



Msunduzi LED Forum

**SUSTAINABLE DEVELOPMENT AND
CITY ENTERPRISES**

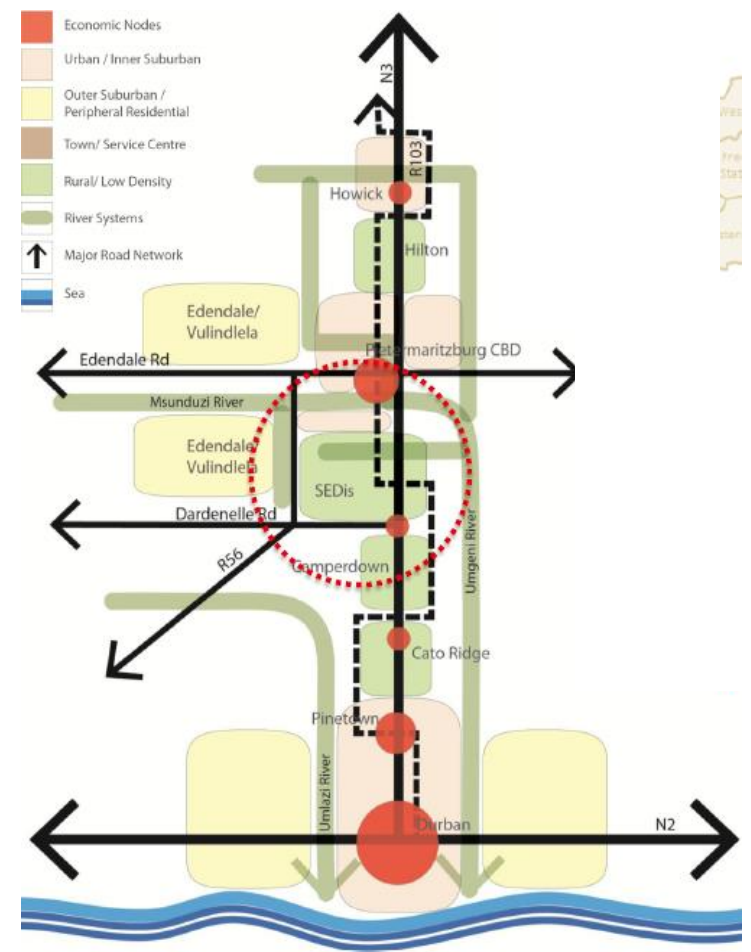
BY

Dr R. Ngcobo





Msunduzi Municipality: Regional Connectivity

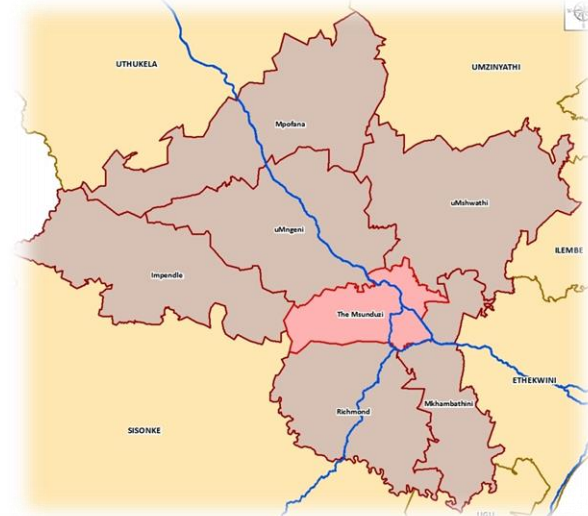


MSUNDUZI MUNICIPALITY [SPATIAL PLANNING PERSPECTIVE]

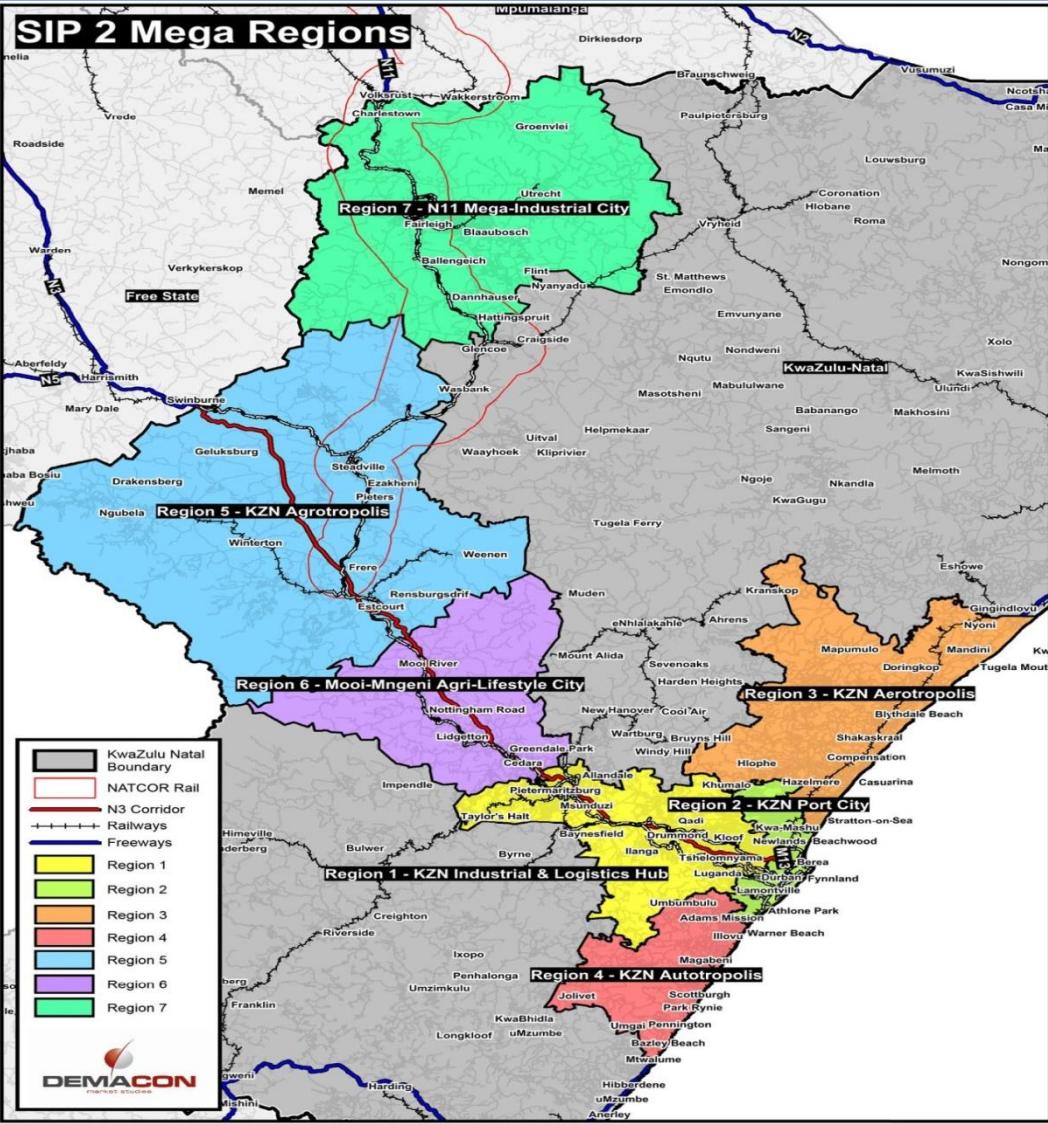
Locality



- [Pietermaritzburg or the “City of Choice” is located along the N3 at a junction of an industrial corridor 80km inland from Durban on the major road route between the busiest harbour in Africa, and the national economic power houses of Johannesburg and Pretoria.
- The confirmation of the capital status has entrenched its role and position as the administrative and political hub of the Province and in this case, the capital status and its associated seat of power has produced a distinctive spatiality.
- It is a primary economic hub within uMgungundlovu District Municipality and its strategic location has favoured and helped the city establish and develop a strong and commanding industrial base. In this regard, the city portrays a high degree of functional integration across a larger geographic area.
- Steeped in history, the City is a cultural treasure-trove brimming with diversity and colour and has a profound and perplexing urban metamorphosis.

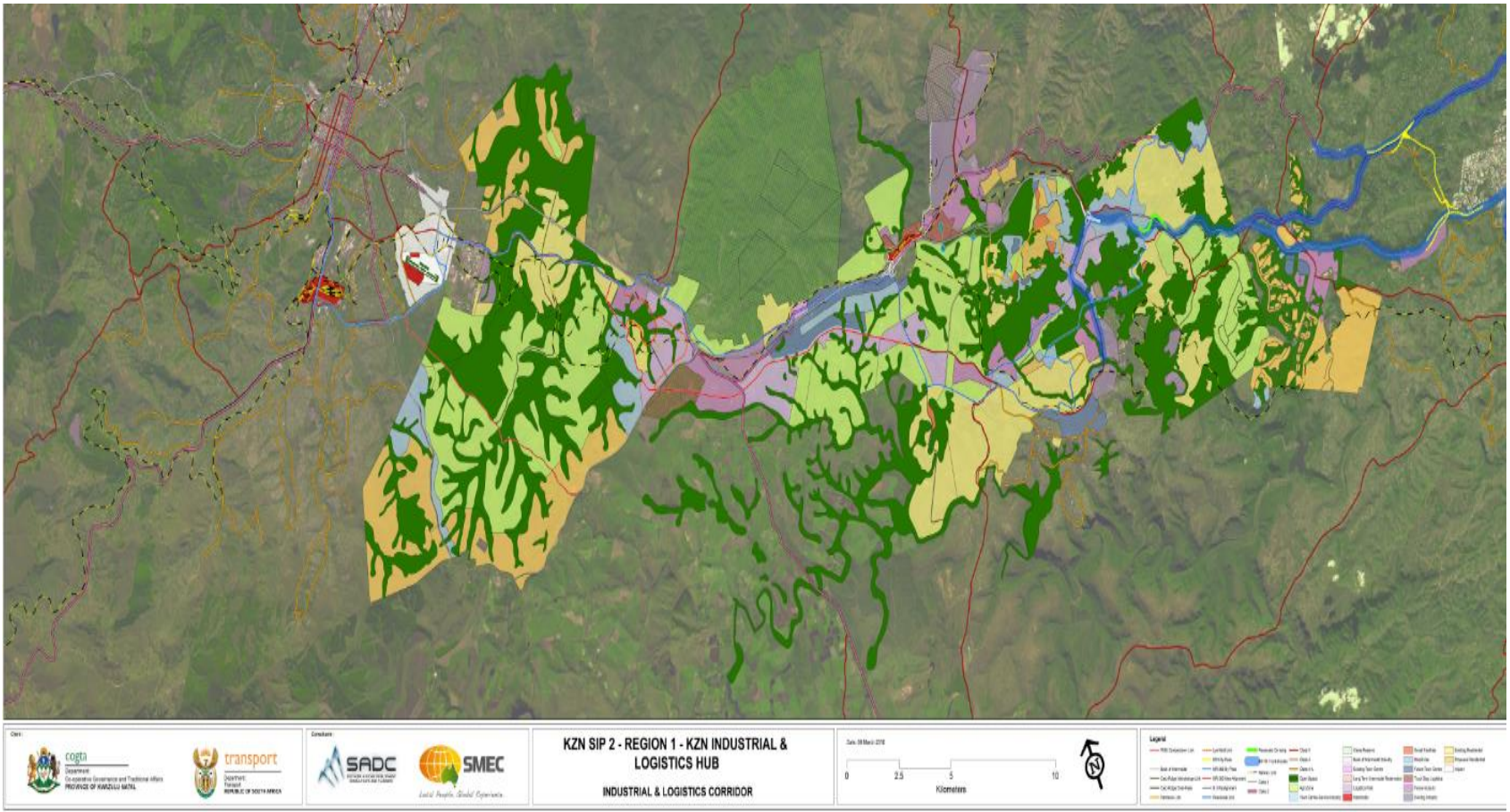


Overview of Msunduzi in relation : Sip 2

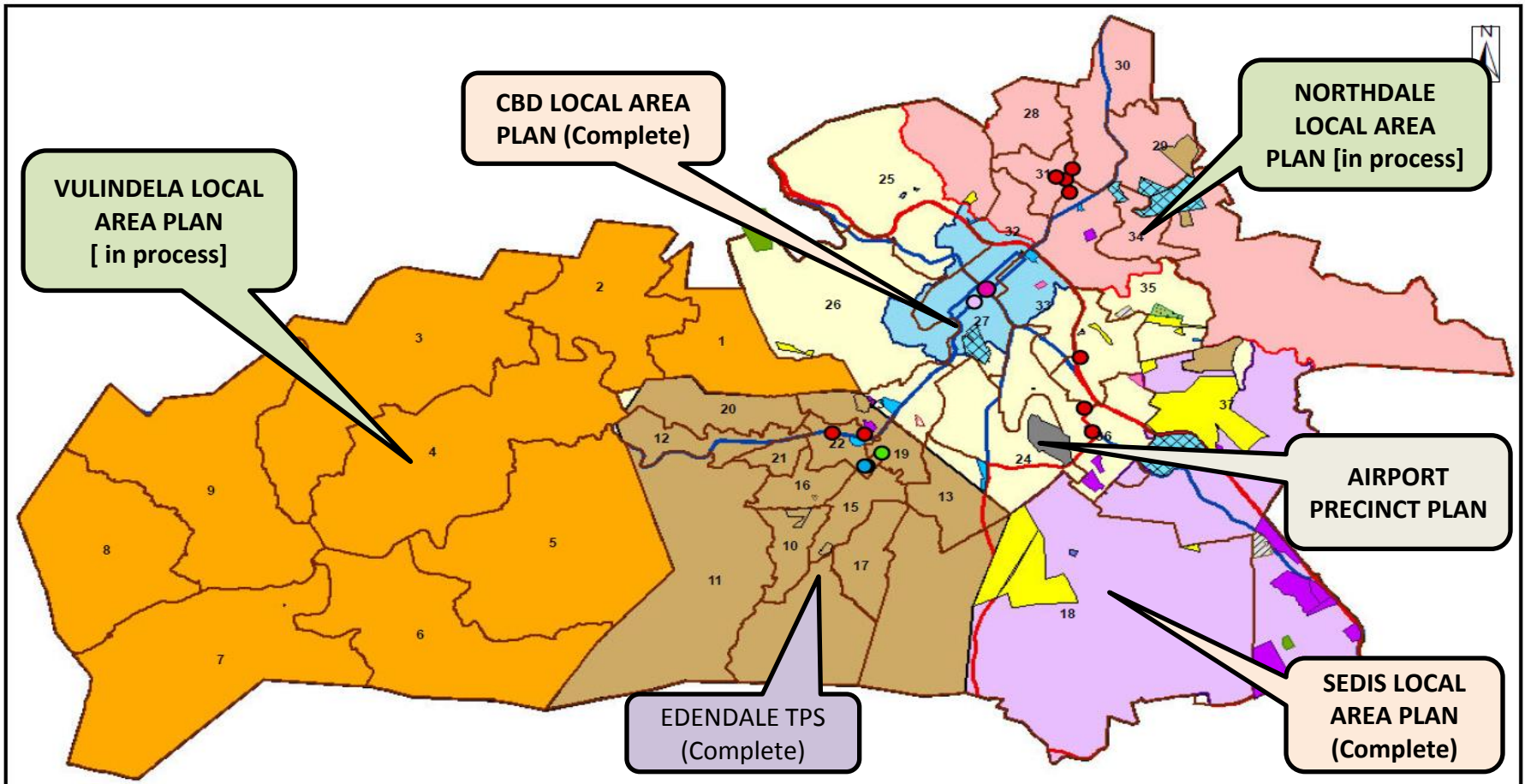


- Region 1:** KZN Industrial & Logistics Hub
Includes Msunduzi Local Municipality, Mkhambathini Local Municipality, and Part of eThekweni Local Municipality.
- Region 2:** KZN Port City
Falls within the eThekweni Metropolitan Municipality
- Region 3:** KZN Aerotropolis
Maphumulo Local Municipality
Ndwedwe Local Municipality
KwaDukuza Local Municipality
- Region 4:** KZN Autotropolis
Vulamehlo Local Municipality
Umdoni Local Municipality
Part of eThekweni Metropolitan Municipality
- Region 5:** KZN Agrotropolis
Ukhahlamba Local Municipality
Emnambithi/Ladysmith Local Municipality
Umtshezi Local Municipality
Imbabazane Local Municipality
- Region 6:** KZN Mooi-Mngeni Agri-Lifestyle City
Mpofana Local Municipality
uMngeni Local Municipality
- Region 7:** N11 Mega-Industrial City
Emadlangeni Local Municipality
Newcastle Local Municipality
Dannhauser Local Municipality

PMB ALIGNEMENT TO SIP 2 [SPATIAL REPRESENTATION]



MSUNDUZI MUNICIPALITY [SPATIAL PLANNING PERSPECTIVE] Hierarchy of Plans Approach



LEGEND

New Developments	Infrastructure	Municipal Wards	Proposed ICT Hub
Cemetery	Mixed Use	Vulindlela Local Area Plan	Edendale SMMI Incubator Centre
Composting	Office	Northdale Local Area Plan	Publicity House
Education	Residential Estate	Sobantu Town Planning Scheme	Thwala Road NDCO
Fuel Station	Shopping Mall	Edendale Town Planning Scheme	Informal Traders Project
Health	Taxi Rank	CBD Local Area Plan	Class 1 Roads
Hotel	Transportation	SEDs Local Area Plan	Class 2 Roads
Housing Project	Waste Treatment	Municipal Boundary	
Industrial			

SECTION:	GEVDI
MAP TITLE:	New Developments
MAP NUMBER:	1
DATE:	22 October 2014
SCALE:	Not to Scale

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MSUNDUZI SDF ANALYSIS

MSUNDUZI FACT FILE



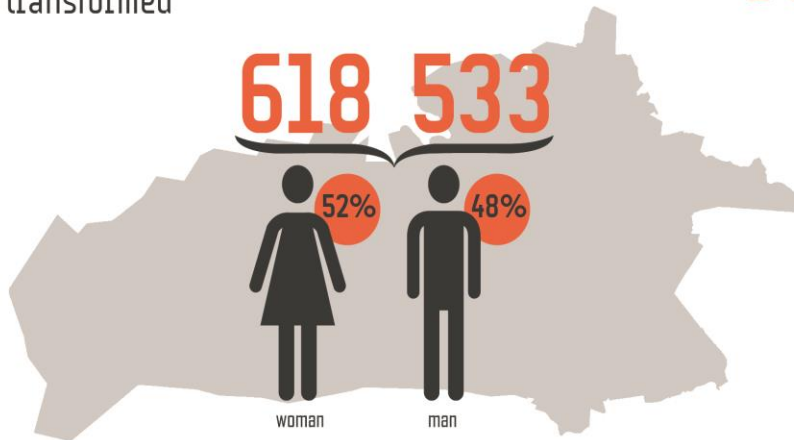
53.7%
of the municipal land
has been transformed

33%
of the population has a
MATRIC CERTIFICATE

36%
of the population
is employed



36%
DO NOT
live in formal
housing



1.12% Growth rate
2001-2011

75%
of the population
is below the
age of **40**
YEARS

56%
of the population use
public transportation



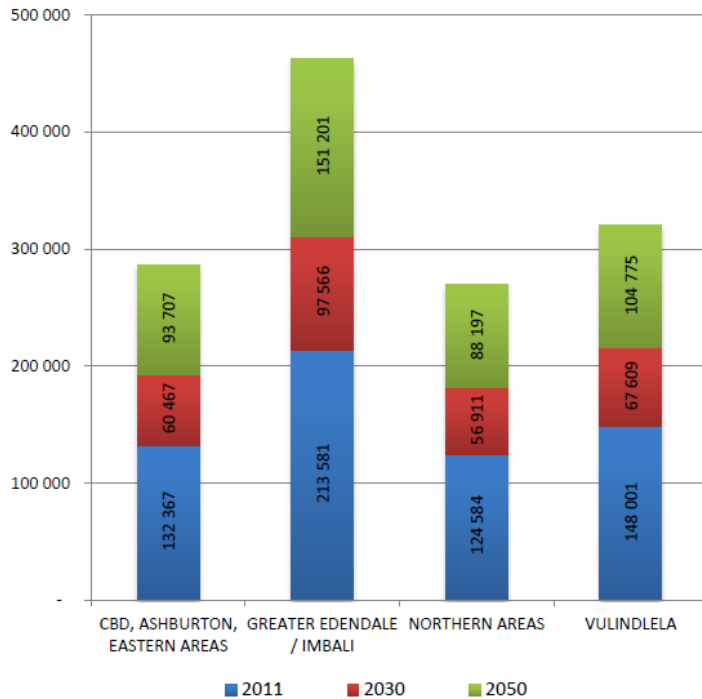
45%
of vulindlela population
is under 20 years

60%
of the population earns
between R1 - R1 600 p/m

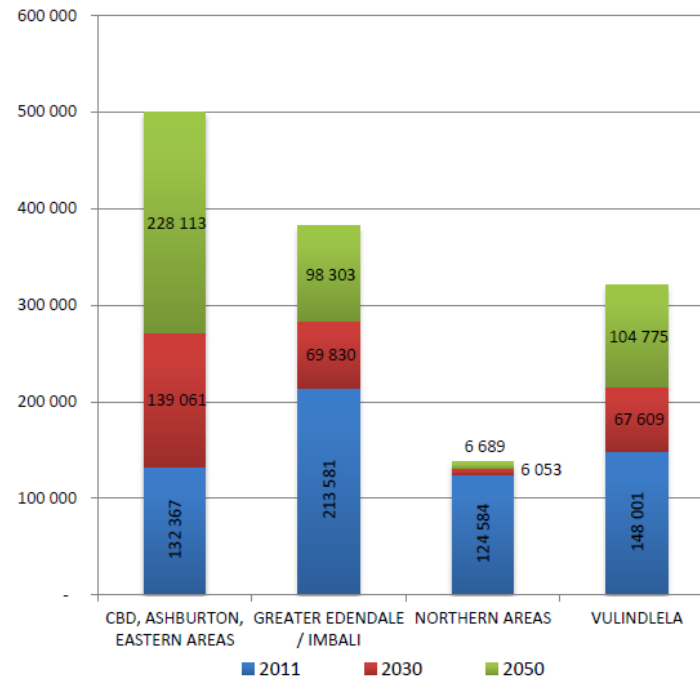
MSUNDUZI FACT FILE



POPULATION GROWTH PER AREA 2% p.a.



POPULATION GROWTH PER AREA BASED ON ASSUMPTIONS

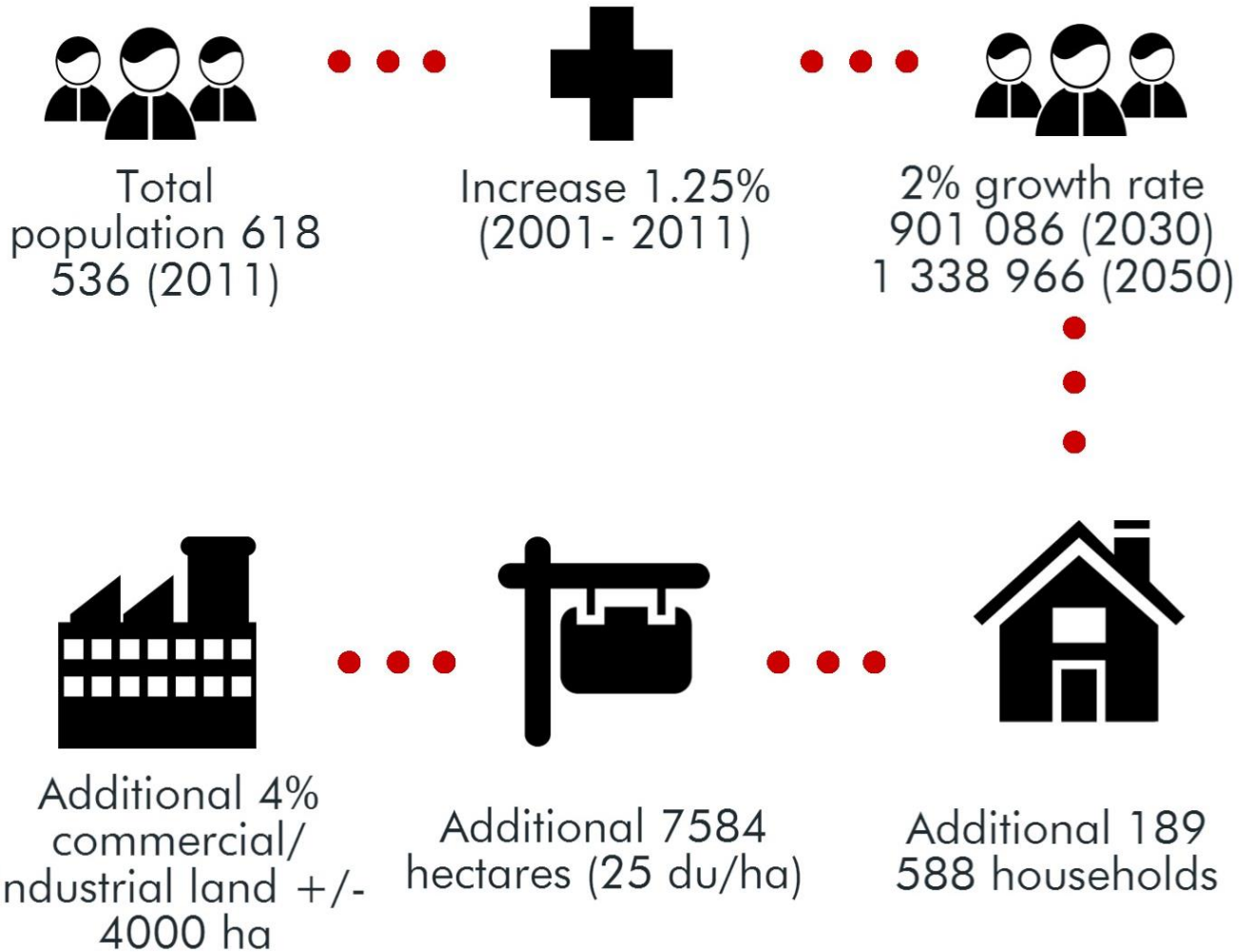


ASSUMPTIONS:

CBD AND EAST	GEDI / IMBALI	NORTHERN AREAS	VULINDLELA
3.46% p.a.	1.50% p.a.	0.50% p.a.	2.00% p.a.

WHERE WILL GROWTH OCCUR?

MSUNDUZI FACT FILE

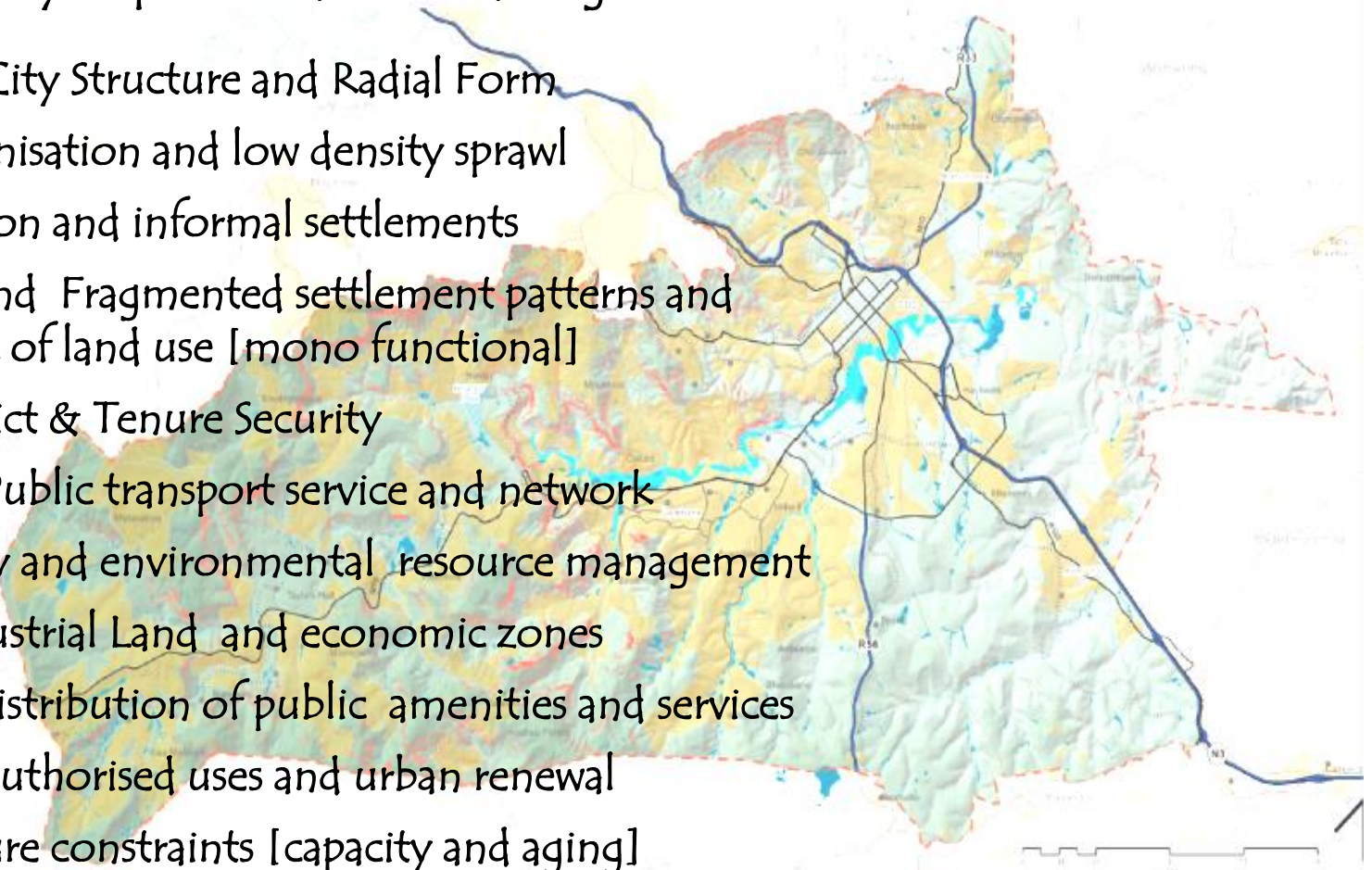


MSUNDUZI MUNICIPALITY CRITICAL CHALLENGES



Some of the Key Implementation Challenges :

- Apartheid City Structure and Radial Form
- Rapid Urbanisation and low density sprawl
- Land invasion and informal settlements
- Distorted and Fragmented settlement patterns and limited mix of land use [mono functional]
- Land Conflict & Tenure Security
- Enhanced Public transport service and network
- Topography and environmental resource management
- Service Industrial Land and economic zones
- Equitable distribution of public amenities and services
- Decay , unauthorised uses and urban renewal
- Infrastructure constraints [capacity and aging]



Spatial Development Framework

Guiding Principles

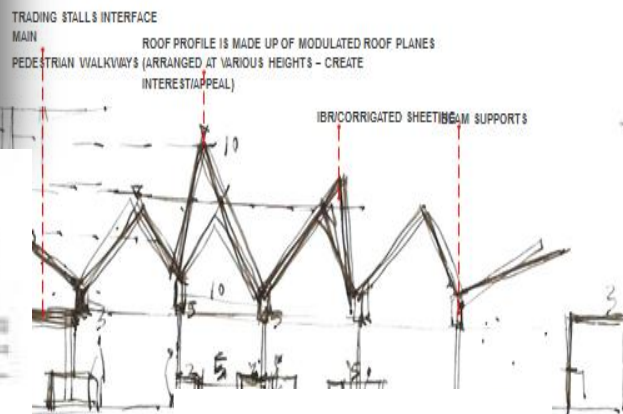
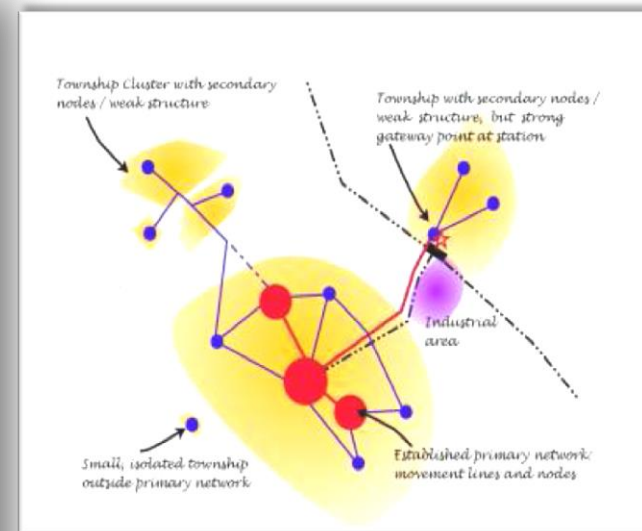


1. TRANSFORMATION

2. EQUITY/ EQUALITY

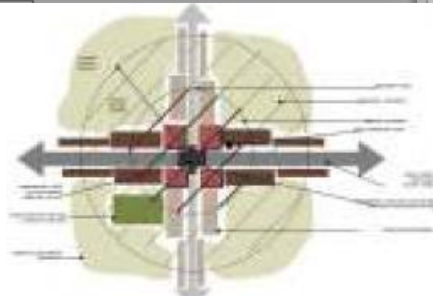
3. RESTRUCTURING

4. RECYCLING/ UPCYCLING



5. REINVENTING

6. PUBLIC PLACE MAKING



HOW SHOULD WE INTERVENE?

STRATEGIC FOCUS



**SOCIAL
INCLUSIVITY**
OLD & YOUNG CITIZENS

**GLOBAL
CONNECTIVITY**
PORT MANAGER

**GREEN
STRUCTURES**
SOCCER PLAYER

**PRODUCTIVE
SYSTEMS**
INDUSTRIAL WORKER

**SUSTAINABLE
TRANSPORT**
COMMUTING CYCLIST

**QUALITY
URBANISM**
WORKING PARENT

**SUSTAINABLE
SERVICES**
SOLAR ENGINEER

‘There is a fundamental need to understand the collective impact of city form, its shape, footprint, make-up, and ultimately the performance of places in delivering sustainability’.

PROJECT APPROACH

SUSTAINABLE URBANISM

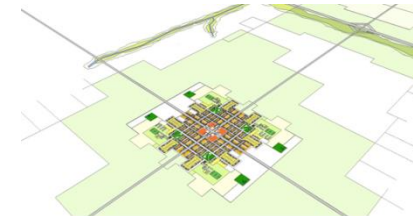
STRATEGIC FOCUS



PILLAR	INTERVENTIONS	RESPONSIBILITY
Global Connectivity	Enhance Connectivity to N3 / Improve Regional Connectivity / Re-Evaluate Rail Routes / Support Airport Precinct / Bridge the Digital Divide	Municipal Manager
Productive Systems	Land Release along N3 / Consolidate & Revive the CBD / Strengthen centres of Economic Activity / Introduce New Economic zones & Centres / Incorporate Productive Agricultural Land	Economic Development & Growth Committee
Ecological Infrastructure	Secure the natural resource base / Protect & enhance open space core / create an integrated open space system / develop the Msunduzi River Parkway	Environmental Management Department
Sustainable Transport	Equitable movement structure / enhanced public transport / revive rail network / promote non-motorised routes	Transportation Planning Department
Quality Urbanism	Create functional residential neighbourhoods / build a polycentric city / create sustainable urban centres / promotes densification / enhance public place-making	Corporate Strategic Planning Committee;
Social Inclusivity	Establish new housing opportunities / address informal housing needs / equitable distribution of public amenities	Community Services and Social Equity Committee
Sustainable Services	Enhance existing and future infrastructure / focused investment along corridors / ABM planning approach	Infrastructure Services, ABM Management and Facilities Committee

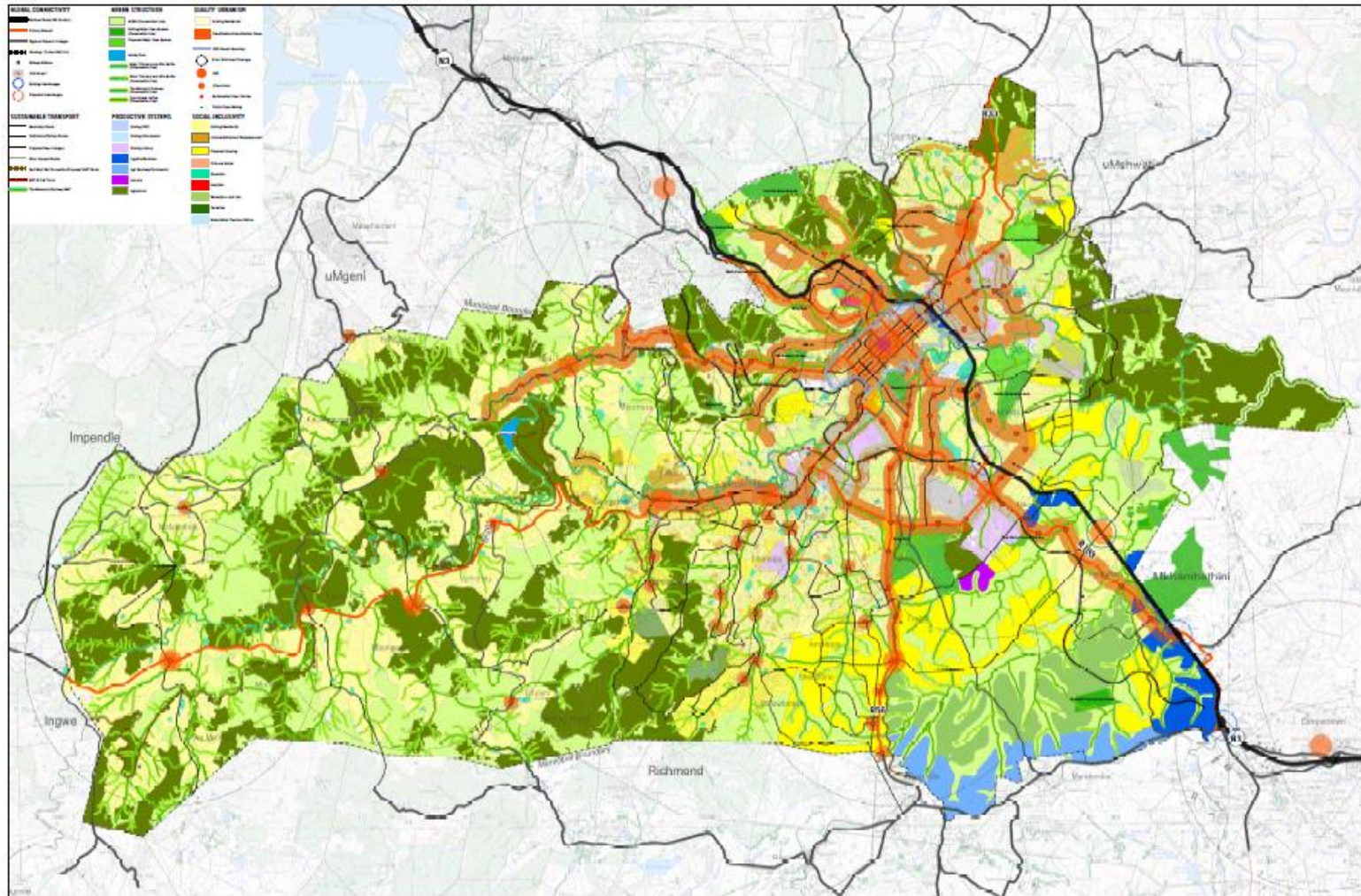


BUILDING THE SUSTAINABLE CITY



BUILDING THE SUSTAINABLE CITY

Spatial Development Framework

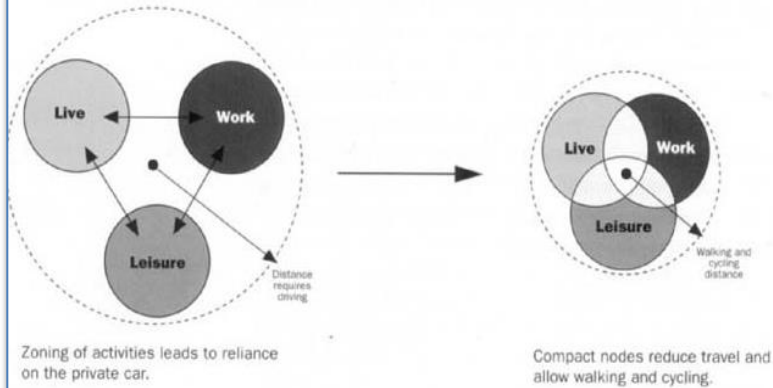


Spatial Development Framework

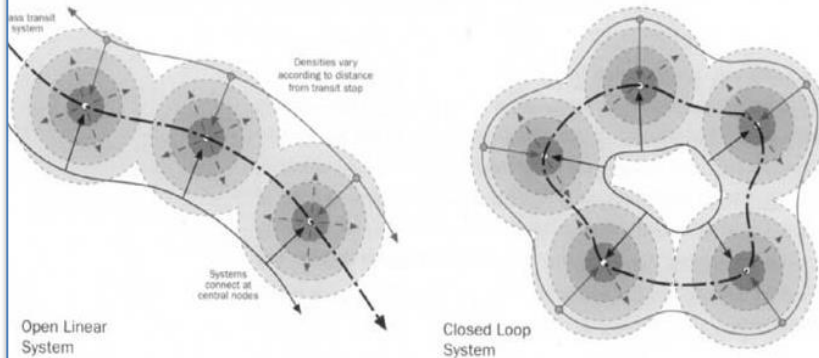
Polycentric City – Integration Zones



Compact mixed-use nodes reduce journey requirements and create lively sustainable neighbourhoods



Compact nodes linked by mass-transit systems can be arranged in response to local constraints



- The SDF proposes a polycentric city structure coupled with a city scale activity system underpinned by public transport, as important drivers for change toward establishing a more 'equitable' and 'high performance' city.
- Integration – Restructuring Zones find expression in the above Model
- It presents a legible text – finally fitting municipal actions into a coherent spatial terms of reference



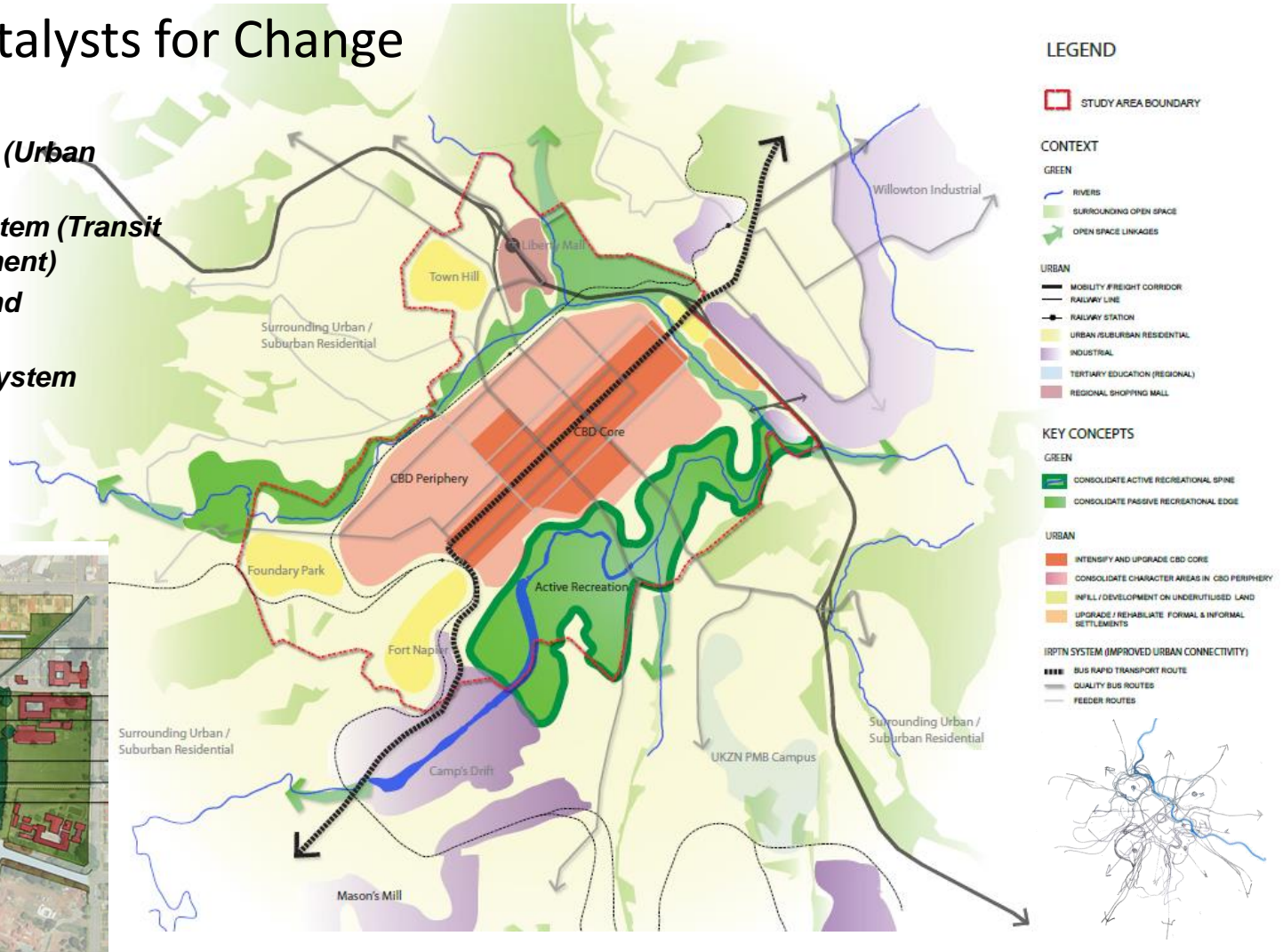
Spatial Planning Priority

Programme 1 : CBD Local Area Plan [LAP]



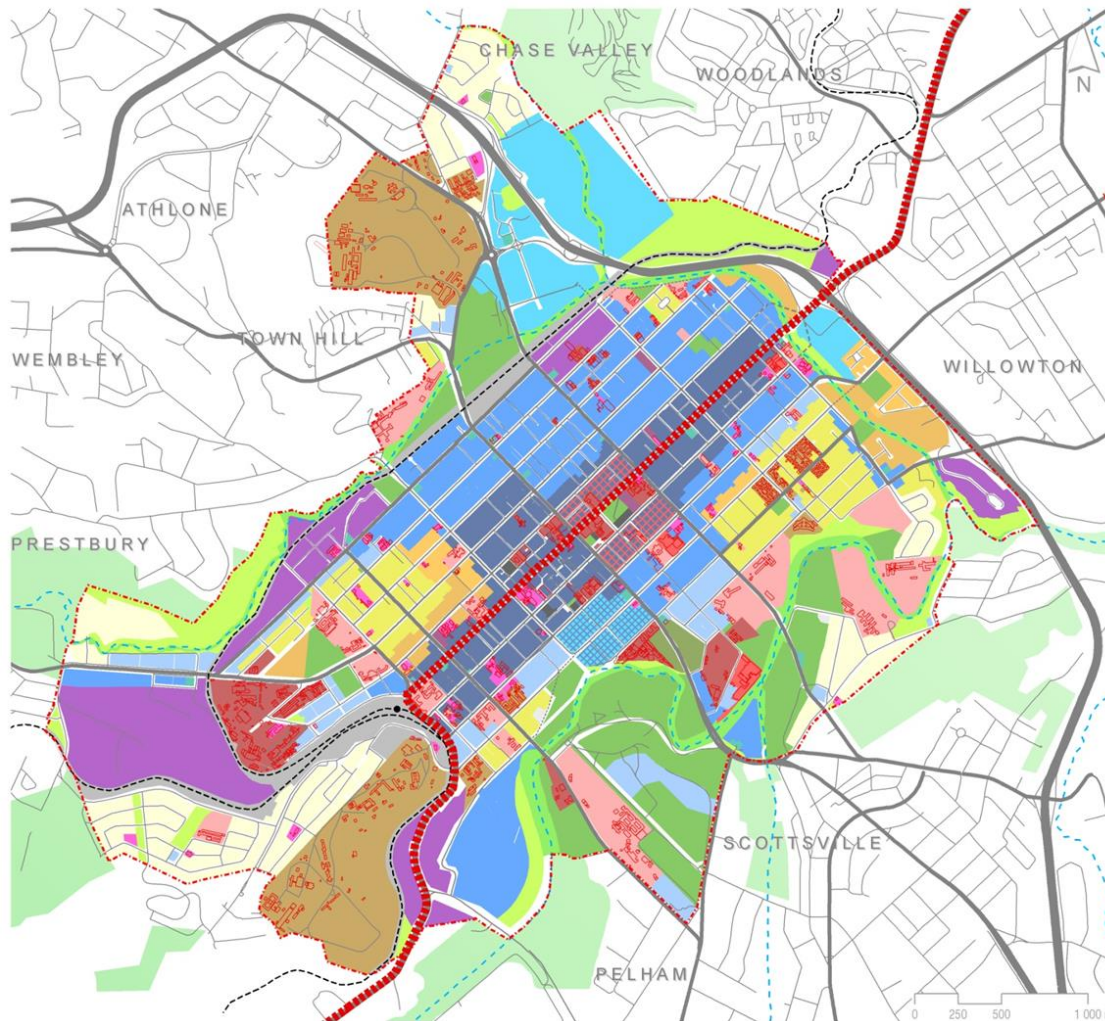
Concept – Catalysts for Change

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



Spatial Planning Priority

Programme 1 : CBD Local Area Plan [LAP]

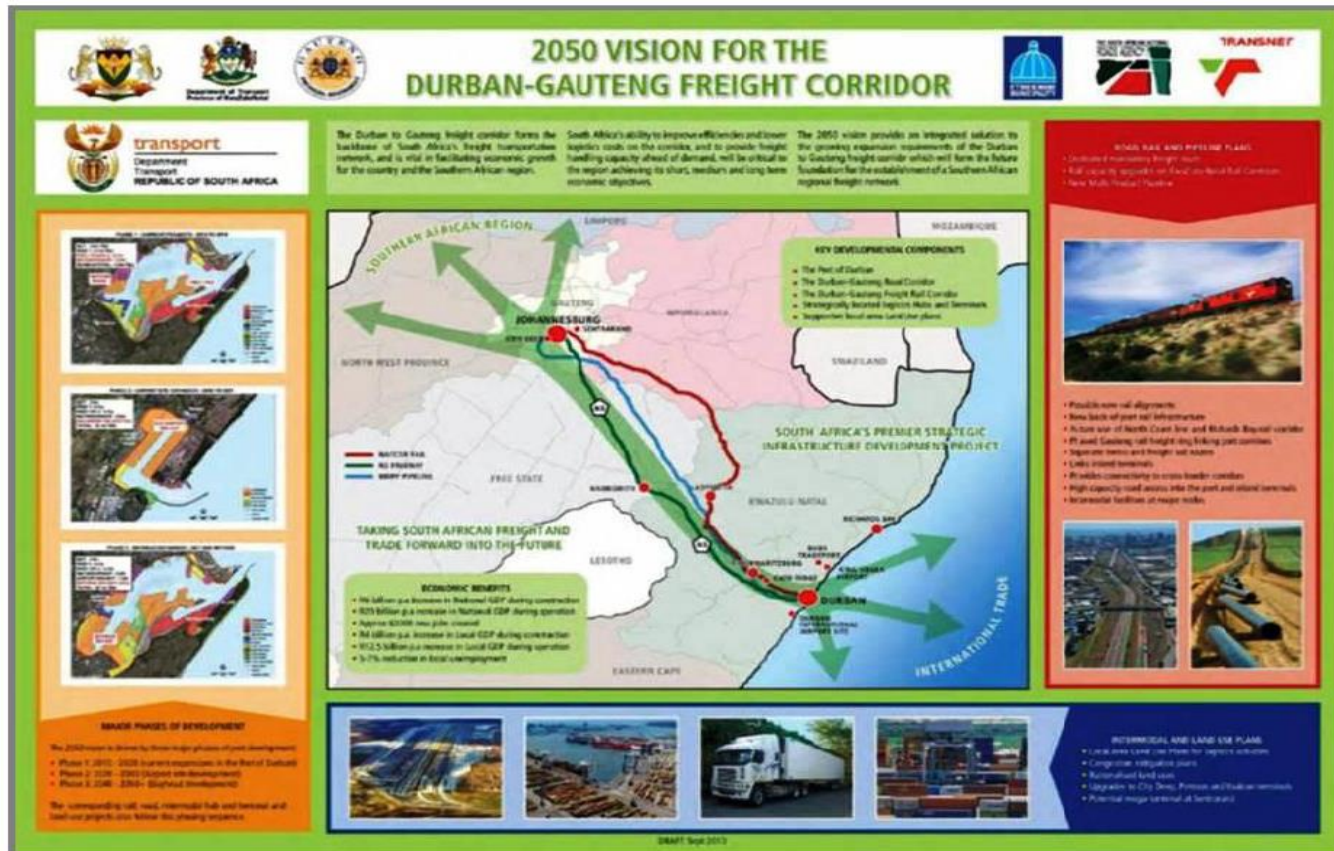


- Reinforce the role of the Central area as the ***Capital City*** of KwaZulu-Natal
- Develop an ***integrated public transport system*** consisting of bus rapid transport, a quality bus system and feeder routes
- Establish an integrated ***high density mixed use civic, commercial and residential district*** around Church Street associated with the proposed BRT route.
- Enhance the ***Civic Precinct*** between Pietermaritz, Jabu Ndlovu, Chief Albert Luthuli and Boschoff Roads as highly accessible, pedestrian friendly, commercial and civic precinct commensurate with its role of Provincial Capital



Spatial Planning Priority

Programme 2 : Sedis and N3 Corridor



- The **National Development Plan** is a plan for the country to eliminate poverty and reduce inequality by 2030 through uniting South Africans, unleashing the energies of its citizens, growing an inclusive economy, building capabilities, enhancing the capability of the state and leaders working together to solve complex problems (NPC 2012).
- Based on the **National Infrastructure Plan**: Strategic Infrastructure Project 2 (referred to as SIP2) focuses on establishing and developing the Durban – Gauteng Freight Corridor, as reflected in the Diagram above.

Spatial Planning Priority

Programme 2 : Sedis and N3 Corridor

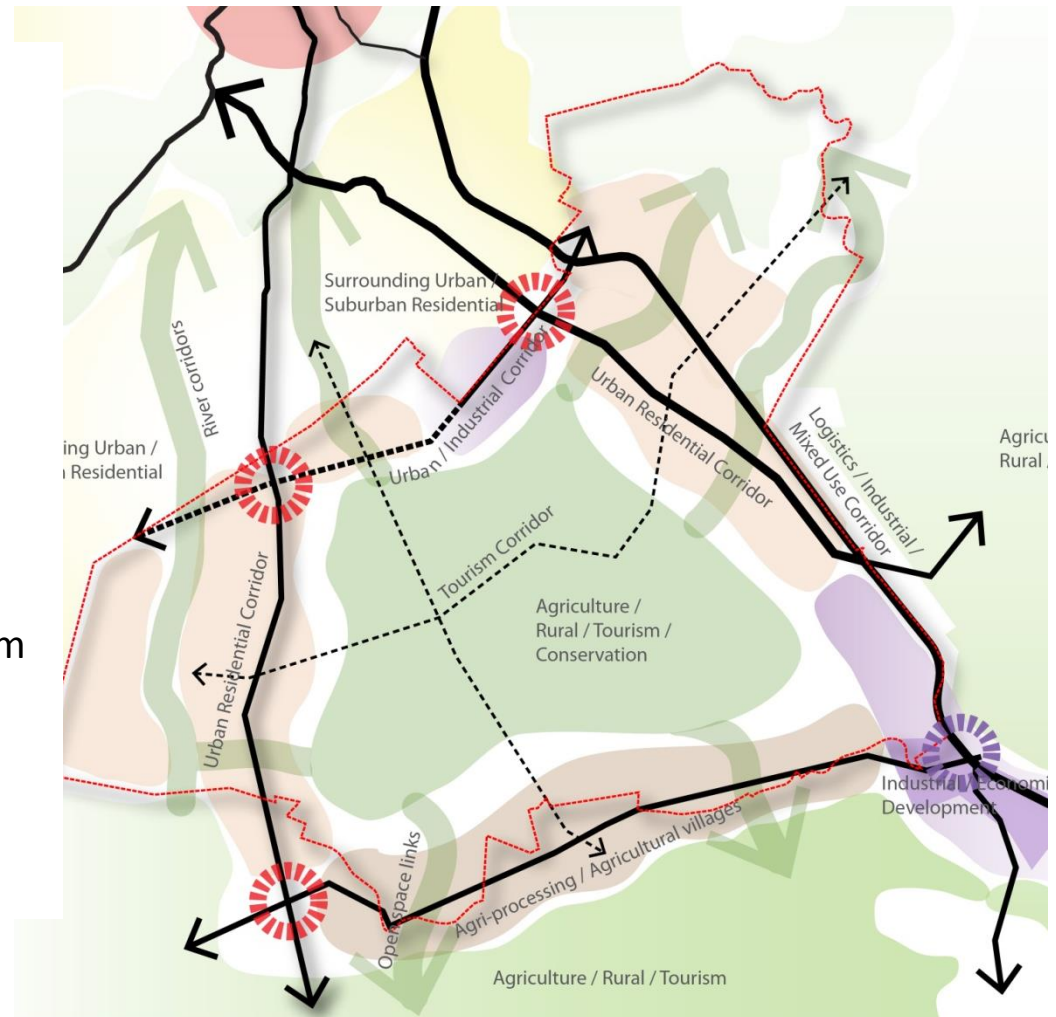


OBJECTIVE:

- Generate spatial frameworks that will both accommodate and guide development and investment in SEDis

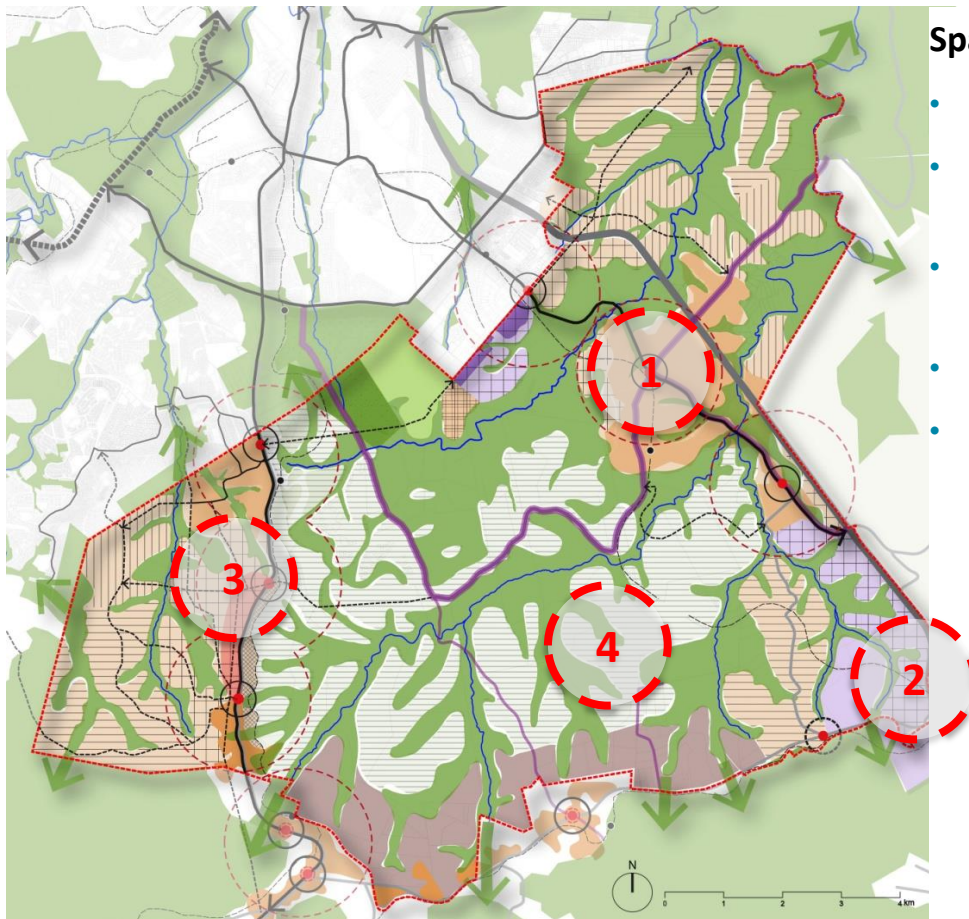
FRAMEWORKS:

- Open Space Framework
- Movement Framework
- Land Use Framework
- Public Space, Landscaping and Built Form Framework
- Infrastructure Framework



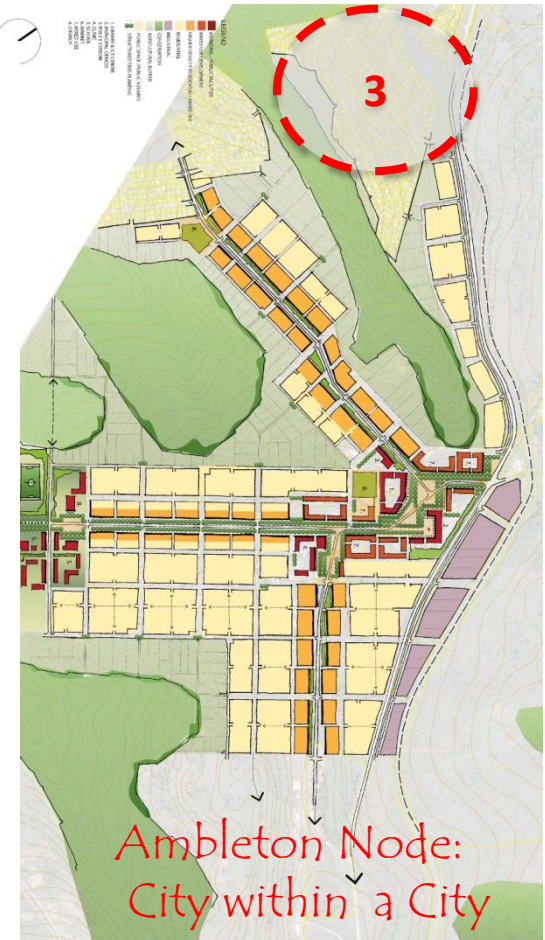
Spatial Planning Priority

Programme 2 : Sedis and N3 Corridor



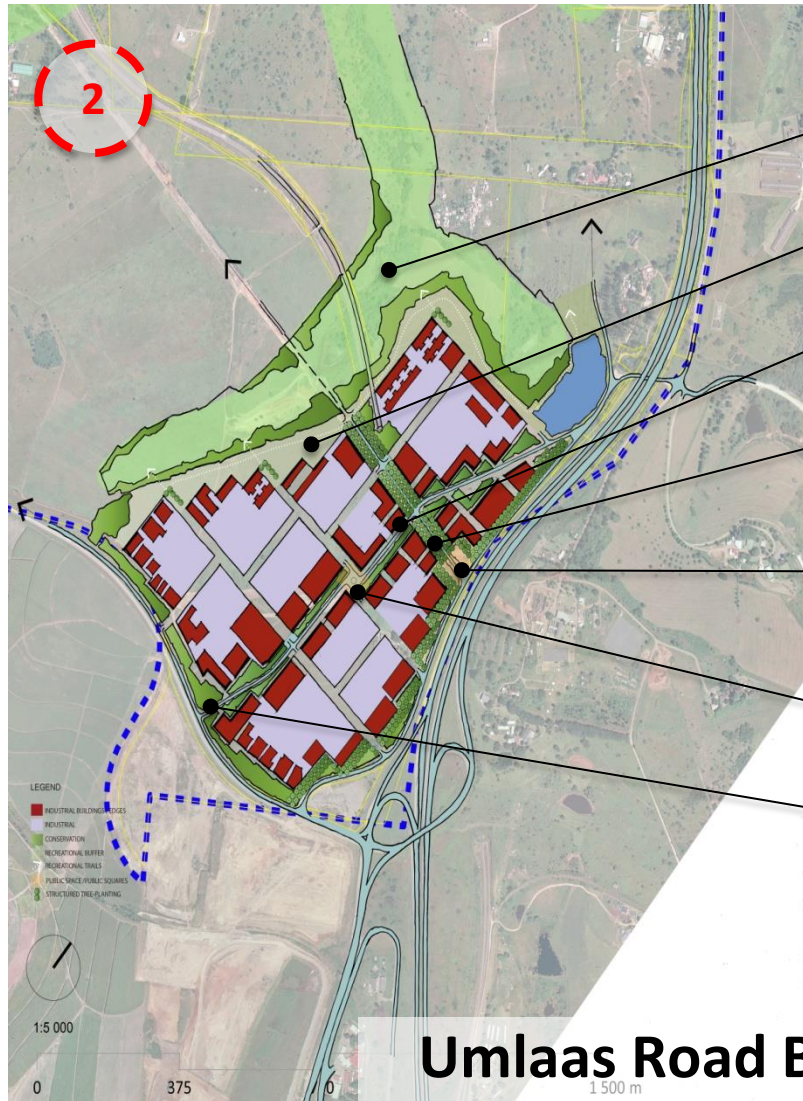
Spatial Interventions:

- **Projects:**
- **1** Ashburton Settlement
- **2** Umlaas Road Business Estate
- **3** Ambleton Node
- **4** Open Space/ Agriculture/ Tourism Interface



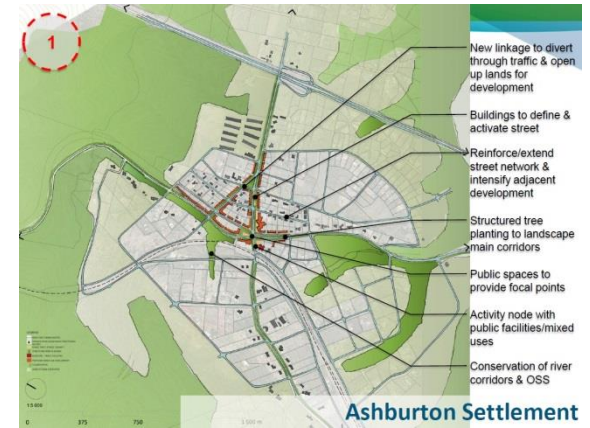
Spatial Planning Priority

Programme 2 : Sedis and N3 Corridor



- Conservation of river corridors & OSS
- Amenity area for industrial estate
- Industrial buildings to define edges
- Structured tree planting to landscape main corridors
- Focal public space at gateway to industrial estate
- Street network to structure development
- Landscaped corridors to provide visual relief from large buildings

Umlaas Road Business Estate

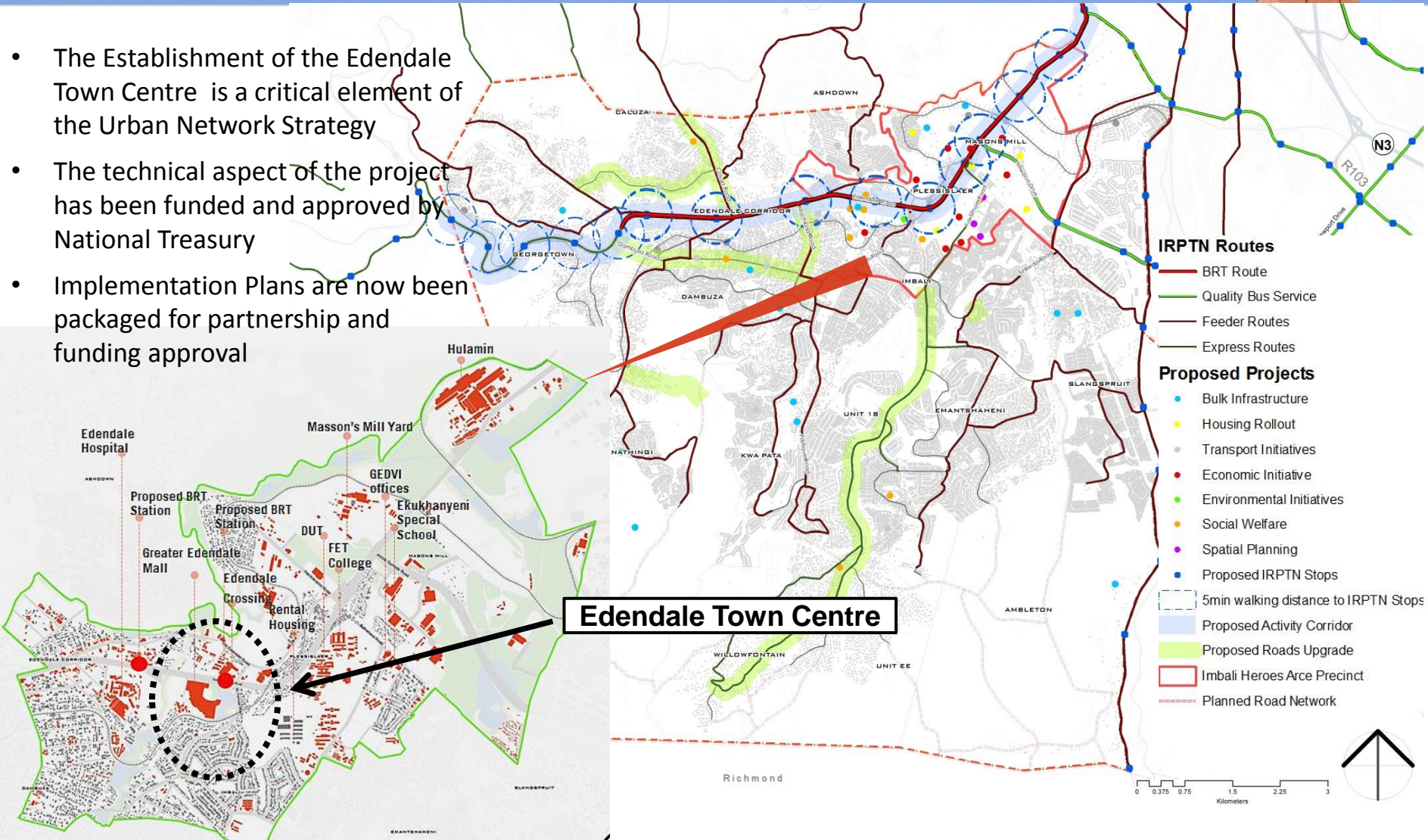


Spatial Planning Priority

Programme 3 : Edendale Corridor: Town Centre

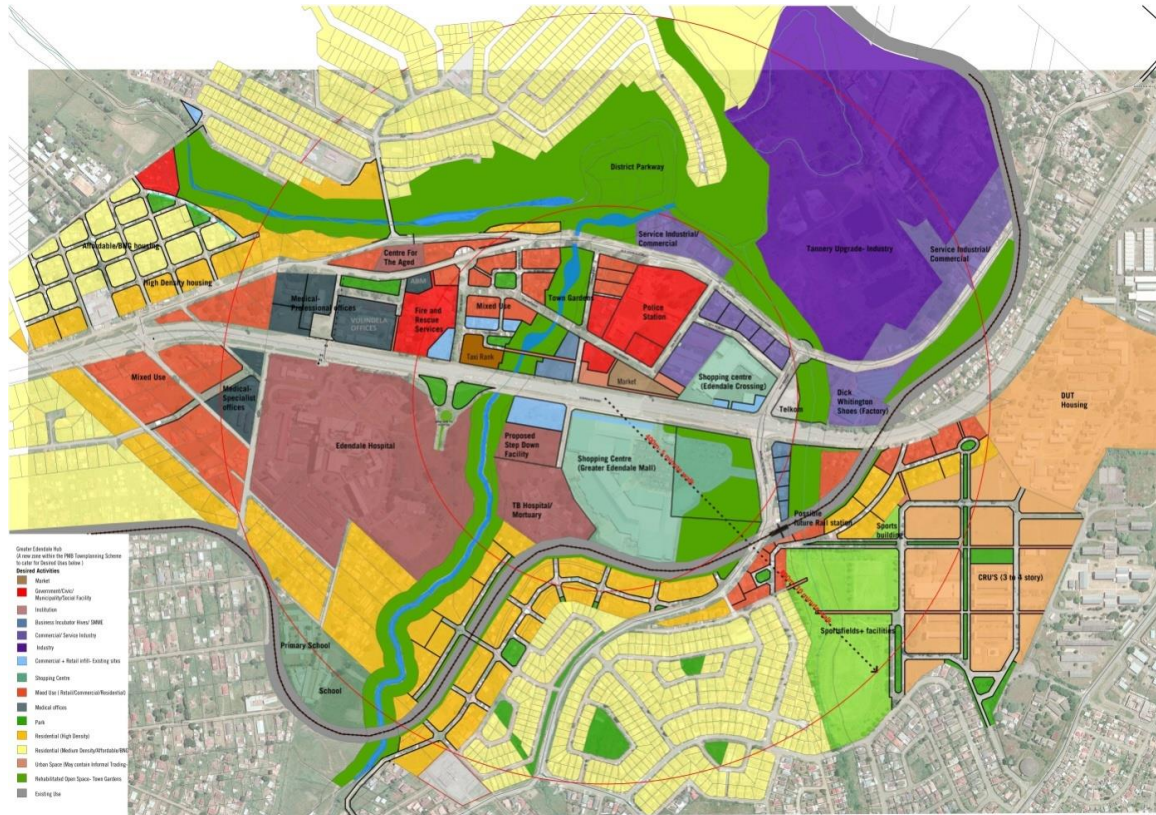


- The Establishment of the Edendale Town Centre is a critical element of the Urban Network Strategy
- The technical aspect of the project has been funded and approved by National Treasury
- Implementation Plans are now been packaged for partnership and funding approval



Spatial Planning Priority

Programme 3 : Edendale Corridor: Town Centre



The total GLA for the entire hub is estimated around 80 940m² which is allocated as follows;

- 11718m² for SMME/Informal Sector
- 27878m² for Commercial Formal
- 41345m² for Residential.
- Approximately 699 units at an average unit size of 55m² are proposed within the Hub.

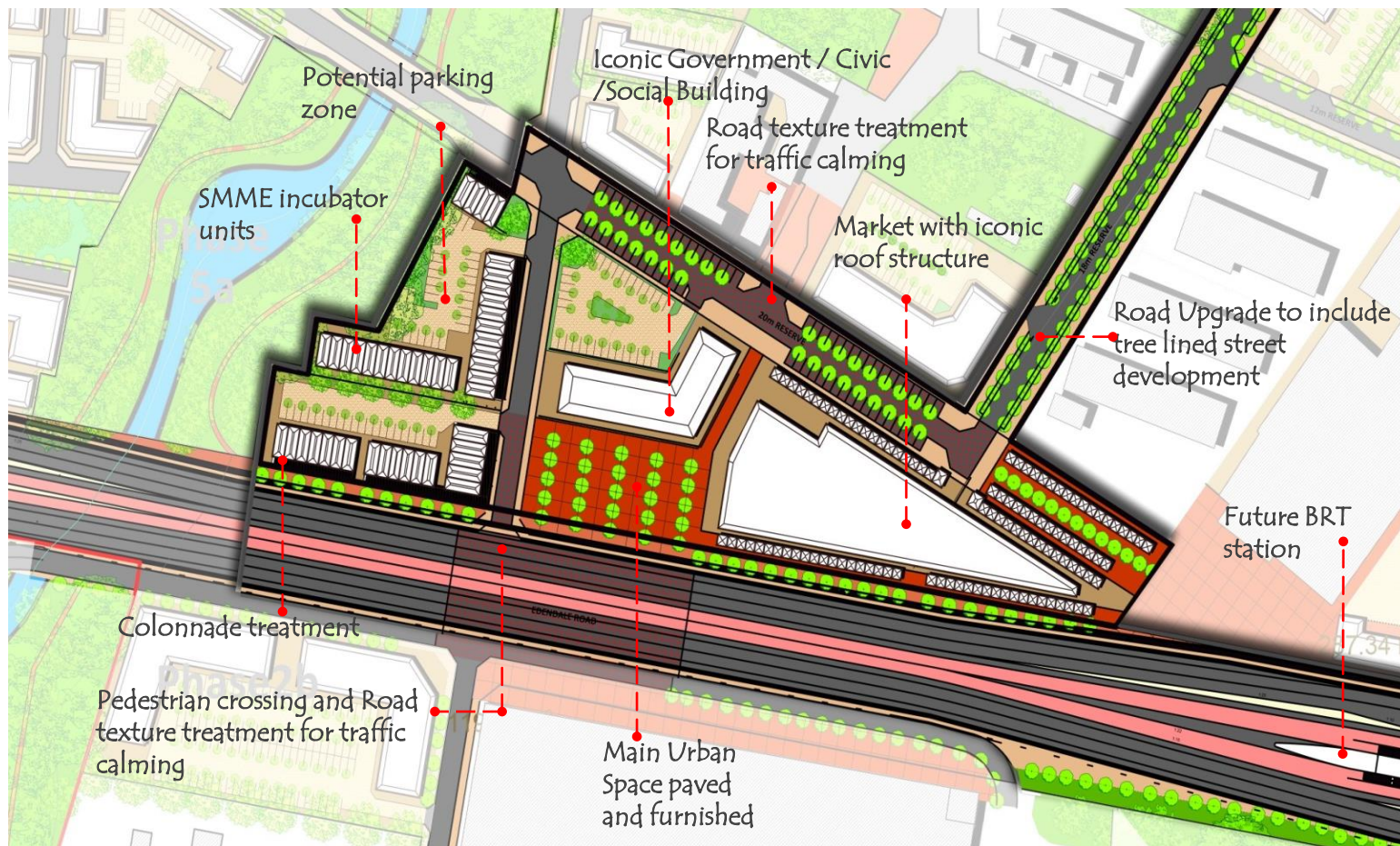


Spatial Planning Priority

Programme 3 : Edendale Corridor: Town Centre



ACTIVATING THE HUB: PHASE 1- GROW THE ECONOMY AND GOVERNMENT PRECINCT



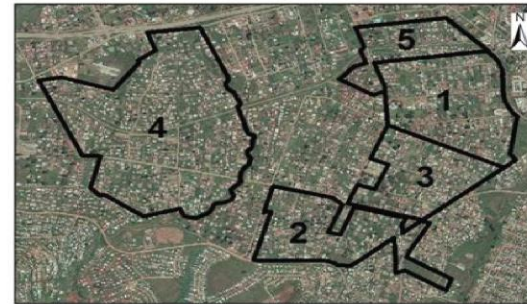
Spatial Planning Priority

Programme 4 : Edendale: Human Settlement



- The Edendale land acquisition, tenure conflict and rectification programme is an ambitious initiative to redress the imbalances of the past and transform the geographic landscape
- To date significant inroads has been made with vast tracks of land now under municipal ownership and over 20 000 deeds upgraded to full tenure
- The Executive has approved five priority housing project along the Edendale Corridor
- The magnitude of this initiative demands the support of relevant role players

Edendale 5 Priority Housing Projects



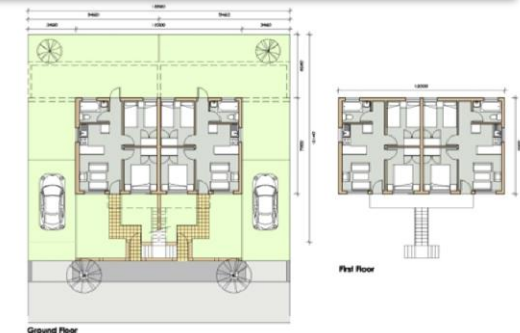
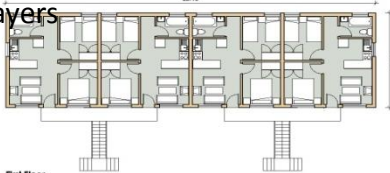
Example: Draft Land Use Framework



Example: Concept



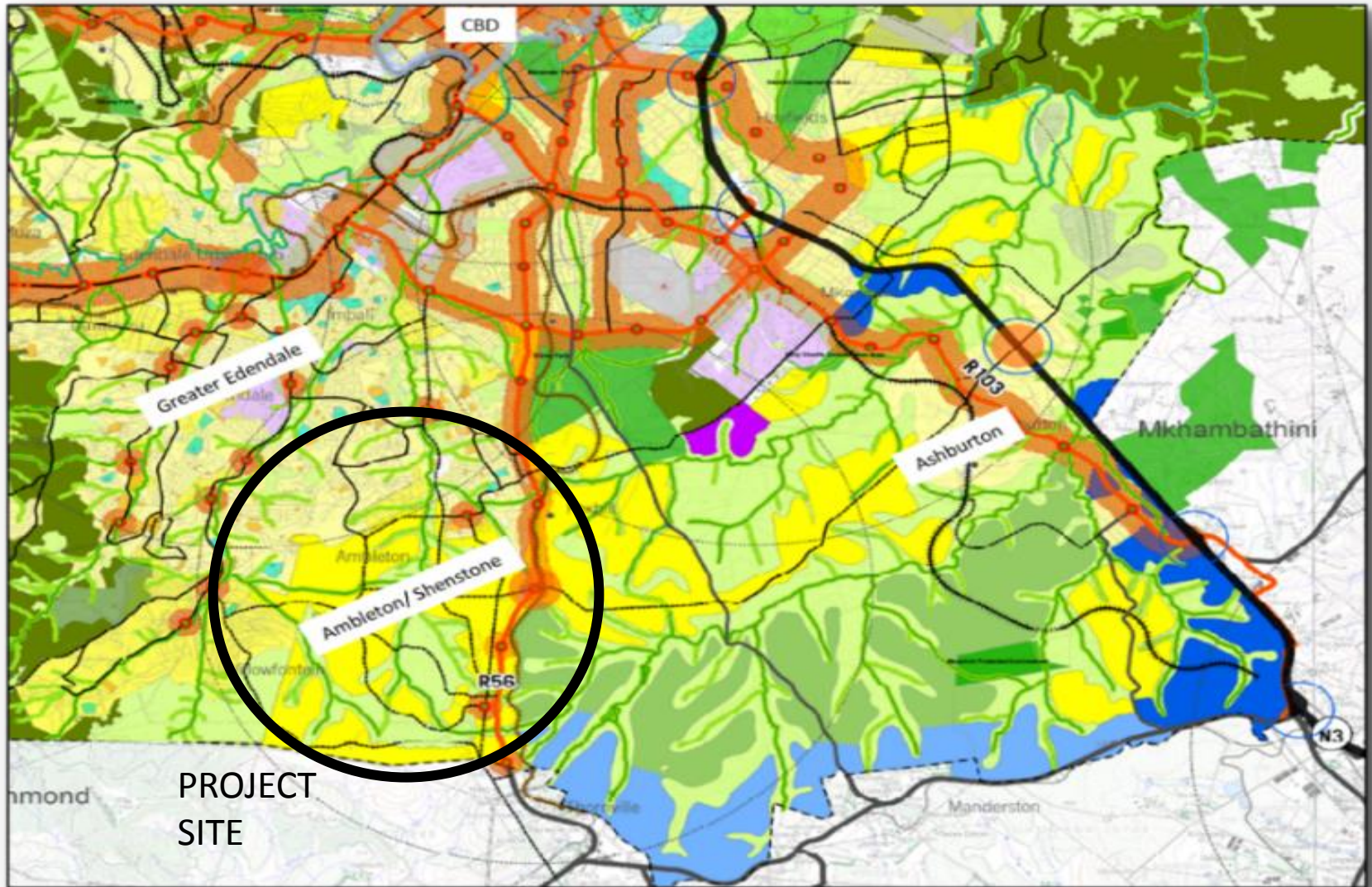
Example: Preliminary Layout



Spatial Planning Priority

Programme 4 : Shenstone City





PROJECT SITE LOCALITY



1. Urban not suburban

2. Streets not Roads

3. Pedestrian Priority

4. Public / Private Space

5. Multifunctional Public Space

6. Mixed Use /Diversity

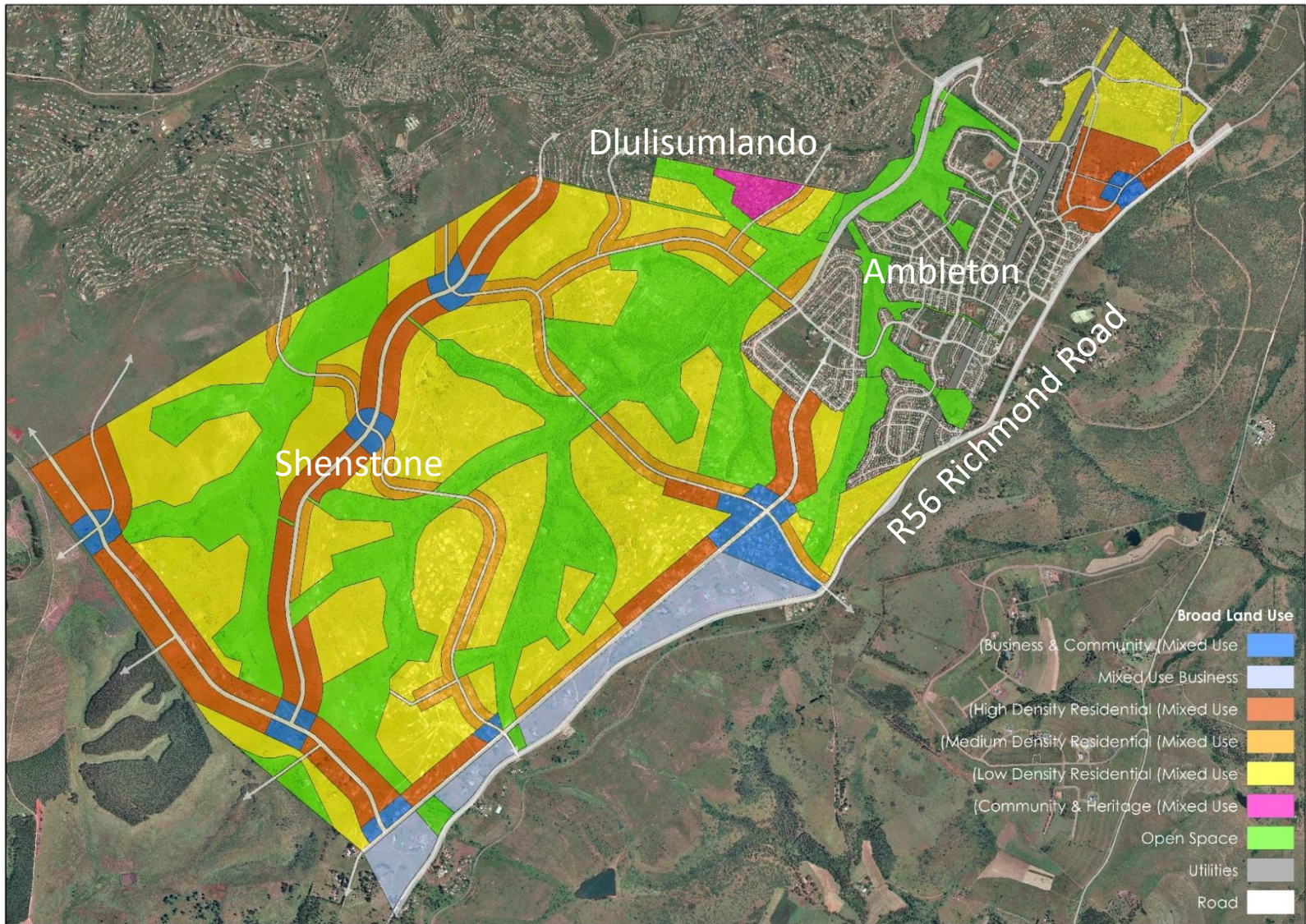
7. Housing Choice

8. Identity / Character

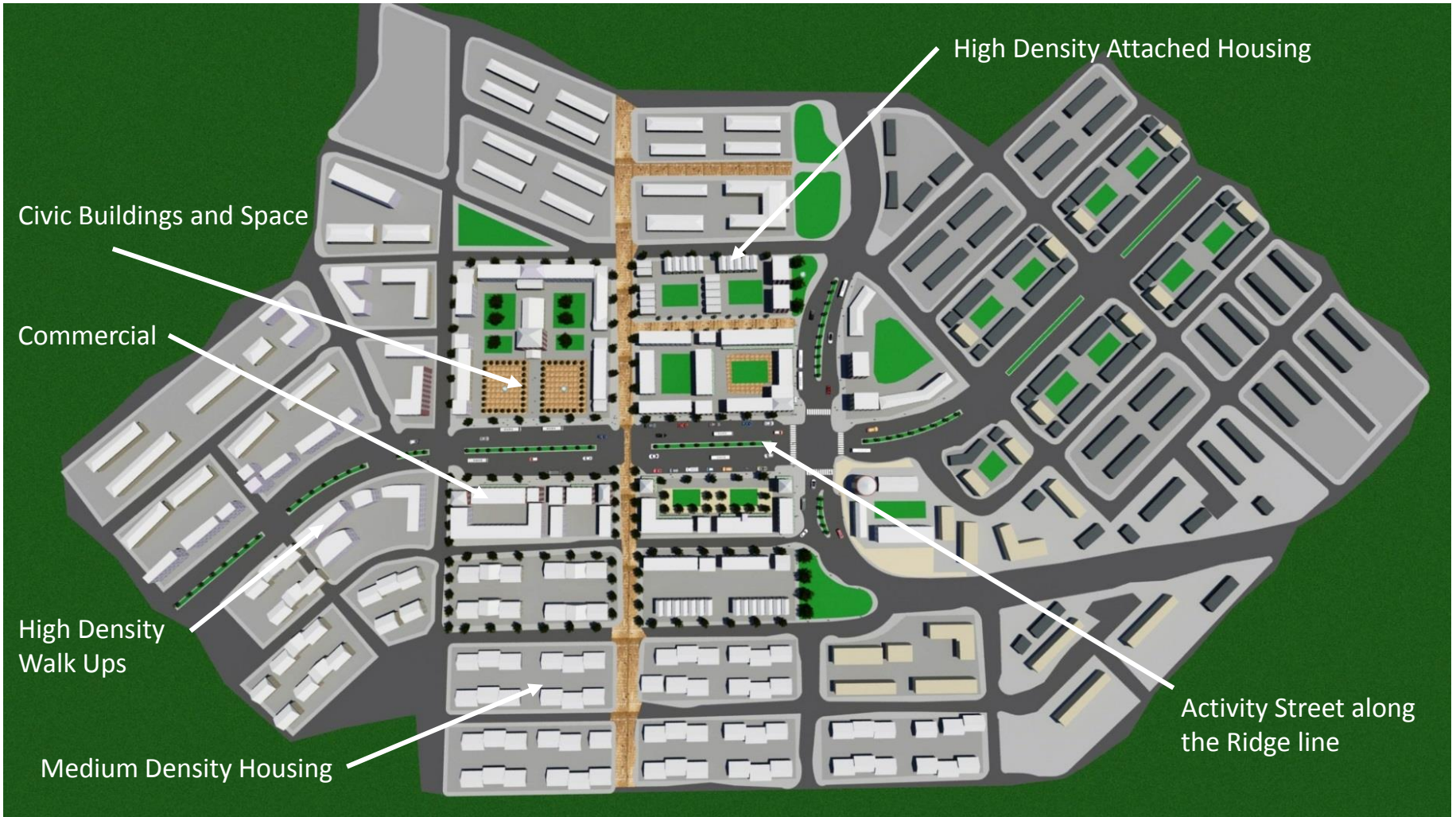
9. Environmental Quality

VISION AND CONCEPT





LAND USE PLAN



PLAN VIEW OF GREENFIELED NODE



AERIAL VIEW OF ACTIVITY STREET AND NODE



AERIAL VIEW OF ACTIVITY STREET AND NODE

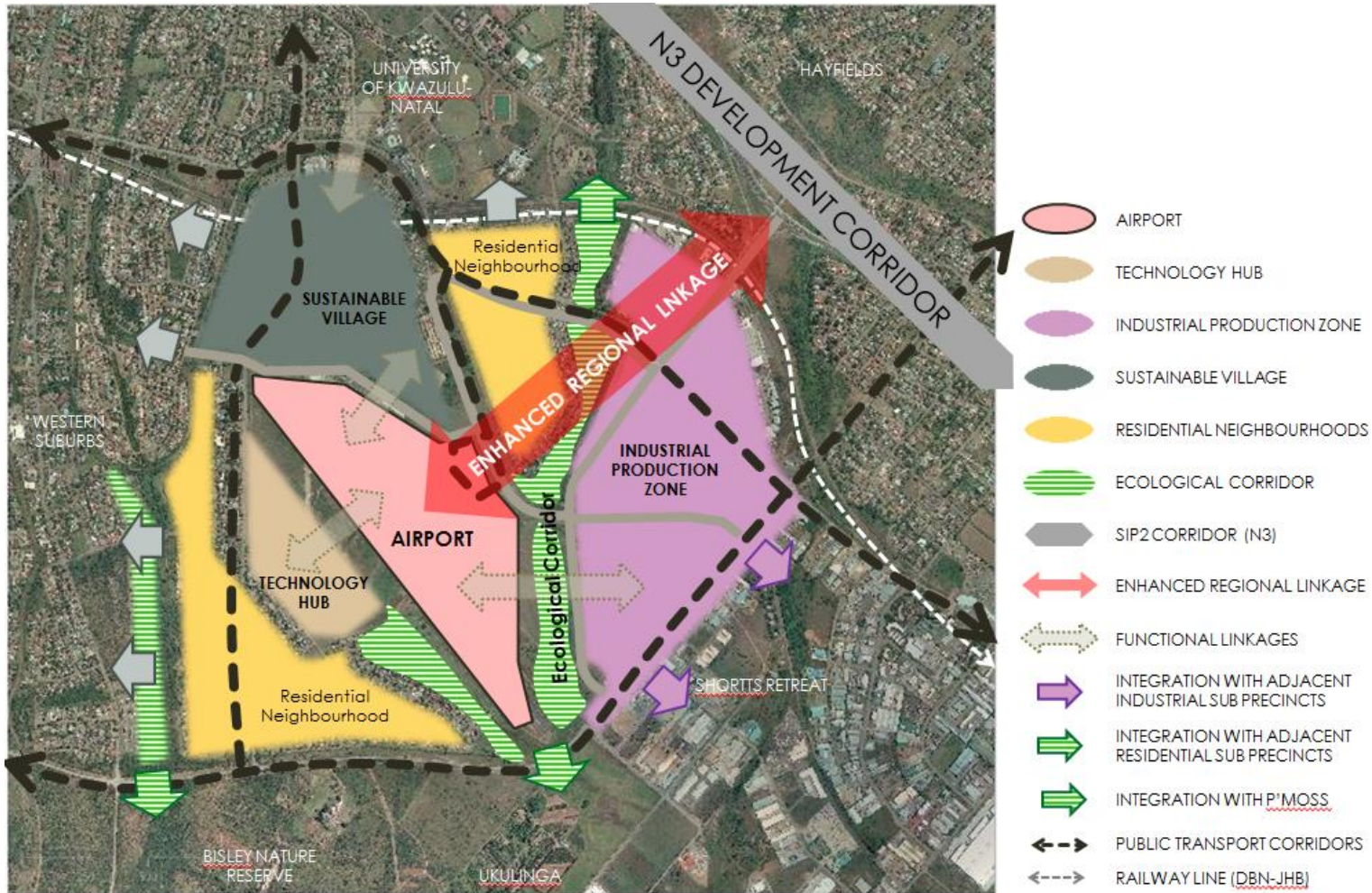
ACTIVITY ACTION PLAN

SHENSTONE CITY DRAFT IMPLEMENTATION PROGRAMME

	2016							2017				2018			
	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
COMMUNICATION PLAN															
<i>Approval by Council of Draft Development Framework</i>															
Approval in Principle of Draft Development Framework															
Circulation of Draft Block Plan to all Municipal Departments															
Circulation of Draft to all relevant non Municipal stakeholders (Eskom, DOT, Education etc.)															
Revision and Refinement of the Draft Development Framework															
Preparation of Estimated Costing and Funding Models															
Approval by Council															
<i>Notify all residents on Site of Intention to Develop</i>															
Notification Process															
Registration of Structures Process															
PLANNING AND DESIGN															
<i>Site Studies</i>															
Topographic Surveys (x represents advertisement for appointment)		X													
Environmental Studies		X													
Land Legal		X													
<i>Bulk Infrastructure Design Work</i>															
Preliminary Engineering Design for Major Roads		X													
Preliminary Bulk Services Design		X													
Revise Estimated Costing Schedule															
<i>First Phase Design</i>															
Layout Planning and Design															
Engineering Design															
Building Design															
AUTHORISATIONS															
EIA															
TIA															
WULA															
Town Planning Establishment Phase One															

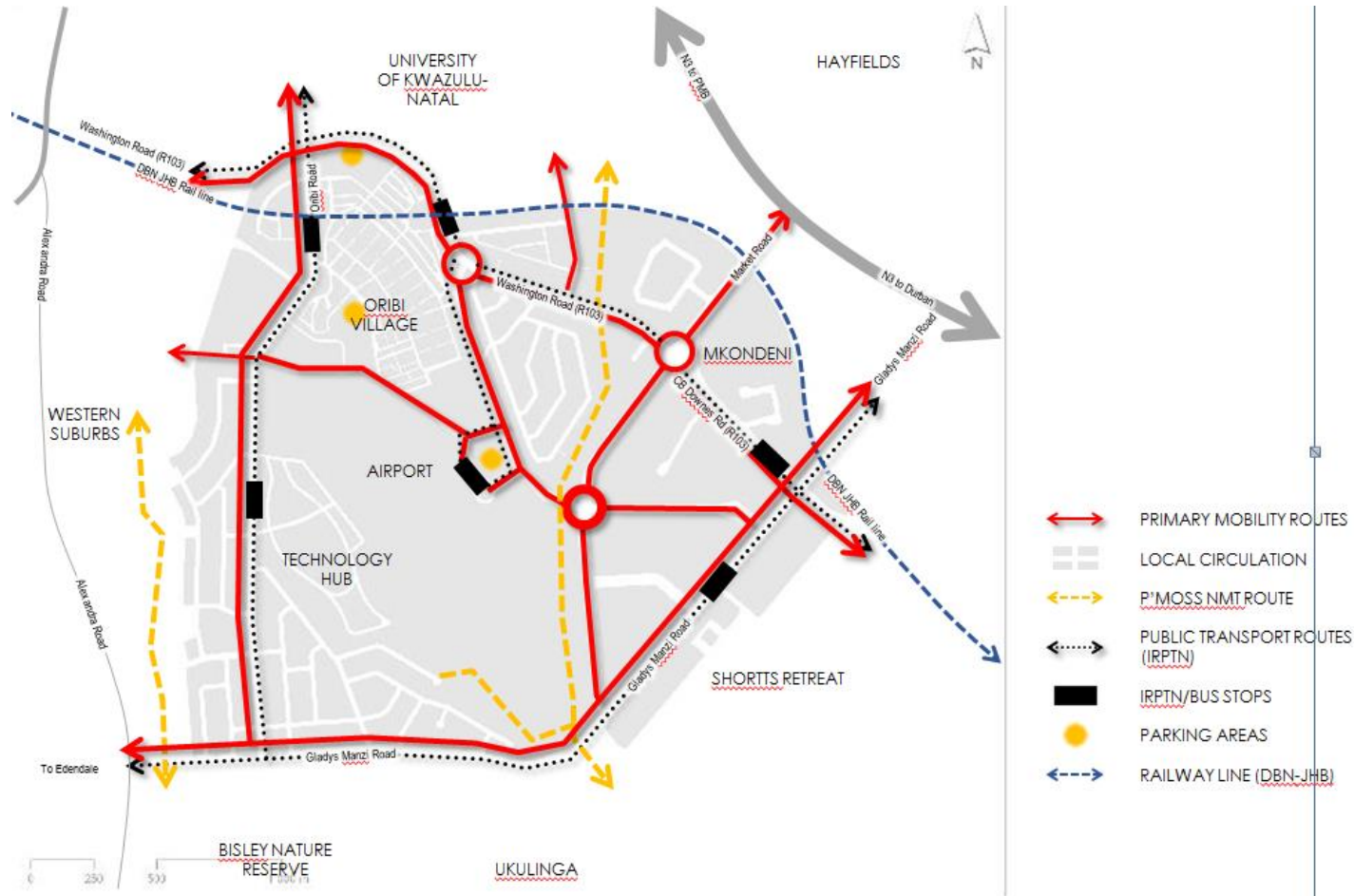
Spatial Planning Priority

Programme 5 : Airport Precinct



Spatial Planning Priority

Programme 5 : Airport Precinct



Spatial Planning Priority

Programme 4 : Airport Precinct

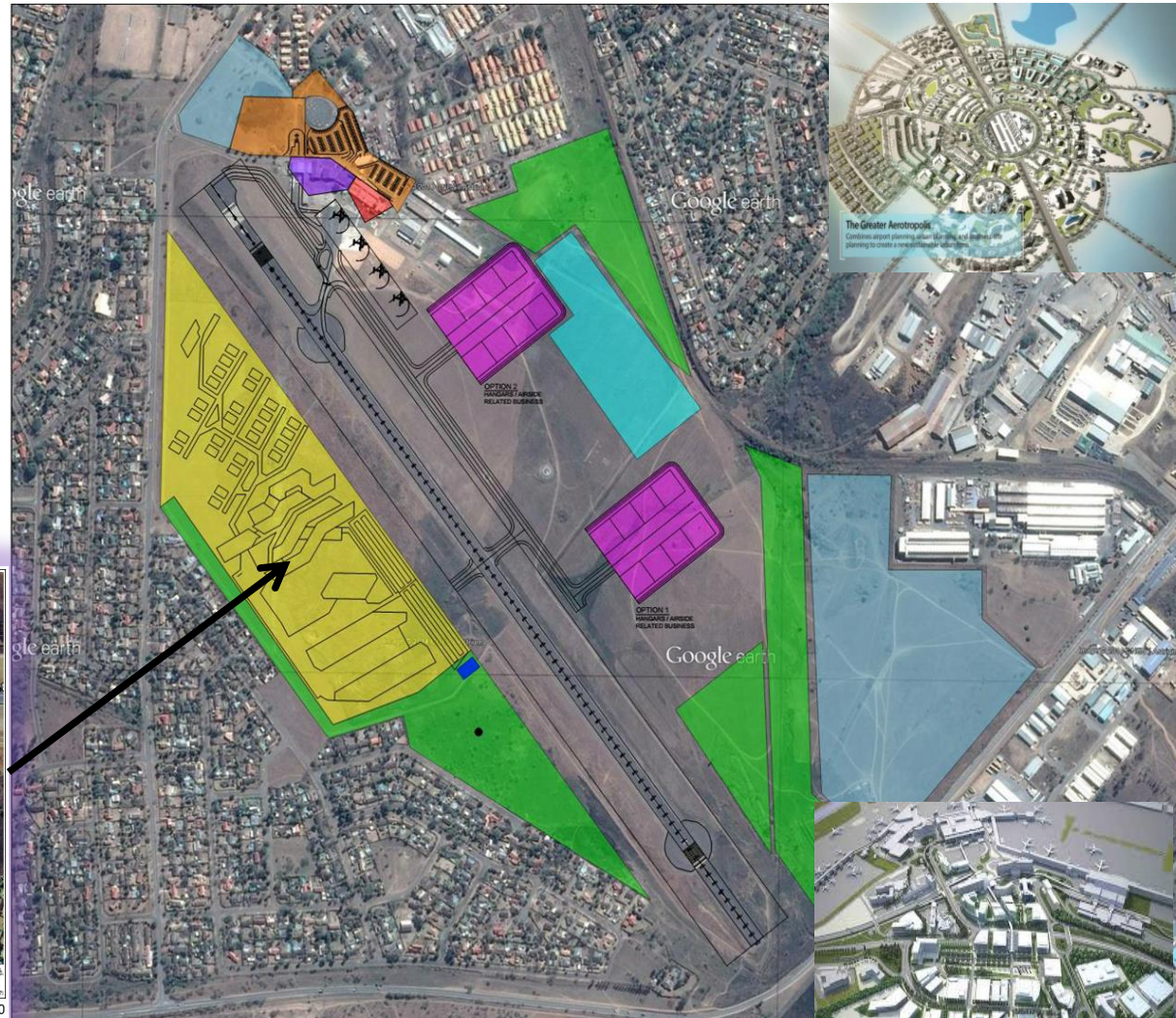
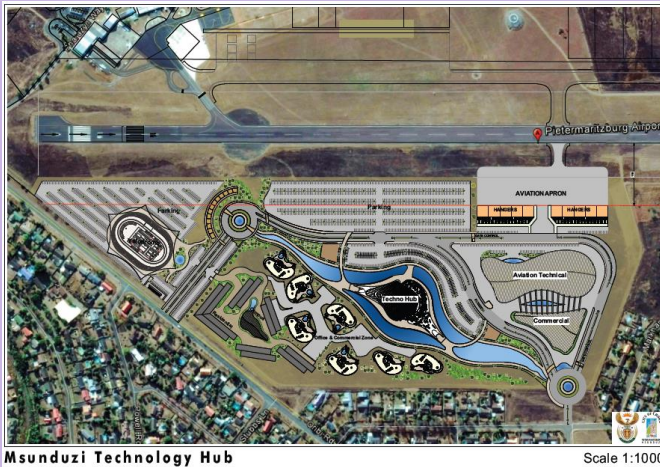


Spatial Planning Priority

Programme 4 : Airport Precinct



- The Airport Precinct is considered and understood as a key focal point required to successfully support the functioning of the N3 Development Corridor, along with the SIP proposals.
- Convert PMB into an Airport City
- To reposition and restructure the competitive and comparative advantage of the PMB Airport in the aviation industry
- To Increase the current capacity, for passengers and to also harness other economic opportunities associated with air movement.



Spatial Planning Priority

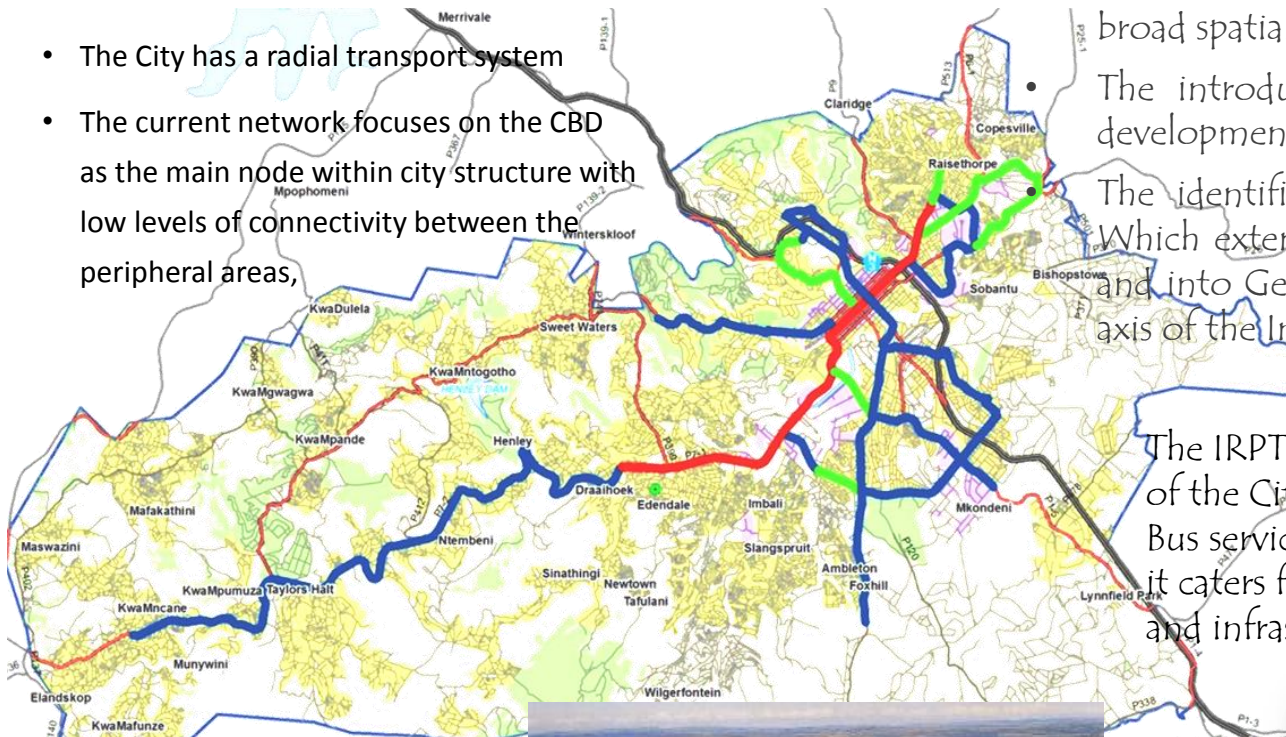
Programme 6 : SDF - IRPTN: Phase 1



- The City has a radial transport system
- The current network focuses on the CBD as the main node within city structure with low levels of connectivity between the peripheral areas,

- The SDF is a schematic plan that indicates the broad spatial intentions of the municipality.
- The introduction of the IRPTN reinforces the development corridors and nodes [as per the sdf]
- The identification and approval of the R.O.W. Which extends from Northdale through the CBD and into Georgetown enhances the development axis of the Integration Zone

The IRPTN addresses the geo-spatial history of the City with a BRT Right of Way, Quality Bus service and MBT feeder service to ensure it caters for demand with appropriate fleet and infrastructure gearing



Spatial Planning Priority

Programme 7: Heroes Arch, Tourism and Investment precinct

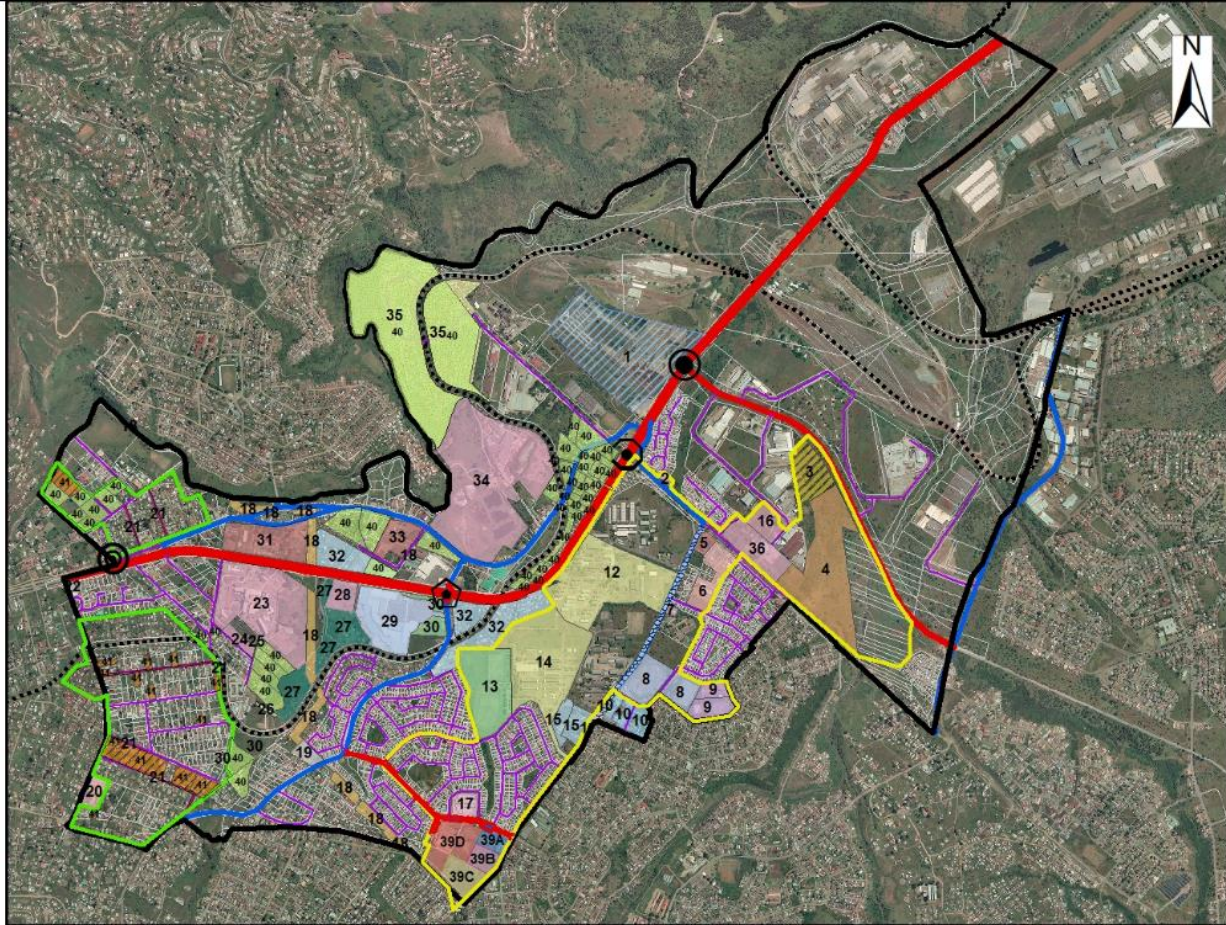


LEGEND

- Intersection Upgrade
- Masons Mill Intersection Upgrade
- Straightening of Sutherland Road
- The Bakery Intersection Upgrade

Investment Pipeline & Partnerships

- 1 - Proposed IRPTN Bus Depot
 - 2 - Proposed Creche
 - 3 - Proposed Private Hospital
 - 4 - Imbali Heroes Acre
 - 5 - GEVDI Offices
 - 6 - Elukhanyoni Special School Upgrade
 - 7 - Manaya Hall Upgrade
 - 8 - Proposed Imbali Stadium
 - 9 - School PDA Application/ State Land Transfer
 - 10 - Proposed Upgrade Of Retail Node
 - 11 - F.J Sithole Road Urban Renewal
 - 12 - DUT Hostel Upgrades
 - 13 - Proposed Regional Sport Facility
 - 14 - Proposed Transnet Lodge into CRU's
 - 15 - Proposed SMMIE Incubator
 - 16 - Proposed Training Centre
 - 17 - Proposed Sub-division of Clinic
 - 18 - Relocate Structures Found Under Powerline
 - 19 - Easton Power Station Upgrade
 - 20 - Henryville Primary School Upgrade
 - 21 - Road Improvements
 - 22 - Bulk-It Store
 - 23 - Edendale Hospital Upgrade
 - 24 - Donation Of Land for Road Construction
 - 25 - Proposed Hospital Road Construction
 - 26 - Proposed Kwapata Bridge Crossing
 - 27 - PDA Application/State Land Transfer
 - 28 - Step-down Facility PDA Application
 - 29 - Edendale Hall
 - 30 - Rehabilitation Wetland
 - 31 - Upgrade Of Municipal Facilities & Services
 - 32 - Proposed Economic Expansion
 - 33 - Police Station
 - 34 - Tannery Upgrade
 - 35 - Pease Valley Housing Project
 - 36 - SLOTV (School Leavers Opportunity)
 - 37 - Thwala Road Upgrade
 - 38 - Imbali Education Precinct
 - 39 - School Site Layout
 - 39A - Commercial
 - 39B - Library
 - 39C - Residential CRU's
 - 39D - School
 - 40 - Properties Identified for Land Acquisition
 - 41 - Properties that have been Expropriated
- Housing Projects Boundaries
- Precinct Boundary
- Road Network
- Primary Road Network
 - Secondary Road Network
 - Tertiary Road Network
 - Existing Rail Network
 - Cadastral



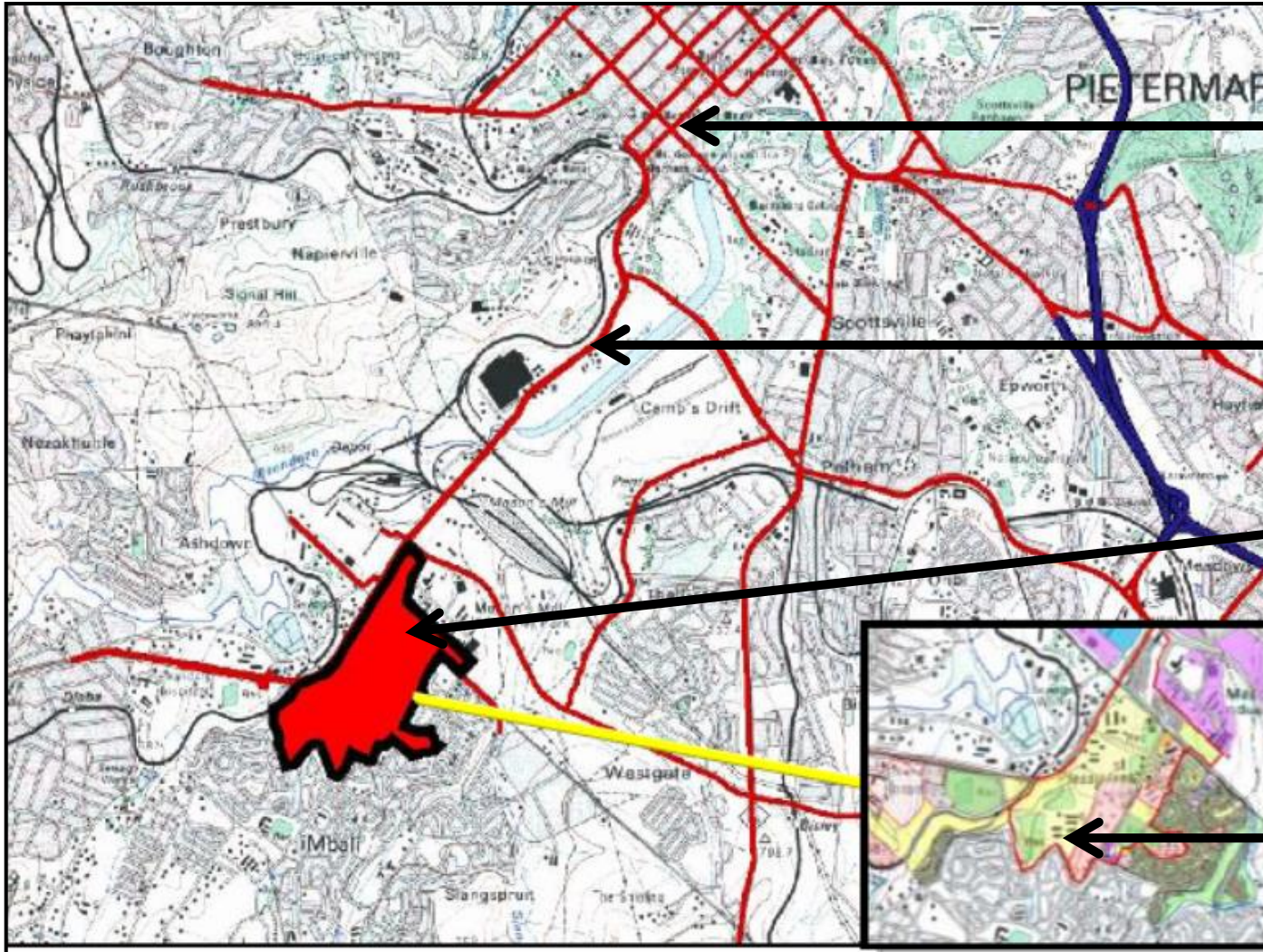
PROJECT:	NDPG : Urban Precinct Plan
MAP TITLE:	Investments & Partnerships
MAP NUMBER:	UPP 9
DATE:	19 August 2014

DISCLAIMER:
The Municipal GIS Unit is in no way responsible for the accuracy or completeness of data here presented. Therefore in no event will the Municipal GIS Unit be held liable for damages, including loss of profits or consequential damages arising from the use of information herein.

Scale: Not To Scale



Strategic Location



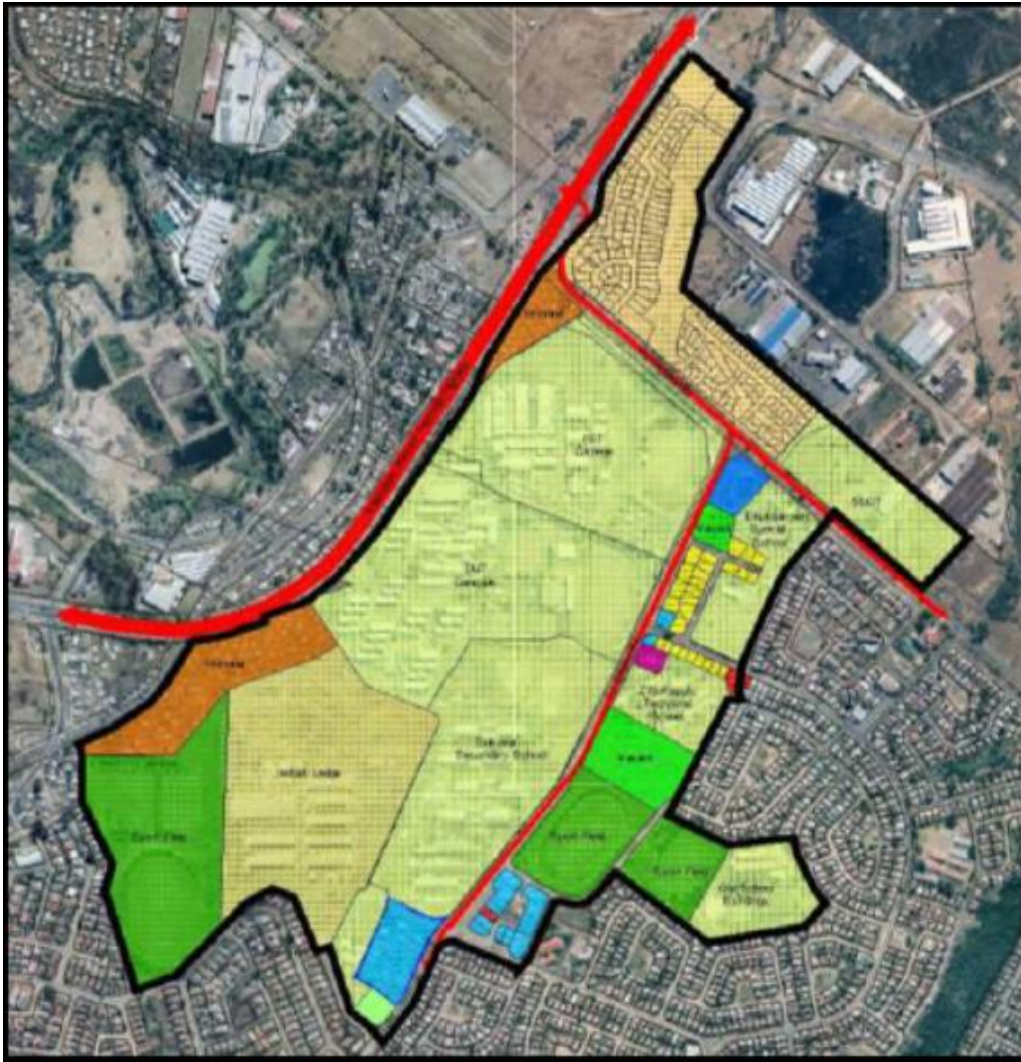
CBD in relation to Edendale

Edendale road linking CBD and Edendale

Project area, Imabli located within Edendale

Imabali Tourism and mixed Investment precinct

Existing Status quo/ Land use analysis



Residential land uses are found in this area where the wire-wall replacement project is taking place. Other informal settlement areas are located at the entrance to the precinct, and at the back of the Imbali Lodge.

The GEDI offices

The strong educational character is evident from the amount of educational facilities, such as the Plessislaer FET campus, the Indumiso campus of the DUT, the Sukuma Secondary school, SLOT, Zibukuzulu Technical School, and Ekhukayeni special school. The abandoned mini-factory buildings were used as a technical college.

The Manaye Hall

There are sports fields in the precinct, like the Imbali sports fields, and the sports field along FJ Sithole.

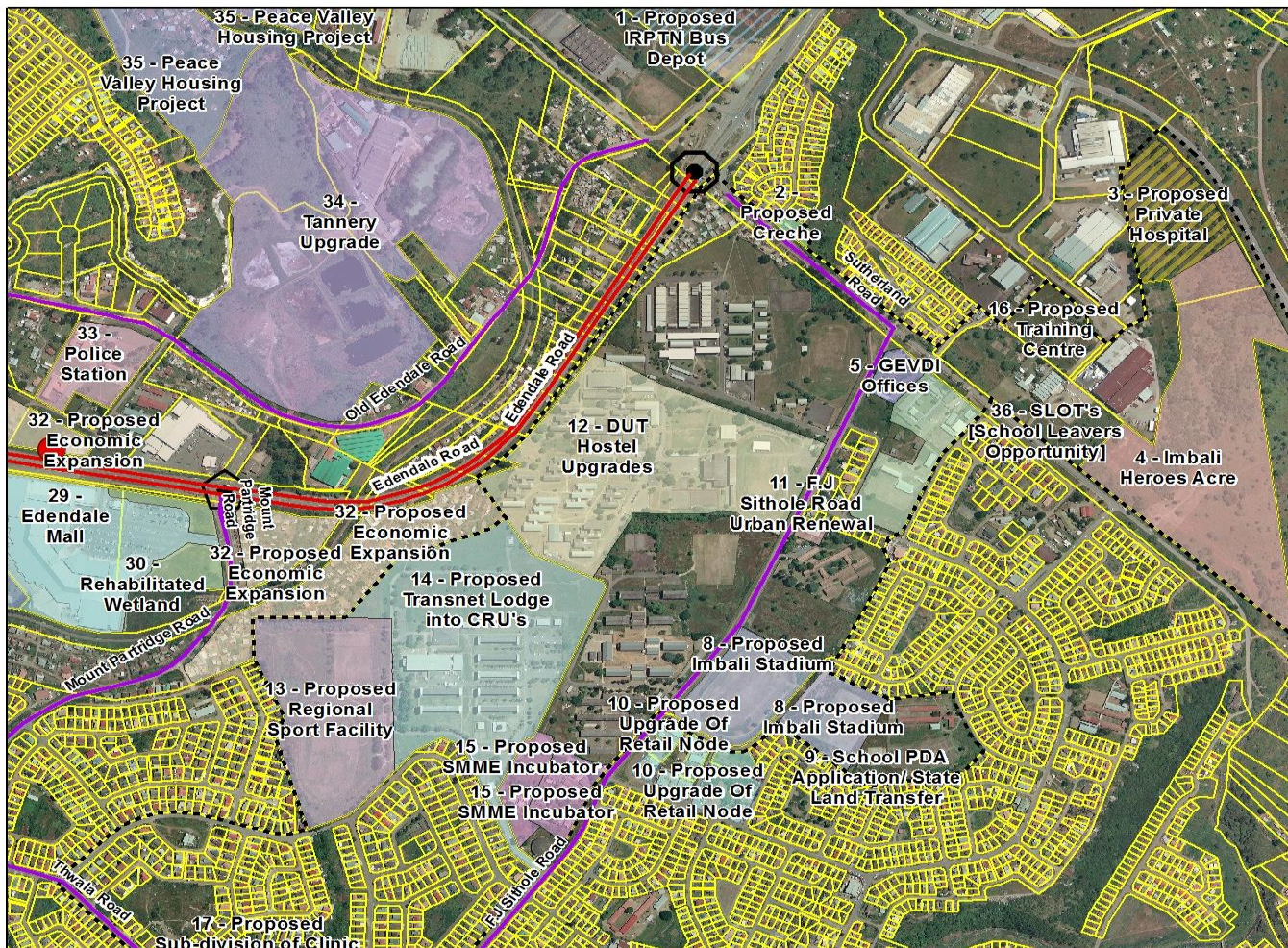
Vacant land along FJ Sithole and at the back of the Sport/soccer field

The current shopping facility in the precinct, which are dilapidated

Proposed Concept







Imbali Tourism & Investment Precinct


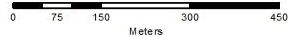



CITY OF CHOICE

PIETERMARITZBURG
M S U N D U Z I
GREATER EDENDALE VULINDLELA
DEVELOPMENT INITIATIVE
[GEVDI]

LEGEND

- Edendale Town Centre
- Edendale Road
- Road Linkage Projects
- Education Precinct Area
- Intersection Upgrade
-  Intersection Upgrade
-  Masons Mill Intersection Upgrade
-  Straightening of Sutherland Road
-  The Bakery Intersection Upgrade
- Reg Cad Jun2016


1:10 000


Title	Imbali Tourism Precinct
Map Number	
Date	14 October 2016

Priority Project 1: Upgrade of Manaya Hall



MANAYE HALL VANDALISED & LATER FENCED
INTO THE SCHOOL

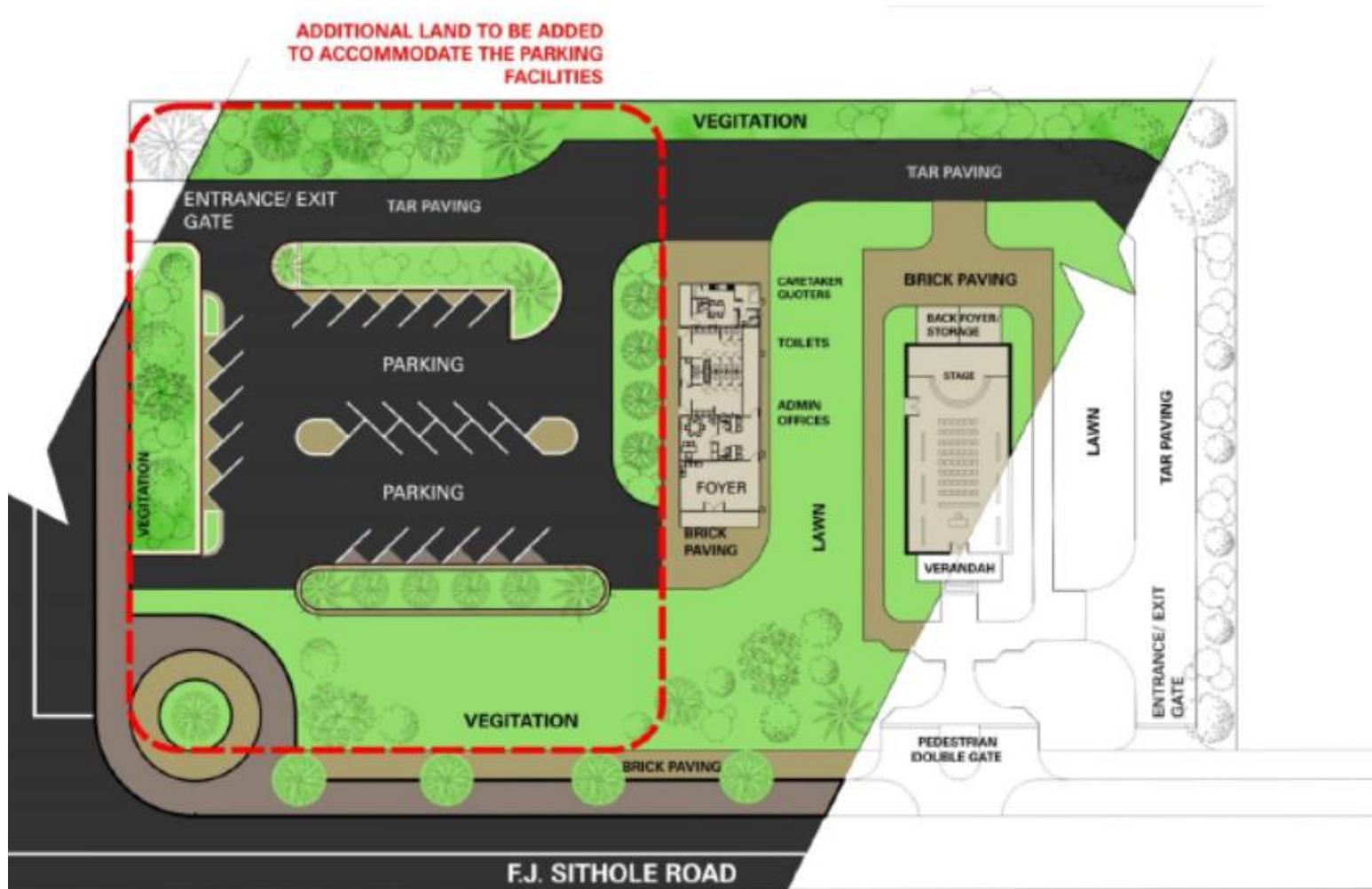
(Pic in 2011)



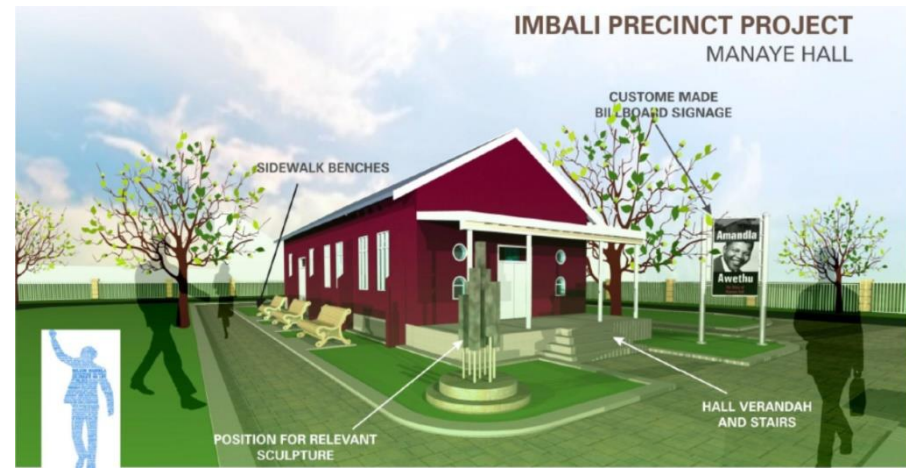
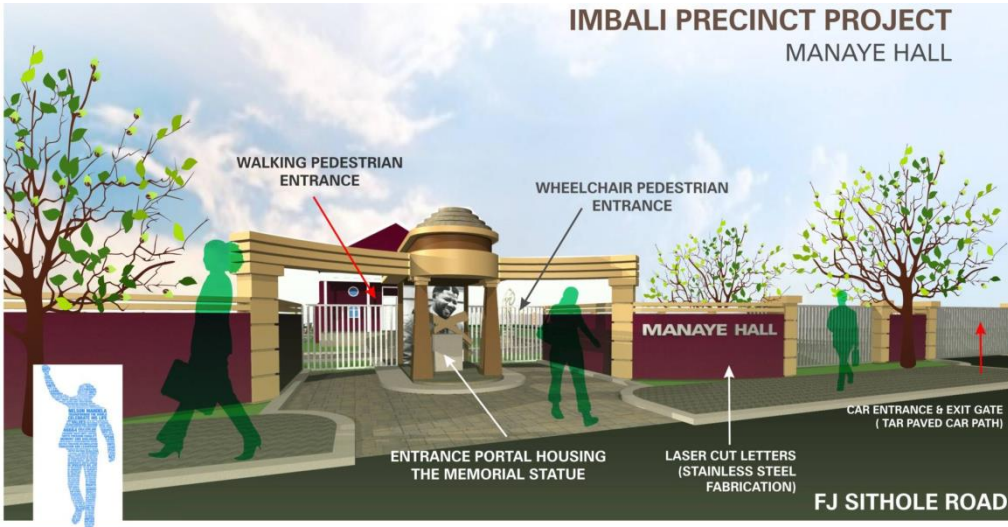
Minor Renovation by Msunduzi in 2012



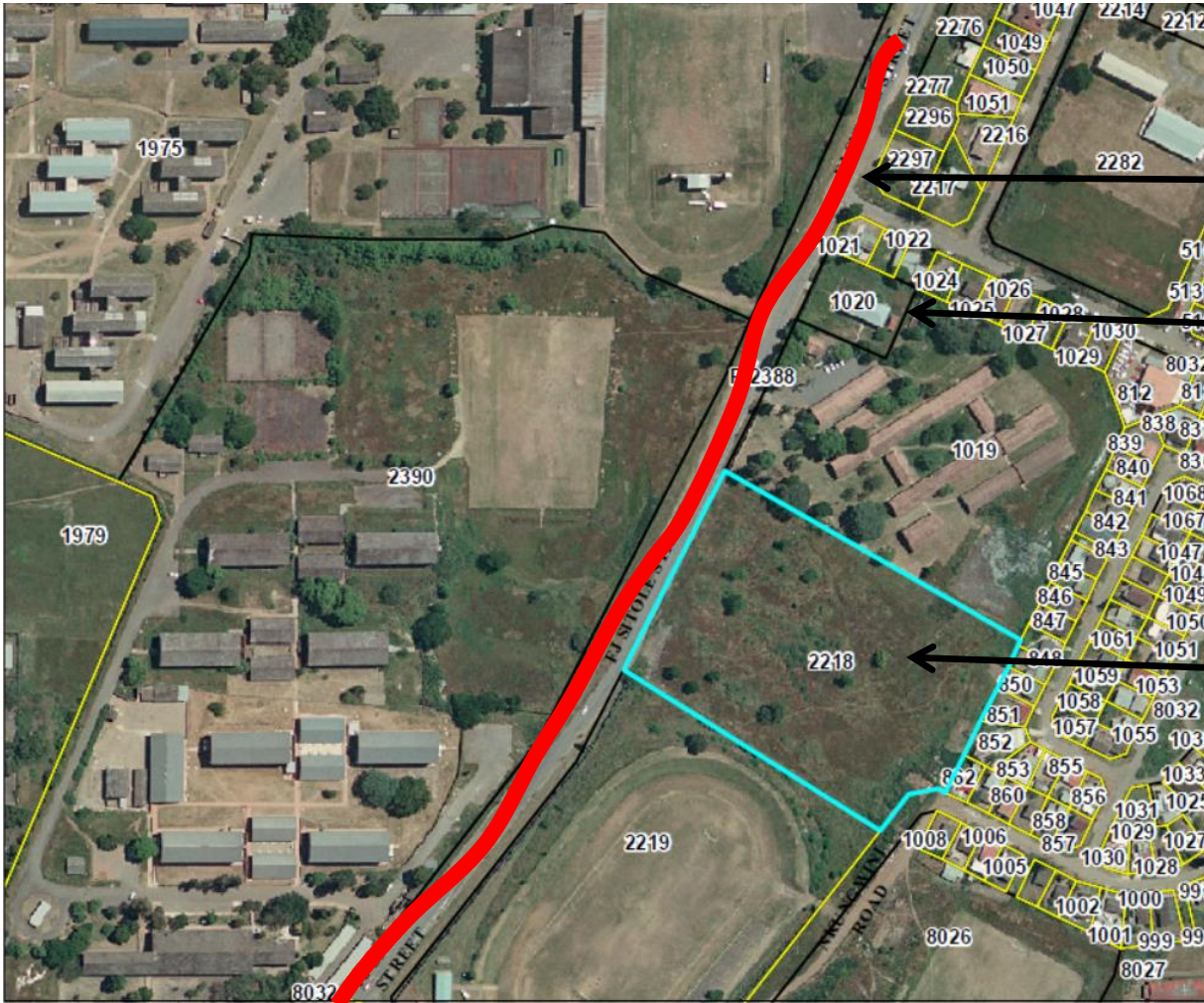
Proposed upgrade Manaya Hall and Surrounds



Proposed upgrade Manaya Hall and Surrounds



Priority Project 2: Youth Enterprise Park



F J Sithole Upgrade

Manaya Hall Upgrade

Site for the Youth Enterprise Park

Priority Project 2: Youth Enterprise Park



Priority Project 2: Youth Enterprise Park



BARBER CONTAINER UNIT

YEP



CAFE CONTAINER UNIT

YEP



CLOTHING CONTAINER UNIT

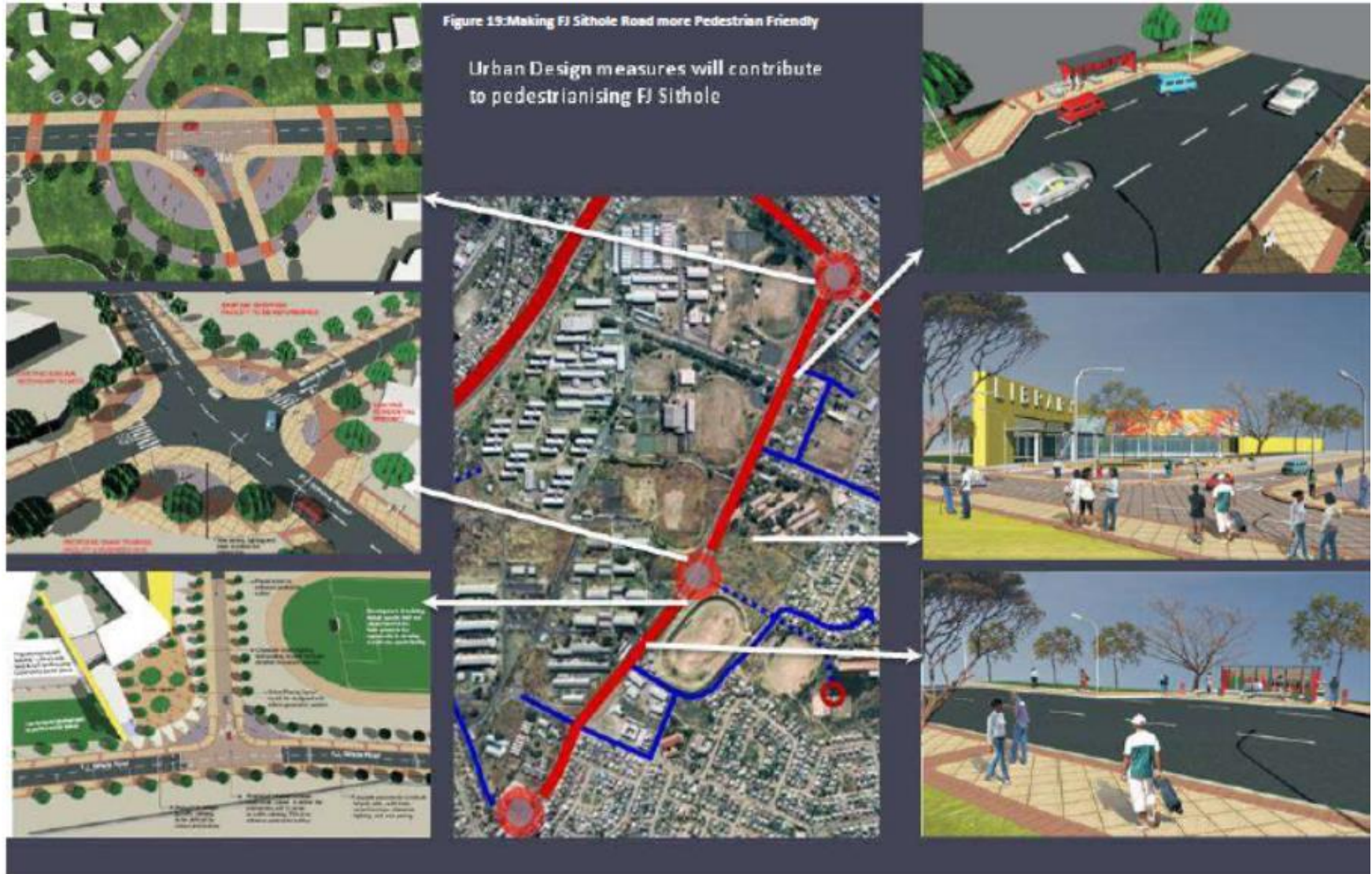
YEP



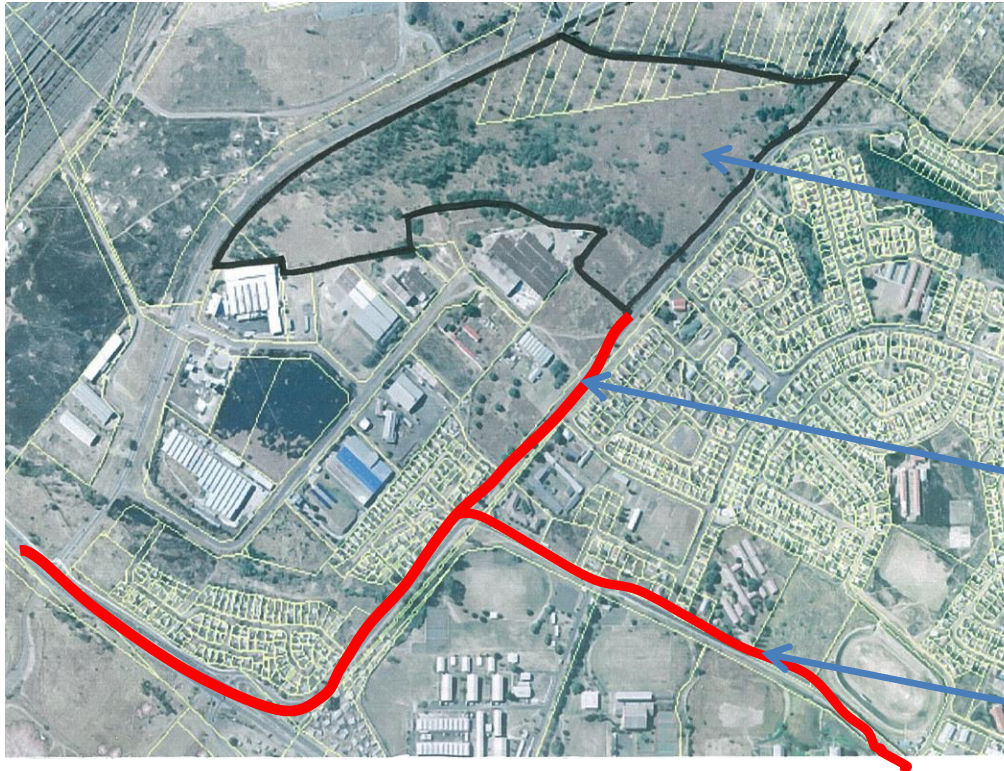
SPLIT CONTAINER UNIT

YEP

Priority Project 3: F J Sithole Upgrade



Priority Project 3: Heroes Arch



Heroes Arch
Upgrade

Sutherland road

F J Sithole

Priority Project 3: Heroes Arch



Proposed upgrade of Heroes Arch Cemetery





Thank You
Questions???

