

# THE MSUNDUZI MUNICIPALITY

REPORT BY

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ECONOMIC DEVELOPMENT

FOR

MANAGEMENT COMMITTEE/ ECONOMIC DEVELOPMENT

AND

EXECUTIVE COMMITTEE

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## PLANNING AND ASSOCIATED WORK PROGRAMME TOWARDS THE REVIEW OF MSUNDUZI SPATIAL FRAMEWORK PLAN AND THE PREPARATION OF LOCAL AREA PLANS

### **1.0 PURPOSE OF REPORT**

1.1 The purpose of this report is to endorse and approve the planning work programme and the consequential preparation of Local Area Plans both as an integral component and in support of Msunduzi Municipality's Spatial Development Framework [SDF] review process.

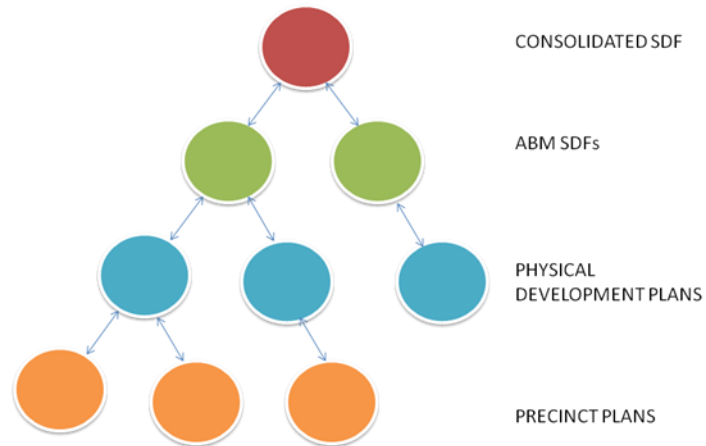
### **2.0 BACKGROUND**

2.1 The Spatial Development Framework [SDF] is a principal spatial planning instrument to guide and inform development planning and public and private sector investment. In terms of Section 26[e] of the Municipal Systems Act [Act No.32 of 2000], the SDF is a legally required component of the Municipality's IDP. Its preparation and review is therefore a fulfilment of this legal requirement.

2.2 The primary aim of the Msunduzi SDF is to:-

- 2.2.1 Serve as strategic, indicative and flexible forward planning tool, to guide public and private sector decisions on land development and investment;
- 2.2.2 Present a set of policies and principles, and an approach to the management of spatial development within the municipal area, to guide decision-makers in dealing with land development applications;
- 2.2.3 Provide a clear and logical framework for spatial development by providing an indication of where the municipality would support certain forms of development;
- 2.2.4 Provide a clear spatial logic that would facilitate private sector decisions on investment in the built-environment;
- 2.2.5 Promote social, economic and environmental sustainability of the area; and

- 2.2.6 Provide a framework for dealing with key issues such as natural resource management, land reform, sub-division of rural land and the conservation of prime and unique agricultural land, etc.
- 2.3 The approach adopted for the refinement of the Msunduzi Municipality SDF advocates for a system or hierarchy of plans with varying degree of detail and application. As indicated on Figure 1 below, this refers to the preparation of SDF's for each ABM; Physical Development Frameworks [also known as Local Area Plans] for selected areas; and precinct plans for development priority areas.



**FIGURE 1: SDF IMPLEMENTATION AND REFINEMENT FRAMEWORK**

- 2.4 The consolidated SDF was considered and adopted by Council in September 2009, wherein the above concept was embraced. The ABM SDFs were prepared and made available in July 2010 and as such, this report is primarily concerned with the preparation of Physical Development Frameworks [also known as Local Area Plans] which seeks to translate the intentions of these higher order plans into a greater level of detail and thereby inform the preparation of the LUMS for the area.

### 3.0 ADOPTION OF SPATIAL DEVELOPMENT FRAMEWORK

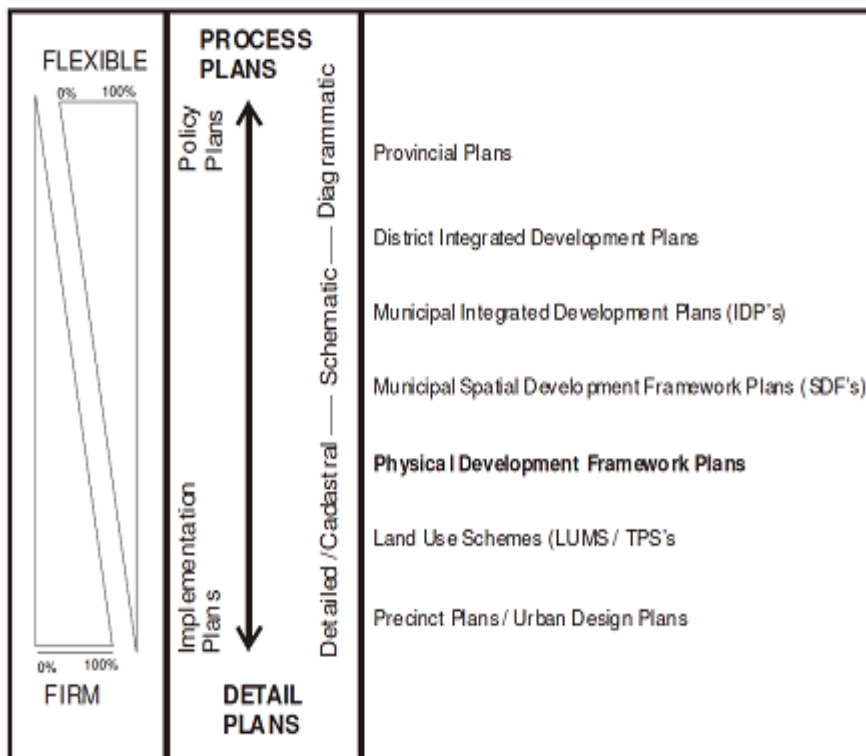
- 3.1 As indicated, the Consolidated SDF was presented and adopted by Council in September 2009 and on adoption thereof, Council resolved *that Physical Development Plans be developed for the first set of areas identified in the SDF and outlined as follows:*
- *Ashburton Lynfield Park Area [this includes an area between Lions Park Interchange and Umlaas Road interchange].*
  - *Masons Mill also known as Ekrosini Node.*
  - *CBD Extension Node [review of the existing development framework].*
  - *Taylor's Halt Node.*
  - *Northdale CBD.*
  - *Scottsville/New England Complex.*
  - *Central Area Plan.*
  - *Msunduzi River Corridor.*
  - *"Ambleton City"*
- 3.2 Moreover on adoption of the SDF, Council resolved *that the following policies be developed to facilitate the implementation of the SDF:*
- *Densification policy.*
  - *Housing Sector Plan.*

- *Preparation of a wall-to-wall Land Use Scheme.*
- *Inner City Development and Regeneration Strategy.*

- 3.3 The above represents a substantial and comprehensive planning work output and programme, which may only be realistically achieved over an extended period of time. By the same token, the delivery of the above products would have to be measured against the availability of resources and capacity of the business unit.
- 3.4 In order to ensure the delivery of an effective and efficient planning service, it is therefore imperative to prioritise the preparation of the above Local Area Plans and accordingly the planning work programme. This would ensure that the planning unit remains focused on the task at hand and would duly optimize the consolidation and use of existing internal resources.
- 3.5 In so doing, a critical and meaningful programme towards the review of the SDF and associated planning work may be defined, which is the subject of this report.

#### 4.0 LOCAL AREA PLANS: OVERVIEW

- 4.1 By way of the above resolution and towards the review of the SDF, Council has embraced the concept of a Hierarchy of Plans and the consequential preparation of Local Area Plans (LAP's). In essence, the planning approach effectively endorses a 'package of plans' towards a land use management system for the Municipality, thereby providing a single, uniform, but flexible system, which can be applied across the municipality.
- 4.2 Local Area Plans lies between the policy nature of an SDF and the fairly detailed nature of a cadastral defined Land Use Scheme. In this sense, the LAPs lays the foundation for translation into a Land Use Scheme.
- 4.3 The SDF identifies the spatial nature of various land uses and the extent of physical development, and only tends to exhibit higher order and larger facilities including land uses, as shown in the diagram hereunder.



The SDF Plan does *not* indicate local level roads or local level facilities. The location and sizes of nodes, roads, and extent of land uses are estimated as the map is essentially schematic.

In so saying, Local Area Plans forms part of the Municipality's package of plans and as such, it is informed by the Municipality's IDP and SDF and seeks to translate the intentions of these higher order plans into a greater level of detail and thereby inform the preparation of the LUMS for the area.

- 4.4 In this regard, the purpose of the LAP is to provide a defined planning and capital investment framework for the management of development and land use in the area. In so saying, it is noted that the Local Area Plans are required:
- To inform and advance the orderly and desirable spatial development of identified priority areas by, inter alia, preparing development strategies and guidelines incorporating the preparation of a Development and Implementation Framework;
  - To direct and manage investment within the identified priority areas; and
  - Provide specific direction to guide decision-making on an ongoing basis, aimed at the creation of integrated, sustainable and habitable regions in the city.
- 4.5 Except for plans at the “implementation” end of the continuum, these plans are essentially decision making tools that are used to direct the nature of decisions about development. The plan is used to induce or manage developments that will be implemented by both the various public sector and private sector actors. In this sense, plans such as IDPs, SDFs, and LAPs are management tools to direct decision making.

## **5.0 COMMENTS OF THE ECONOMIC DEVELOPMENT BUSINESS UNIT**

### **5.1 Elements of SDF Review**

- 5.1.1 According to the National Guidelines for the Formulation of Spatial Development Frameworks by the Department of Rural Development and Land Reform, it is presented that the SDF vision and proposals present a long term vision for the development of the municipality. Thus, even though it forms part of IDP, the complete SDF should not be reviewed on a yearly basis, unless circumstances dictate this.
- 5.1.2 However it is suggested that specific aspects that may require revision include:
- The identification of priority areas for intervention [where such interventions may address the development issues and challenges in those areas]; and
  - Capital investment projects. Such revisions should be guided by the vision, principles and spatial development proposals put forward by the SDF.
- 5.1.3 With the foregoing in mind, it is recognized that the Council’s decision to prepare Local Area Plans is in accordance with the above planning perspective and National Guidelines. As such and within the context of a hierarchy of plans, the productions of the Local Area Plans are duly presented as an integral component of the SDF Review program 2011/2012.
- 5.1.4 In so saying, the review of the SDF programme [2011/2012] will be based and informed by:
- The Gap Analysis Matrix [including the assessment comments by the Department of Co-Operative Governance and Traditional Affairs] and
  - The preparation of Local Area Plans, which will advance the level of planning in specific regions of the city to a further level of detail.
- 5.1.5 The Gap Analysis Matrix is a recording of the deficiency and shortcomings of the existing SDF, measured against the original terms of reference and deliverables. On adoption of the SDF, Council recognized and accepted that the Gaps identified would be addressed as part of the review process. In this regard, Council acknowledged that the SDF is a living document which is in the course of preparation, to be reviewed periodically.
- 5.1.6 Furthermore, as part of its assessment process, the Department of Co-Operative Governance and Traditional Affairs [COGTA] has evaluated the Municipal SDF and has made various observations and comments. These comments, by and large, have emphasized the preparation of a Phasing and

Implementation Plan in support of the present SDF. In addition, COGTA has called for the preparation of guidelines informing the Land Use Management System. Moreover, it is noted that only an abridged version of the SDF was attached to the IDP which was submitted to COGTA for assessment.

- 5.1.7 In fact, many of the issues raised by COGTA have been comprehensively addressed in the package of SDF documents [ie. the Consolidated SDF and ABM SDF's]. The package of SDF documents is now to be included in the present IDP submission to COGTA. Accordingly, the Gap analysis Matrix and the COGTA Assessment Schedule would be addressed simultaneously with the preparation of the Local Area Plans, as part of a consolidated planning work programme.

## 5.2 Prioritisation and Preparation of Local Area Plans

- 5.2.1 In so far as Council's resolution is concerned and towards the prioritization of the planning work programme and the review of the SDF and consequential production of LAPs, the following general remarks are recorded:

<b>PRIORITISATION OF PLANNING WORK AS PER COUNCIL RESOLUTION [SEP 2009] POLICIES TO BE DEVELOPED</b>	
<b>RESOLUTION</b>	<b>COMMENTS</b>
Policy on Densification	The Department of Co-operative Governance and Traditional Affairs is in the process of producing a similar policy and it is therefore presented that Council await this policy and adapts it to local conditions.
Inner City Regeneration Strategy	It is recommended that this strategy be developed simultaneously with the preparation of the Local Area Plan for the Central Area and the CBD Extension Node, it being noted that this strategy has a direct bearing and influence on the Local Area Plan to be produced.
Housing Sector Plan	This Plan has now been prepared by the Housing Sub-unit and as such, it is accordingly presented that this policy be removed
Wall to Wall Schemes	In terms of the new provincial planning legislation, the KwaZulu-Natal Planning and Development Act no.6 of 2008 [KZN PDA], the municipality must develop a wall-to-wall land use scheme within five years from the implementation date of the legislation.  As a priority, it will be recommended that the Town Planning Scheme be prepared for the Greater Edendale Area and Sobantu. In case it is noted that, to date, substantial planning work has been undertaken by Greater Edendale Development Initiative [GEDI], on which to base the preparation of the Scheme.

<b>PRIORITISATION OF PLANNING WORK AS PER COUNCIL RESOLUTION [SEP 2009] PREPARATION OF LOCAL AREA PLANS</b>	
<b>RESOLUTION</b>	<b>COMMENTS</b>
Taylor's Halt Node [Vulindlela]	It is submitted the Taylor's Halt Node be considered and planned as an integral part of the Provincial Department of Human Settlement's housing initiative for Vulindlela, which is intended to realize the delivery of some 25 000 housing unit.  The Vulindlela housing initiative supported by ancillary land use will be informed by the preparation of an appropriate Land Use and Infrastructure Framework Plan, commissioned by Province. In the context of this initiative, the proposal for Taylor's Halt Node may be meaningfully advanced.
Masons Mill	This area has been extensively planned and covered in terms of the Imbali Mixed Use Investment Precinct Project, Plessislaer Physical Development Framework, Ekhosini Project, and Imbali Township Regeneration Strategy. The above studies presents various proposals for the Masons Mill area and as such, no further planning work is required. It is presented that this project now be removed.
Northdale CBD	It is presented that this project be pursued at a later stage

Scottsville / New England Complex	It is presented that this project be pursued at a later stage
Msunduzi River Corridor	The Msunduzi River Corridor and its environmental attributes was considered in terms of the Msunduzi Environmental Management Framework Plan , which has recently been adopted by Council and as such, it is presented that this project be removed
CBD Extension Node and Central Area Plan	<p>Few cities epitomize the vibrancy of a contemporary African city better than Pietermaritzburg. Offering a full spectrum of opportunities, it comes as no surprise that it lays claim to being the 'City of Choice'.</p> <p>However, the city faces many challenges, these include amongst others, the physical decay of buildings, high vacancy rate, lack of investor confidence, traffic congestion, aging infrastructure, increasing number of informal traders, overcrowding of residential facilities and the subsequent demand for residential accommodation.</p> <p>As a primary node, Msunduzi is viewed as a regional urban centre with substantial potential for growth, which should be optimised. Moreover, its status as a Capital City has had a significant bearing on the functional role and character of the Central Area.</p> <p>The Central Area and CBD Extension Node are spatially interrelated and function as a cohesive system, and should be treated as such. It would be recommended that the CDB Extension Node and Central Area be combined under one plan and be pursued as a priority project in response to the development challenges and dynamics of the area.</p> <p>While Council has previously commissioned several studies on the Central Area to promote city transformation and revitalisation, the recommendations of the studies were not substantially implemented.</p> <p>An opportunity now presents itself to review and consolidate the above work into a single study that will direct and promote investment and development within the Central Area and Extension Node to create a city that is efficient, diverse and rich in opportunity.</p>
Ashburton / Lynnfield Area and Ambleton	<p>In terms of the adopted SDF, the South East District has been identified as the future potential growth and development area of the Municipality. To this end, the SDF has made significant proposals relating to the development of the area. These include the establishment of two Economic Opportunity Development Nodes along the N3 Corridor as well as the potential development of Ambleton as a City within a City.</p> <p>An opportunity exists to produce a consolidated plan for the South East District of the Municipality [incorporating Ashburton/Lynnfield, Ambleton/Shenstone and the adjoining farmlands].</p> <p>This would yield the production of a single inclusive plan and would secure the adoption of a holistic and integrated planning approach to the area, including a wall to wall paper of planning.</p> <p>In this case, numerous development projects along the N3 Corridor [within the Ashburton/Lynnfield area] supporting a range of land uses have been proposed. In this regard, the promotion and development of N3 Corridor area is in accordance with both National and Provincial development imperatives.</p> <p>The strategic advantages of the N3 corridor have been recognised in terms of the Provincial Spatial Economic Development Strategy (PSEDS).</p> <p>Moreover, as per the National Spatial Development Perspective, in order to overcome the spatial distortions of apartheid, future settlements and development opportunities should be channelled into activity corridors and nodes that are adjacent to or link the main growth centres, in order to become and serve as regional gateways to the global economy.</p> <p>In addition, the development of Ambleton City has been identified in the Spatial Development Framework as a critical element towards the restructuring of the post apartheid City.</p> <p>Accordingly, it would be recommended that a single inclusive plan for South East District be produced as a priority.</p>

5.2.2 With the foregoing in mind and by way of summary, the following issues were considered relevant, in the prioritisation of the Planning Work Programme and the preparation of Local Area Plans:

- The work production and output [as per the above Council resolution] relates in essence to a minimum 3-5 year planning program;
- There is escalating pressure for development in targeted areas and the absence of a detailed planning framework impedes decision making and incurs time delays and loss of revenue;
- There is a compelling need to articulate and advance the spatial restructuring of the post apartheid city and indentify strategic areas for intervention;
- To urgently address the current state of affairs within the central area and protection of sunk investment;
- There is an inherent requirement to consolidate and reinforce the character and role of the City as the economic and institutional hub of region;
- The Municipality plays a significant role in the provincial space economy and as part of a web of national and provincial corridors and nodes;
- The translation of National and Provincial development imperatives into local development priorities;
- To qualify and quantify the existing SDF proposals [nature and extent of development];
- The preparation of the Local Area Plans forms an integral component of the SDF review programme towards the formulation of a practical and implementable SDF, with measurable targets; and
- As per legislation, the municipality is required to produce a wall-to-wall land use scheme within five years from the implementation date of the legislation.

5.2.3 In so saying, it will be recommended that **Local Area Plans** be produced for the following priority areas:

- Central Area and CBD Extension Node; and
- South East District [incorporating Ashburton/Lynnfield, Ambleton/Shenstone and adjoining farmlands].

The outer figures of Local Area Plans [study area boundary] are shown on the attached Maps, Annexure A and B respectively. In this case, the framing of the study area boundaries were influenced and informed by the structural elements and proposals of the SDF and under the circumstances, the Local Area Plans would be able to articulate the SDF to a further level of detail.

5.2.4 The purpose of a Local Area Plan is to provide a defined planning and capital investment framework for the management of development and land use in the area. In this regard, the context and terms of reference informing the preparation of the specific Local Area Plans may be summarised as follows:

[a] **Central Area and CBD Extension Node:**

- To produce an Inner City Development and Regeneration Strategy, which responds to the prevailing conditions, challenges and trends;
- To reinforce and consolidate its character and role as the economic and administrative hub of both the City and Region;
- To promote its function as an urban centre i.e. a place of exchange [a market place]; a place of concentration of power [financial, economic and political]; an investment location; a rates revenue generator; and a place for housing, social interaction and integration; and
- To produce a Development and Implementation Framework in support of the above regeneration strategy, ultimately informing the revision of the Town Planning Scheme.

[b] **South East District [SEDIS]:**

- To produce a Development Vision for the area with an associated appropriate policy framework in which future development can take place in a sustainable manner;
- To inform and advance the orderly and desirable spatial development of the area and the leveraging of growth in the economy;
- To articulate and advance the planning and development concept of a "City within a City" towards the restructuring, integration and development of the post apartheid city;
- To address the impression of a spatially segregated, highly fragmented and dispersed urban landscape;
- To produce a Development and Implementation Framework to inform investment decisions regarding the development and use of land, provision and phasing of bulk infrastructure and a basis for the assessment of the impact of development on land and; and
- To produce guidelines for the preparation of Land Use Management System for the area.

Towards the development of the N3 Corridor [as per National and Provincial imperatives] and in response to various substantial proposals, Province has made available a sum of R500 000 to the Municipality to undertake a Technical Infrastructure Capacity Study. The main purpose of the project funding is to provide a technical analysis of the study area, with specific reference to current development proposals which will:

- Assist the Municipality in its assessment of current proposals;
- Provide the basis for a funding application for such upgrades; and
- Provide an outline of road and bulk services upgrades that will be provided to support the optimum future developments in the study area and;

In this case, the N3 Corridor Development forms an integral part of South East District study and it was accordingly deemed prudent that the Technical Infrastructure Capacity Study be based on the overall planning and Land Use proposals as per the Local Area Plan to be produced. Province was duly convinced and has accepted that the Technical Infrastructure Capacity Study should be included as a component of the broader integrated development strategy and study. As such, the decision by COGTA facilitates the adoption of a holistic and integrated approach to the planning and development of the area.

5.2.6 Finally, the planning principles, concepts and proposals as per the SDF [adopted by Council] would inform and guide the preparation of the Local Area Plans.

### **5.3 Extension and Preparation of Town Planning Scheme**

5.3.1 At present, there are three town planning schemes, in effect, within the Msunduzi Local Municipality. These schemes cover Ashburton, Plessislaer and the former Pietermaritzburg borough. In the case of Greater Edendale, the management of land and usage was subject to the provisions of Regulation R133 and by promulgation of the Group Areas Act, Sobantu which was previously under Pietermaritzburg the town planning scheme, was subsequently excised and excluded.

5.3.2 As per the KZN Planning and Development Act, the municipality is required to produce a wall-to-wall land use scheme within five years from the implementation date of the legislation. It will accordingly be recommended that the **Town Planning Scheme** be extended and prepared for:

- Sobantu
- the Greater Edendale Area [which includes the suburb of Imbali, Pleassislaer and Foxhill].

5.3.3 A Scheme is a tool used by a Municipality to manage development according to the vision, strategies and policies of the IDP/SDF and Local Area Plans in the interests of the general public to



promote sustainable development and quality of life. A Scheme must be formally approved in terms of relevant legislation and consists of a map and a set of regulations by which land use is managed. Schemes are an efficient and effective legal mechanism to manage land use development, manage conflict between land uses and protect the environmental characteristics that gives the area its sense of place and potential for development.

5.3.4 Some objectives of the Scheme may be summarized as follows:

- To designate desirable land uses and provide clarity on what may or may not occur on a property and what may be considered at the discretion of the municipality;
- To promote the certainty of land use which protects property values and creates investor confidence;
- To protect the amenity of adjacent land uses;
- To resolve conflict between different land uses and to control negative externalities;
- To balance the interests of individuals with those of the public;
- To provide a statutory basis for public involvement;
- To provide a means of enforcement; and
- To ensure the reservation of land for longer-term uses.

5.3.5 As previously indicated, substantial planning work exists in the case of Greater Edendale on which, the preparation of the Scheme may be based. In this regard, a draft Land Use Framework for the Greater Edendale Area is near complete and consolidates the existing planning work, projects and land use proposals for the area, which are essentially recorded as follows:

- Edendale Corridor: The Edendale Corridor Functional Area was identified, by the Executive Committee, as a priority project towards the development of the Greater Edendale Area. In this regard, Council recognised that the Edendale Corridor is the Civic Centre and heart of the Greater Edendale Area that would contain a wide range of social services and community facilities, shopping and industrial activity;
- Edendale/Northdale Corridor Study: This project is based on the development of an improved transportation corridor extending from Georgetown in Edendale through CBD to Northdale over a length of about 17km. It is envisaged that the project will promote public transport and non-motorized transport along the Edendale Northdale Corridor by improving infrastructure and services through integrated transport and land use developments;
- Edendale/Imbali ABM SDF: The Msunduzi SDF [2010] was broken down into four ABM areas which included the Edendale/Imbali ABM. The Edendale/Imbali ABM SDF focuses on redressing the imbalances inherited from the apartheid legacy using the concepts of spatial restructuring and sustainability;
- Local Area Plans: Local Area/PDF Plans have been prepared for the following areas: Dambuza; Caluza; Plessislaer; and Georgetown. The primary focus is on facilitating delivery of economic opportunities, housing, social facilities and supporting infrastructure;
- Imbali Mixed Use Investment Precinct: A National Treasury funded project towards the development of the Imbali Precinct Framework Plan and the drafting of a Township Regeneration Strategy for the Imbali ABM;
- Intersection Regeneration Project: Towards the revitalization of the economy and built environment and the consequentially creation of a sense of place and eradication of poverty, Council approved the implementation of five urban improvement projects at strategic nodes situated along Edendale Corridor, for which detail urban design plans have been prepared;
- State Land Transfer and Layout Planning: The transfer of State land within the Greater Edendale Area to the Municipality is necessitated by the provisions of certain clauses in the Memorandum of Agreement entered into between the Municipality and the Department of

Housing. As a result, the Msunduzi Municipality has now taken ownership of all State Land within the Edendale area [July 2009], over which detailed layout plans are being produced; and

- Priority Housing Projects: Five priority housing projects were identified in the Dambuza area and were subsequently approved by the Executive Committee, it being also noted that detailed planning layouts for the housing project were prepared by GEDI.

5.3.6 In preparation of the Town Planning Scheme, the above planning and allied work has been captured to form the Greater Edendale Draft Land Use Framework Plan, which in essence, would be converted into a Scheme Map. Based on the above Framework Plan, which presents a spatial overview of the local area and a recording of land use rights as they exist, a set of Town Planning Scheme Clauses for the area may now be prepared. Moreover, all of the above work has been captured on GIS, and Edendale boast one of the most elaborate systems.

5.3.7 It is submitted that, Schemes should be flexible, proactive and developmental whilst still providing certainty for developers, being able to react to new development pressures and providing management mechanisms that are effective within the context of limited municipal planning resources to administer and police the scheme.

5.3.8 Moreover, the end result of this whole process is the adoption of a town planning scheme for the entire Municipal area. Such a Scheme will have to reflect and accommodate a range of measures needed to manage a highly urbanized situation such as the Central City Area, through to semi-urbanised, rural and agricultural areas.

5.3.9 All land situated outside the scheme are subject to the provision of Agricultural Land Act, Act No. 70 of 1970. In terms of this Act, no one can sub-divide and develop a land without the approval of the National Department of Agriculture. In this case, the extension of the scheme will be subject to the provisions of Act 70 of 1970. In terms of National Environment Management Act (NEMA) Regulations, rezoning from "Open Space" to any other zoning requires authorisation from the Department of Agriculture and Environmental Affairs. As most properties in Sobantu and Greater Edendale are reserved for "Open Space" purposes, Council has to get authorisation to this Department. Council approved the Environmental Management Framework Plan (EMF) in 2009, this is due to be advertised in the Government Gazette very soon. Town planning scheme has to comply with the EMF.

5.3.10 The draft Terms of Reference with regard to the extension of the scheme showing boundaries have been prepared.

#### 5.4 Consolidated Planning Work Programme

5.4.1 With the foregoing in mind and having regard to limited skills, experience and capacity constraints, a consolidated planning work programme is presented in the Table hereunder:

	Projects	Resources	
		Internal	External
1	SDF Review: <ul style="list-style-type: none"> <li>• Address Gap Analysis Matrix</li> <li>• Respond to COGTA assessment Schedule</li> <li>• GIS work – amendment to maps &amp; building of data sets</li> <li>• Effect SDF review amendments/IDP Alignment</li> </ul>	x	
2	Town Planning Scheme: <ul style="list-style-type: none"> <li>• Finalise the Greater Edendale Land Use Framework Plan</li> <li>• Complete layout planning over former State Land</li> </ul>	x	

	<ul style="list-style-type: none"> <li>Preparation of Scheme Clauses and Map</li> </ul>		x
3	Preparation of Local Area Plans		x

5.4.2 While the SDF review and components of the Town Planning Scheme preparation will be pursued internally, the above Consolidated Work Programme recommends that towards the delivery of an effective and efficient planning service, the appointment of professional service providers be sought to produce:

- The Town Planning Scheme for Greater Edendale and Sobantu area and
- The Local Area Plans for both the South East District and the Central Area and CDB Extension Node

5.4.3 In this regard, Terms of Reference for all of the above projects have been prepared and on approval of the Consolidated Planning Work Programme, the Terms of Reference will be advertised, preferably at a Provincial level. A twelve [12] month period has been attached to the appointment and completion of the task. The appointment of the consultants will be procured in terms of the Municipal's Supply Chain Management process.

5.4.4 A number of institutional structures are in place or will be put in place to facilitate the project. These include:

- A Technical Work Group comprising council officials will deal with day to day technical aspects of the project, reporting to:
- A Steering Committee that will comprise of councilors from the relevant municipal portfolio committee and will be chaired by the committee chairman.
- The relevant portfolio committee is the primary council committee to which the Steering Committee will report on the project and that committee will report to: -
  - Executive Committee, [EXCO] which takes the final decisions for municipal activities and financial commitments.
  - The Municipal Manager's Strategic Management Team [SMT] the senior-most committee representing municipal officials, will expect reports on the project from time to time.

5.4.5 It will be recommended that the Consolidated Work Programme be noted and that effected Business Unit's nominated and delegated staff serve on the committees.

## 6.0 FINANCIAL IMPLICATIONS

6.1 The cost of the Local Area Plans and the preparation of the Town Planning Scheme will be determined by calling for quotes.

6.2 An amount of R1 052 350 in the following votes; PMB 285 100 1195 and PMB 545 100 1100 in the **2011/2012** financial year has been identified in support of the Consolidated Planning Programme.

6.4 COGTA has made available a sum of R 500 000 and an additional R 100 000 in support of the Local Area Plan for the South East District and the SDF review and associated planning initiative.

## 7.0 LEGAL IMPLICATIONS

The project is being undertaken in compliance with the Municipal System Act [ie. Review of the SDF and the consequential preparation of Local Area Plans], including the Planning and Development Act which, requires the preparation of a wall to wall Town Planning Scheme.

## 8.0 RECOMMENDATIONS

- 8.1 That the planning approach which advocates the adoption of a hierarchy of plans and the consequential preparation of Local Area Plans as an integral component of and in support of the SDF review process, be approved.
- 8.2 That the consolidated planning programme [as reflected in the table hereunder] and the appointment of professional service providers in support of the delivery of the program be approved.

	Projects	Resources	
		Internal	External
1	SDF Review: <ul style="list-style-type: none"> <li>• Address Gap Analysis Matrix</li> <li>• Respond to COGTA assessment Schedule</li> <li>• GIS work – amendment to maps &amp; building of data sets</li> <li>• Effect SDF review amendments/IDP Alignment</li> </ul>	x x x x	
2	Town Planning Scheme: <ul style="list-style-type: none"> <li>• Finalise the Greater Edendale Land Use Framework Plan</li> <li>• Complete layout planning over former State Land</li> <li>• Preparation of Scheme Clauses and Map</li> </ul>	x x	x
3	Preparation of Local Area Plans		x

- 8.3 That Local Area Plans be produced for the following priority areas:  
 [a] Central Area and CBD Extension Node [as shown on Map CA&CBD 01]  
 [b] South East District [as shown on Map SED 01]
- 8.4 That the Town Planning Scheme be extended and prepared for the following areas:  
 [a] Sobantu and  
 [b] Greater Edendale [including the suburbs of Imbali, Plessislaer and Foxhill]
- 8.5 That reports on the progress of the projects [as per the project milestones plans] be reported to the Executive Committee.
- 8.6 That the establishment of the institutional arrangements [Technical Work Group and Project Steering Committee] is approved and the effective Business units nominate and delegate staff to serve with dedication on the respective committees.
- 8.7 That it be noted that the comprehensive and conclusive formulation/review of the SDF is dependent on the availability of accurate and updated Municipal Sector Plans.
- 8.8 That the human resource capacity, scarce skills and structure of the Forward Planning Unit [and by the concurrent expansion of the Town Planning Unit] be given priority towards the proper planning of the overall Msunduzi Municipal area.

- 8.9 That it be noted, that as per standard practice and requirements by COGTA [comments made on the Msunduzi SDF 2009], Geographical Information Systems [GIS] is a fundamental tool in producing an accurate, user-friendly and well illustrated SDF. As such, it is recommended that given the outdated geographical software currently used by the Municipality, the Financial Unit urgently identify available funding to acquire the necessary software [ArcGIS v.10] and the associated hardware to give support to entire Forward Planning program.
- 8.9 That it be noted that the full review of the Msunduzi Municipality's Spatial Development Framework [as per the Guidelines on the Development of SDFs set out by the Department of Rural Government and Land Reform] be undertaken every five [5] years with the associated Capital Investment Program [including budgets] and the Implementation Plan being reviewed periodically.

<p>COMMENTS IF ANY :</p> <p>.....</p> <p>Generator of the Report's Signature</p> <p>Manager: Town Planning [Acting] A.N. Khoali</p>	<p>COMMENTS IF ANY :</p> <p>.....</p> <p><del>Process Manager: Corporate Asset Management</del></p>
<p>COMMENTS IF ANY :</p> <p>.....</p> <p>Deputy Municipal Manager: Economic Development [Acting] S. Mpanza</p>	<p>COMMENTS IF ANY :</p> <p>.....</p> <p>Municipal Manager [Acting] T. Maseko</p>
<p>COMMENTS IF ANY:</p> <p>.....</p> <p>ADMINISTRATOR Mr S SITHOLE</p>	

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