



**SPATIAL PLANNING AND ENVIRONMENT PORTFOLIO COMMITTEE
IKOMITI YEMICIMBI YESEBE KWEZOCWANGCISO LWAMABALA NOKUSINGQONGILEYO
PORTEFEULJEKOMITEE OOR RUIMTELIKE BEPLANNING EN DIE OMGEWING**

SPE 05/08/24

**MINUTES OF PREVIOUS MEETING FOR CONFIRMATION
IMIZUZU YENTLANGANISO EGQITHILEYO UKUZE IQWALASELWE
NOTULE VAN VORIGE VERGADERING VIR GOEDKEURING**

**L von Molendorff
Executive Support and
Committee Services
(021) 400-2310**

The minutes of the Special Spatial Planning and Environment Portfolio Committee meeting held on 2 May 2024 is hereto attached for confirmation.

MINUTES

**OF A SPECIAL MEETING OF THE SPATIAL PLANNING AND ENVIRONMENT
PORTFOLIO COMMITTEE HELD VIA THE CITY'S VIRTUAL PLATFORM (SKYPE FOR
BUSINESS) ON THURSDAY, 2 MAY 2024 AT 10:00**

PRESENT:

COMMITTEE MEMBERS

DEMOCRATIC ALLIANCE (DA)

Cllr A Cassiem (Chairperson)
Cllr C V Franklin
Cllr E Jansen
Cllr F Lombard
Cllr MJ Marr
Cllr N W McFarlane
Ald M Nieuwoudt
Cllr R C Cameron
Cllr F Raymond
Cllr B van der Merwe

AFRICAN NATIONAL CONGRESS (ANC)

Cllr N Makasi
Cllr L Mbiza

ECONOMIC FREEDOM FIGHTERS (EFF)

None

GOOD

Cllr S van Nelson

AFRICAN CHRISTIAN DEMOCRATIC PARTY

None

CAPE COLOURED CONGRESS

None

COMMITTEE MEMBERS ABSENT WITH APOLOGY

None

COMMITTEE MEMBERS ABSENT WITHOUT APOLOGY

Cllr P Booie
 Cllr N Satarien
 Cllr G Haskin
 Cllr A Gabuza

MAYCO MEMBER

Ald E Andrews

OFFICIALS

A De Bruin	-	Manager: Spatial Planning and Growth Management
A Maxwell	-	Manager: Support Services
A Salie	-	Student: Executive Committee Services
A Petersen	-	Graduate Trainee
C Basson	-	Senior Professional Officer
C Walters	-	Director: Development Management
G Brand	-	Manager: Programme Coordination and Partnerships
G Joachims	-	Community Liaison Officer
E Williams	-	Legal Advisor
J Joubert	-	Manager: City Improvements Districts
L Gerrans	-	Acting ED: Spatial Planning and Environment
L von Molendorff	-	Executive Committee Officer
M Murcott	-	Urban Planning and Design
M Scharffenorth	-	Office Administration Manager
M Jalim	-	Urban Planning and Design
N Titus	-	Manager: District Planning & Mechanisms
O Ballim	-	Manager: Project Management Office
S Ismail	-	Office Administration Manager

SSPE 01/05/24 OPENING / PRAYER

The Chairperson, Cllr Cassiem welcomed everyone to the meeting and Councillor Jansen opened the meeting with prayer.

SSPE 02/05/24 APOLOGIES / LEAVE OF ABSENCE

Officials**Apologies:**

ED McGaffin is on annual leave – Ms L Gerrans standing in as Acting ED.

Ms E Naude absent – Ms De Bruin standing in.
A Graham

RESOLVED that the applications for leave of absence received for this meeting, **BE NOTED**.

SSPE 03/05/24 SPATIAL PLANNING AND ENVIRONMENT: DEPARTMENTAL SERVICE DELIVERY AND BUDGET IMPLEMENTATION PLANS (SDBIPS) FOR 2024/2025

The respective line departments presented the departmental service delivery and budget implementation plans and addressed questions for clarification from the committee members.

The portfolio committee pointed out the following matters/concerns:

CITY IMPROVEMENT DISTRICTS

- The lack of staff resources is concerning.
- Cllr van Nelson requested a rundown on all the CIDs

(ACTION: J JOUBERT)

MAYORAL URBAN GENERATION PROGRAMME

- That the MURP Programmes be presented in a similar format as done at subcouncil level.
- Greater synergy around line departments is needed.

ENVIRONMENTAL MANAGEMENT

- The lack of resources within the Environmental Educational department is concerning.
- It was noted that alien invasive strategies are continuously being relooked and renewed and should dovetail with the Living alongside Wildlife Strategy.
- Section 80 Water Quality Committee's minutes to come to SPE PC for information. (ACTION: M CAROLUS)

- Management of risks in terms of biodiversity is a City competency – Capacity constraints within the Biodiversity Departments is concerning.
- Coastal Areas are the recipients of what happens inland (urban impacts on the rivers), this should be emphasized with the Coastal Management department.
- The committee requested that the Water and Sanitation department provides an update to PC on the state of water bodies within the City. (To look at root causes and to reduce the inflow of pollution into waterbodies.) (ACTION: ED: W&S)
- The portfolio committee suggested a KPA to be put in place to monitor negative wildlife engagement.
- Withdrawal of the PC proposed amendments to IDP e.g. (Incorporate wildlife zones into the Local Spatial Development Frameworks (LSDF's) & Incorporate wildlife protection into initiative 9.1.A Biodiversity management initiative is concerning. (*Cllr Cassiem and Ms. Gerrans to look into this matter.*)

URBAN CATALYTIC INVESTMENTS

- UCI is significantly under-resourced
- It is difficult to assess the result of the UCI department as it is loosely structured (UCI & Urban Regeneration). It was responded that the ED's office is in the process of compiling a report on the unit's structure within and into the Urban Regeneration Department to the portfolio committee. (ACTION: ED McGaffin)

URBAN PLANNING AND DESIGN

- Concerns remain that infrastructure implementation and upgrading are not keeping up with densification reality in the built environment.
- The committee pointed out that the City does not have an urbanization strategy. It was explained that the department works on the LUM (Numbers for 2050) vs MSDF / DSDF visual vision 2050 and that the Stage Gate process is now in place.
- Budget constraints and lack of skilled resources are concernng.

DEVELOPMENT MANAGEMENT

- Building enforcement is losing the battle against illegal construction. It was noted that it needs a city-wide approach and cannot be the responsibility of BDM only.

- The portfolio committee requested information on the level and success rate regarding enforcement also requesting that a measurement be included on the Corporate Scorecard.
- Commenting departments should respond timeously. It was responded that the Development Management Optimization Programme will be coming to the PC in due course to address this concern.
- Management of Heritage buildings will be addressed in the Heritage By-law. Also to note that the City Manager's Protocol on law enforcement and report back on the City's ability to perform law enforcement on land use and building control will be going to the SPE PC. (*ACTION: ED McGaffin*)

The portfolio committee supported the Departmental Service Delivery and Budget Implementation Plans for 2024/2025 for onward submission to the Executive Mayor and the Mayoral Committee, noting the comments and concerns raised.

RECOMMENDED the contents of the Departmental Service Delivery and Budget Implementation Plan (SDBIP) for 2024/2025, to the Executive Mayor together with the Mayoral Committee for approval, taking into consideration the comments and concerns raised by the members of the Spatial Planning and Environment Portfolio Committee.

Further **RESOLVED**

- i. That the Water and Sanitation department provides an update to the Spatial Planning and Environment PC on the state of water bodies within the City. (*To look at root causes and to reduce the inflow of pollution into waterbodies.*) (*ACTION: L MANUS*)
- ii. That the ED's report on UCI's integration within and into the Urban Regeneration department be submitted to the portfolio committee.
- iii. That the City Manager's Protocol on law enforcement and report back on the City's ability to perform law enforcement on land use and building control be submitted to the SPE PC. (*ACTION: ED McGaffin*)

ACTION: C BASSON; ED McGaffin; L MANUS (W&S)

SSPE 04/05/24 APPLICATION FOR THE DETERMINATION OF A CITY IMPROVEMENT DISTRICT (CID) KNOWN AS NEWLANDS COMMUNITY IMPROVEMENT DISTRICT (NEWLANDS CID)

RECOMMENDED *that*

- a) the City of Cape Town determine the area as reflected in the body of this report as a City Improvement District (CID), known as the Newlands CID (Newlands CID) in terms of section 4 of the City Improvement District By-law, 2023;
- b) the City of Cape Town approve the application submitted by RM Turnbull, registered owner of 8 Ohlsson Way, Newlands to establish the Newlands CID in terms of section 5(1) of the CID By-law;
- c) the City of Cape Town imposes the levying of an additional rate on properties in the Newlands CID in terms of section 22(1)(b) of the Local Government: Municipal Property Rates Act (MPRA), Act 6 of 2004; and
- d) a Finance Agreement be concluded between the City of Cape Town and the Newlands CID management body in terms of section 23(7) of the CID By-law.

ACTION: J JOUBERT

SSPE 05/05/24 APPLICATION FOR THE DETERMINATION OF A CITY IMPROVEMENT DISTRICT (CID) KNOWN AS EASTLAKE ISLAND CITY IMPROVEMENT DISTRICT (EICID)

RECOMMENDED *that*

- a) the City of Cape Town determine the area as reflected in the body of this report as a City Improvement District (CID), known as the Eastlake Island CID (EICID) in terms of section 4 of the City Improvement District By-law, 2023;
- b) the City of Cape Town approve the application submitted by Peter Weir, proxy for the registered owner of 39a Burgee Bend, Marina Da Gama to establish the Eastlake Island CID in terms of section 5(1) of the CID By-law;
- c) the City of Cape Town imposes the levying of an additional rate on properties in the Eastlake Island CID in terms of section 22(1)(b) of the Local Government: Municipal Property Rates Act (MPRA), Act 6 of 2004; and
- d) a Finance Agreement be concluded between the City of Cape Town and the Eastlake Island CID management body in terms of section 23(7) of the CID By-law.

ACTION: J JOUBERT

VOLUME 2**SSPE 06/05/24 SPATIAL PLANNING AND ENVIRONMENT DIRECTORATE:
SERVICE DELIVERY AND BUDGET IMPLEMENTATION PLAN
(SDBIP) FOR 2024/2025**

The portfolio committee had extensively commented on the Service Delivery and Budget and Implementation Plan for 2024/2025 under item no. SPE 03/05/24. (Refer above)

RECOMMEND that the Portfolio Committee recommend the contents of the Directorate Service Delivery and Budget Implementation Plan (SDBIP) for 2024/2025, to the Executive Mayor together with the Mayoral Committee for approval, also noting the comments as recorded under item SPE 03/05/24.

ACTION: C BASSON

**SSPE 07/05/24 GORDON'S BAY DEVELOPMENT AREA LOCAL SPATIAL
DEVELOPMENT FRAMEWORK: RECOMMENDATION FOR
APPROVAL**

The members of the Spatial Planning and Environment Portfolio Committee unanimously supported the recommendation for approval of the Gordon's bay Development Area Local Spatial Development Framework.

RECOMMENDED that Sub-council 8; the Spatial Planning and Environment Portfolio Committee; and the Executive Mayor together with Mayco, recommend to Council that:

- a. The Public Participation Report attached as Annexure 3 to the report, containing the consultation process, comments received and responses as per sub-section 13(3) of the Municipal Planning By-Law, be noted and the responses be accepted.
- b. That the objections received, contained in Annexure 3, not be upheld.
- c. The Gordon's Bay Development Area Local Spatial Development Framework (Annexure 2) be approved.

ACTION: N TITUS

THE MEETING ENDED AT 12: 45

.....
CHAIRPERSON

.....
DATE: