



PIETERMARITZBURG TOWN PLANNING SCHEME UPDATE: DRAFT MSUNDUZI LAND USE SCHEME WORKSHOP

PHASE 5: ACHIEVING SUPPORT FOR THE DRAFT LAND USE SCHEME

A PROFESSIONAL TEAM DELIVERING CREATIVE PROJECT SOLUTIONS

Presented by the SiVEST Team

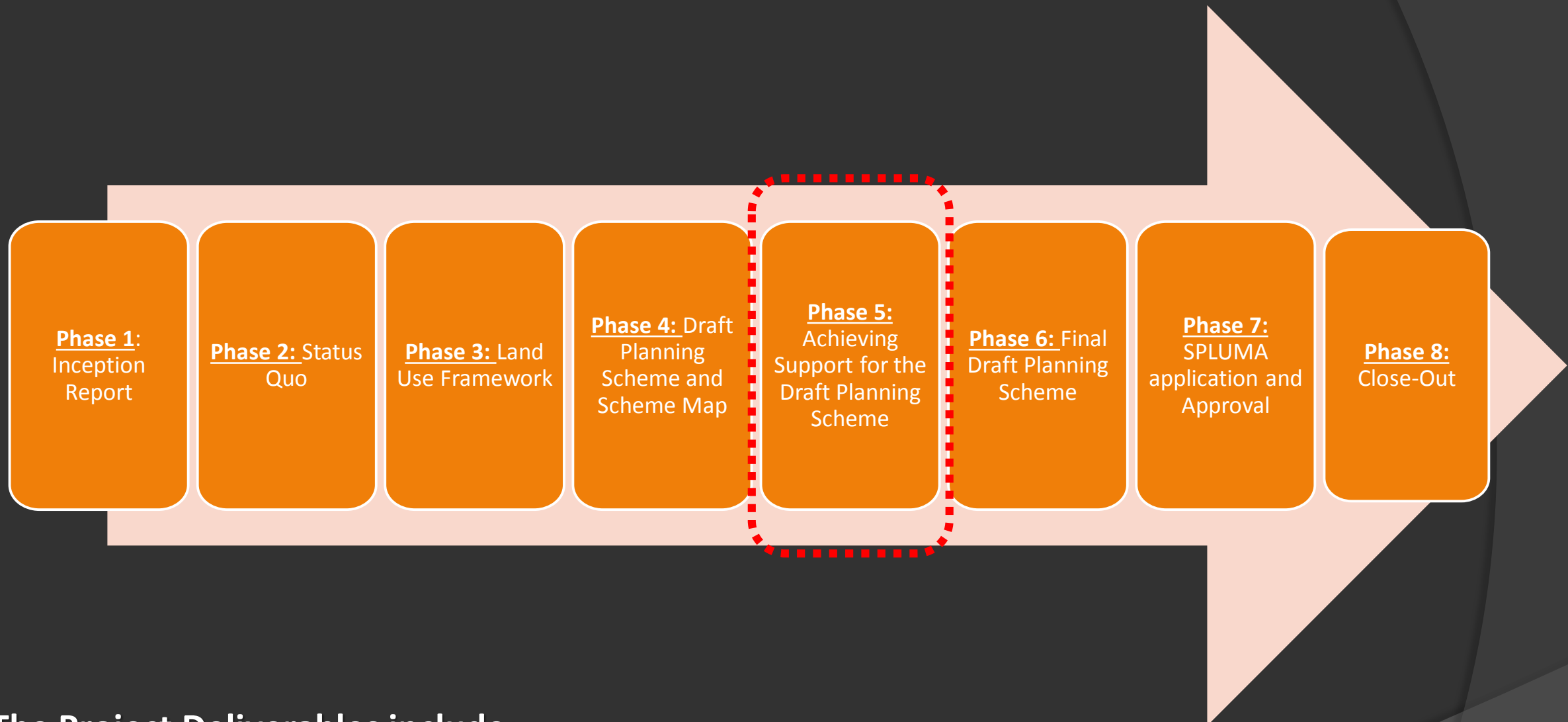
SiVEST



Consulting Engineers • Project Managers • Environmental Consultants • Town and Regional Planners

- To date, Msunduzi Municipality has an operative Town Planning Scheme that was adopted in terms of a now defunct policy, which is the Town Planning Ordinance No. 27 of 1949.
- The current town planning scheme covers Sobantu, Pietermaritzburg and Greater Edendale areas.
- The current Msunduzi town planning scheme is not aligned to the existing municipal hierarchical plans and policies and the current format of the scheme is not user friendly.
- At present the zones currently adopted by the municipality are either limiting or have potentially contradictory uses or is in some instances is no longer applicable. In these instances, a conflict to the spatial vision of the SDF threatens the successful implementation of such plans.
- Consequently this firstly requires an alignment of the scheme in light of the current municipal polices and plans, and secondly the review of the current zones and developments controls in light of the current development realities within the municipality.

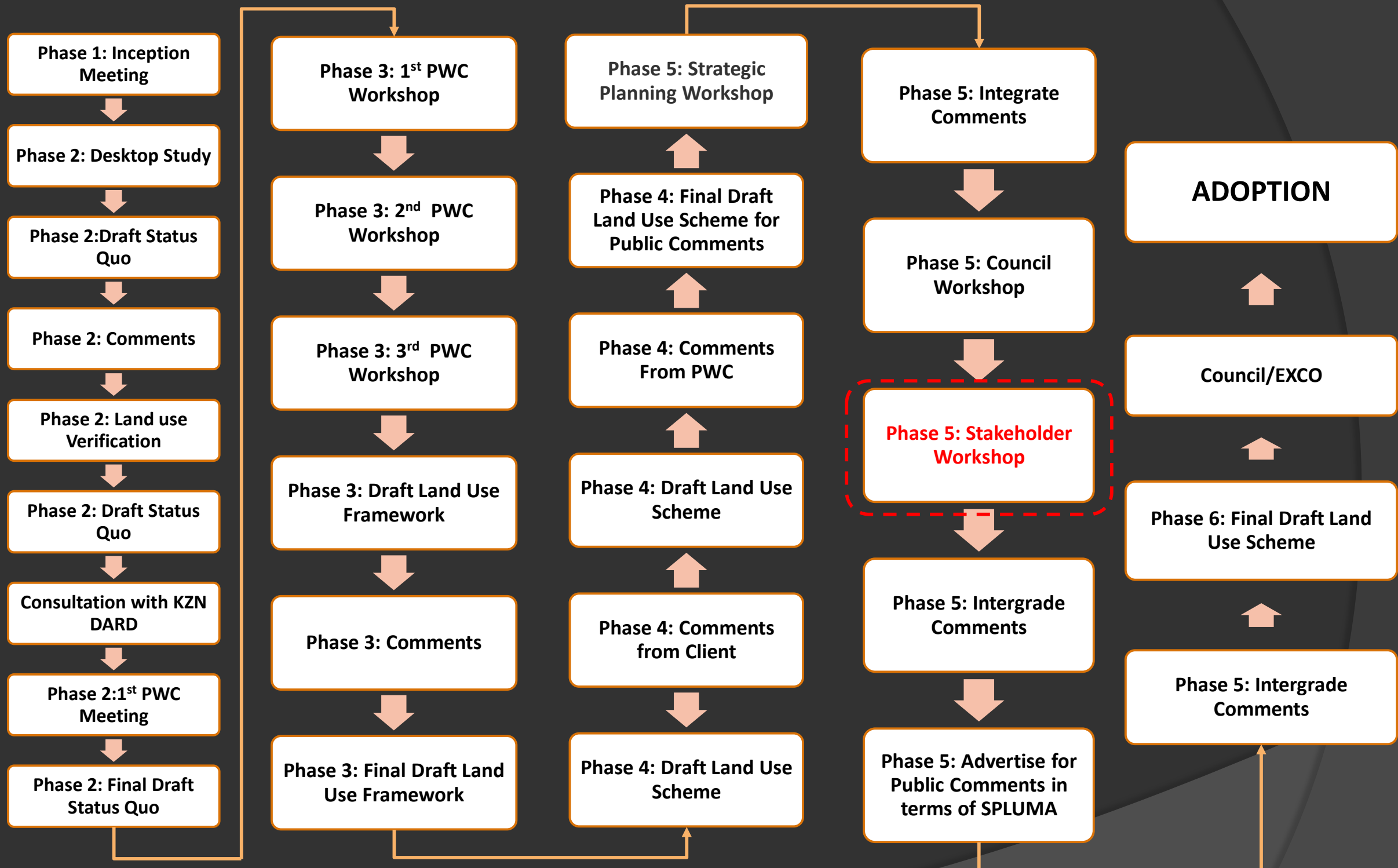
- The project Milestones in regards to the project may be summarised as follows:-



- The Project Deliverables include:
 - Revised and rationalised consolidated Land Use Scheme Document;
 - Consolidated Scheme Map; and
 - Preparation of an item for Council's consideration.



- **The Local Government: Municipal Systems Act, No. 32 of 2000 (MSA) requires all municipalities to compile Spatial Development Frameworks (SDF) as a core component of Integrated Development Plans (IDP). However, many Municipalities have developed SDFs but there is no alignment between the approved SDFs and existing Land Use Management Schemes (LUMs).**
- **The PDA and the SPLUMA prescribes that all Municipalities are required to adopt a Scheme. Such scheme must be in accordance with the vision, objectives and broad strategic focus of the IDP, SDF, Environmental Management Framework (“EMF”), Strategic Environmental Assessment (“SEA”), Local Area Plans (LAPs) and its associated economic policies i.e. Local Economic Development (“LED”) Strategy.**
- **This presentation intends to give an account of the process followed in the formulation of the Draft Msunduzi Land Use Scheme.**
- **The presentation will go through the following:-**
 - 1. Process Summary**
 - 2. Outcomes of Policy Analysis**
 - 3. Outcomes of the Land Use Framework**
 - 4. Outcomes of Consultation**
 - 5. Outcomes of Policy Analysis and Consultation**
 - 6. Composition of the Draft Scheme**
 - **Land Use Scheme Maps**
 - **Management Overlays**
 - 7. Conclusion**



2. OUTCOMES OF POLICY ANALYSIS

- As a point of departure the review of the Pietermaritzburg TPS entailed the undertaking a desktop study of the current situation within the municipality and assessing what the National, provincial and municipal policies and plans were advocating in terms of development;
- The outcomes of this assessment together with the outcomes of the status quo formed the basis in which the Land Use Framework (LUF) was formulated.
- The following national legislation and municipal policies and plans were looked at in the formulation of the LUF;

National Legislation and Municipal Plans and Policies	Summary of Implications
<ul style="list-style-type: none"> • The Constitution of South Africa, 1996 (No. 108 of 1996) • The National Strategy for Sustainable Development and Action Plan (NSSD1)-2011 • White Paper on Spatial Planning and Land Use Management, 2001 • The National Spatial Development Framework, 2006 (NSDP) • National Environmental Management Act, No. 107 of 1998 (NEMA) • National Land Transport Act, No. 5 of 2009 (NLTA) • National Environmental Management: Protected Areas Act, 2003 (Act No. 57 of 2003) • National Water Act, 1998 (Act No. 36 of 1998) • Environment Conservation Act, 1989 (Act No. 73 of 1989) • The National Environmental Management: Biodiversity Act, 2004 (Act No. 10 of 2004) • National Environmental Management: Waste Act, 2008 (Act No. 59 of 2008) • National Environmental Management: Air Quality Act, 2004 (Act No. 39 of 2004) • National Environmental Management: Waste Act, 2008 (Act No. 59 of 2008) • World Heritage Convention Act, 1999 (Act No. 49 of 1999) • National Heritage Act, 1999 (Act No. 25 of 1999) • Municipal Systems Act, No. 32 of 2000 (MSA) 	<ul style="list-style-type: none"> • Ensure effective integration of sustainability principles into planning. • Encourage sustainable development in order to respond effectively to changing development dynamics and climate change. • Promote the sustainable use of the land resources. • Stimulate economic development opportunities. • Target infrastructural investments within corridors, nodes and sustainable centres. • Address inequalities. • Land transportation planning must be integrated with the land development and land use planning processes. • Align parking regulations within the municipality with national legislation where possible. • Conserve all protected natural environments, sensitive areas, culturally significant areas and heritage assets. • Assign an appropriate zone and management overlay to protect all protected natural environments, culturally significant areas and Heritage assets.
<ul style="list-style-type: none"> • Spatial Planning and Land Use Management Act, No. 16 of 2013 (SPLUMA) 	<ul style="list-style-type: none"> • SPLUMA puts forward the following principles: <ul style="list-style-type: none"> <input type="checkbox"/> Economic growth. <input type="checkbox"/> Social Inclusion. <input type="checkbox"/> Efficient land development. <input type="checkbox"/> Minimal impact on public health, the environment and natural resources • In addition to the above the Act sets out the following schedule of land use purposes and associated land use definitions, which, for the purposes of the scheme review will be incorporated where appropriate:
<ul style="list-style-type: none"> • Msunduzi Integrated Development Plan Review 2015/16 (IDP) 	<ul style="list-style-type: none"> • Densify urban spaces to reduce housing backlogs. • Promote sustainable development. • Ensure the effective management of land uses within the municipality. • Promote efficient use of land. • Protect environmentally sensitive areas. • Protect high agricultural potential areas. • Develop and support local economic development.



National Legislation and Municipal Plans and Policies	Summary of Implications
<ul style="list-style-type: none"> Msunduzi Integrated Development Plan Review 2015/16 (IDP) 	<ul style="list-style-type: none"> Densify urban spaces to reduce housing backlogs. Promote sustainable development. Ensure the effective management of land uses within the municipality. Promote efficient use of land. Protect environmentally sensitive areas. Protect high agricultural potential areas. Develop and support local economic development.
<ul style="list-style-type: none"> The Msunduzi Spatial Development Framework 2014/15 (SDF) 	<ul style="list-style-type: none"> Promote business/ office uses within the Thornville and Maderston areas. Promote agri-processing type uses inland towards the R56 in support of the surrounding productive agricultural land practices. Promote Industrial and logistic types of uses as well as commercial uses between the R103 and the N3. Encourage tourism uses inland along the identified future commercial land. Encourage intensive agricultural production, which is proposed between the N3 and R56, adjacent to the proposed agri-processing hub. Protect and enhance open space systems in order to reinforce the importance of key features. Enhance Msunduzi River as a regional parkway and introduce of a 200m buffer around the Msunduzi River. Protect minor water courses by implementing a 40m buffer. Promote urban renewal and activity node development along corridors. Promote densification along BRT routes and key centres. Encourage 4 storey walk-ups to achieve these of density levels. Focus investment on corridors and sustainable urban centres. Recognise the future plans of the current Msunduzi landfill as future open space area. Recognise the importance of the proposed cemetery as an important future land use. Recognise and protect the importance of the MOSS layer. A new cemetery site is proposed in the south of the municipality and is mapped in the final SDF as it is an important future land use. The SDF also highlighted some broad land use guidelines, which include Low Density Residential, High Density Residential, Agri Business & Commercial, Industrial, Logistics & Business Parks, Tourism, Parks and Environmental Corridors
<ul style="list-style-type: none"> The Msunduzi Strategic Environmental Assessment 2010 (SEA) 	<ul style="list-style-type: none"> Preserve the City's biodiversity. Conserve and promote sustainable use of indigenous trees in the City. Protect the City's landscapes and townscapes. Promote sustainable environmental, social and economic development. Preserve and improve the cultural heritage of the Msunduzi area.
<ul style="list-style-type: none"> Msunduzi Environmental Management Framework 2010 (EMF) 	<ul style="list-style-type: none"> Preserve commercially viable land for agricultural production. Protect all environmentally sensitive areas, wetlands and rivers. Protect culturally significant areas. Limit development in unfavourable areas. Locating activity more than 32m from rivers, wetlands and significant water and ground water sources.

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<ul style="list-style-type: none"> The Msunduzi Climate Change Policy 2014 (CCP) 	<ul style="list-style-type: none"> Reduce the vulnerability of communities by ensuring that any development proposals acknowledge the environmental impacts of climate change. Incorporate environmental and social considerations into planning in order to make informed decisions promoting sustainable development. Protect environmental features and assets that will assist in the mitigation/adaptation of the impacts of climate change, such as promoting urban greening, reducing land degradation, encouraging landscaping in new or proposed developments. Protect and safely utilise prime and unique agricultural land, the environment and other protected lands. Protect wetland / floodplain areas where possible in order to protect the integrity of river banks and retain ecological buffers against flooding. 																																								
<ul style="list-style-type: none"> The Msunduzi Integrated Environmental Management Policy 2007 (IEMP) 	<ul style="list-style-type: none"> Protect the City's sensitive environments. Recognize the importance of cultural heritage resources. Preserve and improve the cultural heritage and ensure compliance with the National Heritage Act. Promote sustainable environmental, social and economic development. Encourage sustainable use of environmental resources. 																																								
<ul style="list-style-type: none"> The Msunduzi Draft Ecosystem Services Plan 2010 (ESP) 	<ul style="list-style-type: none"> Limit development within high priority areas. Align zoning schemes with conservation objectives. Protect high biodiversity assets. Secure formal protection for an open space system. 																																								
<ul style="list-style-type: none"> Local Economic Development Strategy 2014 (LED) 	<ul style="list-style-type: none"> Protection of high potential agricultural land where possible and intensification of agricultural production on the available land. Identify suitably located land for industrial development, commercial development, government sector expansion, and agricultural intensification. Encourage land release for commercial and residential development in densification zones, Scottsville / woodhouse road zone densification and intensification and development of key IRPTN nodes. Encourage commercial development on smaller land parcels. Encourage industrial development within the Mkondeni and Pentrich areas. Furthermore exploit the potential that exists for industrial purposes within Murrayfield Park in Mkondeni, Murray road, and Skhumbuzo Ngwenya road. Establish a supporting environment for the informal economy. Ensure that existing investment in Msunduzi is retained and create the right conditions to attract further investors into the municipality by having appropriately zoned areas. Job creation. Assign an appropriate zone for the airport development and technology hub 																																								
<ul style="list-style-type: none"> The Msunduzi Central Area and CBD Extension Node (CACEN) Local Area Plan (LAP) 2014 	<p>The LUF puts forward the following land use objectives within the area:</p> <table border="0"> <tr> <td>Residential</td> <td>Low Impact Mixed Use</td> <td>Education</td> <td>Active Open Space</td> </tr> <tr> <td>Residential (Detached)</td> <td>Multi-purpose Retail & Office</td> <td>Health and Welfare</td> <td>Passive Open Space</td> </tr> <tr> <td>Residential (Medium density)</td> <td>Office</td> <td>Municipal & Government</td> <td></td> </tr> <tr> <td>Residential Medium Impact</td> <td>Petrol Filling Station</td> <td>Institution</td> <td>Transportation and access</td> </tr> <tr> <td></td> <td></td> <td>Worship</td> <td>Railways</td> </tr> <tr> <td></td> <td></td> <td>Cemetery</td> <td>Bus and Taxi Rank</td> </tr> <tr> <td>Mixed Use</td> <td>Industry</td> <td></td> <td>Public parking</td> </tr> <tr> <td>Core Mixed Use (Civic centre)</td> <td>General Industry</td> <td></td> <td>Utilities and Services</td> </tr> <tr> <td>Core Mixed Use</td> <td></td> <td>Environmental</td> <td>Existing Road</td> </tr> <tr> <td>Medium Impact Mixed Use</td> <td>Civic and Social</td> <td>Environmental Services</td> <td></td> </tr> </table>	Residential	Low Impact Mixed Use	Education	Active Open Space	Residential (Detached)	Multi-purpose Retail & Office	Health and Welfare	Passive Open Space	Residential (Medium density)	Office	Municipal & Government		Residential Medium Impact	Petrol Filling Station	Institution	Transportation and access			Worship	Railways			Cemetery	Bus and Taxi Rank	Mixed Use	Industry		Public parking	Core Mixed Use (Civic centre)	General Industry		Utilities and Services	Core Mixed Use		Environmental	Existing Road	Medium Impact Mixed Use	Civic and Social	Environmental Services	
Residential	Low Impact Mixed Use	Education	Active Open Space																																						
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National Legislation and Municipal Plans and Policies	Summary of Implications
<ul style="list-style-type: none"> The Msunduzi South Eastern District (SEDis) Local Area Plan (LAP) 2014 	<ul style="list-style-type: none"> encourage the development of mixed uses, services and agri-industry Encourage productive uses east of the rail line, including small scale, subsistence and communal agriculture. Improve the management of natural habitats. Protect and upgrade the open space system, including river systems and associated open spaces and biodiversity areas. Protect the open spaces Encourage higher density residential development In 2014 a design report was prepared by IYER for the Edendale Urban Hub , as part of this report the Edendale Educational Precinct or the industrial/ SMME Incubation Hub were identified which would require an appropriate zone to be allocated in order to cater for this initiative.
<ul style="list-style-type: none"> Greater Edendale EMF 	<ul style="list-style-type: none"> Edendale EMF recommended a general amendment of the scheme, which would entail the following; <ol style="list-style-type: none"> Introduction of a new zone to be known as Environmental Reservation Zone. This will allow for any current (Municipal land) or future rezoning applications that may be contemplated. Introduce a clause into the scheme, which clause is to be an overriding clause applied specifically to the Greater Edendale area. This clause is to incorporate the Greater Edendale Ecosystem and Services Management and Implementation Plan (GESMIP) as part of the scheme for reference purposes.
<ul style="list-style-type: none"> Spatial Assessment 	<ul style="list-style-type: none"> Encourage development to occur in a more integrated and inclusive manner. Promote a combination of diverse land uses, which would include business, residential and industrial, and to encourage greater combinations of land use activities. Align future expansion in areas that have an identified potential. Review the current zones in light of recent legislation and to ensure that the zones are reflective of the changing dynamics within the municipality. Acknowledge the N3 as a logistics and industrial corridor by integrating the currently disconnected industrial and logistics activities and to raise efficiency along the corridor. Introduce an appropriate zone for the airport since it is currently zoned for municipal purposes. Amend current zones where necessary in light of recent policies and plans. Amend current definitions in line with recent policies and plans. Protect formal protected areas by implementing 1 km buffer within urban areas. Introduce new definitions reflective of current realities within the area and that are SPLUMA compliant.
<ul style="list-style-type: none"> Natural Environmental Assessment 	<ul style="list-style-type: none"> Protect all proclaimed protected areas. Protect minor rivers by introducing 40m buffer and a 200m parkway buffer along the Duzi River. Protect all wetlands (additional buffers may be applicable). Acknowledge and Protect high potential agricultural land. Conserve identified biodiversity features. Acknowledge and protect places of cultural heritage significance. Prioritize the formal protection of an integrated and linked open space system utilizing riparian areas and ecological corridors. Avoid creating small isolated pockets of natural open space which are often ecologically unsustainable.

- Based on the outcomes of the policy analysis the following interventions were proposed in order to unpack the policy intentions:

Policy Intentions	Interventions
Assign an appropriate zone for the Airport and surrounds inclusive of the technology hub.	Airport Zone created to this effect
Promote densification along the BRT route and Key centres	A Densification Zone management overlay created to this effect.
Acknowledge the N3 as a logistics and industrial corridor as identified in the National Infrastructure Plan	a Logistics zone created which may be encouraged within the new identified land parcels along the N3 as referred to in the Msunduzi SDF
Recognise the potential of Henley Dam as tourism opportunity area	Tourism 1 zone created to this effect
Acknowledge and Protect culturally significant areas and heritage resources	Assign an appropriate Heritage Resources Management Overlay
Recognise the importance of the proposed cemetery as an important future land use	Cemetery zone created to this effect.
Focus investment on corridors and sustainable urban centres, by creating the necessary conditions to attract investments and encourage commercial type of activity to stimulate job creation opportunities within key centres and sustainable centres	Encourage mixed use type developments through a mixed use zone which is now proposed.
Protect high potential agricultural land, by designating areas identified for agriculture to be protected and remain as agriculture	Agriculture 1 and 2 zones have been created to cater for high potential agricultural land as per Kwa-Zulu Natal Department of Agriculture and Rural Development categories and an associated management overlay to be introduced in areas already developed in order to prevent further loss of this high potential land as per the intention of the hierarchical policies.
Acknowledge broad land use intentions advanced in the SDF, LAPs and UNS	Assign land use zones proposed within these plans, such as but not limited to Core Mixed Use, Low Impact Mixed Use.
Acknowledge proposed housing and encourage flexible residential zones that provide for a mix of housing types and densities	Break down existing residential zone to cater for various densities. i.e. <ul style="list-style-type: none"> • Special Residential 1 • Special Residential 2 • Special Residential 3 • Special Residential 4 • Special Residential 5 • General Residential 1 • General Residential 2 • General Residential 3 • General Residential 4
Protect all protected areas	Protected Area 1 zone created and a 1km buffer introduced in order to further protect these areas as required in terms of the NEMA EIA Regulations, Listing Notice 3, this is illustrated in the environmental management overlay.
Acknowledge Tourism Potential within the Municipality	Tourism 1 zone created to accommodate tourism related activities
Protect all environmentally sensitive areas such as rivers, 40m buffer minor water courses, 200m buffer around the Msunduzi River, MOSS layer, terrestrial and riparian corridors and wetlands	Environmental Management Overlays created to this effect
Acknowledge Greater Edendale EMF Recommendations	Introduce an Environmental Reservation zone (to accommodate municipal land within the category 1) and introduce a clause in the land use scheme specifically for the Greater Edendale areas encumbered by environmental features
Acknowledge the Edendale Educational Precinct or the industrial/ SMME Incubation Hub	A Mixed Use 1 Zone has been created to cater for the identified precinct/ hub

3. OUTCOMES OF LAND USE FRAMEWORK (continued)

Policy Intentions	Interventions
Conserve identified biodiversity features	An Environmental Management Overlay created to this effect.
Limit intrusive developments within high biodiversity priority areas	An Environmental Management Overlay and appropriate buffers created to this effect.
Protect all rivers	40m buffer on minor water courses and 200m buffer around the Msunduzi River created within the Environmental Management Overlay to this effect.
Acknowledge proposed housing projects and introduce residential zones that accommodate a variety of typologies and densities.	<p>A variety of residential zones created to this effect. i.e.</p> <ul style="list-style-type: none"> • Special Residential 1 • Special Residential 2 • Special Residential 3 • Special Residential 4 • Special Residential 5 • General Residential 1 • General Residential 2 • General Residential 3 • General Residential 4
Encourage job stimulating zones within close proximity to identified opportunity	Promote commercial or mixed use zones within these opportunity areas
Introduce an appropriate zone to cater for the Landsite	Refuse Landfill zone created
Existing zones to be reviewed and where necessary amended.	Existing zones such as Limited business, City Centre Zone, General Business, Garage Zone, Religious/Public Worship, some of the Special area and Special business zones to be the amended. Refer to 5.2.1 for proposals.
Align scheme with conservation objectives of municipal environmental policies, as well as aligning land use terminology in light of recent polices and plans	New definitions introduced to this effect
All wetlands to be protected	An Environmental Management Overlay created
Promote densification along BRT routes and key centres. Furthermore the properties falling within the 250m densification buffer within urban centres and 300m densification buffer along major BRT Routes be assigned an appropriate higher density zone if they meet all requirements	A Densification Zone Management Overlay created to this effect
Encourage service/mixed use/agri-industrial/commercial buildings facing towards Richmond Road with heights of 2-3 storeys.	Acknowledge proposal in the Land Use Scheme
Encourage industrial development, commercial development, government sector expansion, and agricultural intensification within suitably located land as identified in the SDF	Appropriate zones as per SDF intentions created such as Tourism 1, Protected Areas 1
Promote a combination of diverse land uses	Appropriate mixed use zones created as per LAP intentions.
Align future expansion in areas that have an identified potential by implementing the land use intentions as prescribed by municipal hierarchical polies and plans	Assigning appropriate corresponding zone within identified areas, for instance areas identified for tourism potential to be assigned a Tourism 1 zone.
Protect formal protected areas in terms of NEMPAA by implementing 1km within formally protected areas.	Appropriate buffer created within the Environmental Management Overlay
Parking Regulations within the municipality to be reviewed and amended where necessary	This to be reflected in the Land Use Scheme under Parking Regulations
Acknowledge the prevalence of student accommodation within the vicinity of educational facilities/precincts	Student Village Zone created to this effect

■ Further to the aforementioned interventions and continued consultation with the PWC the following *NEW land use zones were introduced*;-

- Active Public Open Space
- Agriculture 1
- Agriculture 2
- Airport
- Bus and Taxi Rank
- Cemetery
- Convention Centre
- Core Mixed Use 1
- Environmental Reservation
- Forestry (adapted from Afforestation and Commonage)
- Health and Welfare
- Logistics 1
- Low Impact Mixed Use
- Medium Impact Mixed Use
- Multi-Purpose Retail and Office
- Mixed Use 1
- Municipal and Government
- Passive Public Open Space
- Private Open Space
- Extractive Industry
- Protected Area 1 (also includes Conservations Areas)
- Rapid Urbanisation Management Zone
- Rural Residential
- Refuse Landfill
- Retirement Village
- Student Village
- Tourism 1
- Utilities and Services 1
- Special Residential 1
- Special Residential 2
- Special Residential 3
- Special Residential 4
- Special Residential 5
- General Residential 1
- General Residential 2
- General Residential 3
- General Residential 4 (Hotel)

- The Consultation process thus far has involved the following key stakeholders:-
 - a) Project Working Committee (Municipal Departments and COGTA), which involved holding workshops and circulating draft documents for comments, and continued engagements with the Municipality
 - b) KZN Wildlife
 - c) Department of Agriculture

■ 3 Project Working Committee workshops were conducted during the course of March and April to discuss the proposed general and land use definitions, the outcomes of this workshop resulted in the amendment of the existing definitions and introduction of the following new land use definitions:-

- Abattoir
- Adult Premises
- Agri-tourism Facility
- Airport
- Ancillary Use
- Art and Crafts Workshop
- Bank
- Bar
- Beauty Studio
- Betting Depot
- Bird Sanctuary
- Botanical Garden
- Bottle Store
- Builder's Yard
- Bus and Taxi Rank
- Butchery
- Café
- Camping Ground
- Caretaker's Dwelling
- Casino
- Cellular Telecommunication Infrastructure
- Cemetery
- Chalet Development
- Clinic
- Community Garden
- Conference Facility
- Conservation Area
- Conservation Purposes
- Container Depot
- Convenience Shop
- Convention Centre
- Crèche
- Crematorium
- Cropping
- Dam
- Eco-tourism Facility
- Educational Purposes
- Exhibition Centre
- Farm Stall
- Fast Food Outlet
- Flea Market
- Forestry
- Game Reserve
- Garden Nursery
- Government/Municipal Purposes
- Health and Beauty Parlour
- Health Studio
- Heritage Purposes
- Hospital
- Hostel
- Hotel
- Industry-Light
- Landfill
- Landing Strip
- Launderette
- Livestock Farming
- Market
- Medical Office
- Mortuary
- Museum
- Night Club
- Office
- Office Park
- Parkade
- Place of Public Assembly
- Private Open Space
- Private Conservation Area
- Private Recreation Area
- Protected Area
- Public Open Space
- Recreational Purposes
- Recycling Centre
- Restricted Building
- Retirement Centre
- Riding Stables
- Shopping Centre
- Tavern
- Tourism Activities
- Transport Purposes
- Truck Stop
- Tuckshop
- Utilities Facility
- Veterinary Clinic
- Warehouse

■ It is important to note that the outcomes of the land use survey informed part of the process of the introduction of new land use definitions.

■ Further engagements with the Municipality alerted the project team to the intentions of the establishment of a convention centre within the Municipality, and the need for an appropriate land use zone.

Amendments to existing Definitions entailed:

List of Amended Definitions:		List of Deleted Definitions	
<ul style="list-style-type: none"> Administrator (Premier) to Amend to Premier Amend Appeals Board to Appeal Authority Council's Consent to Municipal Consent Special Consent to Municipal Consent Existing Building/Existing Work to Existing Building Bulk to Floor Area Bulk Factor to Floor Area Ratio Double Parcellation to Panhandle Existing to Existing Use Town Planning scheme Map to Land Use Scheme Map Overlay to Management Overlay Petroleum Filling Station to Petrol Filling Station Public Office to Government/Municipal Purposes Parking Garage to Parking Depot Business Premises to Business Purposes Caravan Park to Camping Ground Motor Salesroom to Motor Sales Premises Public Garage to Motor Showroom 		<ul style="list-style-type: none"> Bulk Zone Central City Area Coverage Factor Density Zone and Density Zoning Map Self-Contained Residential Unit 	
List of New General Definitions		List of New Land Use Definitions	
<ol style="list-style-type: none"> Agricultural Categories Amenity Appeal Authority Approval Authorised Official Basement Body Corporate Boundary Carpport Competent Authority Consent Conservation: Heritage Resources Deeds Registry Density Developable Area Development Rights Eaves Environmental Impact Environmental Impact Assessment Environmental Legislation Environmentally Sustainable Existing Use Flood Line Floor Area Floor Area Ratio (FAR) General Plan Ground Floor Ground Level Height Heritage Resource 	<ol style="list-style-type: none"> Infant School/Early Childhood Development Integrated Development Plan Land Use Scheme Land Use Scheme Map LFTEA Licensed Premises Liquor License Listed Building Loading Space Management Overlay Mean Width Mixed Use Municipal Area Municipal Consent Municipal Planning Appeal Authority Municipal Planning Tribunal Municipality National Building Regulations Occupant Owner's Association Panhandle Registered Engineer Restrictive Conditions Service Agreement Servitude Spatial Development Framework SPLUMA Street Boundary Subdivision of Land Act Waste Zone 	<ol style="list-style-type: none"> Abattoir Adult Premises Agri-tourism Facility Airport Ancillary Use Art and Crafts Workshop Bank Bar Beauty Studio Betting Depot Bird Sanctuary Botanical Garden Bottle Store Builder's Yard Bus and Taxi Rank Butchery Café Camping Ground Caretaker's Dwelling Casino Cellular Telecommunication Infrastructure Cemetery Chalet Development Clinic Clinic Community Garden Conference Facility Conservation Area Conservation Purposes Container Depot Convenience Shop Convention Centre Crèche Crematorium Cropping Dam Eco-tourism Facility Educational Purposes Exhibition Centre Farm Stall Fast Food Outlet Flea Market Forestry 	<ol style="list-style-type: none"> Game Reserve Garden Nursery Government/Municipal Purposes Health and Beauty Parlour Health Studio Heritage Purposes Hospital Hostel Hotel Industry-Light Landfill Landing Strip Laundrette Livestock Farming Market Medical Office Mortuary Museum Night Club Office Office Park Parkade Place of Public Assembly Private Conservation Area Private Open Space Private Recreation Area Protected Area Public Open Space Recreational Purposes Recycling Centre Restricted Building Retirement Centre Riding Stables Shopping Centre Tavern Tourism Activities Transport Purposes Truck Stop Tuckshop Utilities Facility Veterinary Clinic Warehouse

- Data obtained from the Municipality's Environmental Division in conjunction with the KZN Wildlife draft guideline for the incorporation of biodiversity areas document (2015) were utilized and identified the following;
 - Gazetted Protected Areas (2015)
 - Corridors
 - Buffers
 - MOSS
 - Wetlands
 - Rivers
 - 100yr Floodlines

- The Outcomes of the above were then translated as follows into the scheme review:
 - Gazetted Protected Areas were allocated a Protected Areas 1 zone as per the KZN Wildlife draft guideline document.
 - Areas previously reserved as conservation areas were allocated a Protected Areas 1 zone
 - Other data formed the basis of the Environmental Management Overlay, such as;
 - Rivers and river buffers
 - Corridors
 - Moss
 - Wetlands
 - 100yr Floodlines

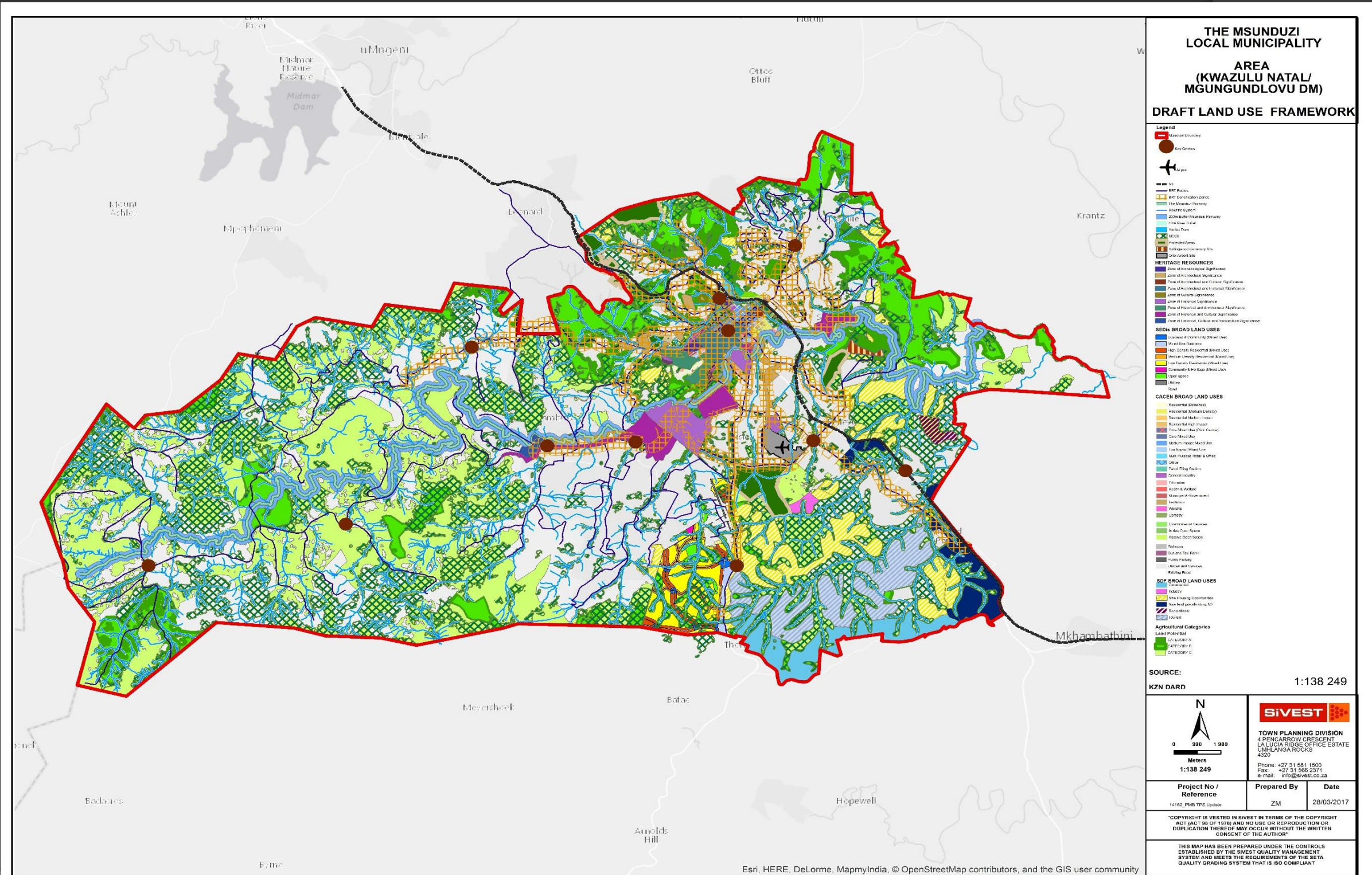
- Data obtained from Department of Agriculture identified the following categories;
 - Category A-E Areas of Agricultural Potential (Agricultural Categories 2015)

- The most significant agricultural categories identified within Msunduzi Municipality are as follows:
 - Category A-Very high Potential
 - Category B –High Potential
 - Category C –Moderate Potential
 - Category D –Restricted Potential

- The aforementioned categories were then translated into the following land use zones:-
 - Category A-C: Agriculture 1 zone
 - Category D: Agriculture 2 zone

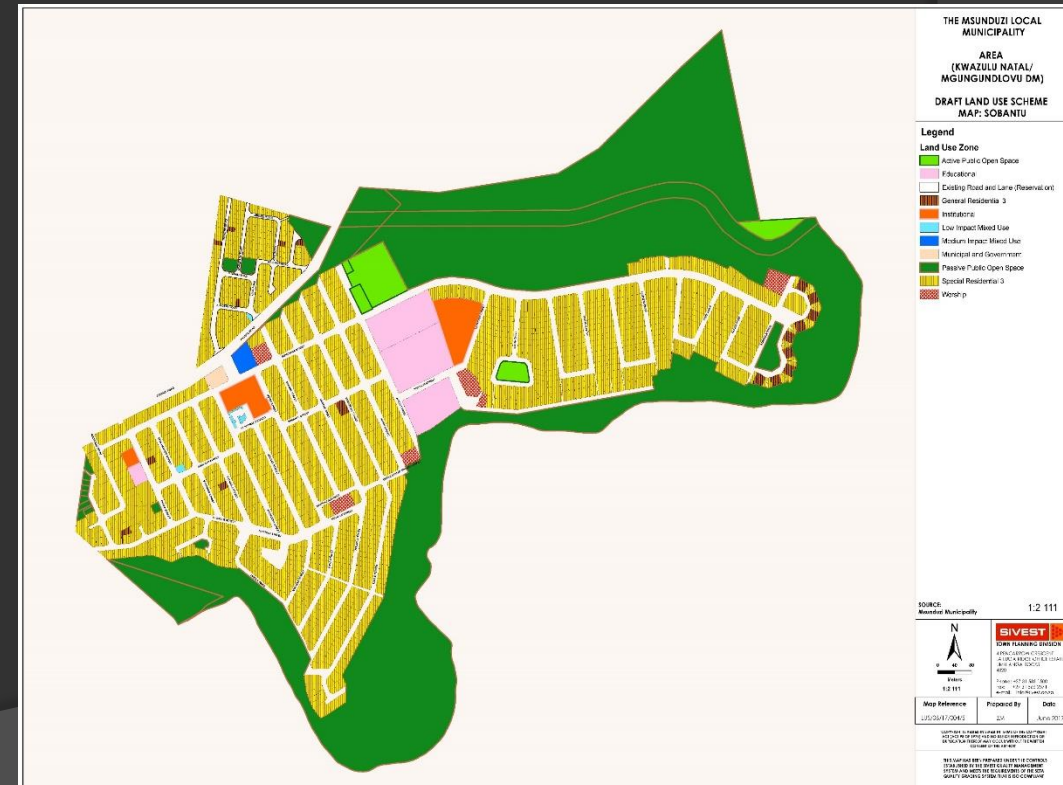
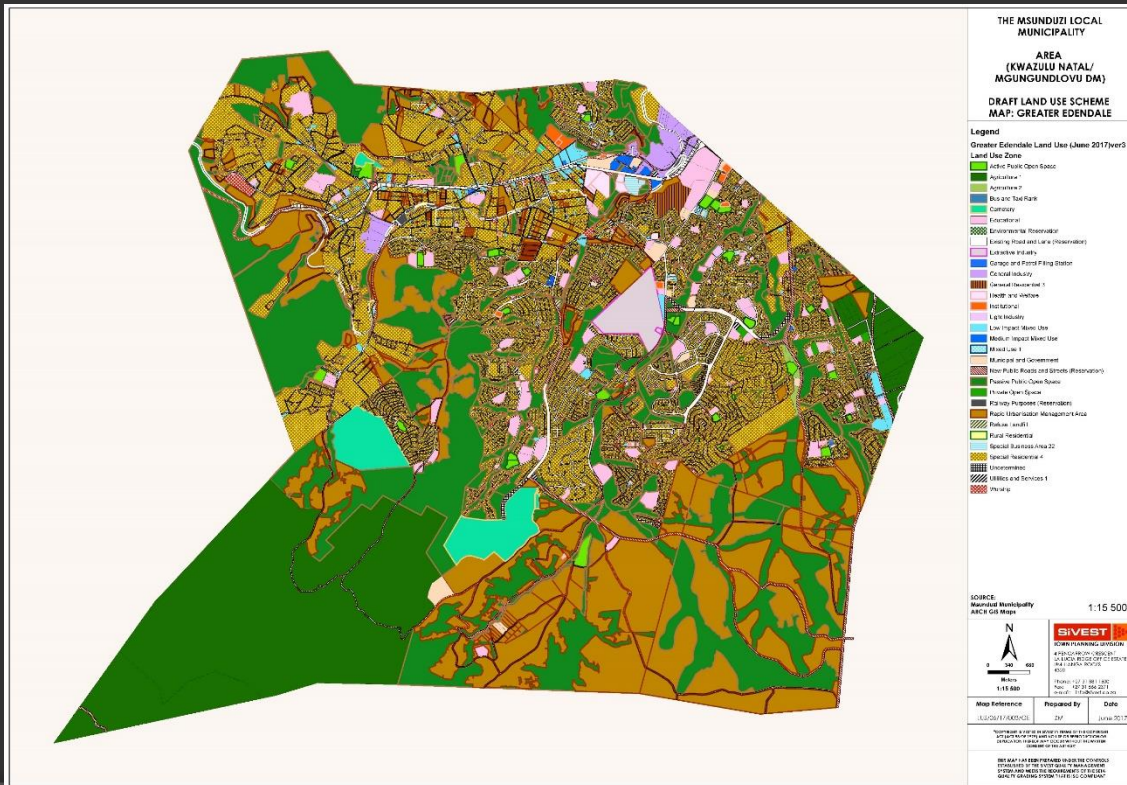
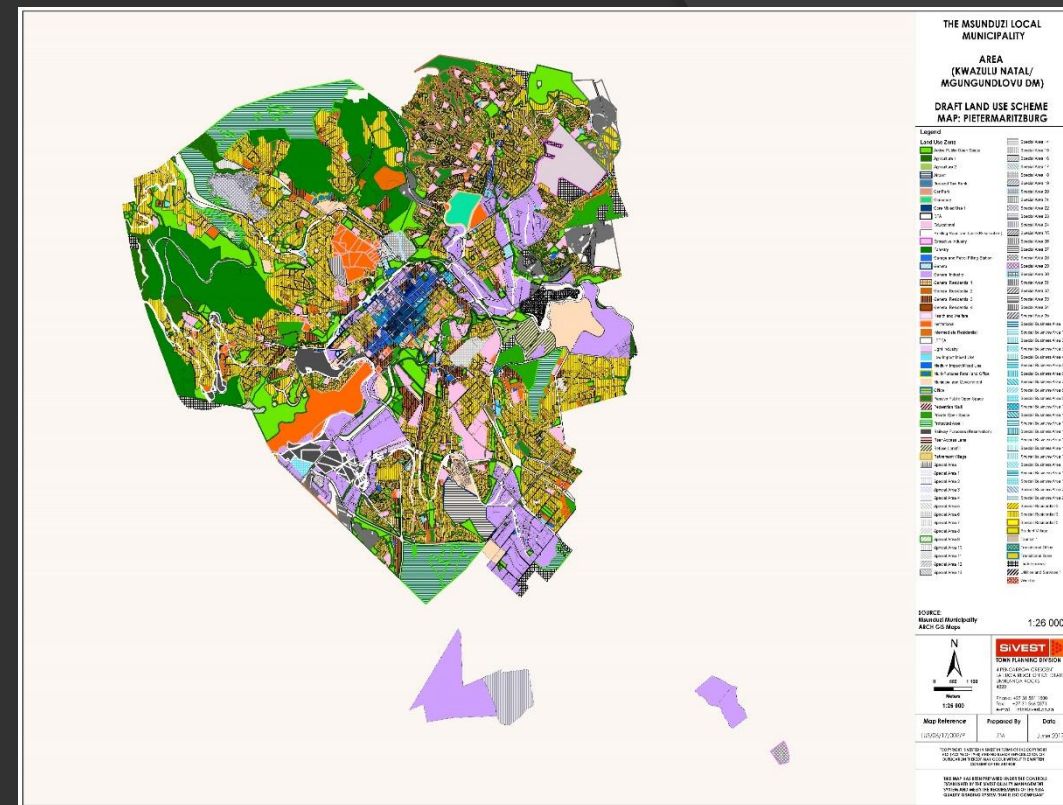
- Existing areas that were zoned ‘Agriculture’ were allocated aforementioned zones based on the location amongst the categories, and an Agricultural Management Overlay comprising of Category A-C was introduced in areas that are already developed.

Based on the outcomes of the policy analysis and consultation process the following Draft Land Use Framework Plan was produced:

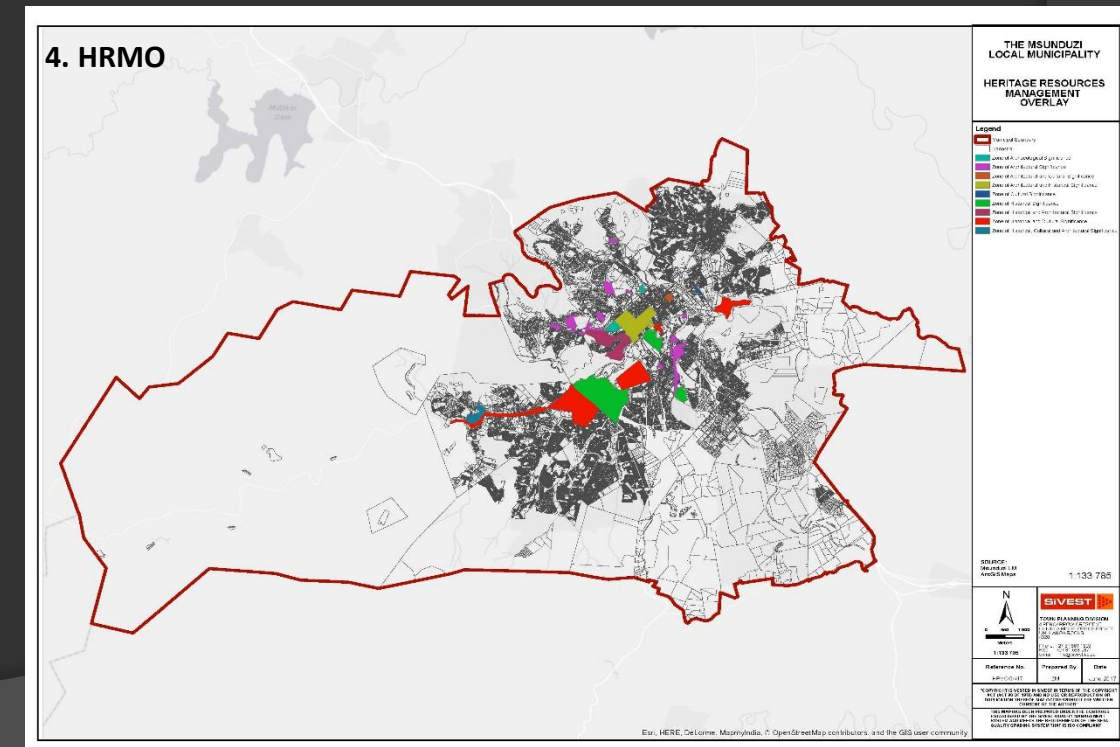
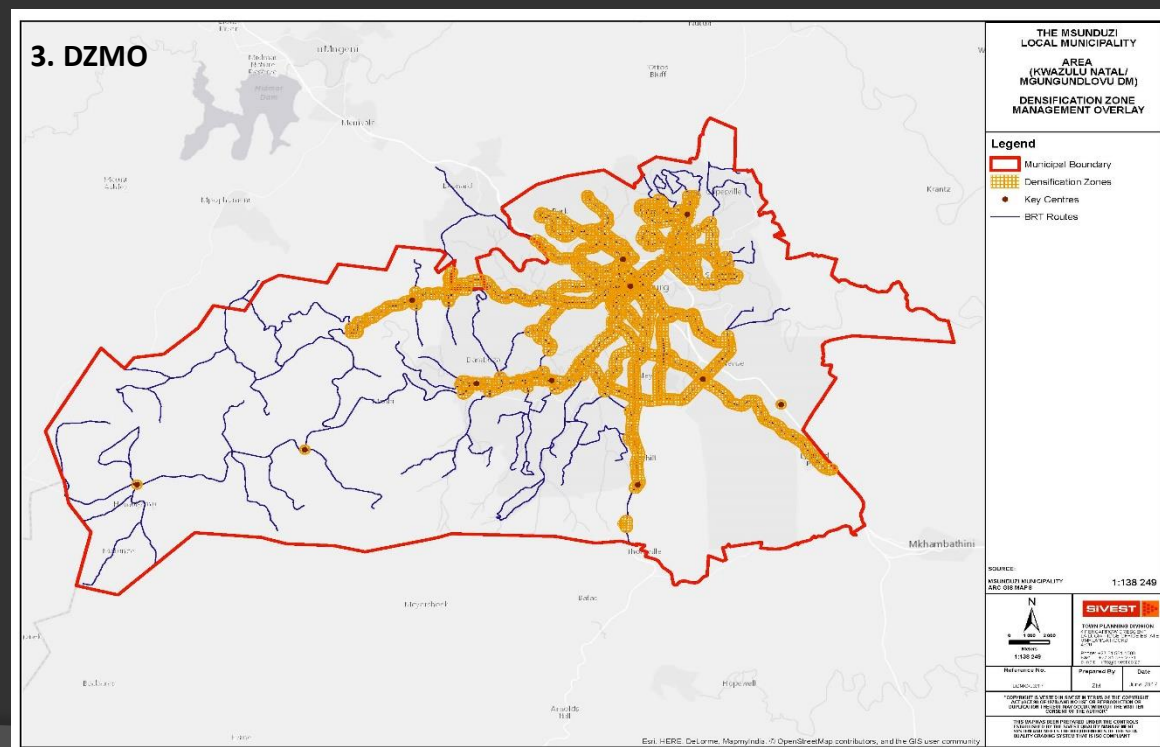
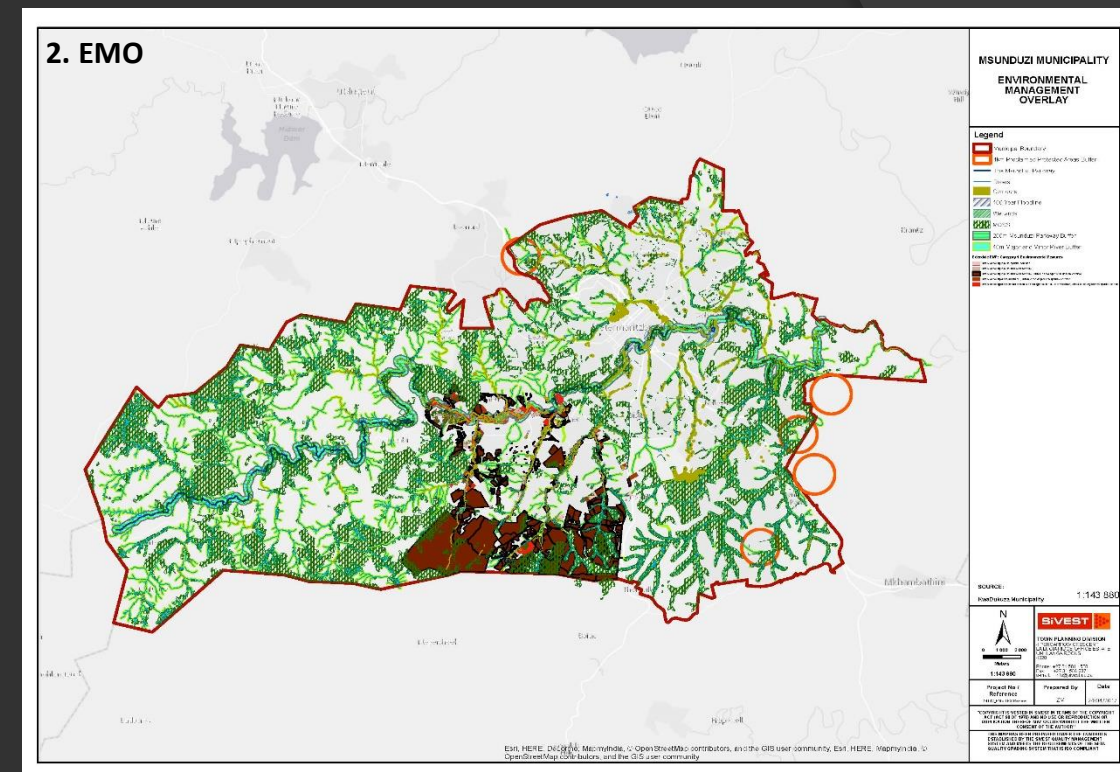
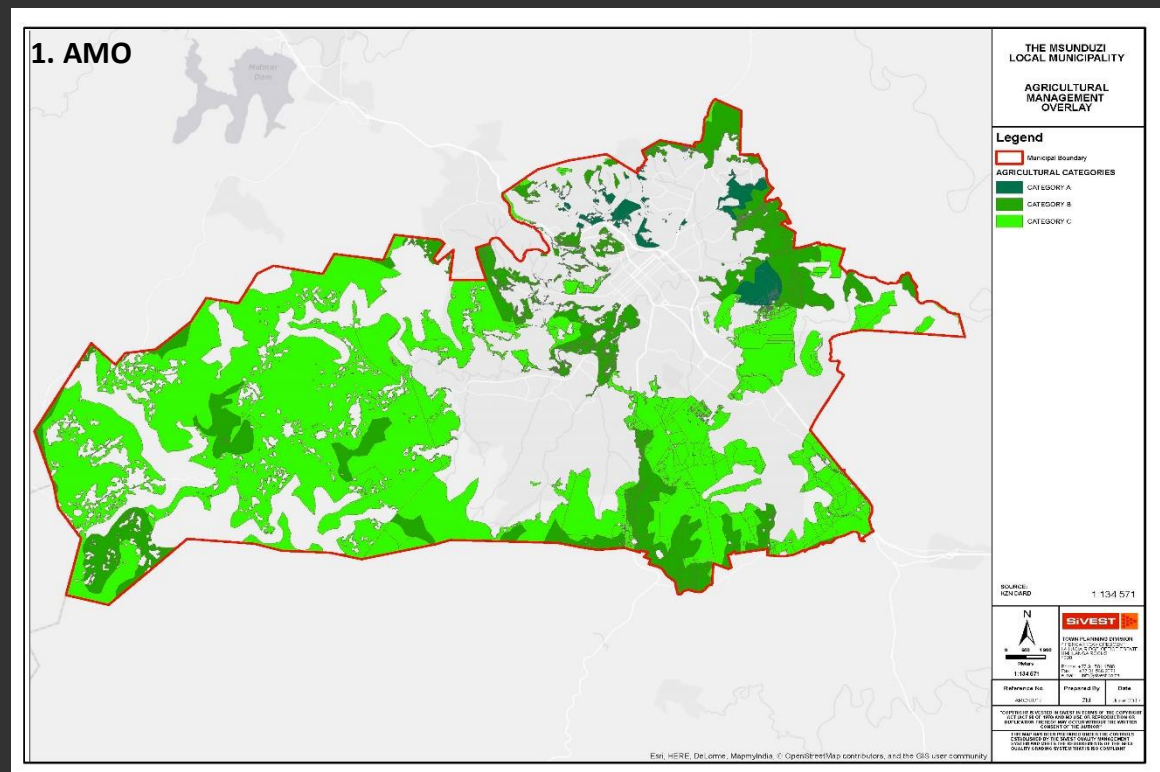


6. COMPOSITION OF THE DRAFT SCHEME

- The Draft Msunduzi Land Use Scheme consists of the following:-
 - A revised and rationalized land use scheme document that is compliant with the current legislation and is user friendly: Current zones including amendments to certain zone; [Comparison of changes to the Msunduzi Land Use Scheme \(19 July 2017\)ZM.pdf](#)
 - ✓ Proposed New Zones and the associated controls; and
 - ✓ A set of Management Overlays



Four Management Overlays have been introduced, namely Agricultural Management Overlay (AMO), Environmental Management Overlay (EMO), Densification Zone Management Overlay (DZMO) and Heritage Resources Management Overlay (HRMO).



- **The proposed Msunduzi Land Use Scheme is aligned to the overall development intentions of the Municipal hierarchical policies and plans and considers current land uses, environmental sensitivities and areas identified as High-Potential Agricultural Land.**
- **Where zones are not possible to implement management overlays have been introduced to appropriately inform and guide development within the scheme.**
- **This workshop forms part of the public consultation process, the outcomes of which will be integrated into the Final Draft Land Use Scheme.**
- **The next leg of public consultation involves advertising the final draft land use scheme for public comments as per the SPLUMA process.**

Questions ?