

REPORT TO THE MSUNDUZI MUNICIPAL COUNCIL

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Author: A.N Khoali
Designation: Senior Manager
Town Planning and Environmental
Management

FOR APPROVAL

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4th Level: COUNCIL

**SUBJECT: SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2016 OF 2013:
REQUEST OF COUNCIL FOR THE ADOPTION OF THE SCOTTSVILLE AND SURROUNDS
LOCAL AREA PLAN**

DATE: 07 September 2021

1. PURPOSE

- 1.1 The purpose of this report is to obtain Council's approval for the final adoption of the Scottsville and Surrounds Local Area Plan in terms of the Spatial Planning and Land Use Management Act, Act No.16 of 2013

2. ANNEXURES

- 2.1 Annexure A: Council Resolution
- 2.2 Annexure B: Scottsville and Surrounds Final Local Area Plan

3. BACKGROUND

- 3.1 The Spatial Planning and Land Use Management Act No. 16 of 2013 requires that Municipal Council must by notice in the Provincial Gazette adopt a Spatial Development Framework for the Municipality
- 3.2 The Spatial Development Framework (2015), a component of the Msunduzi Municipality Integrated Development Plan, proposes a suite of Plans for each local area to direct detailed planning. The Rural Development and Land Reform SDF guidelines define a Local Area Plan as a specific geographically smaller area with specific characteristics, (areas which require economic, physical and social renewal or areas likely to be subject to large scale development within the planning horizon.
- 3.3 At its meeting of which the Scottsville and Surrounds Local Area Plan Report dated 16 September 2020 by the General Manager Sustainable and Development Enterprises was stood down there was a request to double check the alignment between the Scottsville Local Area Plan and the Draft Spatial Development Framework, the Annexure is attached as Annexure "A".

- 3.4 According to the Msunduzi Integrated Development Plan, the Msunduzi Municipality has embraced the concept of Hierarchy of Plans. To date the following Plans have been adopted:
- CBD, Ashburton and Eastern Areas Local Area Plans
 - The Vulindlela Local Area Plan
 - Northern Areas Local Area Plan
- 3.5 In terms of context, the birth of Scottsville can be traced back to 1903 with the layout of the current plan having a huge resemblance of the initial 1903 layout, which was intended for a housing area that would accommodate the City's population growth.
- 3.6 Scottsville offers a number of schools while the University of KwaZulu Natal and Durban University of Technology are dominating the eastern section of the study area hence creating a demand in student housing and other related uses such as commercial sites.

4. **LEGISLATIVE PROVISIONS**

- 4.1 Spatial Planning and Land Use Management Act (Act No. 16 of 1013)

5. **COMMENTS FROM SUSTAINABLE DEVELOPMENT AND CITY ENTERPRISES**

- 5.1 The table below shows the milestones of the project:

	Phase	Completion Date
	Inception	Achieved
	Credible Status Quo	Achieved
	Synthesis of Issues and Vision Development	Achieved
	Draft Planning and Development Framework	Achieved
	Draft Implementation Plan	Achieved
	Achieving Support (Public Participation)	Achieved
	Final Draft Scottsville Local Area Plan	Achieved
	Close Out	Achieved

- 5.1 In respect of the above table, it should be noted that the report for the adoption of the Scottsville Local Area Plan was withdrawn in terms of Minute dated 16 February 2021 from Council pending alignment to the Spatial Development Framework (2015), which was being reviewed and further studies of the context of the Scottsville and Surrounds Precinct including updated Land Use Study.
- 5.2 It should be noted that further work was done by the business unit and hence is now satisfied that that there is alignment between the Scottsville Local Area Plan and the Draft Spatial Development Framework.

6. IMPLICATIONS:

6.1 FINANCIAL

- 6.1.1 The project was planned for a cost of R 1 266 55.00 in terms of GL 411001620 and WBS 0/604548.JAH.000 reserved for the preparation and finalization of the Local Area Plan.

6.2 LEGAL

- 6.2.1 The Local Area Plan was advertised as per the Municipal Systems Act (2000) and all public participation requirements met in terms of engaging the public for comments.

6.3 COMMUNICATION

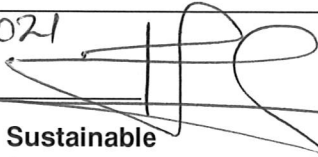
- 6.3.1 The Local Area Plan was communicated using newspaper adverts, social media posts, public meeting engagements and the municipal website.

7. RECOMMENDATION

It is recommended that the following be approved:

- 7.1 That Council approves the final adoption of the Scottsville and Surrounds Local Area in terms of the Spatial Planning and Land Use Management Act (Act No. 16 of 2013)

8. SUBMITTED BY:

Date: 07/09/2021

General Manager: Sustainable Development and City Enterprises
F. T Nxumalo
Contact No. Ext 2490