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# Call on residents to comment on draft

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**T**he City of Cape Town is inviting residents and stakeholders to help refine the draft Local Spatial Development Framework (LSDF) for the Big Bay area, a community-driven plan that will help shape the neighbourhood's future. The framework includes West Beach and Erf 1117, the large parcel of land owned by the National Department of Public Works.

*TygerBurger* recently reported on the issue of Erf 1117, which remains a focal point for local discussion due to uncertainty around its future use and environmental sensitivities. The City has now confirmed that there is no active development application for the site, but proposals in the LSDF outline possible approaches should development be considered in future.

The Open Day will take place on Saturday 1 November from 10:00 to 14:00 at Bloubergstrand Hall, and an online session will be held on Thursday 13 November from 18:00 to 20:00. The closing date for comments is 12 December.

## COMMUNITY-LED PROCESS TAKES SHAPE

The draft LSDF originated from a community-driven initiative, supported by Subcouncil 1 in 2022 and led by the Blaauwberg Spatial Association. Local residents appointed professional consultants and compiled a first draft, which was later revised in partnership with City planners.

Deputy Mayor and Mayco member for Spatial Planning and Environment Eddie Andrews praised the community's involvement. "Those who live and work here have invaluable knowledge about the unique qualities of their neighbourhoods,"

## RESIDENTS, WHO EXPRESS OPTIMISM AND CONCERN, CAN HAVE THEIR SAY.

he said. "We want to tap into that knowledge to refine the framework and ensure Big Bay reaches its full potential while protecting its environmental assets."

## BALANCING GROWTH AND CONSERVATION

The draft LSDF sets out a development vision that balances urban growth, biodiversity protection and public accessibility. It identifies ten sub-precincts across the Big Bay, West Beach, and Blaauwbergstrand areas, with proposals for higher-density housing along transport corridors, mixed-use activity nodes, and the extension of the Blaauwberg Nature Reserve.

Other ideas include creating a continuous coastal walkway from Marine Circle to Big Bay, park-and-ride facilities, and coastal protection measures to address the impact of climate change and sea-level rise.

Ward councillor Jonathan Mills said: "I'm very pleased to see this new Local Spatial Development Framework (or LSDF) proposal come to the public for comment. Like the recent Blaauwberg Road Corridor LSDF, this new LSDF is a detailed zoning plan to guide the development of our area. The majority of the focus is on Erf 1117 (aka Happy Valley) as that is the largest undeveloped piece of land in the area. Other key aspects include school sites and potential development nodes into West Beach and Blouberg Rise."

He said he fully supported the handing over of 40% of Erf 1117 to the nature reserve to be a green corridor where



Residents and stakeholders are encouraged to comment on the draft LSDF for Big Bay and surrounding areas. The City is hosting an Open Day on 1 November and an online session on 13 November where attendees will have the opportunity to ask questions. The closing date for comments is 12 December.

critical biodiverse areas will be protected. "Erf 117 is owned by the National Government and has been earmarked for housing... There are no low-cost or RDP housing zones; there is some affordable housing that generally means flats from around R600 000 upwards, but most will be open-market flats and single residential houses at the same prices as other new developments in the area..."

## RESIDENTS SHARE THEIR VIEWS

Community members have expressed a mix of optimism and concern. "It's good to see the City acknowledging all the hard work residents have already put into this plan," said John van Wyk of Bloubergstrand.

"Erf 1117 has been a worry for years,"

said Sarah du Toit from West Beach. "I'm glad *TygerBurger* and the City are keeping it in the public eye."

Tanya Ross, from Table View, said: "We have rare fynbos species here that need to be protected."

Said Kabelo Mokoena from Big Bay: "This is our chance to help shape the neighbourhood's future, and not just complain about it later."

## HOW TO HAVE YOUR SAY

Comments close on 12 December.

Residents can participate by:

- Visiting [www.capetown.gov.za/haveyoursay](http://www.capetown.gov.za/haveyoursay)
- Going to the Big Bay Library or Subcouncil 1 office
- Sending an email to Blaauwberg. DistrictSDF@capetown.gov.za