



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

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**SPE 04/10/24**

**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**

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The minutes of the Spatial Planning and Environment Portfolio Meeting held on 5 September 2024 is hereto attached for confirmation.

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**MINUTES**

**OF AN ORDINARY MEETING OF THE SPATIAL PLANNING AND ENVIRONMENT PORTFOLIO COMMITTEE HELD IN MEETING ROOM D, 5<sup>TH</sup> FLOOR, PODIUM BLOCK, CIVIC CENTRE, CAPE TOWN ON THURSDAY, 5 SEPTEMBER 2024 AT 10:00**

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**PRESENT:**

**COMMITTEE MEMBERS**

**DEMOCRATIC ALLIANCE (DA)**

Cllr A Cassiem (Chairperson)  
Cllr F Berry  
Cllr C Cameron  
Cllr C V Franklin  
Cllr E Jansen  
Cllr F Lombard  
Cllr MJ Marr  
Cllr N W McFarlane  
Cllr F Raymond  
Cllr I Sherry (Skype)

**AFRICAN NATIONAL CONGRESS (ANC)**

Cllr A Gabuza  
Cllr L Mbiza

**ECONOMIC FREEDOM FIGHTERS (EFF)**

Cllr P Booi (Skype)

**GOOD**

Cllr C Davids

**AFRICAN CHRISTIAN DEMOCRATIC PARTY**

Cllr G Haskin (Skype)

**CAPE COLOURED CONGRESS**

Cllr F Abrahams

**COMMITTEE MEMBERS ABSENT WITH APOLOGY**

Cllr T Dedezane  
Cllr B van der Merwe

**COMMITTEE MEMBERS ABSENT WITHOUT APOLOGY**

None

**MAYCO MEMBER**

None

**OFFICIALS**

A Salie	-	Student: ECS
A Maxwell	-	Manager: Support Services
B Gould-Pratt	-	Urban Planning and Design
B Griffiths	-	Environmental Management
C Basson	-	Senior Professional Officer
C Walters	-	Director: Development Management
C Grootboom	-	Environmental Management
D van Schalkwyk	-	International Relations
D Colenbrander	-	Environmental Management
E Daniels	-	Finance: Spatial Planning and Environment
Elena Piller	-	Environmental Management
E Williams	-	Legal Advisor
E Foot	-	Environmental Management
E Naude	-	Director: Urban Planning and Design
G Brand	-	Manager: Programme Coordination & Partnerships
G Nell	-	Urban Planning and Design
K Hennessy	-	Urban Planning and Design
J Joubert	-	Manager: City Improvements Districts
J Kuyler	-	Environmental Management
J Wood	-	Manager: Environmental Management
K Wright	-	Environmental Management
K Wiseman	-	Environmental Management
L Gerrans	-	Director: Environmental Management
L von Molendorff	-	Executive Committee Officer
M Scharffenorth	-	Office Administration Manager
M Stewart	-	Head: Environmental and Heritage Management
O Ballim	-	Manager: Project Management Office
R McGaffin	-	ED: Spatial Planning and Environment
S Ismail	-	Support Assistant
S Saungweme	-	Corporate Services
X Peter	-	Manager: Business Systems, Development Management

**OTHER**

Ms. G Pegram (Member of public)

Ms. L Sachs (Member of public)

**SPE 01/09/24      OPENING / PRAYER**

The Chairperson, Cllr Cassiem welcomed everyone to the meeting, with a special word of welcome to the newly appointed councillors.

**SPE 02/09/24      APOLOGIES / LEAVE OF ABSENCE**

The portfolio committee noted the following apologies:

**Councillors**

Cllr T Dedezane

Cllr B van der Merwe

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

**SPE 03/09/24      CHAIRPERSON'S REPORT**

The Chairperson, Cllr A Cassiem addressed the portfolio committee as follows:  
**“Asalaamu Alaikum, Molweni, Good Morning, Goeiemore Alderman,  
 Councillors and Officials**

*The functional areas of Spatial Planning and Environment are:*

- *Environmental Management*
- *Development Management*
- *Urban Planning and Design*
- *Mayoral Urban Regeneration Program*
- *Central Improvement Districts*

*We have various strategies, policies, by-laws and approved instruments laid down by the City Manager.*

*Our environmental strategy details our commitment to enhance, protect and manage the City's natural and cultural resources for the long term whilst optimising economic opportunities.*

*Our Heritage strategy, like our cultural heritage, ensures that our diversity is protected by recognising the rich cultural history of the City of the Cape Town, including cultural values, sites and landscapes, areas of scenic beauty and places of spiritual importance, in our planning and decision-making.*

*The policies within our portfolio:*

*Densification Policy – whereby we seek to improve the City’s sustainability and enhance the quality of the Built Environment.*

*Urban Design Policy – Urban design thinking into preparation of development proposals – here looking at urban design principles and objectives against which development applications will be assessed.*

*We have the great privilege of having MURP, which aims to nurture sustainable and integrated communities by addressing the issues of very disadvantaged communities. It is research based and follows a participatory and rapid urban appraisal methodology. With this methodology, the residents through community engagement and relevant departments are given a high level of influence. In achieving the objectives and envisaged outcomes of the IDP, MSDF, District Plans and LSDFs.”*

#### **FOR NOTING**

**SPE 04/09/24**

#### **CONFIRMATION OF MINUTES OF THE SPATIAL PLANNING AND ENVIRONMENT PORTFOLIO COMMITTEE MEETING HELD ON 1 AUGUST 2024**

The confirmation of minutes were proposed by Cllr Franklin and seconded by Cllr McFarlane.

**RESOLVED** that the minutes of the Spatial Planning and Environment Portfolio Committee held on 1 August 2024, **BE CONFIRMED.**

**SPE 05/09/24**

#### **MATTERS RECEIVING ATTENTION**

##### **1. URBANISATION TASK TEAM**

It was noted that the Task Team will proceed to draft Terms of Reference for the committee.

**ACTION: CLLR MCFARLANE**

##### **2. QUARTERLY STATUS UPDATES ON THE DEVELOPMENT APPLICATION MANAGEMENT SYSTEM 2**

**RESOLVED** that the Spatial Planning and Environment Portfolio committee receive the next verbal quarterly progress report on 7 November 2024.

**INFORMATION: X PETER; C WALTERS**

**3. QUARTERLY STATUS REPORT/PRESENTATION ON NODAL DEVELOPMENTAL PROGRESS IN RESPECT OF THE STRANDFONTEIN PAVILION**

The portfolio committee noted that the presentation on development progress in respect of the Strandfontein Pavilion is serving at the Community Services and Health portfolio committee and will be on the next Spatial Planning and Environment PC agenda for 3 October 2024.

**RESOLVED** that it be noted that the presentation on development progress in respect of the Strandfontein Pavilion will be included on the next Spatial Planning and Environment PC agenda for 3 October 2024.

**ACTION: L MAY; S HARRIS; Z ARIEF**

**4. WATER AND SANITATION DEPARTMENT STATUS REPORT ON WATER BODIES**

**RESOLVED** that it be noted that the combined report from EMD and W&S on the status of waterbodies will be submitted to the next Spatial Planning and Environment PC meeting on 3 October 2024.

**ACTION: L GERRANS; M KILLICK; N DAMANE**

**5. CITY'S ABILITY TO PERFORM LAW ENFORCEMENT ON LAND USE AND BUILDING CONTROL / BREAKDOWN ON CURRENT ENFORCEMENT NUMBERS PER AREA**

The Director: Development Management informed that she did not have the requested information available at the time and undertook to submit same to the next portfolio committee meeting.

**RESOLVED** that the portfolio committee receive a breakdown on current enforcement numbers per area for submitted to the next portfolio committee meeting on 3 October 2024.

**ACTION: C WALTERS; X PETER**

**6. RECOMMENDATION TO EXECUTIVE MAYOR: STRAND STREET QUARRY REDEVELOPMENT**

For the minute refer to item SPE 10/09/24.

**7. APPROVAL FOR CONTINUATION OF THE LIVING ALONGSIDE WILDLIFE PROGRAMME, TO AMONGST OTHERS, ASSIST WITH EFFECTIVELY MANAGING BABOONS WITHIN THE CITY**

The portfolio committee noted from Annexure A attached to the list of Matters Receiving Attention that the Living Alongside Wildlife programme will continue in the financial year of 2025, including the Urban Baboon Programme.

**INFORMATION: L GERRANS**

**8. APPROVAL OF ADDITIONAL BUDGET TO FUND THE STRAND RIVER CATCHMENT AND WESTLAKE UPPER AREA WATERWAY PROJECTS AS PART OF THE LIVEABLE URBAN WATERWAYS PROGRAMME**

The portfolio committee noted from Annexure A attached to the list of Matters Receiving Attention that the Water and Sanitation Directorate will review the budget allocated to the Liveable Urban Waterway projects in the Sand River Catchment as part of the annual budget process.

**INFORMATION: L GERRANS**

**9. KPA TO BE PUT IN PLACE TO MONITOR NEGATIVE WILDLIFE ENGAGEMENT**

The ED responded that the Smart Principle must be followed when indicators are decided upon as well as to have a clear understanding of what can be measured within a specific space. He suggested that the proposal be discussed further during the upcoming Business Planning Workshop.

**RESOLVED** that a Spatial Planning and Environment Portfolio Committee workshop be scheduled to take place on 21 October 2024 to deal with both the below listed items:

- a) 2025/26 Draft SDBIP functional indicators
- b) Environmental Strategy

**ACTION: R MCGAFFIN; L GERRANS; C BASSON;  
M SCHARFFENORTH**

**SPE 06/09/24**

**PRESENTATION ON BIODIVERSITY MANAGEMENT BRANCH ANNUAL REPORT JULY 2023 - JUNE 2024**

Ms Wood presented the Biodiversity Management Branch Annual Report for July 2023 – June 2024 as attached to the agenda. Ms Wood responded to various questions of clarification from the committee members.

The presentation focussed on highlights, innovations, challenges and action plans for the Biodiversity Management Branch for the year July 2023 – June 2024.

Committee Members pointed out the following:

- To explore more possibilities/opportunities to obtain external funding to deal with all obligations.
- To consider a green card to have access to all nature reserves.
- Job opportunities – To consider gender and disabled people when appointments are made.
- The conversion of EPWP workers into permanent and managerial staff need to be celebrated
- The increase in education year on year is commendable.
- To note conservation challenges in respect of Slangetjiesbos
- To note with concern that the loss of R45 Million (EPWP) per annum will undermine the ability to perform set tasks.
- The pro-active steps taken to save the Helderberg Conservation Centre need to be celebrated.

**RESOLVED** that the contents of the presentation on the Biodiversity Management Branch Annual Report for July 2023 – June 2024 be noted, with appreciation.

**INFORMATION: J WOOD**

**SPE 07/09/24**

**ANNUAL REPORT ON ENVIRONMENTAL COMPLIANCE FOR THE CITY OF CAPE TOWN: 1 JULY 2023 TO 30 JUNE 2024**

Mr K Wiseman gave an overview on the annual report on Environmental Compliance for the City of Cape Town for the year 1 July 2023 to 30 June 2024 and responded to questions of clarification.

Cllr McFarlane commented with concern that spills are unacceptable and was of the view that the Water and Sanitation department should be consulted in this regard. It was responded that the portfolio committee will receive a combined report from SPE and W&S on water bodies during the next portfolio committee meeting.

**RESOLVED** that the contents of the Annual Report on Environment Compliance for the City of Cape Town: 1 July 2023 to 30 June 2024 be noted.

**ACTION: K WISEMAN**

**SPE 08/09/24**

**ANNUAL REVIEW OF ORGANISATIONAL PERFORMANCE MANAGEMENT SYSTEM**

Ms S Saungweme gave introductory remarks to the report and pointed out that the councillors are invited to submit any comment by 30 September 2024. Cllr Raymond commented that the document is difficult to read and should be self-explanatory.



**RECOMMENDED** that the members of the Spatial Planning and Environment Portfolio Committee be invited to submit comments by latest 30 September 2024.

**ACTION: S SAUNGWEME**

**SPE 09/09/24**

**SPATIAL PLANNING AND ENVIRONMENT: 2023/24 FOURTH QUARTER'S PROGRESS REPORT ON THE DIRECTORATE AND DEPARTMENT PERFORMANCE**

The Spatial Planning and Environment Portfolio Committee evaluated and discussed the impact and performance during the fourth quarter of the 2023/24 financial year. The ED: Spatial Planning and Environment provided verbal status updates in respect of the performance indicators.

Development of the Building By-law – The by-law has gone through the concept phase, the department had to revisit the by-law due to consultations, will encompass 3 phases which is currently progressing i.e engagement with National Government

Gateway Precinct – There are 7 sights, one is currently in the appeal stage.

Land use Planning Application and Building Plan applications – The department is still working through the backlog. In terms of Building Plan applications, the numbers are steadily improving. In terms of land use applications, approval for additional staffing positions will serve at Mayco during October 2024 to strengthen and speed up the process.

Percentage of biodiversity areas – as noted in the Annual Biodiversity report.

Environmental Strategy – The strategy was slightly delayed due to further consultations and the next step is to come to a PC workshop.

Vacancies – Moving target. The department endeavors to fill all vacancies.

**RECOMMENDED**

- a) It is recommended that the Executive Mayor together with the Mayoral Committee evaluate and review the 2023/24 fourth quarter's progress report and submit the report to Council for noting;
- b) It is recommended that Council note the 2023/24 fourth quarter's progress report.

**ACTION: C BASSON; R MCGAFFIN**

**SPE 10/09/24                    PROGRESS UPDATE ON THE PROPOSED RE-DEVELOPMENT OF THE STRAND STREET QUARRY**

The portfolio committee requested that the minutes of the workshop held on 10 July 2024 in regard to the re-development of the Strand Street Quarry be attached to the report for onward submission to the Executive Mayor.

**RECOMMENDED TO THE EXECUTIVE MAYOR** that the Re-development of the Strand Street Quarry Project be profiled in the next iteration of the Mayor's Portfolio of Urban Sustainability.

**ACTION: G BRAND**

**SPE 11/09/24                    BLAAUWBERG ROAD GROWTH MANAGEMENT STRATEGY REVIEW- PROGRESS REPORT- SUPPORT FOR FURTHER PUBLIC PARTICIPATION TOWARDS A LOCAL SPATIAL DEVELOPMENT FRAMEWORK FOR BLAAUWBERG ROAD.**

**RESOLVED** that the Spatial Planning and Environment Portfolio Committee in its role to ensure public participation in the development of policies, note the progress of the project and support the public participation process for the draft Blaauwberg Road LSDF.

**ACTION: E NAUDE**

**SPE 12/09/24                    PRESENTATION: CAPE FUR SEAL RABIES RESPONSE PLAN - CITY OF CAPE TOWN**

Mr G Oelofse presented as per the presentation in the agenda and responded to questions of clarification.

The portfolio committee noted with concern an increase in unprovoked seal attacks on people and the impact of rabies as well as the City's response plan in this regard.

**RESOLVED** that the contents of the presentation on the Cape Fur Seal Rabies Response Plan for the City of Cape Town be noted.

**ACTION: G OELOFSE**

**SPE 13/09/24                    PRESENTATION: LOSS OF THE UNIQUE SENSE OF PLACE, THE DISTINCTIVE AND SIGNIFICANT CULTURAL LANDSCAPE HERITAGE OF CONSTANTIA**

Ms. G Pegram (*member of public*) spoke to the item as attached to the agenda. The presentation motivated to halt the loss of the unique sense of

place, the distinctive and significant cultural landscape heritage of Constantia.

The ED commented that matters relating to the MPBL could be addressed through the current public participation process. He further mentioned that matters relating to policy could be addressed when the relevant policies are being reviewed in terms of the City's policy review processes. He commented that the challenges around densification not only relates to Constantia, but to the entire City.

Cllr Lombard commented with concern that sectional titles are not going to public participation.

It was clarified that the Spatial Planning and Environment Portfolio Committee cannot accept the presentation as a motion, as in terms of the Rules of Order regulating the Conduct of Meetings of the Municipal Council, motions can only be brought to the committee, in writing, by members of the portfolio committee.

The portfolio committee duly acknowledged and noted the presentation and agreed that the concerns raised be addressed through the relevant processes of the city. Cllr Jansen requested that all items in future be checked by Legal Services in terms of compliance.

#### **RESOLVED**

- a) That the issues applicable to the MPBL be channelled through the MPBL public participation process and those applicable to policy be addressed through the City's policy review processes.
- b) That the concern raised by Cllr Lombard regarding sectional titles, be noted.

#### **INFORMATION:: R McGaffin**

**SPE 14/09/24**

#### **SPATIAL PLANNING AND ENVIRONMENT PORTFOLIO COMMITTEE ANNUAL REPORT FOR THE PERIOD JULY 2023 TO JUNE 2024**

Cllr Cassiem gave an overview on the portfolio committee's annual report for the period July 2023 – June 2024.

Cllr Lombard requested that a fourth category be included in the chart indicating councillors who have been absent with/without apology.

Cllr Raymond commented that the category of policies to be monitored should not be limited to the list and proposed as example a "Tree Policy" to be included. All policies relating to the environment, cutting across all directorates, should be monitored.

Cllr Cassiem suggested that the City's Climate Change Policy could also be considered for inclusion on the list.

With reference to amendments to the 2024/25 IDP and Budget item, Cllr Franklin commented that the portfolio committee must make use of the opportunity to re-look proposals that were subsequently turned down as operational items.

**RECOMMENDED** that the Spatial Planning and Environment Portfolio Committee Annual Report for the period July 2023 to June 2024, as set out in Annexure A, including the above proposals, be approved.

**ACTION: S PHILLIP; CLLR A CASSIEM**

**SPE 15/09/24**

**SPATIAL PLANNING AND ENVIRONMENT PORTFOLIO COMMITTEE  
2024/25 ANNUAL OVERSIGHT WORK PLAN**

It was noted that the comments raised during item no. SPE 14/09/24 also relates to this item and is therefore captured below:

*"Cllr Lombard requested that a fourth category be included in the chart indicating councillors who have been absent with/without apology.*

*Cllr Raymond commented that the category of policies to be monitored should not be limited to the list and proposed as example a "Tree Policy" to be included. All policies relating to the environment, cutting across all directorates, should be monitored.*

*Cllr Cassiem suggested that the City's Climate Change Policy could also be considered for inclusion on the list.*

*With reference to amendments to the 2024/25 IDP and Budget item, Cllr Franklin commented that the portfolio committee must make use of the opportunity to re-look proposals that were subsequently turned down as operational items."*

In respect of training for councillors, Cllr Lombard pointed out that there has been no councillor training during the previous financial year and requested that MFMA training be considered as part of the work plan.

With reference to amendments to the 2024/25 IDP and Budget item, Cllr Franklin commented that the portfolio committee must make use of the opportunity to re-look proposals that were subsequently turned down as operational items.

**RESOLVED** that the Spatial Planning and Environment Portfolio adopts the 2024/2025 Annual Oversight Work Plan, with the above proposals raised.

**ACTION: S PHILLIP; CLLR A CASSIEM**

**THE MEETING ENDED AT 13:00**

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**CHAIRPERSON**

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**DATE:**