



STATUS QUO TECHNICAL NOTE

PLANNING

South Eastern District Local Area Plan



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This Technical Note represents part of the Phase Two Deliverable for the South Eastern District Local Area Plan.

Contract No. SCM 66 of 11/12

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1 INTRODUCTION

1.1 BACKGROUND AND PURPOSE

The Msunduzi Municipality (MM) has appointed Royal HaskoningDHV (Pty) Ltd, under Contract No. SCM 66 of 11/12, to assist the municipality with the preparation of a Local Area Plan (LAP) for the South Eastern District (SEDis) of Pietermaritzburg. The purpose of this document is to provide input into the Local Area Plan (LAP) preparation process for the South Eastern District (SEDis). The document provides a Technical Note describing the status quo of the SEDis with regards to relevant planning policy and legislation as well as the planning context and spatial structure of SEDis, including land use, ownership, zoning and demographics. This Technical Note represents part of the Phase Two deliverable for the SEDis LAP.

1.2 STUDY AREA

As per the Terms of Reference, the SEDis study area is located along the southern edge of the Msunduzi Municipal boundary and includes the farmlands in and between Shenstone/Ableton and Ashburton/Lynnfield areas. The study area borders onto Mkhambathini Municipality in the East, and Richmond Municipality to the south.

1.3 METHODOLOGY

This phase of the project has been based primarily on a desktop study that reflects the synthesis of information relevant to the understanding of, and planning for the SEDis. Where necessary, the information contained in existing reports has been augmented by information derived from interviews with key municipal and private stakeholders. Key data sources include:

- Existing planning policy documents, including national, provincial, district and local policy, such as the Msunduzi Integrated Development Plan (IDP) and Spatial Development Framework (SDF).
- Development application registers located at the Municipal Offices.
- GIS data related to land use and ownership from Msunduzi Municipality.
- Interviews with key municipal officials responsible for planning and/or development.
- Census 2011 data.

2 POLICY CONTEXT

2.1 LEGISLATION, NATIONAL AND PROVINCIAL POLICY

The National Development Plan (NDP), the National Spatial Development Perspective (NSDP), the Spatial Planning and Land Use Management Act (SPLUMA) and the Provincial Spatial Economic Development Perspective (PSEDS) all filter down through to district and local planning in terms of the principles and objectives that need to be achieved.

The hierarchical structure of nodes and corridors identified nationally is refined as planning moves down the Provincial, District and Local Levels. Nationally and provincially, the N3 corridor and its opportunities are regarded as the province's Primary Corridor and Msunduzi is identified as a Secondary Node.

"The N3's Prime Function is to serve as a long-distance movement corridor, and although the agglomeration benefits of the corridor should be optimised, this should not interfere with its primary function. Consequently, development will be located at or near some intersections." (Msunduzi SDF pg xxiv)

At the District and Local Level, the N3 is still noted as the Primary Corridor, with reference made to other district corridors as being secondary and tertiary. In relation to its locality/position in the District, Msunduzi moves from being a Secondary Node to a Primary Node.

Within Msunduzi, the N3 remains the Primary Corridor, and lower tier Activity Spines (collector and arterial roads with various economic and use activities ascribed to them) are identified at this local scale. Nodes are classified in two ways as they relate to Msunduzi such as the Neighbourhood Multi Use Node, Economic Opportunity Points identified in the SDF, or Primary, Secondary and Tertiary Nodes as identified in the IDP.

The following nodes are found adjacent, or in close proximity to, the SEDis with only Ashburton and Foxhill/Ableton nodes within the actual SEDis area.

NO.	NAME	RANK	LOCALITY	DESCRIPTION
13	Willowfountain	Secondary	Willowfountain Road	Built around existing social infrastructure.

24	Slangspruit	Tertiary	Newport Drive	Mixed use development at major intersection.
25	Foxhill	Tertiary	Foxhill - Ambleton	Mixed use development at major intersection.
27	Ashburton	Tertiary	Ashburton	Peri-urban area. Potential expansion into a tertiary node
28	Polly Shorts	Secondary	Mkondeni	Existing commercial complex adjoining an industrial area.

The principles and goals that filter from the National to Local Level are indicated in the table below.

Guiding Principles	Application
Compaction	<ul style="list-style-type: none"> New and Infill development focused to create coherent system, mainly in SE quadrant
Integration	<ul style="list-style-type: none"> Shenstone and Ashburton as areas to integrate Low Income residential areas into city New economic opportunities in growth area and adjacent to major roads New E-W and N-S roads links to major parts of city
Urban Densification	<ul style="list-style-type: none"> On periphery of CBD Adjacent to major nodes
Restructuring of the City	<ul style="list-style-type: none"> Creating a Polycentric City with new nodes and new economic opportunity areas Limited mixed-use activity spines between focus points Redressing imbalances with improved infrastructure and new economic opportunities Creating a road system matrix
Meeting Land Use Needs and Identification of Areas of Economic Development Potential	<ul style="list-style-type: none"> New Residential areas New economic opportunity areas, especially those areas which were previously excluded from the main stream economy such GEDI and Vulindlela. New nodal points Restructure CBD
Sustainability	<ul style="list-style-type: none"> Protecting environmentally sensitive areas Coherent and reinforcing infrastructure Protecting agriculture potential areas Upgrade residential areas with appropriate infrastructure In situ upgrading of Informal settlements
Creating a Quality Urban Environment	<ul style="list-style-type: none"> Create a polycentric city Create a mix of housing types in different areas Reinforce public transport system

2.2 MSUNDUZI INTEGRATED DEVELOPMENT PLAN

The Msunduzi Integrated Development Plan (IDP) is updated regularly and the current version is the Msunduzi IDP 2012/13-2016/17 and Beyond. The IDP lists the overarching principles, plans and goals to achieve in the coming years, as outlined in the preceding table. Of these, the Local Economic Development Plan and Basic Service Delivery and Infrastructure have a general relevance for the SEDis area in that these plans are broadly envisioned for the Municipality as a whole.

2.3 MSUNDUZI SPATIAL DEVELOPMENT FRAMEWORK

The IDP makes reference to the Msunduzi Spatial Development Framework (SDF) in terms of its relevance to the NSDP and PSEDS showing that economic development should be channelled into activity corridors and nodes that are adjacent to, or that link the main growth centres. Msunduzi is identified provincially as a secondary node, but in terms of District Planning, it is a primary node. The Msunduzi Consolidated Spatial Development Framework Review, July 2009 is examined as it relates to SEDis, including the various land use designations identified.

2.3.1 RESTRICTED USE AREAS AND LONG TERM DEVELOPMENT AREAS

The majority of the SEDis land area is designated Restricted Use with Longer Term Development Areas located in the south, south-east and north-east of the site.

Restricted Use: *These areas are those which, because of the topography, and other physical factors or environmental considerations, are generally unsuitable for development. They consist mainly of slopes steeper than 1:3, watercourses and other areas of environmental importance. The future management of these areas is to be addressed in more detail in the Municipality's Environmental Management Framework, which is currently being formulated (pg xxv).*

Long Term Development Areas: *Expansions of other areas are constrained by the topography and to the north-east and eastern side of the Municipality a Longer Term Development Area designation is proposed. These areas are presently either undeveloped or used for agricultural (pg xxv).*

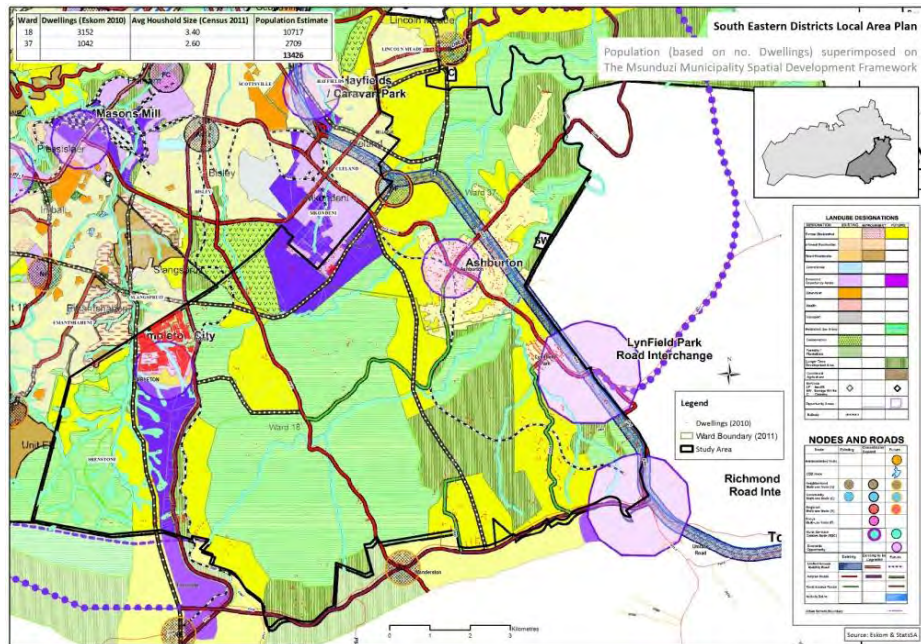


Figure 1: Msunduzi SDF

2.3.2 EXISTING RESIDENTIAL AREAS

Existing Residential Areas occur within the Ashburton area, Lynnfield area, along the D623 around the Future Neighbourhood Multi Use Centre, along Richmond Road and Ambleton.

Existing Formal Residential areas: The majority of the existing urban residential areas of Msunduzi fall into category of Existing Formal Residential areas, with maintenance as the planning intervention (pg xxv).

2.3.3 FUTURE RESIDENTIAL AREA

The SEDis is regarded as an area for major future residential expansion. A large area of land has been allocated for Future Formal Residential Areas along the eastern side of SEDis, between Ashburton, Lynnfield and the Umlaas Road Interchange.

Some of this future formal residential is located over the already promulgated “Almond Banks” Housing Development and along the Richmond Road area.

Future Residential: Two different forms of new housing areas are identified; viz. large scale areas identified for future residential development of all economic levels, and “infill” development in small pockets available throughout the city area (pg xxv).

2.3.4 NODES AND ECONOMIC OPPORTUNITY AREAS

Four Economic Opportunity nodes are identified in the SEDis, these being the Umlaas Road/N3 Interchange, the Lynnfield Park/N3 interchange, the Ashburton Centre and Ambleton City. Based on interpretation and the available documentation, these are likely Future Economic Opportunity Nodes. These Economic points, with the exception of Ambleton, are all located on, or very near to the N3 Corridor.

The Future Neighbourhood Multiuse Node is identified at the intersection of the Bisley Road and the D623. Another is identified adjacent to the boundary of the SEDis site at Thornville on the Richmond Road.

Future Economic Opportunity Areas exist along the Richmond Road and as an extension of the Mkhondeni area in the north.

Future Economic Opportunity Nodes: “These areas, along the N3 identify higher level industrial, commercial and office developments and would be located in the existing and proposed nodes, and along activity spines” (pg xxvi).

Neighbourhood Multi-Use Nodes: “These operate at a neighbourhood level, and have retail components of between 5 000 m² and 12 000 m². These types of nodes occur in two forms, viz as mono use nodes that are pure retailing, and those that are multi-use. Again, the SDF identifies existing nodes to be maintained or expanded, and future nodes” (pg xxiv).

Future Economic Opportunities Areas: The areas will occur mainly as extensions to existing economic opportunity areas, in locations such as Mkhondeni south of Shorts Retreat Road, Masons Mill, and new areas along the Richmond Road from Shenstone Ambleton to Thornville (pg xxvi).

2.3.5 SHENSTONE MULTI-USE NODE

This major Node will comprise of shops, offices, institutional and administrative and community uses; as well as higher density housing (pg xxxi). The Node abuts a proposed industrial area and adjacent residential area. It will connect to a major arterial and to a proposed rail station. In order to avoid ad hoc decisions being made an appropriate guiding framework must be produced.

An Urban Growth Boundary is proposed along the southern and south-western sides of the Municipality. No development will be entertained in areas outside of the Urban Growth Boundary.

2.3.6 DENSITY POLICY

Areas earmarked for the density policy are:

- On the periphery of the CBD.
- Along the Activity Spines extending from the CBD.
- Around all existing Neighbourhood and Community level shopping nodes.
- Around the proposed Regional level node at Shenstone.

Methods of densification are:

- Densifying existing detached housing areas, particularly on large sites by permitting ancillary or 2nd dwellings.
- Permitting and encouraging medium density housing in appropriate locations. These would be in appropriate areas adjacent to the open space system and area with good views.
- Encouraging higher density development in the form of both “Walk-up” medium-rise flats and areas suitable for high-rise flats.

2.3.7 ADDITIONAL PLANNING

The Ashburton Integrated and Local Development Plan, makes reference to the economic opportunity nodes and points at Mkhondeni and Ashburton. The Plan recommends that the existing facilities be sustained and higher order services be encouraged as and when they can be accommodated. The Plan also suggests that a variety of crop farming be examined to enhance the agricultural component of the SEDis area.

2.3.8 LOCAL PLANNING INITIATIVES, THE GREATER EDENDALE DEVELOPMENT INITIATIVE (GEDI)

The population equates to around 50% of Msunduzi. Transformation challenges are formidable with high levels of poverty, unemployment, rapid population growth, lack of facilities and services, land legal complexities, advancing informal settlement and the HIV/AIDS pandemic.

The north-western boundary of SEDis is adjacent to the Edendale Area. The Ambleton settlement encroaches into the SEDis area from Edendale, although in a very confined area with respect to the rest of the SEDis settlement pattern. There is an opportunity for the expansion of Edendale into the SEDis both physically and economically.

2.3.9 ADJACENT MUNICIPALITIES

The adjacent Municipalities are Mkhambathini forming the southern and eastern border of Msunduzi and is located between Msunduzi and eThekweni and Richmond Municipality in the southwest. Alignment between these two municipalities should be re-examined.

Emphasis is placed on the corridor effect, namely the N3 where Camperdown is seen as the primary node and Richmond seeks to capitalise on its proximity to the Provincial Corridor (N3) and the spill over effects from Msunduzi and eThekweni.

The following uses will be encouraged in Camperdown which is close to the SEDis area: industrial based agri-economies, commercial, a decentralisation point for the government departments, higher order social and commercial services and housing development. Significant emphasis is placed on agricultural promotion and tourism.

Richmond seeks to promote development and investment that will contribute to the regeneration of the economic hub as well as the identified precinct of Thornville. A portion of the Thornville area is found in SEDis west and this hub is located on the R56.

2.3.10 DEVELOPMENT PRESSURES

These are shown more clearly in the situational analysis but as an overview it is seen that major pressure is apparent on the N3 corridor. Two types predominate, that being major industrial parks located either adjacent to the N3 or very close to the N3. A significant mixed used development is proposed between Ashburton and Pietermaritzburg and straddles the N3. This has significant potential impact on the N3 and its mobility efficiency.

To the west, the only development evident is the Almond Banks Eco-Estate which while utilising a significant amount of land, only has about 100 units within its boundary.

2.4 STATUTORY OBLIGATIONS

2.4.1 SUBDIVISION OF AGRICULTURAL LAND ACT 70 OF 1970 (ACT 70 OF 70)

While a Town Planning Scheme does not exist over the whole of SEDis, it is likely one will be created. This would have to be passed by National and Provincial Agriculture. It is likely that this Scheme would take some time to develop. Prior to the promulgation of the scheme, should any land be required for new identified uses, Agricultural Subdivision, and Development of Agricultural Land without Subdivision in terms of Act 70 of 1970 would be required. The applications under this Act are slow to effect due to bottlenecks in certain sectors. The average timeframe for simple applications is two years.

2.4.2 KZN PLANNING AND DEVELOPMENT ACT

Since the promulgation of the KZN Planning and Development Act (PDA), development has declined markedly in the Province. This is due in part to the time taken for various consultants and Municipal Officials to become adept at handling the new legislation. A major portion of the slowdown is the increased administration involved with application procedures and the declining capacity of Municipalities to handle this administration. It must also be noted that subdivisions and consolidations of land have now been incorporated into the Act and this has slowed output of subdivisions and consolidations markedly, as well as increased their cost significantly.

2.4.3 SPATIAL PLANNING AND LAND USE MANAGEMENT ACT

The Spatial Planning and Land Use Management Act (SPLUMA) is a national act that was signed into law on 2 August 2013 but a commencement date is yet to be determined. The SPLUMA replaces the previous Development Facilitation Act (DFA) and one of the key purposes of the SPLUMA is to align land use planning with the provisions of the Constitution. The SPLUMA is intended to provide a national legislative framework for spatial planning and land use management with a uniform set of procedures for land development approvals. The SPLUMA seeks to address historical spatial imbalances, transform settlement patterns and promote greater social and economic inclusion. The Act reinforces the primary role of municipal government in managing land use planning and land development applications and provides for the establishment of Municipal Planning Tribunals. Under the Act, municipalities must, within five years of the commencement of the Act, adopt a single land-use scheme for its area of jurisdiction, which must be reviewed every five years (in line with the preparation of municipal Integrated Development Plans).

2.5 CONTEXTUAL OVERVIEW OF THE STUDY AREA

The various National, Provincial and District/Regional planning filters through to Local Level planning. Msunduzi has aligned itself with the higher order Policy Frameworks, especially in relation to the Physical Structuring elements like Nodes and Corridors. Principles, Programs and Goals that fit within this strategic and structuring concept are also aligned with the higher order planning documents in terms of how the future is to be achieved. For instance, local economic development, sustainability, compaction and densification, appropriate utilisation of resources and so forth are items brought forth in Local Planning that have arisen in the National, Provincial and Regional arenas. This provides the context within which Msunduzi operates and is given on a more detailed level.

At the local level, it is important that adjacent municipalities are aligned with each other in terms of the supply of land uses and services. Similarly, development that could be beneficial to one Municipality, must not degrade an adjacent Municipalities proposal or current land use.

With respect to the SEDis area, planning is governed by the Msunduzi IDP and SDF. The policies and principles, goals and strategies are the framework within which future planning in the area needs to operate. These have filtered down through from the National and Provincial perspectives. Similarly, the Richmond and Mkhambathini Municipalities, the adjacent CBD and the N3 Corridor must be considered as to their impact on the SEDis area, and the impact that SEDis could have in return. In so saying, the statutory obligations that could be felt if land use is not appropriately identified have significant time and constraints as to alteration of the zone, or use identified in an area. As when it set in policy, becomes very difficult to change until that policy is reviewed and updated.

Thus, in a nutshell, development in Msunduzi and specifically the SEDis area is governed by the Nodes and Corridor concepts. Where locally these could change or be repositioned, wherever new areas of activity are identified, the Principles of sustainability, compaction, densification utilisation of resources, and the like must always be borne in mind.

2.6 CONTEXTUAL SUMMARY

- Policy has been aligned from National, through to the local level, in terms of the hierarchy of Nodes and Corridors as well as the principles and goals identified.
- The N3 Corridor is a major structuring element with three nodes identified alongside or in proximity to it in order to take advantage of the corridors' effects.
- The proposed uses found in the SDF, such as the identified nodes, and the Future Formal Residential areas and longer term development areas point to a loss of agricultural land. This will require advanced negotiation and proposals with the department of Agriculture.
- The Msunduzi Municipality is aligned with the strategies and goals of PGDS, being, the enhancement of industrial development, development of road and rail networks, ensuring the sustainability of human settlements, increasing the productivity of land use, promotion of spatial concentration and the facilitation of land use management and spatial planning.
- Along with the proposed SDF uses, actual development pressures as evidenced by the current development applications are felt along the N3 Corridor.

- In the north-west, development pressure is experienced with the potential expansion of Edendale into the SEDis area. This pressure is already visible in the Ambleton formal settlement encroaching as an extension from the Slangspruit neighbourhood.
- Integration and alignment with the surrounding Municipalities is required, and further information regarding proposed development pressures and proposed land uses is needed to appropriately address this situation.
- SEDis has a significant role to play in economic and spatial transformation in Msunduzi, in terms of the economic opportunity points and residential areas identified along the N3 and the R56. This economic and residential expansion provides opportunity to redress the spatial imbalances of the past.
- The lack of a LUMS over the area requires that all Statutory Planning (rezoning, subdivisions, etc.) go through the Planning and Development Act process as well as the Subdivision of Agricultural Land and Development without Subdivision Act 70 of 1970 process. This results in lengthy timeframes in which projects can be approved or refused and consequently can put development agents off from developing in the area.

3 SITUATIONAL ANALYSIS

3.1 LAND FORM

The land falls from west to the east with more than a 1000m drop in elevation across the SEDis area. There are two major catchments, the Mkhondeni River and the Mpushini River, and these flow into the Msunduzi River to the east. These rivers and catchments create key topographical structuring elements in the SEDis area. The Valkop River flows into the Mpushini and enhances the Mpushini structuring element. In the west, the Slang-Spruit River drains northwards to the city. There is very little still water within the SEDis apart from the rivers identified above and some minor farm dams.

These river catchments give rise to the hill and valley land-form that is so evident in the Midlands region. The land form generally presents few limitations to physical development in terms of steepness of slope and, as shown on Figure 3 (slope), most of SEDis can be built upon with limitations being minor and sporadic. The hills and

valleys are not in sharp contrast with each other and generally flow fairly gently from one to the other.

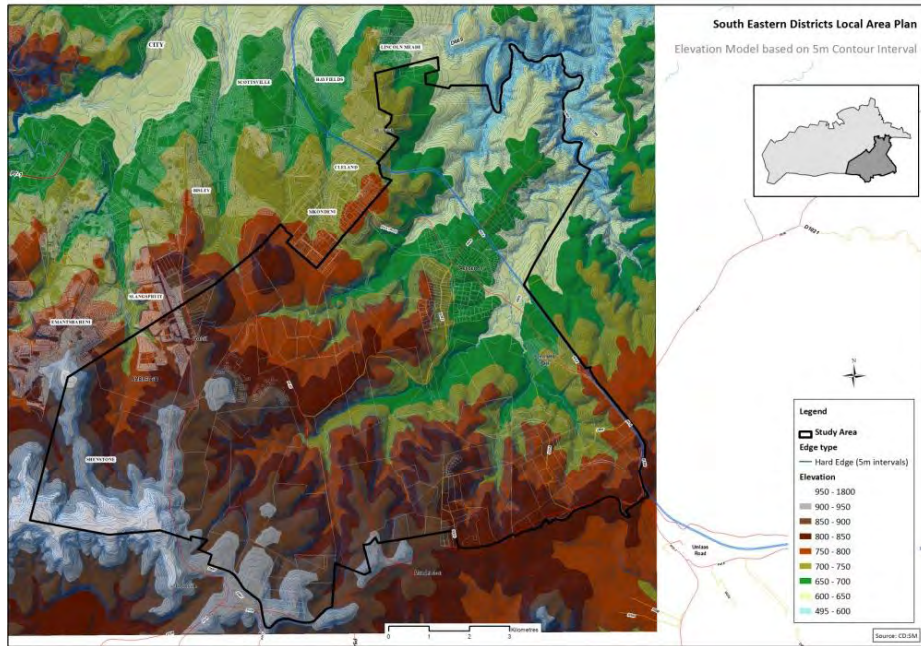


Figure 2: Study Area Elevation Model

3.2 CORRIDORS, ROUTES AND NODES

3.2.1 CORRIDORS AND ROUTES

The N3 to the east forms a major corridor and has significant implications for future development, especially in terms of the proposed nodes. Alongside the N3 is the Old Durban Johannesburg Road (R103). This road runs through Lynnfield and Ashburton into Pietermaritzburg and is used as an alternative transport route by passenger vehicles and trucks. To the west is the Bislely Road which runs through the centre of SEDis and the R56 in the west which links Richmond to Pietermaritzburg. The D623 forms the southern boundary of the site. Two railway lines to the east and west cut through SEDis to Pietermaritzburg.

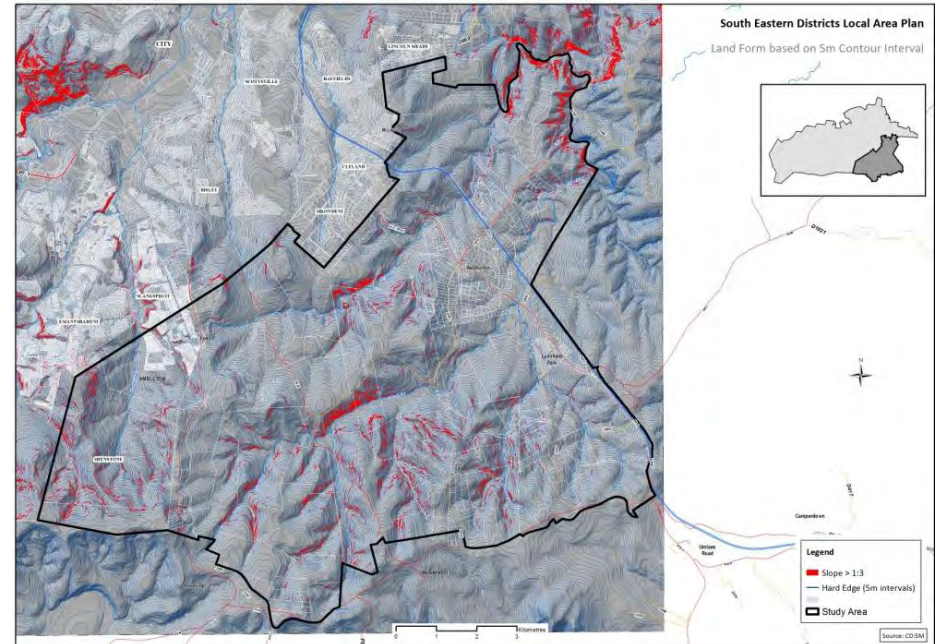


Figure 3: Land Form and Slopes greater than 1:3

The uses and activities in the proposed nodes are concentrated on the N3 Corridor, as are the Future Formal Residential Areas. The Corridor is seen as a major factor at inducing development in the area, with the identification of two economic opportunity points located at Lynnfield and the Umlaas Road interchange. The R56 in the west has similar uses and activities ascribed to it but not in a nodal hierarchy. Rail alignment is in close proximity to the N3 and R56 areas. This shows that the predominant areas of activity are concentrated on either side of SEDis, with little activity proposed for the central SEDis area. This may be a result of the agrarian nature in central SEDis and the lack of a significant transport route. This gives rise to two issues for further analysis: i) should the Bislely Road that runs through central SEDis be identified as another route to which alternative land uses could be applied in the name of economic development; or ii) Is the current status of central SEDis optimal in terms of the agrarian or bushveld like nature and should these attributes be enhanced or are they suitable as is.

The R56 is used by the populations in the west, and populations alongside it to access Pietermaritzburg for services.

3.2.2 NODES

The industrial area of Mkhondeni is adjacent and encroaches into the SEDis in the north. It is a major node of development and commerce. While industry and related services predominate, there are neighbourhood shopping centres that cater to the area. The Mkhondeni node is a major traffic generator, with freight vehicles often using the R103 as an alternative route. The facilities offered by Mkhondeni to the public no doubt attract residents from SEDis.

Ashburton’s centre is a very minor node at this stage containing a petrol station and supermarket and one or two service industrial businesses, being a butchery and mechanic.

Lynnfield has no node as such, but a large religious building has been built on the settlement edge, adjacent to the highway.

Ambleton is a residential node with educational facilities.

Thornville to the southwest is not a formal node *per se*, development is ad-hoc with a timber processing facility and some residential small holdings.

As a whole, the current state of the nodes within SEDis, being Ashburton, Lynnfield, Ambleton and Thornville provide very little opportunity for employment or the receipt of services whether from a commercial or social perspective. Nodal development is stagnant, and the people likely seek their services elsewhere.

With the exception of Mkhondeni, the SDF has identified these nodes as potential areas for economic expansion.

3.3 LAND COVER AND USE

The land cover data for the SEDis shows that the majority of the land cover is not under urban development and consists of natural areas and agricultural lands.

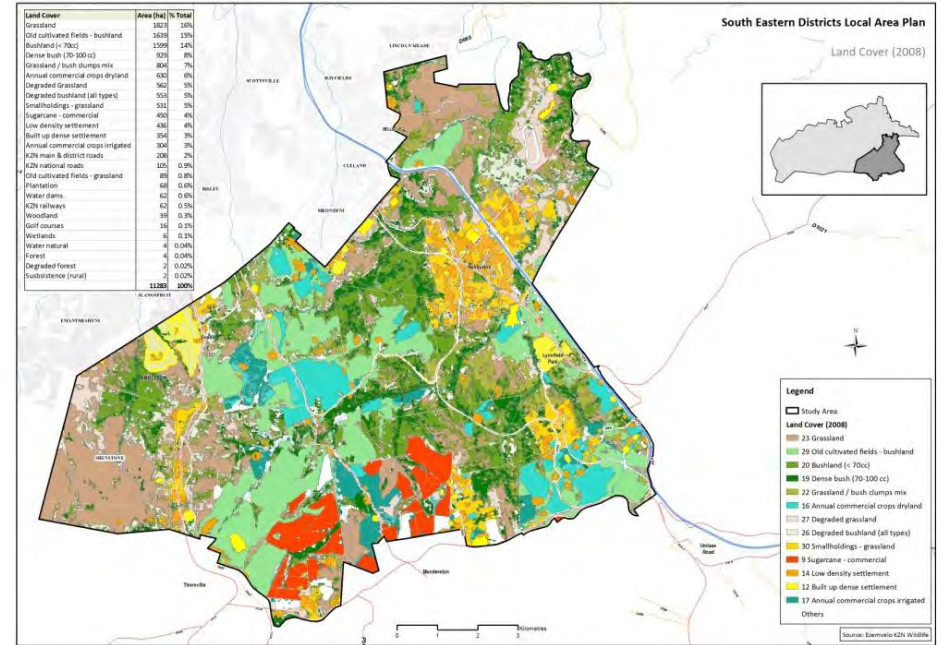


Figure 4: Land Cover

Table 1: Land Cover in SEDis

Land Cover	Area (ha)	% Total
Dense bush (70-100 cc)	929	8%
Bushland (< 70cc)	1599	14%
Degraded bushland (all types)	553	5%
Woodland	39	0.3%
Forest	4	0.04%
Degraded forest	2	0.02%
Grassland	1823	16%
Grassland / bush clumps mix	804	7%
Degraded Grassland	562	5%
Old cultivated fields - bushland	1639	15%
Old cultivated fields - grassland	89	0.8%
Subsistence (rural)	2	0.02%
Annual commercial crops dryland	630	6%
Annual commercial crops irrigated	304	3%
Sugarcane - commercial	450	4%
Plantation	68	0.6%

Golf courses	16	0.1%
Wetlands	6	0.1%
Water natural	4	0.04%
Water dams	62	0.6%
Smallholdings - grassland	531	5%
Low density settlement	436	4%
Built up dense settlement	354	3%
KZN main & district roads	208	2%
KZN national roads	105	0.9%
KZN railways	62	0.5%
Total	11 283	100%

At this stage, the information available in relation to land use types, areas and locations is limited and some of this data needs to be generated. The Preliminary Land Use in Figure 5 below indicates the various land uses and the shortfall in data where the land use remains undefined.

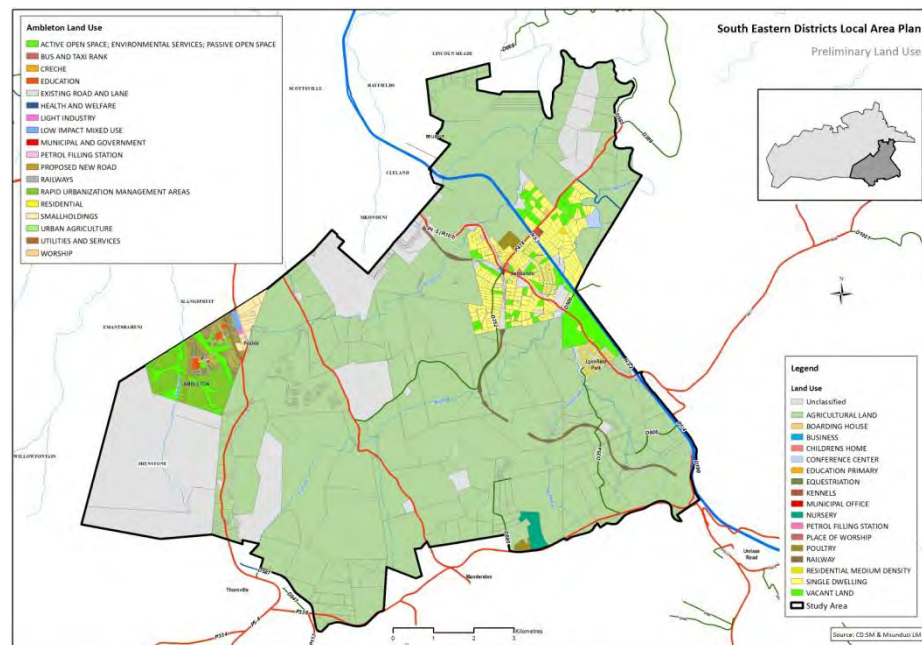


Figure 5: Preliminary Land Use

3.3.1 AGRICULTURE/UNDEVELOPED/NATURAL

The majority of the SEDis area is either some form of agricultural land, whether it be arable, fallow or various types of game farming, or comprised of natural/undeveloped lands. The Agricultural Land Capability in Figure 6 shows that 67% of the area is non-arable and suitable only for grazing, woodland or wildlife and 21% is marginally arable. Only 2% of the land has high potential and 10% moderate potential and this is found in the western part of the SEDis area along the R56 and in Shenstone.

In terms of cropping, monoculture (sugar cane) is predominant in the south central area and in the centre. Dryland cropping occurs to the east. Low levels of irrigated cropping occurs generally to the south central of SEDis (as shown on the Land Cover map in Figure 4). There is livestock production but the levels are unclear at the moment. Some poultry farming occurs to the south and within Ashburton centre. The land along the R56 has moderate arable potential and this could be in conflict with the future residential and economic uses proposed in the Msunduzi SDF.

While there are pockets of residential development on the fringes of SEDis, most of the land remains undeveloped. In these undeveloped/agricultural areas, settlement is disparate and ad-hoc as would be seen in rural farming communities. Apart from the settlement nodes found on the periphery, 70% of the land is grassland and bush-land in varying states of intactness. Around 7% of the land is cultivated and this low level of cultivation with respect to SEDis indicates its poor arability. Due to this low arable yield, there is livestock production in the area but the level of intensity is not determined as yet. This has implications for the original Ashburton SDF where the suggestion of alternative cropping was put forward.

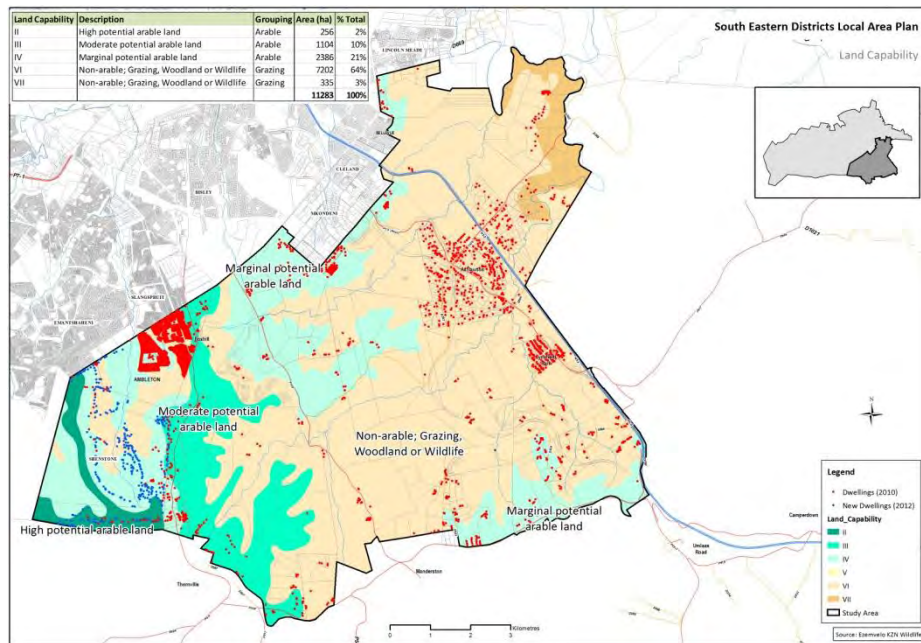


Figure 6: Agricultural Land Capability

3.3.2 RESIDENTIAL

The total area of residential land cover constitutes 790 Hectares, or 7-8% of SEDis, while the smallholding residential component makes up 531 Hectares or 5% of the total SEDis area.

Few houses or other buildings are higher than two stories. Residential uses are limited to the Ambleton, Ashburton and Lynnfield areas. Ambleton and Lynnfield are formally laid out and display the characteristics of residential neighbourhoods. Ashburton on the other hand has been laid out in a manner that caters for larger subdivisions of land. This was to perpetuate the open, agricultural feel of the area and is evident in the minimum lot size allowable under the Special Residential 1 Zone of 1600m².

The remainder of the land use mix as described is ad-hoc settlement based on the location of owner's small holdings and farms. The settlement is more marked on the

transport routes, and as the land steps back from these transport routes, settlement becomes sparser.

Informal settlement is evident in the west in the Shenstone area and is either associated with the R56 transport route or the Slangspruit river.

3.3.3 INDUSTRIAL/COMMERCIAL

A portion of the formal Mkhondeni industrial area encroaches into SEDis. Apart from this encroachment by Mkhondeni, the location of industrial activities is ad-hoc and generally located near a transport route, an example is the Wood processing plant at Thornville in the west. As for uses present, Ashburton contains a very minor town centre. The Ashburton Horse Training centre is found in the north-east and a large electrical relay station exists at Thornville.

Apart from the Mkhondeni area in the north encroaching into the SEDis area, there is little true industrial or commercial activity at present. Ashburton has the usual facilities associated with small towns in that there is a petrol station and supermarket, with a few minor businesses present.

Other commercial actives in SEDis, that are not located in the residential areas includes various Bed and Breakfast and Lodge style facilities, as well as wedding facilities located in the bush veld setting. The Ashburton Horse training centre is located to the north east of the highway and a little beyond that there is a quarry.

3.4 LAND OWNERSHIP

Most of the land within the SEDis is held in private ownership. Public land is located west and adjacent to the Mkhondeni Area and in Shenstone. The key ownership categories such as Corporate, Private, State are not available and this data would need to be generated.

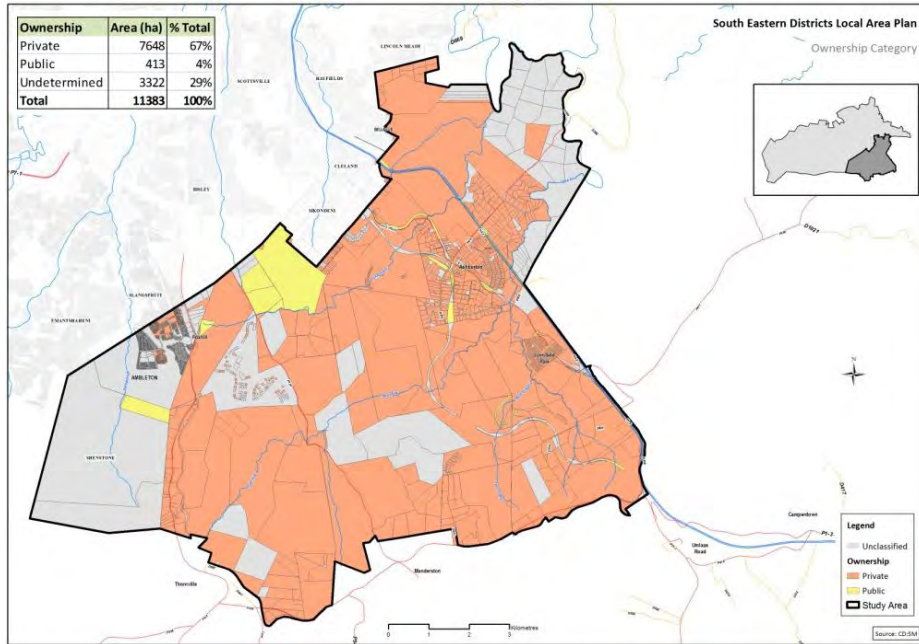


Figure 7: Land Ownership

3.5 LAND USE ZONING

3.5.1 EXISTING ZONING

There are three major zones in the Ashburton/Lynnfield area. These being Special Residential located centrally in Ashburton, and Lynnfield. The Special Residential Zone has three densities, and an Intermediate Residential Zone found only in Lynnfield.

Garden Lot 1 on the west and Garden Lot 2 in the east over the N3 surround the Special Residential Zones of Ashburton and Lynnfield.

This is the only area of formal zoning in SEDis. The Garden Lot Zoning was established to ensure a more agrarian nature to the area, and to prevent high density subdivision. Nevertheless, the predominant use in this area is still residential (not agriculture), but at a very low density.

Zones other than this are Limited Business/Commercial and Government Zones but these make up a very small percentage of land use.

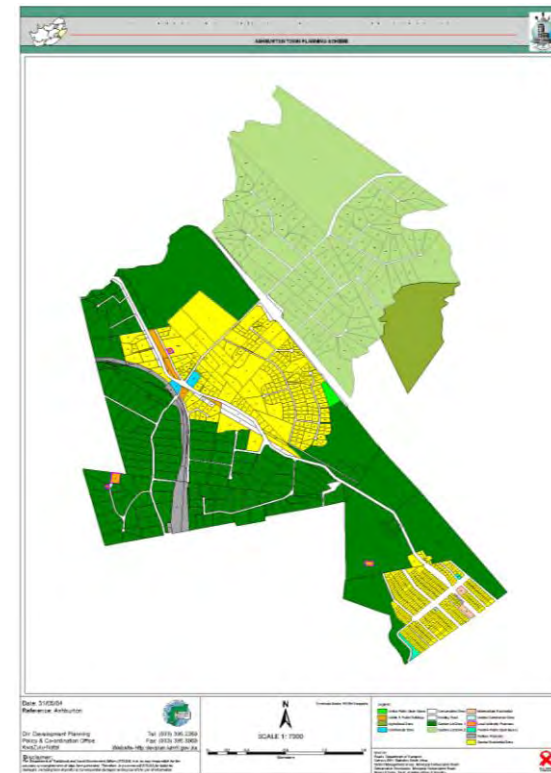


Figure 8: Ashburton Town Planning Scheme

The remainder of SEDis is not covered by a formal scheme and is thus considered agricultural land in terms of Act 70 of 70.

3.5.2 PROPOSED DEVELOPMENTS

Within the wide expanse of agricultural land, a number of developments have been proposed and these are shown on Figure 9 and listed in Table 2.

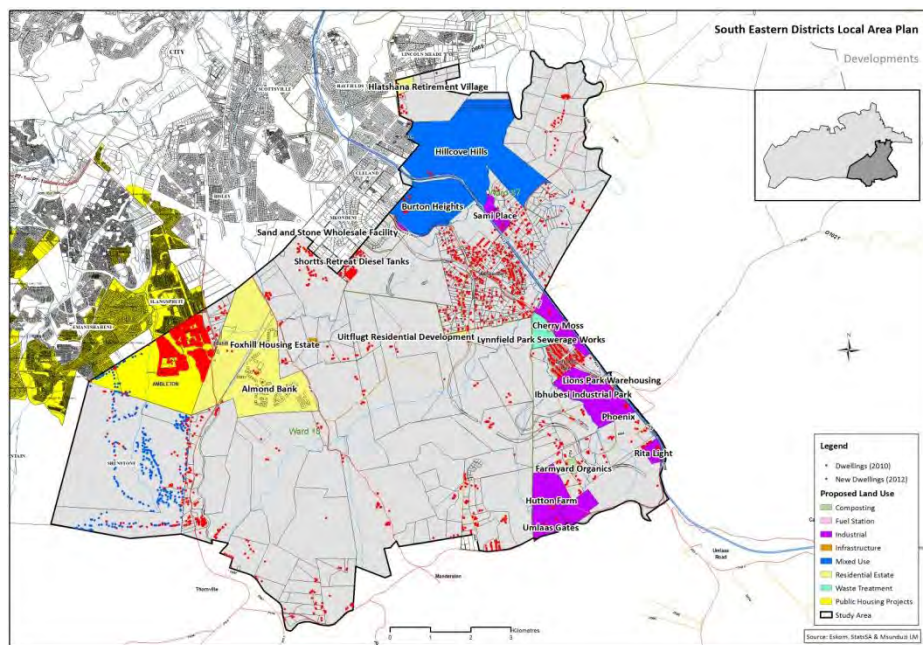


Figure 9: Proposed Developments

Three major industrial developments are indicated around the Lynnfield and Umlaas Road areas along or in close proximity to the N3 and another is proposed along the northern part of the N3 in Ashburton. Between Mkhondeni and Ashburton, and continuing Across the N3 (north-east) is a major proposed mixed use development over the Hillcove Farm. Almond Banks to the west, adjacent to Ambleton, is an eco-estate containing 101 units, which have been approved.

The remaining ad-hoc uses found in the area, such as the Bed and Breakfasts, Wedding Venues, and other businesses, are either illegal, or have been approved previously under the Town Planning Ordinance (Change of Land Use) or the Planning and Development Act (Development Outside the area of the scheme). So while they have no actual zoning, they would have approval for their use and function. The level of these ad-hoc uses are not available as yet.

The majority of SEDis is not covered by a scheme and consequently, should any development be required, would require approval under the Planning and

Development Act, and the Agricultural Subdivision and Development of Land without Subdivision Act 70 of 1970.

Table 2: Proposed Developments

Project Name	Property Descriptions	Total Site Area (ha)	Proposed Land Uses/Rights	Proposed Density (Floor Areas/Units)	Status of the Project	Planning Consultant
Ibhubhesi Industrial Park	Portion 356 of the Farm Vaalkop & Dadelfontein No. 885, Division FT		Light industrial	±30 erven	Awaiting Act 70/70	Owen Greene
	Rem 19 & Sub 664 Of Farm Vaalkop & Dadelfontein No. 885		Light Industrial	60,6 ha	Final EIA to be submitted following amendment to layout plan	
Burton Heights	180 & 193 Shortts Retreat Erf 177 Bellevue	200	Mixed Use	±500 units	Awaiting SANRAL	Owen Greene Owen Greene
Hillcove Hills	Erf 10119 Pmb & Ptn of Erf 506 Ashburton to be redesignated Erf 1 Hillcove Hills	483	Commercial	±72 500m ² GLA	In progress; EIA expected 1 May 2013; PDA to be lodged 1 May 2013	Rob Kirby Associates
			Primary School	1		
			Lifestyle Village, Frail Care & Facilities	3,11 ha		
			Office Park	±60 000m ²		
			Medical Suites	11 500m ²		
			Residential	944 erven		
Rita Light Industrial Estate	Remainder of Portion 300 (of 268) of the Farm Vaalkop & Dadelfontein No. 885, Division FT	19	Light Industrial	17 erven	RoD obtained, awaiting detailed geotechnical & waste license	Bigen Africa Services
Mpushini Business Park	Portion 621 (of 592) and Remainder of Portion 592, all of the Farm Vaalkop and Dadelfontein No. 885	60	Business Park (Logistics/Warehousing)	85 000m ²		Peter Jewel Consulting Services
			Office Park	20 000m ²		
			General Residential	48 units		
			Conservation	32,7 ha		
Lynnfield Park Sewerage Plant	Sub 662 (Of 592) Farm Vaalkop & Dadelfontein No. 885		Waste		Final BAR submitted	Msunduzi Local Municipality
Mkhondeni River Bridge	Main Rd P 1-5 Between Ashburton & PMB		Road Link		DAEA to follow up; a letter has been sent to DoT; no work on site	
Sand & Stone Wholesale Facility	Erf 67 Shortts Retreat No. 1208		Light Industrial	1,92 ha	Received EMP, applicant to get planning approval, BAR underway	
Ambleton Phase 2 Public Housing	Ambleton		Public Housing	2 058 units	Requesting funds to complete transfers	Msunduzi Local Municipality
Ambleton Phase 3 Public Housing	Ambleton		Public Housing	3 000 units	Project approved by Council, packaging submission for Stage 1 approval	Msunduzi Local Municipality

The proposed developments are in various phases of their application processes, as can be seen in the table below. Most of the applications are within the Environmental

Sphere at this stage. Whether they will be approved or refused cannot be judged at this stage. There are implications for future planning. The Lynnfield and Umlaas Industrial Developments appear to be in line with SDF Planning in terms of location, and uses, however, the impact on the N3 Corridor needs to be addressed with regards to worker and freight traffic. Similarly, the uses proposed and the density of development needs to be examined to see if they are in line with the Msunduzi SDF. The same is true for the Mixed Used Development over Hillcove Farm.

In conjunction, the effect of these proposals, needs to be examined with respect to the Future Economic Area earmarked along the R56, extending from Ambleton to Thornville.

3.6 DEVELOPMENT DENSITY

Ambleton, Ashburton and Lynnfield Park are the predominant residential areas. Ambleton in the west has the highest density of population in SEDis at more than 10 units per hectare and many of the residential subdivisions are 500m² or less. Lynnfield Park in the east along the N3 is also densely populated but the majority of the subdivisions are 501 – 2 500m². Density is from 5 – 10 dwelling units per hectare.

Ashburton has very low density development with the majority of the subdivisions in the 2 500m² – 20ha range and in the 20ha – 100ha range. As a consequence, Ashburton is the largest residential area in SEDis in terms of land space and this is especially prevalent on the north-eastern side of the N3 where most of the subdivisions are above 20Ha.

Further settlement is seen along the R56 towards Richmond and in the Shenstone Area there is a fairly high incidence of informal settlement. The remainder of SEDis is sparsely populated and this is indicative of the agricultural dominance of the area. Homesteads are located per farm in an ad hoc manner closer to the movement routes of the R56, D623, R103 and Bisley Road.

Almond Banks is an eco-estate type development containing 101 residential units.

3.7 SUBDIVISION PATTERN

Four distinct subdivision patterns are evident within the SEDis:

- Lynnfield Park area has traditional fine grained formalised grid patterns consisting of small subdivisions accommodating single dwellings.
- Ambleton also has fine grained curvilinear patterns consisting of small subdivisions accommodating a single dwelling. Interspersed are a few larger Erven catering to facilities and services such as sports fields, schools and “corner” shops.
- Ashburton has a fairly coarse grained subdivision pattern, but established in a fairly ordered manner. The central part of Ashburton contains the more formal residential subdivisions whose minimum sizes range from 1 600 to 4 000m², while surrounding these, the Garden Lot Zones act as a buffer to the expansion of this centre. This forms a miniature “green lung” for the area.
- The remainder of the subdivisions are typically agrarian with little order.

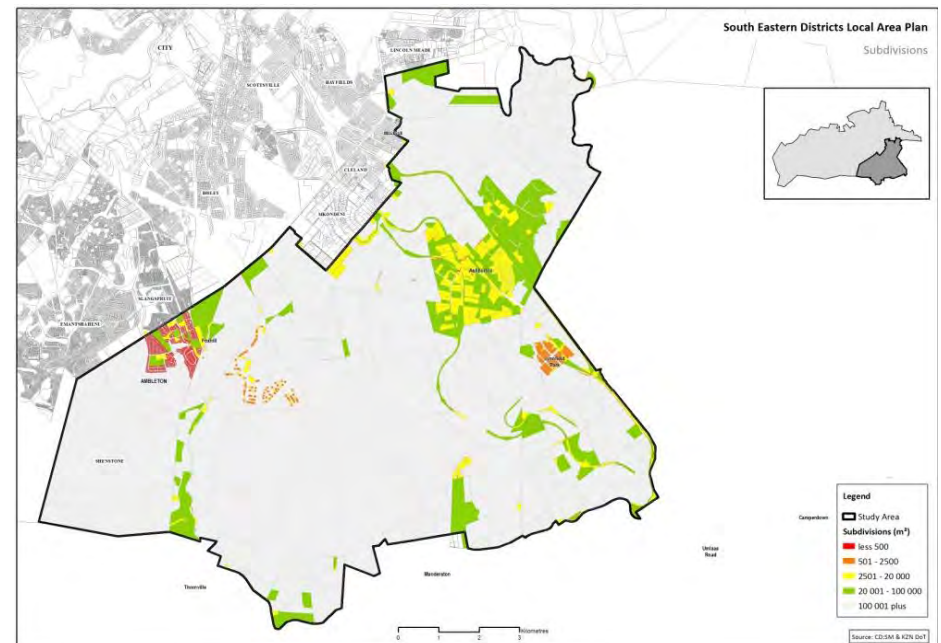


Figure 10: Subdivision Pattern

The larger subdivisions within Ashburton have scope for densification. The farm subdivisions adjacent to the nodes or the residential areas have scope for expansion of the residential areas.

Ambleton and Lynnfield have little scope for densification via increased buildings or subdivision due to the smaller areas of the Erven. Unless some of the area is earmarked for Intermediate or General Residential via the LAP process, the situation is likely to remain.

3.8 RATEABLE VALUE

The Rateable Value information depicted in Figure 11 below shows the cadastral parcels, which tend to be larger land parcels, with the highest rateable values concentrated along the N3 corridor, in the northern areas around Mkhondeni and in other pockets in the southern parts of the study area.

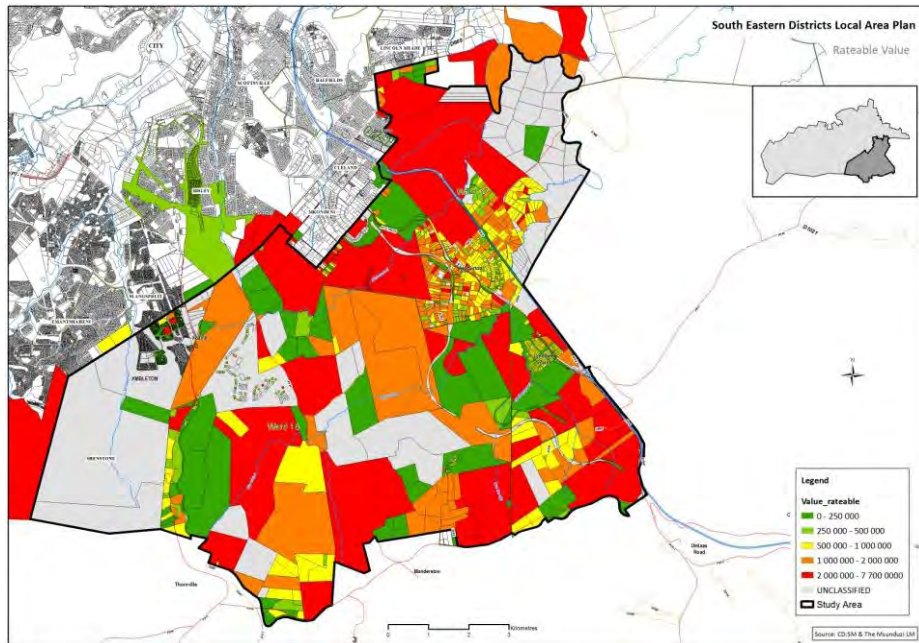


Figure 11: Rateable Value

3.9 SOCIAL FACILITIES

There are very few social facilities in the SEDis area. There are 4 schools, and one sports field near the N3.

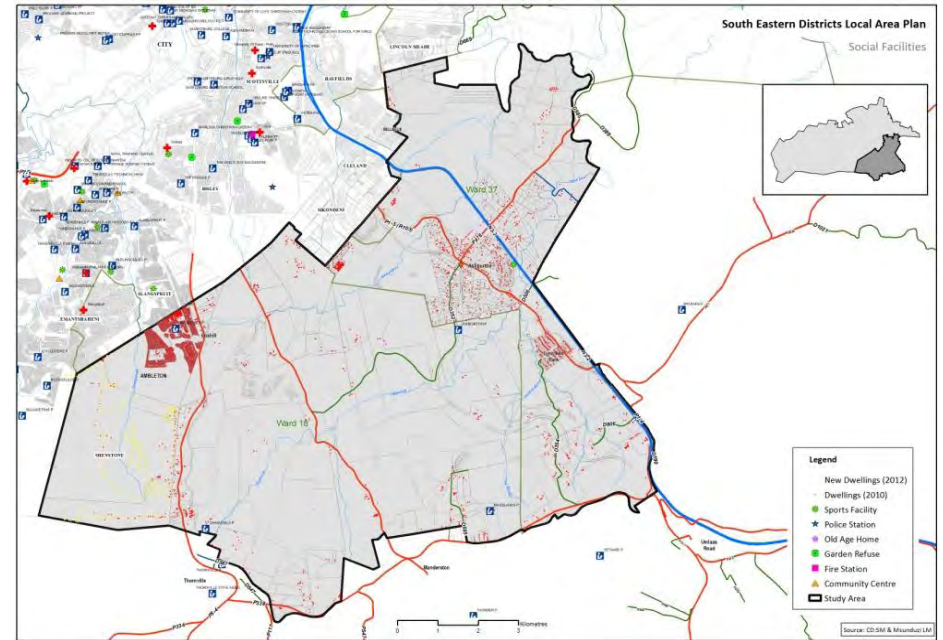


Figure 12: Social Facilities

The growing population within SEDis will generate additional demands for the provision of local social facilities within the area. There may also be demands for certain municipal or even regional facilities to be located within the SEDis area given the availability of land, such as a municipal sports facility or a regional cemetery. The provision of local or higher order facilities would need to be determined based on existing shortfalls, anticipated future demand, land and servicing requirements, accessibility, site suitability, etc.

3.10 POPULATION AND DEMOGRAPHIC PROFILE

3.10.1 POPULATION

The total population of the Msunduzi Municipality grew at a rate of 1.12% per annum over the 10 year period from 552 837 people in 2001 to 618 536 people in 2011 (Census 2011). Of this, around 300 000 people are located in the Edendale Area.

The total population in SEDis is estimated at 15 706 and of this 11 839 is found in the west in Ward 18 and 3 783 in the east within Ward 37. As a percentage, SEDis makes up 2.5% of the total Msunduzi population. The Ward 18 portion makes up 1.9% of the Msunduzi population and the Ward 37 portion makes up only 0.6%. The informal population contributes 0.2%.

As indicated in the Population Distribution (based on dwellings) in Figure 13 below, Ward 18 has a formal population of 10 775 people (most of these located in Ambleton) and Ward 37 has 2 735 people. The Shenstone area within Ward 18 has an informal settlement population of around 1 122 people.

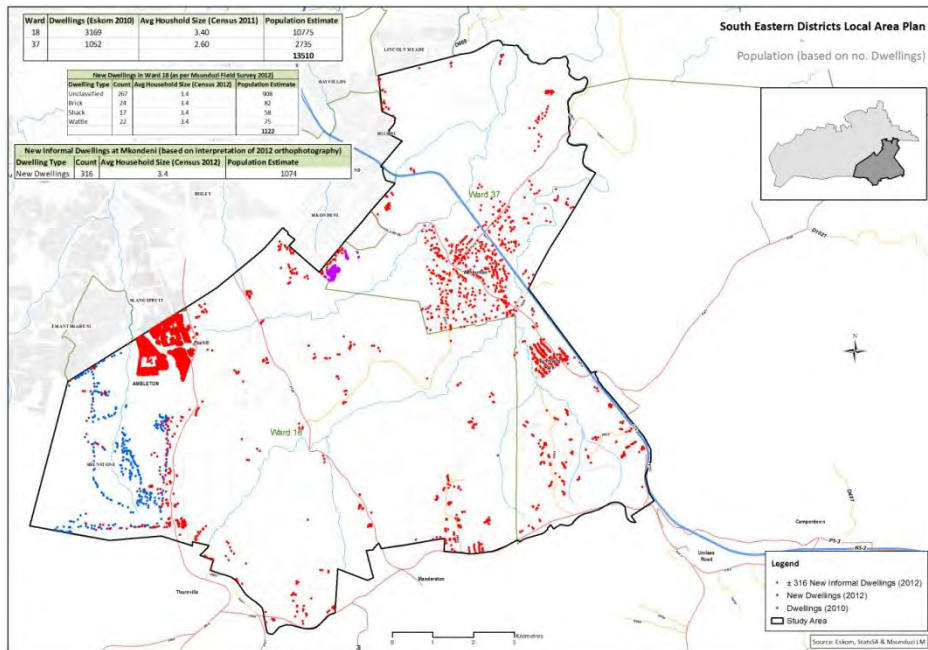


Figure 13: Population Distribution (Dwellings 2010/2012)

The majority of the population is resident in the west and largely confined to the Ambleton area. Besides from the formal residential areas of Ashburton and Lynnfield

in the east, the distribution of population of SEDis is sparse. Overall, the SEDis area contributes a minimal amount of the total overall Msunduzi population, especially with respect to the size of its area. With this in mind, the relevance of the proposed SDF Future Formal Residential areas between Ashburton and Lynnfield and along the R56 have merit. Figure 14 shows the distribution of dwellings in relation to the SDF.

As shown on Figure 15, the highest dwelling densities are concentrated in Ambleton and to a lesser extent in Lynnfield Park. There are also small pockets of higher dwelling density in Mkhondeni and in the western parts of Shenstone.

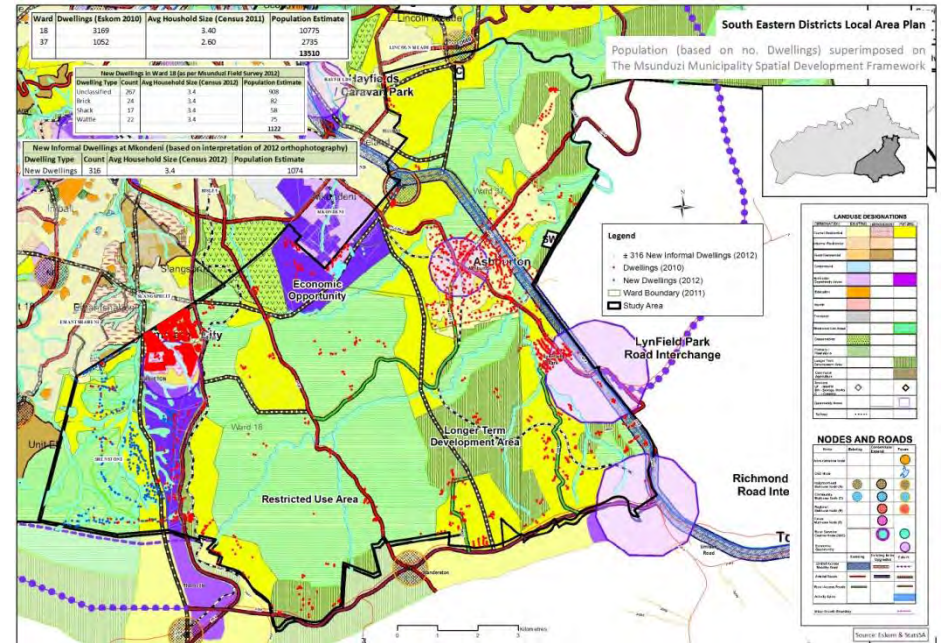


Figure 14: Population Distribution (Dwellings 2010/2012) and SDF

3.10.2 DEMOGRAPHIC PROFILE

Population Groups

As shown in the tables below, the vast majority of the population within Ward 18 is Black whereas in Ward 37, while the Black population still dominates, approximately a third of the population is White.

Table 3: Population Groups (%)

Population group	Black African	Coloured	Indian or Asian	White	Other
DC22: uMgungundlovu	84.70%	2.00%	6.70%	6.30%	0.30%
KZN225: The Msunduzi	81.10%	2.90%	9.80%	6.00%	0.30%
52205018: Ward 18	97.60%	0.30%	0.50%	1.30%	0.20%
52205037: Ward 37	59.90%	2.00%	7.10%	30.40%	0.60%

Source: Census 2011

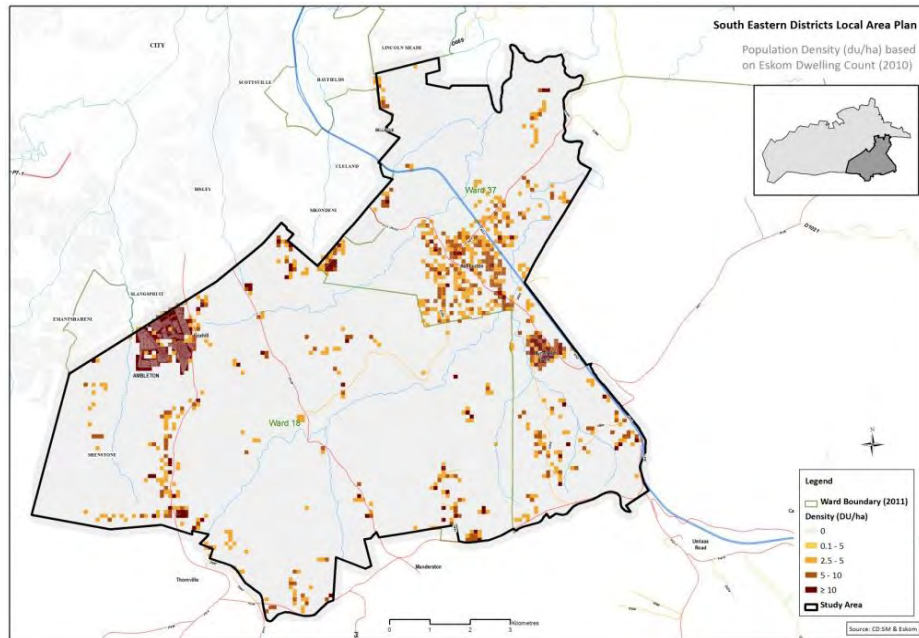


Figure 15: Modelled Population Density (Dwellings 2010)

Although Ward 18 contains the majority of the population, the majority of this population is found in the Ambleton residential area and the remainder of Ward 18 is sparsely populated.

Table 4: Population Group (No.)

Population Group	Black African	Coloured	Indian	White	Other
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Ward 18	11555	36	59	154	27
Ward 37	1623	54	192	824	16

Source: Census 2011

Age and Gender

In the table below, the age percentage table shows the split between the various age categories per gender in Msunduzi. This split is likely to be the same within the SEDis area. It is evident that 70% of the Msunduzi population, or 431 711, are under the age of 35. Applying the same ratio to SEDis results in 10 183 of the 14 548 population likely to be under the age of 35.

Table 5: Age Distribution (%)

Age	Male (%)	Female (%)
0 – 5 years	12	10
6 – 12 years	15	13
13 – 18 years	14	12
19 – 25 years	15	14
26 – 35 years	17	17
36 – 45 years	12	13
46 – 55 years	8	9
56 – 65 years	4	6
66 – 75 years	2	4
76 – 85 years	1	2
86 +	0	0

Source: Census 2011

The gender percentage split in the SEDis area is generally the same as shown in Msunduzi and uMgungundlovu. The number of females is slightly higher than the number of males.

Table 6: Gender (%)

Gender	Male	Female
DC22: uMgungundlovu	47.70%	52.30%
KZN225: The Msunduzi	47.60%	52.40%
52205018: Ward 18	47.80%	52.20%
52205037: Ward 37	49.30%	50.70%

Source: Census 2011

Households and Dwellings

The total number of households in Msunduzi is 134 390.

Examining the Population Figure, in the table attached, Ward 18 has 3 152 formal dwellings and 330 informal dwellings. Ward 37 has 1 042 formal dwellings.

This shows that not only is the density of development less in Ward 37 but the population per household is also lower than that of Ward 18.

Table 7: Type of Main Dwelling (%)

Type of main dwelling	House or brick/concrete block structure on a separate stand or yard or on a farm	Traditional dwelling/hut/structure made of traditional materials	Cluster house in complex	Townhouse (semi-detached house in a complex)	House/flat/room in backyard	Informal dwelling (shack; in backyard)	Informal dwelling (shack; not in backyard; e.g. in an informal/squatter settlement or on a farm)	Room/flatlet on a property or larger dwelling/servants quarters/granny flat
DC22: UMgungundlovu	55.5%	25.7%	0.9%	0.5%	1.5%	1.7%	3.1%	0.5%
KZN225: The Msunduzi	59.2%	19.2%	1.0%	0.7%	1.6%	2.1%	4.1%	0.6%
52205018: Ward 18	87.9%	6.6%	0.2%	0.1%	0.2%	0.7%	0.2%	0.2%
52205037: Ward 37	57.4%	3.4%	3.0%	3.0%	3.5%	2.1%	17.6%	1.6%

Source: Census 2011

Tenure Status

Table 8: Tenure Status (%)

Tenure status	Rented	Owned but not yet paid off	Occupied rent-free	Owned and fully paid off	Other
KwaZulu-Natal	22.30%	12.10%	19.40%	43.00%	3.30%
KZN225: The Msunduzi	25.90%	14.70%	12.70%	43.30%	3.50%
52205018: Ward 18	19.00%	9.10%	27.90%	35.70%	8.30%
52205037: Ward 37	37.80%	20.50%	10.60%	27.80%	3.30%

Source: Census 2011

Within Ward 18 it is seen that a large proportion of homes are owned and fully paid off, where this is less so in Ward 37. However, far more people in Ward 37 own homes but are under a mortgage bond than in Ward 18. Between the two wards, home ownership, whether fully paid off, or under a bond, the percentages are close at 45 – 47%. If the Rateable Value Fig 12 and Subdivision figures are examined, it is seen that Ward 37 in terms of Rates Payable based on the value of land, that there

are more properties of a higher value in Ward 37 than compared to Ward 18. Thus fully paid home ownership is likely to be lower than in Ward 18 due to the property prices. This indicates that there is a higher level of affluence in the Ward 37 area as opposed to Ward 18.

Ward 18 shows a higher incidence of brick structures than Ward 37. This is due to the Ambleton settlement which contains a far higher proportion of the population than Ward 37.

3.11 SITUATIONAL ANALYSIS SUMMARY

- The landform has few areas where slope would restrict development.
- The majority of the land is not suitable for agriculture.
- Only 7% of the land is cultivated and the cultivation tends to be mono-culture.
- Only the Ashburton-Lynnfield area is covered by a Town Planning Scheme. The rest of SEDis falls under the control of the Department of Agriculture and to an extent, the Department of Environmental Affairs.
- Development pressure is found at the Lynnfield-Umlaas Road node areas, and between Ashburton and Pietermaritzburg. These developments have not been approved yet.
- Little by the way of industry or commerce currently exists in the SEDis.
- The Ambleton and Lynnfield area are formally laid out, with higher densities of settlement than the rest of SEDis. Ashburton, although laid out formally is fairly coarse. The remaining areas of SEDis tend to be sparsely populated and settlement is ad-hoc and more confined to the transport routes.
- SEDis makes up a small proportion of the Msunduzi Population.
- Ward 18 in SEDis west contains the majority of the population, mostly concentrated in the Ambleton settlement area.
- Approximately 70% of the population in Pietermaritzburg and SEDis is under the age of 35.
- Few social facilities exist in the area.

4 KEY FINDINGS

The key findings of the status quo assessment for planning are as follows:

Planning Issues	Key Findings
Urban/Economic Growth and Spatial Restructuring	<ul style="list-style-type: none"> The SEDis area has significant potential to contribute to the urban and economic growth objectives for Msunduzi. While opportunities for development have been identified, they have not been realised and economic growth is currently limited. The SEDis area has a significant role to play in economic and spatial transformation in Msunduzi, in terms of the economic opportunity points and residential areas identified along the N3 and the R56. This economic and residential expansion provides an opportunity to redress the spatial imbalances of the past.
Land Form	<ul style="list-style-type: none"> The SEDis topography is characterised by fairly gentle hills and valleys with limited areas of steep slopes evident within the area. The area slopes downwards from west to east with a drop of over 1000m and drains towards the Msunduzi River to the northeast. The Mkhondeni River, Mpushini River, Slang-Spruit River and associated valleys and catchments are the key topographical structuring elements in the SEDis area.
Land Cover and Settlement	<ul style="list-style-type: none"> The majority of the SEDis area is agricultural or bushland, and the majority of the land is not suitable for cultivation. Existing settlement is predominantly located on the peripheries of the SEDis area, including the residential areas of Ashburton and Lynnfield Park along the R103 to the east and the Ambleton and Shenstone areas to the west. There is little by way of service and infrastructure in the central area with mostly open land and some ad-hoc rural settlement patterns. Residential expansion pressure is being experienced from the Edendale area in the northwest.
Land Use Zoning and Regulation	<ul style="list-style-type: none"> Apart from the Ashburton Town Planning Scheme (TPS), the SEDis is not covered by a formal scheme and is thus considered agricultural land in terms of Act 70 of 70. Developments proposed outside of the existing TPS would accordingly be subject to more lengthy establishment and subdivision requirements, e.g. under the Planning and Development Act 2008, Act 70 of 70, etc.
N3 Corridor	<ul style="list-style-type: none"> The N3 corridor is a major structuring element with strategic national, provincial and local significance. The prime function of the route is as long distance, high speed movement corridor and this role should not be undermined. There are also significant agglomeration benefits and development

	<p>opportunities along the corridor, mainly within associated nodes at or near key intersections including the Umlaas Road/N3 interchange, the Lynnfield Park/N3 interchange and the Ashburton Centre.</p> <ul style="list-style-type: none"> Significant development pressure is being experienced along the N3 corridor with private developers seeking to unlock the development potential of lands at Lynnfield and Umlaas Road. These developments are yet to be approved.
R56 Richmond Road (P5)	<ul style="list-style-type: none"> The R56 is a key north-south movement route and structuring element within the SEDis but development along the R56 has thus far been limited. The R56 corridor has potential as a residential expansion area and future economic opportunity area. Key opportunities identified in the SDF include the Ambleton City node to the north, the Thornville node to the south and economic opportunity areas between these two nodes.
Population	<ul style="list-style-type: none"> The SEDis has a low population density and the population of the area accounts for only a small percentage of the total Msunduzi population. The majority of the SEDis population is located in the west in Ward 18 and most of this is within Ambleton. While the west accounts for the higher population figures, it is the least serviced and has the least opportunity. Higher opportunity and servicing is found in the east. The area has a young population with 70% of the population under 35 years of age.
Existing Communities and Activities	<ul style="list-style-type: none"> The SEDis area has a range of existing communities, each with their own socio-economic and development needs, levels of organisation and capacity, residential environments/lifestyle choices and involved in different types of activity within the area or surrounds, including employment or subsistence activities, environmental conservation initiatives, social improvement initiatives, etc.
Social Facilities	<ul style="list-style-type: none"> There are very few social facilities in the SEDis area. There are 4 schools, and one sports field near the N3. Future population and urban growth will generate significant additional demand for social facilities in the area.
Rateable Values	<ul style="list-style-type: none"> Rateable values vary quite substantially with much of the area characterised by lower rateable value categories. Higher rateable values are evident adjacent to the Mkhondeni area and closer to the N3.

5 REFERENCES

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