

## **ADDRESS TO THE WCPDF 2016 CONFERENCE MAYOR PATRICIA DE LILLE**

Mayoral Committee Members, Councillors Johan van der Merwe and Garreth Bloor

Councillors from the Bitou municipality

Officials from provincial government and various municipalities

Members from the various professional and industry associations

Developers and development consultants

Members of the Western Cape Property Developers' Forum

Representatives from SAPOA and the Green Buildings Council of SA

Members of the media

Good morning, goeie more, molweni, as-salaam alaikum, shalom

1. It gives me great pleasure to address you all again this year.
2. Last year our engagement was fruitful and I am grateful to hear that the City's plans have been well received by the industry even though we have to make very difficult decisions at times and balance very complex needs of our growing city.
3. We are coming to the end of our term and if re-elected, we will continue to work hard to make progress.

4. Billions of rands of development and investment are coming into our city, keeping our unemployment rate of 21.1% lower than the national unemployment rate at 26.7%.
5. The property sector is a key part of our Economic Growth Strategy where we attract investment and create much needed jobs.
6. I encourage all investors and property developers to continue engaging with the trade and investment desk in my office so that we can be aware of your thinking and to hear where development opportunities lie.
7. We thank those developers and investors for their confidence in our city and we remain committed to sound, clean governance that will continue to attract investment and create jobs.
8. This forum is crucial to ensuring that we make this great city even greater.
9. In order to give effect to the new planning legislation and the development principles set out in SPLUMA, the Municipal Planning Tribunal has been established with highly qualified and experienced private and public sector members.
10. SPLUMA provides for various development principles, one of which is to redress the imbalances of the past and to ensure that there is equity in the application of spatial development planning and land use management systems.

11. Another development has been the adoption of the City's Transit Orientated Development strategy.
12. Our plan with this strategy is to prioritise development along major transport corridors.
13. With this strategy, our goal is to realise:
  - urban space that is compact and well connected,
  - developments that are conducive to economic and social efficiency,
  - where residents have easy access to efficient, sustainable and affordable public transport and utility services, and
  - and where we find a balance between protecting the environment and development
14. In order for us to achieve our goals all future developments must have the right mix of land uses that produce or attract movement in the right places with the aim of balancing and reducing travel patterns across the city.
15. The City of Cape Town is seeking to optimise the location of future residential areas for all income groups in relation to economic and work opportunities.

16. This will result in shorter travel distances and times for all residents which will hold substantial benefits for lower-income households who currently spend a crippling proportion of their income on transport due to the dispersed nature of communities.
17. For this to happen, new developments should be a high density mix of housing, shopping, recreational and transport choices, and the location of these developments must enable residents to walk, cycle or use public transport.
18. I encourage all developers to consider our TOD Strategic Framework when planning new developments.
19. Going forward, the City will in conjunction with the private and public sector, implement this new approach to integrated spatial and transport planning to reverse the legacy of apartheid segregation and to meet the demands of future population growth in a more sustainable way.
20. Having said that, I would like to ask the forum – developers and investors whether you are using our Economic Areas Management Programme (ECAMP) system?
21. Our ECAMP system identifies prioritised business zones where we can implement the Business Retention and Expansion project.

22. These have already been undertaken in areas such as Philippi, Retreat, Blackheath, Bellville and are ongoing with relevant area partners such as the City Improvement Districts (SRA's), Greater Tygerberg Partnership and Philippi East Development Initiative (PEDI).
  
23. ECAMP allows us to track and routinely assess the market performance and long-term growth potential of over seventy business precincts across the metro and identify interventions to ensure that each business district can perform optimally.
  
24. I would value your input and response on the system and any ideas on how we can improve the system.
  
25. In line with our efforts to create an opportunity city by leveraging the City's assets and stimulate economic growth and investment with the release of property not required for municipal purposes, the City has released a number of properties to the market in the current financial year.
  
26. These include sites in Lansdowne, Simons Town, Mitchell's Plain, Goodwood, Blue Downs and Brakenfell amongst others.

27. We have also repackaged a site in Century City by subdividing it into smaller erven which may be more marketable.
28. In terms of the role of development in the City and our support as a regulator, the last three financial years from 2012 until 2015, has seen an increase of 9.8% in the number of development (both building plan and land use) applications processed by the City.
29. The value of building work approved increased by 44.5% from R14.6 billion in 2012/2013 to R21.1 billion in 2014/15.
30. Since the implementation of our electronic workflow system (DAMS) in April 2014, more than 56 000 building plans and more than 20 000 land use applications have been processed to date.
31. The National Treasury commissioned the World Bank to conduct its international “Ease of Doing Business” benchmarking at a sub-national scale by benchmarking all South African metros individually against its standard six indicators. One of these are building plan approvals.
32. Cape Town at 79%, scored not only number 1 in South Africa on this building plan approvals, it scored higher than

the 76% average for High Income Economies amongst the Organisation for Economic Co-operation and Development (OECD) countries.

33. It is more difficult to stay on top, than getting there. So what are we doing next?
34. I am delighted to announce that as of 18 April 2016 planning and building plan applications can be submitted via the internet as a web portal submission platform has been implemented as I promised to SAPOA in October 2015. This is a first in South Africa.
35. This portal submission and tracking tool is already being used and test-driven by a number of architects, planners and engineers as pilot users.
36. You can now conduct business via the City's web portal from the comfort of your own office, home or abroad.
37. This removes the need to stand in a queue or producing hard copy documents.
38. Users are able to track their own applications online every step of the way.

39. Initial feedback from users is very positive and I encourage you all to register for e-submissions.
40. In November 2015, we also announced our multi-year R750million Congestion Relief programme which will see investment into new roads and road upgrades that will assist in alleviating traffic at various pressure points across the City.
41. I appeal to you to work with us to solve the congestion problem.
42. We also have a responsibility to balance the needs of our residents, business and protect the environment so we have to carefully consider the long lasting impact of development on resource efficiency and climate change resilience measures.
43. Tomorrow, City officials will be presenting the latest trends in resource efficient development and the cost benefits of resource efficiency measures.
44. We have to do more with less, and do it better.
45. In closing, as we discuss the future of our city, goals and challenges, let us take our responsibilities seriously.



46. We are committed to our plan to serve the needs of all citizens more efficiently and build a city where freedom, fairness and opportunity for all is realised.
47. Let us continue to make progress possible, together.
48. Thank you, baie dankie, enkosi.

**ENDS**