limitations on development, but also allows a range of consent uses to cater for leisure needs and uses compatible with open spaces.

104 Use of the property

The following use restrictions apply to property in this zoning—

- (a) Primary uses are open space, private road, environmental conservation use, filming, structure-mounted energy system, minor freestanding base telecommunication station and minor rooftop base telecommunication station.

[Para. (a) substituted by s. 65 of City of Cape Town: Municipal Planning Amendment By-law, 2019 (wef 3 February 2020)]

[Para. (a) substituted by City of Cape Town: Municipal Planning Amendment By-law, 2025 (wef 1 October 2025)]

- (b) Consent uses are environmental facilities, tourist facilities, place of instruction, place of assembly, place of entertainment, plant nursery, utility service, cemetery, rooftop base telecommunication station, freestanding base telecommunication station, wind turbine infrastructure, cultural and social ceremonies, urban agriculture, informal trading, electric vehicle charging station, micro wind turbine, ground-mounted energy system, utility-scale energy structure, small-scale wind turbine and harvesting of natural resources.

[Para. (b) substituted by City of Cape Town: Municipal Planning Amendment By-law, 2025 (wef 1 October 2025)]

105 Development rules

The following development rules apply—

- (a) The City may require a site development plan for a primary use, and shall require a site development plan for a consent use application.
- (b) The site development plan as approved by the City shall constitute the development rules for a primary use if applicable, and a consent use.
- (c) The provisions for a site development plan in item 123 shall apply.

106 Approval of consent uses

The City may only approve a consent use if such use does not compromise the use of land for its primary purpose as open space.

107 Informal trading

Informal trading shall only be permitted on sites demarcated for informal trading in terms of the City's informal trading by-law.



HOW DO YOU USE THE CITY'S PLANNING DOCUMENTS? (DSDF)

Questions to be answered:

Q: What does the **District Spatial Development** Framework earmark the site for and what does it permit on the site?

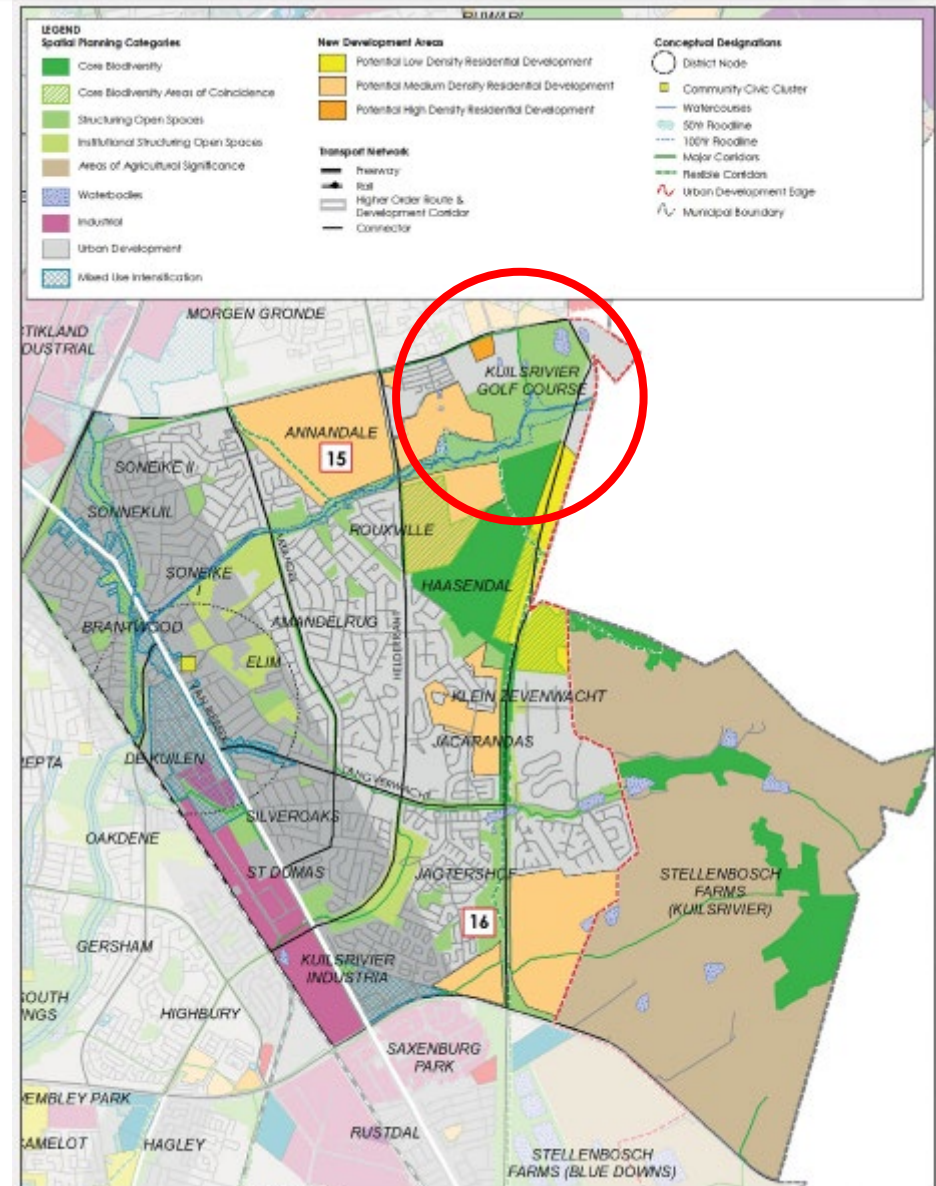
A: Site is earmarked as Structuring Open Space and mixed use is not promoted on this site.

Q: What does the current zoning permit as per the **Development Management Scheme**?

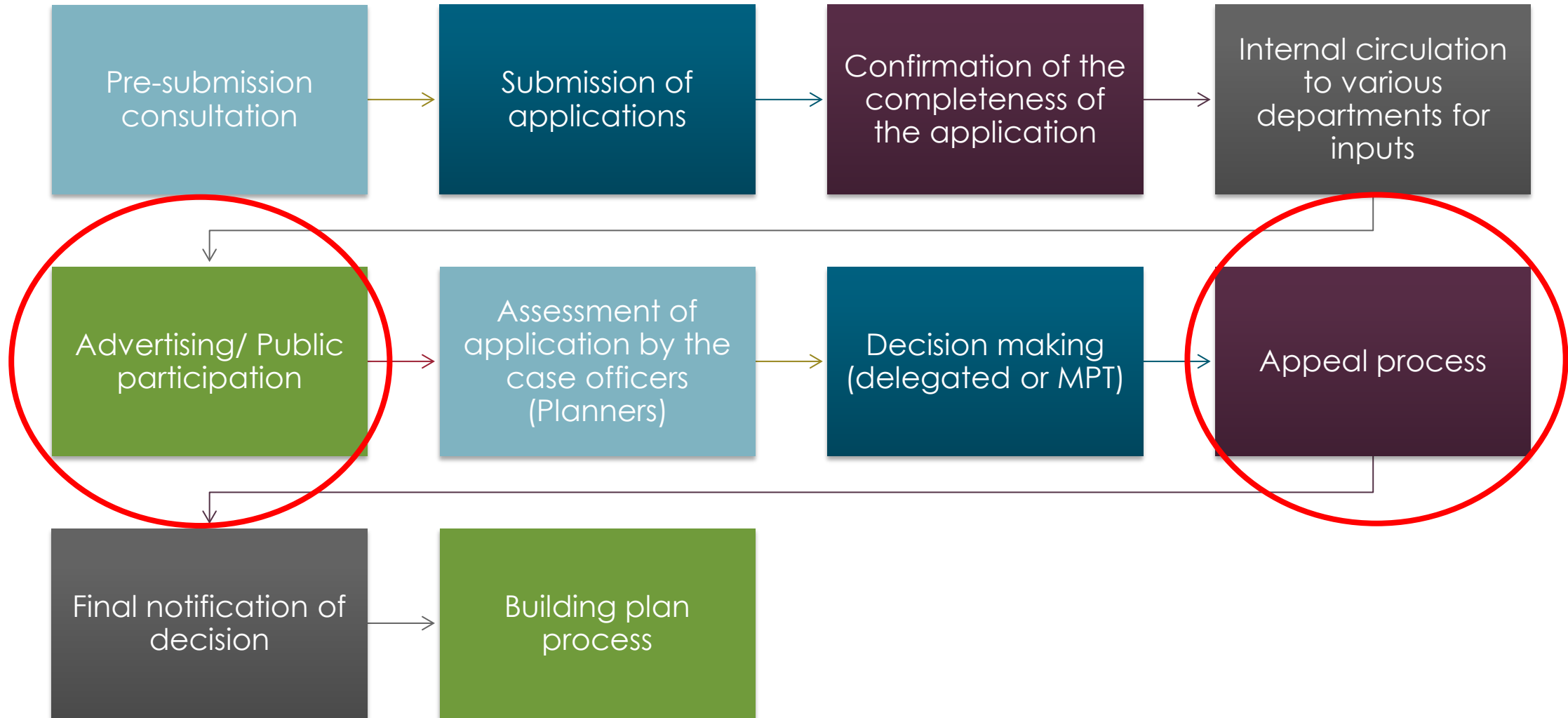
A: Site is zoned Open Space 3 and does not permit mixed use development under current zoning.

RESULT:

A land use application is required for a rezoning and for deviating from the District Spatial Development Framework.



WHAT IS THE LAND USE PLANNING DECISION-MAKING PROCESS?

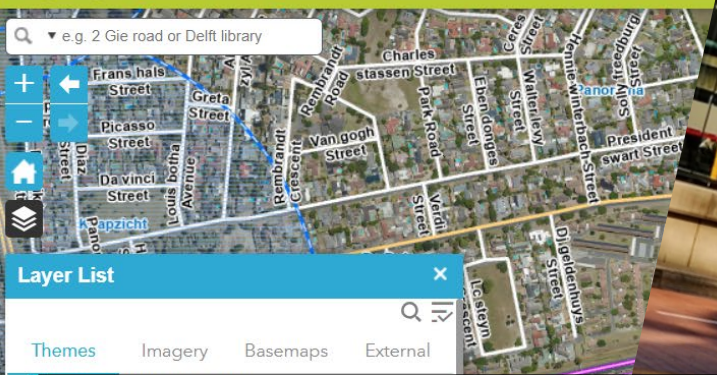


WHAT ARE THE VARIOUS PLANNING TOOLS ARE AVAILABLE?

← ↻ 🏠 🔍 <https://isap.capetown.gov.za/InternalViewers/GENViewer/>

CityMap Viewer

🔍 e.g. 2 Gie road or Delft library



Layer List

Themes Imagery Basemaps External

BLAAUWBERG DISTRICT

87 Pienaar Rd, Milnerton

Email: Blaauwberg.hub@capetown.gov.za



CAPE FLATS DISTRICT

Ledger House, Cnr of Aden Ave and George St, Athlone

Email: CapeFlats.hub@capetown.gov.za



HELDERBERG DISTRICT

Cnr of Andries Pretorius and Victoria St, Somerset West

Email: Helderberg.hub@capetown.gov.za



KHAYEMITCH DISTRICT

Stocks and Stocks complex, Ntlazane Rd, Ilitha Park, Khayelitsha

Email: KhayeMitch.hub@capetown.gov.za





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JOBS AND SKILLS DEVELOPMENT	REGULATIONS AND LEGISLATIONS
DOING BUSINESS IN THE CITY	PLANS POLICIES FRAMEWORKS AND GUIDELINES
DOING BUSINESS WITH THE CITY	APPLICATIONS AND SUBMISSIONS
COMMERCIAL UTILITY SERVICES	ONLINE PLANNING AND BUILDING RESOURCES
COMMERCIAL PROPERTIES	TARIFFS AND CHARGES
COMMERCIAL HEALTH AND SAFETY	AREA BASED PROJECTS
GREENER BUSINESS	COMMUNITY ENGAGEMENT AND RESOURCES
INVEST IN CAPE TOWN	MECHANISMS AND INCENTIVES
PLANNING PORTAL	SPATIAL ANALYSIS AND RESEARCH
FINANCIAL RELIEF FOR ORGANISATIONS	

THANK YOU.

Discussion

Spatial Planning Tools (Part 2)



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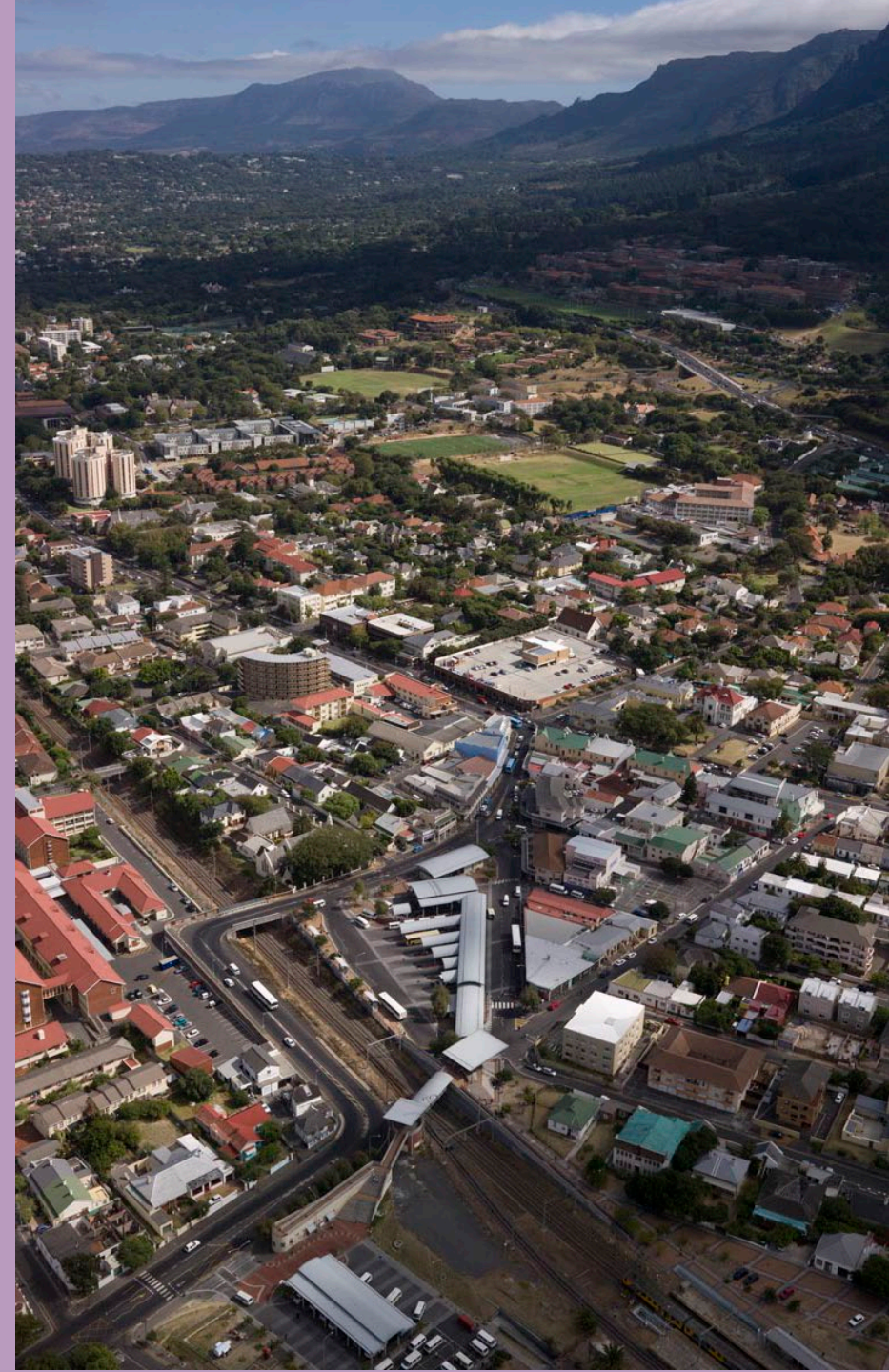


ACTIVITY 3:

30 Seconds Game



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Summary of the Day & Key Take aways



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Next Steps

Nigel Titus



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Vote of Thanks & Closing

Erika Naude



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Making progress possible. Together.

THANK YOU | ENKOSI | DANKIE
HAVE A GREAT DAY, TRAVEL SAFE!



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