

Ottery site

Ottery Road & Old Strandfontein Road, Ottery,
Cape Town, South Africa



Note: Competition timeframes for Cape Town sites extended to early 2019. New deadline for submission of Expression of Interest to be confirmed in the new year.

This site of 48ha consists of several land parcels comprising an extensive piece of open undeveloped land, located in the southern suburb of Ottery, next to the existing Ottery commercial node on the Cape Flats, some 12km outside Cape Town CBD. This major site is surrounded by mostly low-density suburban single residential development with some community facilities, and some commercial activity a short distance further away.

Constituting the site's southern boundary, Ottery Road forms part of phase 2 of the City's BRT roll-out programme and would in future accommodate the planned Wetton-Lansdowne trunk route (over the next 3 to 5 years), with a number of stations along the edge of the site.

With the possibilities that the new public transit route will create, this unutilised site presents an extensive mixed infill development opportunity in a suburban setting. It is suitable for significant medium to higher density mixed residential development, with associated infrastructure and facilities, as well as commercial, employment and mixed use nodal elements.

The City of Cape Town expects on this site innovative projects that will demonstrate new forms of medium density urban development with high environmental performance. In accordance with the objectives of the municipality to limit the ecological impact of city growth, bidder teams will have to propose the best solutions towards a carbon neutral and resilient urban development.



Expected program:

Medium to higher density mixed residential development (including affordable / gap housing) with associated community infrastructure and facilities, together with some higher density commercial / employment / mixed use nodal elements towards the existing Ottery commercial centre to the south. The stormwater / wetland parts of the site would need to be accommodated in a green open space network, which also includes some functional recreational open space.

Owner:

City of Cape Town

Plot area:

Approximately 48ha.

Type of property transfer intended:

Normally full freehold disposal of the asset, but depends on the proposal (eg whether the planned upgrading of an informal settlement community that exists on a part of the site, is to be incorporated or excluded from the development proposal). A leasehold arrangement or a combination of freehold/lease options could also be considered where appropriate.

➤ Presentation of the site and expectations for its redevelopment

Consisting of several land parcels, the site is an extensive piece of open undeveloped land in the southern suburb of Ottery on the Cape Flats, some 12 km outside Cape Town CBD. It is surrounded by mostly low-density suburban single residential development, together with some related community facilities, including a school abutting on its north-eastern side and a higher density sectional title apartment complex on its western side.

The site enjoys good vehicular access via major arterials and higher order roads in the form of Ottery Road in the south and Old Strandfontein Road traversing it in a north-south direction. New Strandfontein Road is located a small distance further to the east.

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The existing Ottery commercial node is located directly to south-east.

The plan below shows its location and context within the greater metropolitan Cape Town.



Besides accommodating stormwater drainage channels and outlets with some low lying parts being flood-prone, as well as a small informal settlement (Freedom Park) which is in the process of being planned for in-situ upgrading to formal housing development, the site remains largely unused and undeveloped open space.

It presents an extensive mixed infill development opportunity in a suburban setting. It is considered suitable for significant medium to higher density mixed residential development (including affordable / gap housing) with associated community infrastructure and facilities, together with some higher density commercial / employment / mixed use nodal elements towards the existing Ottery commercial centre to the south. The storm water / wetland parts of the site would need to be accommodated in a green open space network, which is to include some functional recreational open space as might be required by the new community to be established on site. Abutting development would need to positively interface with the open space network to ensure natural surveillance and safety.

The future Sheffield Road extension that is planned to traverse the site, would need to be accommodated and provided for by means of a road reserve.

Although planning for the formalisation of the existing Freedom Park informal settlement is at an advanced stage (reference application case no 70325373), this element can be incorporated into a bigger scheme (and its form and layout / density revisited), provided the approved beneficiaries are accommodated in the new development. Alternatively, it can be excluded, subject to the provision of adequate access to it through the new development.

Existing water and sanitation as well as storm water infrastructure that traverses the site would have to be accommodated in any future development and protected by means of servitudes.

Subject to the procedures mentioned elsewhere in this document, there are no obstacles to releasing the site for development purposes. Due to its large extent, development of the site would need to be implemented in phases. Release of the land would likely be based on such phasing logic. Depending on proposals received and the success of implementation of initial

phases, the City will decide whether and/or how to proceed with latter phases. Due to the environmental constraints, any proposal for this site would need to first propose an overall development framework and strategy which would indicate a) the developable parts of the site and b) the likely possible phasing / sequencing in which the

development would need to be implemented. In addition, detailed proposals would then have to be provided for at least the first likely phase as well.

Property reference: Remainder Erf 1940 & Remainder Erf 1449, and Erven 2923 to 2925, and 2978 to 2986, Ottery.

➤ Specific planning rules and regulations regarding the development of the site

Current zoning:

- Two remainders – Limited Use Zone (LU), which does not permit any use and must be rezoned;
- Smaller sites – Single Residential Zone 1 (SR1), some Transport Zone 2 (TR2) road reserves (unbuilt roads) and Open Space Zone 2 (public open space).

An extract of the zoning map showing the site appears below. Further zoning information is available at

<http://www.capetown.gov.za/Work%20and%20business/Planning-portal/Online-planning-and-building-resources/Online-zoning-viewer>



The site is subject to the City of Cape Town Development Management (Zoning) Scheme and the over-arching Municipal Planning By-law, 2015 (as amended), copies of which are available at

<http://www.capetown.gov.za/Work%20and%20business/Planning-portal/Regulations-and-legislations/Land-use-and-zoning>

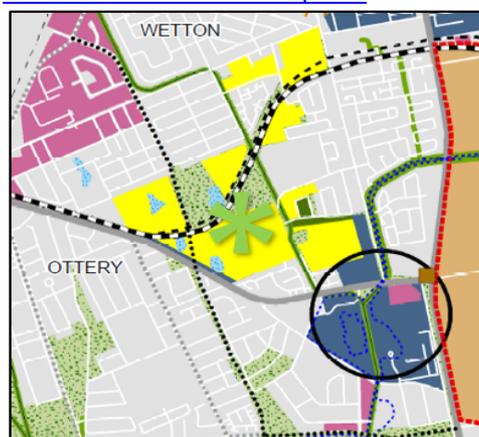
Consolidation, rezoning and subdivision (township establishment) will be required. A mixture of various use zones and land uses is considered appropriate. This would include some mixed use (which includes high density residential units) and commercial elements closer to the existing commercial centre to the south, a mixture of residential density and tenure types with supporting community uses elsewhere on the site, and some open space

and road reserve corridors to accommodate the environmental and hydrological constraint areas, as well as future transport infrastructure. As the site contains some biodiversity features and may be subject to hydrological constraints, separate environmental impact authorisation would also be required. As a result of the extent of the site, heritage impact approval will also be required for new development proposals.

Being the responsibility of the successful bidder, these applications would have to commence after awarding of a bid and might take several months to complete. The City is however committed to working with bidder teams to assist and facilitate the expeditious processing of required development applications as far as possible as part of this initiative to enable successful implementation of approved proposals.

An extract of the Cape Flats District Spatial Plan which covers the area (and indicates its intended future use for urban development purposes, interspersed with some green open space network), is provided below, in respect of which more information can be accessed at

<http://www.capetown.gov.za/Work%20and%20business/Planning-portal/Spatial-Plans-and-Frameworks/District-plans>



Implementation would also need to be preceded by building plan approval in terms of the National Building Regulations and Building Standards Act, No 103 of 1997, more information in respect of which is available at <http://www.capetown.gov.za/Work%20and%20business/Planning-portal/Regulations-and-legislations/National-building-legislation>

Building plan and development applications (such as for example rezoning) can be submitted online at <http://www.capetown.gov.za/Work%20and%20business/Planning-portal/Applications-and-submissions>.

The inclusion of the site as part of this initiative is subject to in-principle approval of its release / disposal for development by the City Council, as required in terms of the Municipal Finance Management Act, 2003, the Municipal Asset Transfer Regulations, 2008, as well as the procedures in the City's own Supply Chain Management Policy, 2017

and the Management of Certain of the City of Cape Town's Immovable Property Policy, 2010. This is currently being considered by the City Council and more information in this regard is available on request.

Subsequent to conclusion of the Phase 1: Expression of interest phase process, the City Council will be requested to confirm the site's release for development purposes. The detailed (Phase 2) bidding phase will include bid approval by the City's Immovable Property Adjudication Committee (IPAC).

Asset transfer / occupation normally occurs upon development rights falling in place.



Specific climate or environmental issues regarding the development of the site

Besides the general imperative to pursue lower carbon, more resilient and resource efficient forms of future development, the site contains some elements of critical biodiversity and low lying parts of it may be flood-prone / subject to hydrological constraints. These issues will need to be addressed in a development proposal and separate environmental impact authorisation would be required.

Apart from those already mentioned, any developer would need to pro-actively engage with the existing Freedom Park beneficiary community and work closely with local community structures and representatives in this regard.

It should be noted public consultation forms a standard part of any development application process.

