

A New Era for Spatial Planning and Investment Targeting in Cape Town

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Greetings and salutations to fellow built environment professionals

SAMFA: “FM an **enabler of sustainable enterprise performance** ...and effective business support services.”

ISO 41001:208 “FM **integrates multiple disciplines...** to influence efficiency and productivity of economies of societies, communities and organisations, and manner in which **individuals interact with the built environment.**

FM affects **health, well-being and quality of life...**through the services it manages and delivers.”

Contextual Challenges

National/Provincial:

- Fiscal constraints...
- Credit Rating Downgrades...
- Flat-lined economic trajectory...
- Complex regulatory and reporting environment...and
- Urbanisation and growth of metro / secondary towns

No.	Municipality	Munic Category	% Pop Growth p.a. (2001-2011)
1	Gamagara	B3	5.84
2	Musina	B3	5.53
3	Bitou	B3	5.22
4	Steve Tshwete	B1	4.76
5	Swartland	B3	4.56
6	Midvaal	B2	3.94
7	Overstrand	B2	3.8
8	Emalahleni	B1	3.58
9	Rustenburg	B1	3.5
10	Saldanha Bay	B2	3.45
16	City Johannesburg	Metro	3.18
18	City of Tshwane	Metro	3.1
22	Bergrivier	B3	2.85
24	Knysna	B2	2.77
26	Stellenbosch	B1	2.71
27	Witzenberg	B3	2.64
30	George	B3	2.59
32	City of Cape Town	Metro	2.57
33	Drakenstein	B1	2.56
37	Swellendam	B3	2.39

City of Cape Town

Neighbouring Munics

Other WC Munics

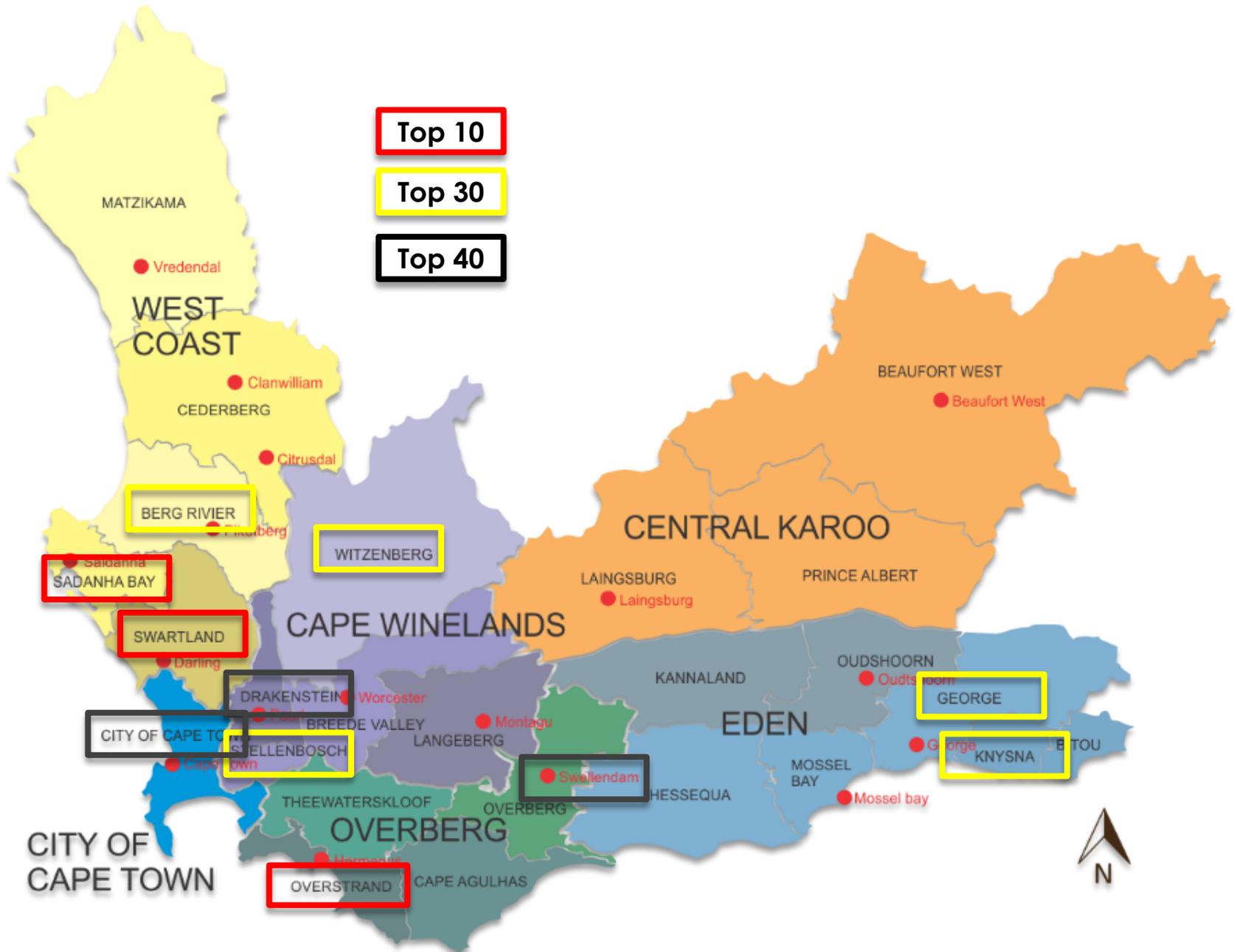


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The City of Cape Town's Transport and Urban Development Authority



Annual Growth Rate (%) 2001 – 2011 (Source Census)



Contextual Challenges

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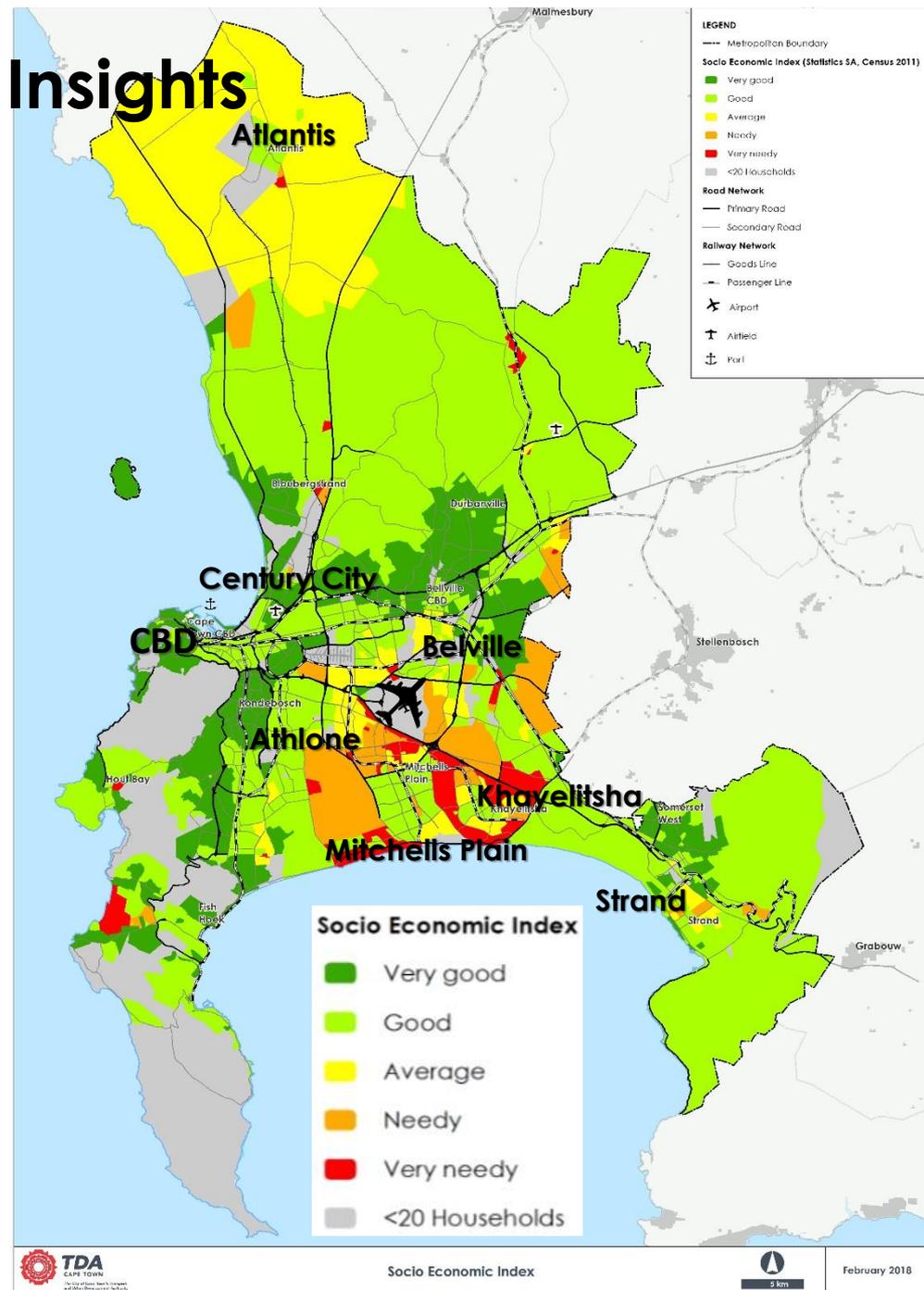
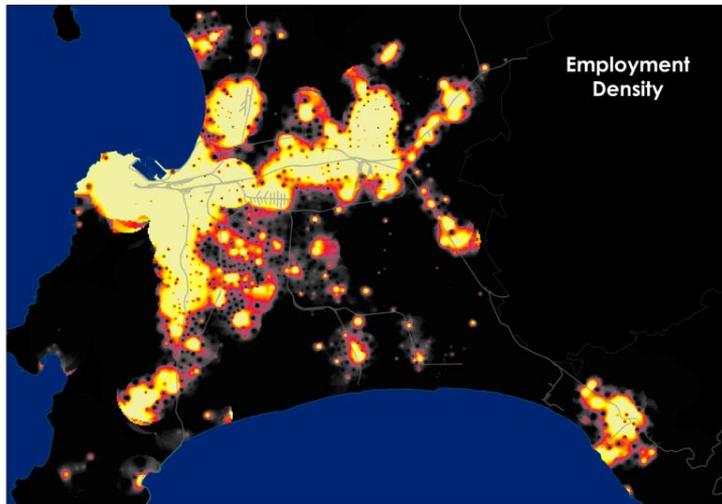
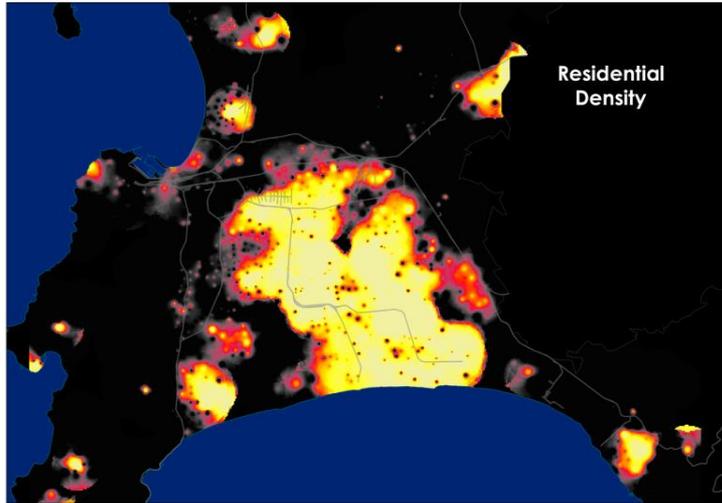
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- Complex regulatory and reporting environment
- Urbanisation and growth of metro / secondary towns

City:

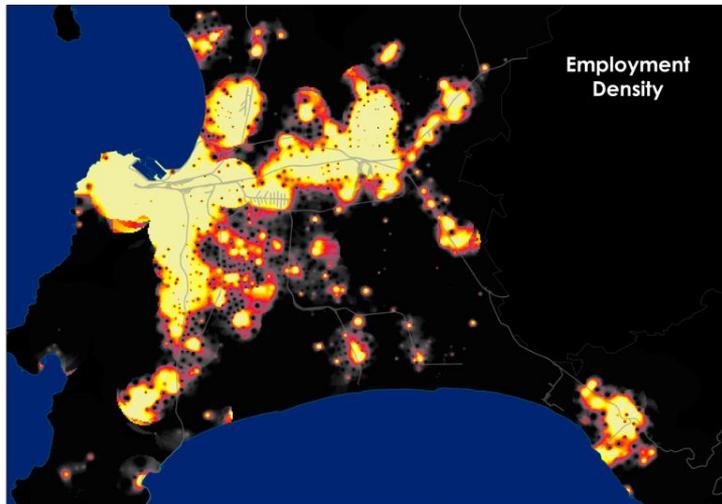
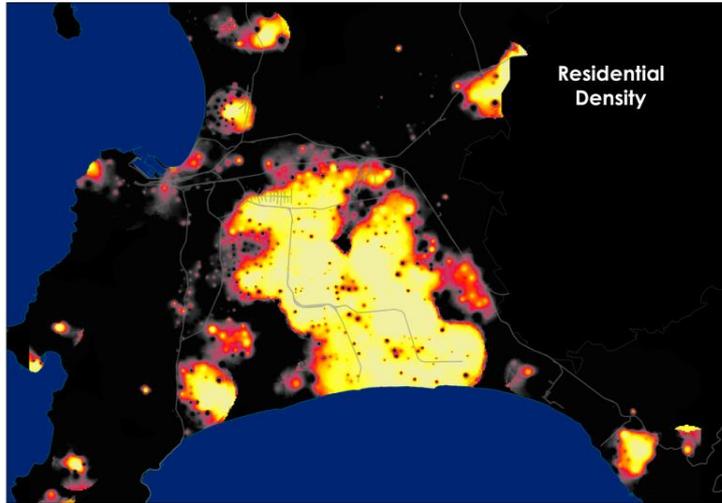
- Water availability / drought
- Affordability and housing
- Access to jobs and services
- Failing rail and congestion
- Increasing informality
- Increasing dependencies on state for services / support
- “Jobless” growth
- Spatial fragmentation and inequality



Key Metro Scale Spatial Insights



Key Metro Scale Insights – In Quantitative Terms



1. 2008 – 2017 unemployment rate incr. from 19.2% - 22.7% (“Strict”)



2. Burgeoning costs for City – R1,4bn – R1,9bn re: costs of free basic service packages (2016/17 – 2019/20*)



3. Low-income group spends up to 43% of income on access (well in excess of international norms) – est. 500,000 citizens unable to afford any transport means



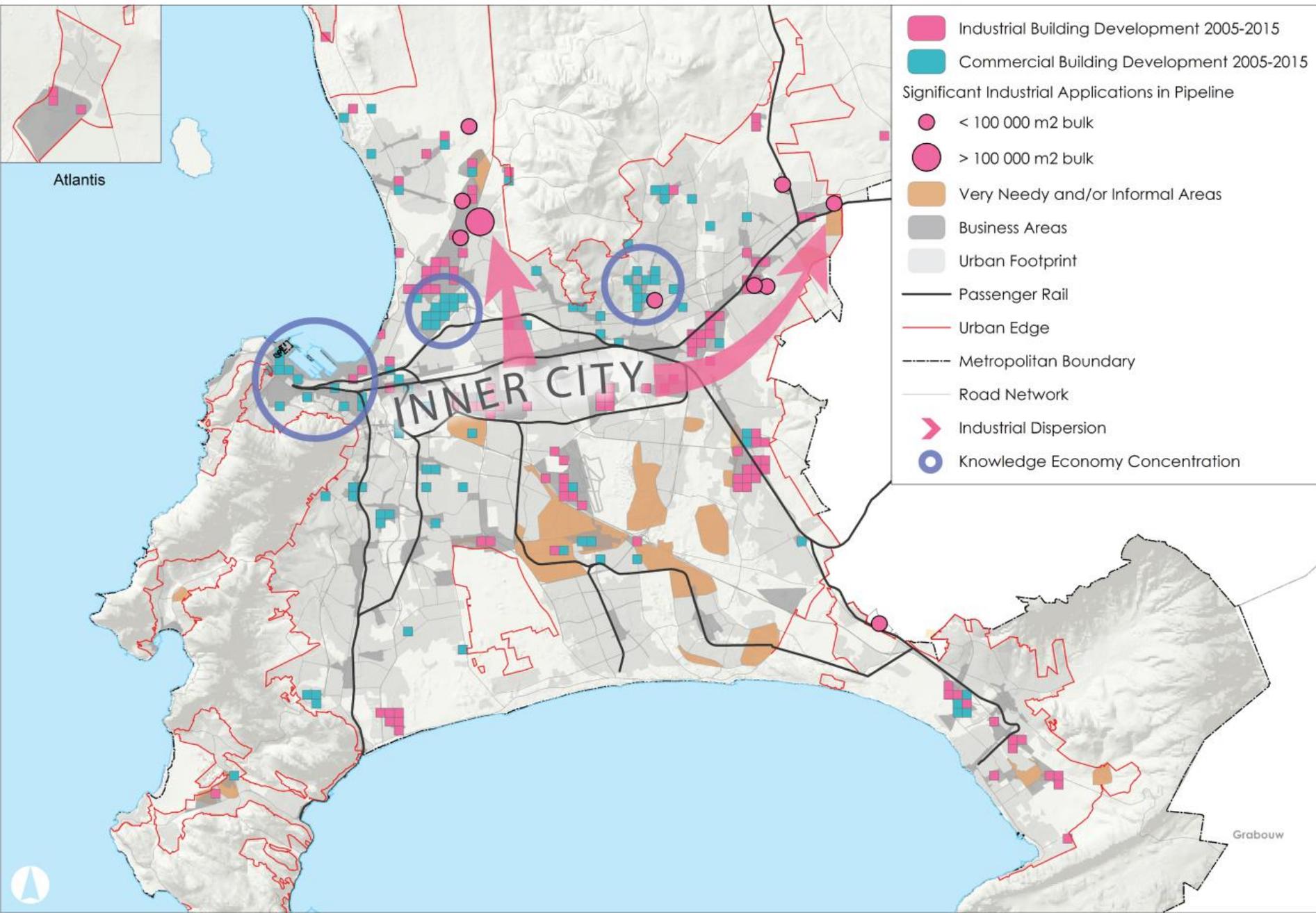
4. 1996 - 2016 households living in informal settlements incr. by 39%; in informal backyards 257%; informal dwellings 76% (18% of all h’holds)



Some Key Commercial Property Headlines

(Tech Supplement of MSDF)

- Displacement of “industrial” jobs to peripheral industrial node (e.g. Saxonburg, Rivergate, Brackengate)
- Cape Town’s CBD remains most significant business / employment node in region: albeit growing at slower rate than Tygervalley / Century City (since 2005);
- Knowledge economy increasingly concentrated in four business nodes:
 - CBD, Salt River-Woodstock, Tyger Valley and Century City.
 - Since 2005, 2 out of 3 new office jobs estimated to have been located in these areas
- Bellville CBD affected by flight of A-grade office accommodation and high-end retail activity to Tygervalley.
- Despite public investment in infrastructure and facilities private investors have not invested at scale in south-eastern areas e.g. Philippi, Khayelitsha / Delft.



Non-residential development 2005 - 2015

So if this is the context...what's the plan?



And what are we legally required to do?



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Legal Aspects Post SPLUMA*: Municipal Spatial Development Framework (**MSDF**)

Component of **City's 5-yr IDP** - Integrated Development Plan

Provides **longer-term view of growth**, development and investment (**10-20 yrs**)

Legally required to...

- Provide policy guidance to direct decision-making and investment.
- Direct and **support private and public investment** by identifying **priority investment areas**; and
- Determine a **capital expenditure framework** for development programmes, depicted spatially.

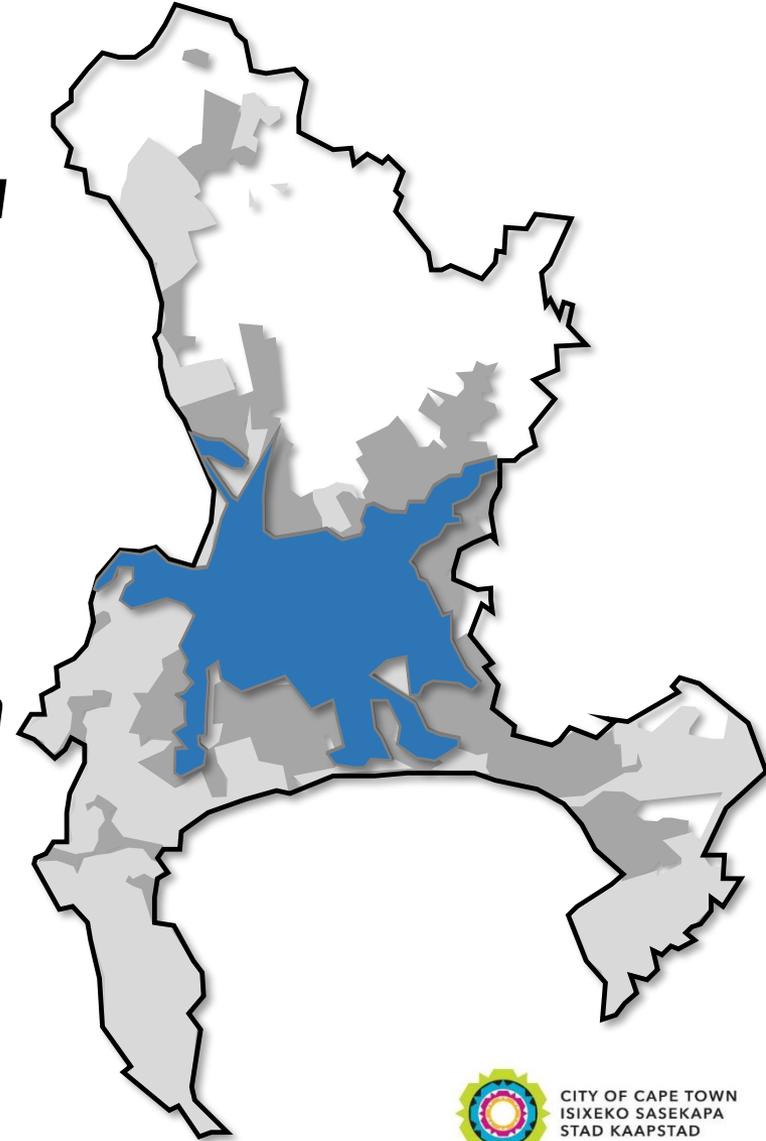


*(Spatial Planning and Land Use Management Act, Act 16 of 2013)

2018 CTMSDF Spatial Vision

“The City is intent on building – in collective partnership with the private and public sector - 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 and diversification of land uses.”

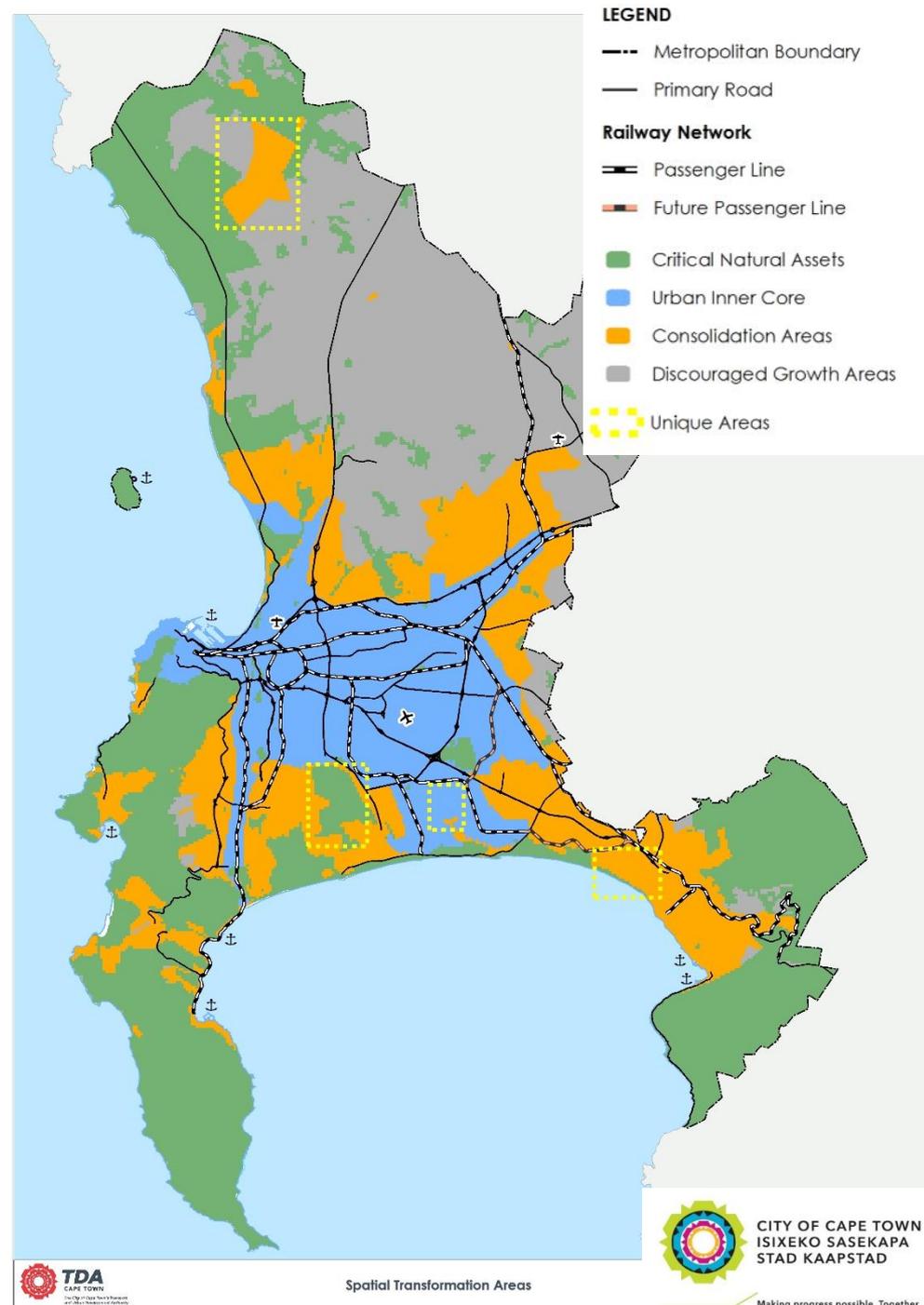


Spatial Transformation Areas (STAs): Rationale and Investment

STA	City Infrastructure and Investment	City OpEx
Urban Inner Core - UIC	Priority	Priority
Incremental Growth and Consolidation Areas – IGA	Priority when serving existing development / communities. Subject to capacity / Master planning when serving proposed development.	Priority
Discouraged Growth Areas – DGA	Zero	Zero (for new)
Critical Natural Areas – CNA	Focused on enhancement and expansion of assets and access to assets	
Unique Areas x 4	May be high	

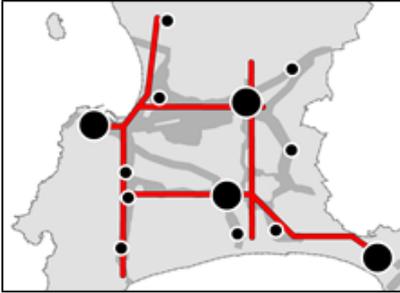
• **UIC** + **IGA** = “available” urban footprint for intensification (+/-37% of City’s geographical boundary)

• NB: Land use intensification proposals in **DGA** and **CNA** will not ordinarily be supported



The Spatial Anatomy of the (Blue) Turtle

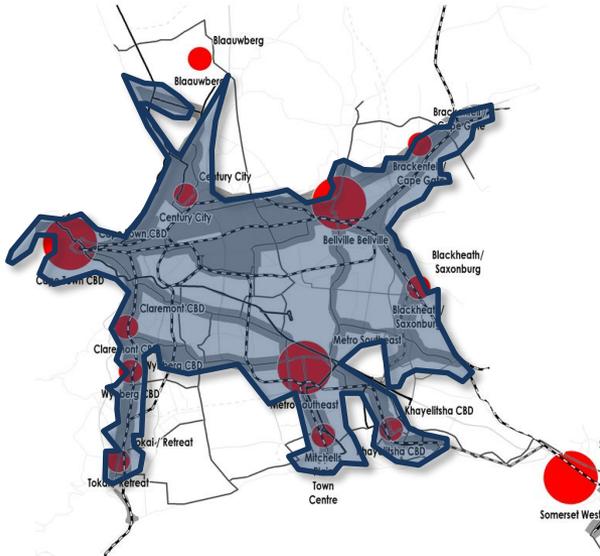
A series of trunk routes
(rail and MyCiti) – IPTN 2032



A spatial hierarchy of economic nodes and intensification corridors
served by public transport to: improve mobility linkages, enhance future
jobs and accommodation options



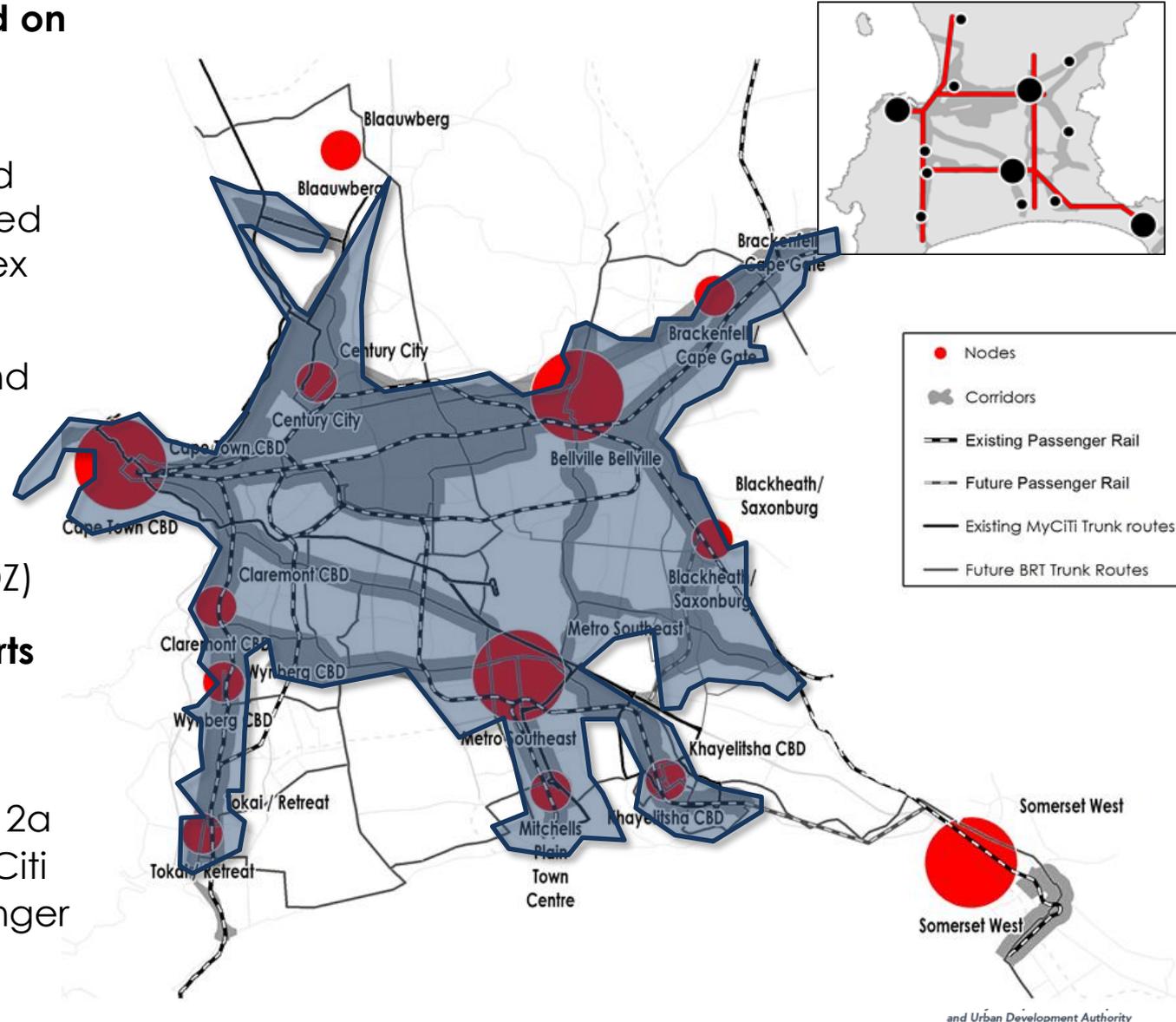
A focused investment rationale
within an urban core

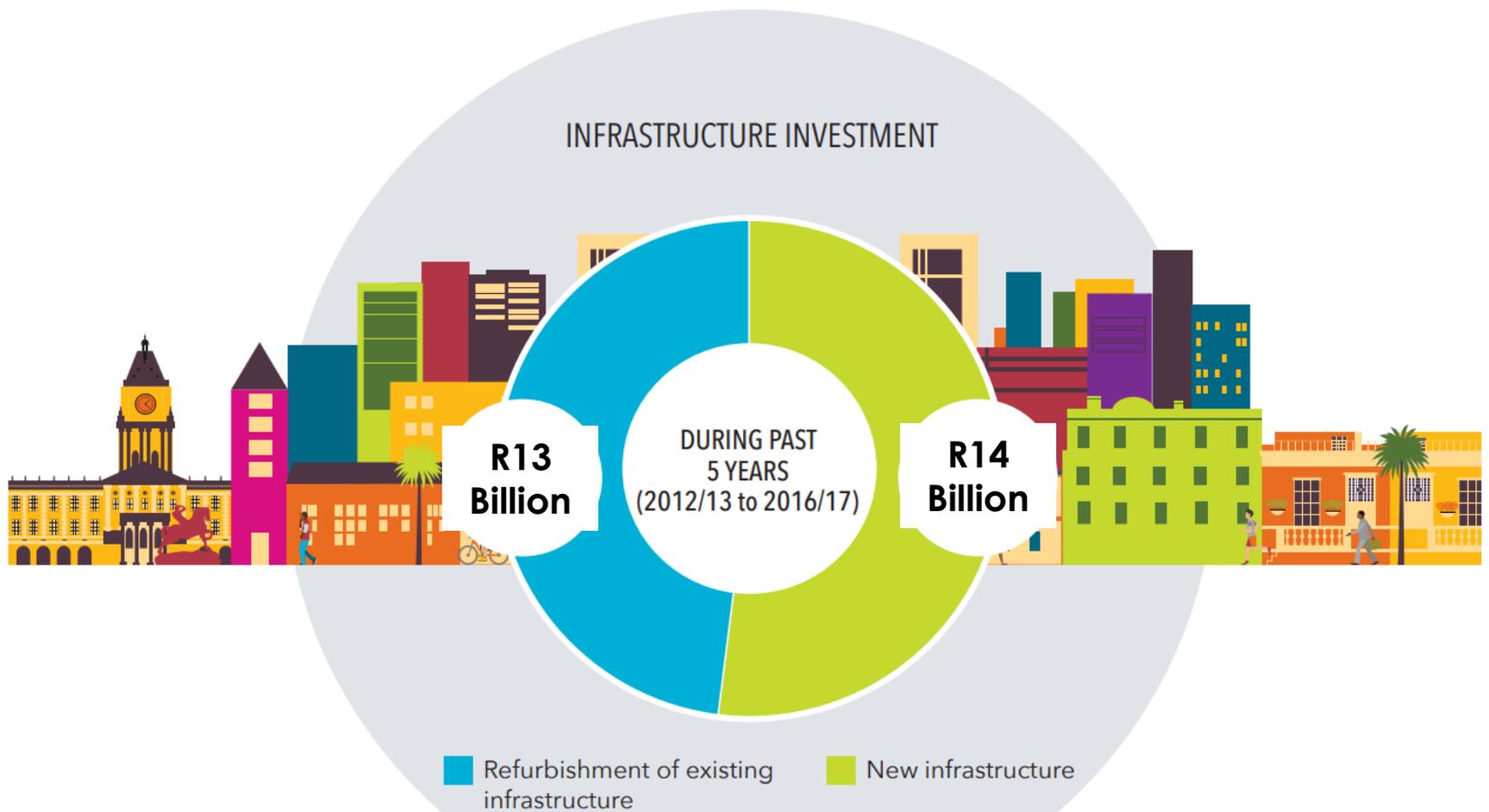


Areas of Land Use Intensification (based on TOD principles)

City's spatial focus based on an Urban Inner Core comprising:

- Majority of marginalised communities as identified in Socio-Economic Index
- Majority of commercial and industrial **nodes** and Transit Accessible Precincts (**TAPS**)
- Full extent of **Urban Development Zone (UDZ)**
- Inclusive of **airport / ports** & primary freight infrastructure
- **Public Transport:** Phase 2a implementation of My Citi and Blue Downs passenger rail link extension





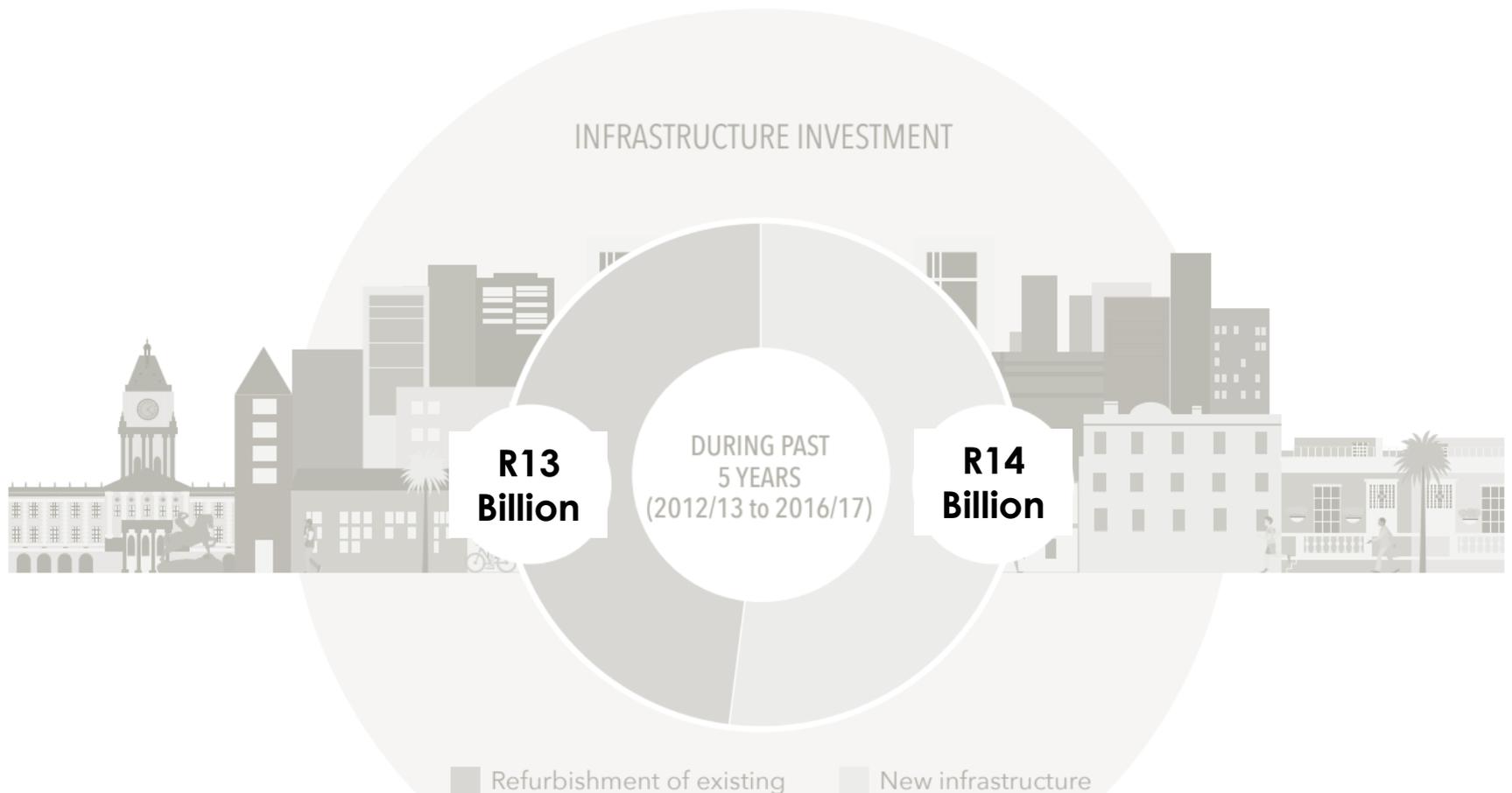
MSDF approach > directing where and what City **prioritises** re: capex & opex / infrastructure investments



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... AND It **should** have fundamental impact on decision-making re: applications, **budgets and an integrated investment programme** etc. –



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INFRASTRUCTURE INVESTMENT

Implications for your respective property portfolios?

R13
Billion

DURING PAST
5 YEARS
(2012/13 - 2016/17)

R14
Billion

Where to extend / maintain / new build / repurpose?

■ Refurbishment of existing
infrastructure

■ New infrastructure



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POLICY ELEMENTS FROM MSDF	Financial Year							
	2017/ 18	2018/ 19		2019/ 20		2020/ 21		2021/ 22
Revise and adapt master planning of utilities								
Prioritise, plan and implement TOD precincts								
Review district plans								
Promote intensification / management in Integration Zones (local area planning, tools etc.)								
Social Facility Optimisation Plans per sub-metropolitan area								
Land acquisition strategy to include a section for transit accessible/ well-located ECAMP updates, high level assessments / predictions re: industrial land demands								
Maintain database of undeveloped and partially developed land / state-owned land								
Ensure Greater Cape Metro Regional Strategic Investment Framework (2016) institutional arrangements in place								

Annual IDP / MSDF Review + District Plan Initiation

Annual IDP / MSDF Review + Assumption: District Plans Complete

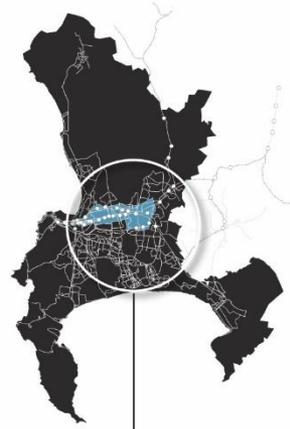
New Term of office IDP Preparation / MSDF Draft complete ?

Timelines and Processes in Support of MSDF Implementation

CGM processes

District / Urban Design process

Prioritised Local Areas (PLAs)



1. Metropolitan

Metropolitan level



2. Corridor Sub-Metropolitan level



District level

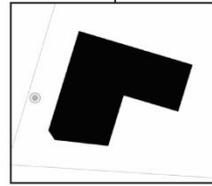


4. Precinct

Local / precinct level



5. Projects and Programmes



3. Nodal/Local Area

Post MSDF Approval “Blue Turtle” World Tour 2018

MSDF approved – April 25th 2018

1. Western Cape Developers' Forum – May 10th 2018
2. CoCT Municipal Planning Tribunal – May 25th 2018
3. South African Association of Consulting Professional Planners - SAACPP - June 20th 2018
4. APES: Architects, Planners, Engineers, Surveyors et al – June 27th 2018
5. WC:PG DEADP – July 2nd 2018
6. CoCT EMT Strategic Management Framework Breakaway – July 2nd 2018
7. The Cape Institute for Architecture – July 19th 2018
8. Young Urbanists – July 24th 2018
9. UCT Planning Studio Course – July 27th 2018
10. UCT / CPUT/ ACC – July 27th 2018
11. WC Provincial Steering Committee – July 24th 2018
12. CoCT Valuations – June 15th 2018
13. CoCT Asset Management - August 13th 2018
14. CoCT Social Development – July 31st 2018
15. Rode-REIM Real Estate Conference – September 4th 2018
16. CoCT: Property and Asset Management – September 18th 2018
- 17. The South African Facilities Management Association (SAFMA) – October 11th 2018**
18. Development Action Group (DAG / NGOs) – October 15th 2018
19. SANPARKS Table Mountain NP - October 18th 2018
20. Institute of Valuers – October 19th 2018

Find us at: tda.gov.za

MSDF approved 25th April 2018: download it [here](#)

Download the key MSDF maps in high res .pdf format [here](#)

Enkosi...
Danke...
Thank you for your interest and attention.

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and Urban Development Authority