



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Case ID 1500166355

**Erf 63422, 26 Ncedo Street,
Umrhabulo Triangle, Khayelitsha**

Development Management

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MOTIVATION FOR SPOT ZONING I.T.O SECTION 99(3) OF MUNICIPAL BY-LAW, 2015

LAND USE MANAGEMENT APPLICATION

ALEX INFORMAL SETTLEMENT, UMRHABULO TRIANGLE, KHAYELITSHA

PROPERTY: ERF 63422

OWNER: CITY OF CAPE TOWN

DATE: 8 JUNE 2026

INTRODUCTION

Any land use management application must be properly motivated in terms of the **criteria set out in Section 99(3) of the City of Cape Town Municipal Planning By-Law, 2015, where regard must be given to Section 42(a) for the rezoning of land, including rezoning to subdivisional area overlay zoning, which is what is application is for.** This motivation will include (1) a background; (2) physical characteristics of the application premises and surrounding area; (3) a development proposal; and (4) the desirability of the development.

1) BACKGROUND

The City of Cape Town's (CCT) Informal Settlements Basic Services (ISBS) Branch is seeking to scale-up innovative sanitation technologies, in cases where it is not possible to provide full-flush toilets. A pilot project of the use of Water Efficient Sanitation Systems (WESS) was tested using three different service providers between 2024-2026. Due to the overall, general success of the pilot, another five informal settlements have been identified for a second round of installations.

Currently, the CCT offers non-sewered sanitation solutions, including chemical toilets, and container-based sanitation (CBS) options: portable flush toilets and container toilets. These sanitation systems are implemented in informal settlements where it is very challenging or unable to provide sewerage-sanitation, like full-flush toilets that are connected to the sewer grid of the City. These non-sewered sanitation systems in informal settlements are outsourced to private service providers at a high cost and environmentally taxing. Therefore WESS - as closed-loop, off-grid sanitation technology - proves to improve basic services in informal settlements and increase the level of environmental resilience and financial sustainability for the City.

As part of the scale up phase, Alex informal settlement has been identified as one of the readiest recipients of the WESS technology. It does, however, form part of a pipeline of informal settlements that are systematically being prioritised for WESS in the medium- to long-term, guarded the ongoing success of the programme.

To proceed with WESS as a utility service provision in Alex, a development application must be undertaken. This application is for a Rezoning, specifically known as "spot zoning" where only a portion of a property requires rezoning.

Site specific information is outlined as follows:

Applicant & Owner Details: Property Transactions Department, City of Cape Town.

Property Details: Erf No. 63422 with Title Deed No.

Physical Address: 26 Ncedo Street, Umrhabulo Triangle, Khayelitsha.

Current Zoning: Community 1 (CO1)

Application Summary: Rezoning from Community 1 to Single Residential 2: Incremental Housing "Spot Zoning" for provision of a Utility Service, namely a WESS Treatment Plant and Toilet Block.

As it stands, there are no previous land use applications concerning this site. The known history of the site indicates that the site was vacant/unoccupied until around 2020/2021 when a land invasion occurred, and the land has been used for informal housing and informal small business activity since. See Figures 1 and 2 below:



Figure 1: Aerial image of Alex as of January 2025. Source: City Map Viewer.



Figure 2: Aerial image of Alex in January 2020. Source: City Map Viewer.

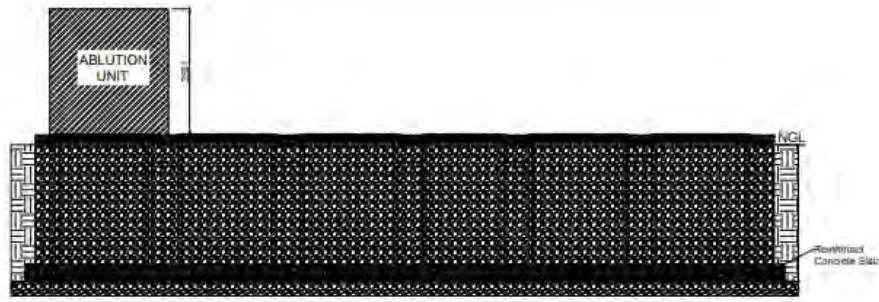
2) PHYSICAL CHARACTERISTICS OF PREMISES & SURROUNDING AREA

The subject property, Erf 63422, is currently an informal settlement known as Alex (Zone 15) in Umrhabulo Triangle, Khayelitsha. The property is located on the southeastern portion of the settlement and is slightly more elevated than the rest of the settlement.

Alex informal settlement is surrounded by formalized urban residential buildings and fully paved formal roads. While the settlement slopes inward, there is minimal variation in elevation in the settlement. The settlement is mostly sandy, with more stable and tightly packed sand on the periphery.

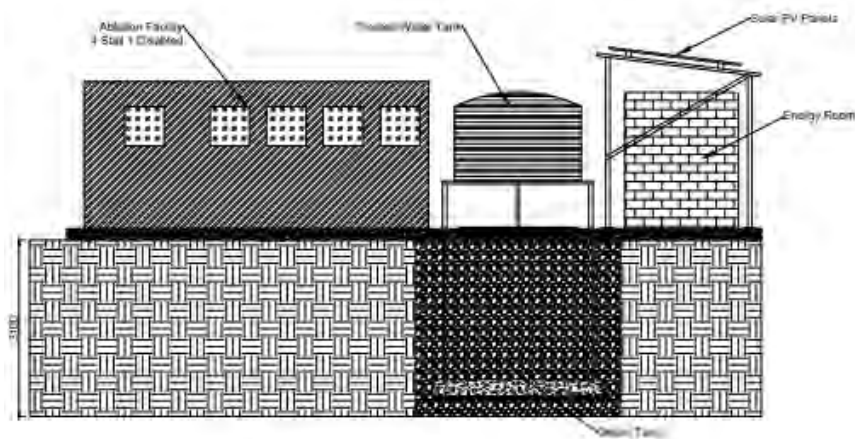
A potential location for the WESS plant and toilet block installation was identified on the southeastern edge of the settlement along Themba Mazibuko street. Currently, this space is fenced off with container structures on both sides of the open space. It was identified as an informal business site prior to being abandoned. The community leadership identified this space as a suitable location for the WESS installation. Although the land is not privately owned, it may be necessary to find out who erected the fence and containers to inform them of a change in the use of the land. The space is situated next to a small residential tarred road. Even though space is limited due to the neighbouring informal residential structures, access for the construction of the facility is possible as it is located adjacent to a neighbourhood road. See proposed location for the development of the WESS treatment plant and toilets in Figure 3 below:





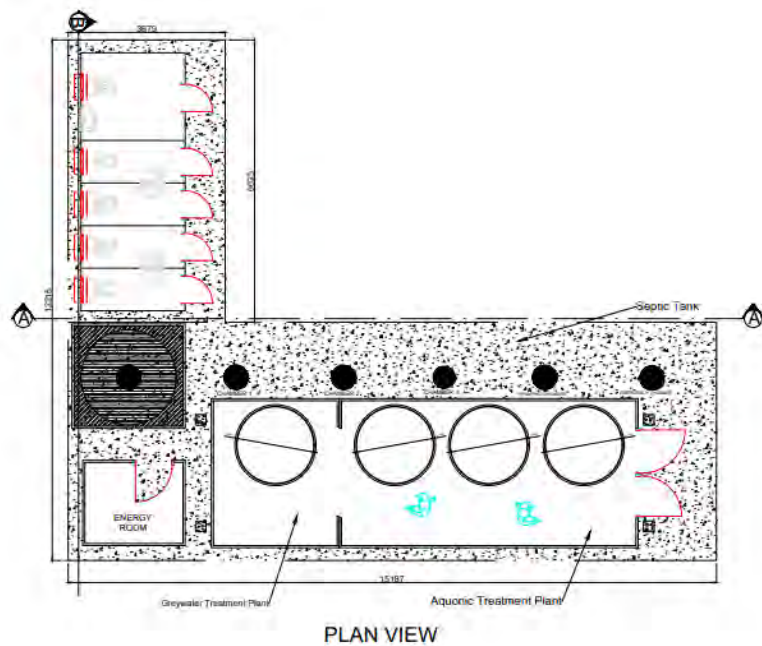
SECTION A-A

Figure 4: Cross section of typical unit type for the ablution block at the pilot site in 7de Laan.



SECTION B-B

Figure 5: Cross section of site composition displaying ablution block and energy supply at pilot site in 7de Laan.



PLAN VIEW

Figure 6: Full plan view of the 7de Laan pilot site showing ablution blocks and plant.

4) DESIRABILITY

This motivation will focus on the following aspects of desirability for the proposed land use change with the rezoning application for Spot Zoning. For this the section focuses on the desirability of the WESS on-site treatment plant and the block of toilets in Alex as an informal settlement nestled within the urban fabric of Umrhabulo Triangle, Khayelitsha.

4.1 Socio-economic impact

Due to this development's purpose being the furtherance of service delivery, restoring dignity to City residents and bridging the gap left by an overwhelmed bulk service network, the socio-economic impact of this development is projected to be positive. The flush toilet experience and having a clean toilet bowl for every new user, is part of settlement upgrading and restoring dignity to residents in informal settlements who do not have access to this service otherwise. The provision of this service has gone a long way in garnering community support and investment in the upkeep of this development. The proposed development will also employ a plant assistant and a janitor from within the community, and this is projected to contribute positively towards the socio-economic impact on the residents.

4.2 Compatibility with surrounding uses

Regarding, compatibility with the surrounding uses of land, the site is in and is surrounded by a formal residential area comprising of Single Residential 1 and Single Residential 2 properties. The proposed rezoning for Spot Zoning on the exact location the WESS facility will be implemented remains aligned to the existing zoning in the areas, which will remain as is. The Spot Zoning application will therefore fit into the urban fabric of the area and will contribute to the long-term incremental upgrading of Alex. It will also support future housing development in a water efficient and environmentally sustainable way. The ablution blocks are intended for use by the residents of Alex, and the biodegradable products used in the treatment plant is compatible with typical residential/domestic context. This will prevent or reduce any environmental degradation that result from using heavy chemicals often used with chemical or container toilets, or other means in which household dispose of human waste without sewerage sanitation systems in place (i.e. full flush toilets).

4.3 Impact on external engineering services

In terms of impact on external engineering services, the impact on these services is projected to be minimal as this system is a closed-loop system that does not tap into the existing bulk water infrastructure. Regarding energy input, one of the principal components of the WESS facility is its energy efficiency. The facility is predominantly powered by both solar and wind energy, and the City of Cape Town's electricity grid will only be utilized in the case of unforeseen downtime due to severe weather conditions which would render the plant unusable, or in incidences of vandalism. The only municipal water supply will be provided in the initial fill of water required for the treatment plant, and for top-up purposes approximately once a year. In the event of

the internal handwashing basins' potential downtime, an outside tap will be provided for temporary handwashing purposes only, also connected to the municipal domestic water supply.

4.4 Impact on safety, health and wellbeing of surrounding community

Public toilets such as chemical and container toilets pose a health risk to communities as there is very little separating the user from the system of the toilet, making it easy for bacteria and odours to remain in the cubicles where people stand or sit to use the toilets. These toilets are also not adequately secured, making the areas surrounding the toilets incompatible with a safe toilet experience. The WESS facility as the proposed development will have a positive impact on the overall safety of communal toilets. Security in the form of fencing and lighting is also built into the facility, as well as the employment of janitors and plant assistant to maintain the cleanliness and property functioning of the facility. A community co-design process also forms part of the project implementation to help with community buy-in and collective protection of the facility.

4.5 Impact on heritage & the biophysical environment

Khayelitsha, where Alex forms part of Umrhabulo Triangle, is located about 19 km east of Wynberg and 25 km southeast of Cape Town, was established during apartheid as a controlled relocation site. Its name, derived from isiXhosa, means "new home." The township was intended to accommodate long-term residents of the Cape Peninsula, while those who had lived there for less than ten years were to be forcibly moved to the Transkei. These policies sparked strong resistance, leading to violent clashes between residents and the government. Despite this, over 100,000 people were repatriated to the Eastern Cape. A shift in policy in 1984 allowed residents to apply for 99-year leaseholds, marking a key moment in the township's formal development.

Following its proclamation, Khayelitsha experienced rapid growth, particularly in the 1990s after the end of influx control enabled migration from the Eastern Cape. By 1995, the population had exceeded half a million people, many sustaining livelihoods through informal economic activities such as selling milk from cattle they brought with them. Environmental rehabilitation efforts also became part of its development trajectory, most notably with the establishment of the Khayelitsha Wetlands Park in 1998. Once degraded and littered, the wetlands were transformed into an environmentally sustainable and visually valued landscape, now a source of pride for the local community.

Culturally, Khayelitsha reflects a strong isiXhosa heritage shaped by migration and adaptation. Traditional practices such as initiation rites, healing, storytelling, and communal gatherings remain important, while music, dance, and oral traditions continue to thrive. At the same time, the township has developed a vibrant contemporary cultural identity, expressed through street art, fashion, local cuisine, and performance. Community organisations, informal markets, and creative industries play a vital role in preserving heritage while fostering innovation and economic

opportunity, making Khayelitsha (of which Zinzi is apart) a dynamic and evolving cultural hub.

4.6 Impact on traffic, parking, access and other transport-related considerations

Khayelitsha's location along the N2 makes it an ideal region for incremental upgrading of services due to the ever-expanding population that makes up a large portion of the work force, and the reliance on the public transport system. The area in which Alex is located has taxi, MyCiti and Golden Arrow routes that service the greater area of Umrhabulo Triangle. There is no projected long-term impact on traffic, parking or access as the development is contained entirely within the settlement and it is within walking distance for residents (users).

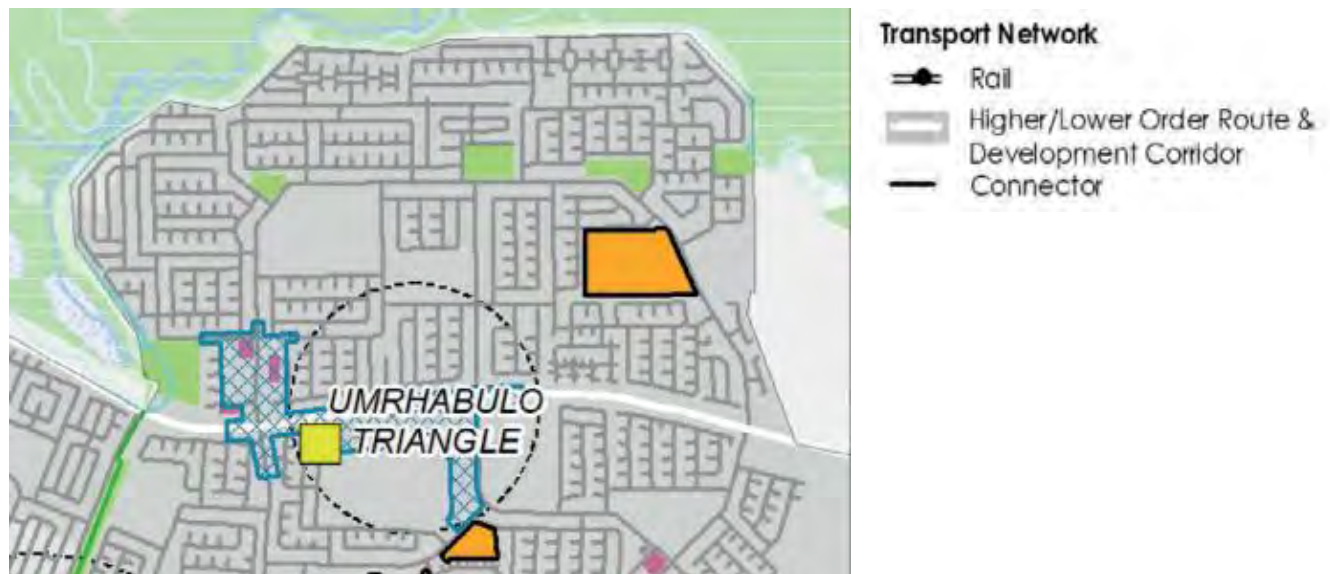


Figure 7: Extract of Greater Khayelitsha displaying the transport network of the Umrhabulo Triangle area. Source: Khayelitsha, Mitchells Plain, Greater Blue Downs District Spatial Development Framework, 2023.

CONCLUSION

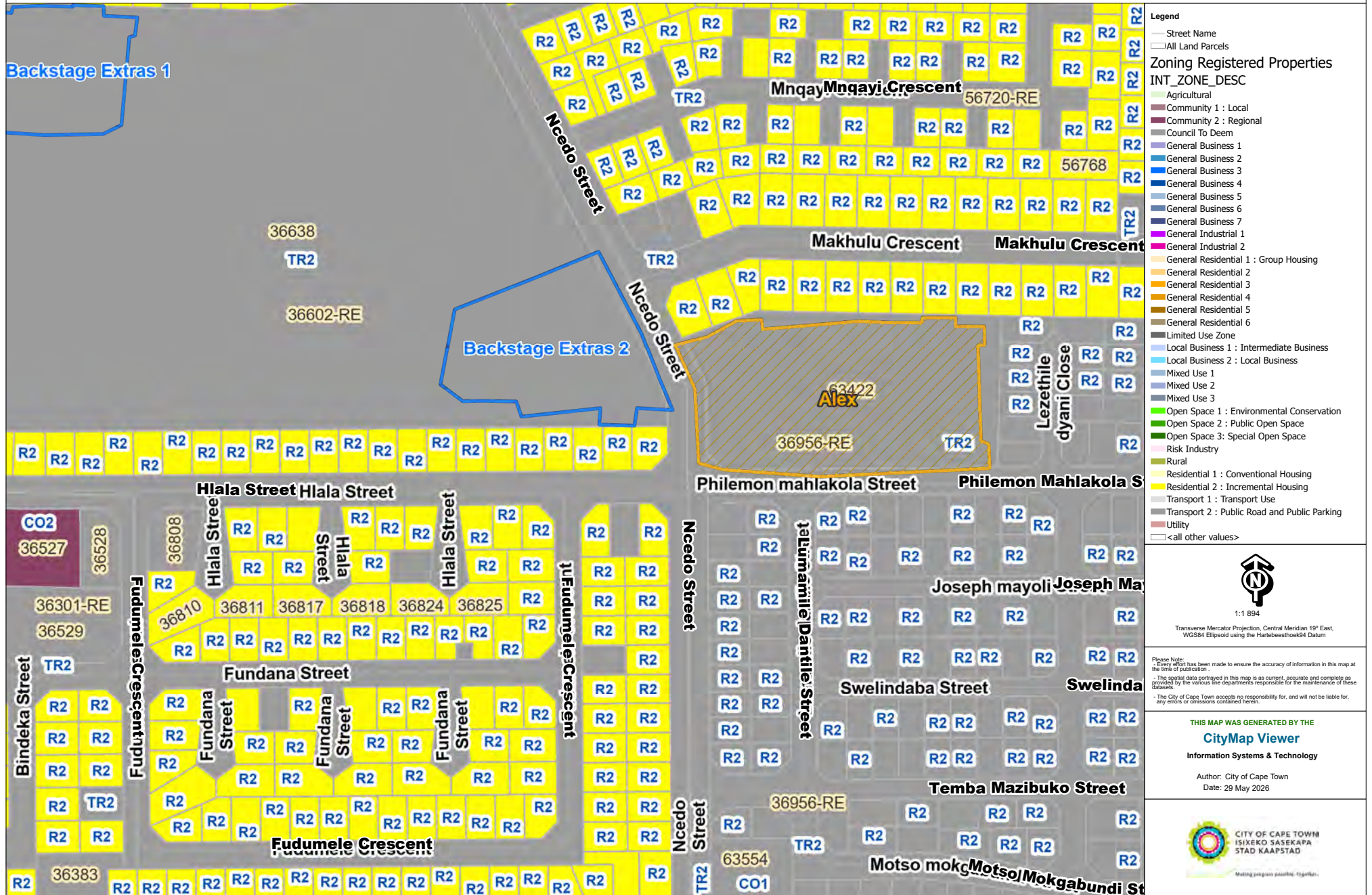
The rezoning of Erf 63422, Khayelitsha, is essential to fulfil the City of Cape Town's Informal Settlements Basic Services Branch's mission to provide flush toilets using innovative sanitation technologies such as the WESS. Considering climate change and the cost of proving basic services, it is imperative for the future of service delivery in Cape Town to look towards more environmentally and economically sustainable routes.

The Alex (Zone 15) informal settlement is ideal for this development as it is located within an established urban formal residential area, and the development will contribute to the long-term incremental upgrading of the settlement in the future. The WESS development will contribute to the long-term incremental upgrading of the settlement in the future. Furthermore, the development will have a positive impact on the socio-economic reality of residents in the area as there are some opportunities for employment, as well as the restoration of dignity with the provision of the flush toilet experience. The development will have minimal negative impact on the external

engineering services as the development is mostly self-sufficient outside of the initial water supply, electricity and sewerage grid.

The provision of the flush toilet experience will have a positive impact on safety, health and wellbeing of the surrounding community as the output of raw sewerage will greatly decrease, except for remaining sludge that is removed only once a year. The toilet facilities will also be adequately illuminated and selective operating hours of use of the facility will bolster the physical security for users. Furthermore, this development will have minimal long-term impacts on traffic, parking and access because the facility will be fully contained within the settlement for use by residents only.

Alex (Zone 15), Umrhabulo Triangle, Khayelitsha Locality Plan

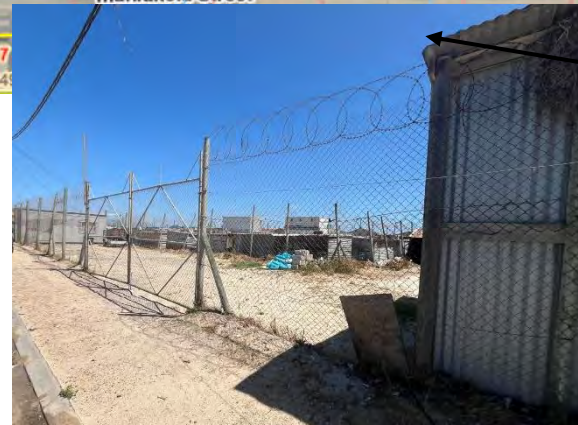


Site Development Plan for WESS Installation at Alex (Zone 15) Informal Settlement, Umrhabulo Triangle, Khayelitsha



Water line

Sewer line



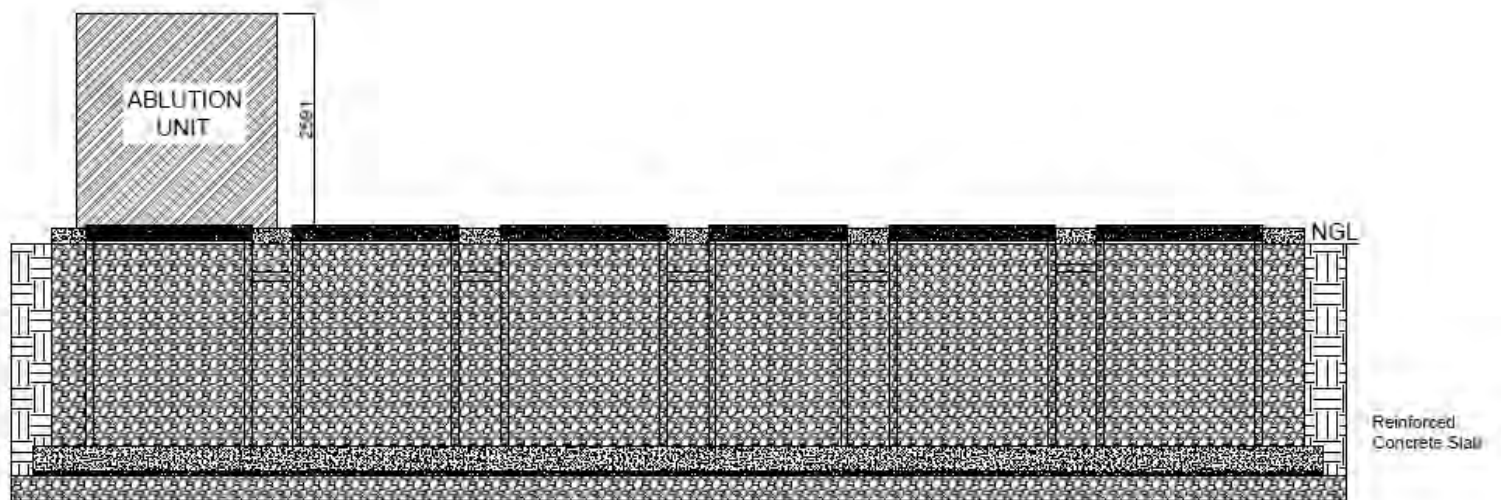
Area fenced off. Previously used for informal business.

Adjacent to road and powerline

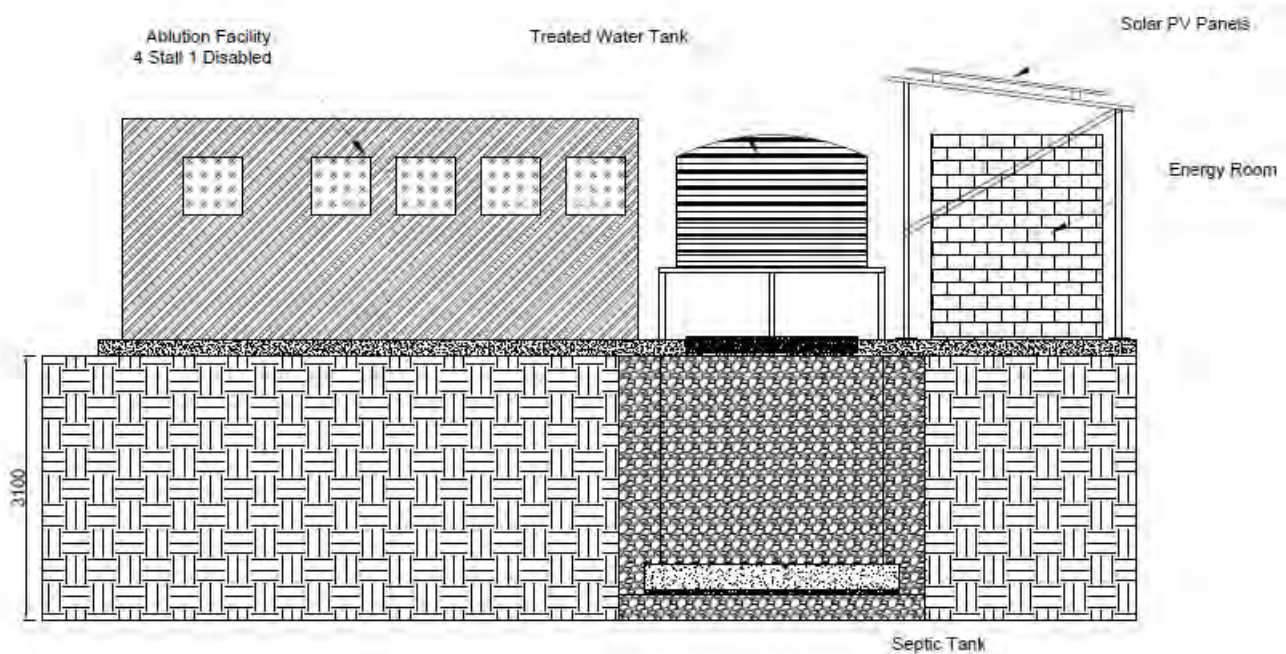
Identified for WESS plant & toilet installation

Typical Unit Typology of WESS (Water Efficient Sanitation Solution) - an off-grid, closed-loop and water efficient sanitation system.

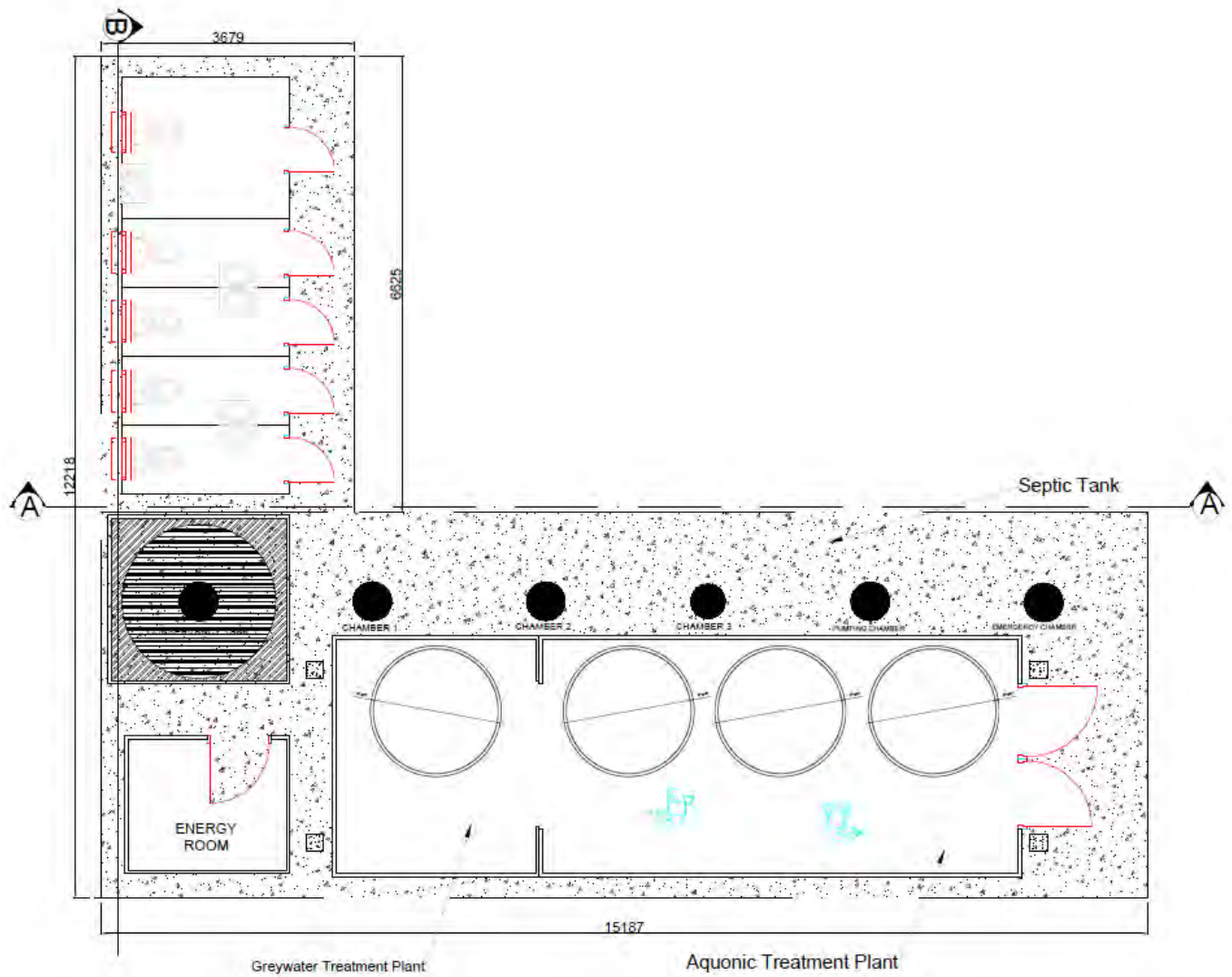
GENERAL LAYOUT 1



SECTION A-A

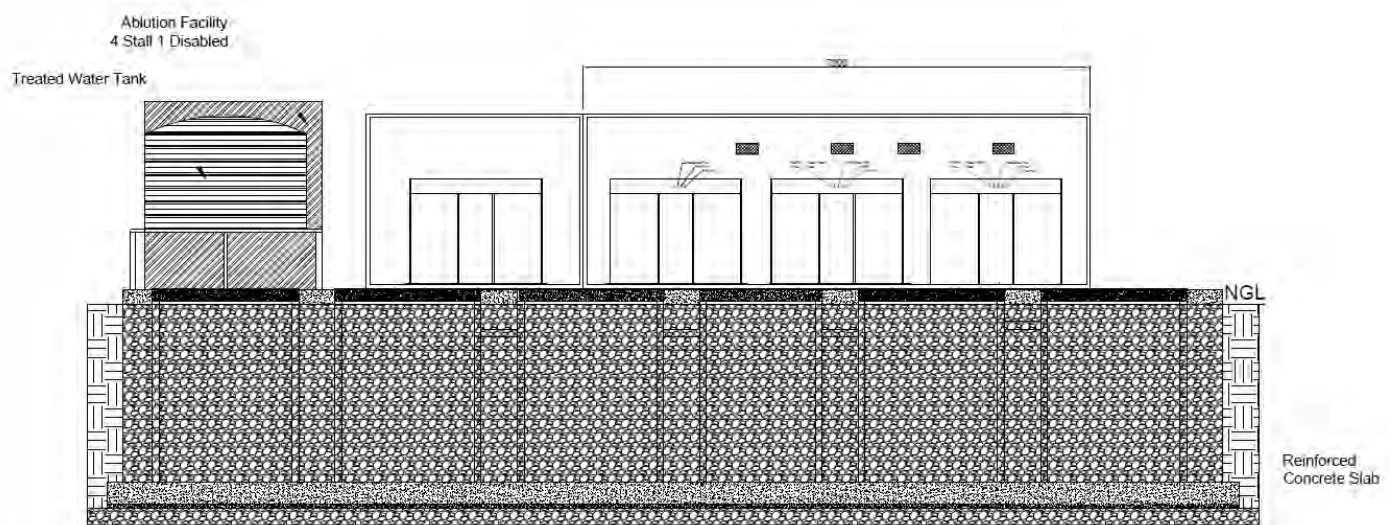


SECTION B-B

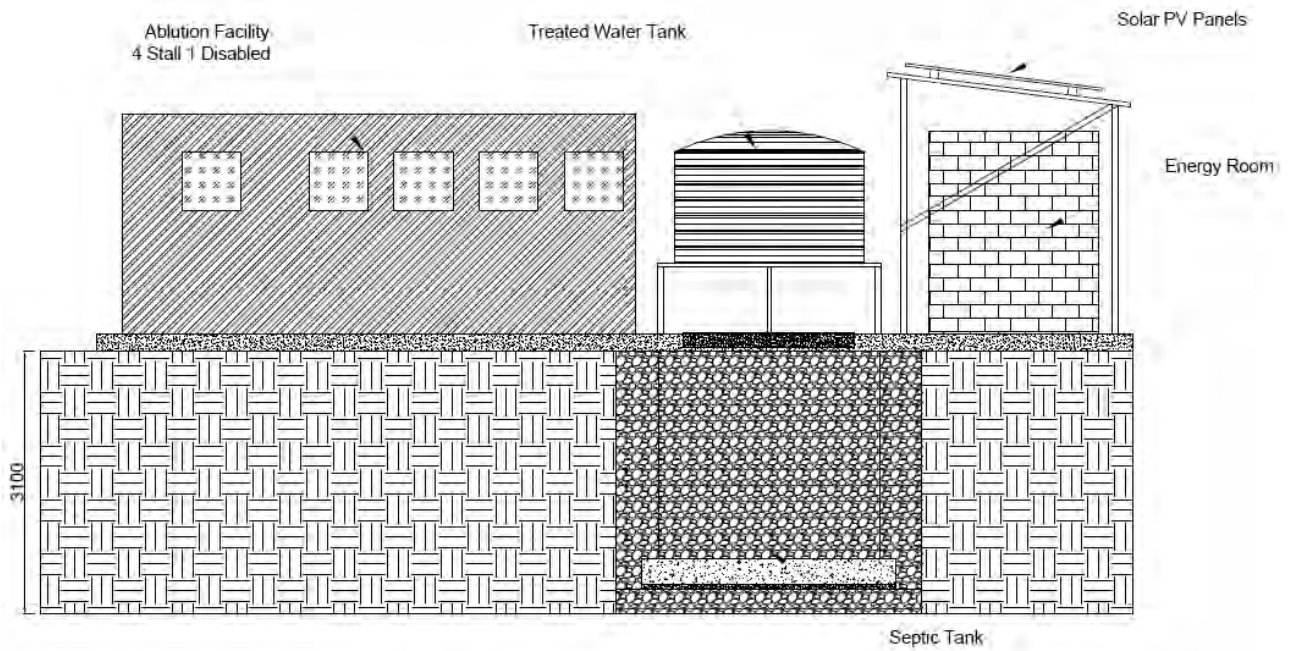


PLAN VIEW

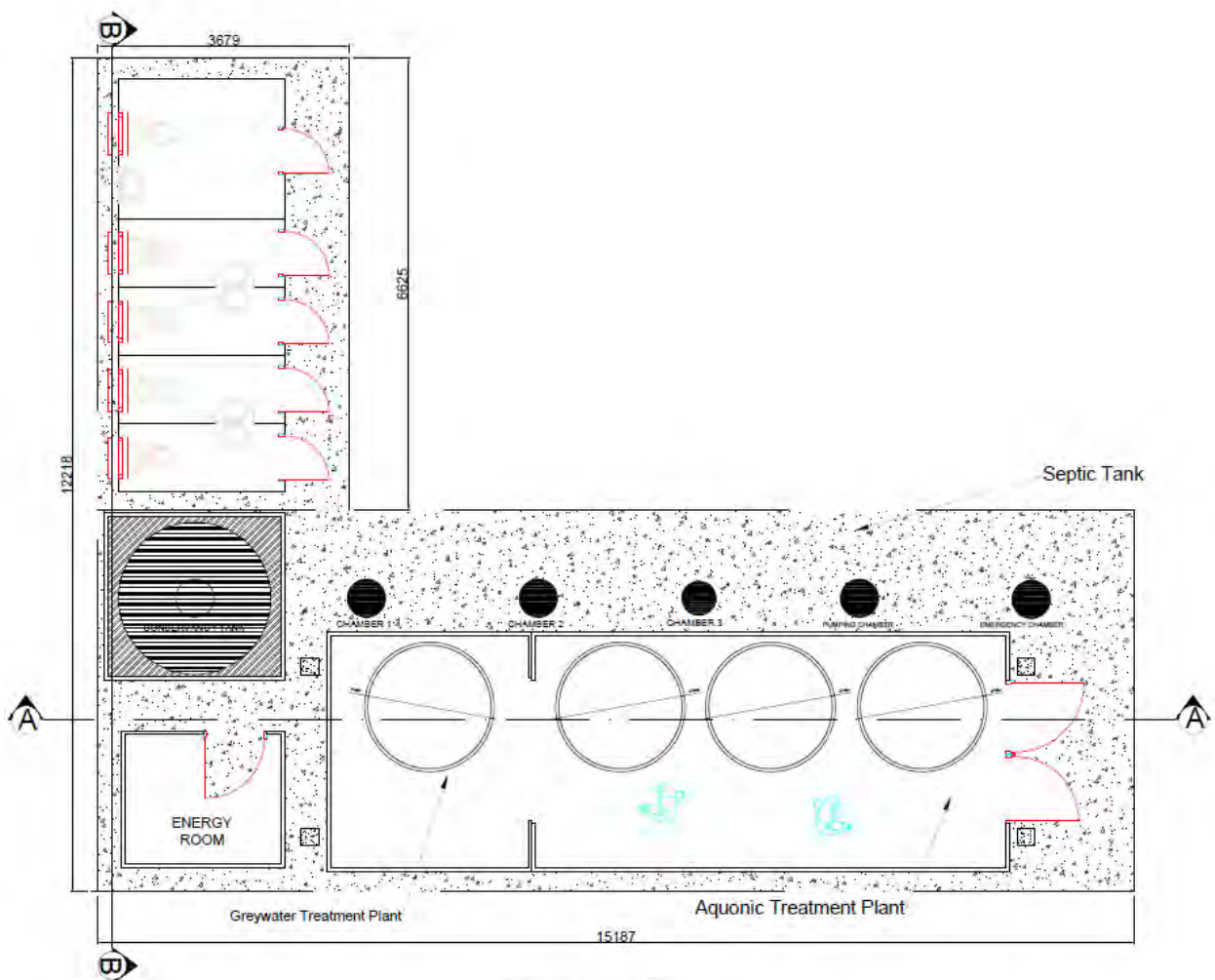
GENERAL LAYOUT 2



SECTION A-A



SECTION B-B



PLAN VIEW

Alex (Zone 15) Aerial Map

Legend

Areas of Informality

Settlement Type

- Back yarder Settlement
- IDA/TRA/ Reblocked Settlement
- Informal Settlement
- Rental Stock Settlements
- Settlement for Electrification
- Settlements to be investigated
- Small Farmers/ Rural Settlement
- Upgraded Settlement

Street Name

All Land Parcels

Official Suburb (Suburbs)

Golden Arrow Bus Routes

Map Details:

- Scale: 1:1 894
- Projection: Transverse Mercator Projection, Central Meridian 19° East, WGS84 Ellipsoid using the Hartbeesthoek94 Datum
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- Author: City of Cape Town
- Date: 29 May 2026

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Settlement Type

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- Street Name
- All Land Parcels
- Official Suburb (Suburbs)
- Golden Arrow Bus Routes



Transverse Mercator Projection, Central Meridian 19° East,
WGS84 Ellipsoid using the Hartebeesthoek94 Datum

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