

#### Legend GENERAL SEDis Plan Boundary Municipal Boundary Main Roads - Main Rivers 5m Contours Catchment Boundaries OPEN SPACE AND ENVIRONMENTAL FRAMEWORK Integrated Open Space System Protected Areas = = = Core Biodiversity Area Green Linkages (Internal) ↔ Green Linkages (External) Development subject to project level assessment in irreplacable C-PLAN areas

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### **OPEN SPACE AND** ENVIRONMENTAL FRAMEWORK

Legend	1
	GENERAL
023	SEDis Plan Boundary
	Municipal Boundary
_	Main Roads
-	Main Rivers
	- Railway Line
	URBAN/RESIDENTIAL SETTLEMENT
	Existing Settlement and Infill/Consolidation
111	Infrormal Settlement Upgrade
1111	Settlement Growth and Consolidation (Short Term)
1414	Settlement Growth Potential (Medium Term) Settlement Growth Potential (Long Term)
	MIXED USE/ECONOMIC DEVELOPMENT
_	Existing Industrial
	Proposed Economic/Industrial Development (Short to Medium Term)
_	Proposed Economic/Industrial Development (Medium to Long Term)
111	Emerging Services/Mixed Use
	Proposed Activity Spine
igodol	Existing/Emerging Node
•	Proposed Mixed Use Node at IRPTN Bus Stop
•	Proposed Mixed Use Node
	Proposed Primary Tourism and Scenic Route Proposed Secondary Tourism and Scenic Route
	RURAL/AGRICULTURE/TOURISM/RECREATION
	Existing Agricultural Research
_	Rural Settlement/Agri-Industry/Agriculture
_	Rural/Agricultural/Tourism
	PUBLIC/UTILITIES/FACILITIES
1111	Bulk Infrastructure
	Existing Cemetery
	Proposed Cemetery Equestrian Facility
	OPEN SPACE AND ENVIRONMENTAL FRAMEWORK
	Open Space/Conservation

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### LAND USE AND ACTIVITY FRAMEWORK





N SUB-REGIONAL SYSTEM – Connect SEDis into broader spatial structure and economy, including N3 economic/ industrial/logistics corridor and associated nodes, R56 Richmond Road urban/residential corridor, R603 agricultural corridor and MR477 tourism corridor • CITY SYSTEM – Develop SEDis area as a productive, Msunduzi River System sustainable and integrated interface between urban, rural, agricultural and natural landscapes that protects the assets and amenities of the area, supports the resilience and sustainable growth of Msunduzi and that completes the radial connectivity system linking Edendale to the N3 corridor DISTRICT SYSTEM: EDGES – Develop a system of nodes and corridors with more intensive uses along the district edges and integrate these edges with adjoining land use areas and corridors, including Mkhondeni, Edendale, Richmond and Mkhambatini DISTRICT SYSTEM: CENTRE – Retain Agriculture / Rural / Tourism Surrounding Urban / Suburban Residential central area of SEDis as a productive agricultural/rural/ tourism/conservation core that supports the development of a resilient city in terms of climate Agriculture / Rural / Tourism / change, food production, protects Conservation downstream environmental assets <--and services, etc. Cato Rido Spatial Concept Agriculture / Rural / Tourism



#### LOCATIONS FOR CONCEPT SKETCH DESIGNS:

New STRUCTURING IROUTES DENSIFICATION ALONG MAIN STRUE IROUTES STRUCTION THE FILANTING MUNICIPAL / PUBLIC FACLITIES PROVISIO MARED DEL DIVELOPMEN CONSERVATION AGRICULTURAL USE BUFFER

INDUSTRIAL CONSERVATION AGRICULTURAL BUFFER PUBLIC SPACE /PUBLIC SQUARES STRUCTURED TREE-PLANTING

Conservation of river

Linkage across OSS to

settlements across

corridors & OSS

valley

1. LIBRARY & ICT CENTRE 2. MUNICIPAL OFFICES 3. POLICE STATION 4. CLINIC 5. SCHOOL 6. MARKET 7. MIXED USE 8. CHURCH

1:5 000

- Precinct 2:
- 1 Ashburton Node and Settlement
- 2 Umlaas Road Business Estate
- Precinct 4:
- 3 Ambleton Node
  and Settlement
- Precinct 6:
- 4 Open Space/ Agriculture/ Tourism Interface





New linkage to divert through traffic & open up lands for development

Buildings to define & activate street

Reinforce/extend street network & intensify adjacent development

 Structured tree planting to landscape main
 corridors

Public spaces to provide focal points

Activity node with public facilities/mixed uses

Conservation of river corridors & OSS

# **1** Ashburton Settlement and Mixed Use Node

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- Mixed use node with commercial, public, residential, etc. uses

Multi-functional public spaces as focal points in node for markets, civic spaces, etc.

More intensive development with defined street edges

- Fine-grained block pattern for residential development

Market gardens/urban agricultural plots

Avenue with structured tree planting

Public facility node with schools, community facilities, sports field,

## **3** Ambleton Settlement and Mixed Use Node



Conservation of river corridors & OSS

Amenity area for industrial estate

Industrial buildings to define edges

Structured tree planting to landscape main corridors

Focal public space at gateway to industrial estate

Street network to structure development

 Landscaped corridors to provide visual relief from large buildings

# **2 Umlaas Road Business Estate**



Conservation of river corridors & OSS

 Public/recreational space at focal point

Tourism facility to respond to local assets/features

 Amenity walks connecting into OSS

 Structured tree planting to landscape main corridor

 Orchards as buffer to OSS

 Market gardens arranged along rural access

Rural/agricultural village node with focal public space

## **4** Open Space/Agricultural/Tourism/Rural Interface