



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

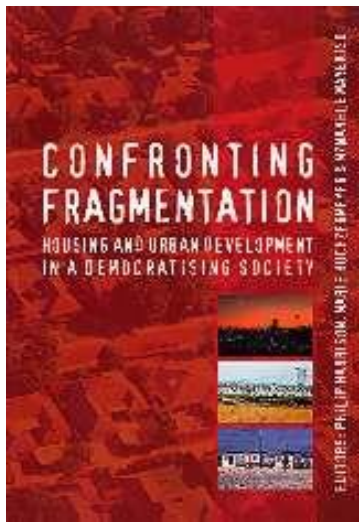


The Government
of Moscow

Roundtable 3: Transforming the spatial organisation of a megacity: the possibilities and limits of governance

Peter Ahmad :
Spatial Planning and Urban Design Department
Thursday 8th December

Making progress possible. **Together.**



...increasing s
protests

F
ion

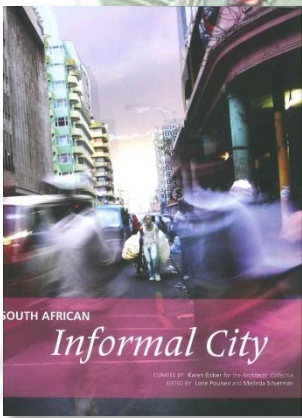
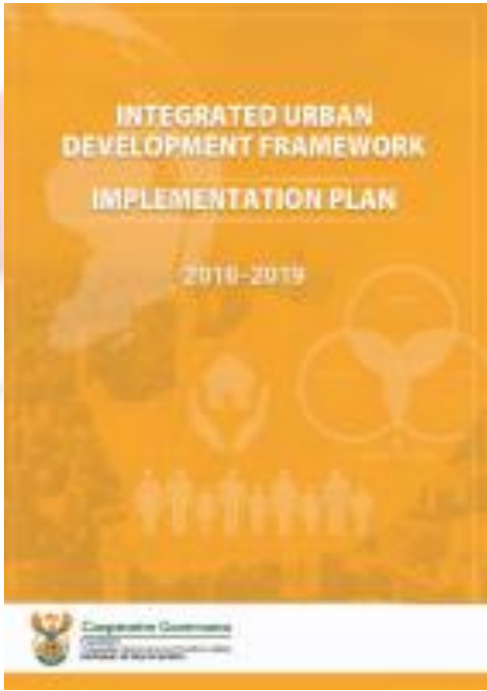
One typol
appro

L
rele
slo
cos

Too
obs /

...rein
apa
patial
erns

Spatial Planning and Land Use Management Act



Policy is Saying the Right Thing...

- Ch. 8 “Transforming Human Settlement & National Space Economy” National Development Plan (NDP) – emphasis re: **spatial targeting**;
- Spatial Planning and Land Use Management Act (SPLUMA) - development principles associated with **Spatial Justice**, Sustainability, Efficiency, Resilience and Good Administration;
- Supportive legislation and policy environment at Metro level (IDP*, BEPP*, Spatial Plans, Budget)
- Integrated land use and transportation initiatives e.g. BRT systems and associated transit nodes and development corridors.
- Increasing emphasis on outcomes and impact assessment of these initiatives – evidence basis to policy “shaping” and decision making
- Demands integrated and co-ordinated approach to land use development between spheres and sectors of government – remains a challenge

City growth informants: direct and indirect

Cities are influenced by...

Proximity to major markets

Macro-economic stability and growth potential

City policy can influence...

Natural resources

Institutional or regulatory frameworks

Skills availability

City policy directly influences...

Infrastructure provision and priority

Land availability

Urban management

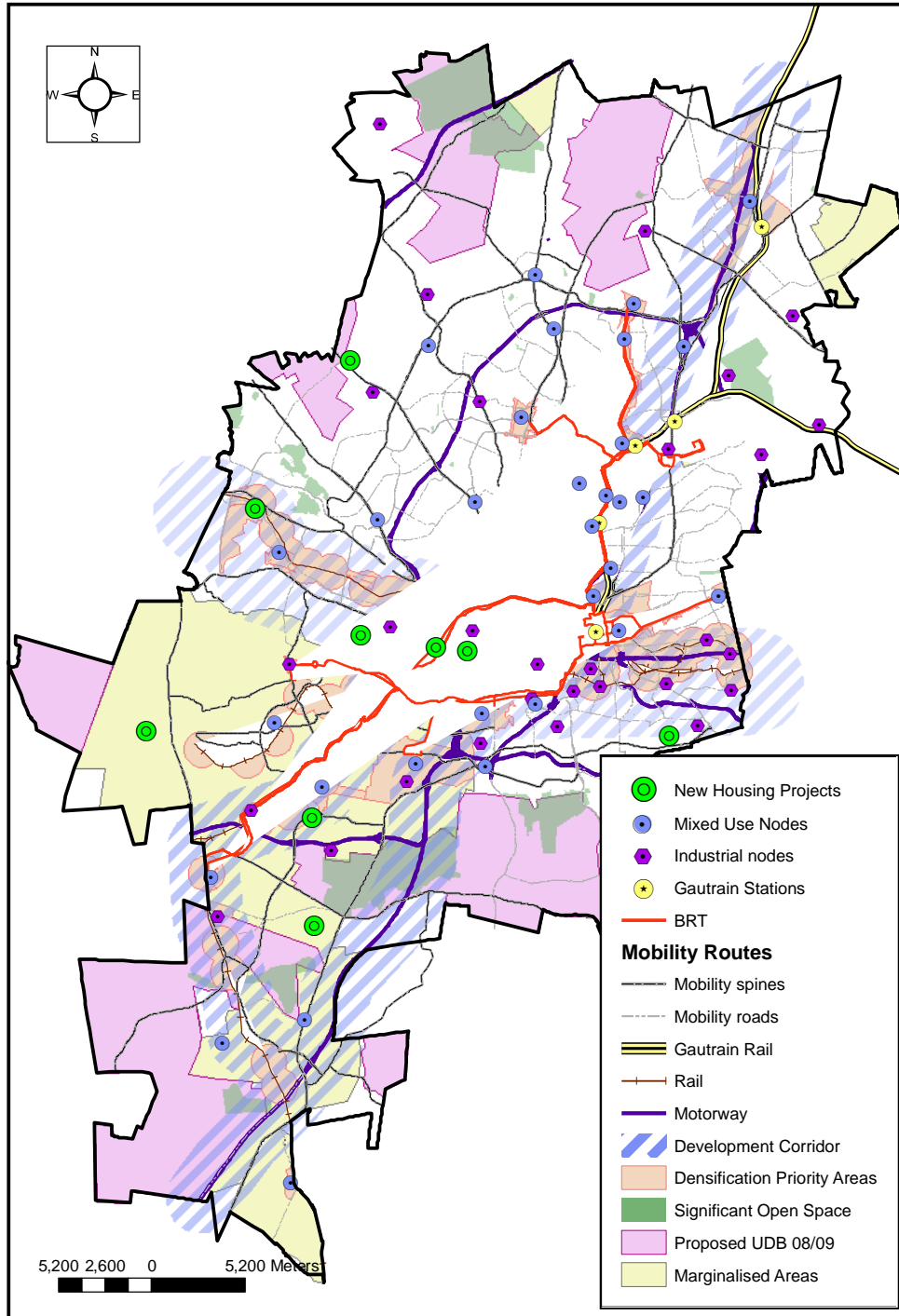
Assessment of development proposals

Implicit need to be able to assign targets, monitor and track these variables...examples

City of Johannesburg:
Growth Management trends reports

City of Cape Town :
Comprehensive Transit
Orientated Development
Modelling

City of Cape Town: Economic
Areas Management
Programme (eCAMP)



Desired Urban Form

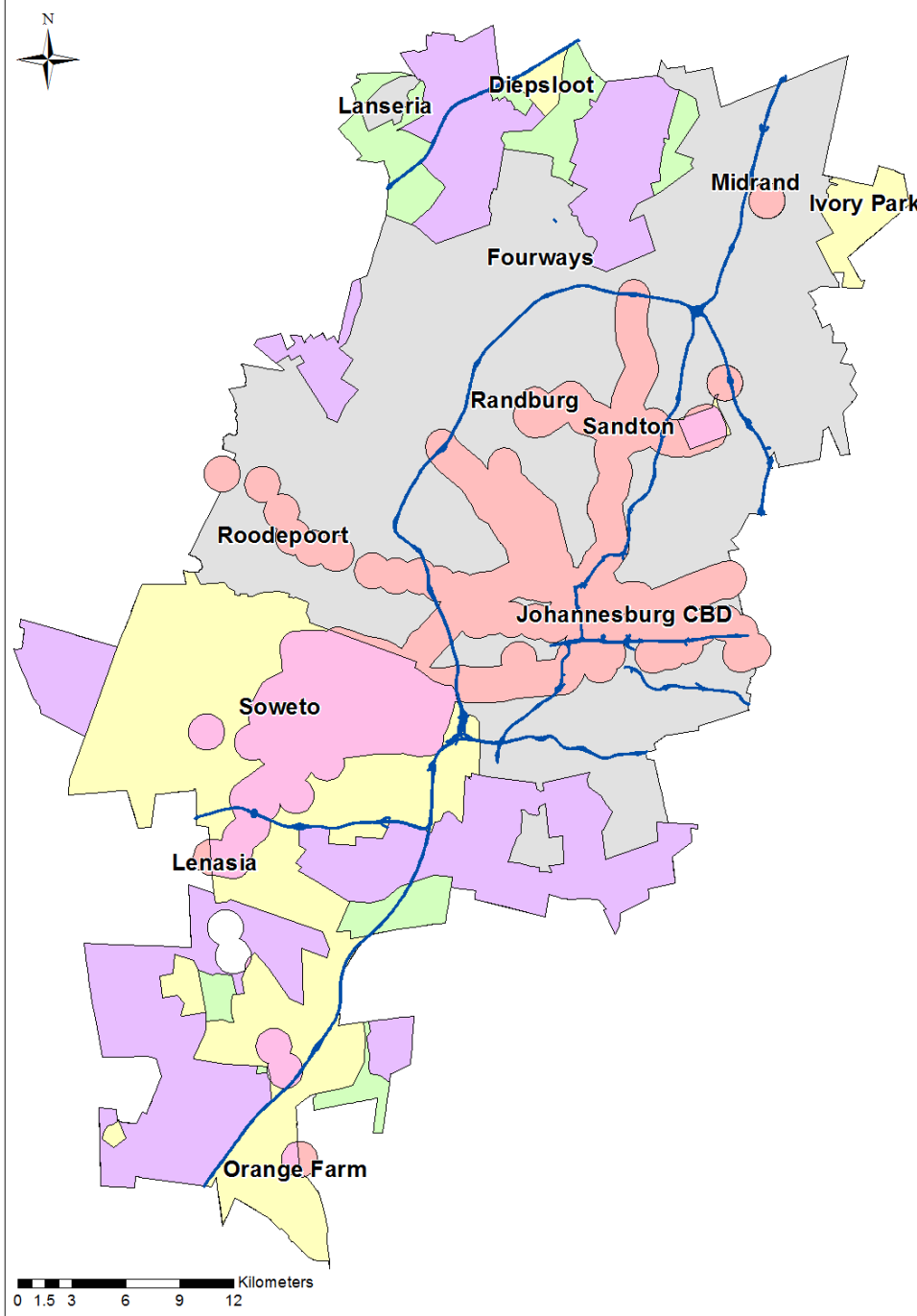
- Accessible network of nodes – job opportunities
- An efficient / citywide transport system
- Increasing transport & economic linkages between regions / Cities
- Densification of accessible locations
- Housing opportunities / delivery associated with nodes / transport etc.
- An Urban Development Boundary – to limit sprawl
- Protection of Environmental resources (open spaces / ridges / rivers etc.)

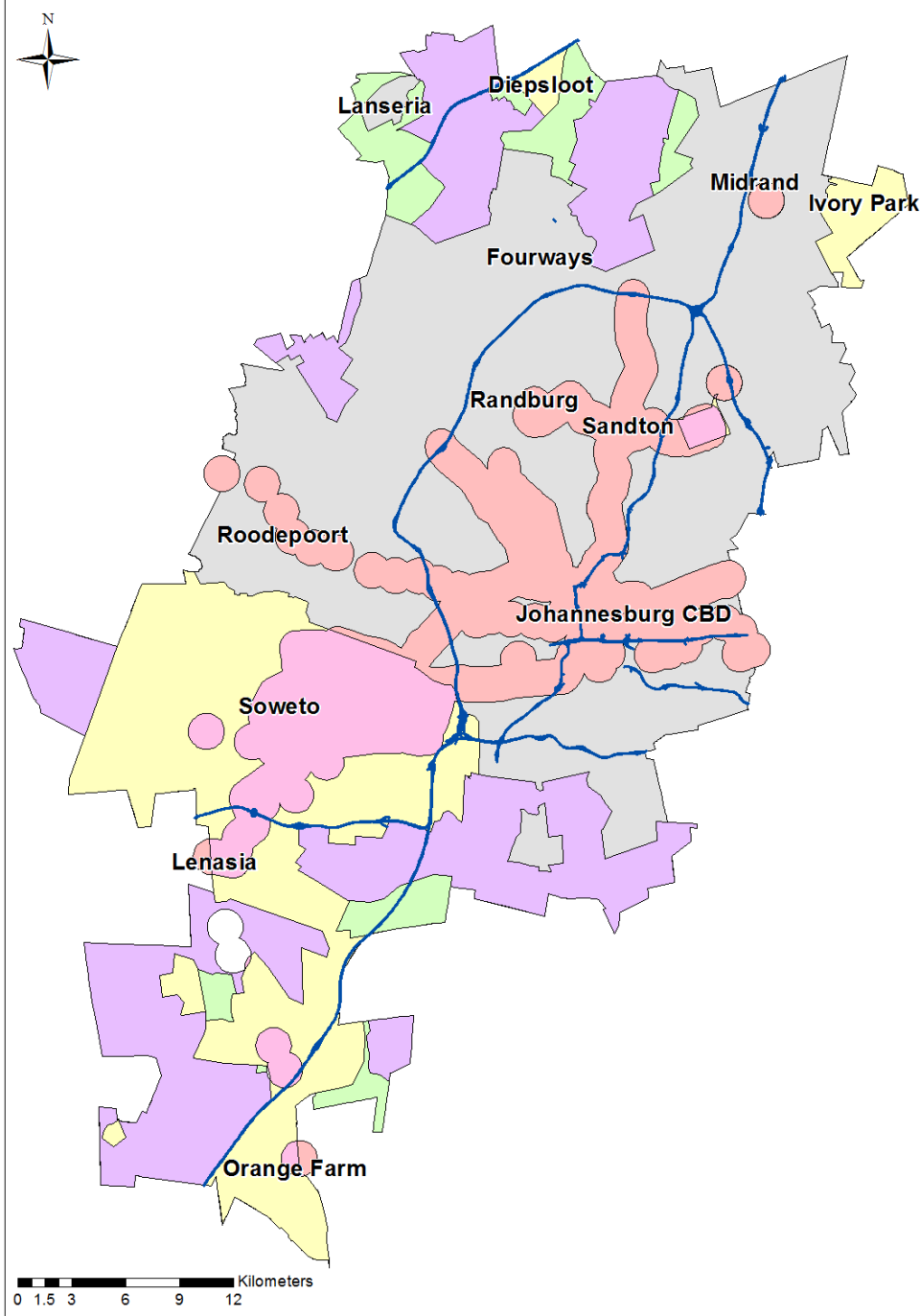
Links to Spatial Planning Rationale



Monitoring report intended to reflect success / shortcomings of SDF & GMS aspects such as:

- **Implementation** of plans
- Encouraging **re-investment** rather than flight to speculative new development;
- Ensuring **adequate levels of infrastructure** to support development.
- **Limiting** future **development rights** in infrastructure hotspots;
- Establish **monitoring** and **evaluation** mechanisms (GMS Trends, SHS, Urban Decay Policy).



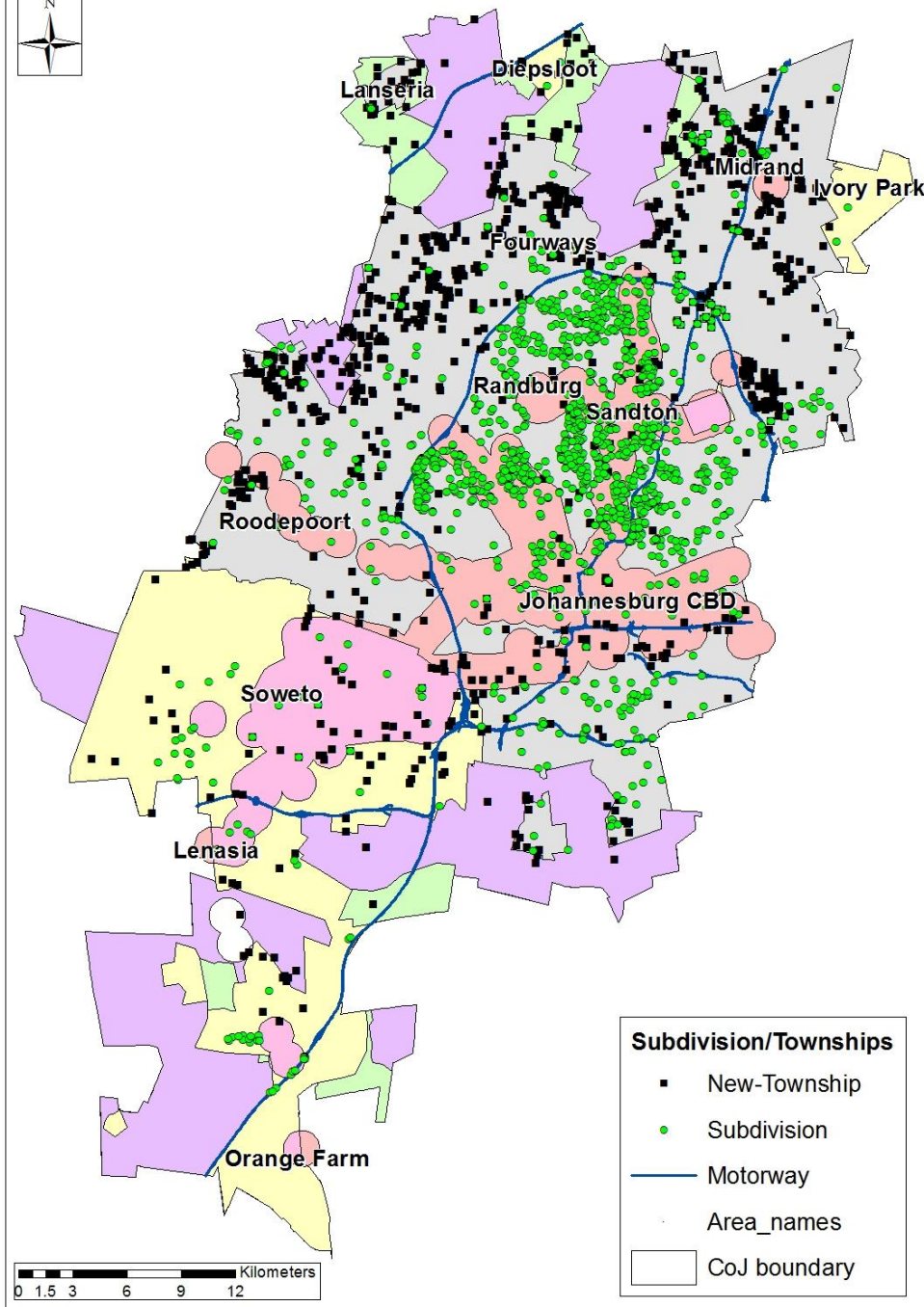


— Motorway

GMS Priority Areas

- Public Transport Management Area (Marg)
- Public Transport Management Area (Cons)
- Marginalised Areas
- Consolidation Areas
- Expansion Areas
- Beyond Urban Development Boundary

GMS Area	% of City
Consolidation Areas	40
Beyond Urban Development Boundary	20
Marginalised Areas	17
Public Transport Management Area (Consolidation)	13
Public Transport Management Area (Marginalised)	6
Expansion Areas	4



GMS Area	Sub-divisions	Township	% of Subdivisi on	% of Townsh ips
Consolidation Areas	879	793	62	72
Public Transport Management Area	457	101	32	9
Marginalised Areas	43	55	3	5
Public Transport Management Area Marginalised	30	38	2	3
Beyond Urban Development Boundary	3	59	0	5
Expansion Areas	0	49	0	4
	1,412	1,095		

**Subdivision /
Township Establishment
2007 - 2011**

Key Themes From Spatial Development Framework Review

Inward growth

- Connective infrastructure
- Transit-oriented development
- Infrastructure availability (social and engineering) and costs
- Agglomeration of economies and sectors

Urban resilience

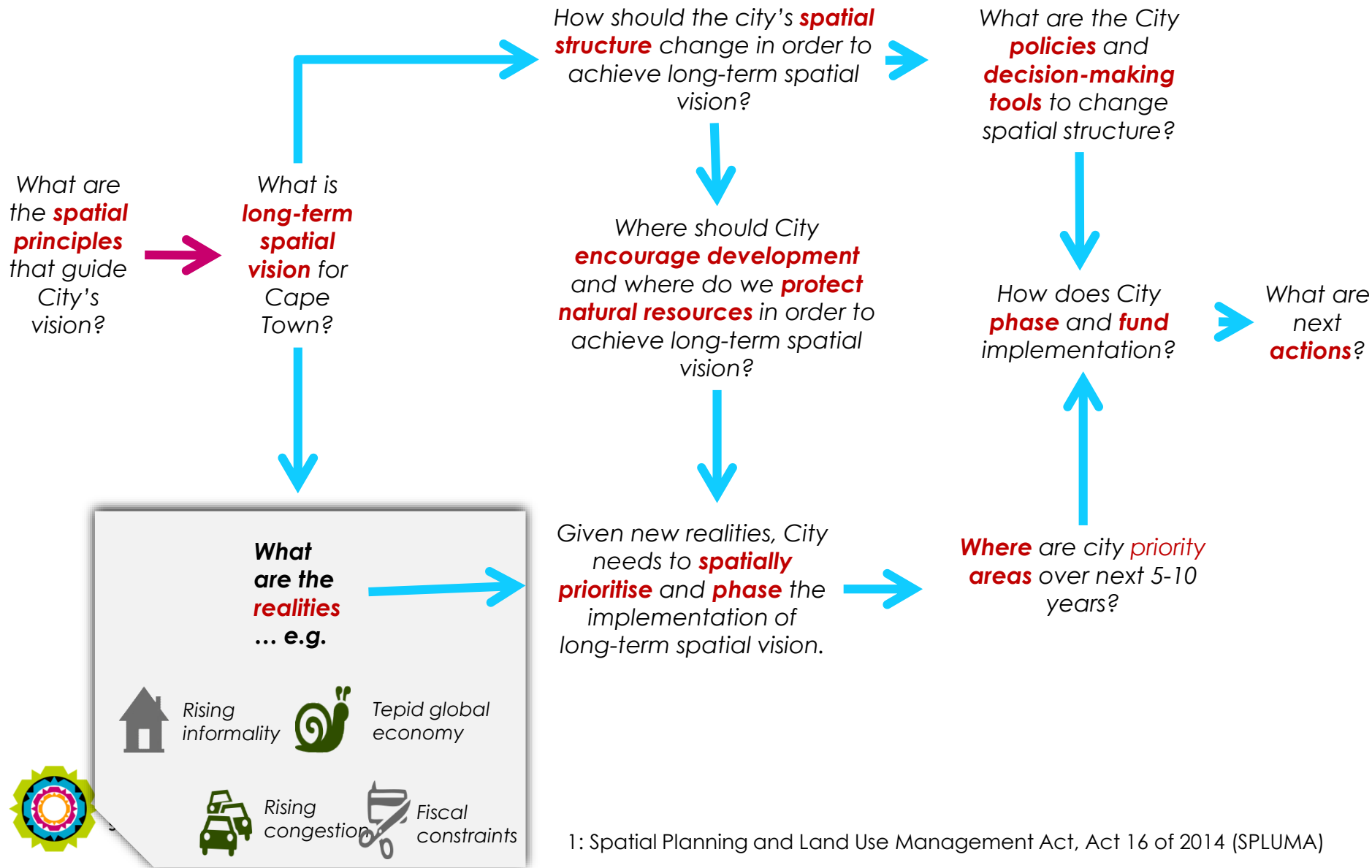
- Fiscal sustainability
- Spatial efficiency
- Resource efficiency
- Carbon targets and climate change adaptation

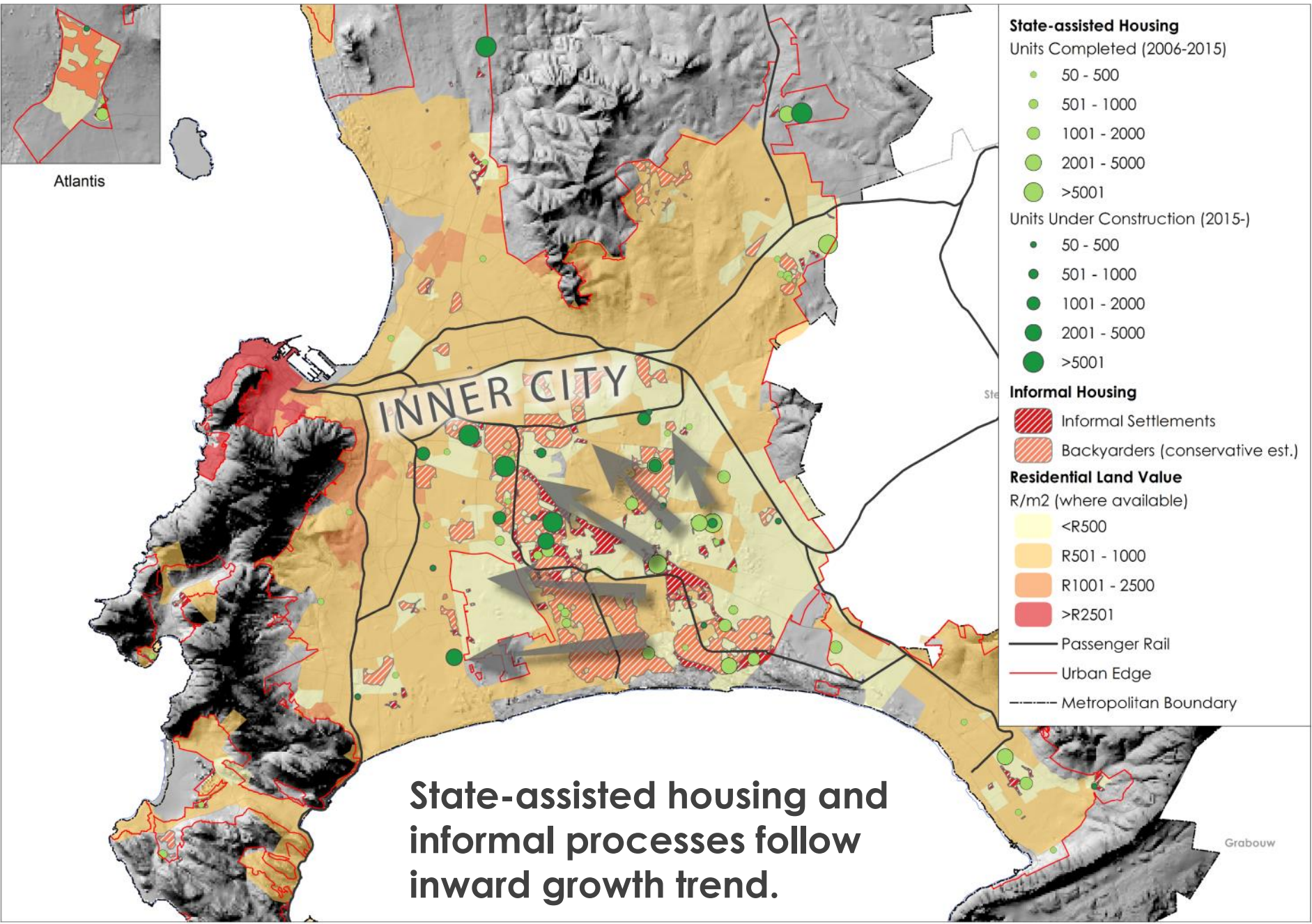
Planning for informality

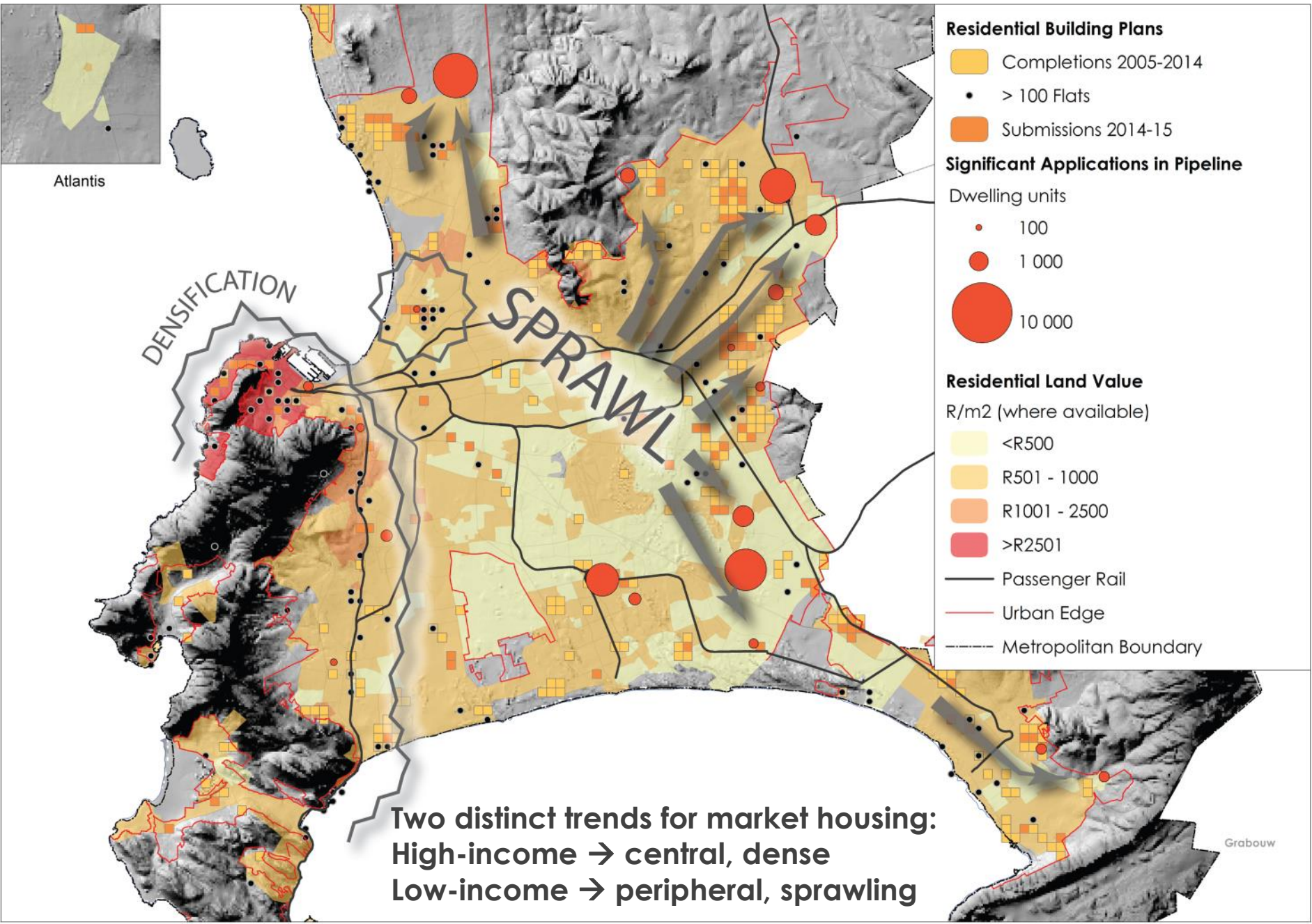
- Backyarder upgrading
- Incremental housing

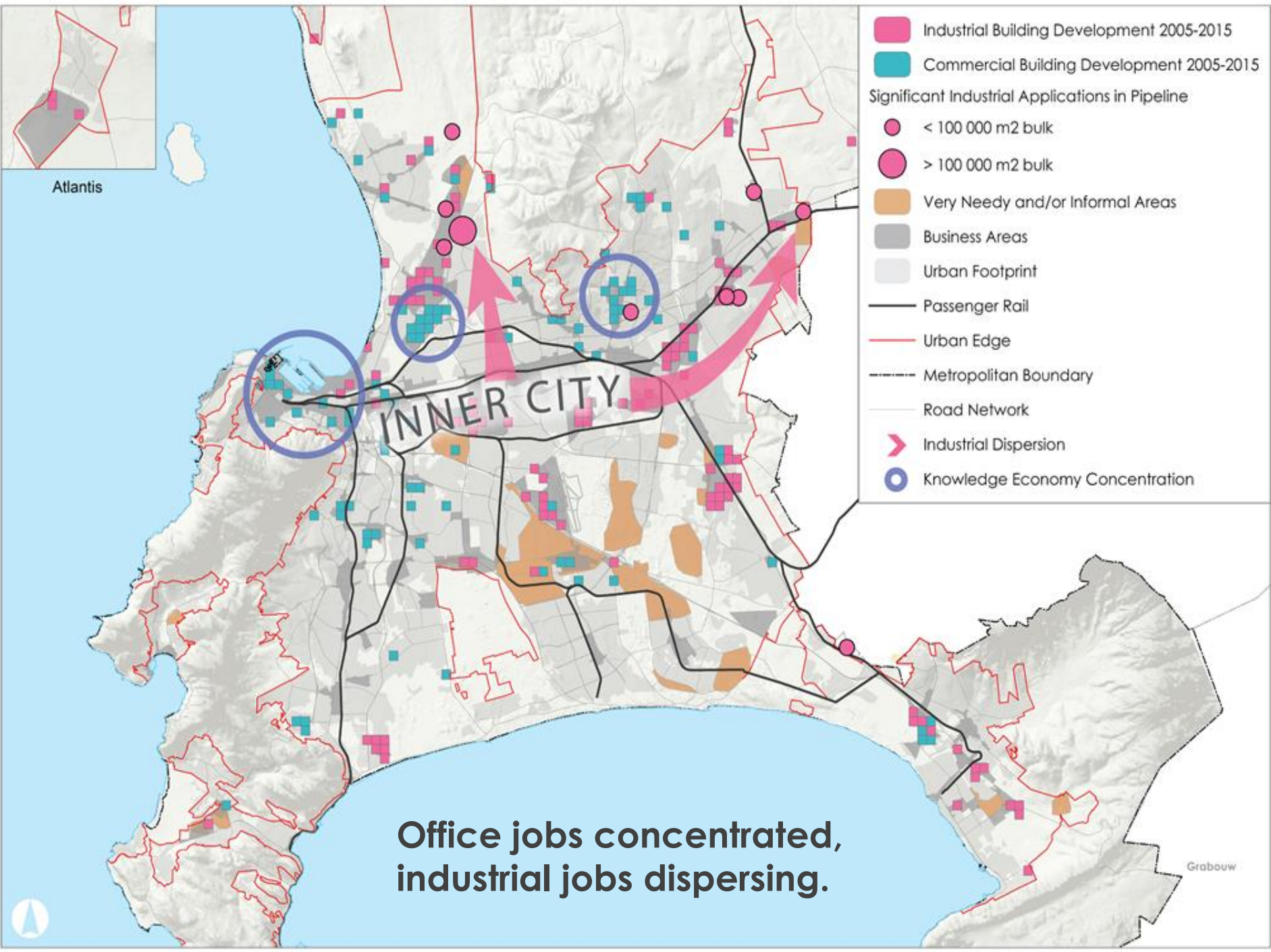


Cape Town Municipal Spatial Development Framework: Required Narrative and Content Post SPLUMA¹







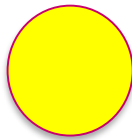


TOD – Comprehensive Land Use Model

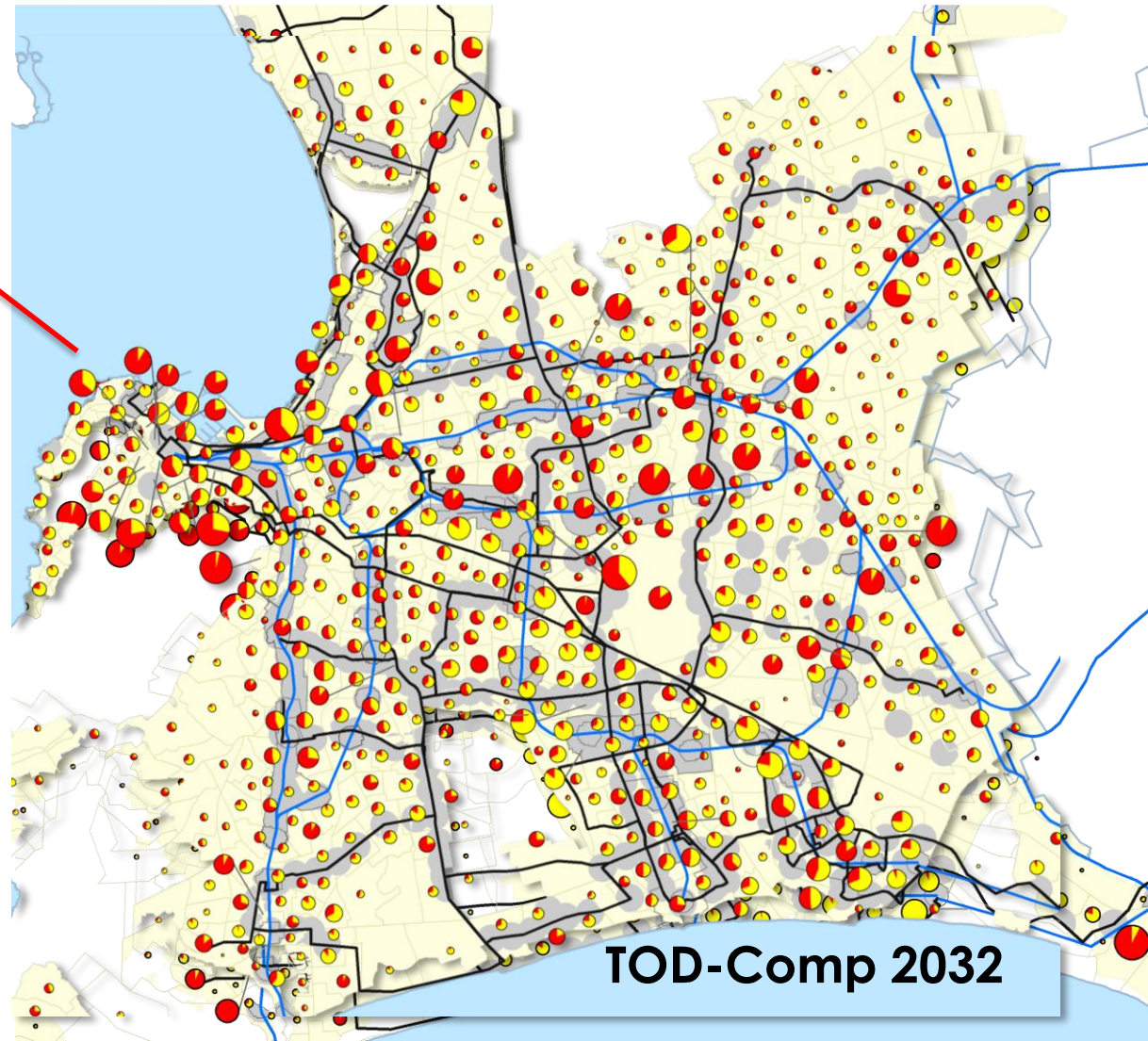
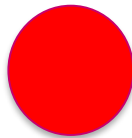


Metropolitan Scale

Residential



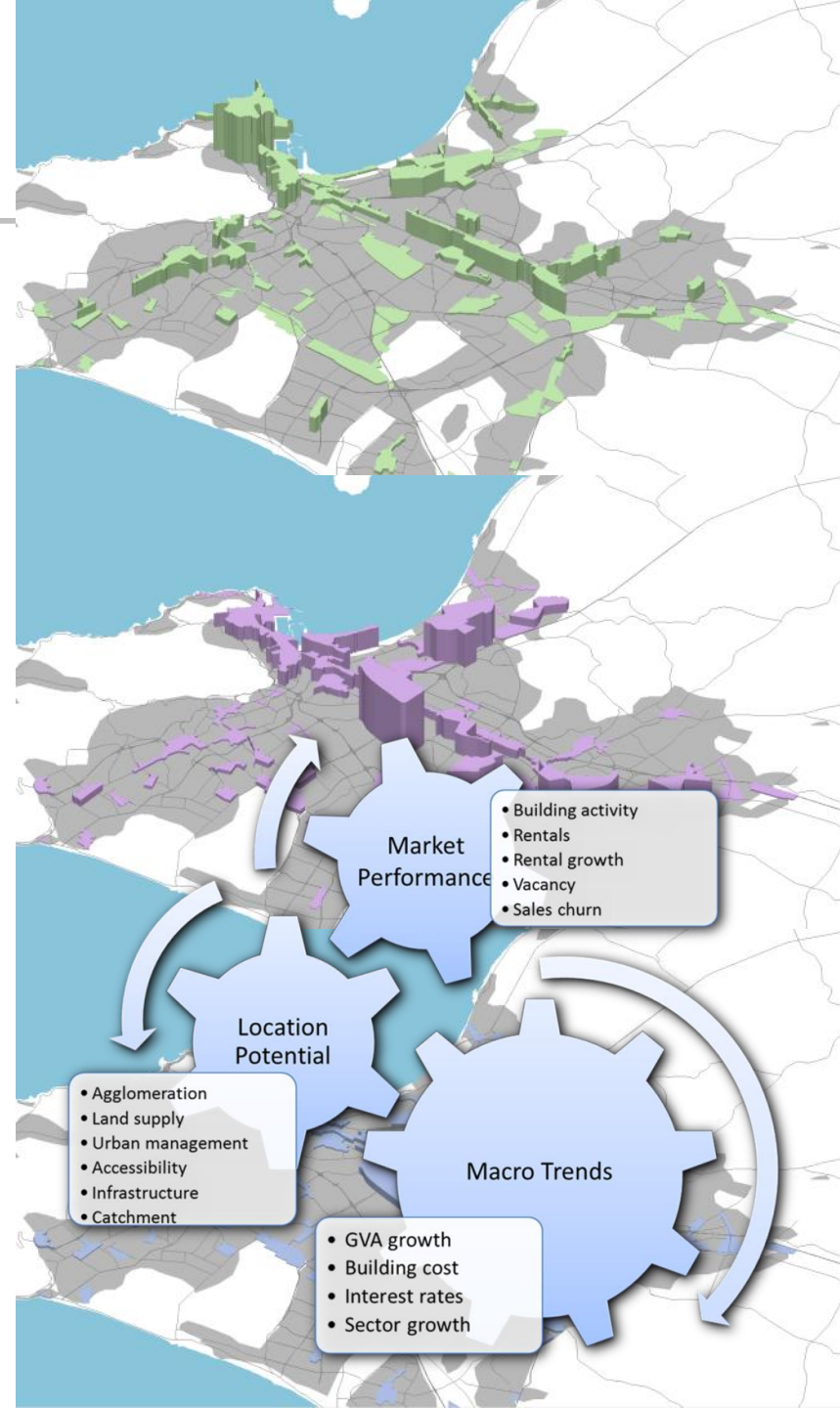
Non-res



TOD-Comp 2032

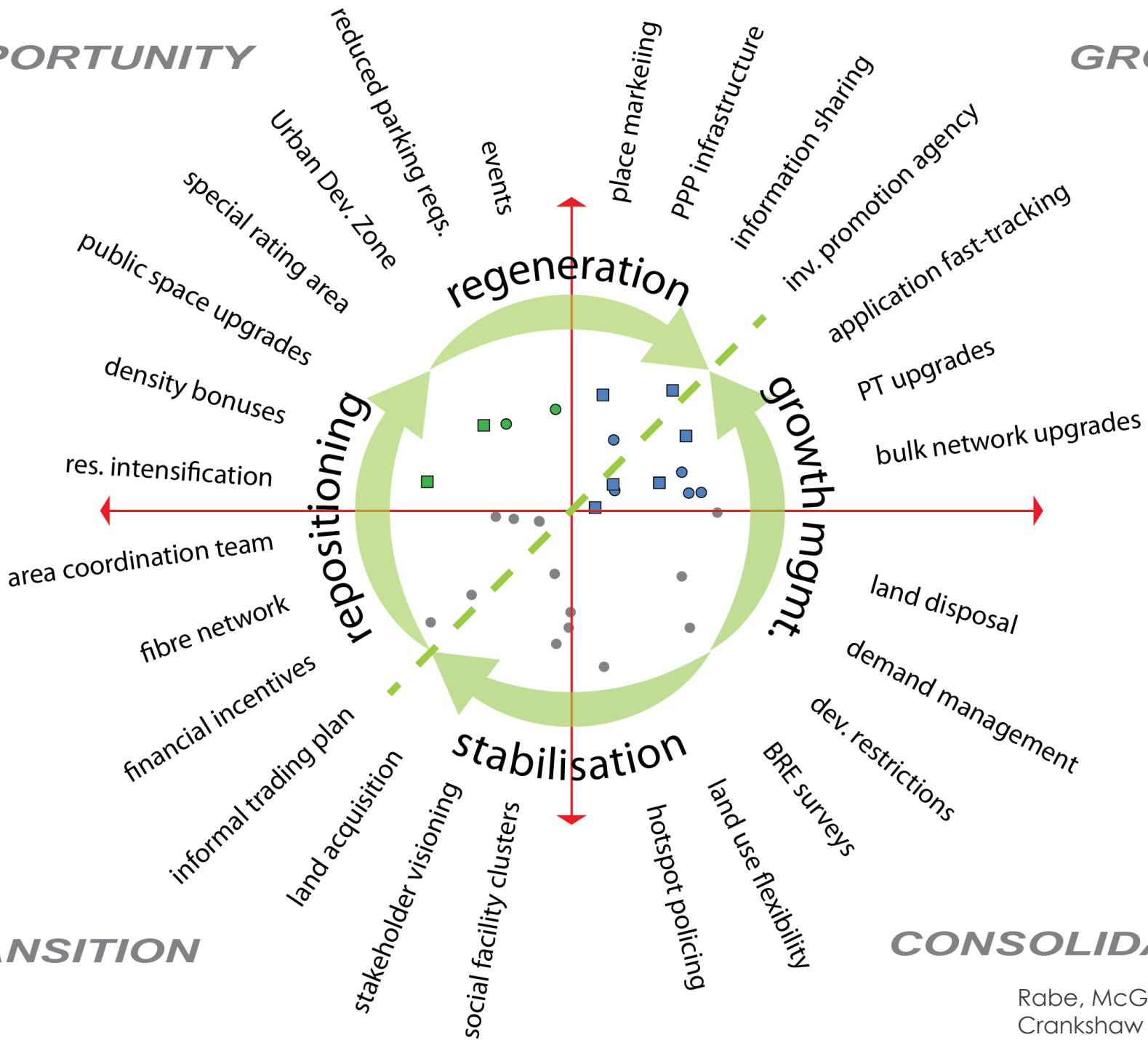
Economic Areas Management Programme: ECAMP

- Ongoing tracking of over sixty business precincts tracked across the Cape, using over seventy indicators of **market performance** and **location potential**
- Enables evidence-led **spatial targeting and monitoring** of area-based and connective interventions.
- Offers credible, comparative and fresh **market intelligence** to inform investment decisions



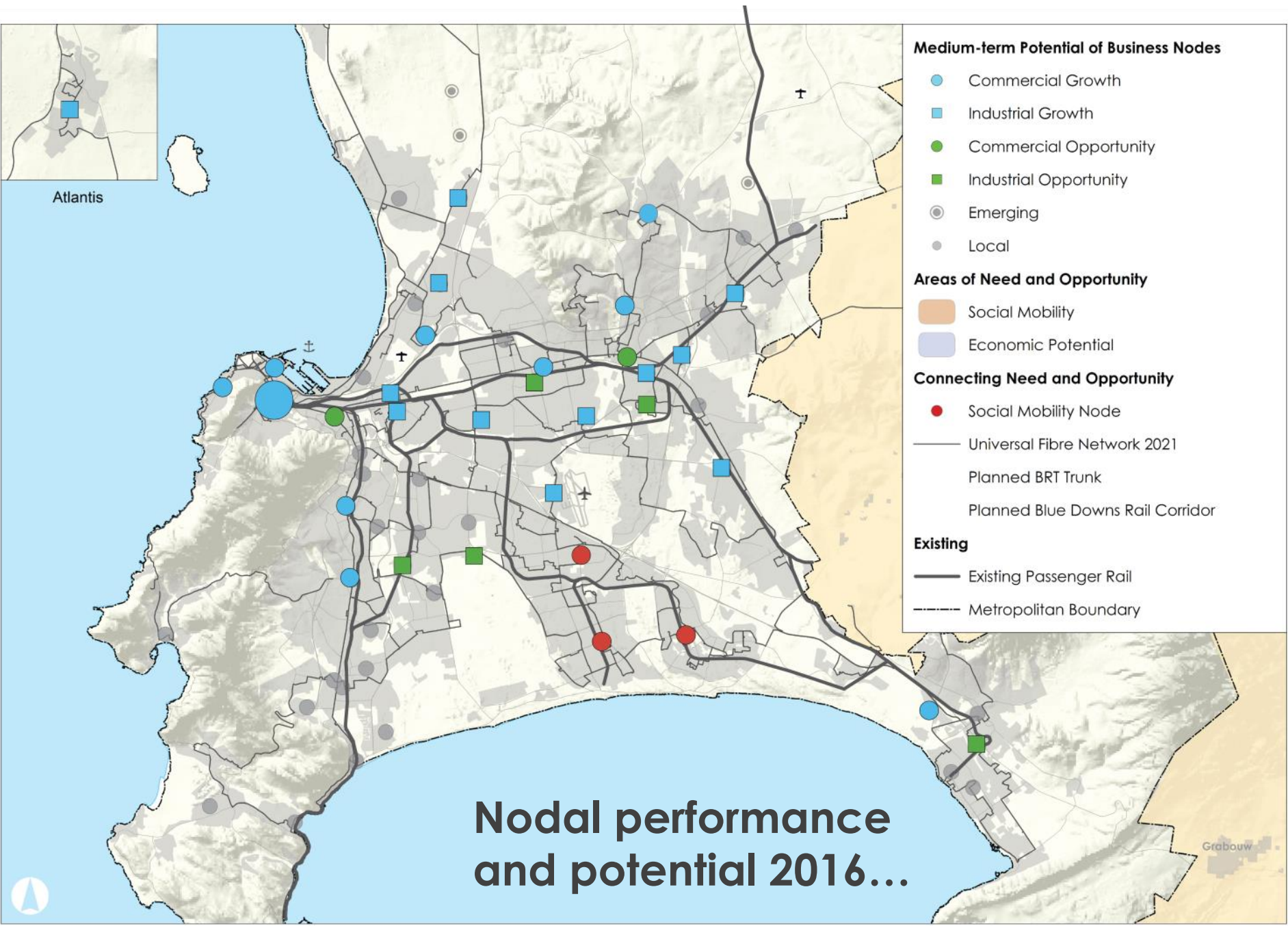
OPPORTUNITY

GROWTH



TRANSITION

CONSOLIDATION



Summary Observations

- Supporting the public and private markets to increase the understanding and dynamics of the municipal environment – it's not only the private sector who now actively pursue market research;
- Data and evaluation tools increasing the capacity to make informed choices re: strategy and land use decisions – how these decisions translate in the longer term to outcomes and impacts has to be measured in an equally robust and critical manner;
- Ability to ask the right questions in the first place to inform approaches and methodologies critical – approaches arguably less developed for understanding the 'informal' economic and accommodation markets
- Capacity to plug into BIG data: millions of records re: valuations, zoning, services, land value, market-churn etc. – computation capacity becoming an issue
- Partnerships are key: academics, business sector, Non-governmental Organisations (NGOs), other state spheres to support / supply AND utilise the information generated for their decision making purposes – a common base, potential for an increasingly common understanding;
- Arguably, repurposes the skills and techniques of the contemporary “planner”: theory + practical + social skills + GIS + coding + + +...





CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Please visit our planning portal

planning.capetown.gov.za

and ECAMP

ctcs.capetown.gov.za/Ecamp

Peter.ahmad@capetown.gov.za

Making progress possible. Together.