

# UKUBUYEKEZWA KOHLAKA LWENTUTHUKO YEZINDAWO “SDF” LWASEMSUNDUZI

## UKUCHAZA NGAMAFUPHI:

*Inxoso ngangi yalombiko ukulekelela umkhandlu kanye nomphakathi ekucubunguleni iSDF ebuyekezwayo, okumele ifundwe kanye nebalazwe (Map) ehambisana nayo. Uma sekuvunyelwene ngokuthi izinhlelo zentuthuko kanye nezincwadi ezikwi SDF, kuyobe sekushicilelwa omunye umbiko oyoba sezingeni eliphezulu. Okulandela lokho, umbiko uyonikezwa nomphakathi wonkana ukuze nawo uphefumule ngeSDF.*

## 1.0 **IMVELAPHI**

1.1 iSpatial Development Framework (SDF) iyingxenywe yohlaka lohlelo lwentuthuko oludidiyelwe owaziwa ngokuthi iIDP. Loluhlaka lungombono wezentuthuko yomkhandlu, kanti kumele uhlale ubuyekezwa ukuze kubonakale izinguquko eziyaye zibe khona.

1.2 iSDF yomkhandlu ekhona njengamanje yayiphasiswe ngonyaka ka 2000, kanti okuyimanje iyabuyekezwa ukuze kufakwe nombono womkhandlu wentuthuko ohamba uze ufike kunyaka ka2025 onesingqi esithi “to be the dynamic, caring Capital City of Choice in Kwa-Zulu Natal.”

1.3 Ekufezeni lombono, Umkhandlu uzogadwa isibophezelo sokuqiniseka ukufika kwentuthuko, ukuqinisekisa lokho ezinye zezinto ezibalulekile ilezi ezilandelayo:

- Ukuzibandakanya komphakathi;
- Ukuthuthukisa nokukhuliswa kwezenhlala kahle kanye nezomnotho;
- Ezokuphepha, ezokuvikeleka kanye nokulwa nesandulela, ngculazi nyo unqobo;
- Ukuletha izidingo ngqangi;
- Ukuphathwa kwezimali ngobuqotho;
- Ubuholi obuqotho;
- Ukuvikelwa kwezemvelo.

## 2.0 **IMITHETHO EYISISEKELO**

2.1 Ukwenziwa kwe SDF kugadwa ikakhulukazi ilemithetho eyisisekelo elandelayo:

- The Development Facilitation Act (DFA)
- The Provincial Growth and Development Strategy (PGDS)
- Environmental Conservation Act (ECA)
- The National Environment Management Act (NEMA)
- Accelerated and Shared Growth Initiative for South Africa (ASGISA)
- National Spatial Development Perspective (NSDP)
- Provincial Spatial Economic Development Strategy (PSEDS)
- NLTTA

2.2 Njengoba imigomo inqunyiwe kumthetho wezinhlalo zohulumeni basekhaya iMunicipal Systems Act, umthetho 32 ka 2000 inikezela ngokusemthethweni indlela iSDF yomkhandlu okumele yenziwe ngakhona, ngaphansi uhlu lwalemigomo ebekiwe:

- a) *Inikezela ukusebenza kwemikhombandlela ekwisigaba sokuqala se DFA, 1995 (Umthetho. 67 ka 1995)*
- b) *Ibeke amacebo akhombisa isimo sendawo efiswa ngumkhandlu*
- c) *Inamacebo okuhamba nemigomo nemibandela ngokwendlela yokuphumelelisa (yokuzuza) amacebo lawa adalulwa enenghla (b), imaphi amacebo okuhamba nemigomo kufanele:*
  - i) *Aveze izindlela zokusebenziswa komhlaba ezifiswayo ngaphansi kwaMasipala*
  - ii) *Ibhekelele ukuvuswa kabusha kwe ndawo kaMasipala; bese*
  - iii) *Inikeza unakekelo oluphusile ngokubekeka kanye nendlela ye ntuthuko ngaphansi kukaMasipala*
- d) *Ibeke ngokusezingeni imibandela yohlelo lokuphatha ukusetsehnziswa komhlaba ngaphansi kukaMasipala*
- e) *Ibeke i “capital investment framework” lwezinhlelo zokuthuthukisa UMasipala;*
- f) *Ibe nokuhlolwa okuphusile komthelela kwezemvelo kwiSDF*
- g) *Iveze izinhlelo nemisebenzi yentuthuko yomhlaba ongaphansi kaMasipala*
- h) *Ihambisane neSDF evezwe kwi Pulani yentuthuko ephelisiwe (IDP) yoMasapala abangomakhelwane; bese*
  - i) *Inikeza umfanekiso obonakalayo ye “Spatial Form” kaMasipala,*
  - ii) *kufanele iveze ukuthi intithuko yomhlaba wompakathi wonkana nowo muntu oyedwa ne investment yenqalasisizinda ingenziwa kuphi.*
  - iii) *kufanele iveze ukusenstenziswa kwendawo okufunakalayo nokungafuneki kwendwo kwi particular ndawo*
  - iv) *Iveze umphetho wedoloba*
  - v) *Iveze izindawo lapho ekudingeka khona ungenelelo oluphusile iphinde*
  - vi) *iveze izindawo ezidinga uxhaso olukhethekile*

2.3 Imigomo eshicilelwe esigabeni sokuqala seDevelopment Facilitation Act ikhombisa ukuthi yini okumele ibe yimiphumela ekuhlelweni kwezentuthuko kanye nokubhalisa izicelo kanye nezinhlelo zentuthuko. Okuhambisana kakhulu nokubuyezwa kwe SDF, ileyomigomo eshicilelwe kwintlamvu a) etholakala kwisigaba sokuqala se DFA:

Imigomo nemithetho ye “administrative practice” ifanele:

- i) Ukuletha intuthuko ezindaweni ezisemaphandleni nasemadolobheni.
- ii) Ukwenzalula intuthuko yezindawo ezihlelekile nezingahlelekile, ezikhona nezintsha zokuhlala.
- iii) Ukuvimbela ukusebenzisa umhlaba ngokungemthetho.
- iv) Ukugqugquzela ukuthuthukiswa komhlaba ngokusheshayo.
- v) Ukugqugquzela ukuthuthukiswa komhlaba ngokwanele futhi nokuhlangene.

- Ukugqugquzela ukuthuthukisa umhlaba okuhlanganisa ezenhlalakahle yomphakathi, ezomnotho, nokuhleleka, nangokwakheka komhlaba ngokwendalo,
- Ukugqugquzela intuthuko ehlanganisile emaphandleni nasemadolobheni
- Ukugqugquzela ukuba khona kwezindawo zokuhlala nokuvuleleka kwamathuba emisebenzi ezindaweni ezisemaduze noma lezi zindawo zihlanganiswe ndawonye
- Kusentshenziswe kwemkhakha ekhona ngokwanele ibandakanye imikhakha ethintene nezolimo, umhlaba, ezimbiwa phansi, izinqalasizinda, ezokuthutha, nezinto zomphakathi.
- Ukugqugquzela ukusentshenziswa komhlaba okuxubile, nasemhlabeni womuntu oyedwa noma emhlabeni ehluhanisiwe.
- Kuvinjelwe ukugqagqana kwezindawo ezingamadolobha, bese kuxhaswa intuthuko yamadolobha ahlangene.
- Ukuxhasa ekulungiseni izindawo
- Ukugqugquzela kukulandela imikhuba kanye nezindlela okuyizona ezibheke ezemvelo.

### 3.0 **iSPATIAL FRAMEWORK PLAN EKHONA**

- 3.1 Njengamanje iSpatial Framework Plan siyingxenywe yombiko womkhandlu iIDP okuwuhlelo lwentuthuko edidiyelwe ka 2002. Lokhu ke kunikeza inhloso yezinhlelo, kanti futhi inikeza lemigomo elandelayo engumkhombandlela yentuthuko:
- Ukuhlanganisela ezentuthuko
  - Ukudidiyelwa kahle kwezinhlelo
  - Ukwandiswa kwemiphakathi
  - Ukuhlelwa kabusha kwedolobha
  - Ukuhlangabezana nezidingo zokusentshenziswa komhlaba
  - Ukukhomba izindawo ezingabamba iqhaza ekuthuthukeseni umnotho
- 3.2 Le “Framework Plan” inikeza imiphumela elindelekile embalwa, kanti futhi ithinta nakwimikhombandlela egadile kanye nendlela esentshenzisiwe ukwenza izinhlelo ezenziwe, okufaka ukusentshenziswa kwama “movement systems”, “corridors” kanye nama “nodes” (izindela zokuhamba kanye namathuba avelayo).
- 3.3 Loluhlelo luveza izindlela ezidinga ukunakwa ngokucophelela, kanye nezindawo lapho izinhlelo eziseqopheleni eliphezulu esezenziwe khona, noma obekusadingeka ukuba izinhlelo zenziwe. Lezindawo zifaka inxenyekazi enkule Edendale ne Imbali, inxenywe enkulu yedolobha (Central Area), kanye nomhlaba onothe kakhulu ngokwezolimo osentshonalanga nomkhandlu (Vulindlela). Kuloluhlelo kukhona neziphakamiso zokwandisa imiphakathi, ukuvikeleka kwezakhiwo, kanye nemigomo yezinhlelo zentuthuko efanelekile kwezinye izindawo.

#### 4.0 **iSDF ESABUYEKEZWA**

##### 4.1 **Imvelaphi**

i) Indlela Umkhandlu owayikhetha ukwenza iSDF, yaba ukusungula iSpatial Development Framework yezigceme ezine ezaziwa ngokuthi ngama “Area Based Management Sectors (ABMS)”. Kuzokwenziwa iSDF yendawo ngayinye, kube sekwenziwa iSDF eyodwa yomkhandlu wonkana esezingeni elifanelekile. Lezi zigceme ezaziwa ngama ABMS ilezi ezilandelayo:

1. Northern Area.
2. CBD, Ashburton, Eastern Areas.
3. Vulindlela.
4. Greater Edendale.

ii) Ekuqhubekeni kokuhlanganiswa kwezinhlelo zalezizindawo ezine, izinga elithize lokuhlanganisa izinhlelo libalulekile ukuze kuqinisekise intuthuko ephumelelayo.

##### 4.2 **Umlando**

i) Ukubona izinkinga ezihambisana nesimo sedolobha, kanye nokuhlela okudinga ukwenziwa ukulungisa lesisimo, kuyofanele sizikhumbuze ukuthi imingcele yomkhandla yaqhamuka kanjani. Njengoba kukhonjisiwe ebalazweni 1, indawo yomkhandlu uMsunduzi uhlukeni izinxenye ezintathu, eziyikhaya kubantu abalinganiselwa ku 200'000.

- Idolobha lasePietermaritzburg
- Greater Edendale
- Vulindlela Tribal area

ii) Ngeminyaka yo 1850's, intuthuko yayenzeka kakhulu maphakathi nedolobha, okuhambelana kakhulu nendlela imaphakathi ledolobha libukeka ngakhona njengamanje. Ngokuhlanganiswa namadolobhana aseduze kwakheka indawo eyabizwa ngokuthi iPietermaritzburg.

iii) Kwathi ngonyaka ka 1848 kwaqanjwa indawo eyabizwa nge “Zwartkop” ngasentshonalanga kwedolobha. Imingcele yalendawo ayizange ishintshe, kanti yangcina isibizwa ngedawo yaMakhosi i“Vulindlela”.

iv) Ngeminyaka yo 1970's kwasungulwa indawo yase Edendale njengendawo ezimele yezokubhalisa eyayingaphansi kohlelo lukahumeni wobandlululo. Ngesikhathi esifanayo, emizameni yokukhipha abantu emalokishini, okwenza ukuthi kwakheke amaqulu ezindaweni ezazibizwa ngezabelungu, ukuntshalwa kwezimali kwaba kuncane ngakwezengqalasisinda, lokhu kwaholela ekutheni ukunakekela izindawo ezinjengo Sobantu kube sezingeni eliphansi ngedlela yokuthi izakhiwo zokuhlala zaba sezingeni eliphansi.

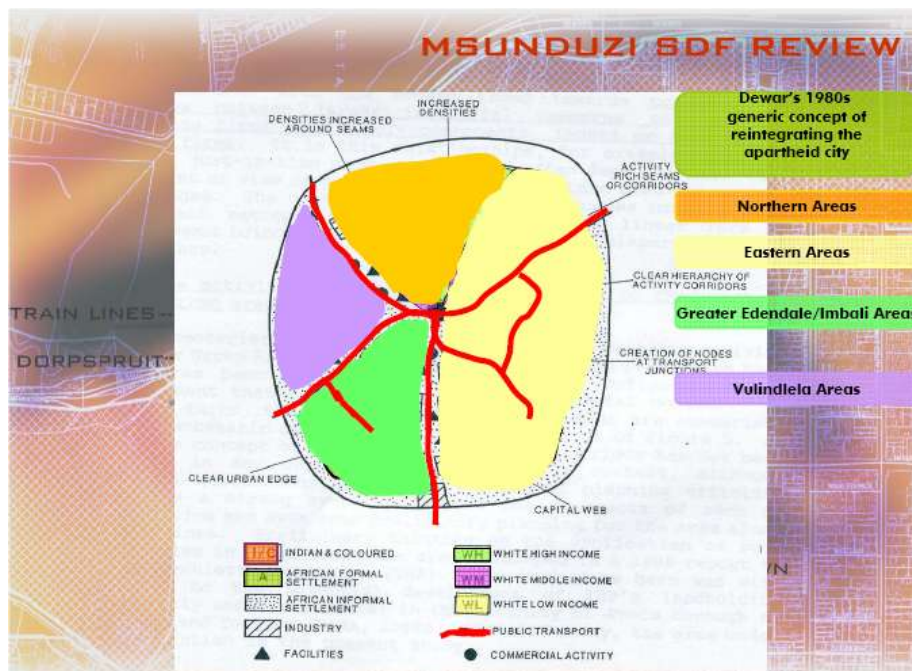
v) Njengamanje, njengoba sazi ukuthi idolobha lalilawulwa imikhandlu emine, ngamanye amazwi, Umkhandlu Pietermaritzburg, Uhulumeni waKwaZulu (Vulindlela), Umnyango “Co-Operation & Development” (Greater Edendale) kanye nebhodi “Development & Services Board (Ashburton & Fox Hill). Lokhu kungabukeka kumangalisa, kepha lezi

zindayo zahlelwa zaphinde zathuthukiswa ngokubandlululana ngayinye ngayinye, kwangabhekwa ukusebenzisana kanye nokudingana kwazo ngakwezomnotho.

- vi) Ngonyaka ka 1995, kwasungulwa iPietermaritzburg TLC kanye nendawo yase Greater Edendale nezinye izindawo ezingasempumalanga zahlanganiswa nedolobha. Lokhu kwalandelwa ngonyaka ka 2000 ngokusungulwa kwendawo yomkhandlu ekhona njengamanje, okwaholela ekutheni izindawo ezinjengo Vulindlela kanye nezinye izindawo ezizungezile ezingasempumalanga kanye naseningizimu-mpumalanga zihlanganiswe nedolobha.
- vii) Noma ke lezi zindawo ezidinganayo sezenza umkhandlu owodwa, ezinye zezindawo eziqhelile zisasebenza njengezindawo zokuhlala nje kuphela ezakhele iPietermaritzburg, lapho ezohwebo zenziwa khona kakhulu. Esinye sezimpokophelo saloluhlaka lokuthuthukisa izindawo (SDF) kungukwehlisa izinga lokuhlukana kwezinhlanga, intuthuko engalingani eyayikade yenziwe ukudliwa kwemihlaba (Colonialism) kanye nokuhlela ngesikhathi sobandlululo.

#### 4.3 Imigomo elandeliwe ye“Planning Design”

- i) Ukwenezela kwimithetho sisekelo enikeziwe embikweni wesibili, lokhu okulandelayo eminye imigomo yokuhlela izindawo egada ukucuntshungulewa kweSDF:
  - Intuthuko eqhubekayo
  - Ukulungisa ukungalingani
  - Ukuhlanganiselwa kwentuthuko
  - Ukuhlanganiswa kahle kwezinhlelo
  - Amadolobha ahleleke ngendlela
  - Ukwandiswa kwemiphakathi emadolobheni
- ii) Lokhu kucuntshungulwa kweSDF kufake phakathi neSDF yomkhandlu Umngungundlovu District Municipality, kuleSDF uMsunduzi uvezwe njengedawo ebalulekile “primary node” emkhandlwini Umngungundlovu wonkana. Yingakho ke ngokunjalo kuneziphakamiso zokusimamisa izinga lemingwaqo okuhamba kuyo izivakashi, kanye nokusungula eminye imingwaqo emincane ukuze kwehle isiminyaminyana eduze kanye nakuyo i“Primary Node”. Kubalulekile ukubandakanywa kwamanye amaSDF’s yemikhandlu eyakhelene noMsunduzi kungakapheli ukubuyekwezwa kwaleSDF.
- iii) Lesi sithombe esilandelayo saziwa njenge “Dewar’s generic concept”, kanti sikhombisa indlela esentshensisiwe ukuze kufezeke imikhombandlela yezokuhlelwa kwezindawo.



#### 4.4 Izinto ezibalulekile ekuhlelweni kwezentuthuko

i) Ukusentshenziswa kwemigomo efanelekile yezokuhlela nezentuthuko, iholwa izinto ezisuke zikhona kuleyondawo. Ngakho ke lokhu okulandelayo yikhona okuhola iSDF kulendawo:

- Ukwakhiwa komgwaqo onguthela wayeka uN3, okwenza ukuba kufinyeleleke kalula kwamanye amadolobha amakhulu kanye nezinye izifundazwe ezakhelene nomkhandlu.
- Isimo sedolobha ukuba yiNhlokodolobha yesifundazwe saKwaZulu-Natali, ukuba yi “Primary Node” yomkhandlu uMgungundlovu wonkana, kanye nokudlondlobala kwedolobha ngokuba yi “Metropolitan Area”.
- Isimo sezentuthuko esikhona njengamanje, ukubambisana kwezindawo zokuhlala nezokusebenza, kanye nokuba khona kwezidingo nqangi emiphakathini.
- Izinga lengqalasizinda yezokuthutha ebheke kakhulu endaweni emaphakathi nomkhandlu, kanye nezinga eliphansi lokuxhumana kwezindawo ezisekupheleni kwendawo yomkhandlu.
- Izinga eliphansi lokuthola ama”services” kanye nezinye izidingo zomphakathi ezisemadolobheni.
- Izingqinamba zokwakekha komhlaba ngokwendalo
- Ukunakekelwa kwezemvelo
- Ububha, ukuswela kwemisebenzi kanye nezinga eliphansi lokuzibandakanya kwezomnotho wendawo kwemiphakathi eholo kancane.

ii) Lezi zinto ezinikezwe ngaphezulu zishiwo zaphinde zacuntshungulwa kahle kwi ‘Contextual Framework’ kanye nakuma SDF’s yama ABMS’s.

#### 4.5 Okubalulekile kanye nokuma kwayo iSDF

##### 4.5.1 Isingeniso

i) Imikhombandlela yezokuhlela kanye nezindlela okuyizona ezigada iSDF zibalulekile kanti ziyasentshenziswa, ikakhulukazi leyo ehambisana nemithetho eysisekelo, ekhona kumucu wesibili ongenhla.

- iii) Lendlela ibuye iqonde ekutheni kusungulwe “road lattice”, ezokwazi ukunikeza izindlela eziningi zokuhamba ezikhululekile, kanye nokuhleleka kwemigwaqo okucacile nama “nodes” ahlelekile, ngamanye amazwi ukuhlukaniseka ngezigaba ezahlukene kwama “nodes” ahlukaniwa kusukela kwamancane kuze kuyofika kulawo amakhulukazi asentshensiswa abantu bomkhandlu wonkana. Ukusentshensiswa kwendlela yamawele “Nodes and Corridors” yikhona osekudumile kuleminyaka eyisihlanu eyedlule. Sekubonakele ke nokuthi kwezinye izindawo lokhu sekuke kwasentshensiswa ngendlela engafanelekile. Lokhu ke sekubonakale ngokuthi yonke imiqwaqo emikhulu esezingeni lokuba phecelezi “Major Limited Access Mobility roads and Major Arterials” kuvele kuthiwe uyi “Corridor” okanye uyi “Spine”, kanti nala kukhona ukuphithizela “Major activity foci located along such a road” okuthize khona kulowomngwaqo kuvele kuthiwe yi “Node”
- iv) Ekusentshensisweni kwayo lendlela okuhle, igqugquzela ukubekwa kwezakhiwo ezahlukahlukene kuyona lemingwaqo. Akukaze kwenzekwe ukuthi kube khona izinkomba zokuthi lendlela ixhasa indlela eyaziwa ngokuthi i “Ribbon Development” ekusungulweni kwalendlela. Lendlela yokuhlela ezentuthuko iqonde ukuthi ama “nodes” angafani kanti futhi ahlukaniwe ngokufanele, ngokujwayelekile ayaye ahlukaniwe ngebanga elingango 2km ukusuka kwenye. Lokhu kwenzelwa ukuthi abantu abaningi bakwazi ukuhamba bafike kulezi zindawo. Kusezindaweni ezikhethiwe kuphela, la kutholakala khona inxanxathela yokusentshensiswa komhlaba ibekwe eduze kwayo lemingwaqo emikhulu, kanti lokhu kubizwa nge “Mixed-use corridor”.
- v) Ngeshwa, lendlela yama “corridor” isixhunyaniswe neyama “mixed-use”, okungayona inhloso noma into enhle neze. Sekuze kwaba khona ngisho nomkhuba wokuthi kubekwe ama “nodes” noma ikuphi nje la kukhona lemingwaqo engothela wayeka.. Ngokusobala, kukhona amazanga ahlukene ama “nodes” angawezohwebo, njengoba emadolobheni amakhulu kuba khona ama “nodes” asezingeni lokuba isigaba sesihlanu kanye nokunzelwa kwezinhlobo ezintsha zenxanxathela yezitolo. Okunye okungaba khona ama “nodes” amahhovisi, isibhedlela okanye ezokubhalisa (Administration) angaba kude kulawa manye ama “nodes”. Okuyaye kungabi iyona indlela yokwenza izinto, ukuzama ukufaka wonke lama “nodes” kuzigaba eziyi “Primary, Secondary and Tertiary” ezinhlweni ezenziwayo, ikakhulukazi ezingeni leSDF, lokhu akusiyo indlela eqotho.
- vi) iSDF esabuyekwezwa, ilungisa iphinde yakhele phezu kweSDF esikhona vele, kanti ihlose ukuthuthukisa idolobha ngalezi zindlela ezilandelayo:
- Ukungeniswa kwemigwaqo “Mobility and Arterial roads” ezokwenza ukuthi imigwaqo isebenze kangcono, enezindlela zokuhamba eziningi. Ibuye futhi yenze ngcono ukufinyelela ezindaweni ezazikade zishaywe indiva phambilini.
  - Ukusungulwa kwama “nodes” amaningi ezindaweni zedolobha ezisemadolobheni kanye nezisemakhaya, kumele abe sezindaweni ezihambeka kalula kuzona umuntu athole izidingo nqangi ezitholakala kuwona lama “nodes”.
  - Ama “Mixed-use activity spines” anebanga elifinqiwe ukusuka maphakathi nedolobha (CBD), asezingeni ezihlelekile emigwaqeni emikhulu, kodwa angacekeli phansi ukuhamba okukhululekile “primary mobility function”.
  - Ukubekwa kwezentuthuko zezindawo zokuhlala, ezindaweni ezincane ezisemnceleni wokukhula kwedolobha “Urban Growth Boundary” ukwenza idolobha elihlangene kanti futhi elihlelekile, elihlonipha imigomo nemibono yezemvelo.

- vii) Ukubuyekezwa kwaleSDF, kuqonde ikakhulukazi ekwehliseni inani nasekubhekeni ama “nodes” nama “corridors” entuthuko afanelekile.

#### 4.5.2 Ukusentshenziswa kwalezi zindlela eMsunduzi

- i) Ukuze kugwemeke ukungaboni ngaso linye, ekusentshenzisweni kwalezi zindlela kuzosentshenziswa lamagama alandelayo. Kanti isithombe esikhona langaphansi, sikhombisa izinto ezahlukene ezihlanganisa zonke lezi zindlela.

- “Mobility Roads” Esikhundleni sokuyibiza ngama “corridors” lemigwaqo iyobizwa ngama “Mobility Roads”, njengemigwaqo okungangeneki kuyo noma ikuphi lemigwaqo izokuba nama “Nodes” kanti noma iluphi olunye uhlobo lwentuthuko oluzoba kuyona noma eduze kwemigwaqo, luyobekwa ezimpambanweni zemigwaqo ezifanelekile.
- “Arterial Roads” Nalemigwaqo izokuba nama “Nodes” ezimpambanweni zemigwaqo ezifanelekile. Kanti kungenzeka ukuthi kube khona izakhiwo ezithize eduze kwayo lwemigwaqo “Spines”, enjengezinkudla ezinkulu zezemidlalo, izibhedlela, izikole zamabanga aphezulu kanye nezinye izakhiwo ezingafaneleka, okungenzeka nokuthi zingabi nhlobo ingxenye yaleyo “Node”. Imigwaqo emisha ehlongozwayo yokulekelela ikhuphule izingalokuxhumana kwezindawo iphinde inciphise izinga lesiminyamina sezimoto nayo ibonisiwe kwiSDF.
- “Nodes” Ama “Nodes” ayohlukaniswa ngokwezinga lwezohwebo uma ehlobene nezomnotho, noma uma ezothuthukiswa eduze kumbe ezindaweni zokubhalisa. Ama “Nodes” azosungulwa ngokubheka abantu abadingakalayo ukuxhasa leyo “Node”, ukuze kungathiwa konke lakuphambana khona imigwaqo sekuyi “Node”
- “Mixed-Use Corridors” Lokhu khona kuzoba khona ezindaweni ezikhethekile kuphela, ngamanye amazwi kulezo zindawo lapho i “Arterial Road” isuka phakathi nedolobha (CBD) noma kuma “Nodes” asondelene kakhulu.

- ii) Uhlelo lweSDF luveza uhlukaniso phakathi kwalezi zinto ezilandelayo: (bona nesithombe)

- **IMIGWAQO**

- Imigwaqo evela isikhona-(zonke izinhlobo zemigwaqo)
- Imigwaqo edinga ukulungiswa noma ukwandiswa
- Imigwaqo emisha-(zonke izinhlobo zemigwaqo)

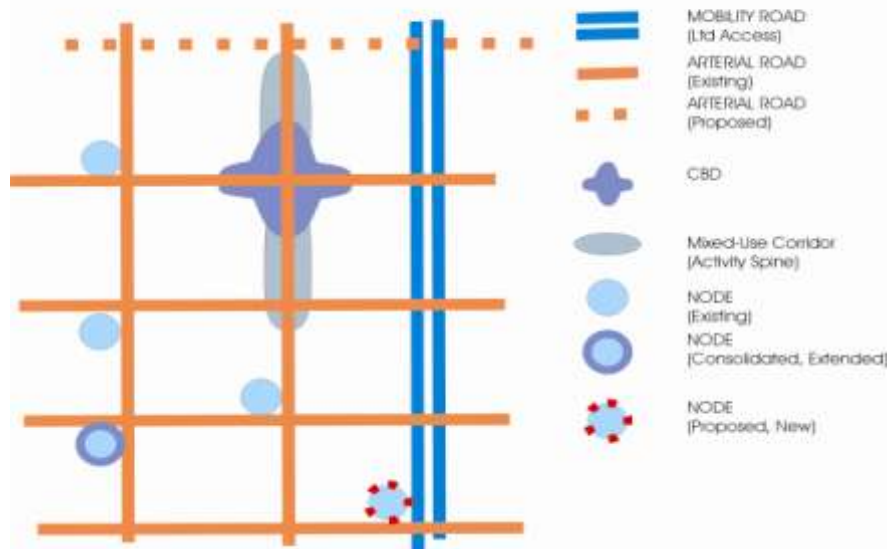
- **“NODES”**

- Ama “Nodes” avele asekhona azoyekwa asezingeni akulona njengamanje.
- Ama “Nodes” ahlanganisiwe noma akhulisiwe, lapho lama “Nodes” azokhushulwa izinga lawo ukuze abambe iqhaza elisezingeni eliphezulu.
- Kuzosungulwa ama “Nodes” amasha, aphinde abekwe ezingeni elifanele.

## ISITHOMBE ESIYISIBONELO SEMIHLAHLA NDLELA YEZOKUHLELA



## PLANNING PRINCIPLES



### 4.6 iMap yeSDF kanye nokuchazwa kwayo

i) Ukuze kwenziwe ngcono ukubukeka kweMap, kodwa kube kuvela zonke izinto ezibalulekile, abanye bolayini basusiwe “cadastral”. Izinhlolo zokusentshenziswa komhlaba ezikhona njengamanje ziboniswe ngokufifiyela. Lokhu kufaka phakathi izinto ezinomthelela omncane njenge zitolo ezincane, izindawo zokufunda ezincane, imithola mpilo. Kodwa ke izinto ezinemithelela emikhulu zona ziboniswe zangqama, okubalwa kuzo izibhedlela ezimbili iEdendale kanye ne Greys, isikhungo sezemfundo ephakeme iUKZN, kanye nesikole iMaritzburg College.

### ii) “Nodes”

Ukuphakanyiswa kokuhlelwa kwama“Nodes” ngezigaba ezahlukene, kusukela ekutheni kukhona izigaba nezindlela ezahlukene zezentuthuko kanye nokuxhumana ngezokuthutha, ukuze kufinyeleleke kalula ezintweni ezithengwayo kanye nezidingo nqangi ngendlela elinganayo engachemile. Lama“Nodes” ahlukehlukene asungulwe ngalezi zindlela ezilandelayo:

- Ama“Nodes” avele esekhona, futhi adinga ukuyekwa asezingeni akulona.
- Avele esekhona kodwa asezingeni eliphansi, kanti adinga ukukhuliswa aphinde ahlanganiswe ukuze abe ama“Nodes” asezingeni eliphezulu.
- Ama“Nodes” amasha azosungulwa, okuyothi uma kuhamba isikhathi abuyekwe, abekwe ezingeni elifanele uma nenani labantu abalisebenzisayo likhula, kodwa azokhonjiswa ezingeni eliqondiwe.

#### a) “CBD Node”

Lena inhliziyi yedolobha, kanti inomgogodla kanye nonqenqema olusemaceleni kwayo. Imaphakathi linenxanxathela yokusentshenziswa komhlaba okuhambisana ne“CBD”, kanti unqenqema nalo lunezinye izinto kodwa esibalweni esiphansi. Lokho okubizwa

nge“CBD” ekhulisiwe okufaka phakathi izinto ezisanda kwakhiwa ezinjenge “Motor World”, “the Bird Sanctuary Site”, “Midlands Mall” kanye ne“RAS” sekufakwe kuyona i“CBD Node”

b) “Regional Multi-Use Nodes”

Lelizinga le“Node” lufaka phakathi izakhiwo zohwebo ezisemhlabeni osukela esibalweni esingu 75 000 m<sup>2</sup> kuya ku 120 000 m<sup>2</sup>, kanti futhi isentshenziswa umkhandlu wonkana. Ukunzela kwezohwebo, kungangena izinto eziningi ezifanele. Okwamanje iyodwa i“Regional Multi-Use Node” ekhona okuyimanje okuyi“Liberty Midlands Mall” kanye nezindawo ezakhelene nayo, kanti enye isahlongoziwe endaweni yase Edendale.

c) “Community Multi-Use Nodes”

Loluhlobo lwe“Node” lubhekene nezidingo zomphakathi, kanti luba nezohwebo emhlabeni onesibalo esisuka ku 25 000 m<sup>2</sup> kuya ku 40 000 m<sup>2</sup>. Lama “Nodes” afaka phakathi izinto eziningi ezifanele, kanti neSDF ihlukanisa kahle ama “Community Multi-Use Nodes” avele asekhona, futhi adinga ukungcinwa akulesosimo, namanye afanele ukukhuliswa, kanti amanye awengesikhathi esizayo. iEdendale Node yona izohlanganiswa kulelizinga, kanti i“Node” entsha izosungulwa endaweni yaseShenstone.

d) “Neighbourhood Multi-Use Nodes”

Lawa kewona ama“Nodes” asebenza ezingeni lomakhelwane, kanti ezohwebo ziba semhlabeni osuka ku 5 000 m<sup>2</sup> kuya ku 12 000 m<sup>2</sup>. Ngenjwayelo lama“Nodes” aba izinhlobo ezimbili, okungaba uhlobo olulodwa lokusentshenziswa komhlaba okungezohwebo kuphela noma kube izinhlobo eziningi. Ngokunjalo futhi iSDF iwatholile lama“Nodes”, amanye awo azodinga ukuyekwa asezingeni akulona amanye azokwandiswa, kanti amanye azobuye asungulwe ngesikhathi esizayo.

e) “Focussed Multi-Use Node”

Loluhlobo lwe“Node” lufaka phakathi izinto ezinjenge zimboni zokukhiqiza ezincane “Light Industrial and Warehousing”, nezohwebo ezaziwa nge “big-box”, kanye nokunye ukusentshenziswa komhlaba okungatholakali kwamanye ama“Nodes”, lokhu kukhona endaweni yase Camps Drift.

f) “Administration Node”

Loluhlobo lwe“Node” lutholakala ekupheleni kwe“CBD Node” kanti lufaka phakathi isibhedlela iGreys, isikole iCarter High School, kanye neTown Hill Hospital Grounds la okuyikhona okusethubeni futhi okusahlongozwa ukuthi iphalamende lesifundazwe liyiswe khona.

iii) “Corridors”

a) i“Corridor Ebalulekile Esifundazweni / Limited Accessibility Mobility Road”

Le“Corridor” ingumngwaqo onguthela wayeka uN3, kanti lomngwaqo uyi“Corridor” yezentuthuko ebaluleke kakhulu, eyanqunywa yikomiti lesifundazwe eliphezulu (Provincial Cabinet). Umsebenzi walo omkhulu ukuba yi“Corridor” exhumanisa izindawo eziqhelelene, noma ukuhlanganiswa kwezomnotho kuwona lomngwaqo kumele kusekwe, kodwa akumele kuphazamise umsebenzi wayo omkhulu. Ngendlela ehleliwe,

kuyoba khona intuthuko ethize eduze kwezindawo lakuhlukana khona imigwaqo kuwona lomgwaqo onguthela wayeka.

b) “Activity Spines”

Ama“Activity Spines” ajwayele ukubizwa ngama“Corridors” entuthuko, kanti avame ukuba emigwaqeni emikhulu esuka noma eya kwi “CBD Node”. Inxanxathela yokusentshenziswa komhlaba okuhambisanayo, okubalwa kuyo ezohwebo, amahhovisi, ezemidlalo kanye nezindawo zokuhlala. Mhlawumbe ingxenye yezakhiwo ezibheke kuwo lowomgwaqo kumele sigququzelwe, kodwa ezindaweni ezikhethwe kahle.

c) “Arterial Roads and Bypasses”

Lemigwaqo esivele ikhona neminye esahlongoziwe, kuhloswe ukuba yenze ngcono ukufinyelela kanye nokwehlisa izinga lesimimnyamina emaphakathi nedolobha, kanye nokufika kalula kwezinye zezindawo ezazikade zibandlululiwe phambilini. Esimeni semigwaqo emisha ehlelelwe isikathi esizayo eminye yawo ikhonjiswe ngomdwebo.

iv) **Ukukhonjiswa kokusentshenziswa komhlaba**

a) Kusentshenziswe izimpawu ezahlukehlukene ukuze kwenziwe ngcono ukubukeka kwebalazwe (Map), kanti ngokunjalo ukusentshenziswa komhlaba okukhulukazi kukhonjiswe ngokufifiyela ngemuva.

Lelibalazwe (Map) sihlukanisa izindawo zokuhlala ngalendlela elandelayo:

- Izindawo esezivele zikhona (ezihlelekile, ezingahlelekile nezasemakhaya), okuyilapho ukwenziwa ngcono kwazo kundingeka, kanye
- Nezindawo ezihlelekile okungezesikhathi esizayo.

iSDF ayikhombisi ngokungcqe inani labantu abozohlala kulezi zindawo zokuhlala ezihlelelwe isikhathi esizayo. Lokhu kwenziwa ukuthi loludaba kuyomele lulungiswe ngokuphelele kwi pulani yomkhandlu yezezindlu kanye nakusomqulu wokuphatha kokusentshenziswa komhlaba “Land Use Management System”.

Imingcele kanye nobubanzi bentuthuko ehlelelwa isikathi esizayo, ingatholakala ngokwenza ucwaningo olunzulu, kanye nokuthola eminye imithetho eyisisekelo egunyazayo mhlawumbe ebhalelwe leso sikhathi esizayo. Lomfanekiso olandelayo ukhombisa amanani ezindlu okungenzeka ukuba zakhiwe kulezi zindawo ezihlongoziwe.

**UMFANEKISO 1: UBUBANZI BALEZI ZINDAWO ZENTUTHUKO EZIHLONGOZIWE KANYE NAMANANI EZINDLU EZINGAKHIWA**

ABMS	Total ABMS (hectares)	Extent (hectares)	Dwelling Units/Lots per ha	No. of Dwelling Units/Lots
<b>Future Formal Residential</b>				
Northern	6,551.28	1,300.90	10/ha	13,000
CBD/Eastern/Ashburton	22,639.15	4,041.77	10/ha	40,000
Imbali/Edendale	8,971.18	819.28	15/ha	12,200
Vulindlela	25,209.68	0.00	0.00	0
	63,371.29	6,161.95		65,200

<b>Future Economic Opportunities</b>				
Northern	“	0.00	0.00	0
CBD/Eastern/Ashburton	“	508.73	8/ha	4,000
Imbali/Edendale	“	148.37	8/ha	1,000
Vulindlela	“	224.01	8/ha	28
				5,100

- b) “Future industrial areas”: Lezi zindawo zezimboni zizokuba khona ikakhulukazi ngokukhulisa lezi esezivele zikhona, kanti ezohwebo eziphezulu kanye nentuthuko yamahhovisi iyobekwa kuma “Nodes” ahlangoziwe nakuma “Activity spines”
- c) Ukuze kungakhuthazeki ukukhula kwedolobha ngendlela engahlelekile, kuyobaluleka ukwenza umngcele wokukhula kwedolobha “Urban Growth Boundary” ngasenyeni eshona ngaseningizimu ntshonalanga nendawo yomkhandlu.
- d) Ukukhuliswa kwezinye izindawo, kuvinjwa izingqinamba zokwakheka komhlaba ngokwendalo, kanti enxenyeni eshona ngasenyakatho nasempumalanga yomkhandlu kuhlongozwe intuthuko ekalelekile (Longer Term Development Areas). Njengamanje lezi zindawo kuphakathi kokuthi azithuthukisiwe noma zisentshenziselwe ezolimo, kanti kusukela ekuhlawumbiseleni okukhona kanye nakuzinhloso zeSDF, angeke zidingeke ekukhulisweni kwedolobha esikathini esifushane nesiphakathi nendawo esizayo. Inhloso enkulu, ukungcina kuphindwe kwenziwe ngcono izindawo zasemakhaya esezikhona, lapho ukusentshenziswa komhlaba okusahamba phambili ezolimo, okuxhaswe ezokuvakasha ezisezingeni eliphansi. Ukushintsha kokusentshenziswa komhlaba okukhulu, kuzomele kungangqungquzelwa, kanti lapho intuthuko ehlongozwe khona uma kungahambisani nalemigomo, kuyodingeka ukuthi kwenziwe umbiko osezigeni eliphezulu oyokhombisa isidingo nokubaluleka kwaleyontuthuko, okuhambisana nezinhloso zeIDP kanye nezeSDF, ukunikezela kwezidingo nqangi, indlela yokufinyelela, intuthuko eyoba khona isikhathi eside kanye nezinye izinto.
- e) “Restricted Use Areas”: Lezi izindawo ezingeke zathuthukiswa nganoma yini, ngenxa yesimo sesemvelo ngokwakheka komhlaba. Izintaba zakhona zime kabi umqansa wakhona ungaphezu kuka 1:3, kunemifula, kanye nezindawo ezivikelwe ngoba zibalulekile ngaphansi kwezemvelo. Ukuphathwa kwalezi zindawo kongwesikhathi esizayo kuyovezwa ngokuphelele kwi pulani yomkhandlu yokuphathwa kwezemvelo “Environmental Management Framework”, esenziwa njengamanje.
- f) “Rural Service Centers RCS’s”:  
 Lezi izindawo ezikhonjiwe, lapho kuzoba khona izidingo ngqangi ezahlukenene ukuze zisosentshenziswa imiphakathi entulayo. Lezi izindawo ezibalulekile, lapho izidingo ngqangi eziningi zitholakala khona. AmaRCS’s asukele kwicebo elaziwa ngokuthi yi “Rural Service System”, elibhekele ukwaba ezohwebo ngedlela ehlelekile (okufaka phakathi ukulethwa kwezidingo ngqangi ngendlela ebonakalayo), ezindaweni ezikhonjiwe eziphithizelayo (Node), ezisemigwaqeni yezokuthutha. Ukuhlanganiswa kwezohwebo, kususelwa ekutheni kumele kuhlomule abantu abaningi, ngamanye amazwi ukusebenzisa ingqalasizinda ngokuhlanisela, ukushiyelana emakethe, kanye nokukhiqizelana izinto. Inani labantu abadinga izidingo ngqangi endaweni ilona eliyosho ubuningi balezo zidingo ngqangi eziyoba khona kulezi zindawo, okusho ukuthi uma inani labantu abazidingayo lilikhulu, nazo ziyoba zininzi

- g) “Urban Agriculture”: Lokhu kuqode ukusho ukuthi izindawo ezisengxenyeni yedolobha, kodwa zinothile ukukhiqiza ezolimo, okuyomele zibekwe eceleni ngesizathu sokuthi kukhiqizwe okudliwayo kuzo. Ukunezela, ezinhlosweni zendawo kanye nezokuphepha kokudla, lokhu kungcinwa kwalezi zindawo kuhambisana nezinhloso zokuvikela imvelo.
- h) “Communal Agriculture”: Lokhu koqode ukusho ukuthi lezi izindawo esezivele sezisentshenziselwa ezolimo ngokuhlanganyela komphakathi, kanti futhi zinethuba lokuthuthukiselwa ezolimo olusezingeni eliphakame kunalokhu eziyikhona njengamanje, ngalokhu kungangqungquzelwa kokugwebindlala. Lezi izindawo ezingasentshenziselwa izingadi zomphakathi noma okanye amadlelo asentshenziswa ngumphakathi.
- i) “Corridor Opportunity Areas”: Ngokwemigomo yesifundazwe, kunezindawo ezigudla umgaqo onguthela wayeka uN3 ezifanele ukuba zithuthukiswe ukuze kukhuliswe umnotho. Lapha eMsunduzi lezindawo zitholakala empambana migwaqo engenela eLynfield Park / Lion Park kanye nongenela eAshburton. Kuzobaluleka ukuthi kwenziwe amaLocal Area Development Plans alezindawo ukuze kuzohlelelwa ukuthuthukiswa kwazo.