



**Royal
HaskoningDHV**
Enhancing Society Together

Central and CBD Extension Area

Local Area Plans

Planning and Development Framework

Toni Redman

05 June 2014

Central and CBD Extension Area Local Area Plan

INTRODUCTION

Purpose of Public Meeting

- Engage with the Public and Stakeholders
- Highlight Outcomes of Project
- Obtain Views and Feedback of Interested and Affected Groups and Individuals
- Consider Views and Feedback in Finalisation of Local Area Plan



CITY OF CHOICE
PIETERMARITZBURG
MSUNDUZI

PUBLIC NOTICE
Notice of Public Meeting:
Central Area and CBD
Extension Node Local Area Plan

The Msunduzi Municipality is inviting interested and affected parties to a public meeting to present the findings of the **Central Area and CBD Extension Node Local Area Plan** project for comment.

The public meeting, which will include a 45 minute presentation with time after for engagement with officials and the project consultants, has been scheduled for

DATE: Thursday, 5 June 2014
TIME: 17:30
VENUE: Msunduzi City Hall

For further enquires, please contact the Project Manager:
Central Area and CBD Extension Node LAP:
Jane Perumal on 033 392 2426
E-mail: jane.perumal@msunduzi.gov.za



Royal HaskoningDHV
Enhancing Society Together

South Eastern District LAP Comment Sheet

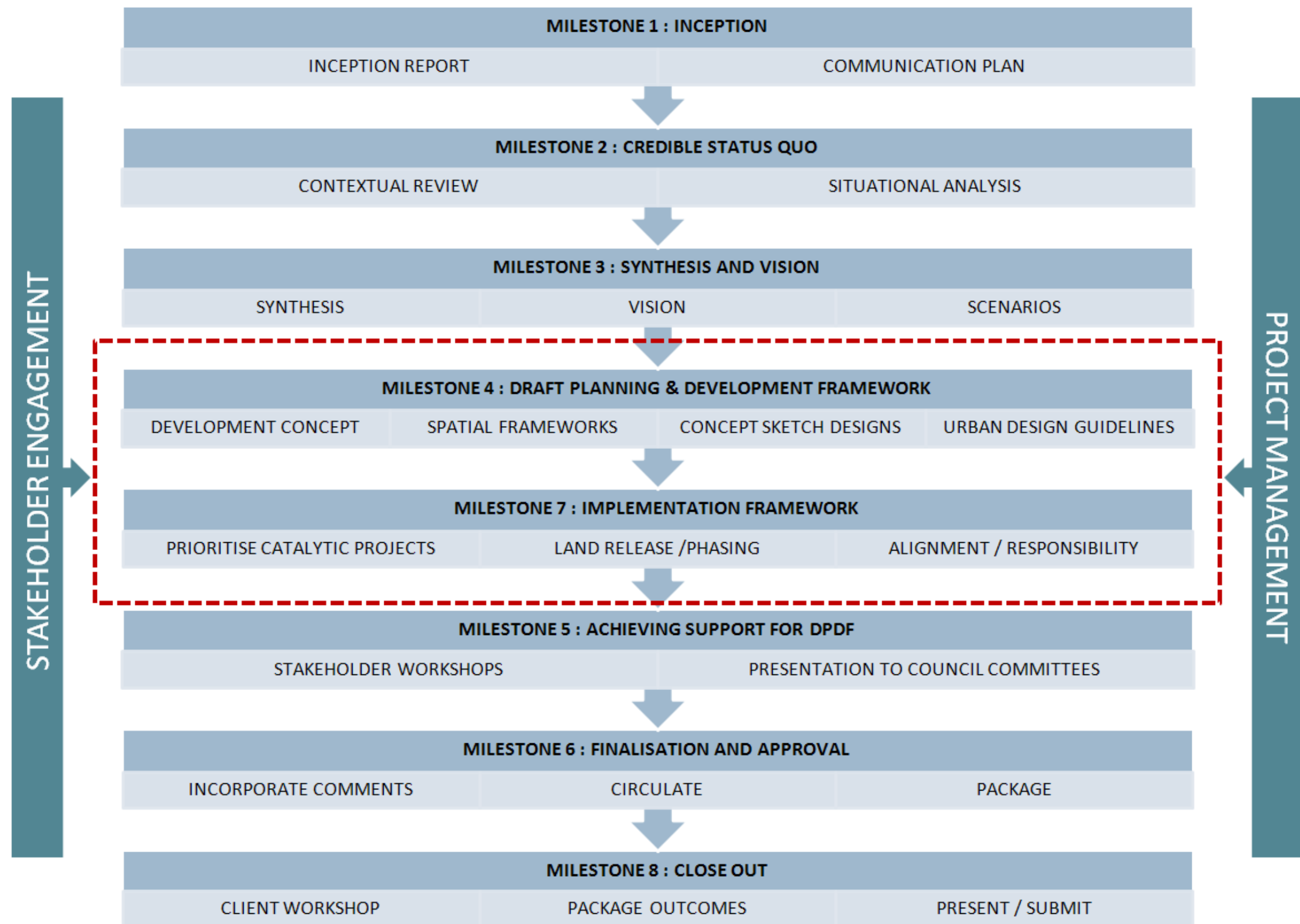
What do you like about the South Eastern District Area?

What do you dislike about the South Eastern District Area?

What three things would you like the Msunduzi Municipality to do in this area?

General Comments

Project Process



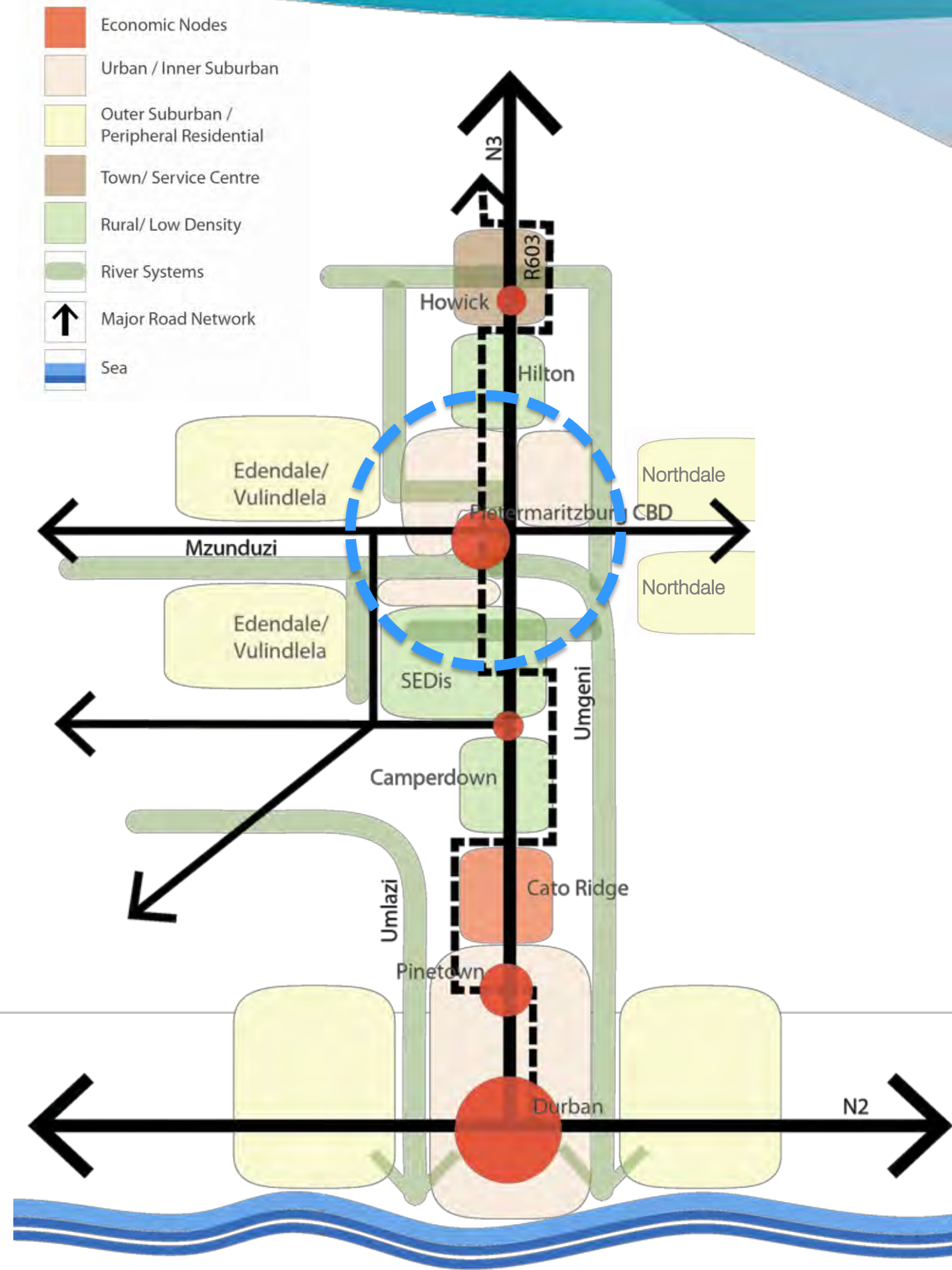


Central and CBD Extension Area Local Area Plan

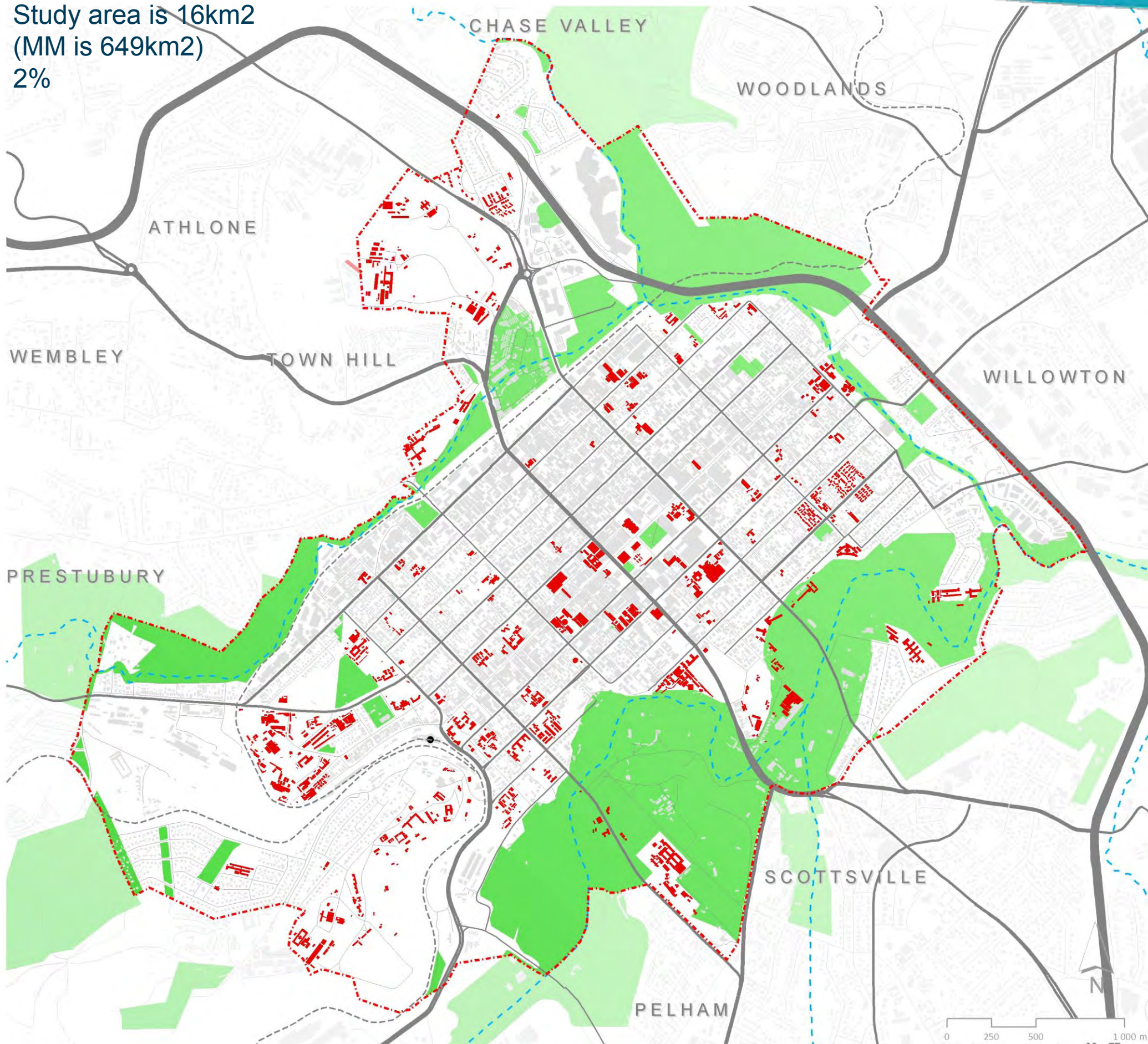
STUDY AREA

Sub-Regional Context

- **Capital** of KwaZulu-Natal
- Important **secondary city** in provincial hierarchy and economy
- Located on **national corridor** between Johannesburg and Durban
- **Intersection** provincial corridors N3, R103/33



Study area is 16km²
(MM is 649km²)
2%



- REGIONAL MOBILITY
- CITY MOBILITY
- CITY ACCESS
- CBD CIRCULATION
- LOCAL ACCESS
- RAIL LINE
- RAIL STATION
- CIVIC AND SOCIAL BUILDINGS
- RIVERS
- OPEN SPACE SYSTEM
- STUDY AREA BOUNDARY

Home to 25,941
(MM is 618,000)
4.2%

STUDY AREA

Central and CBD Extension Area Local Area Plan

DEVELOPMENT CONCEPT

Roles

	ENVIRONMENT	SOCIAL	ECONOMIC
NATIONAL	<ul style="list-style-type: none"> ▪ Catchment Management 	<ul style="list-style-type: none"> ▪ Capital City 	<ul style="list-style-type: none"> ▪ National Sports Hub
PROVINCIAL / REGIONAL	<ul style="list-style-type: none"> ▪ Catchment Management ▪ BioDiversity Linkage 	<ul style="list-style-type: none"> ▪ Transportation Hub ▪ Regional Social Services Node ▪ Sport and Recreation 	<ul style="list-style-type: none"> ▪ Regional Services Node ▪ Regional Retail Node ▪ Tourism and Events
LOCAL	<ul style="list-style-type: none"> ▪ BioDiversity Landscape ▪ Determinant Flood Management 	<ul style="list-style-type: none"> ▪ Transportation Node ▪ Regional Civic Node ▪ Local Sport Hub ▪ Recreation and leisure ▪ Mixed Residential District ▪ Religious Hub ▪ Social Facilities 	<ul style="list-style-type: none"> ▪ Business Centre ▪ Service Centre ▪ Employment Node ▪ Residential Node

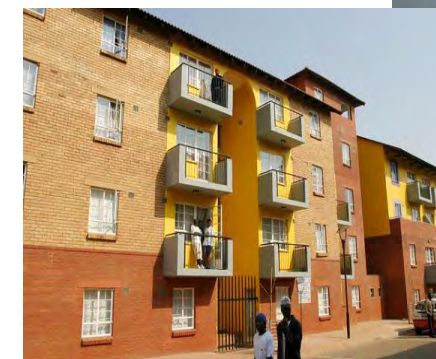
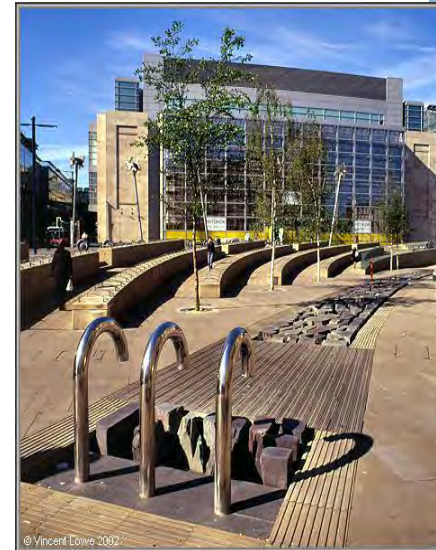
Strategic Objectives for CBD

- Improving Accessibility, Connectivity and Efficiency (Access)
 - Establish improved Regional Access and Integration
 - Improve Urban Connectivity
 - Improve Accessibility to services and facilities
 - Reduce the dominance of the car
- Improve and Enhance Environmental Quality, Safety and Security (Vitality)
 - Protect, rehabilitate and Enhance Environmental Assets
 - Maintain and Improve Basic Services



Strategic Objectives for CBD

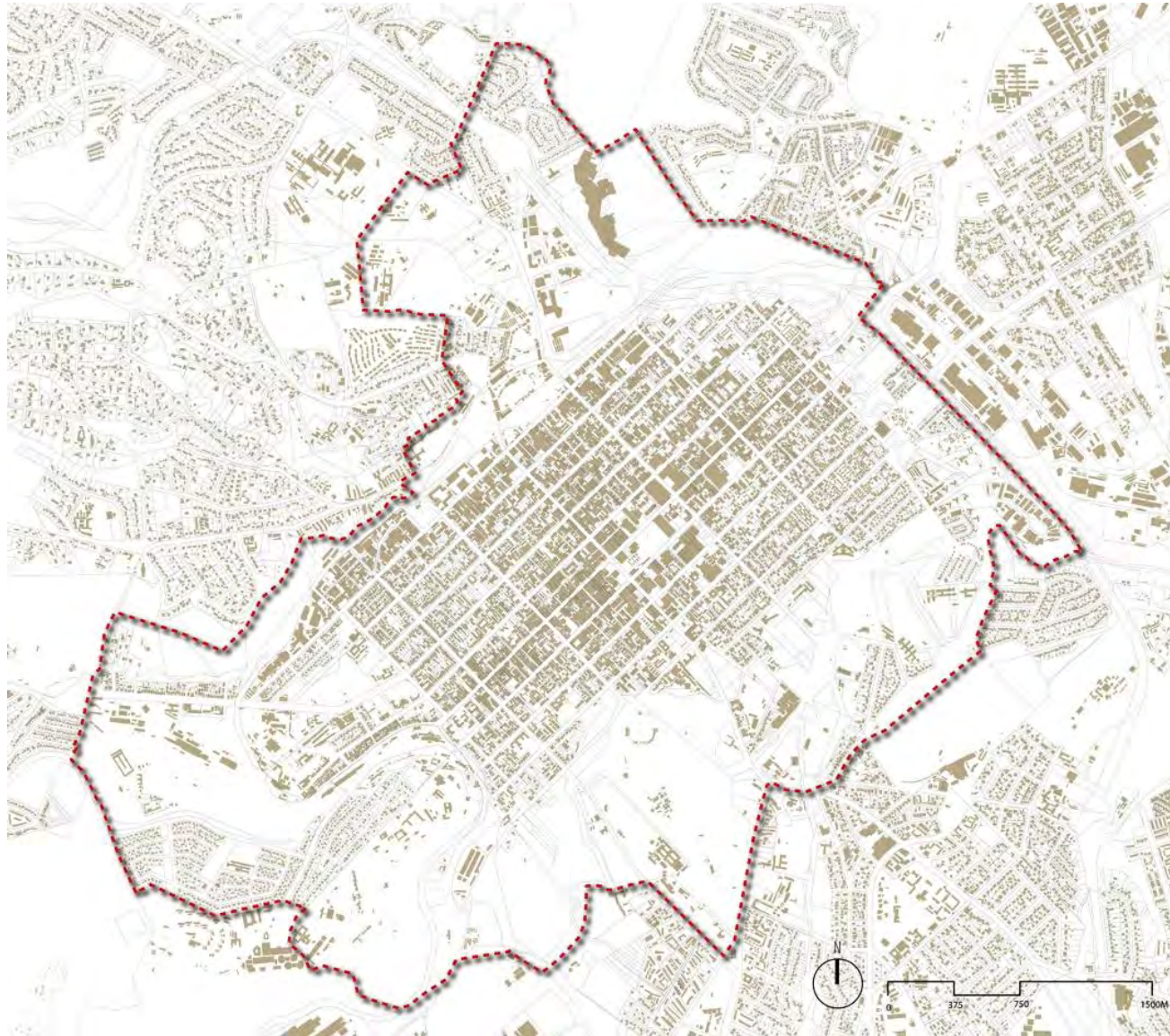
- Establishing a sense of ownership, territoriality, pride and dignity (Sense)
 - Review and strengthen the spatial structure of the study area
 - Establish and Protect Territoriality and Identity
 - Establish a more responsive urban form
- Making space for lifestyle needs and growth (Fit)
 - Increase supply of functional Public Space
 - Increase and improve Economic Spaces
 - Increase and enhance Housing Choice
 - Increase social facilities
 - Utilise more responsive Building Typologies



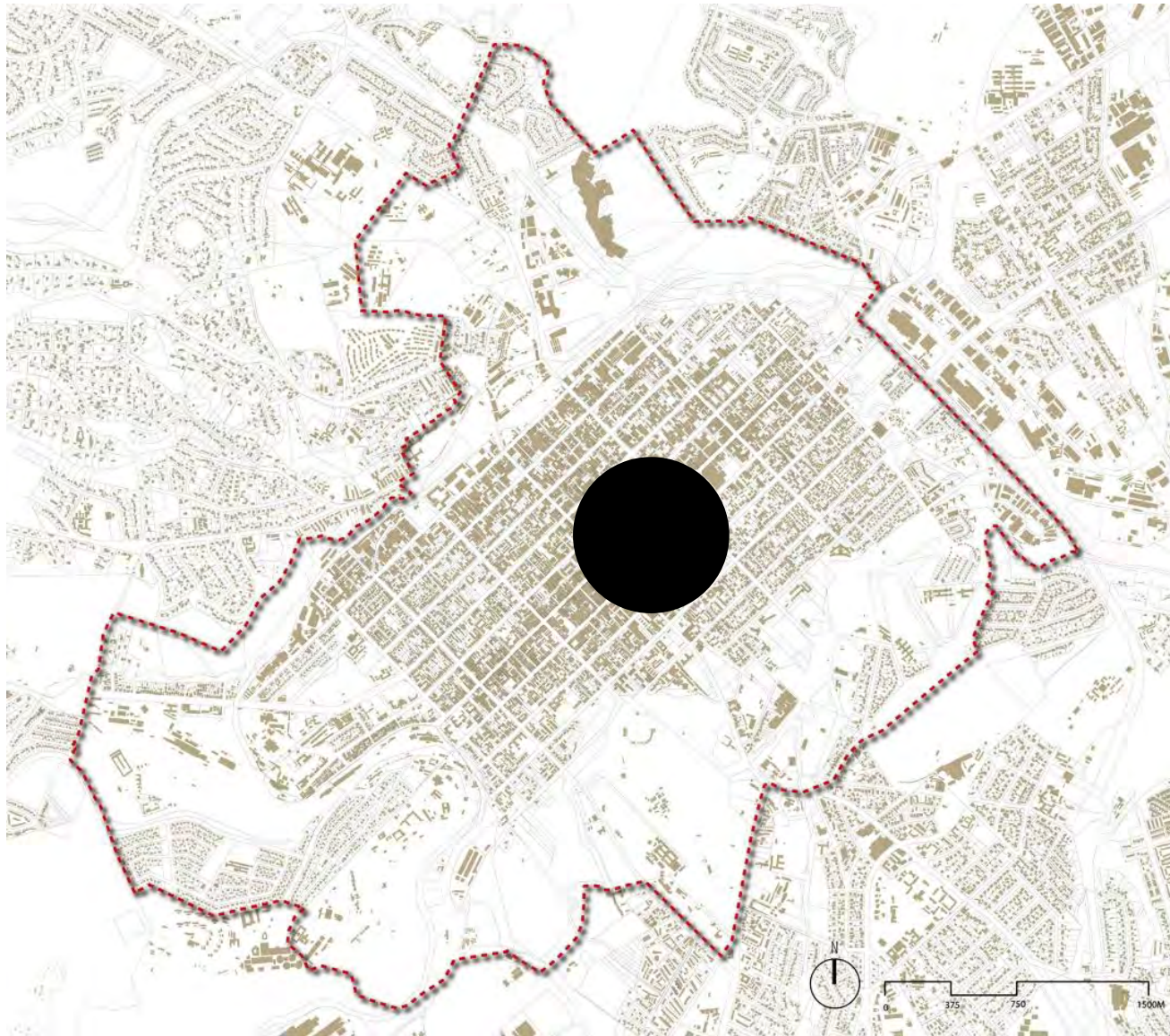
Strategic Objectives for CBD

- People Development and Involvement (Control)
 - Enhance the capacity and responsiveness of local government to manage the urban environment
 - Enhance Coordination and Cooperation between Stakeholder Groups
 - Build Management Capacity within the stakeholder community

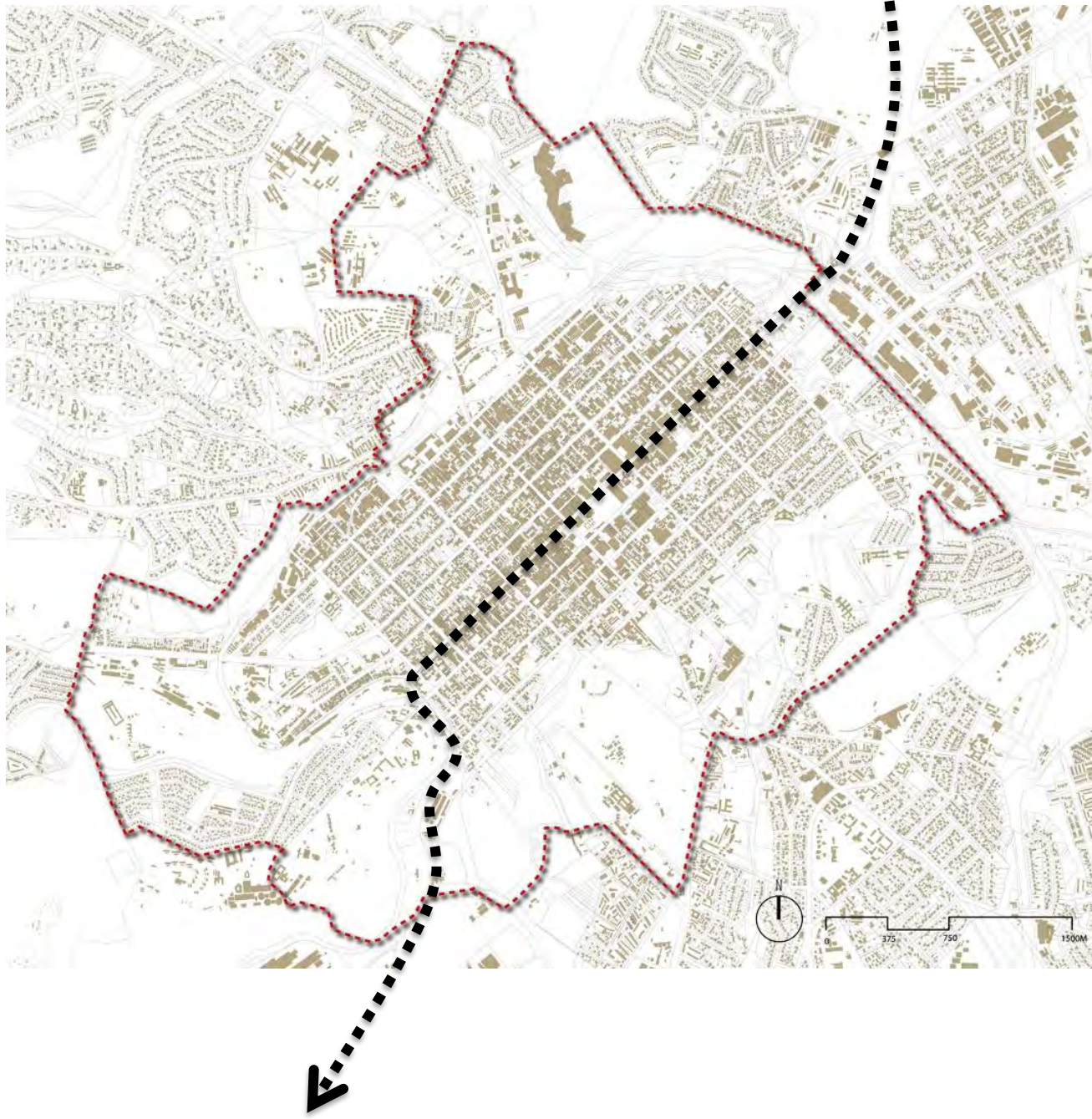




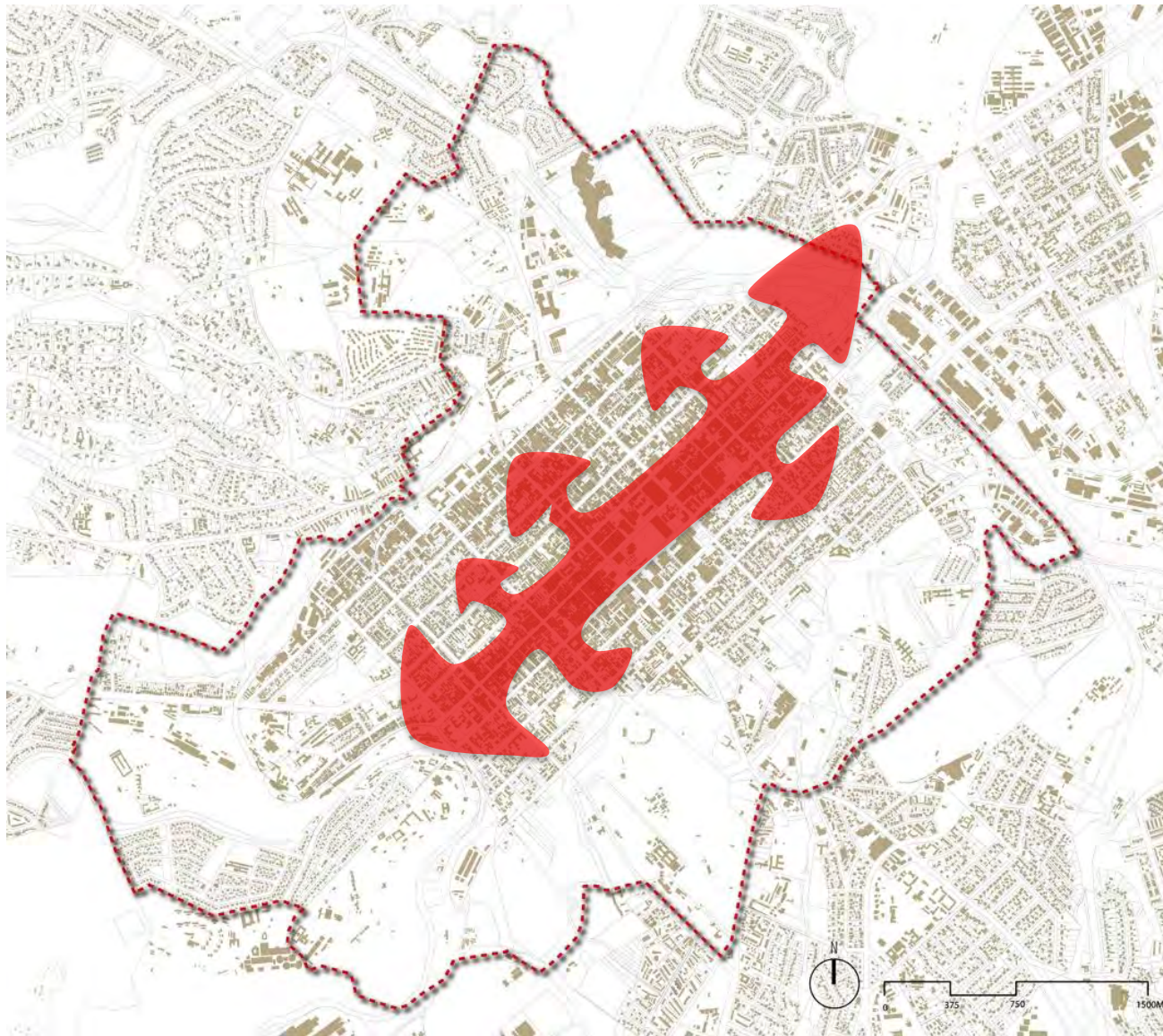
Urban Management




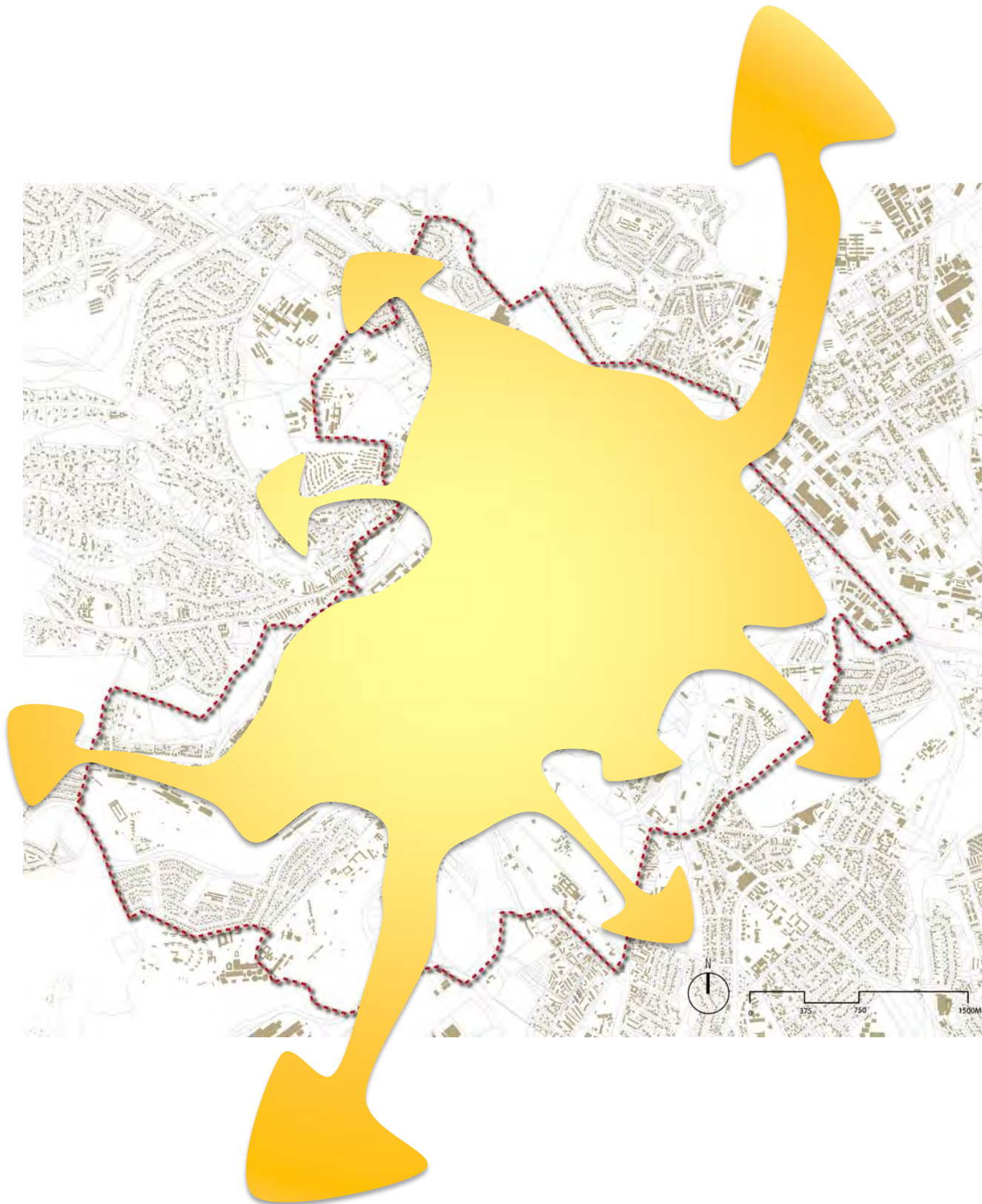
● Capital City




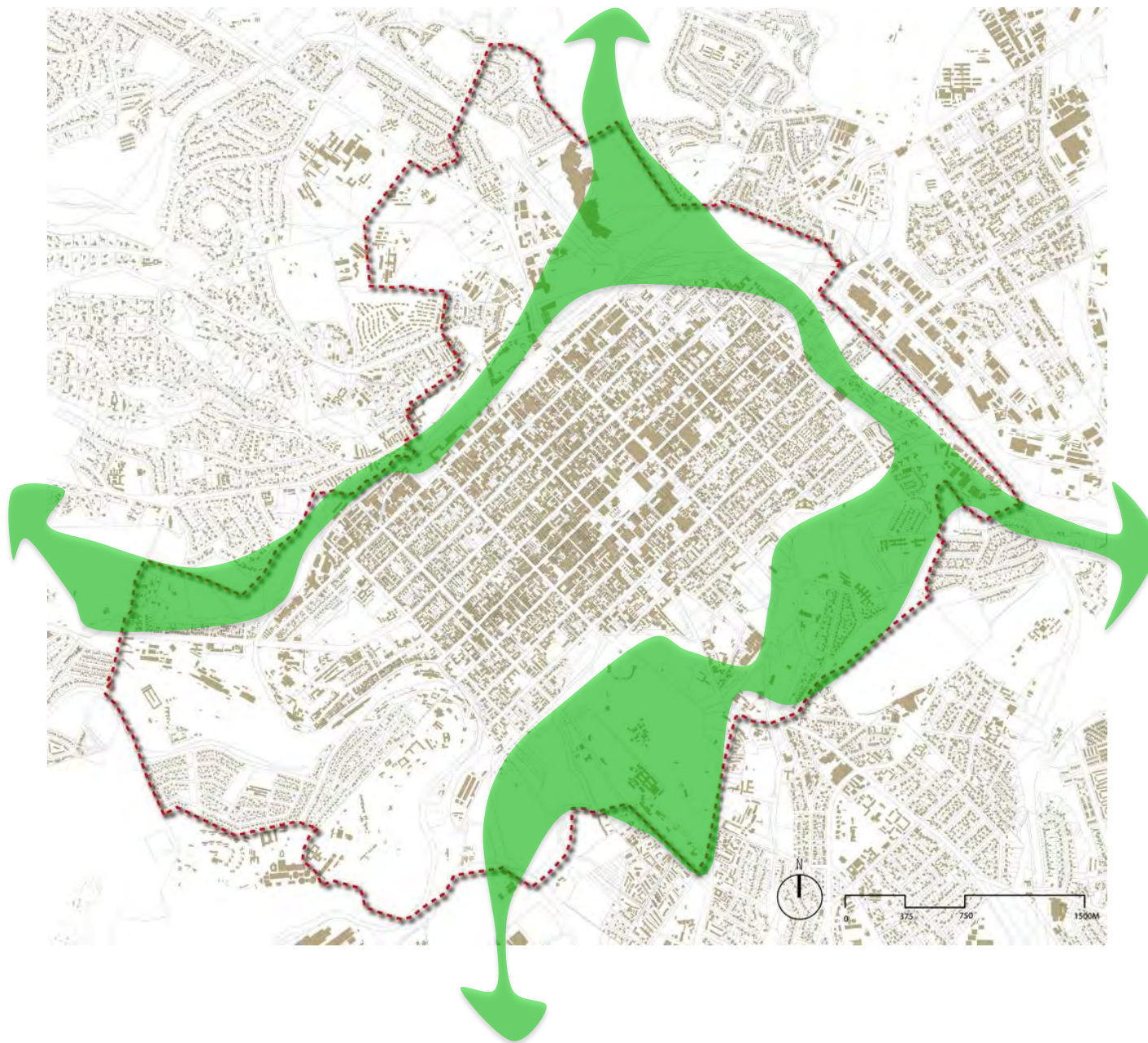
←.....→ BRT Route to
Restructures Town




 Transit Orientated Development (TOD)



 Integrate the town with the surrounding neighbourhoods



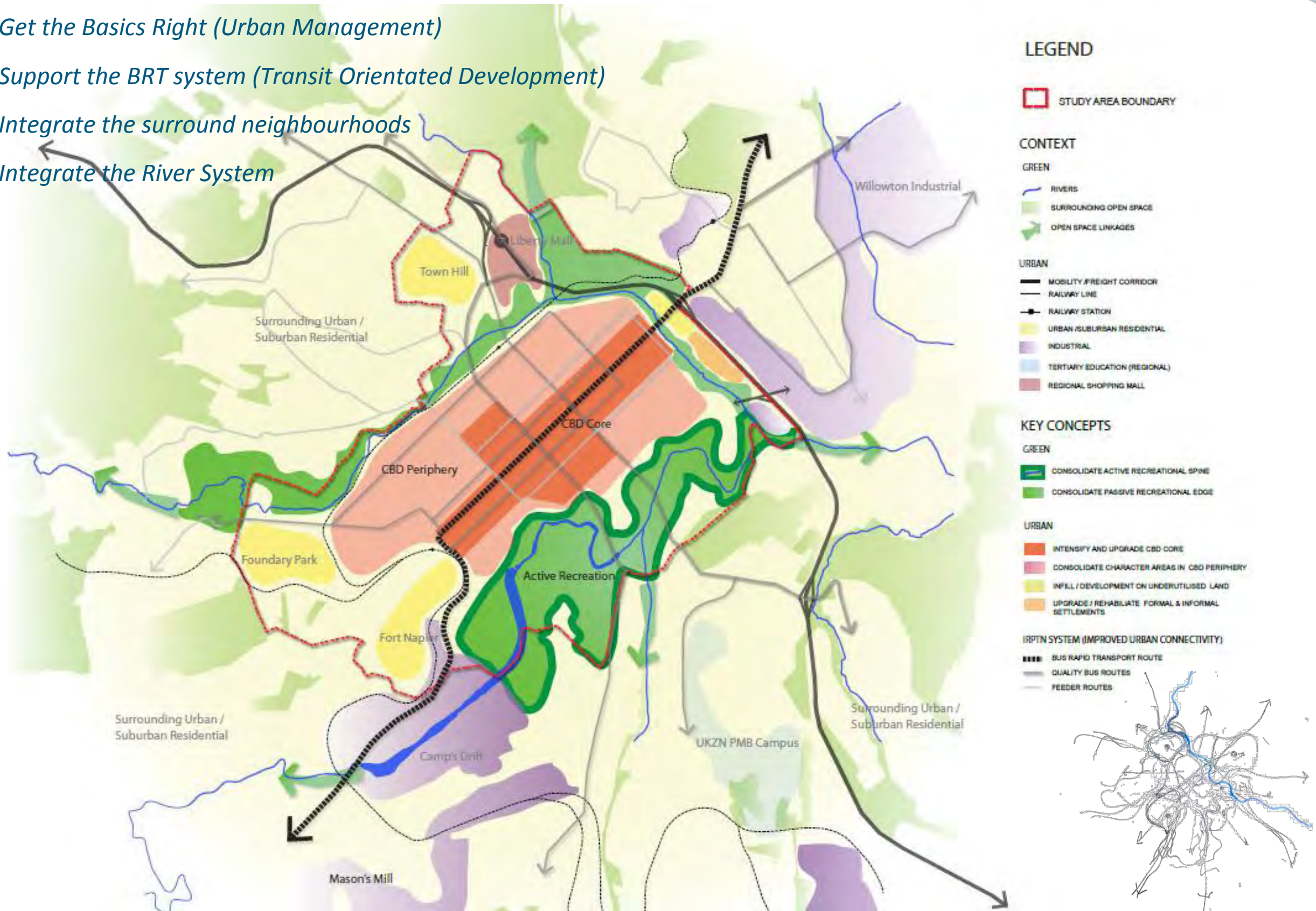
 Integrate the River
with the town



- Urban Management
- Capital City
- ↔ BRT Route to Restructures Town
- 🔴 Transit Orientated Development (TOD)
- 🟡 Integrate the town with the surrounding neighbourhoods
- 🟢 Integrate the River with the town

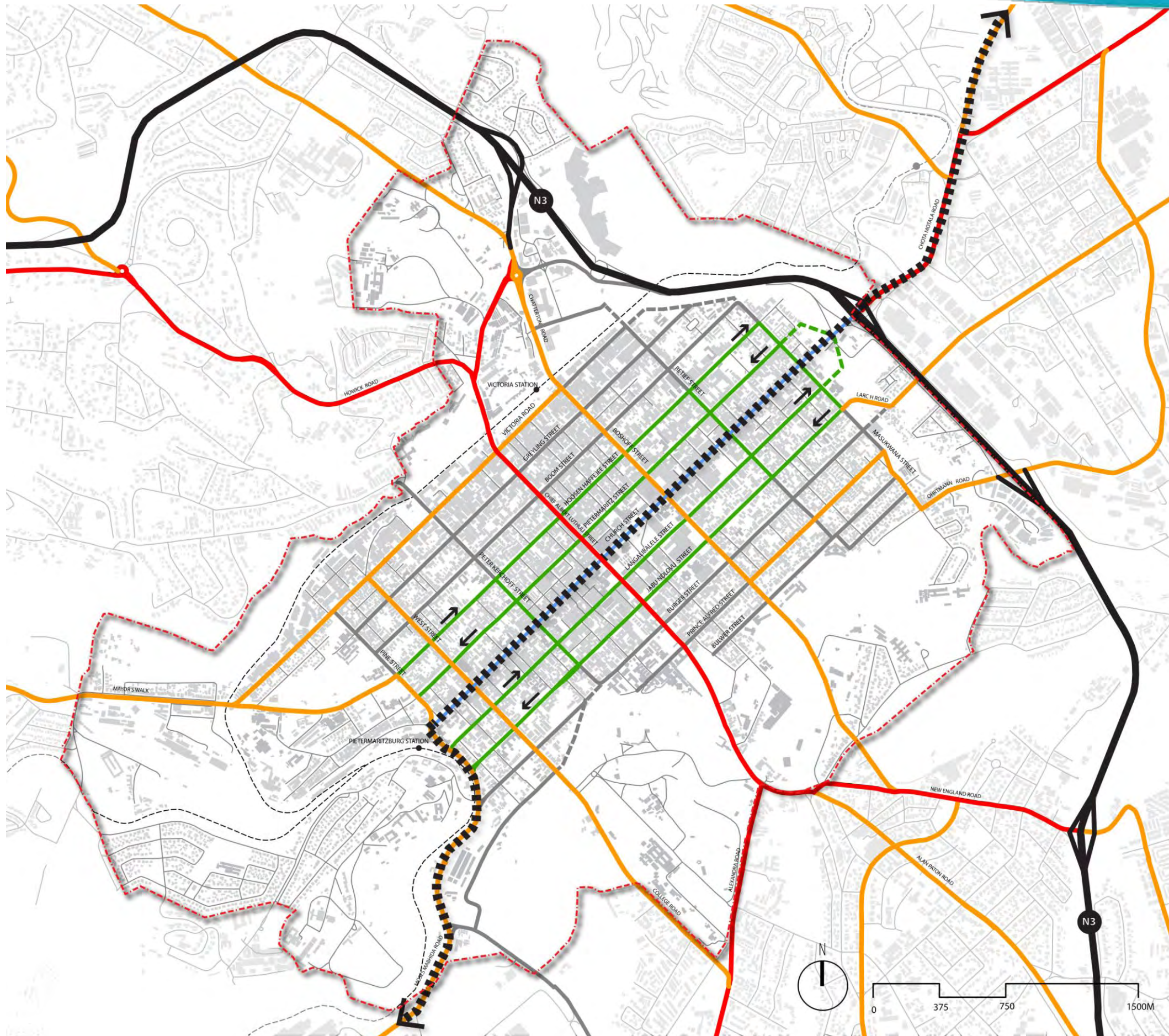
Concept – Catalysts for Change

- *Get the Basics Right (Urban Management)*
- *Support the BRT system (Transit Orientated Development)*
- *Integrate the surround neighbourhoods*
- *Integrate the River System*



Central and CBD Extension Area Local Area Plan

SPATIAL FRAMEWORKS



LEGEND

ACCESS & MOBILITY FRAMEWORK

ROAD NETWORK

- PUBLIC TRANSPORT
- PEDESTRIAN SPINE
- REGIONAL MOBILITY ROUTE
- CITY MOBILITY ROUTE
- CITY ACCESS ROUTE
- CBD CIRCULATION ROUTE
- LOCAL ACCESS ROUTE
- CBD CIRCULATION ROUTE PROPOSED
- LOCAL ACCESS ROUTE PROPOSED
- LOCAL STREET
- ONE WAY ROUTE

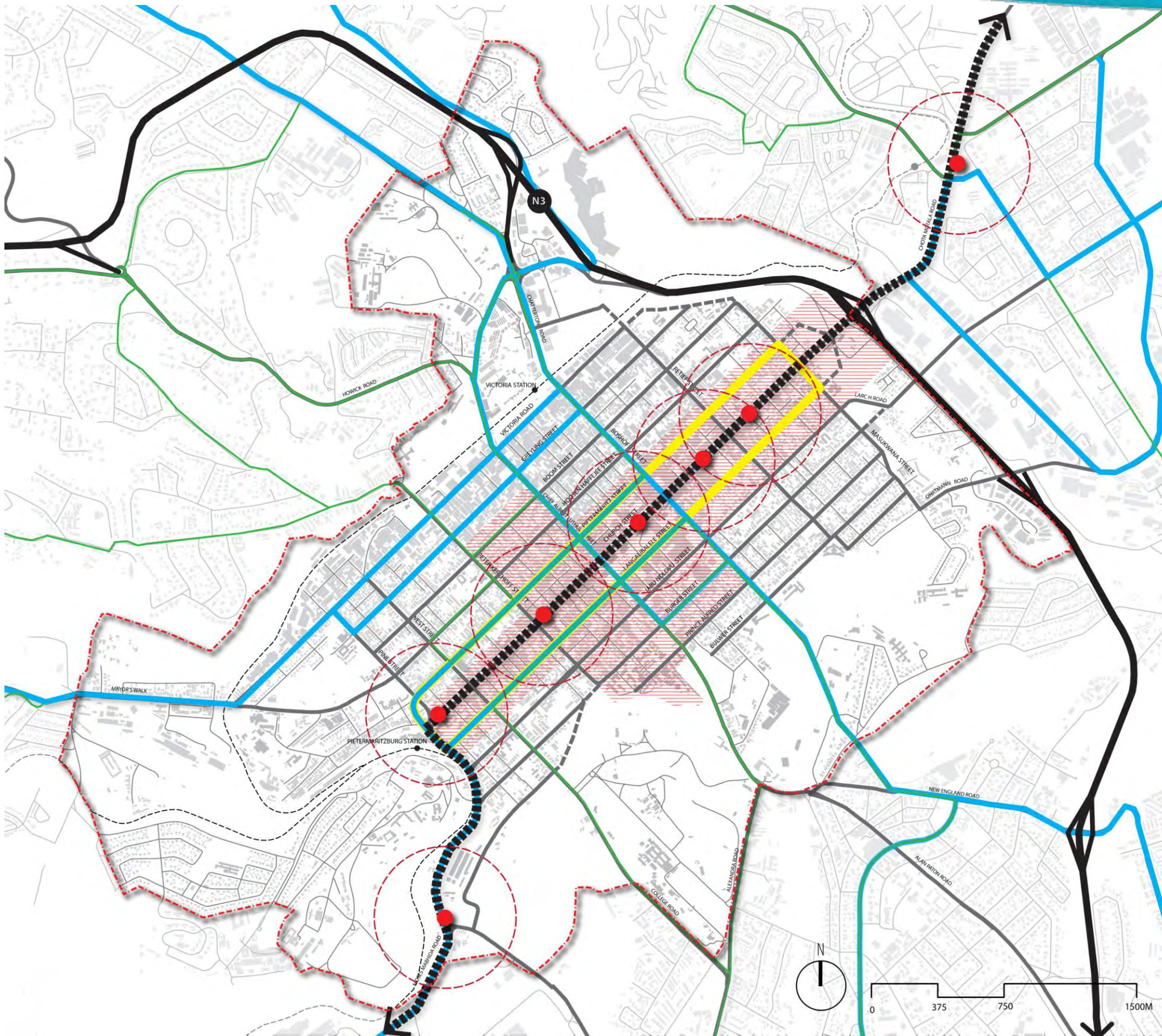
RAIL NETWORK

- RAIL LINE
- RAILWAY STATION

GENERAL

- STUDY AREA BOUNDARY





LEGEND

ACCESS & MOBILITY FRAMEWORK

PUBLIC TRANSPORT NETWORK

- CHURCH STREET BUS RAPID TRANSPORT ROUTE (PEDESTRIAN PRIORITY AREA)
- EXPRESS ROUTES
- QUALITY BUS ROUTES (PEDESTRIAN FACILITIES)
- FEEDER ROUTES
- PUBLIC TRANSPORT NODE
- 5 MINUTE WALKING DISTANCE AROUND NODE

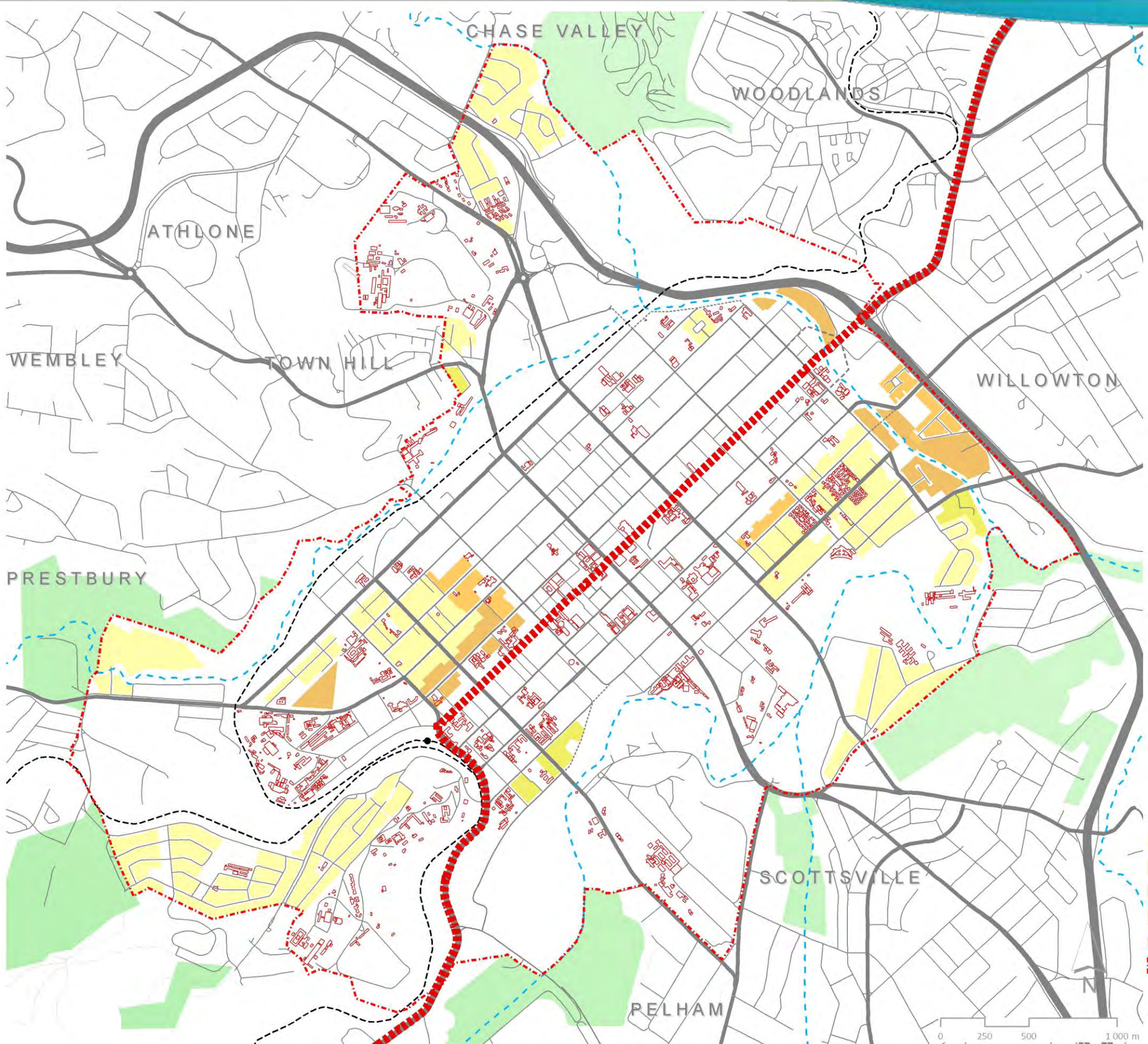
PEDESTRIAN NETWORK

- PEDESTRIAN PRIORITY AREA

GENERAL

- STUDY AREA BOUNDARY
- REGIONAL MOBILITY ROUTE
- ROAD NETWORK
- RAIL LINE
- RAILWAY STATION

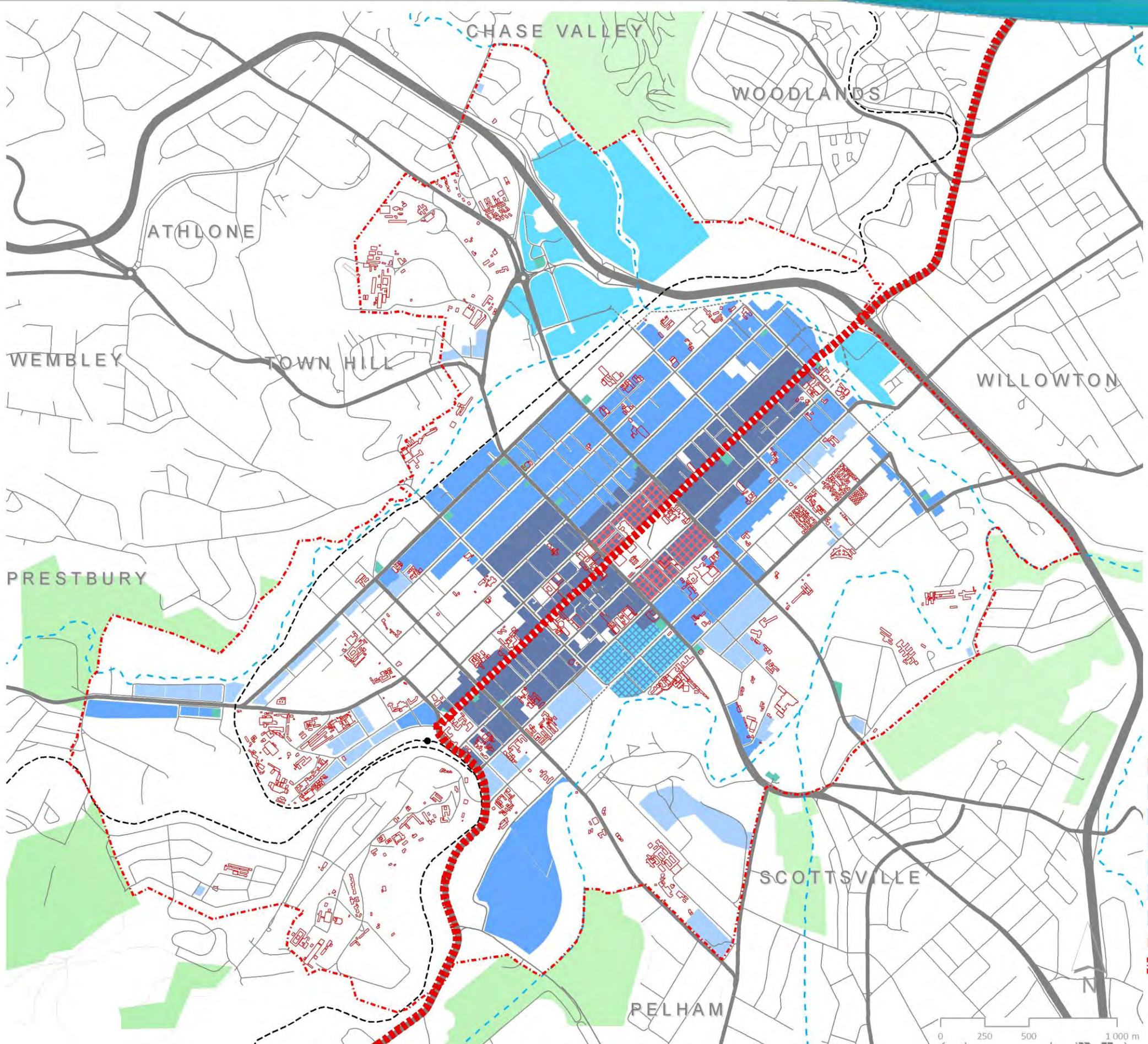




- RESIDENTIAL
- RESIDENTIAL (DETACHED)
- RESIDENTIAL (MEDIUM DENSITY)
- RESIDENTIAL MEDIUM IMPACT
- RESIDENTIAL HIGH IMPACT
- PEDESTRIAN AND PT SPINE
- STUDY AREA BOUNDARY

LAND USE FRAMEWORK

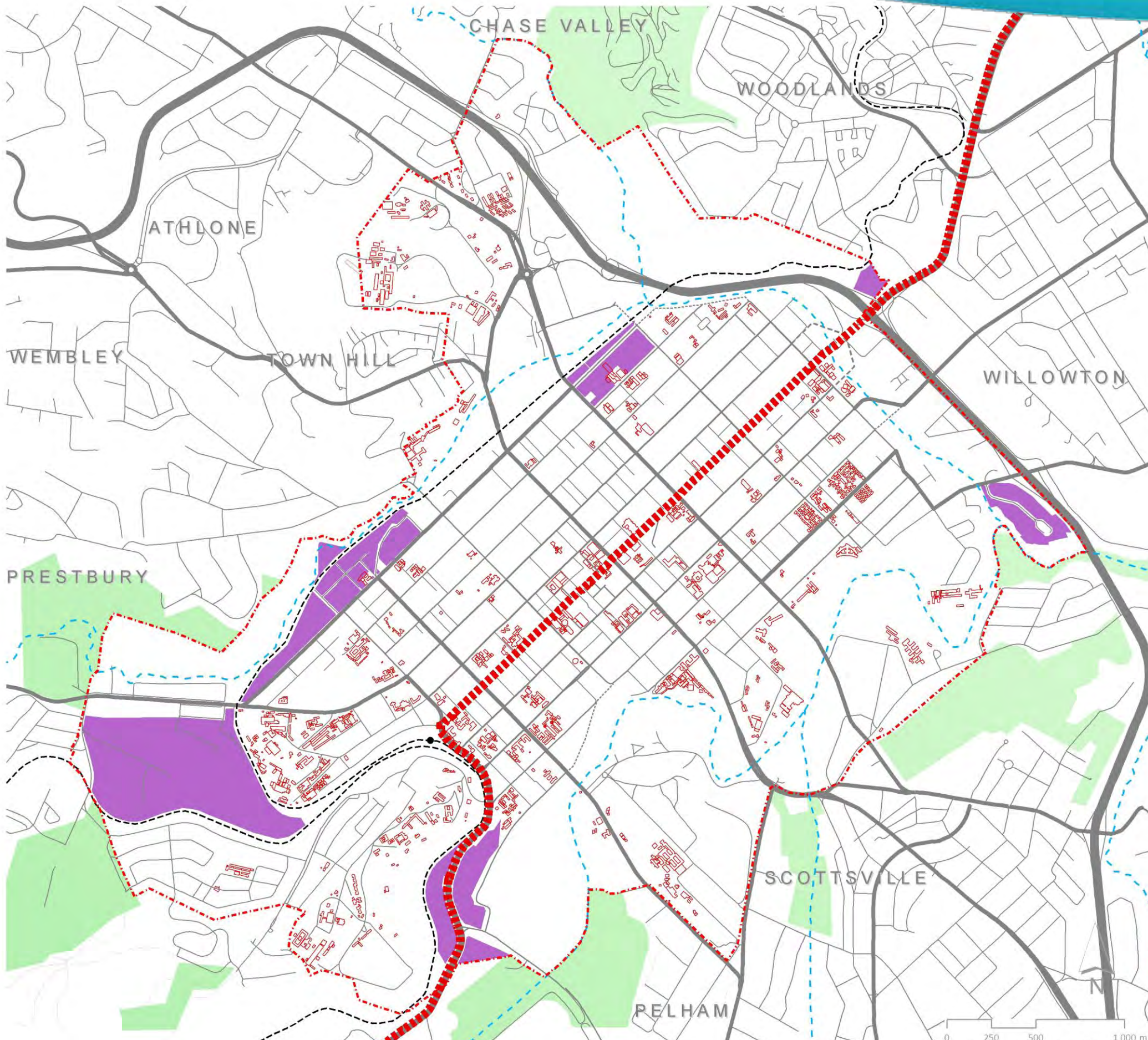




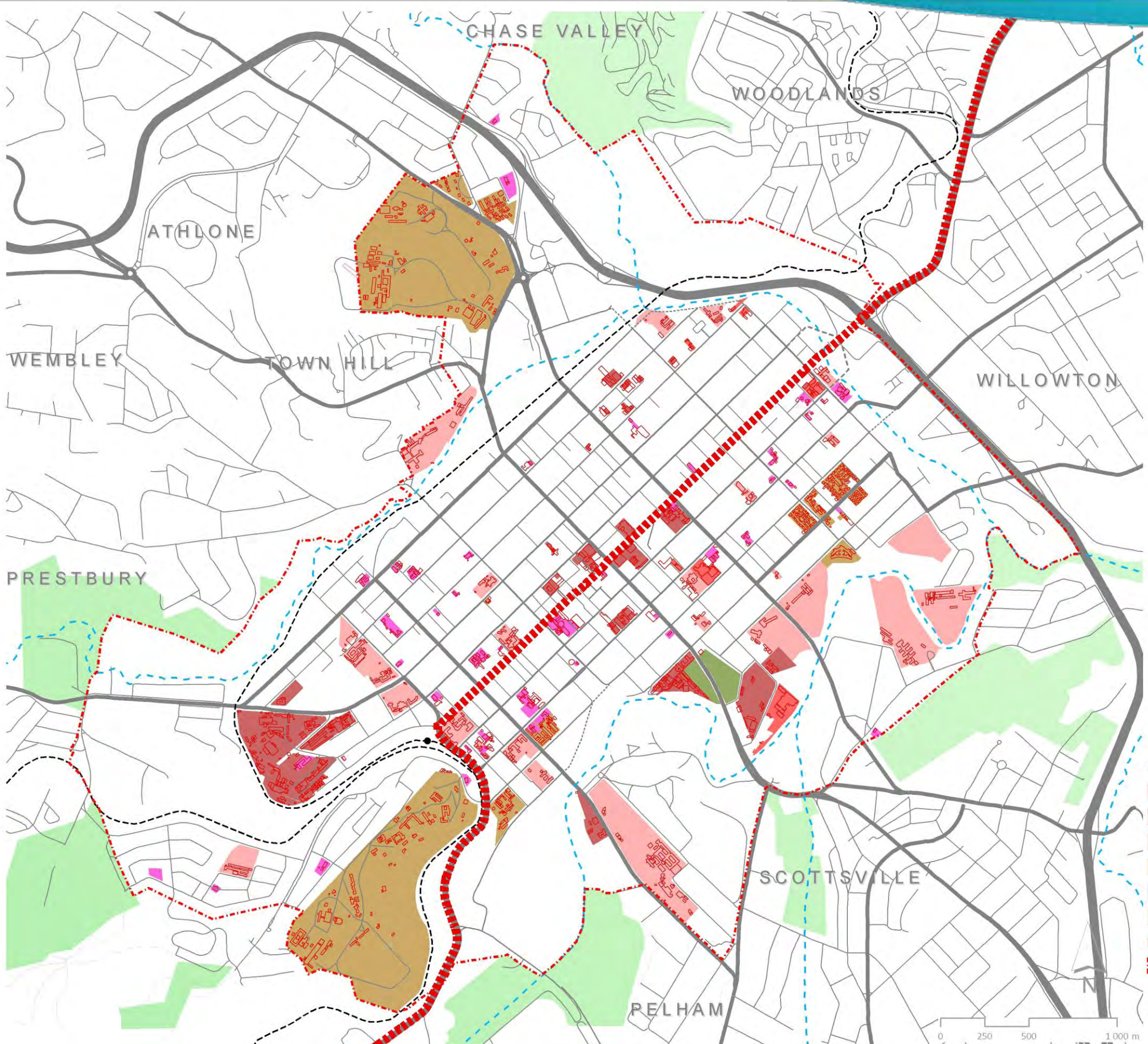
- MIXED USE
- CORE MIXED USE (CIVIC CENTRE)
- CORE MIXED USE
- MEDIUM IMPACT MIXED USE
- LOW IMPACT MIXED USE
- MULTI-PURPOSE RETAIL & OFFICE
- OFFICE
- PETROL FILING STATION
- PEDESTRIAN AND PT SPINE
- STUDY AREA BOUNDARY

LAND USE FRAMEWORK





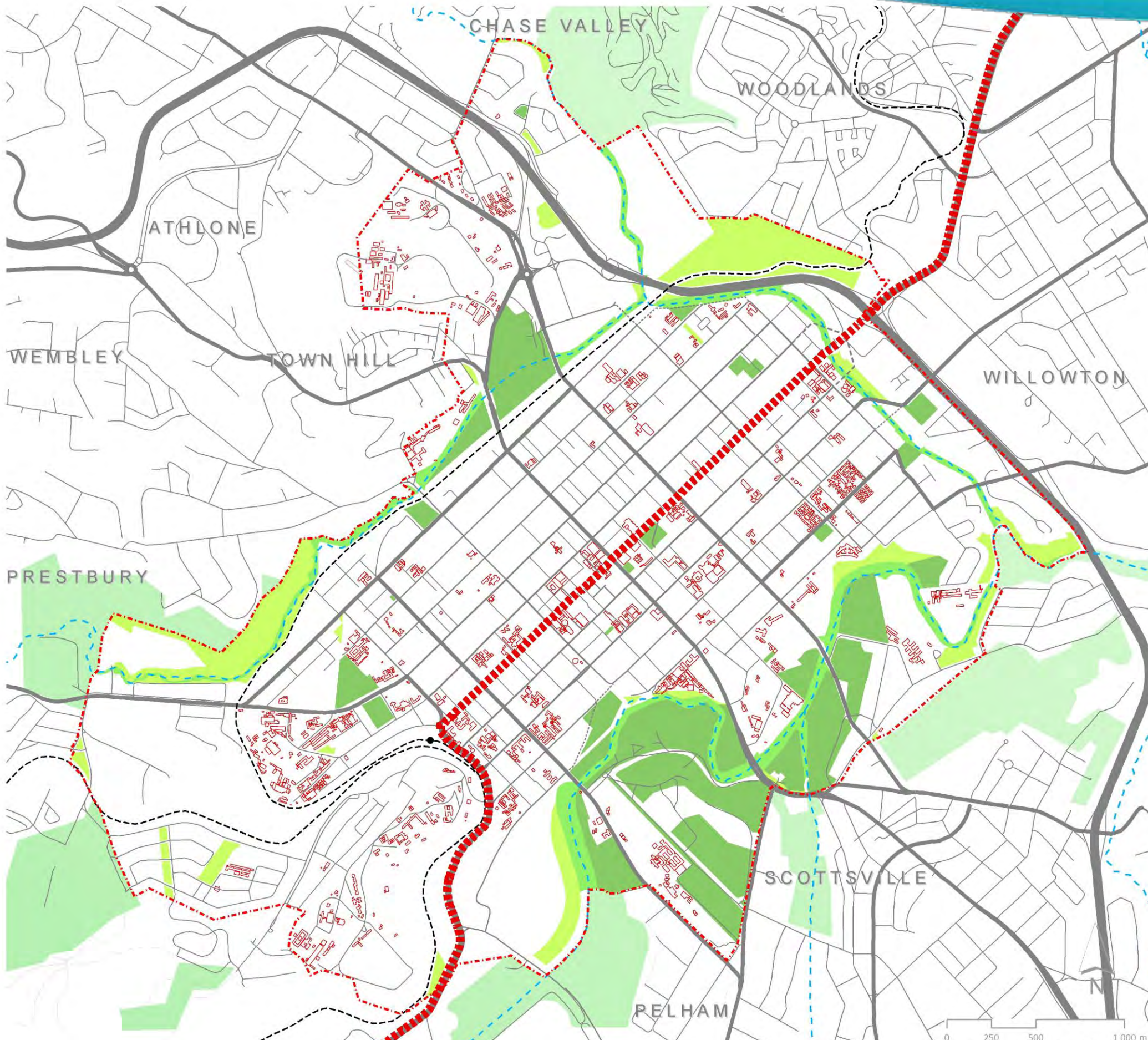
- INDUSTRY
 - GENERAL INDUSTRY
 - PEDESTRIAN AND PT SPINE
 - STUDY AREA BOUNDARY
- LAND USE FRAMEWORK



- CIVIC AND SOCIAL
- EDUCATION
- HEALTH & WELFARE
- MUNICIPAL & GOVERNMENT
- INSTITUTION
- WORSHIP
- CEMETRY
- PEDESTRIAN AND PT SPINE
- STUDY AREA BOUNDARY

LAND USE FRAMEWORK

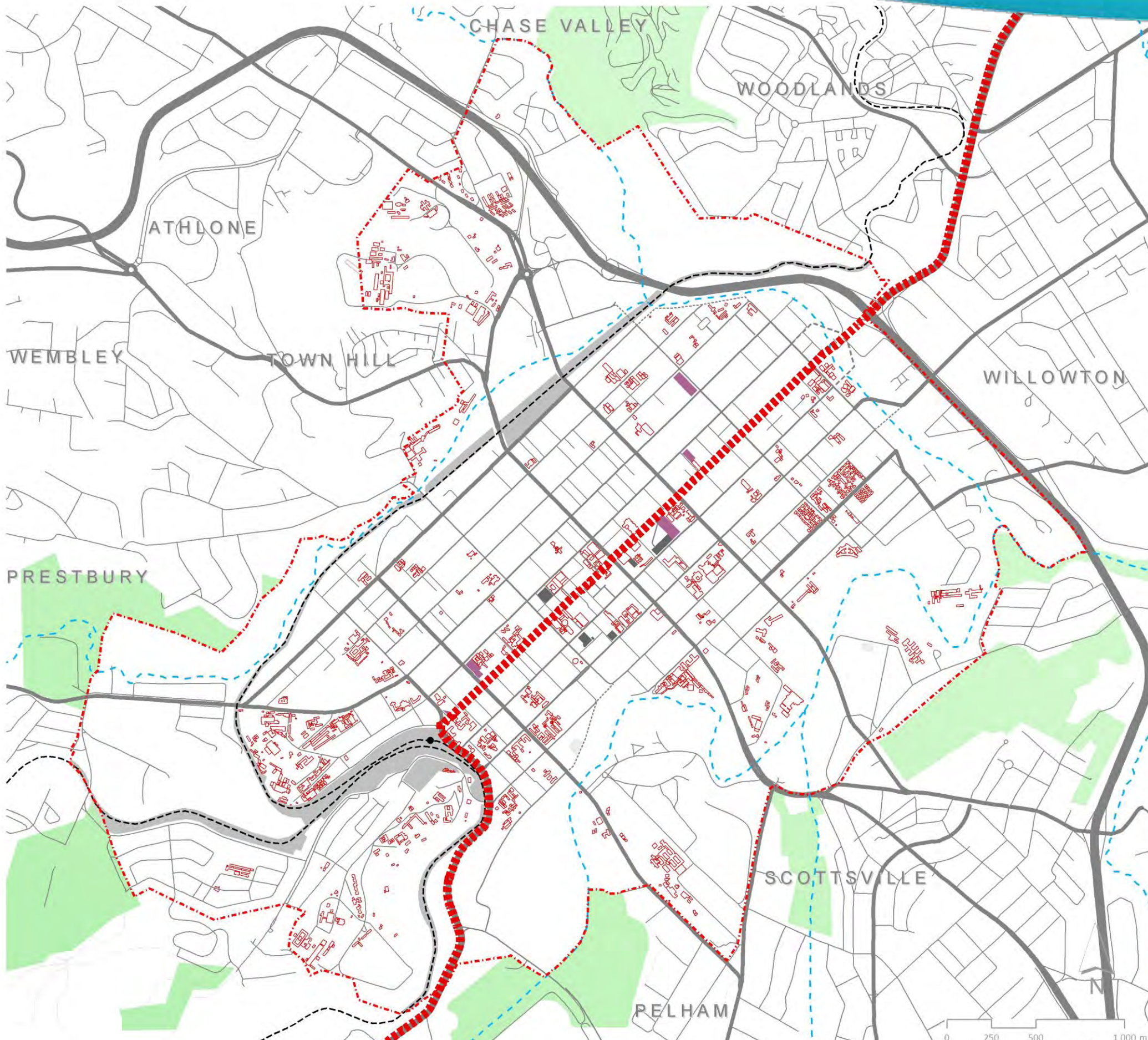
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- ENVIRONMENTAL**
- ENVIRONMENTAL SERVICES
 - ACTIVE OPEN SPACE
 - PASSIVE OPEN SPACE
 - PEDESTRIAN AND PT SPINE
 - STUDY AREA BOUNDARY

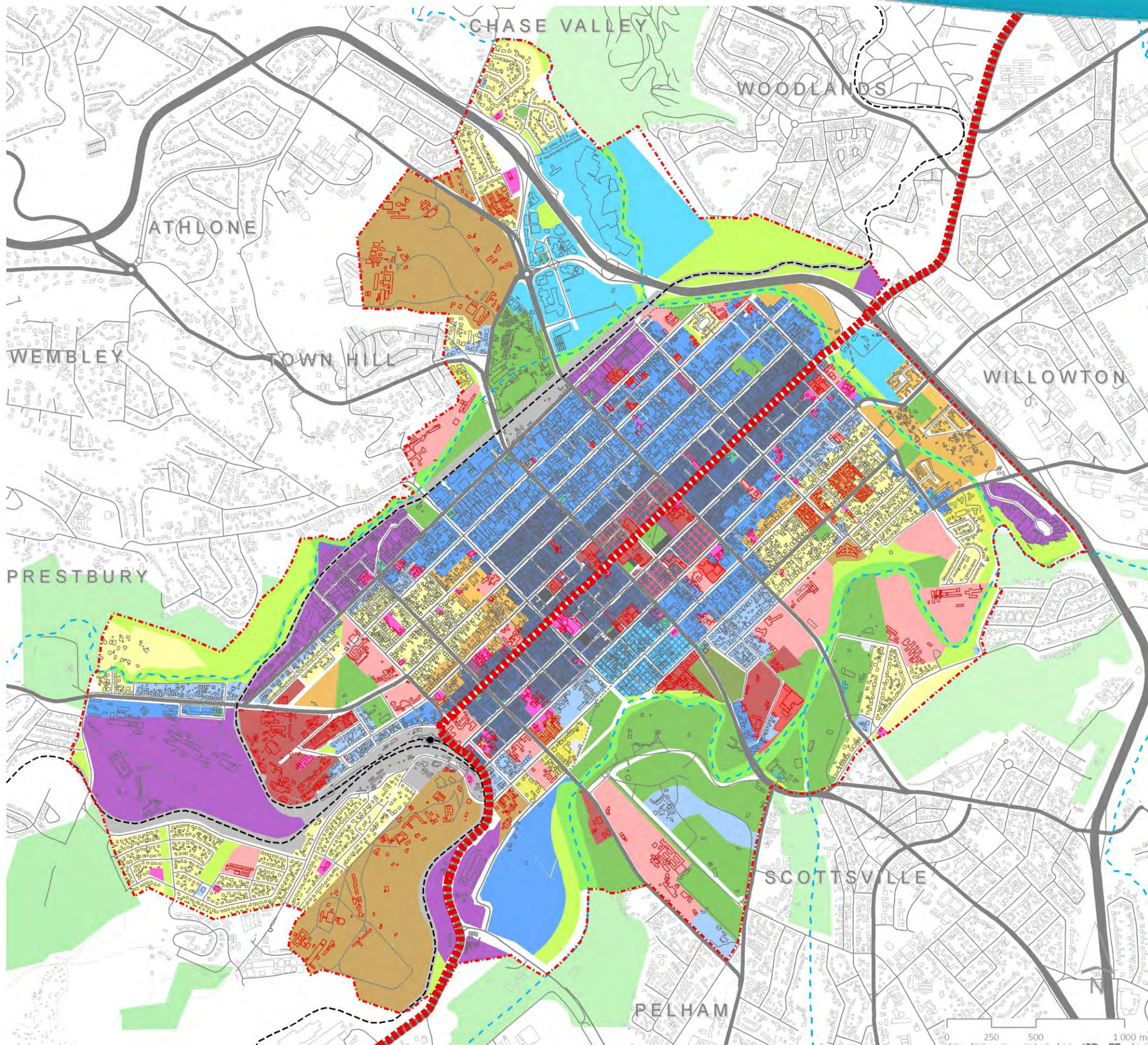
LAND USE FRAMEWORK



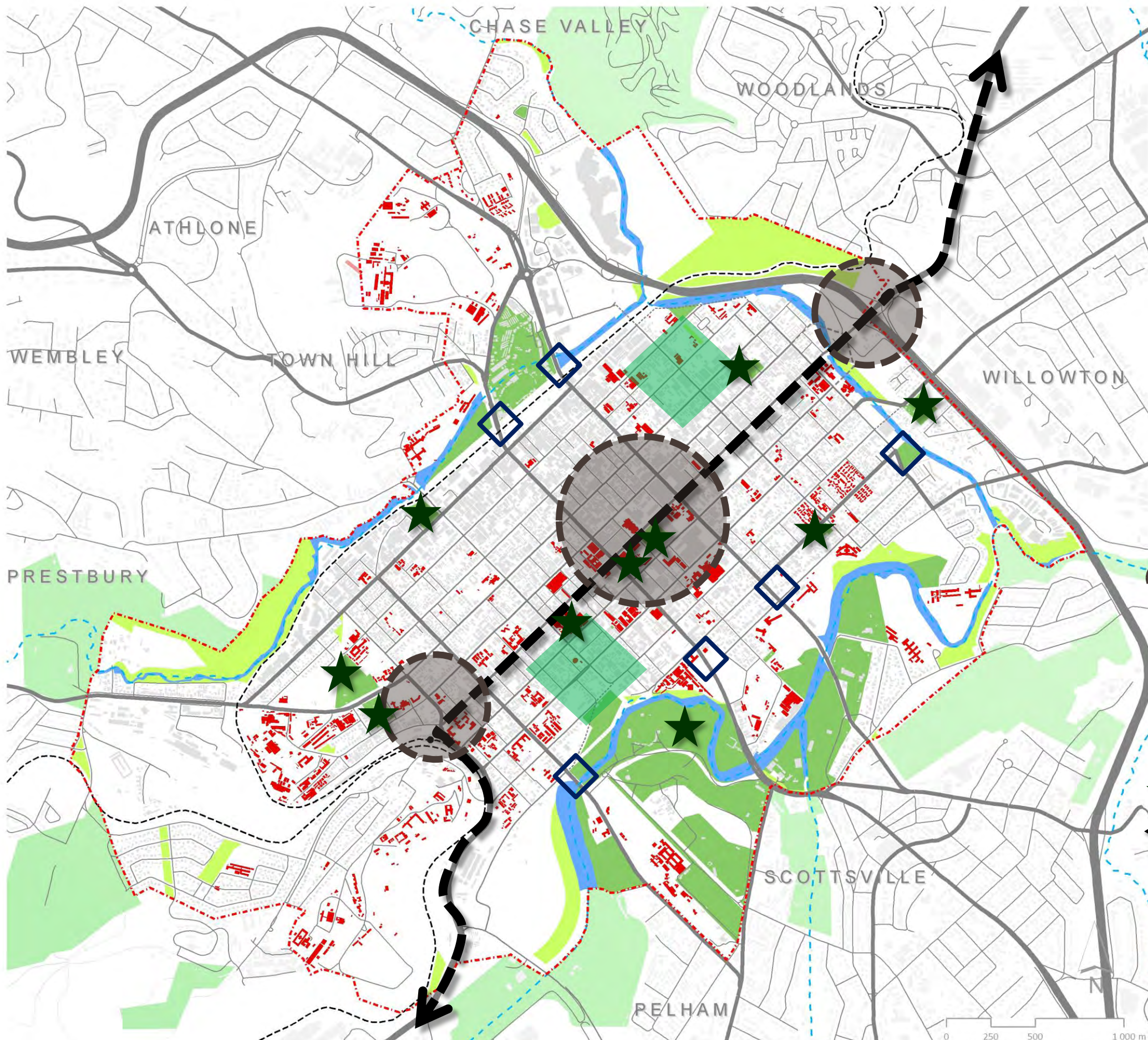








- TRANSPORTATION AND ACCESS**
- RAILWAYS
 - BUS AND TAXI RANK
 - PUBLIC PARKING
 - UTILITIES AND SERVICES
 - EXISTING ROAD
 - PEDESTRIAN AND PT SPINE
 - STUDY AREA BOUNDARY
- LAND USE FRAMEWORK**



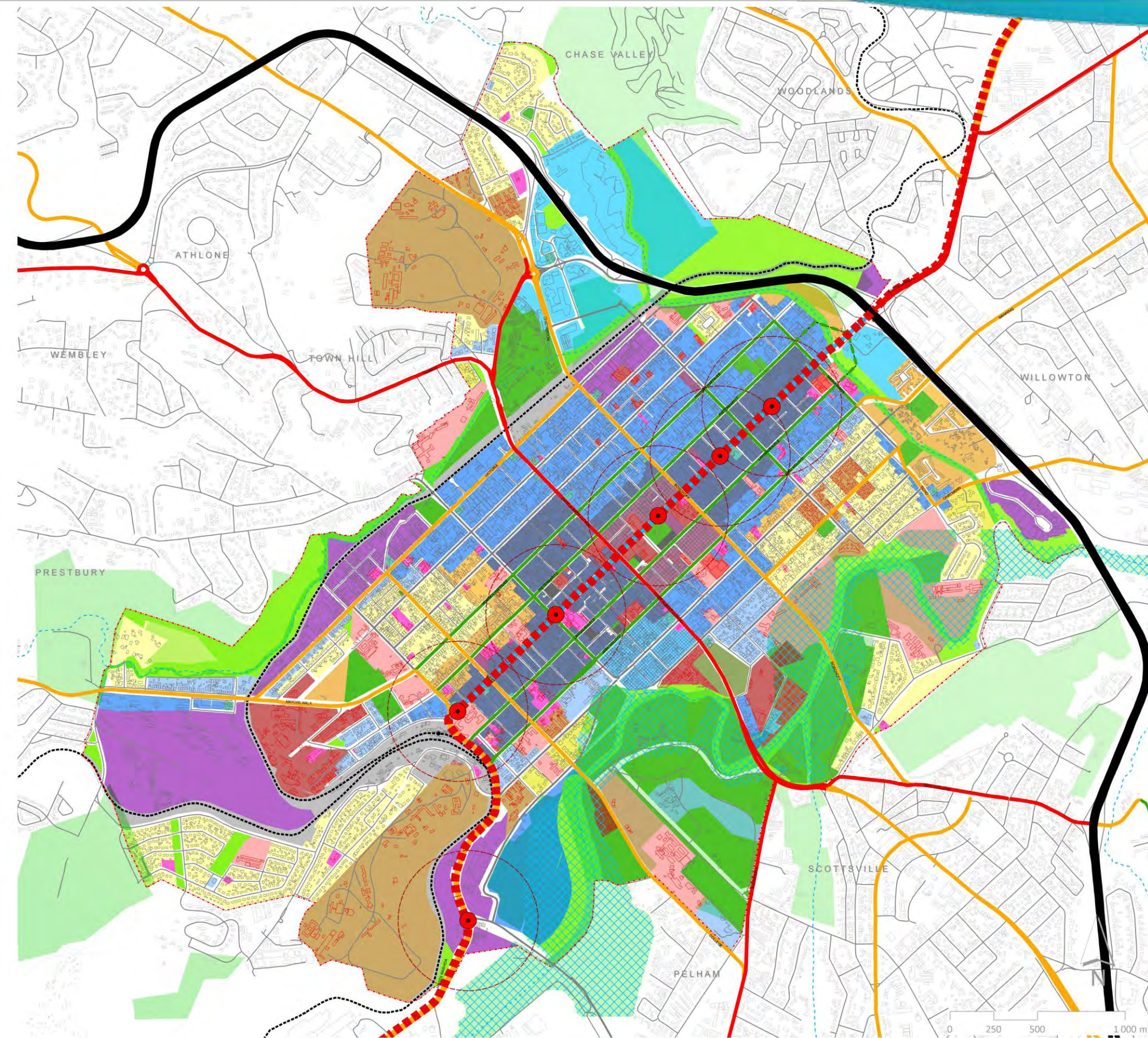


- RESIDENTIAL**
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 - UTILITIES AND SERVICES
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 - PEDESTRIAN AND PT SPINE
 - STUDY AREA BOUNDARY
- LAND USE FRAMEWORK**



- PUBLIC SPACE AND LANDSCAPING**
-  PRIMARY NODE FOR RENEWAL AND UPGRADE
 -  SECONDARY NODE FOR RENEWAL AND UPGRADE
 -  URBAN GREENING
 -  URBAN GREENING
 -  PROTECT URBAN PARKS
 -  PEDESTRIAN AND PT SPINE
- ENVIRONMENTAL**
-  RIVER
 -  ACTIVE OPEN SPACE
 -  PASSIVE OPEN SPACE
 -  STUDY AREA BOUNDARY
- PUBLIC SPACE FRAMEWORK**

0 250 500 1000 m



- PEDESTRIAN AND PT SPINE
- PUBLIC TRANSPORT NODE
- 5 MINUTE WALKING DISTANCE
- RAIL LINE
- RAIL STATION
- ROAD NETWORK
- PEDESTRIAN SPINE
- REGIONAL MOBILITY ROUTE
- CITY MOBILITY ROUTE
- CITY ACCESS ROUTE
- CBD CIRCULATION ROUTE
- CBD CIRCULATION ROUTE PROPOSED
- LOCAL ACCESS ROUTE
- LOCAL ACCESS ROUTE PROPOSED
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- INDUSTRY
- GENERAL INDUSTRY
- CIVIC AND SOCIAL
- EDUCATION
- HEALTH & WELFARE
- MUNICIPAL & GOVERNMENT
- INSTITUTION
- WORSHIP
- CEMETRY
- ENVIRONMENTAL
- ENVIRONMENTAL SERVICES
- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE
- TRANSPORTATION AND ACCESS
- RAILWAYS
- BUS AND TAXI RANK
- PUBLIC PARKING
- UTILITIES AND SERVICES
- EXISTING ROAD
- 100YR FLOODLINE
- STUDY AREA BOUNDARY

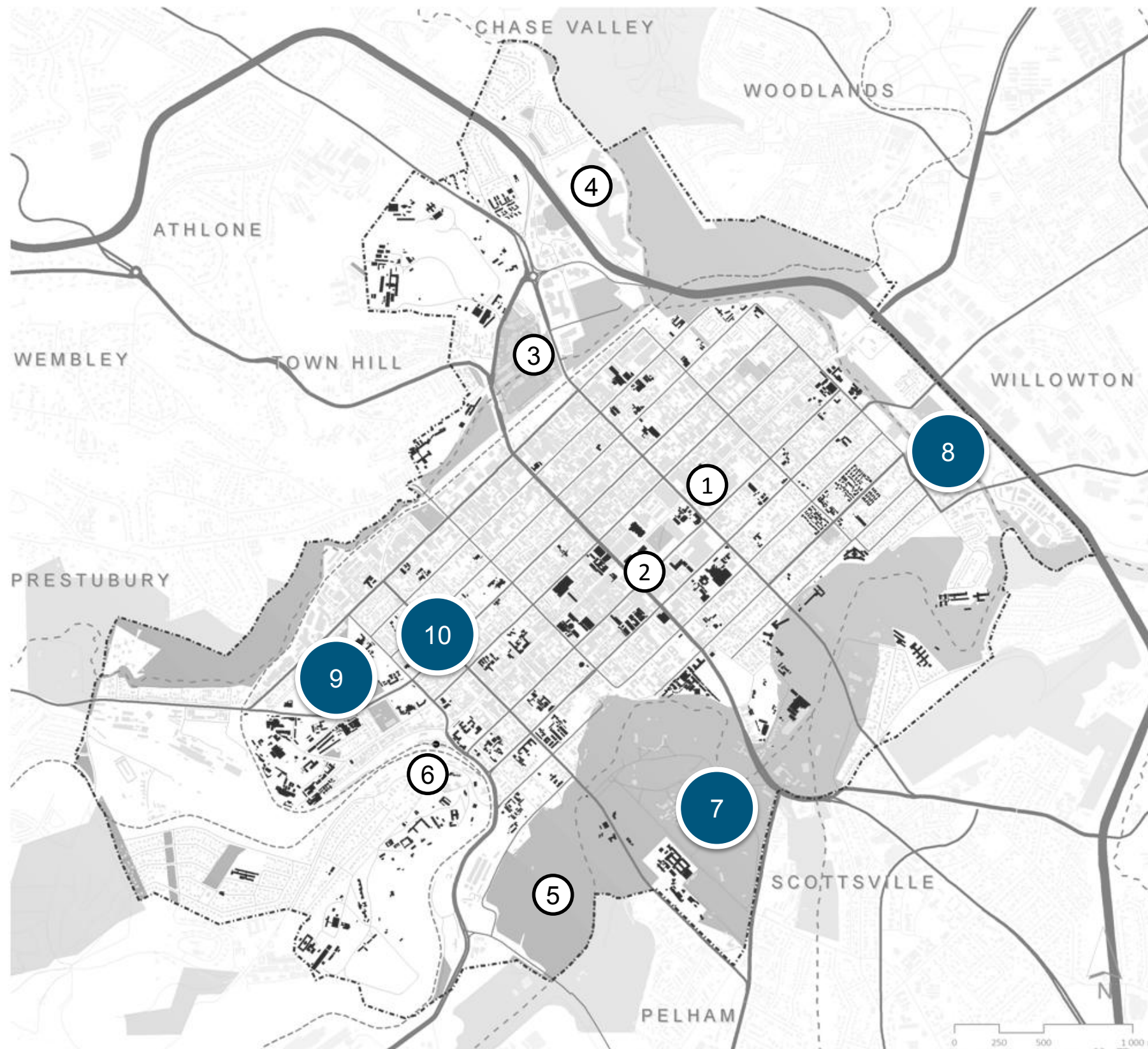
INTEGRATED FRAMEWORK



Central and CBD Extension Area Local Area Plans

CONCEPT SKETCH DESIGNS

Catalytic Interventions



EXISTING INTERVENTIONS

- 1) IRPTN/BRT
- 2) PURP Beautification
- 3) Legislative Precinct
- 4) Liberty Mall Extensions
- 5) Campsdrift Waterfront
- 6) Intersite Rail Precinct

PROPOSED INTERVENTIONS

- 7) Alexandra Park
- 8) Northern CBD Gateway
- 9) Infill: Greenfield
- 10) Infill: Brownfield



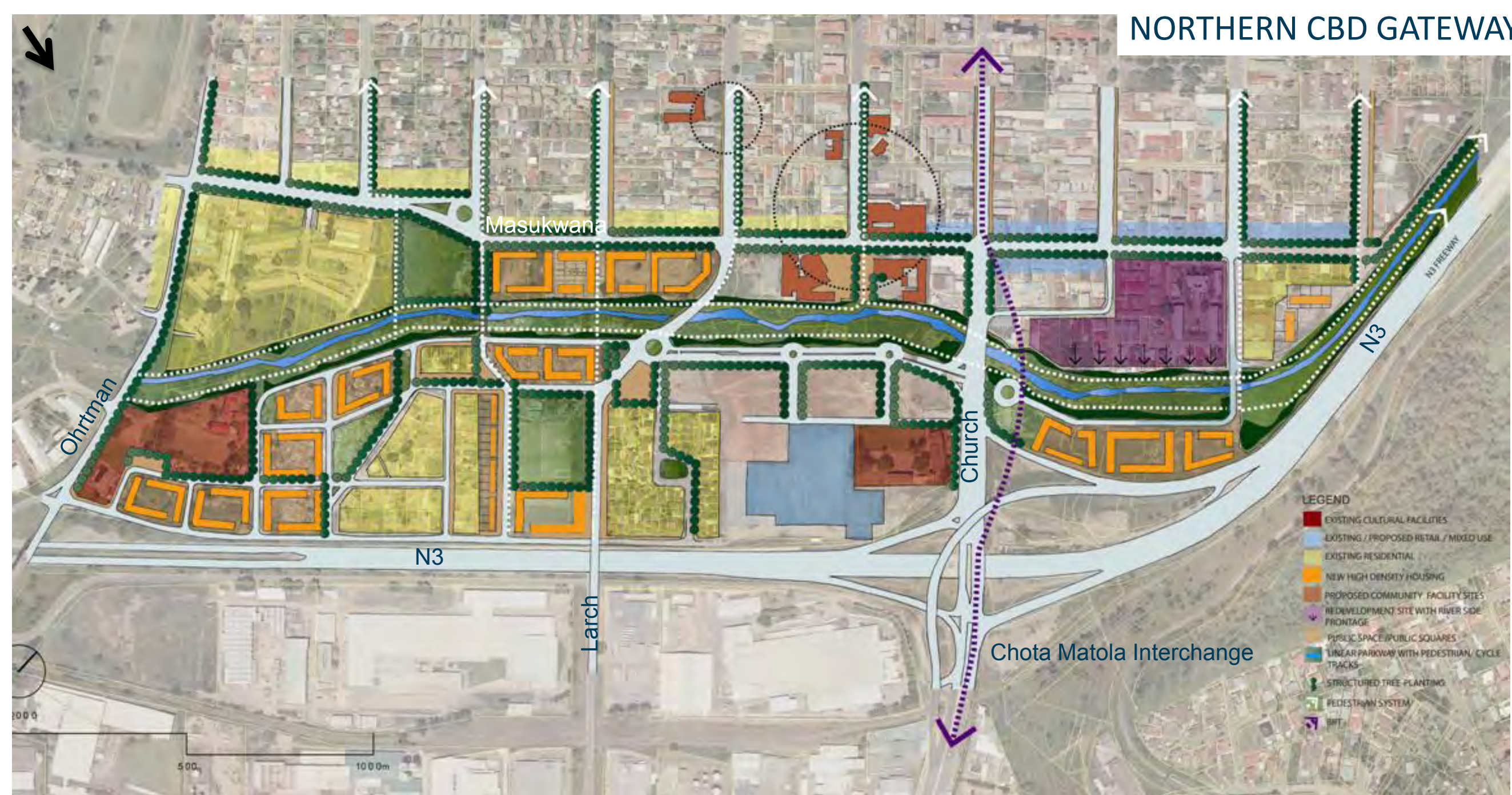
ALEXANDRA PARK



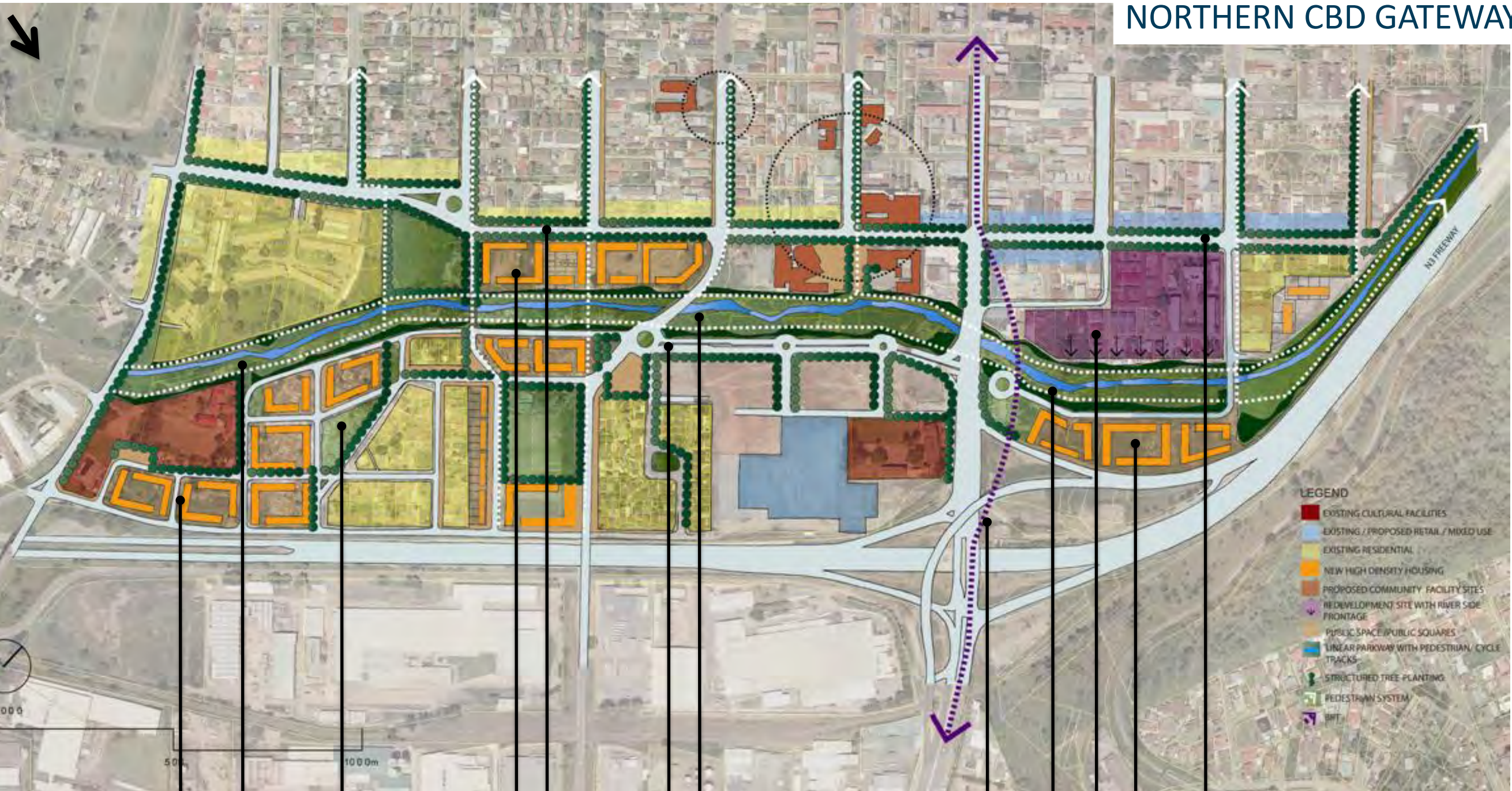
- New mixed use zone i.e. Sports/office/education
- Provide new pedestrian/cycle access to the Park
- Upgrade road along river edge
- Retain existing active recreation zones
- Redesign existing streets to accommodate parking for events
- Provide new vehicular access to the Park
- New mixed use zone i.e. Sports/education/medical
- New link road into the Park
- New mixed use zone i.e. Sports/office/education
- Parking courts for residential and passive park
- Introduce high density residential zone
- New mixed use zone i.e. Sports/office/education
- Provide new vehicular access to the Park
- Upgrade Harry Gwala Stadium
- Retain existing active recreation zones
- New mixed use zone i.e. Sports/office/education

- ACTIVE RECREATION ZONES
- PASSIVE RECREATION ZONES
- NEW STRUCTURED TREE-PLANTING & PARKING (WITHIN PARK ROUTES)
- PUBLIC SPACE /PUBLIC SQUARES
- EXISTING FACILITIES
- NEW MIXED USE ZONES
- NEW HIGH DENSITY RESIDENTIAL WITHIN PARK
- PROPOSED COMMUNITY FACILITY SITES

NORTHERN CBD GATEWAY



NORTHERN CBD GATEWAY



- Provide parks and sports facilities
- Establish new pedestrian circulation system
- New high density housing
- Upgrade the public environment
- Establish new river park
- Provide new access route
- New high density housing
- Upgrade the public environment
- Establish new river park
- New elevated BRT Route
- 'Riverrfront' redevelopment opportunity
- New high density housing

DALES PARK (Greenfields)



DALES PARK (Greenfields)



New high density residential

New vehicular access road

New neighbourhood park

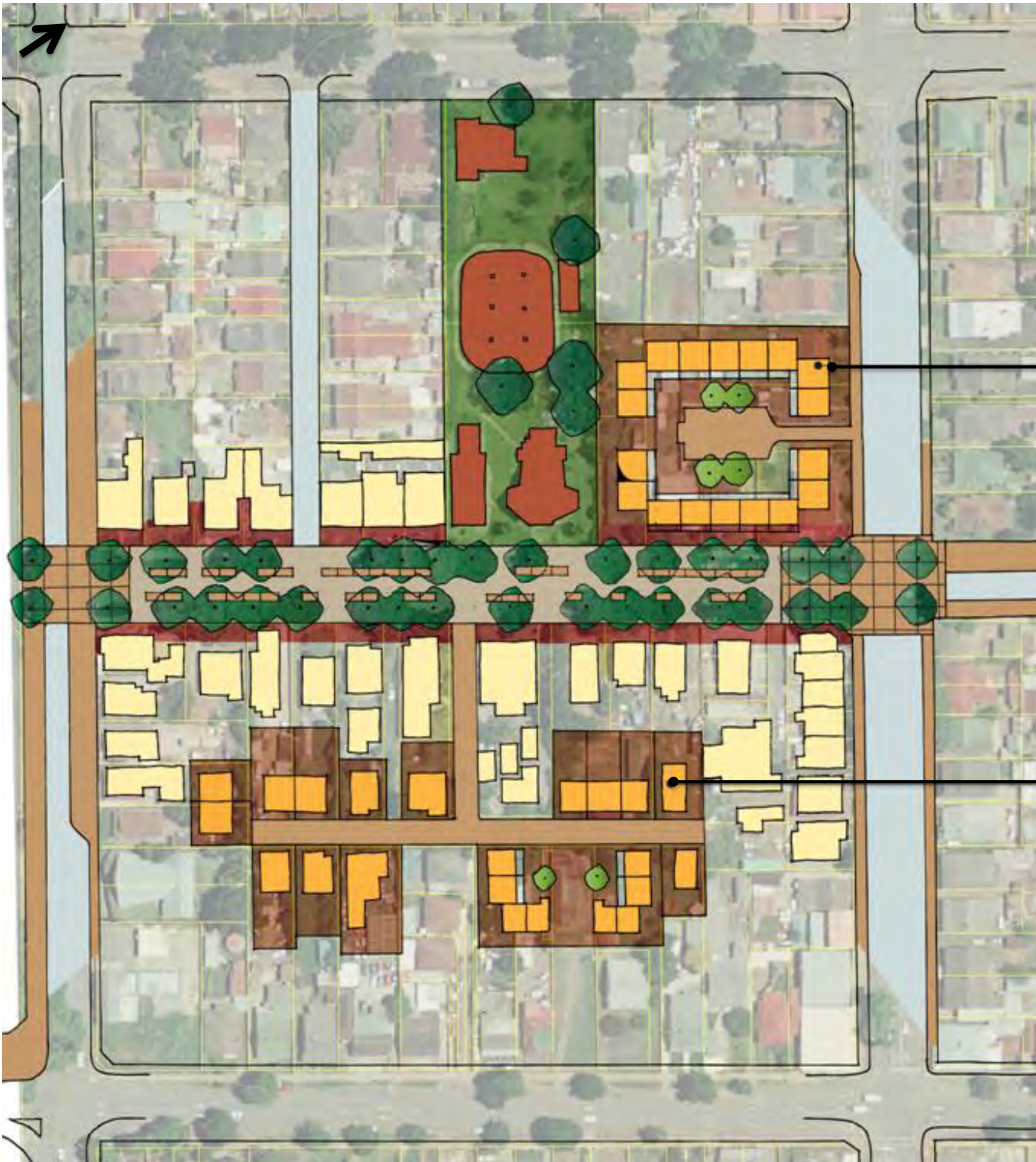
New high density residential

Establish pedestrian network

Retain sportsfield

- EXISTING SCHOOLS
- PLAYING FIELDS
- EXISTING RESIDENTIAL
- NEW HIGH DENSITY HOUSING
- PROMINENT VEGETATION / TREE CLUMPS
- STRUCTURED TREE-PLANTING
- PEDESTRIAN SYSTEMS

UPPER BOOM STREET (Brownfields)



Infill through consolidation and redevelopment

Infill through second dwelling or subdiviision

Central and CBD Extension Area Local Area Plan

IMPLEMENTATION FRAMEWORK

Overall Approach

- Due to the **size, nature and complexity** of the study area and the **multiple and complex land ownership patterns** - not possible to implement a series of discrete phases
- Alternative is to identify and implement a number of **catalytic projects** of various sizes and types distributed across and throughout the area which are not interdependent on each other for their individual successes.
- **Harness existing energies**
- These projects will contribute to, and indeed enhance, existing development processes or initiatives being undertaken by stakeholders in the area.

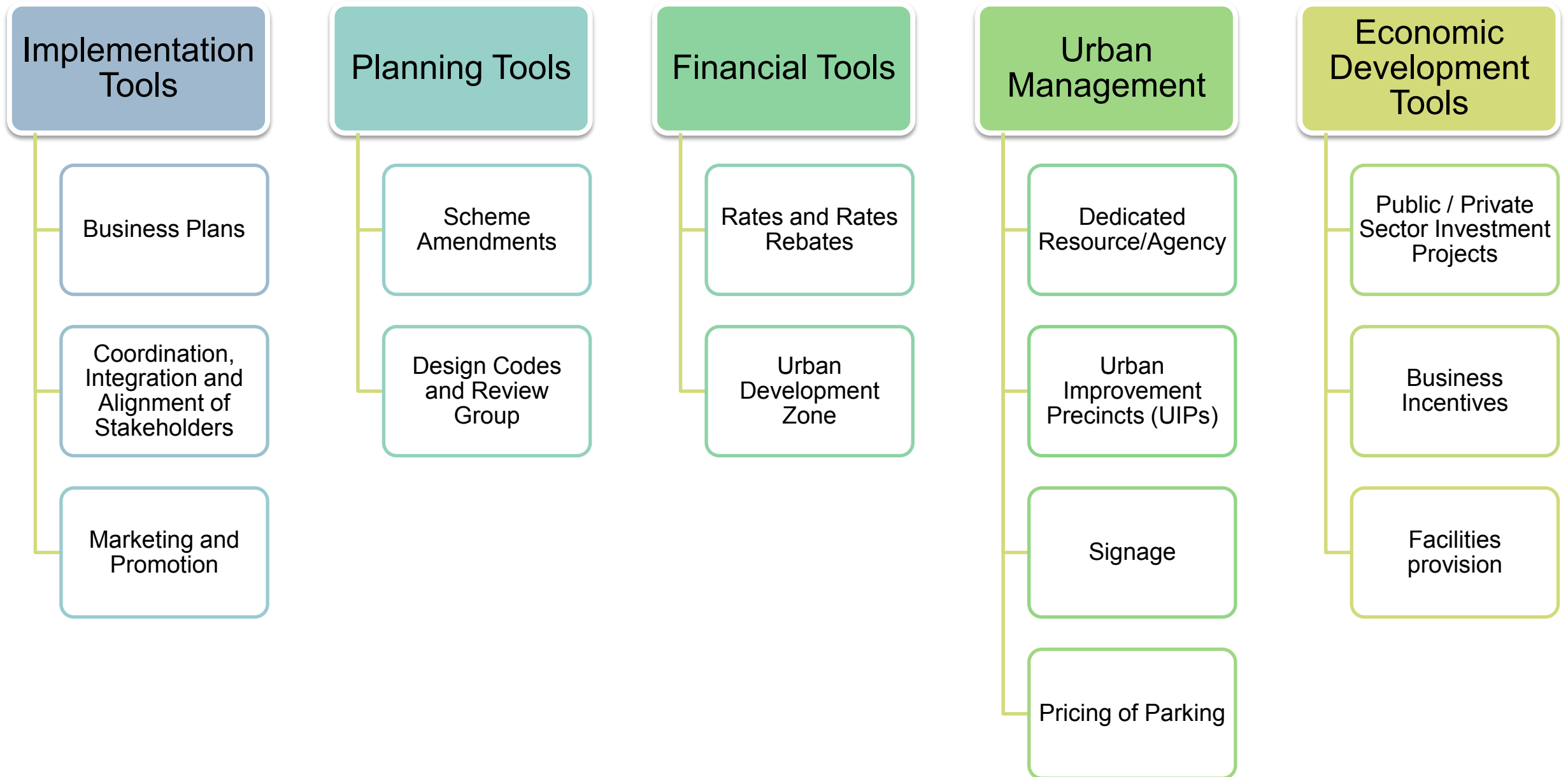
Overall Approach

- **Catalytic projects:** projects that are able to initiate change and confidence as well as initiate the creation and identification of additional projects.
- These catalytic projects will vary:
 - Projects that can be **driven** and delivered by the municipality
 - Projects that involve significant inputs from other spheres of government and that will need to be **facilitated** by the Municipality
 - Projects that involve the involvement of the private sector and/or community and that will need to be **promoted** and supported by the municipality

Critical Actions

- Adoption of the Local Area Plan
- Secure stakeholder support of the Local Area Plan
- Appointment of a Design Review Committee
- Appointment of a Development Manager/Urban Management Unit/Project Champion
- Facilitate the efficient formation and operation of a CACEN Urban Improvement Precincts

'Toolkit'

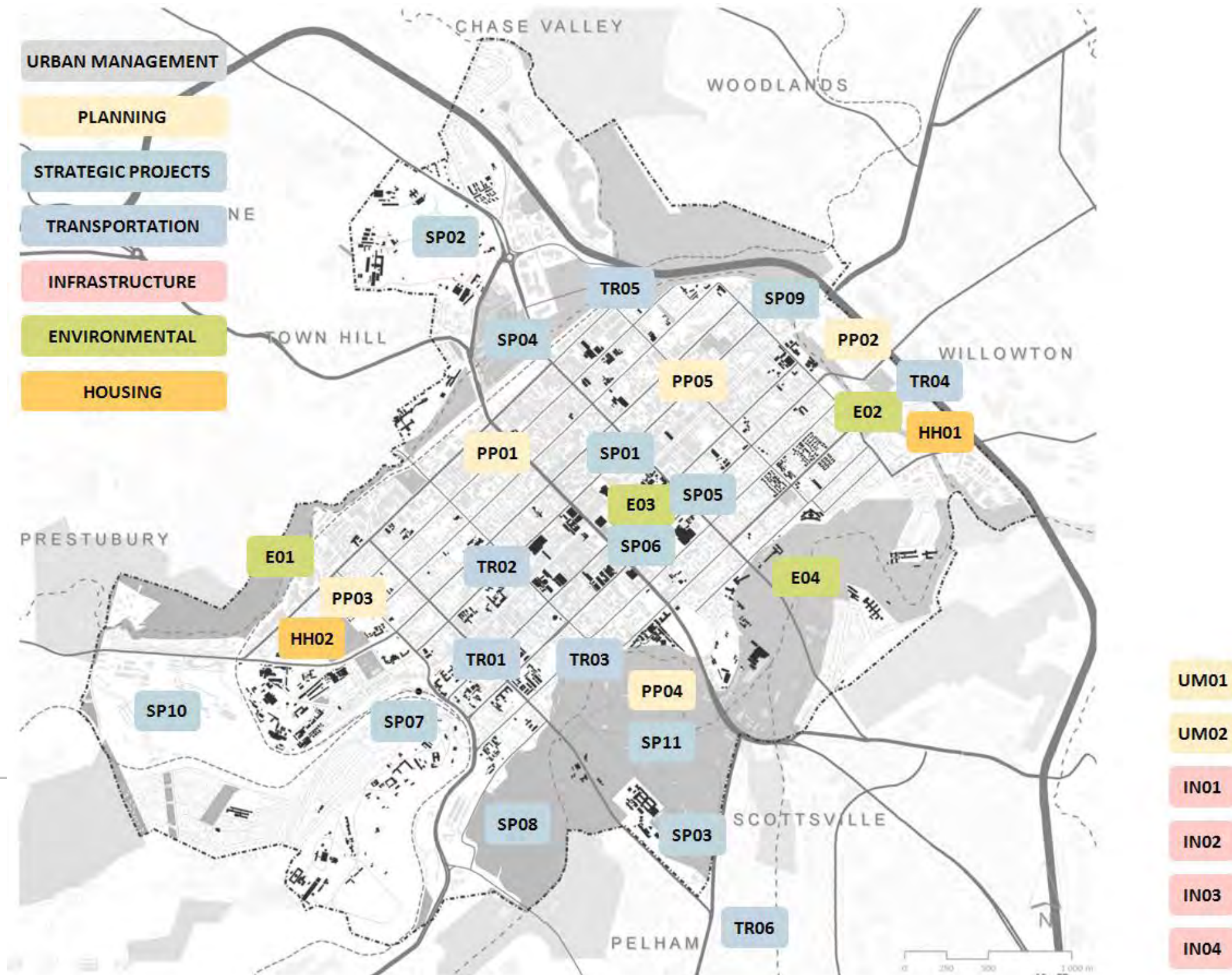


Key Stakeholders

- Msunduzi Municipality
- Provincial and National Government Departments
- Private Owners and Investors
- Proposed UIPs
- Local Organisations and Committees

FUNDING SOURCES		Environment	Housing	Infrastructure Projects	Water and Sanitation	Local Economic Development	Planning	Urban Renewal
NON-GOVERNMENTAL ORGANISATIONS	Independent Development Trust (IDT)			●		●	●	
	Kagiso Trust (KT)					●		
	Mvula Trust				●			
	National Development Agency (NDA)					●		●
	Urban Sector Network (USN)		●				●	●
GOVERNMENT	Department of Agriculture	●				●		
	Department of Arts & Culture					●		
	Department of Environmental Affairs & Tourism	●		●		●		
	Department of Housing	●	●	●		●	●	●
	Department of Labour					●		
	Department of Land Affairs						●	
	Department of Minerals and Energy							●
	Department of Provincial and Local Government	●		●	●	●		●
	Department of Public Works					●		
	Department of Safety & Security (Secretariat)					●		
	Department of Science & Technology					●		
	Department of Sport and Recreation (SRSA)			●		●		
	Department of Trade & Industry (DTI)					●		
	Department of Water Affairs and Forestry (DWAF)			●	●			
	The National Treasury					●	●	●

Implementation Plan



Implementation Plan (Projects)

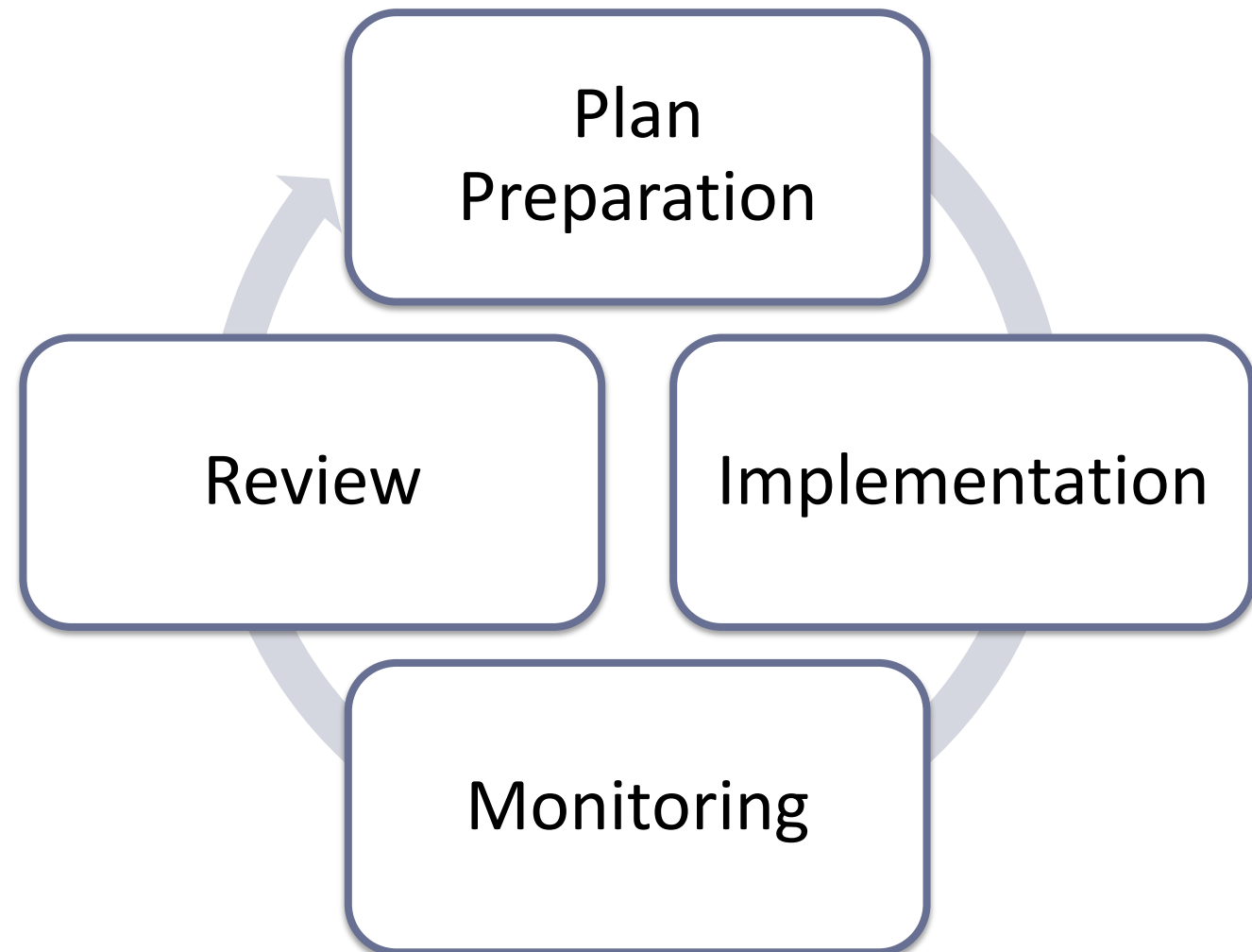
No.	Project Name	A Well-Serviced City	An Accessible, Connected City	A Clean, Green City	A Friendly, Safe City	An Economically Prosperous City	A Financially Viable and Well-Governed City
URBAN MANAGEMENT PROJECTS							
UM01	Improved Service Delivery	●					
UM02	Better Buildings Programme			●	●		
PRECINCT PLANNING, ARCHITECTURAL AND STATUTORY PLANNING							
PP01	Review of the Msunduzi Town Planning Scheme	●	●	●	●	●	●
PP02	Northern Gateway (Masukwana/East Street) Precinct Plan	●	●	●	●	●	●
PP03	Dales Park Precinct Plan	●	●	●	●	●	●
PP04	Alexandra Park Precinct Plan	●	●	●	●	●	●
PP05	Architectural Heritage Assessment	●	●	●	●	●	●
STRATEGIC DEVELOPMENT PROJECTS (*AS PER THE IDP)							
SP01	Pietermaritzburg Urban Renewal Project*				●		
SP02	Legislature Precinct Development*						
SP03	Harry Gwala Stadium Upgrade Phase 2*				●		
SP04	International Convention Centre and 5 star Hotel*						
SP05	Council Civic Centre*						
SP06	Freedom Square Redevelopment				●		
SP07	Intersite Station Precinct Upgrade					●	
SP08	Campsdrift Waterfront					●	
SP09	Dorpspruit Waterfront					●	
SP10	Foundry Park					●	
SP11	Alexandra Park				●	●	
TRANSPORTATION							
TR01	Integrated Rapid Public Transport System	●	●				
TR02	Parking Impact Study		●				
TR03	Burger Street Extension		●				
TR04	Burger Street to Manning Avenue/Larch Ave		●				
TR05	Retief Street Extension		●				
TR06	College Road Extension (outside study area)		●				

Implementation Plan (Projects)

No.	Project Name	A Well-Serviced City	An Accessible, Connected City	A Clean, Green City	A Friendly, Safe City	An Economically Prosperous City	A Financially Viable and Well-Governed City
INFRASTRUCTURE							
IN01	Non- Revenue Water Reduction Project	●					●
IN02	City- wide CCTV System	●					
IN03	Electrical Infrastructure Upgrade	●					
IN04	Optic Fibre Cable Network	●	●				
ENVIRONMENT AND PUBLIC OPEN SPACE							
E01	CACEN Open Space System			●			
E02	Dorpsruit River Park			●			
E03	Protection of Urban Parks			●			
E04	Water Quality Monitoring Programme			●	●		
E05	Tree Planting			●			
HOUSING							
HH01	CRU Development at Northern Gateway	●	●		●		
HH02	CRU Development at Dales Park	●	●		●		
HH03	GAP Housing Pilot Projects	●	●		●		

Monitoring & Review

- Local Area Plans are not blueprints for development
- Able to response to change:
 - Policy environment
 - Development pressures
 - Changing political priorities



Monitoring & Review

- The monitoring system proposed for the LAP focuses on:
 - ensuring the adoption of the LAP by the Municipality
 - the implementation of the LAP and its strategies and policies by both the public and private sectors
 - the impact of the plan on achieving its desired effects in terms of the type, form, rate and impact of growth.
- Review of the LAP is the responsibility of the Planning and Development Branch
 - Should be done in conjunction with other departments
 - Should be done in consultation with the public
 - Should happen every five (5) years
 - Should be based on KPI's adopted

Next Steps

- Circulation of Draft Report
 - <http://www.msunduzi.gov.za/site/spartial-dev-framework>
- Presentation to Public
 - 5 June 2014: CBD (City Hall)
- All comments provided by 20 June 2014
 - msunduzi2013@gmail.com
- Final packaging of Local Area Plan
- Presentation to Council for Adoption
 - 25 June 2014 (to be confirmed)