

Community Driven Planning Initiative for the Big Bay/ Bloubergstrand area.

Two years ago the City of Cape Town published the draft Municipal Spatial Development Framework [MSDF] and the eight District Spatial Development Frameworks [DSDFs] including Blaauwberg Sub-district 3 which covers greater Tableview.

Residents within the project area participated in the DSDF review with a view to ensuring that its proposals addressed their concerns and visions to the greatest extent possible. It became clear that, given the scale of even the Sub-district plan for Sub-area 3, insufficient detail was provided to address the local needs of the community residing in the area between Sunningdale and the Coast.

The Big Bay/Blouberg strand community, under the leadership of their ward councillor, successfully motivated to Council that the District SDF and the Sub-district 3 component provided insufficient detail for managing development and that a Local Spatial Development Framework was required.

Council did not have funds allocated for this exercise but proposed a Community Driven Planning Initiative [CDPI] following an existing Protocol established by the City. This enables local communities to initiate and fund spatial planning projects which are capable of becoming formal council policy. Accordingly, residents within the project area formed the Blaauwberg Spatial Association (BSA) and initiated this process hand in hand with council's Spatial Planning and Urban Design department with a view to preparing a Local Area SDF which could in due course be adopted by Council. The relevant area is shown below.

In order to participate in the CDPI the community needed to organise itself institutionally and, particularly, as a fundraiser. Accordingly, community representatives formed the Blaauwberg Spatial Association [BSA] comprising representatives of property associations, body corporates, businesses and local residents associated with the project area. The BSA sits on a project management team [PMT] that includes city officials from the Spatial Planning and Urban Design department who are involved with both the CDPI and SDF processes.

The PMT agreed the appointment by BSA of town planning firm CNdP to undertake the LASDF supported by Chand Associates. The LASDF process has commenced and is currently about halfway through the process having completed the Status Quo investigation and initial rounds of public participation where the public been participating in developing the Spatial Vision for the area. Engagements have been held regarding the Tableview Beachfront upgrade, sewerage infrastructure, tourism facility improvements, access to the Blaauwberg Nature Reserve, Blouberg Village and Big Bay Beachfront upgrades, road developments to improve traffic flow and cycle lanes, and of course planning the land use for Erf 1117.

The target is to present the BLSDF to Council for adoption in July 2024. Once adopted, it should facilitate quicker development or conservation of vacant spaces and guide City policy regarding upgrades to existing infrastructure.

Helping protect the area from land invasions has been a priority for the BSA since this interferes with the planning outcomes.

The total budget for the process is R2m.



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| <p>Spatial Planning Categories</p> <ul style="list-style-type: none"> High Value Green Infrastructure Core/Buffer/Edge Area of Consolidation Structuring Open Space Multifunctional/Active Open Space Areas of Agricultural Significance Potentiales Urban Development Industrial Development Landfill Site Transfer Station Landfill Buffer Area Areas proposed to be eroded/recessed Mixed Use Infrastructure | <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 Highest/Lowest Order Routes & Development Corridor Corridor for <p>Project Area (924 ha)</p> <ul style="list-style-type: none"> | <p>Conceptual Designations</p> <ul style="list-style-type: none"> District Boundaries Local Trade Community Use Clusters Neighbourhood Use Clusters <p>EP Power Lines</p> <ul style="list-style-type: none"> 400kV 132kV 66kV 33kV 22kV 11kV Water/Airline Treatment Works (200/300) Coastal Management Edge |
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Project Area - DSDP - SD3
Big Bay LSDF
 Scale of A3 - 1:20,000
 Scale of A3 - 1:10,000
 0 100 200 300 400 500 Meters

CNDP africa
 Environmental planning
 Urban design

