

Update on the Community Driven Planning Initiative for Greater Big Bay.

A year has passed since the start of the process to undertake the Local Spatial Development Framework for the greater Big Bay area (the BBLSDF). This is about the Community planning for its future jointly with the City of Cape Town and includes planning the use of the largest piece of undeveloped land in the area, Erf1117.

December 2022: Formation of the Blaauwberg Spatial Association (BSA) to undertake the Framework, establishment of the BSA Board and Joint Steering Committee with the City of Cape Town. Briefing Town Planners to tender for preparation of a Scope of Work and Budget.

January 23: Appointment of CNdP Town Planners to prepare the Scope of Work (cost R96 000). Briefing session with all CoCT line departments to advise them of the Project. R100 000 raised by the local community to fund the Scope of Work and Cost estimate. Establishment of Public Works-funded permanent security at Erf 1117.

February 23: Appointment of Star Alarms and Green Platoon to provide security support for Erf 1117. Budget: R0.6m. Base line mapping of 72 informal dwellings on Erf 1117.

March 23: Scope of Work 'Inception Report' completed by CNdP. Estimated cost for the BBLSDF: R1.4m. Preparation and issue of tenders to undertake the BBLSDF. Establishment of a Joint Security sub-committee including BSA, BRA, PW, SAPS, CoCT Law Enforcement, Star Alarms, Green Platoon, to oversee security of the Planning Area.

April 23: Review of Tenders and appointment of CNdP, BVi and Chand to undertake the LSDF. Presentation of Inception Report to BSA members, invited public and key stakeholders. Commencement of fundraising process to collect R2.0m to fund the BBLSDF and Security.

May 23: Public announcement of commencement of BBLSDF and 'status quo' investigation.

June, July 23: Meetings with many stakeholders to determine constraints and opportunities, including developers, general business, HOA's, BC's and property agents.

August 23: Completion of Status Quo report.

First round of formal public participation: Visioning meeting at Blouberg Community Hall attended by over 100 people. Many exciting ideas for the future development of the area!

September- November 23: Presentations of the Status Quo report to key stakeholders: Developers, Agents, Blouberg Village, Blaauwberg Nature Reserve, local BC's and HOA's, City Officials, Provincial and National Officials and clubs.

September - November23: Establishment of Tourism, Infrastructure and Housing Sub Committees to provide community insight to CNdP regarding Spatial Planning interventions: promote tourism, improve traffic flow, manage taxi's and busses, limit sewerage spills, protect heritage and character, improve access to the Blouberg Nature Reserve, review Erf 1117 land use and housing models, review Tableview Beachfront upgrade, improve pedestrian and cycle movement through the area, improve beach ablution facilities, review beach erosion prevention strategies, enhance kite boarding and other water sport facilities and upgrade of infrastructure in general.

December 23, January 24: CNdP will be compiling and considering all the inputs.

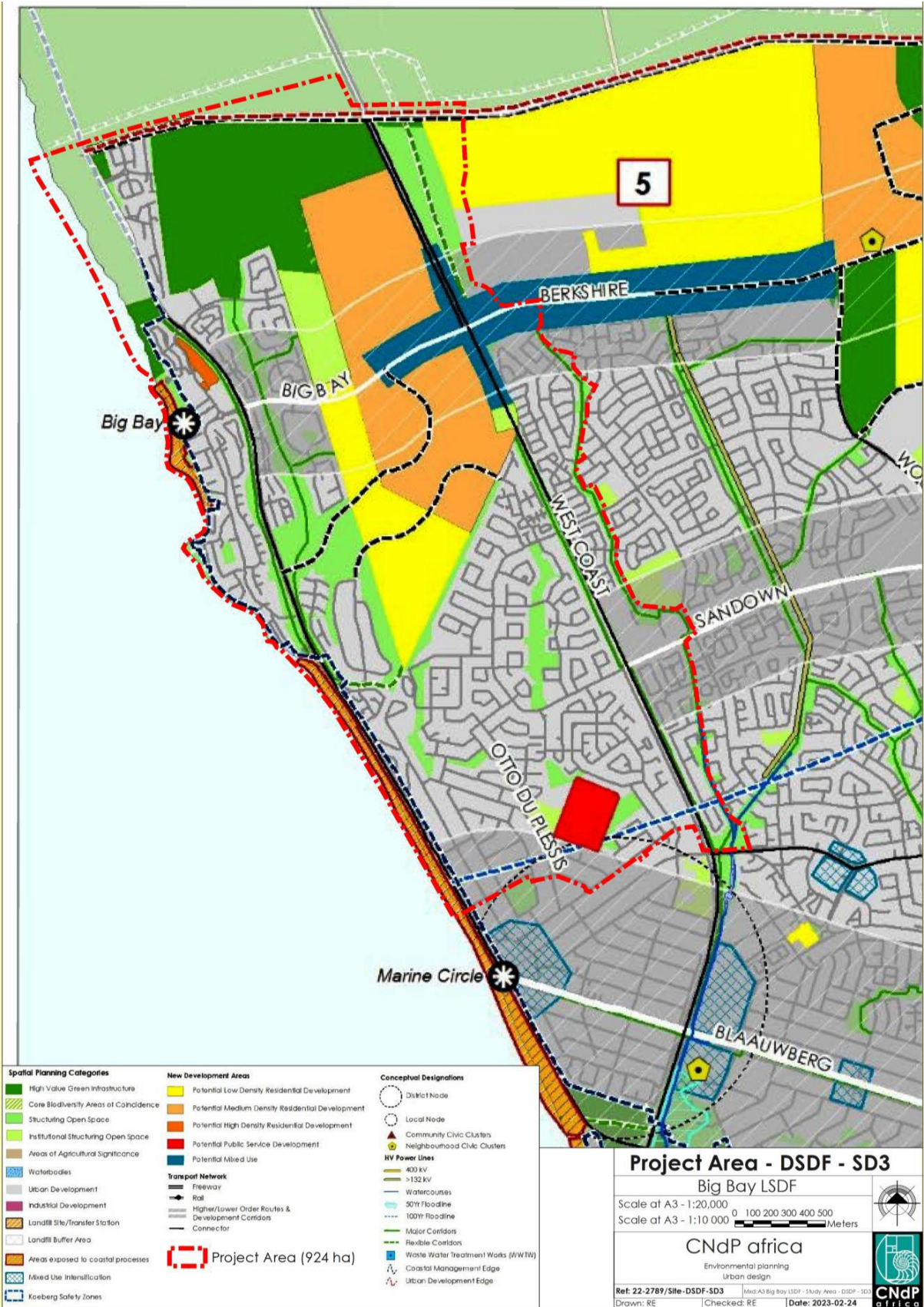
The first draft of the Planning Framework 'Conceptualization' is expected to be presented to the BSA and the City officials in February 2024 for review and is expected to be presented to the public in May 2024. The draft BBSDf will then be finalized by CNdP and the Steering Committee and presented to Council for approval around August 2024.

The process has highlighted the conflicting ideals around land use and development. For example, the granting of development rights on vacant agricultural land begins with a consideration of the environmental value. Much of erf 1117 has had little disturbance and borders the Blaauwberg Nature Reserve, suggesting significant environmental protection merit. Granting development rights over such land will be very restrictive and require significant 'offset' (environmental compensation) for the area given for development. It seems at the most that only a third of Erf 1117 will be allowed to be developed despite the huge demand for housing and public sector health, sport, and education facilities in the area. The smaller the area available for development, the less viable it is because of the cost of bulk services. Balancing all of this is a significant challenge facing our Planning professionals. And limiting growth in the number of informal dwellings, which complicates development viability enormously, is the serious challenge facing the BSA and its security partners. The latest count of informal dwellings is 58, so the number has reduced.

Densification is one solution to the housing problem but is fiercely resisted by existing residents. Economies of scale supports economic growth and improvement of public services, and the City is driving tourism growth to support job creation. But a bigger population of residents and visitors will bring both opportunity and disruption. A good example of such competing values which CNdP must consider has been encountered around the spatial planning for Blouberg Village. Recognizing the problem in advance drives an urgency for protecting heritage, defining rights, upgrading community facilities, and increasing sewerage pump station retention capacity, which is an important part of this Initiative.

We have raised just over R900 000 over the past year to fund the Planning Framework and Erf 1117 security, so we are almost halfway. Over R700 000 has come from the Big Bay precinct. Blouberg residents have contributed just over R100 000 and other estates in the LSDf area have contributed R50 000. The only businesses to have contributed are Garden Cities, Table Bay Mall, Star Alams and Demux. The dearth of contributions from the business community is concerning since we had hoped to raise R500 000 from this sector. A negative or positive future for the area will have a major impact on property prices and business revenues, and we appeal to ALL businesses operating in the area to contribute R100 for every R1m of your 2023 turnover, and to homeowners to contribute R100 for every R1m of your property value. Contributions can be made by EFT to the Blaauwberg Spatial Association, Standard bank a/c 10189796683. Please provide a clear reference with each contribution. Any financial support will be greatly appreciated.

From the Chairman: Anthony Avidon tel 0837873334



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| <p>Spatial Planning Categories</p> <ul style="list-style-type: none"> High Value Green Infrastructure Core Biodiversity Areas of Coincidence Structuring Open Space Institutional Structuring Open Space Areas of Agricultural Significance Waterbodies Urban Development Industrial Development Landfill Site/transfer Station Landfill Buffer Area Areas exposed to coastal processes Mixed Use Intensification Koeberg Safety Zones | <p>New Development Areas</p> <ul style="list-style-type: none"> Potential Low Density Residential Development Potential Medium Density Residential Development Potential High Density Residential Development Potential Public Service Development Potential Mixed Use <p>Transport Network</p> <ul style="list-style-type: none"> Freeway Road Higher/Lower Order Routes & Development Corridors Connector <p>Project Area (924 ha)</p> <ul style="list-style-type: none"> | <p>Conceptual Designations</p> <ul style="list-style-type: none"> District Node Local Node Community Civic Clusters Neighbourhood Civic Clusters <p>HV Power Lines</p> <ul style="list-style-type: none"> 400 kV >132 kV Watercourses 50Y Floodline 100Y Floodline Major Corridors Flexible Corridors Waste Water Treatment Works (WWTW) Coastal Management Edge Urban Development Edge |
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Project Area - DSDf - SD3

Big Bay LSDf

Scale at A3 - 1:20,000

Scale at A3 - 1:10,000

0 100 200 300 400 500 Meters



CNDP africa

Environmental planning
Urban design



Ref: 22-2789/Site-DSDf-SD3 | MGD:A3 Big Bay LSDf - Study Area - DSDf - SD3
Drawn: RE | Checked: RE | Date: 2023-02-24