

DATE:

REPORT TO: SPATIAL PLANNING & ENVIRONMENT PORTFOLIO COMMITTEE
SUBCOUNCILS 1 AND 16

1. ITEM NUMBER **SPE 20/08/21**

2. SUBJECT

AUTHORISATION TO ADVERTISE FOR PUBLIC COMMENT: DRAFT LOCAL SPATIAL DEVELOPMENT FRAMEWORKS (SDF'S): BO-KAAP, DISTRICT SIX & MAMRE

ONDERWERP

MAGTIGING OM VIR OPENBARE KOMMENTAAR TE ADVERTEER: KONSEPRAAMWERKE VIR PLAASLIKE-RUIMTELIKE ONTWIKKELING: BO-KAAP, DISTRICT SIX & MAMRE

ISIHLOKO

IGUNYA LOKUBA KUPAPASHELWE IZIMVO ZOLUNTU: ISAKHEKO ESILUYILO SOPHUHLISO LWAMABALA (SDFS): BO-KAAP, DISTRICT SIX & MAMRE

N0160

3. DELEGATED AUTHORITY

Portfolio Committee: Spatial Planning and Environment

In terms of the **System of Delegations** adopted on **29 October 2020**, resolution **C27/10/20**:

Part 7, Section (3) *"To develop and review policy, and recommend the same to Council."*

This report is for DECISION BY

- Committee name : SPATIAL PLANNING & ENVIRONMENT PORTFOLIO COMMITTEE**
- The Executive Mayor together with the Mayoral Committee (MAYCO)
- Council

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Subcouncils 1 and 16:

In terms of the **System of Delegations adopted on 29 October 2020, resolution C27/10/20**

Part 24, section 5:

“(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 24, section 8A:

“(2) To recommend to Council the adoption of a draft district spatial development framework, draft local spatial development framework or amendment thereof, in terms of section 14.”

This report is FOR COMMENT BY

- Committee name :
- The Executive Mayor together with the Mayoral Committee (MAYCO)
- Subcouncils 1 and 16**

4. DISCUSSION

4.1 Introduction

This report briefly describes the background to and contents of the draft Local Spatial Development Frameworks (SDFs) for District Six, Bo-Kaap and Mamre. This report seeks authorisation to advertise the drafts for public comment. Full (electronic) copies of the draft Local SDFs are attached.

4.2 Background and Objectives of the Local SDFs

The objectives of the Local SDFs are to contextualise existing policy for the respective areas and provide land use and urban form guidelines for future development. Therefore, the Local SDFs will provide policy direction for the nature and form of development which guide land use and environmental decisions with a focus on the heritage value of the buildings, site and on the character of the area. The Local SDFs may identify contextual strategic public and private investment initiatives and development priorities.

4.3 Overview of the Local SDFs

The Executive Summaries are included as Annexures 1, 2 and 3 and the Local SDFs are included as Annexures 3, 4, and 5 for Bo-Kaap, District Six and Mamre, respectively.

Then local SDFs are formulated using the Baseline and Analysis Reports that were prepared for Mamre and Bo-Kaap.

A tourism development framework for Bo-Kaap was prepared to help inform the local SDF and to guide subcouncil with ideas to promote tourism in the area. This is included as an Annexure of the Bo-Kaap Local SDF.

The draft Local SDF for District Six was based on the Draft Development Framework that was commissioned by the then Department of Rural Development and Land Reform (now Department of Agriculture Land Reform and Rural Development) and that was halted in 2012. This document was then updated to reflect the current context and refined based on inputs from community workshops and line departmental input to become the new Local SDF for District Six. The National Minister for the Department of Agriculture Land Reform and Rural Development gave permission for the City of Cape Town to build on the previous process and to use the information in the draft development framework to inform the formulation of the Local SDF for District Six.

A public realm strategy is currently being prepared to help inform proposals for the local SDF and to identify public realm improvement projects that can be implemented in parallel with the formulation of the Local SDF for the District Six Community that will be resettled.

The point of departure for the Local SDFs is describing a substantially agreed to development vision which improves livelihoods of the respective communities and is sustainable economically, socially and environmentally. This is followed by the identification of the main spatial ideas that might best assist to achieve this vision.

Implementation plans will be formulated subsequent to the finalisation of the Local SDF proposals.

4.4 Process Followed and Proposed

- a) The process was initiated with the approval from Subcouncil 1 and 16 as follows:
- Mamre: 21 November 2019 (Subcouncil 1);
 - Bo-Kaap: 20 January 2020 (Subcouncil 16); and
 - District Six: 24 August 2020 (Subcouncil 16);

The process was noting by the following: Spatial Planning and Environment Portfolio Committee; the Growth Management Working Group; and the Policy Co-ordinating Committee.

The draft Baseline and Analysis Reports (BaAR), covering the States of the: Population; Environment; Built Environment; and Economy for each of the local SDF areas, were produced given the inputs of the Project Management Team (PMT) members that were identified and convened for this purpose.

- b) In the case of District Six, a public launch was held on 22 September 2020 and I&APs were requested to register. Workshops were held on 22 October 2020 and 26 November 2020 to explain the Local SDF process to the participants; and to provide opportunity for them to provide inputs into the issues and opportunities for the local area; and to explain the previous draft Development Framework (2012). Participants, were then requested to comment on the previous development framework at the workshop.
- c) The workshops were held in a number of places simultaneously by means of the skype platform. The venues were the subcouncil 16 chambers; the Civic Centre Chambers/ Dining hall; and the Civic Centres at Bonteheuwel, Rocklands and Heideveld to make it convenient for the maximum number of claimants (at least) to attend.
- d) Opportunity was also afforded from November 2020 to 31 January 2021 for the I&APs to comment on the previous development framework. This was then used to inform amendments to the previous development framework to become the new local SDF for District Six.
- e) On June 2021 a workshop was held with I&APS for District Six to update them on the Local SDF process and to introduce the public realm process. More workshops are envisaged in the next few months to build good public realm interventions strategy.
- f) In the case of Mamre, similar to that of District six, a community workshop was held to explain the Local SDF process; to get comment on the previous plan that was also commissioned by the then Department of Rural Development and Land Reform and to provide opportunity for them to provide inputs into the issues and opportunities for the local area

- g) The Bo-Kaap process included more focused discussions to stimulate idea for the tourism development framework, a fundamental component for the Local SDF. Two half-day workshops were held in June and this work, although not fully incorporated in the Draft Local SDF, is an annexure in the therein. Once feedback is obtained on the tourism development framework, relevant components will be incorporated into the Local SDF for Bo-Kaap.
- h) The draft Local SDFs for Bo-Kaap, District Six and Mamre were subjected to the PMT for their comment and is now ready to be advertised for public input.
- i) In line with the City's Public Participation Guidelines for a public engagement process, and in follow-up to notification of this initiative to key stakeholder organisations in the area, the draft Local SDF needs to be advertised for comment prior to submission to Council for approval.
- j) Invitation to comment on the draft report is to be advertised in the mainstream newspapers, including Cape Times, Argus and Die Burger, and local newspapers and will be made available for viewing on the City website. As done in the recent District SDF process, a communications' campaign will also include social media which will not only target individuals who have registered as stakeholders for this process.
- k) It is envisaged that during the formal public comment period, the subcouncils will engage with the documents and that community workshops be convened. At this stage we envisage a series of workshops per local area. Given the prevalence of the Covid19 and the lockdown regulations to prevent the spread thereof, it is envisaged that these meetings will be online.
- l) The proposed public engagement and communications processes will be finalised with the subcouncils and the Public participations unit to ensure that they are as effective as possible, reaching as many people possible with a simplified message for all to be able to participate in the processes.

4.5 Conclusion

It is important that the Local SDF proceeds, through public engagement and participation, to inform people of the ideas for the areas, obtain inputs and substantial agreement, buy-in and approval of a broad development vision to assist (implementing agents etc.) towards realising the outcomes for a spatially transformed and more sustainable local areas.

- 4.1. Financial Implications None Opex Capex
- Capex: New Projects
 - Capex: Existing projects requiring additional funding
 - Capex: Existing projects with no additional funding requirements

4.2. Policy and Strategy Yes No **N/A**

The local SDFs will aim to refine the Table Bay District Spatial Plan and the Blaauwberg District Spatial Plan where applicable to the local areas and will provide more detailed planning for the Bo Kaap, District Six and Mamre. The Local SDF, once adopted, will be used in conjunction with the District SDF and the CTMSDF to guide land use and development decision making for the respective areas.

Legislative Vetting and Policy and Strategy resolved that local SDFs do not enter into the City's policy process and nor do they require legislative vetting which is part of the policy process, as they implement existing larger level spatial planning instruments/policy (District plans and MSDF) that are required to go through the vetting process.

Legislative Vetting Yes **N/A**

Legislative Vetting and Policy and Strategy resolved that local SDFs do not enter into the City's policy process and nor do they require legislative vetting which is part of the policy process, as they implement existing larger level spatial planning instruments/policy (District plans and MSDF) that are required to go through the vetting process.

4.3. Legal Compliance

Not Applicable: Legislative Vetting and Policy and Strategy resolved that local SDFs do not enter into the City's policy process and nor do they require legislative vetting which is part of the policy process, as they implement existing larger level spatial planning instruments/policy (District plans and MSDF) that are required to go through the vetting process.

4.4. Staff Implications Yes No

4.5. Risk Implications Yes No

5. RECOMMENDATIONS : PORTFOLIO COMMITTEE: SPATIAL PLANNING AND ENVIRONMENT

RECOMMENDED that:

- a) The Spatial Planning and Environment Portfolio Committee, in its role to ensure public participation in the development of policies, support that the Draft Local Spatial Development Framework (SDF) reports for Bo-Kaap, District Six and Mamre go out for public participation as this forms part of the process to develop policy that will be recommended to Council for approval.

KUNDULULWE ukuba:

- a) IKomiti yeMicimbi yoCwangciso lwamaBala nokuSingqongileyo, ngokwendima yayo yokuqinisekisa intathoxaxheba yoluntu ngokujoliswe kuqulunqo lwemigaqonkqubo, mayixhase ukuba iingxelo zeSakheko soPhuhliso lweMihlaba engamaBala (SDF) esijoliswe eBo-Kaap, District Six naseMamre zikhutshelwa ngaphandle ukuze uluntu luthathathe inxaxheba kuzo nanjringoko oku kuyinxalenye yenkqubo yokuqulunqa umgaqonkqubo oyakuthi undululwe kwiBhunga ukuba uphunyezwe.

Aanbeveling:

- a) Die portefeuljekomitee oor ruimtelike beplanning en omgewing, in sy rol om openbare deelname aan die ontwikkeling van beleide te verseker, steun daaraan verleen dat die raamwerke vir die plaaslike ruimtelike ontwikkeling vir Bo-Kaap, Distrik Ses en Mamre vir openbare deelname gestuur word, aangesien dit deel uitmaak van die proses om beleid te ontwikkel wat by die Raad vir goedkeuring aanbeveel sal word.

RECOMMENDATIONS: SUBCOUNCILS 1 AND 16

“Delegated: for decision by the Sub-council:

It is recommended that Sub-council:

- a) Note the proposed public engagement programme.
- b) Note the availability of the draft Local SDF reports for Bo-Kaap, District Six and Mamre for comment.

AANBEVELING: SUBRAAD 1 EN 16

Gedelegeer: vir besluitneming deur die subraad:

Daar word aanbeveel dat die subraad:

- a) Van die voorgestelde program vir openbare betrokkenheid kennis neem.
- b) Kennis neem van die beskikbaarheid van die verslae oor die konsep-SDF (ruimtelike ontwikkelingsraamwerk) vir Bo-Kaap, Distrik Ses en Mamre vir kommentaar.

IZINDULULO

Zigunyazisiwe: isiqqibo seseBhungana 1 & 16:

Kundululwe ukuba iBhungana:

- a) Maliqwalasele isiphakamiso senkqubo yokubandakanya uluntu.
- b) Maliqwalasele ukufumaneka kweengxelo ezingesakheko esiluyilo soPhuhliso lweMihlaba engamabala (SDF) esijoliswe eBo-Kaap, District Six naseMamre ukuze kuhlonyulwe kuzo.

ANNEXURES

ANNEXURES 1: Executive Summary: Bo-Kaap Local SDF

ANNEXURES 2: Executive Summary: District Six Local SDF

ANNEXURES 3: Executive Summary: Mamre Local SDF

ANNEXURES 4: Bo-Kaap Local SDF

ANNEXURES 5: District Six Local SDF

ANNEXURES 6: Mamre Local SDF

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EXECUTIVE DIRECTOR (ACTING)

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DATE	erica.naude@capetown.gov.za	
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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		COMMENT:
DATE		
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ANNEXURES 1 EXECUTIVE SUMMARY: BO-KAAP LOCAL SDF

1. BACKGROUND

Historically, this was the centre of the Cape Malay culture in Cape Town with the first mosque established in South Africa in 1844 located here. The area is the oldest surviving residential neighborhood in Cape Town with the largest concentration of pre-1850 architecture in the country. With the introduction of the Group Areas Act in 1957, all the residential areas around the City Bowl was declared White Group Areas, with Bo-Kaap being the only exception.

The Bo-Kaap is well known for its unique urban landscape with paramount local and national heritage significance. Its setting, scenic features, and vibrant way of life, makes it an outstanding and unique resource for our City. However, this has been threatened by gentrification and on-going development pressures in the area which will cause irreversible damage to the historic and cultural fabric that Bo-Kaap is well known for.

It is therefore the objective of the Local SDF to contextualize existing policy for the area and provide land use and urban form guidelines for future development. It will provide policy direction for the nature and form of development which guide land use and environmental decisions with a focus on the heritage value of the buildings, site and on the character of the area.

2. PEOPLE ACTIVITIES AND LAND USE TRENDS

The population of Bo-Kaap was estimated to be 3 218 as of January 2018. This showed a small increase of 16 people when compared to the population in 2011 according to the Stats SA 2011 census. The 2001 census however indicates the population at the time stood at 4658. This suggests a decline in population of around 31.26% between 2001 and 2011. According to the 2011 Census, only 47.4% of the Bo-Kaap population was employed, while 11.8% was unemployed. Discouraged work-seekers made up 1.6% and others not economically active made up 39.2% of the population.

The predominant land use is residential with business uses along Wale Street and predominantly mixed uses along the Buitengracht and Strand Street edges. There are a number of conflicting development priorities within the study area which

results in development that threatens the historical character of the area and contributes towards gentrification, increased rates and ultimately displacement of families. Crime, grime and homelessness is evident in the Bo-Kaap, particularly within the historically significant quarry sites.

3. NATURAL ENVIRONMENT

The City's Biodiversity Network shows critical biodiversity areas, and areas protected in perpetuity, within the Bo-Kaap. It contains some of the remaining tracts of three of South Africa's critically threatened ecosystem types, namely Cape Flats Sand Fynbos (very small and isolated patches) and Peninsula Shale Renosterveld (within the TMNP on Signal Hill). Both these types are exceptionally high in species diversity, and have a high incidence of vulnerable and endangered Red Data plant species and many endemic faunal species. The Bo-Kaap is endowed with this extremely rare natural vegetation resource both adjacent to it and within the suburb itself.

4. DEVELOPMENT OPPORTUNITIES IN RELATION TO KEY ISSUES

Natural environment

- Protection/conservation of critically endangered floral diversity and protected natural areas including World Heritage Site Buffer areas.

Heritage, culture and tourism

- Development of a tourism framework for Bo-Kaap.
- Formulation of development guidelines to limit the loss of character, sense of place and living heritage of the Bo-Kaap.
- Development of a traffic management plan to assist with the congestion and parking issues experience on a daily basis.

Built environment

- Identification of land for future residential development.
- Rehabilitation of the quarry for possible recreational & residential use.

Planning mechanisms

- Developing a way forward for conflicting development mechanisms particularly the overlap of overlay zones along Buitengracht edge.

5. MAIN SPATIAL IDEAS

The key structuring elements that informed the main concepts and proposals are listed below:

Movement

Primary accessibility, public transport, scenic and non-motorised transport routes

Gateways

The potential of the neighbourhood & mountain gateways.

Economic Activity & Nodes

Proposed node at intersection of Yusuf Drive & Wale Street. Extent of economic activity to be contained. Strengthening the role of the civic cluster within node and identify opportunities for optimisation.

Residential growth

Identification of available land for providing housing opportunities to address the housing backlog. Publicly owned land must include component of affordable housing.

Tourism, Environment & Heritage

Promote Bo-Kaap as a tourist destination while protecting residents who are negatively affected by it. Clear walking routes and signage. Protection of natural environments and living heritage.

6. DEVELOPMENT GUIDELINES

The study area has been further broken down into five distinct areas, which have been identified based on their urban form/character, land use, accessibility and function within the broader cultural/ urban landscape. For each of these areas specific development guidance is appropriate. The preferred land uses, relevant policies and possible projects within each character areas have also been identified.

THE END

ANNEXURES 2: EXECUTIVE SUMMARY: DISTRICT SIX LOCAL SDF

1. INTRODUCTION

The Development Framework for District Six located close to the Cape Town Central Business District (CBD) presents a set of principles, strategies, design and planning guidelines; as well as infrastructure proposals based on the existing inner city context of the site measuring approximately 40ha in extent. There is an urgency to get to a level of intervention that would enable the resettlement of returning claimants.

The District Six Development Framework proposals begin to address the issue of social justice and the restoration of land rights lost to give effect to the provisions of the Restitution of Land Rights Act (Act 22 of 1994). The Framework review recognizes that District Six is an inner city area that can significantly contribute to the revitalisation of the city. It argues that the site should neither be speculated upon nor encouraged to be gentrified as may ordinarily be the case had restitution not formed the basis of its redevelopment imperative.

An integrated approach is therefore taken that includes a range of social, environmental and economic concerns relevant to District Six and the Cape Town CBD. The approach is strongly informed by the history and memory of the site as the subject of forced removals more than 40 years ago. Social justice and restoration of land rights therefore form the pillars that proposals towards the realisation of the framework, are based on.

2. PROJECT APPROACH

The Package of Plans Approach, as required by the terms of reference, is adopted on the basis that the Cape Town Spatial Development Framework (2018) and the Table Bay Spatial Development Plan Draft (2021) form the higher order plans that the District Six Development Framework falls within. Other important informants include the public participation processes undertaken over time with the Claimant community and public stakeholders between 22 October 2020 and early February 2021; as well as government departments particularly the City of Cape Town throughout the drafting process, through project management team meetings.

In addition, the Development Framework focuses on underlying informants and analyses across scales that depict the significance of public structuring elements such as existing historical buildings and street grids along with the rich history and memory of District Six as an historic quarter. Spatial proposals at a larger scale ensure linkage to other surrounding urban areas and opportunities such as the Cape Town CBD, Woodstock – Salt River and Vredehoek.

Landscape analysis underpins this rich history and heritage which result in proposals and strategies that begin to give meaning to the redevelopment of the site. Infrastructural considerations such as movement networks and engineering services to support urban housing, new public facilities and commercial land uses respond to the public structure.

The Development Framework outlines the central principles and strategies which come together to structure the redevelopment of District Six. It emerges from a large body of previous work as well as current research, analysis and information gathered and is further informed by the aspirations of the claimant community as well as a number of other stakeholders including National, Provincial and Local Government.

3. THE CONCEPT

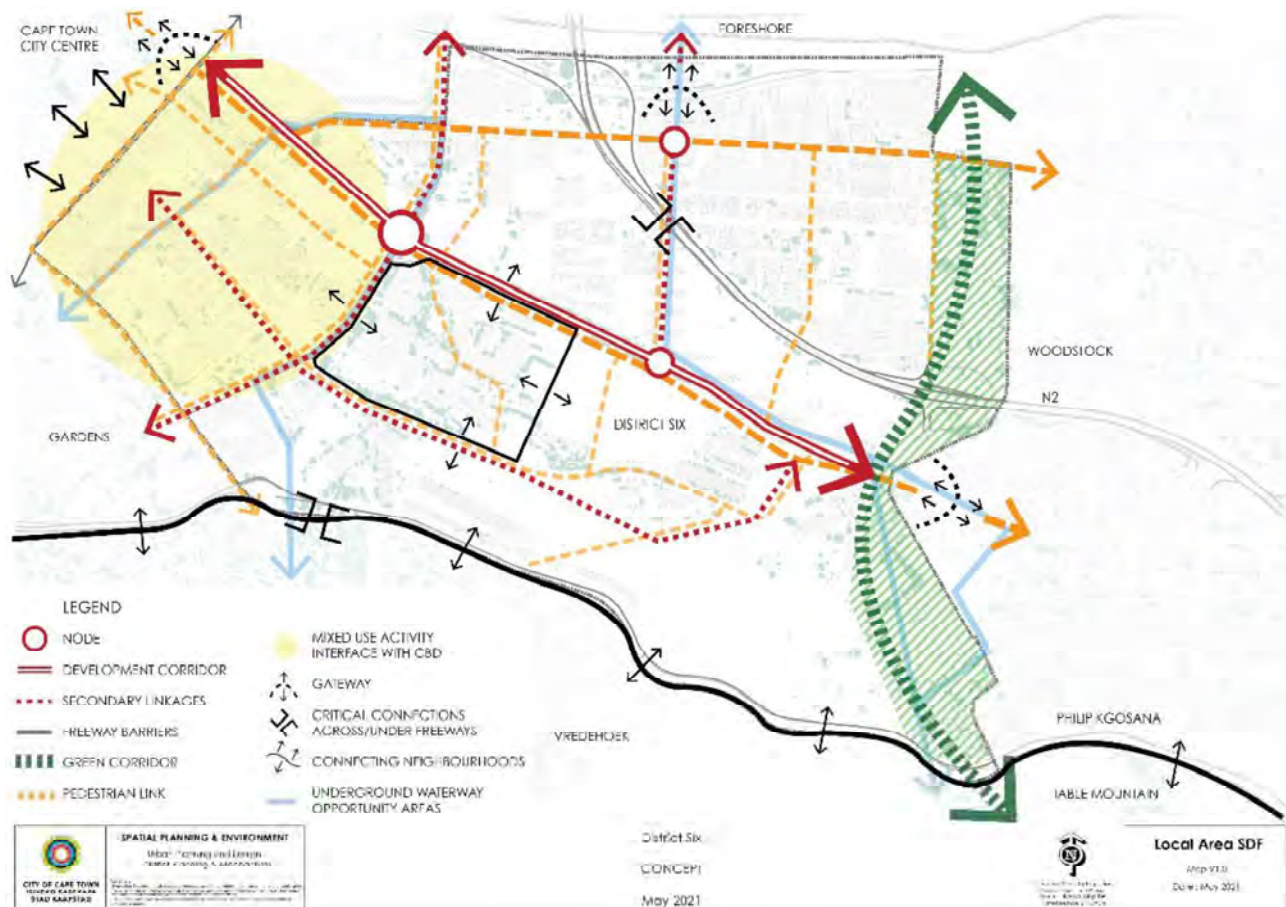
The spatial concept unpacked in the 2012 Draft District Six Development Framework has important overarching elements that have been referenced as they are still relevant and can play a role in influencing contemporary development within the District Six area. The 2012 draft concept informed the City's District plan as well as the housing programme as part of the land restitution process.

The conceptual additions to respond to 2021 informants gives a greater focus to the need to manage and develop connections, interface and integration between existing neighbourhoods and institutions.

4. THE FRAMEWORK

The 2021 layout indicates the design principles and the final court ordered layout, indicating unit types and potential configuration of open space. These elements are further unpacked in the chapters that follow.

The Framework looks to recreate elements of the vibrancy of the old District Six but also have an area with development and social facilities that can provide them with a sustainable livelihood within this community. The principles show the importance of the people, open spaces links and green lungs to the community and how public spaces especially the street is seen to be an integral part of the community that helps tie the residents of the area together. This framework aims to create an area that portrays the themes expressed during the participation and consultation processes of Repairing, Recreating and Connecting.



Executive Summary Image 1 2021 Reviewed Concept

THE END

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ANNEXURES 3 EXECUTIVE SUMMARY: MAMRE LOCAL SDF

1. BACKGROUND

Mamre is a small rural settlement that developed around the Moravian mission station in the Groenekloof, and was renamed “Mamre” in 1854 after the Biblical town of Mamre. It consisted of whitewashed thatched roofs, gable end walls and common human scale cottages with the most fertile slopes along the river (allotment gardens) being used for horticulture and residences located on the less fertile slopes.

The Mamre Study area is situated towards the most northern region of the City of Cape Town Metropolitan border and falls within the Blaauwberg District.

2. PEOPLE, ACTIVITIES AND LAND USE TRENDS

The analysis indicates that Mamre has a very low population growth with an increase of 89 people over the period from the Stats SA 2011 census to Jan 2018 (solid waste count) when the population count was 9137. The majority of the community falls with the lower income groups with a high unemployment rate ($\pm 27\%$ as per the 2011 Stats SA census).

The dominant land uses within the town is residential with localised formal and informal businesses located in the town centre. Some community members are utilising the allotment gardens located along the Modder River for mainly subsistence farming. The recent study in relation to public facilities indicated that Mamre is well served in terms of facilities which include a library, clinic, primary school, ECDs, places of worship, community hall, sport complex and well maintained open spaces. Noteworthy is also that the industrial land located in the south (Poiet Street) has had no take-up except for the municipal depot and a small scale tunnel farming project.

3. NATURAL ENVIRONMENT

The study area contains some of the last remaining tracts of one of South Africa's rarest vegetation types, namely Renosterveld (three sub-types; all 'Critically Endangered'). The biodiversity in the Blaauwberg district is undergoing continual decline with the most significant threats being presented by sand-mining, agricultural activities, overly frequent veld fires, rapid and insensitive development; infestation by invasive alien species, and overexploitation of water and marine resources.

4. DEVELOPMENT OPPORTUNITIES IN RELATION TO KEY ISSUES IDENTIFIED

Natural environment

- Protection/conservation of critically endangered floral diversity and river corridor.
- A land use plan for the future of commonage area.

Agriculture

- Future use of the allotment gardens and viable portions of the commonage.
- Facility for training required.

Heritage, culture and tourism

- Development of town as a cultural/heritage destination place.
- Local experiences including local food/produce, hiking/cycling trails/tracks, tractor tours /horse carriage tours.
- Eco-village, arts and crafts, concerts and festivals (Mamre Wild Flower show)

Built environment

- Identification of land for future expansion.
- Rehabilitation of the quarry for possible recreational use.
- Identify areas for local economic activities, youth development/skills training and the proposed community wind energy project.

Non Spatial issues that impact on development

- Process for transfer of Section 2 land which is trust land situated within a township that vest in the municipality as per the Transformation of Certain Rural Areas Act (TRANCRAA) to be initiated.

- MCPA to finalise management and operational plan for tenure security/options and future uses of the MCPA land.
- Developmental programmes.

5. MAIN SPATIAL IDEAS

The key structuring elements that informed the main concepts and proposals are listed below:

Gateways:

The potential of the gateways and main entrances into the settlement from the scenic Dassenberg Road(R307) linking Atlantis to Darling via Mamre should be strengthened.

Movement

Primary accessibility, public transport, scenic and non-motorised transport routes.

Nodes

The economic heart of the town is located within the CBD along Main Road where mostly formal businesses are concentrated. Opportunities exist for a secondary nodal area within the publicly assisted housing development to the west along Paradise Road.

Residential growth

Identification of available land for providing housing opportunities to address the housing backlog. Strengthening the role of the civic cluster and identify opportunities for optimisation.

Natural environment

River corridor, commonage area and critical biodiversity areas

Heritage/Cultural environment

The recognition, conservation, enhancement and promotion of Mamre as a unique living cultural landscape and Mission Station in Cape Town, for present and future generations.

6. DEVELOPMENT GUIDELINES

Five distinct opportunity areas have been identified based on their urban form/character, land use, accessibility and function within the broader cultural/urban landscape. The five areas are listed below:

1. Mission Werf
2. Allotment gardens and river corridor
3. Economic spines and nodes
4. Urban expansion areas:
 - a. Housing infill sites
 - b. Social facilities
 - c. Recreation
5. Commonage and surrounds
 - a. Environmental protection areas
 - b. Agricultural potential areas

For each of these areas the following have been further elaborated on in the LSDF:

- Development guidelines;
- Appropriate land uses;
- Relevance of other policies /strategies, and
- Possible projects for further investigation.

THE END