Why this document for resource efficiency criteria for development?

The City of Cape Town regulates, enforces and manages development and land use. The City has also made significant commitments to sustainability and resource efficiency in the built environment. Resource efficiency and an eco-friendly city region are two of the top goals of the long-term City Development Strategy (2012). Ensuring that growth is environmentally sustainable is one of the five strategic areas of the City's Economic Growth Strategy (2013) and forms part of the five-year Integrated Development Plan (IDP). Resource efficiency is critical to economic growth and increasing a city's competitiveness and resilience. This is reflected in the City's Energy 2040 Vision's targets, which includes a 37% reduction in carbon emissions, with 22% coming from energy efficiency alone. Hence this guide to help us all develop a more resource efficient, low-carbon and equitable city going forward.

CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Making progress possible. Together.

CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Resource efficiency criteria for development in Cape Town

June 2016

Making progress possible. Together.

What is the document for resource efficiency criteria for development?

It's a reference guide to policy and legal directives and guidelines that form part of the City's overall sustainability framework related to the built environment, presented conveniently in one document. Collectively, these are criteria for development in a broad sense. While some are still voluntary, and others require mandatory compliance, they are all considered important by the City of Cape Town. The aim is to facilitate more resource efficient development amongst land owners and developers and their teams who want to put forward proposals for new developments, and for those who want to improve the efficiency of their existing buildings, landscapes and infrastructure (a retrofit). It provides developers, architects, draughtspersons and planning professionals (and the building sector in general) with the information required to comply with national regulations and City policy and legal requirements related to resource efficiency. It has relevance in building plan, site development plan and land-use submission processes.

What does it cover?

The document covers seven categories of environmental resource related areas, namely:

- Site selection
- Transport efficiency
- Construction materials
- Energy efficiency
- Water efficiency
- The natural environment
- Waste management

Decisions made in each of these areas have a high environmental and socioeconomic impact. It starts with the nature and location of development, which has important consequences for Cape Town's urban form and for the people who live and work here.

How is it structured?

The criteria in Resource Efficiency Criteria for Development in Cape Town are presented in a frequently asked questions (FAQ) format, with the intention of making it as user-friendly as possible.

For each of these categories, the guidelines, policy and legal directives have colour-coded icons according to their legally-binding nature:

Development proposals must comply with these criteria as they are entrenched in an act of parliament, municipal by-law or regulation. These criteria are legally enforceable and non-compliance may result in severe penalties.

Development proposals should comply with these criteria as they are entrenched in City policy or strategy. Non-compliance with these criteria may result in the rejection of a building or land use application.

These criteria are (voluntary) best practice and demonstrate innovation. It is likely that these guidelines may in future be incorporated in legal instruments or policy and it is therefore advisable that developments aim to adhere to these criteria.

This specifies a process, standards or standard operating procedure that developments or proposals must comply with for approval.

The full document is downloadable from the City's website:

www.capetown.gov.za/ResourceEfficiencyCriteria