

EXECUTIVE SUMMARY:

CITY OF CAPE TOWN 2017 MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK (MSDF) REVIEW

The City is intent on building a more inclusive, integrated and vibrant city that addresses the legacies of apartheid, rectifies existing imbalances in the distribution of different types of residential development, and avoids the creation of new structural imbalances in the delivery of services. Key to achieving this spatial transformation is transit-oriented development (TOD) and associated densification.

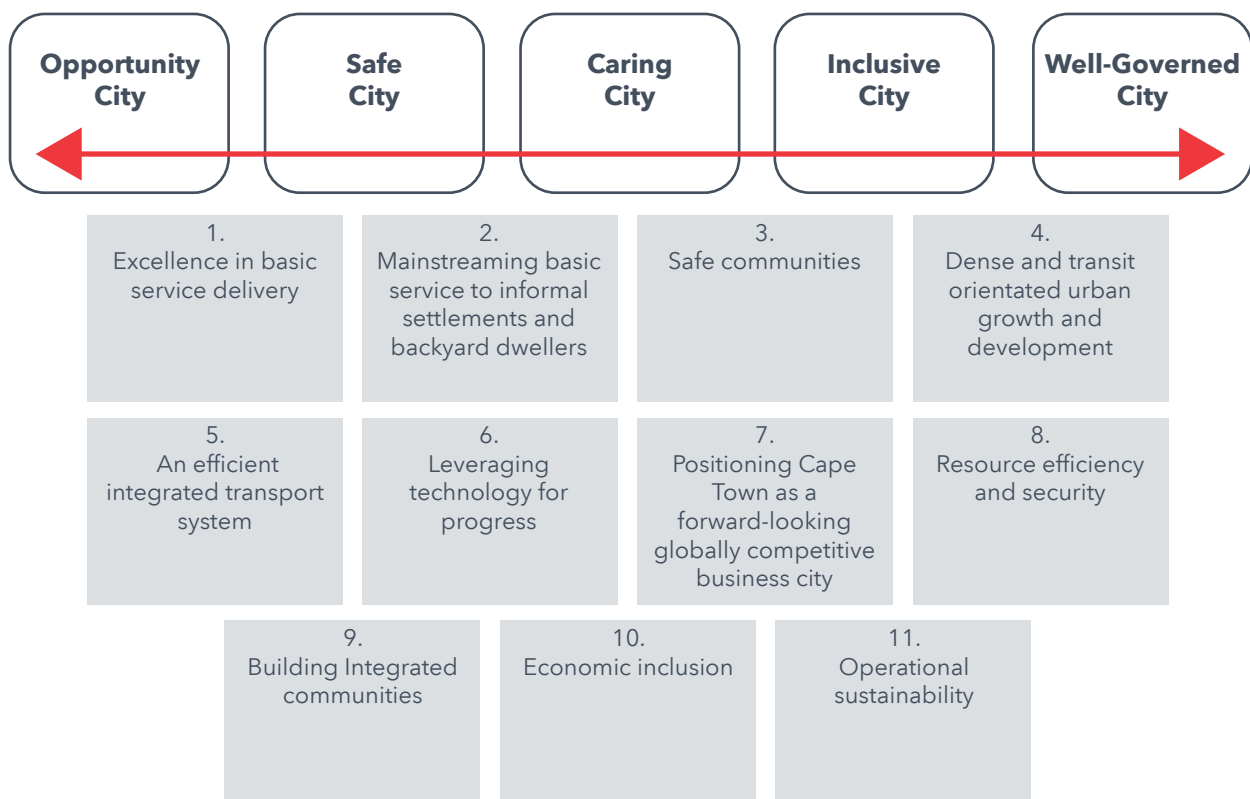
A Municipal Spatial Development Framework (MSDF) has a 10-year vision which is reviewed after 5 years coinciding with a City's new political term-of-office Integrated Development Plan (IDP).

This review of the City of Cape Town's Spatial Development Framework is to ensure alignment with the 2017-2022 IDP and the Spatial Planning Land Use Management Act (SPLUMA) 2013.

In South Africa, the challenges posed by urbanisation has been exacerbated by the legacy of apartheid spatial planning, which has left a fragmented urban form premised on race and income where many citizens have been disconnected from economic opportunities and local economic investment. The IDP and SPLUMA are based on development principles that focus on an integrated, inclusive and efficient urban form and built environment that redresses these socio-economic imbalances and spatial fragmentation legacies.

SPLUMA established principles of spatial transformation, inclusion, accessibility and development that supports job creation and an enabling environment for the improvement of the quality of life.

In addition to these principles, the City's IDP has introduced 11 Transformation Priorities that support a customer-centric, performance-oriented service delivery and the creation of integrated communities.



These transformation priorities provide the strategic basis for an MSDF review directing spatial transformation and redress through targeted investment and implementation based on a Transit-Oriented Development (TOD) philosophy.

It has become clear that this legacy will not be addressed and transformed unless the City adopts a proactive and innovative approach. Restructuring the city in a manner whereby opportunities for housing, transit, recreation and work are available to all in an equitable manner is the principle message of the City's new developmental approach.

The City's Transit-Oriented Development (TOD) Strategic Framework approved in 2016 and the TOD Comprehensive land use model is an important informant of this MSDF advocating:

- structuring the future urban form and function of the City around the existing and emerging public transport network and specifically the 98 rail station and 42 Bus Rapid Transit (BRT) stations;
- reducing urban sprawl and creating more housing opportunities in accessible locations with a focus on Integration Zones and an Urban Inner Core;
- optimising associated future land use and transport efficiencies;
- increasing the structural and resource efficiency of the city by, for example, reducing the time, cost, distance and CO2 emissions associated with daily commuting.

The MSDF retains three spatial strategies namely:

Building an inclusive, integrated, vibrant city

Key commitments are to address existing imbalances in the distribution of different types of residential development, and avoid the creation of new structural imbalances in the delivery of services. The desired outcomes are a greater mix of income groups, land uses, population density, and the adequate and equitable provision of social facilities, recreational spaces and public institutions.

Managing urban growth and create a balance between urban development and environmental protection

The City actively promotes an urban form with higher densities and mixed land use patterns within an urban inner core, supported by an extensive and efficient bus rapid transit (BRT) and rail network. Through this form, it wants to achieve developmental outcomes such as more sustainable use of land and natural resources, lower carbon emissions, more efficient use of infrastructure; effective and efficient public transport systems and social amenities.

Planning for employment and improve access to economic opportunities

Cape Town's current and future spatial form and function supports or inhibits the city's immediate and longer-term economic prospects. The extent to which Cape Town realises its spatial development goals is directly linked to its ability to sustain employment-generating economic growth in the medium term and to reduce accessibility costs for the urban poor.

On the basis of the methodology and informants described above, the MSDF review responds to the changed planning regulatory environment by:

- Providing the basis for intensified (i.e. dense and diverse) and integrated development and land use within an urban inner core (inclusive of Integration Zones);
- Identifying areas where the City should focus its investment in order to achieve spatial transformation and / or where transit oriented growth should be promoted;
- identifying urban management needs and priorities;
- providing a framework for incentivising the private sector and partnerships to achieve the City's spatial transformation objectives;
- promoting resource efficiency; and
- reflecting changes in City policies affecting the built environment.