

Connecting Cape Town's Communities through Transit Oriented Development

24th FIDIC-GAMA conference

Councillor Brett Herron

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TDA
CAPE TOWN

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

A TRANSPORT AND URBAN DEVELOPMENT AUTHORITY (TDA) FOR CAPE TOWN



- Established in 2016 following election mandate
- TDA brings together pivotal functions for the long-term sustainability of Cape Town:
 - Transport;
 - Spatial planning;
 - Urban development;
 - The management of our environmental resources;
 - Affordable housing.

WHY A TRANSPORT AND URBAN DEVELOPMENT AUTHORITY?

- Since 2010 city has been increasingly responsible for public transport;
- To be viable, public transport needs
 - economies of scale;
 - people to live, work, shop and play in compact spaces
- Many residents live very far from economic and social opportunities
- We need to plan public transport services and urban development investments jointly for maximum impact



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REVERSING APARTHEID'S SPATIAL LEGACY WITH TRANSIT ORIENTED DEVELOPMENT

- Poor households live far from opportunities
- Most spend 45% of their income on transport
- Some households spend 60% on transport
- Transit Oriented Development lets us tackle this with urgency.



WHAT IS TRANSIT ORIENTED DEVELOPMENT?



- A feature of successful cities the world over;
- A more efficient urban form;
- A way of making cities cleaner, greener and reducing our carbon footprint.
- Allows the City of Cape Town to **reverse the effects of apartheid spatial planning.**

WHAT IS TRANSIT ORIENTED DEVELOPMENT?



- Development that is 'oriented' to public transport
- Easier, quicker and safer to get around
- Transport and development are mutually supportive
- Fare box takings increase



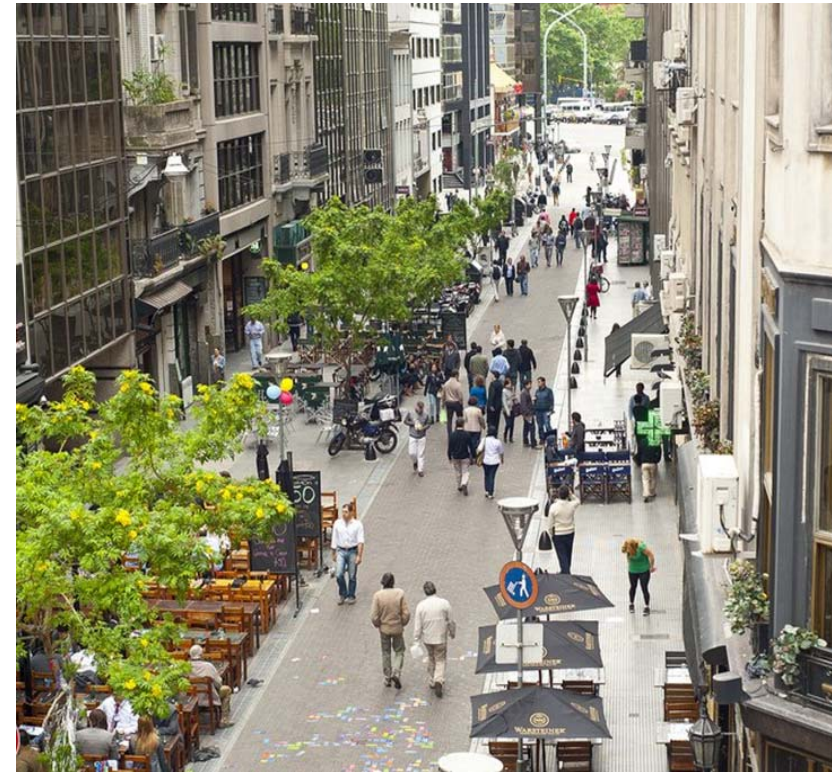
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WHAT IS TRANSIT ORIENTED DEVELOPMENT?

MIXED LAND USE

- Mixed use development supports public transport
- Encourages bi-directional travel
- Encourages seat renewal
- Mixed use instead of “mono use” defines a TOD community



KEY FEATURES OF TOD

- High-density, compact and mixed urban form;
- Neighbourhoods that promote walking;
- Non-motorised transport networks;
- Dense networks of streets and footpaths;
- Development focussed around public transport;



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KEY FEATURES OF TOD

- Planning that promotes mixed use;
- A match between density and public transport capacity;
- Compact regions with short commutes; and
- Regulation of parking and road use together with other Travel Demand Management measures.



OUR TOD PLAN

- Built Environment Performance Plan prepared for National Treasury
- Three main transport corridors
- Six catalytic TOD projects



ENCOURAGING PRIVATE INVESTMENT



Make corridors and project areas attractive to developers and other investors through:

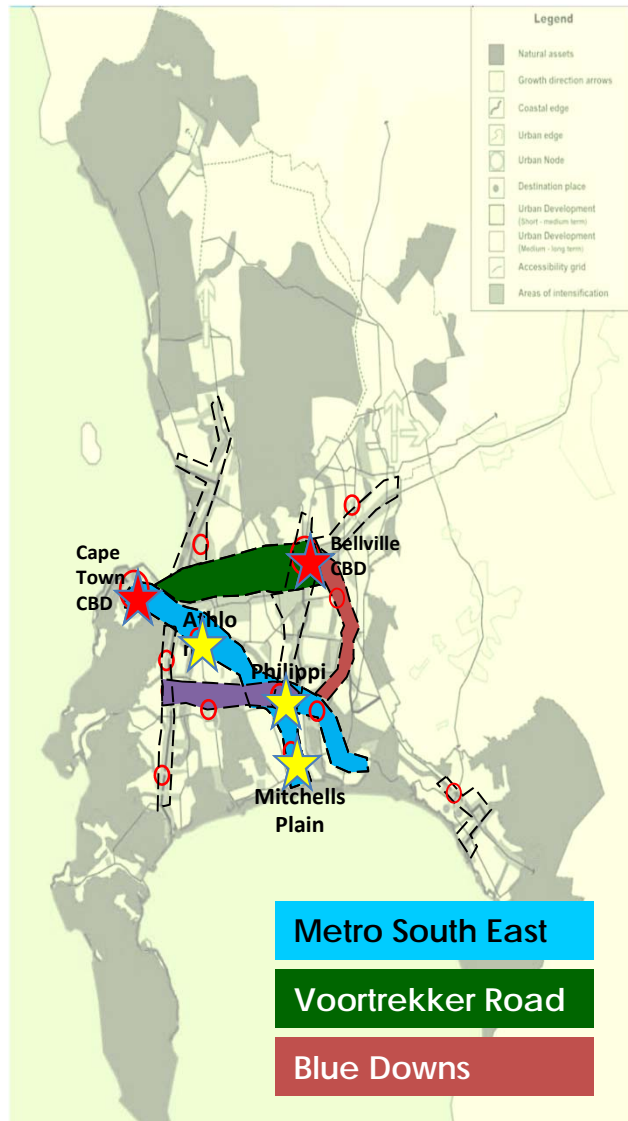
- Fast-tracking development applications;
- Pro-active rezoning;
- Title deed restriction removals;
- Overlay zones for increased densities.



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CONNECTING OUR COMMUNITIES



Three corridors to link communities and bring more people into the formal economy:

- The Metro South East – City Centre corridor;
- The Voortrekker Road corridor – between Cape Town’s historic CBD and Bellville;
- The Blue Downs / Symphony Way corridor, linking the Metro South East and Bellville

METRO SOUTH EAST CORRIDOR

Encouraging mixed use and access to opportunity for low income communities with:

- MyCiTi trunk routes linking Mitchells Plain and Khayelitsha to jobs and opportunities in Claremont and Wynberg;
- Focussed public investment in Phillippi East as part of the Phase 2A MyCiTi rollout.



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VOORTREKKER ROAD – BELLVILLE CORRIDOR

- Identified for targeted intervention
- Will reverse decline in this important node
- Has existing business development, rail services, universities and small businesses
- Many features of TOD in place already

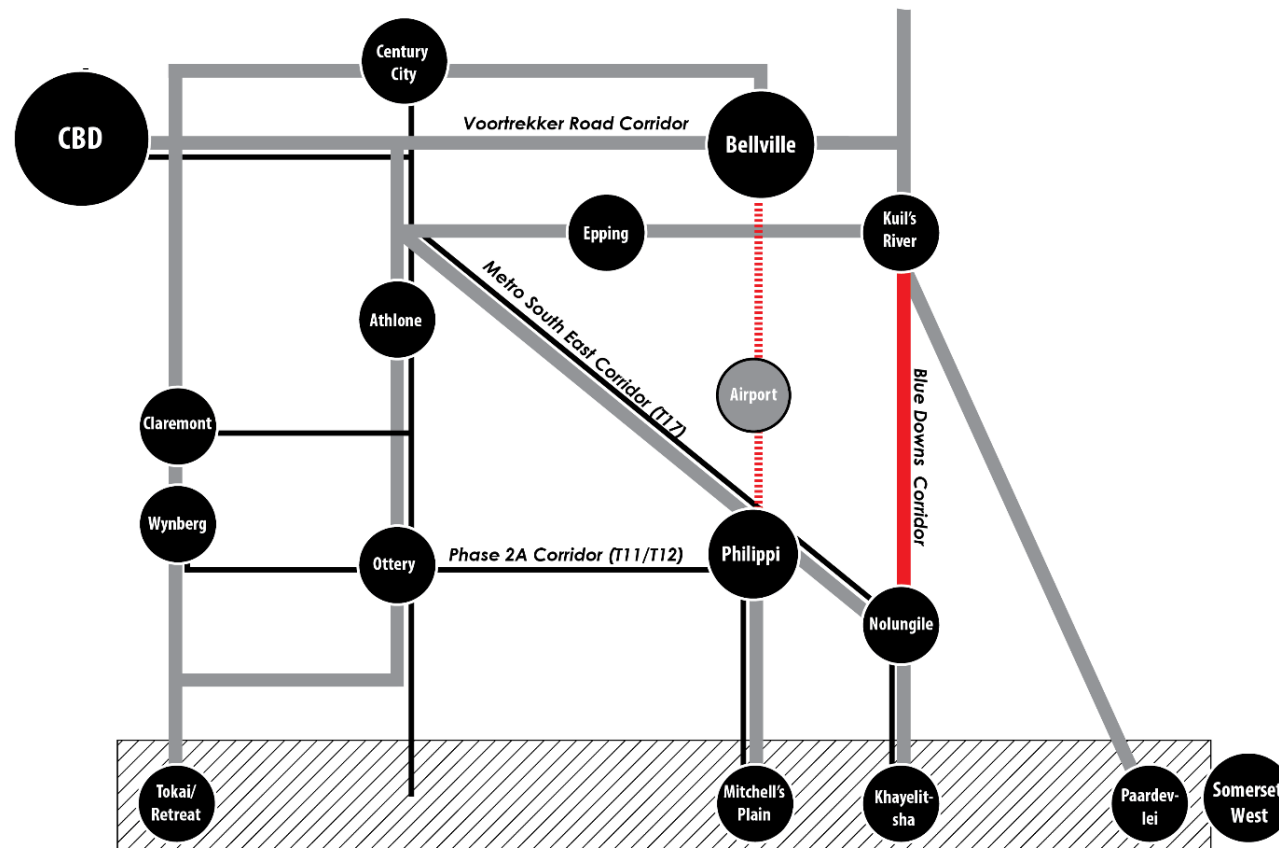


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BLUE DOWNS SYMPHONY WAY CORRIDOR

- Rail link between the Metro South East and Bellville
- Depends on a strong partnership with PRASA and Metrorail



TOD PROJECTS UNDERWAY

The Foreshore Freeway Precinct will build further on the successes of the CBD and the Waterfront and transform the area between the unfinished freeways:

- 6 bids presented to the public
- Adjudication underway
- Includes affordable housing



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TOD PROJECTS UNDERWAY

- Ebenezer and Gallows Hill – affordable housing in central city
- Athlone power station site
- Paardevlei



Athlone power station site



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BUILDING PARTNERSHIPS FOR SUCCESS

- Cape Town is growing fast
- People are drawn to the opportunities and lifestyle we offer
- Opportunities for well-managed urban growth
- Strong partnerships will enable us to end the legacy of the apartheid city.





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THANK YOU

Councillor Brett Herron
Mayoral Committee
Member for Transport and
Urban Development



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