

ITEM NUMBER : C 29/03/11

RECOMMENDATION FROM THE EXECUTIVE MAYOR: 15 MARCH 2011

MC 34/03/11 CAPE TOWN SPATIAL DEVELOPMENT FRAMEWORK (CTSDF)

Note: Annexures to the report to be circulated separately in hard copy and CD format.

RECOMMENDED that:

- (a) Council endorses the final draft of the Cape Town Spatial Development Framework and that it be incorporated into the Integrated Development Plan when it is reviewed in terms of Section 34 of the Municipal Systems Act (No. 32 of 2000)
- (b) Council requests the Competent Authority to withdraw the following guide plans, deemed to be urban structure plans in terms of the Physical Planning Act (No 125 of 1991):
- *Guide Plan for the Cape Metropolitan Area: Peninsula (1988)*
 - *Guide Plan for the Cape Metropolitan Area: Hottentots Holland Basin (1988)*
 - *Atlantis & Environs Guide Plan (1981)*
- (c) it be noted that the Planning and Environment Portfolio Committee elects not to exercise the following powers and recommends to Council:
- (i) to request the Competent Authority to withdraw the following structure plans in terms of section 4(7) of the Land Use Planning Ordinance (No 15 of 1985), subject to the approval of the Cape Town Spatial Development Framework in terms of Section 4(6) of the Land Use Planning Ordinance (No 15 of 1985):
- *Lansdowne Road Philippi Structure Plan (1995)*
 - *Imhoff's Gift Local Structure Plan (1989)*
 - *Sir Lowry's Pass Structure Plan (1997)*
 - *Gordon's Bay Structure Plan (1989)*
 - *De Grendel Structure Plan (1989)*
 - *Goodwood Structure Plan (1988)*
 - *Lower Kuils River: Blue Downs Local Structure Plan (1987)*
 - *Weltevreden Valley Local Structure Plan (1986)*
 - *Tableview North Structure Plan (1991)*

- *Lower Kuils River Area Urban Structure Plan (1986)*
 - *Benede- Kuilsrivier: Rotterdamgebied Plaaslike Struktuurplan (1987)*
 - *Gaylee Kleinvlei Eersterivier Struktuurplan (1989);*
- (ii) to approve the structure plans listed in (i) above as structure plan in terms of section 4(10) of the Land Use Planning Ordinance (No 15 of 1985) subject thereto that it will only come into force upon the approval of the Cape Town Spatial Development Framework in terms of section 4(6) of the Land Use Planning Ordinance (No 15 of 1985) and subject to the Competent Authority withdrawing the plans listed in (i) above as structure plans approved in terms of section 4(6) of the Land Use Planning Ordinance no 15 of 1985;
- (iii) to recall the following structure plans recommended by Council to the competent authority in terms of section 4(1) of the Land Use Planning Ordinance (No 15 of 1985) for approval in terms of section 4(6) of the Land Use Planning Ordinance (No 15 of 1985):
- *Helderberg Subregional Structure Plan (2000)*
 - *Somerset West Structure Plan (2000)*
 - *Kommetjie-Ocean View & Environs Local Structure Plan (2000)*
 - *Fish Hoek Valley Local Structure Plan*
 - *Southern South Peninsula Local Structure Plan (2005)*
 - *Macassar Structure Plan (2002);*
- (iv) to submit the Cape Town Spatial Development Framework in terms of section 4(1) of the Land Use Planning Ordinance (No 15 of 1985) to the Competent Authority, for approval as a structure plan in terms of section 4 (6) of the Land Use Planning Ordinance (No 15 of 1985)
- (d) the Planning and Environment Portfolio Committee recommends to Council to approve the withdrawal of the Metropolitan Spatial Development Framework, effective from the date of approval of the Cape Town Spatial Development Framework in terms of section 4(6) of the Land Use Planning Ordinance (No 15 of 1985).



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1. **ITEM NUMBER: MC 34/03/11**
 2. **CAPE TOWN SPATIAL DEVELOPMENT FRAMEWORK (CTSDF)**
ISAKHEKO SOPHUHLISO LWAMABALA SASEKAPA (CTSDF)
KONSEPRUIMTELIKE ONTWIKKELINGSRAAMWERK VIR KAAPSTAD (CTSDF)

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3. **RECOMMENDATION FROM THE PLANNING & ENVIRONMENT PORTFOLIO COMMITTEE: 1 MARCH 2011 (PLAN 28/03/11)**

RECOMMENDED

Not delegated: for decision by Council

- (a) that the Planning and Environment Portfolio Committee requests that Council endorses the final draft of the Cape Town Spatial Development Framework and approves its forwarding to the IDP office for incorporation in the Integrated Development Plan when it is reviewed in terms of Section 34 of the Municipal Systems Act (No. 32 of 2000).
 - (b) that Council requests the competent authority to withdraw the following guide plans, deemed to be urban structure plans in terms of the Physical Planning Act (No 125 of 1991).
 - *Guide Plan for the Cape Metropolitan Area: Peninsula (1988)*
 - *Guide Plan for the Cape Metropolitan Area: Hottentots Holland Basin (1988)*
 - *Atlantis & Environs Guide Plan (1981).*
 - (c) that the Planning and Environment Portfolio Committee elects not to exercise the following powers and recommends to Council:
 - (i) To request the Competent Authority to withdraw the following structure plans in terms of section 4(7) of the land Use Planning Ordinance (No 15 of 1985) subject to the approval of the Cape Town Spatial Development Framework in terms of section 4(6) of the Land Use Planning Ordinance (No 15 of 1985):.
 - *Lansdowne Road Philippi Structure Plan (1995)*
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- *Imhoff's Gift Local Structure Plan (1989)*
 - *Sir Lowry's Pass Structure Plan (1997)*
 - *Gordon's Bay Structure Plan (1989)*
 - *De Grendel Structure Plan (1989)*
 - *Goodwood Structure Plan (1988)*
 - *Lower Kuilsriver: Blue Dawns Local Structure Plan (1987)*
 - *Weltevreden Valley Local Structure Plan (1986)*
 - *Tableview North Structure Plan (1991)*
 - *Lower Kuilsriver Area Urban Structure Plan (1986)*
 - *Benede- Kuilsrivier: Ratterdamgebied Plaaslike Struktuurplan (1987)*
 - *Gaylee Kleinvele Eersterivier Struktuurplan (1989)*
- (ii) to approve the structure plans listed in C (i) as structure plan in terms of section 4(10) of the Land Use Planning Ordinance (No 15 of 1985) subject thereto that it will only come into force upon the approval of the Cape Town Spatial Development Framework in terms of section 4(6) of the Land Use Planning Ordinance (No 15 of 1985) and subject to the Competent Authority withdrawing the plans listed in C (i) as structure plans approved in terms of section 4(6) of the Land Use Planning Ordinance no 15 of 1985:
- (iii) to recall the following structure plans recommended by Council to the competent authority in terms of section 4(1) of the Land Use Planning Ordinance (No 15 of 1985) for approval in terms of section 4(6) of the Land Use Planning Ordinance (No 15 of 1985).
- *Helderberg Subregional Structure Plan (2000)*
 - *Somerset West Structure Plan (2000)*
 - *Kommetjie-Ocean View & Environs Local Structure Plan (2000)*
 - *Fish Hoek Valley Local Structure Plan*
 - *Southern South Peninsula Local Structure Plan (2005)*
 - *Macassar Structure Plan (2002);*
- (iv) to submit the Cape Town Spatial Development Framework in terms of section 4(1) of the Land Use Planning Ordinance (No 15 of 1985) to the Competent Authority, for approval as a structure plan in terms of section 4 (6) of the Land Use Planning Ordinance (No 15 of 1985).
- (d) that the Planning and Environment Portfolio Committee recommends to Council to approve the withdrawal of the Metropolitan Spatial Development Framework, effective from the date of approval of the Cape Town Spatial Development Framework in terms of section 4(6) of the Land Use Planning Ordinance (No 15 of 1985).

AANBEVELINGS

Nie gedelegeer nie: vir besluit deur die Raad

- (a) dat die portefeuljekomitee oor beplanning en omgewing die Raad versoek om die finale konsepweergawe van die Kaapstadse ruimtelikeontwikkelingsraamwerk te steun en goed te keur dat dit aan die kantoor vir geïntegreerde ontwikkeling (GOP) gestuur word vir inkorporering by die GOP wanneer dit ingevolge artikel 34 van die Wet op Munisipale Stelsels (no 32 van 2000) hersien word.
- (b) dat die Raad die bevoegde owerheid versoek om die volgende gidsplanne wat as stedelikestruktuurplanne ingevolge die Wet op Fisiese Beplanning (no 125 van 1991) beskou word, terug te trek:
- *Gidsplan vir die Kaapse metropolitaanse gebied: Skiereiland (1988)*
 - *Gidsplan vir die Kaapse metropolitaanse gebied: Hottentots-Holland-kom (1988)*
 - *Gidsplan vir Atlantis en omgewing (1981).*
- (c) dat die portefeuljekomitee oor beplanning en omgewing besluit om nie die volgende magte uit te oefen nie en by die Raad aanbeveel:
- (i) om die bevoegde owerheid te versoek om die volgende struktuurplanne ingevolge artikel 4(7) van die Ordonnansie op Grondgebruikbeplanning (no 15 van 1985) terug te trek, onderworpe aan die goedkeuring van die Kaapstadse ruimteontwikkelingsraamwerk ingevolge artikel 4(6) van die Ordonnansie op Grondgebruikbeplanning (no 15 van 1985):
- *Plaaslikestruktuurplan vir Landsdowne Road, Phillipi (1995)*
 - *Plaaslikestruktuurplan vir Imhoff's Gift (1989)*
 - *Struktuurplan vir Sir Lowry's Pass (1997)*
 - *Struktuurplan vir Gordonsbaai (1989)*
 - *Struktuurplan vir De Grendel (1989)*
 - *Struktuurplan vir Goodwood (1988)*
 - *Plaaslikestruktuurplan vir Benede-Kuilsrivier: Blue Downs (1987)*
 - *Plaaslikestruktuurplan vir Weltevredenvallei (1986)*
 - *Struktuurplan vir Tableview-Noord (1991)*
 - *Stedelikestruktuurplan vir Benede -Kuilsrivier-gebied (1986)*
 - *Plaaslikestruktuurplan vir Benede-Kuilsrivier: Rotterdamgebied 1987)*
 - *Struktuurplan vir Gaylee Kleinvele Eersterivier (1989);*
- (ii) om die struktuurplanne in C (i) as struktuurplan goed te keur ingevolge artikel 4(10) van die Ordonnansie op Grondgebruikbeplanning (no 15 van 1985), onderworpe daaraan dat dit slegs van krag word na goedkeuring van die Kaapstadse ruimteontwikkelingsraamwerk ingevolge artikel 4(6) van die Ordonnansie op Grondgebruikbeplanning (no 15 van 1985) en onderworpe aan die bevoegde owerheid se terugtrekking van die planne in C (i) wat ingevolge artikel 4(6) van die Ordonnansie op Grondgebruikbeplanning (no 15 van 1985) as struktuurplanne goedgekeur is;
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- (iii) om die volgende struktuurplanne wat deur die Raad by die bevoegde owerheid aanbeveel is ingevolge artikel 4(1) van die Ordonnansie op Grondgebruikbeplanning (no 15 van 1985) vir goedkeuring ingevolge artikel 4(6) van die Ordonnansie op Grondgebruikbeplanning (no 15 van 1985), te herroep:
- *Substreek-struktuurplan vir die Helderberg (2000)*
 - *Struktuurplan vir Somerset-Wes (2000)*
 - *Plaaslikestruktuurplan vir Kommetjie-Ocean View en omgewing (2000)*
 - *Plaaslikestruktuurplan vir Vishoekvallei*
 - *Plaaslikestruktuurplan vir Suid-Skiereiland (2005)*
 - *Struktuurplan vir Macassar (2002);*
- (iv) om die Kaapstadse ruimteontwikkelingsraamwerk ingevolge artikel 4(1) van die Ordonnansie op Grondgebruikbeplanning (no 15 van 1985) by die bevoegde owerheid aan te beveel vir goedkeuring as 'n struktuurplan ingevolge 4(6) van die Ordonnansie op Grondgebruikbeplanning (no 15 van 1985).
- (d) dat die portefeuljekomitee oor beplanning en omgewing by die Raad aanbeveel dat die terugtrekking van die metropolitaanse ruimteontwikkelingsraamwerk goedgekeur word vanaf die datum van goedkeuring van die Kaapstadse ruimteontwikkelingsraamwerk ingevolge artikel 4(6) van die Ordonnansie op Grondgebruikbeplanning (no 15 van 1985).

IZINDULULO

Azigunyaziswanga: isigqibo seseBhunga

- (a) ukuba iKomiti yeMicimbi yezoCwangciso nokusiNgqongileyo mayicele ukuba iBhunga liqinisekise iSakheko soPhuhliso lwamaBala saseKapa esiluyilo lokugqibela kwakhona liphumeze ukugqithiswa kwaso kwi-ofisi ye-IDP ukuze siqukwe kwiSicwangciso soPhuhliso esiHlanganisiweyo xa siphengululwa ngokungqinelana neCandelo-34 loMthetho ongeNkqubo zikaMasipala onguNomb.32 wango-2000.
- (b) ukuba iBhunga malicele iqumrhu lophatho lwezakhono ukuba lirhoxise izicwangciso ezizikhokelo ezilandelayo, ezithatyathwe njengezicwangciso zezakheko lwedolophu ngokoMthetho wezoCwangciso lweNdawo onguNomb.125 wangowe-1991.
- *ISicwangciso seSikhokelo soMmandla weNqila yaseKapa: Peninsula (1988)*
 - *ISicwangciso seSikhokelo soMmandla weNqila yaseKapa: Hottentots Holland Basin (1988)*
 - *ISicwangciso seSikhokelo sase-Atlantis nokuNgqongileyo (1981).*
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(c) ukuba iKomiti yeMicimbi yezoCwangciso nokusiNgqongileyo mayikhethe ukungawasebenzisi amagunya alandelayo kwaye yenze izindululo kwiBhunga:

(i) icele iQumrhu lophatho lwezakhono ukuba lirhoxise izicwangciso zezakheko ezilandelayo, ngokwecandelo-4(7) loMpoposho woCwangciso lokuSetyenziswa koMhlaba onguNomb.15 wangowe-1985, ngokuxhomekeke ekuphunyezweni kweSakheko soPhuhliso lwamaBala saseKapa, ngokwecandelo-4(6) loMpoposho woCwangciso lokuSetyenziswa koMhlaba onguNomb.15 wangowe-1985:

- *ISicwangciso seSakheko seNdawo sase-Landsdown Rd, Phillipi (1995)*
- *ISicwangciso seSakheko seNdawo sase-Imhoff (1989)*
- *ISicwangciso seSakheko sase-Sir Lowry's Pass (1997)*
- *ISicwangciso seSakheko sase-Gordon's Bay (1989)*
- *ISicwangciso seSakheko sase-De Grendel (1989)*
- *ISicwangciso seSakheko sase-Goodwood (1988)*
- *ISicwangciso seSakheko sase- Lower Kuilsriver: Blue Downs (1987)*
- *ISicwangciso seSakheko seNdawo sase-Weltevreden Valley (1986)*
- *ISicwangciso seSakheko sase-Tableview North (1991)*
- *ISicwangciso seSakheko soMmandla weDolophu i-Lower Kuilsriver (1986)*
- *ISicwangciso seSakheko soMmandla sase-Lower Kuislriver: Rotterdam (1987)*
- *ISicwangciso seSakheko sase-Gaylee Kleinvei Eersteriver (1989).*

(ii) ukuba kuphunyezwe izicwangciso zezakheko ezidweliswe ku-C (i) njengezicwangciso zezakheko ngokwecandelo-4(10) loMpoposho woCwangciso lokuSetyenziswa koMhlaba onguNomb.15 wangowe-1985 ngokuxhomekeke ekubeni siya kuthi sisebenze kuphela emva kokuba kuphunyezwe iSakheko soPhuhliso lwamaBala saseKapa, ngokungqinelana necandelo-4(6) loMpoposho woCwangciso lokuSetyenziswa koMhlaba onguNomb.15 wangowe-1985 nangokuxhomekeke ekubeni iQumrhu lophatho lwezakhono lirhoxise izicwangciso ezidweliswe ku-C (i) njengezicwangciso zezakheko eziphunyezwe ngokwecandelo-4(6) loMpoposho woCwangciso lokuSetyenziswa koMhlaba onguNomb.15 wangowe-1985:

(iii) ukuba kwenziwe ikhwelo lokuba kuphunyezwe izicwangciso zezakheko ezilandelayo apho iBhunga liye lenza izindululo zazo lwiqumrhu lophatho lwezakhono ngokwecandelo-4(1) loMpoposho woCwangciso lokuSetyenziswa koMhlaba onguNomb.15 wangowe-1985 ukuba ziphunyezwe ngokwecandelo-4(6) loMpoposho woCwangciso lokuSetyenziswa koMhlaba onguNomb.15 wangowe-1985.

- *ISicwangciso seSakheko seNgingqana yase-Helderberg (2000)*
- *ISicwangciso seSakheko sase-Somerset West (2000)*
- *ISicwangciso seSakheko seNdawo sase-Kommetjie-Ocean View nokukuNgqongileyo (2000)*
- *ISicwangciso seSakheko seNdawo yase-Fish Hoek Valley*
- *ISicwangciso seSakheko seNdawo sase-Southern South Peninsula (2005)*
- *ISicwangciso seSakheko sase-Macassar (2002);*

(iv) ukuba kungeniswe kwiQumrhu lophatho lwezakhono iSakheko soPhuhliso lwamaBala saseKapa ngokungqinelana necandelo-4(1) loMpoposho woCwangciso lokuSetyenziswa koMhlaba onguNomb.15 wangowe-1985 ukuze kuphunyezwe isicwangciso sesakheko ngokwecandelo-4 (6) loMpoposho woCwangciso lokuSetyenziswa koMhlaba onguNomb.15 wangowe-1985.

(d) ukuba iKomiti yeMicimbi yoCwangciso nokusiNgqongileyo mayenze isindululo kwiBhunga sokuba liphumeze ukurhoxiswa kweSakheko seNqila soPhuhliso lwamaBala, ukususela kumhla wokuphunyezwa kweSakheko soPhuhliso lwamaBala saseKapa, ngokungqinelana necandelo-4(6) loMpoposho woCwangciso lokuSetyenziswa koMhlaba onguNomb.15 wangowe-1985.

**REPORT TO PLANNING & ENVIRONMENT
PORTFOLIO COMMITTEE**

CITY OF CAPE TOWN | ISIXEKO SASEKAPA | STAD KAAPSTAD

1. ITEM NUMBER : PLAN 28/03/11

2. SUBJECT :

CAPE TOWN SPATIAL DEVELOPMENT FRAMEWORK (CTSDF)

ISAKHEKO SOPHUHLISO LWAMABALA SASEKAPA (CTSDF)

KONSEP-RUIMTELIKE-ONTWIKKELINGSRAAMWERK VIR KAAPSTAD
(CTSDF)
(LSUA7196)

3. PURPOSE

This report seeks endorsement of the Cape Town Spatial Development Framework (CTSDF) in terms of the Municipal Systems Act (No. 32 of 2000) (MSA) and approval of a recommendation that the CTSDf be submitted to the competent authority for approval in terms of Section 4(6) of the Land Use Planning Ordinance (No. 15 of 1985) (LUPO). It is also requested that the competent authority withdrawn outdated structure plans/ guideplans and down grade the status of some existing plans upon approval of the CTSDf.

4. FOR DECISION BY

Partly not delegated: for decision by Council and partly delegated for decision by the Planning and Environment Portfolio Committee

Delegations to the Planning and Environment Portfolio Committee relevant to the content of the report are:

36. Generic Delegations

(1 (6) To ensure public participation in the development of policy, legislation, IDP's and budget.

37. Specific Delegations

In terms of Land Use Planning Ordinance No. 15 of 1985 (LUPO)

- (1) To apply to the Premier for the amendment or withdrawal of a structure plan.
- (2) To approve for submission to the Premier (for his approval) a structure plan in terms of section 4(1).
- (3) To recommend to the Provincial sphere of Government the approval of structure plans in terms of section 4(6).
- (4) To review a structure plan in terms of section 4(8) at least once every 10 years.
- (5) To approve with or without conditions, a structure plan in terms of section 4(10) *[Amended C74/10/07 by CI 31 October 2007]*

Policy

- (7) To develop and approve policies relating to the following matters listed in the Terms of Reference of PEPCO: Urban Design, Land Use Management and Building Development Management, Planning legislation and enforcement." *[Amended C74/10/07 by CI 31 October 2007]*

5. EXECUTIVE SUMMARY

The CTSDF (see Annexure 1) is the City's long-term plan for managing Cape Town's spatial growth and change. It aligns the City's spatial development goals, strategies and policies with relevant national and provincial spatial policies. The CTSDF provides the spatial component of the City Development Strategy (forthcoming) and Integrated Development Plan (IDP) and guides the proposals contained in the eight more detailed integrated District Spatial Development Plans/ Environmental Management Frameworks (SDP/EMFs). The CTSDF identifies the areas not suited to development and the areas where the impacts of development need to be managed. It also provides policy guidance to direct decision making on the nature, form, scale and location of urban development.

The CTSDF was advertised for the final round of comments between 1st November and 31st January 2011. This is the final draft of CTSDF and incorporates the comments submitted by the public, other government departments, state owned enterprises, sub-councils (see Annexures 2 & 3) and City departments. The CTSDF has to be approved by Council as part of the Integrated Development Plan in terms of the Municipal Systems Act (Act 32 of 2000) (MSA) and by the Provincial Government: Western Cape (PG:WC) in terms of Section 4(6) of the Land Use Planning Ordinance (No 15 of 1985) (LUPO). The approved CTSDF will in turn allow the City to apply for the withdrawal of outdated Guide Plans/ Urban Structure Plans and structure plans with statutory status, the most significant of which date to 1988 and which still govern land use management decision-making in Cape Town.



6. RECOMMENDATIONS

Not delegated: for decision by Council

- A: That the Planning and Environment Portfolio Committee requests that Council endorses the final draft of the Cape Town Spatial Development Framework and approves its forwarding to the IDP office for incorporation in the Integrated Development Plan when it is reviewed in terms of Section 34 of the Municipal Systems Act (No. 32 of 2000).
- B: That Council requests the competent authority to withdraw the following guide plans, deemed to be urban structure plans in terms of the Physical Planning Act (No 125 of 1991).
- *Guide Plan for the Cape Metropolitan Area: Peninsula (1988)*
 - *Guide Plan for the Cape Metropolitan Area: Hottentots Holland Basin (1988)*
 - *Atlantis & Environs Guide Plan (1981).*
- C: That the Planning and Environment Portfolio Committee elects not to exercise the following powers and recommends to Council:
- (i) To request the Competent Authority to withdraw the following structure plans in terms of section 4(7) of the Land Use Planning Ordinance (No 15 of 1985) subject to the approval of the Cape Town Spatial Development Framework in terms of section 4(6) of the Land Use Planning Ordinance (No 15 of 1985):.
- *Lansdowne Raad Philippi Structure Plan (1995)*
 - *Imhaff's Gift Local Structure Plan (1989)*
 - *Sir Lawry's Pass Structure Plan (1997)*
 - *Gordan's Bay Structure Plan (1989)*
 - *De Grendel Structure Plan (1989)*
 - *Gaodwood Structure Plan (1988)*
 - *Lower Kuilsriver: Blue Downs Local Structure Plan (1987)*
 - *Weltevreden Valley Local Structure Plan (1986)*
 - *Tableview North Structure Plan (1991)*
 - *Lower Kuilsriver Area Urban Structure Plan (1986)*
 - *Benede- Kuilsrivier: Rotterdamgebied Plaaslike Struktuurplan (1987)*
 - *Gaylee Kleinvlei Eersterivier Struktuurplan (1989)*
- (ii) To approve the structure plans listed in C (i) as structure plan in terms of section 4(10) of the Land Use Planning Ordinance (No 15 of 1985) subject thereto that it will only come into force upon the approval of the Cape Town Spatial Development Framework in

terms of section 4(6) of the Land Use Planning Ordinance (No 15 of 1985) and subject to the Competent Authority withdrawing the plans listed in C (i) as structure plans approved in terms of section 4(6) of the Land Use Planning Ordinance no 15 of 1985:

(iii) To recall the following structure plans recommended by Council to the competent authority in terms of section 4(1) of the Land Use Planning Ordinance (No 15 of 1985) for approval in terms of section 4(6) of the Land Use Planning Ordinance (No 15 of 1985).

- . *Heiderberg Subregional Structure Plan (2000)*
- . *Somerset West Structure Plan (2000)*
- . *Kommetjie-Ocean View & Environs Local Structure Plan (2000)*
- . *Fish Hoek Valley Local Structure Plan*
- . *Southern South Peninsula Local Structure Plan (2005)*
- . *Macassar Structure Plan (2002);*

(iv) To submit the Cape Town Spatial Development Framework in terms of section 4(1) of the Land Use Planning Ordinance (No 15 of 1985) to the Competent Authority, for approval as a structure plan in terms of section 4 (6) of the Land Use Planning Ordinance (No 15 of 1985).

D: That the Planning and Environment Portfolio Committee recommends to Council to approve the withdrawal of the Metropolitan Spatial Development Framework, effective from the date of approval of the Cape Town Spatial Development Framework in terms of section 4(6) of the Land Use Planning Ordinance (No 15 of 1985).

AANBEVELINGS

Nie gedeleger nie: vir besluit deur die Raad

A: Dat die portefeuljekomitee oor beplanning en omgewing die Raad versoek om die finale konsepweergawe van die Kaapstadse ruimtelikeontwikkelingsraamwerk te steun en goed te keur dat dit aan die kantoor vir geïntegreerde ontwikkeling (GOP) gestuur word vir inkorporering by die GOP wanneer dit ingevolge artikel 34 van die Wet op Munisipale Stelsels (no 32 van 2000) hersien word.

B: Dat die Raad die bevoegde owerheid versoek om die volgende gidsplanne wat as stedelikestruktuurplanne ingevolge die Wet op Fisiese Beplanning (no 125 van 1991) beskou word, terug te trek:

- . *Gidsplan vir die Kaapse metropolitaanse gebied: Skiereiland (1988)*
- . *Gidsplan vir die Kaapse metropolitaanse gebied: Hottentots-Holland-kom (1988)*
- . *Gidsplan vir Atlantis en omgewing (1981).*



C: Dat die portefeuljekomitee oor beplanning en omgewing besluit om nie die volgende magte uit te oefen nie en by die Raad aanbeveel:

(i) Om die bevoegde owerheid te versoek om die volgende struktuurplanne ingevolge artikel 4(7) van die Ordonnansie op Grondgebruikbeplanning (no 15 van 1985) terug te trek, onderworpe aan die goedkeuring van die Kaapstadse ruimteontwikkelingsraamwerk ingevolge artikel 4(6) van die Ordonnansie op Grondgebruikbeplanning (no 15 van 1985):

- . *Plaaslikestruktuurplan vir Landsdowne Road, Phillipi (1995)*
- . *Plaaslikestruktuurplan vir Imhoff's Gift (1989)*
- . *Struktuurplan vir Sir Lowry's Pass (1997)*
- . *Struktuurplan vir Gordonsbaai (1989)*
- . *Struktuurplan vir De Grendel (1989)*
- . *Struktuurplan vir Goodwood (1988)*
- . *Plaaslikestruktuurplan vir Benede-Kuilsrivier: Blue Downs (1987)*
- . *Plaaslikestruktuurplan vir Weltevredenvallei (1986)*
- . *Struktuurplan vir Tableview-Noord (1991)*
- . *Stedelikestruktuurplan vir Benede -Kuilsrivier-gebied (1986)*
- . *Plaaslikestruktuurplan vir Benede-Kuilsrivier: Rotterdamgebied 1987)*
- . *Struktuurplan vir Gaylee Kleinvlei Eersterivier (1989);*

(ii) Om die struktuurplanne in C (i) as struktuurplan goed te keur ingevolge artikel 4(10) van die Ordonnansie op Grondgebruikbeplanning (no 15 van 1985), onderworpe daaraan dat dit slegs van krag word na goedkeuring van die Kaapstadse ruimteontwikkelingsraamwerk ingevolge artikel 4(6) van die Ordonnansie op Grondgebruikbeplanning (no 15 van 1985) en onderworpe aan die bevoegde owerheid se terugtrekking van die planne in C (i) wat ingevolge artikel 4(6) van die Ordonnansie op Grondgebruikbeplanning (no 15 van 1985) as struktuurplanne goedgekeur is;

(iii) Om die volgende struktuurplanne wat deur die Raad by die bevoegde owerheid aanbeveel is ingevolge artikel 4(1) van die Ordonnansie op Grondgebruikbeplanning (no 15 van 1985) vir goedkeuring ingevolge artikel 4(6) van die Ordonnansie op Grondgebruikbeplanning (no 15 van 1985), te herroep:

- . *Substreek-struktuurplan vir die Helderberg (2000)*
- . *Struktuurplan vir Somerset-Wes (2000)*
- . *Plaaslikestruktuurplan vir Kommetjie-Ocean View en omgewing (2000)*
- . *Plaaslikestruktuurplan vir Vishoekvallei*
- . *Plaaslikestruktuurplan vir Suid-Skiereiland (2005)*
- . *Struktuurplan vir Macassar (2002);*



- (iv) Om die Kaapstadse ruimteontwikkelingsraamwerk ingevolge artikel 4(1) van die Ordonnansie op Grondgebruikbeplanning (no 15 van 1985) by die bevoegde owerheid aan te beveel vir goedkeuring as 'n struktuurplan ingevolge 4(6) van die Ordonnansie op Grondgebruikbeplanning (no 15 van 1985).

D: Dat die portefeuljekomitee oor beplanning en omgewing by die Raad aanbeveel dat die terugtrekking van die metropolitaanse ruimteontwikkelingsraamwerk goedgekeur word vanaf die datum van goedkeuring van die Kaapstadse ruimteontwikkelingsraamwerk ingevolge artikel 4(6) van die Ordonnansie op Grondgebruikbeplanning (no 15 van 1985).

IZINDULULO

Azigunyaziswanga: isiqqibo seseBhunga

A: Ukuba iKomiti yeMicimbi yezoCwangciso nokusiNgqongileyo mayicele ukuba iBhunga liqinisekise iSakheko soPhuhliso lwamaBala saseKapa esiluyilo lokugqibela kwakhona liphumeze ukugqithiswa kwaso kwi-ofisi ye-IDP ukuze siqukwe kwiSicwangciso soPhuhliso esiHlanganisiweyo xa siphengululwa ngokungqinelana neCandelo-34 loMthetho ongeNkqubo zikaMasipala onguNomb.32 wango-2000.

B: Ukuba iBhunga malicele iqumrhu lophatho lwezakhono ukuba lirhoxise izicwangciso ezizikhokelo ezilandelayo, ezithatyathwe njengezicwangciso zezakheko lwedolophu ngokoMthetho wezoCwangciso lweNdawo onguNomb.125 wangowe-1991.

- *ISicwangciso seSikhokelo soMmandla weNqila yaseKapa: Peninsula (1988)*
- *ISicwangciso seSikhokelo soMmandla weNqila yaseKapa: Hottentots Holland Basin (1988)*
- *ISicwangciso seSikhokelo sase-Atlantis nokuNgqongileyo (1981).*

C: Ukuba iKomiti yeMicimbi yezoCwangciso nokusiNgqongileyo mayikhethe ukungawasebenzisi amagunya alandelayo kwaye yenze izindululo kwiBhunga:

- (i) Icele iQumrhu lophatho lwezakhono ukuba lirhoxise izicwangciso zezakheko ezilandelayo, ngokwecandelo-4(7) loMpoposho woCwangciso lokuSetyenziswa koMhlaba onguNomb.15 wangowe-1985, ngokuxhomekeke ekuphunyezweni kweSakheko soPhuhliso lwamaBala saseKapa, ngokwecandelo-4(6) loMpoposho woCwangciso lokuSetyenziswa koMhlaba onguNomb.15 wangowe-1985:

- *ISicwangciso seSakheko seNdawo sase-Landsdown Rd, Phillipi (1995)*
- *ISicwangciso seSakheko seNdawo sase-Imhoff (1989)*



- *ISicwangciso seSakheko sase-Sir Lowry's Pass (1997)*
 - *ISicwangciso seSakheko sase-Gordon's Bay (1989)*
 - *ISicwangciso seSakheko sase-De Grendel (1989)*
 - *ISicwangciso seSakheko sase-Goodwood (1988)*
 - *ISicwangciso seSakheko sase- Lower Kuilsriver: Blue Downs (1987)*
 - *ISicwangciso seSakheko seNdawo sase-Weltevreden Valley (1986)*
 - *ISicwangciso seSakheko sase-Tableview North (1991)*
 - *ISicwangciso seSakheko soMmandla weDolophu i-Lower Kuilsriver (1986)*
 - *ISicwangciso seSakheko soMmandla sase-Lower Kuisriver: Rotterdam (1987)*
 - *ISicwangciso seSakheko sase-Gaylee Kleinvlei Eersteriver (1989).*
- (ii) Ukuba kuphunyezwe izicwangciso zezakheko ezidweliswe ku-C (i) njengezicwangciso zezakheko ngokwecandelo-4(10) loMpoposho woCwangciso lokuSetyenziswa koMhlaba onguNomb.15 wangowe-1985 ngokuxhomekeke ekubeni siya kuthi sisebenze kuphela emva kokuba kuphunyezwe iSakheko soPhuhliso lwamaBala saseKapa, ngokungqinelana necandelo-4(6) loMpoposho woCwangciso lokuSetyenziswa koMhlaba onguNomb.15 wangowe-1985 nangokuxhomekeke ekubeni iQumrhu lophatho lwezakhono lirhoxise izicwangciso ezidweliswe ku-C (i) njengezicwangciso zezakheko eziphunyezwe ngokwecandelo-4(6) loMpoposho woCwangciso lokuSetyenziswa koMhlaba onguNomb.15 wangowe-1985:
- (iii) Ukuba kwenziwe ikhwelo lokuba kuphunyezwe izicwangciso zezakheko ezilandelayo apho iBhunga liye lenza izindululo zazo lwiqumrhu lophatho lwezakhono ngokwecandelo-4(1) loMpoposho woCwangciso lokuSetyenziswa koMhlaba onguNomb.15 wangowe-1985 ukuba ziphunyezwe ngokwecandelo-4(6) loMpoposho woCwangciso lokuSetyenziswa koMhlaba onguNomb.15 wangowe-1985.
- *ISicwangciso seSakheko seNgingqana yase-Helderberg (2000)*
 - *ISicwangciso seSakheko sase-Somerset West (2000)*
 - *ISicwangciso seSakheko seNdawo sase-Kommetjie-Ocean View nokukuNgqongileyo (2000)*
 - *ISicwangciso seSakheko seNdawo yase-Fish Hoek Valley*
 - *ISicwangciso seSakheko seNdawo sase-Southern South Peninsula (2005)*
 - *ISicwangciso seSakheko sase-Macassar (2002);*
- (iv) Ukuba kungeniswe kwiQumrhu lophatho lwezakhono iSakheko soPhuhliso lwamaBala saseKapa ngokungqinelana necandelo-4(1) loMpoposho woCwangciso lokuSetyenziswa koMhlaba onguNomb.15 wangowe-1985 ukuze kuphunyezwe isicwangciso sesakheko ngokwecandelo-4 (6) loMpoposho woCwangciso lokuSetyenziswa koMhlaba onguNomb.15 wangowe-1985.



D: Ukuba iKomiti yeMicimbi yoCwangciso nokusiNgqongileyo mayenze isindululo kwiBhunga sokuba liphumeze ukurhoxiswa kweSakheko seNqila soPhuhliso lwamaBala, ukususela kumhla wokuphunyezwa kweSakheko soPhuhliso lwamaBala saseKapa, ngokungqinelana necandelo-4(6) loMpoposho woCwangciso lokuSetyenziswa koMhlaba onguNomb.15 wangowe-1985.

7. DISCUSSION/CONTENTS

7.1. Background and process

In 2005 the City reviewed the successes and failures of the Metropolitan Spatial Development Framework (MSDF) and identified the development trends in the city. In 2006 it embarked on a process of preparing an updated city-wide spatial development framework and the development of more detailed, medium term integrated spatial development plans/ environmental management frameworks (SDP/EMF's) for each of the 8 planning districts of the City. It also consulted the public on the development issues facing Cape Town and the goals and principles that should guide the preparation of the CTSDF.

The Planning and Environment Portfolio Committee set up a CTSDF and District SDP/ EMF Task Team to oversee the preparation of these plans.

Draft 1 of the CTSDF was endorsed by PEPCO in July 2009 and the second phase of the public participation process was initiated in August 2009. The public participation process comprised of 7 citywide and 17 district level workshops and 25 sub-council open houses. Upon request of the public, the closing date for comments was extended from 31st October 2009 to 30th November 2009.

The Draft 2 CTSDF incorporated the comments received from the public, state owned enterprises and other spheres of government. It was circulated to the relevant Departments within the City for comment. The Draft 3 CTSDF including the comments received on the Draft 2 CTSDF was submitted to PGWC for provisional inspection.

The Expert Review Panel appointed by the City commented on the Draft 2 CTSDF and a preliminary version of the Draft 4 CTSDF.

In August 2010 PEPCO agreed to the submission of the Draft 3 CTSDF to PG:WC for provisional inspection in terms of Section 4(5) of LUPO. PG:WC indicated that the Draft 3 Cape Town SDF aligned with legislation and the Provincial Spatial Development Framework. They also expressed their satisfaction with the public participation process followed to date and confirmed that the third and final round of public participation could take place. The PG:WC also confirmed that a 60 day period for the submission of comment and input by the public is sufficient for the third and final round of public participation.

The Draft 4 CTSDF was advertised for the final round of public and external comment between 8th November and 31st January 2011. In addition 5 public workshops and a workshop for external government departments and state owned enterprises were held in November 2011. This draft was also circulated to sub-councils and internal departments for comment during this period and officials attended all the sub-council meetings. On the 27th and 28th January 2011 public hearings were held.

This is the final draft of the CTSDF and incorporates, to the extent that it is possible and appropriate, the comments received through the aforementioned processes. The City's response to comments submitted by the public, other spheres of government and state owned enterprises and Sub-Councils are contained in Annexures 2 and 3 respectively.

On 22nd February 2011 the PEPCO Urban Edge Task Team reviewed the public's requests to reconsider the alignment of the Urban and Coastal Edge in select places. The recommendation of the Task Team are contained in Annexure 4 and are shown on the plans.

7.2. Overview of the CTSDF

7.2.1 Why is the CTSDF important?

The CTSDF will guide the future spatial form and structure of Cape Town (i.e. the way in which we use the available space for urban growth).

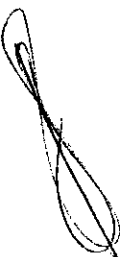
In effect, it is a long-term (20⁺-year) plan to manage new growth and change in Cape Town, to ensure that we live in a more sustainable and equitable city. Cape Town should work for all – the young, old, rich and poor.

The plans and policies of the CTSDF will:

- indicate the areas best suited to urban development, the areas that should be protected, and the areas where development may occur if it is sensitively managed;
- provide investors with a clear idea of where they should invest;
- guide public investment in infrastructure and social facilities;
- be used to assess applications submitted by property developers; and
- guide changes in land use rights.

The CTSDF does not give or take away zoning rights.

7.2.2 The long term metropolitan spatial structure



The ideas and spatial building blocks that will put Cape Town on a more sustainable development path, and shape where and how the city grows, include the following:

Resilience and adaptivity: Cape Town's spatial organisation must be flexible in order to be able to respond and adapt to change.

A city within a region: Cape Town's functional interrelationships with neighbouring towns require greater coordination in planning, budgeting, and growth and resource management.

Natural assets: The natural resources (such as the mountains, biodiversity and coastline) that make Cape Town a unique and desirable place to live, should shape where and how the city develops.

The multidirectional accessibility grid; Cape Town's spatial organisation must shift towards a grid-based movement system that facilitates convenient access and multidirectional movement. *Activity routes* and *development routes* are key elements of this grid.

Areas of land use intensification: A diverse mix of land uses should be concentrated in accessible, high-opportunity locations. Areas of land use intensification include *development corridors*, *urban nodes*, *strip development* and *civic precincts*.

Development edges and growth directions: City growth should be managed through *development edges*, which contain sprawl and protect natural, heritage and urban areas. Identified *growth directions* will serve to guide urban expansion in the medium to longer term.

Destination places: Landmarks or locations that are significant points of attraction, and form part of Cape Town's unique identity, should be preserved and new destinations developed, particularly in underserved or neglected areas.

7.2.3 Strategies and policies

Below is a summary of the most important strategies and interventions that will assist in the implementation of the CTSDf. The more detailed sub strategies and policy statements flowing from the key strategies can be found in Chapter 5 of the CTSDf.

Strategy 1: Plan for employment, and improve access to economic opportunities

The interventions that will help achieve this include the following:



- Maintain the assets of Cape Town, such as its infrastructure (airports, road network, etc.), natural environment, universities and other social facilities, which attract investors, visitors and high-skilled labour
- Help small and large formal businesses as well as informal business to set up and trade in appropriate locations, by facilitating their access to information and land, and by simplifying application procedures
- Reduce the distance between where people live and work, especially for those in the metropolitan southeast (Khayelitsha, Mitchells Plain, Philippi, Gugulethu, etc.) and Atlantis
- Support the development of a good public transport system that conveniently takes people to wherever they live, work and play
- Encourage shops, businesses, higher-density residential development and industries to locate on routes well served by public transport, namely activity and development routes, so that people can reach them more easily

Strategy 2: Manage urban growth, and create a balance between urban development and environmental protection

The following more specific interventions are proposed:

- Ensure that the spatial development of Cape Town takes place in a planned and efficient way
- Plan and manage development in a way that makes responsible use of resources
- Minimise the negative environmental impacts of new development in the city
- Carefully manage urban development in areas that could put people in danger or affect quality of life, for example areas too close to airports and Koeberg Nuclear Power Station
- Encourage more intense use of land across the city, and allow higher densities in areas with good public transport, at concentrations of employment, commercial development and/or social facilities as well as in areas of high amenity
- Use an urban edge to reduce urban sprawl and protect natural, cultural and heritage assets
- Use a coastal edge to conserve coastal processes and protect residents from the possible impacts of climate change, such as sea-level rise
- Support development approaches that allow the incremental (step-by-step) improvement of living environments of the poor over time
- Protect the city's rural and farming land from urban development

Strategy 3: Build an inclusive, integrated, vibrant city

Actions that will help build a vibrant city, where people have more equal access to the city's amenities and opportunities, include the following:

- Transform the apartheid city by encouraging a better mix of people and land uses in neighbourhoods
- Identify land for subsidised and other forms of affordable housing in order to help create opportunities for housing delivery



- Encourage the effective use of publicly owned land
- Guide the City's budget and decision making to ensure that all communities have access to an adequate and broadly similar range of social facilities, open spaces and public institutions
- Enhance the value of the diverse cultural assets and heritage that Cape Town offers
- Create more great people places that are easy to reach and can be enjoyed by all. Existing examples of such places are Kalk Bay and Kirstenbosch. New great people places could be developed on the Athlone power station site, in the False Bay and Silwerstroomstrand coastal nodes and Durbanville winelands.

7.2.4 The Spatial Development Framework

In order to replace the Guide Plans, the CTSDF is required to be of a similar level of detail and provide spatial direction to guide future city growth and development. The land uses depicted on the composite plan (see Chapter 6 & Map 6.1) are therefore intentionally broad in order to reduce unnecessary amendments and retain flexibility within the parameters of the established spatial framework. More detailed guidance will be provided by District SDP/ EMF's and local area planning frameworks approved at an appropriate statutory status.

Map 6.1 has been generated on a geographic information system (GIS). It is anticipated that this will reduce the need for consistency rulings (further explained in Chapter 1 of the CTSDF).

7.2.5 The way forward

To ensure the practical application of the spatial building blocks, strategies and policies of the CTSDF, a multifaceted implementation strategy, which includes the following elements, is required:

- A more responsive and flexible policy driven land use management system needs to be put in place
- The implementation of the CTSDF needs to be monitored and it needs to be reviewed from time to time.
- A 15-year growth management plan that provides a medium-term link between the long-term City Development Strategy and the 5-year Integrated Development Plan and aligns sectoral master plans and strategic and asset maintenance investment priorities needs to be put in place.

7.3 Legal Implications

The preparation of the CTSDF is required by and is taking place within the Municipal Systems Act (No 31 of 2000) (MSA), Land Use Planning Ordinance (No 15 of 1985) (LUPO), and Development Facilitation Act (No 108 of 1996). In order to replace the outdated guide plans the CTSDF must be approved in terms of the MSA and LUPO.



In terms of this legislation, the City is required to elicit public comment on the CTSDF before it is approved as a policy. This provision has been complied with (see Sections 7.1).

7.4 Environmental implications

Does your report have any environmental implications:	No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/>
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Does your report result in any of the following: <i>(tick box if yes)</i>			
Loss of or negative impact on natural space and/or natural vegetation, rivers, vleis or wetlands?	<input type="checkbox"/>	Loss of or negative impact on the City's heritage, cultural and scenic resources?	<input type="checkbox"/>
An increase in waste production, or concentration, pollution or water usage?	<input type="checkbox"/>	Development or any construction within 500m of the coastline?	<input type="checkbox"/>
Does your activity comply with the National Environmental Management Act?	Yes <input type="checkbox"/>	X	No <input type="checkbox"/>
Does your report complement and contribute to meeting the City's IMEP Environmental Agenda 2009-2014 environmental targets?	Yes <input type="checkbox"/>	X	No <input type="checkbox"/>

7.5 Staff Implications

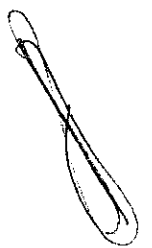
Does your report impact on staff resources, budget, grading, remuneration, allowances, designation, job description, location or your organisational structure?

No

Yes

7.6 Other Services Consulted

An Inter-Departmental Steering Committee, which also includes PG:WC representatives was set up to facilitate participation in the drafting of the CTSDF and eight integrated District SDPs. It has, to date, met 7 times. These meetings have included presentations on the development issues facing Cape Town, the CTSDF goals, spatial principles, spatial structuring elements, strategies and policies. In addition, bilateral consultations have been undertaken with relevant departments in the City. Bi-laterals have also been held with ACSA, ESKOM, the National Energy Regulator (NNR), Transnet, PRASA, PG:WC Department of Education and National Department of Correctional Services.



In November 2010 all relevant departments were asked to comment on the Draft 4 CTSDF and the CTSDF presentations was offered to all departments. Written comments were received from the following departments: Housing; Planning and Building Development Management; Economic Development; Tourism; Environmental Resource Management; Transport; Roads and Stormwater. and Water and Sanitation. The comments received have, to the extent that it is possible, been incorporated into the attached CTSDF.

ANNEXURES


Annexure 1: Cape Town Spatial Development Framework:

Annexure 2: Response to comments from the public, other spheres of government and state owned enterprises on the Draft 4 Cape Town Spatial Development Framework

Annexure 3: Response to comments from sub-councils on the Draft 4 Cape Town Spatial Development Framework

Annexure 4: Recommendation of the PEPCO Urban Edge Task Team 22nd February 2011

FOR FURTHER DETAILS CONTACT :

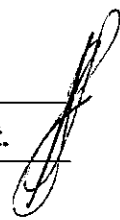
NAME	Norah Walker
CONTACT NUMBERS	021 400 9325
E-MAIL ADDRESS	Norah Walker
DIRECTORATE	Strategy and Planning
FILE REF NO	
SIGNATURE : DIRECTOR C. STONE	



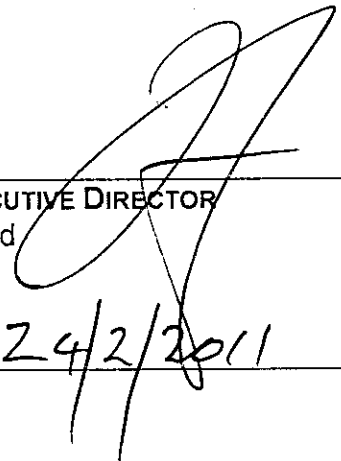
LEGAL COMPLIANCE

- REPORT COMPLIANT WITH THE PROVISIONS OF COUNCIL'S DELEGATIONS, POLICIES, BY-LAWS AND ALL LEGISLATION RELATING TO THE MATTER UNDER CONSIDERATION.
- NON-COMPLIANT

NAME RIAANA SAYED
 TEL 021 400 4508
 DATE 24 / 02 / 2011

Comment:
Certified as legally compliant:
Based on the contents of the report. 

ACTING EXECUTIVE DIRECTOR
Dr I Bromfield



DATE

24/2/2011

Comment:
