



*Ncambedlana  
Local Spatial Development Framework (LSDF)*

*Report 1738E/05*

*June 2022*

*Assisted By :*



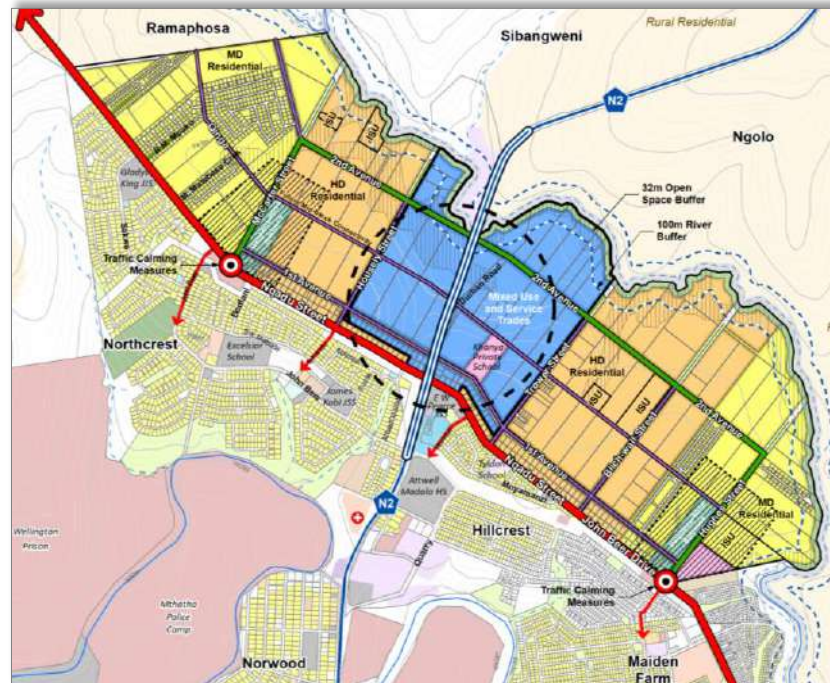
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# Ncambedlana Local Spatial Development Framework (LSDF)



## Executive Summary

Report 1738E/06

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## Executive Summary

### 1. Background to the Ncamedlana Local Spatial Development Framework

A Local Spatial Development Framework (LSDF) is an important Municipal Policy instrument provided for in legislation. Spatial development planning is a process to co-ordinate and optimise human activities, which require physical space or have an impact on physical space. Physical planning is therefore a public sector function which aims to promote public investment and regulatory frameworks within which private sector and public sector decision making and investment can take place.

### 2. Legislation

LSDF's are statutory plans, which by their very nature reflect the agreed spatial values, principles and proposals according to the future development visions and policies of the communities residing within each municipality. This spatial reflection of the IDP represents an important social compact which should be paramount in assessing where development should be permitted, or not permitted, in any area of the municipality.

The Ncamedlana LSDF is prepared within the context and principles of the :

- Spatial Planning & Land Use Management Act, 2013 (Act 16 of 2013) and Regulations (SPLUMA)
- KSD Spatial Planning & Land Use Management (SPLUM) By-laws (No. 3742, dated 3 October 2016)

#### ▣ **Spatial Planning and Land Use Management Act (SPLUMA)**

Section 22(1) and (2) of SPLUMA confirms the status of Municipal Spatial Development Frameworks and procedures for decision making and requires

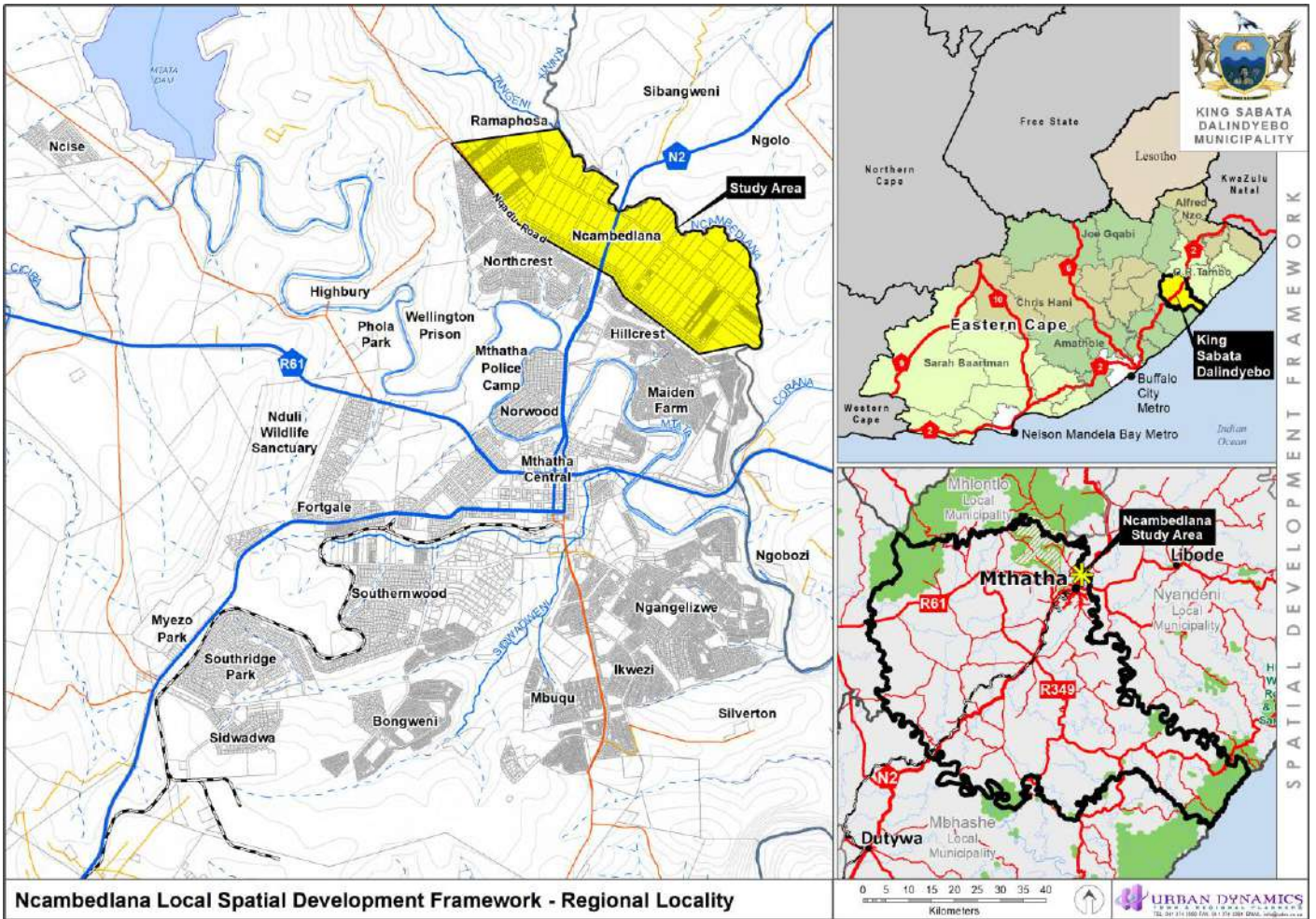
*"a Municipal Planning Tribunal or any other Authority required or mandated to make a land development decision in terms of this Act or any other law relating to land development may not make a decision which is inconsistent with the Municipal Spatial Development Framework".*

### 3. Study Area Overview

Ncamedlana Township is situated on the north eastern side of the Umthatha CBD and bordered by the Ncamedlana River to the north. The area comprises mostly of vacant farms (small holdings), single residential properties and a number of recent subdivisions (densification). In recent years this area has experienced development pressure for growth where owners of some of the small holdings have made their properties available to private developers for township development. The municipality has an obligation to create an environment for this type of development to happen in a structured manner, taking into consideration appropriate land uses and the necessary amenities to service the densified / urbanisation. An LSDF is therefore critical to guide development and introduce equitable conditions for landowners / developers which will ensure sustainable settlements.

The boundaries of the nodal area will have the Ncamedlana River to north, the Corona River to the east, Nqadu Road to the south and a portion of the northern commonage to the west/north west.





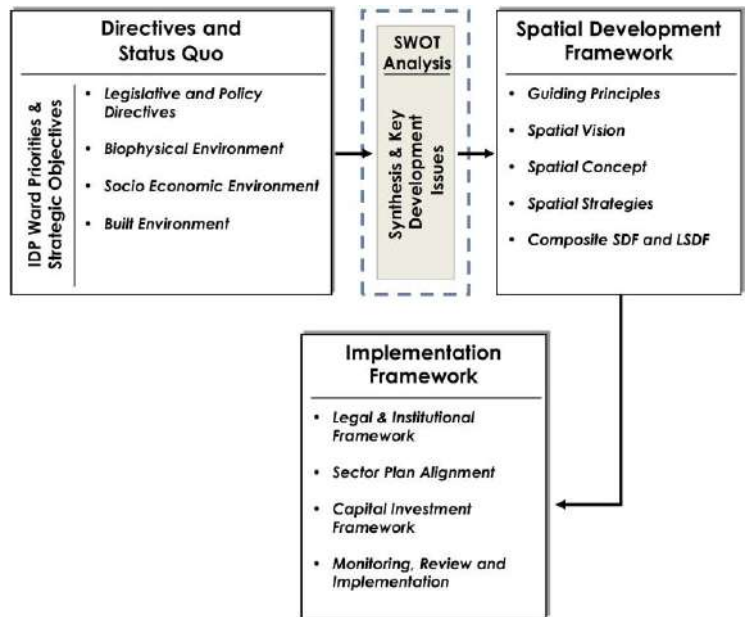
#### 4. Methodology & Report Structure

The Ncambedlana LSDF Methodology is based on an incremental approach and is strongly guided and directed through National Guidelines, Provincial Context and informants on various levels of Government and civil society. The methodological approach and report structure is aligned to fulfil the terms of reference, objectives and vision of the Ncambedlana LSDF.

Report
<b>Chapter 1 :</b> Background & Context
<b>Chapter 2 :</b> Policy Context & Vision Directives
<b>Chapter 3 :</b> Analysis & Synthesis
<b>Chapter 4 :</b> Spatial Development Framework
<b>Chapter 5 :</b> Implementation Framework
<b>Chapter 6 :</b> Monitoring & Review

## 5. Synthesis & Key Development Issues

Based on the status quo assessment, the following opportunities and constraints relevant to the study area have been identified.



The KSD IDP (2021/2022) identified the following key issues in Wards 9 and 13.

Ward	Priorities
9	1. Road Construction and maintenance 2. Community halls 3. Mobile police Station 4. Job opportunities 5. LED and agriculture
13	1. Community Hall 2. Water & Sanitation 3. Construction of Access Roads 4. Agriculture and farming 5. Electricity (High Mast Lights)

The LSDF SWOT Analysis identified the following strengths, opportunities, weaknesses and threats :

Strengths / Opportunities	Weaknesses / Threats
<ul style="list-style-type: none"> <li>Precinct falls within the Mthatha urban edge and within walking distance from the Mthatha CBD</li> <li>Mthatha falls within one of the Future Metro Regions, as identified in the Provincial SDF and KSD SDF</li> <li>Topographical, gradient and drainage features relatively favourable for future development</li> <li>Most of the land is privately owned and land availability will be more simplified</li> <li>No specific negative geological and soil conditions</li> <li>Low agricultural capability</li> <li>Situated adjacent to existing middle income residential areas with high levels of accessibility</li> <li>Approximately 32 ha of vacant / smallholding land that can be made available for development</li> <li>The precinct is situated within the sustainability parameters of key social facilities, i.e. education, health , police and other administrative support</li> <li>Most of the area is serviced by municipal water and sewer connections</li> <li>Sewer Master Plan is currently underway to accommodate future development</li> </ul>	<ul style="list-style-type: none"> <li>Low-lying and ponding areas with possible drainage issues</li> <li>Possible environmental wetland and drainage setbacks</li> <li>Approximately 296 informal structures</li> <li>A number of unauthorised uses with reference to light industry and manufacturing</li> <li>Road access in some areas in very poor condition</li> <li>Lack of bulk infrastructure for future development uptake</li> </ul>

## 6. Ncambedlana Spatial Vision

Implementation of the spatial vision for the study area is based on the narrative principles of SPLUMA and Chapter 8 of the National Development Plan, i.e. spatial governance, spatial sustainability, spatial resilience, spatial justice and spatial efficiency.

The spatial vision for the Ncambedlana precinct :

Enhance the socio economic viability and sustainability of the greater Mthatha through the redevelopment of the Ncambedlana precinct through implementation of mixed use and higher densities in support of environmental principles and services provision.

The spatial vision of Ncambedlana is underpinned by the following principles :

*Promote and facilitate sustainable development through well-informed and proactive land use decisions and strategies, in support of private and Government investment*

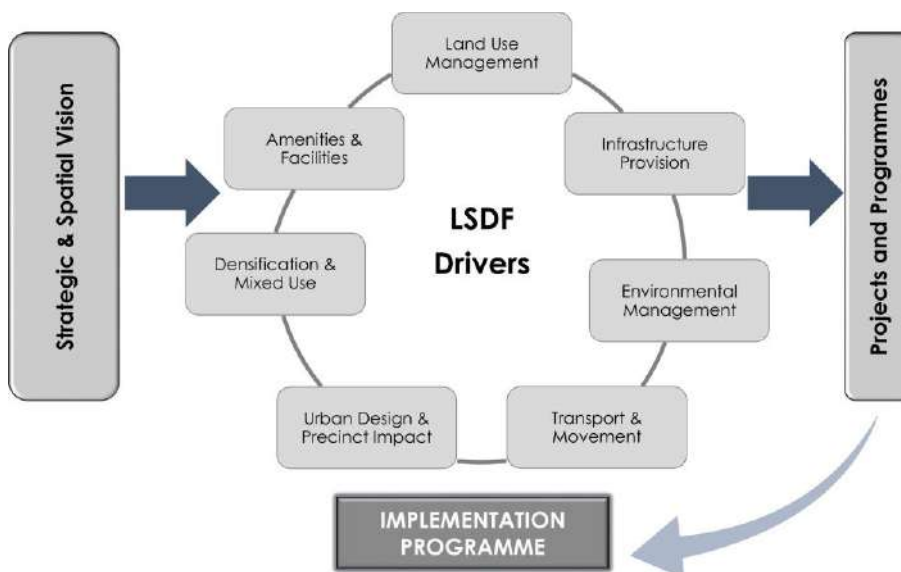
*Support Local Economic Development through investment opportunities and proactive land use management*

*Implement ongoing and phased infrastructure upgrades to attract investment and development*

*Provision of basic services, infrastructure and social services should be the cornerstone of budget prioritisation to ultimately improve rural and urban livelihoods and enable economic growth*

*Ensure ongoing IDP and Sector Plan compliance and alignment with National, Provincial, District programmes and funding streams to further support the provision of infrastructure, social services and enabling investment environment*

## 7. LSDF Drivers & Spatial Strategies



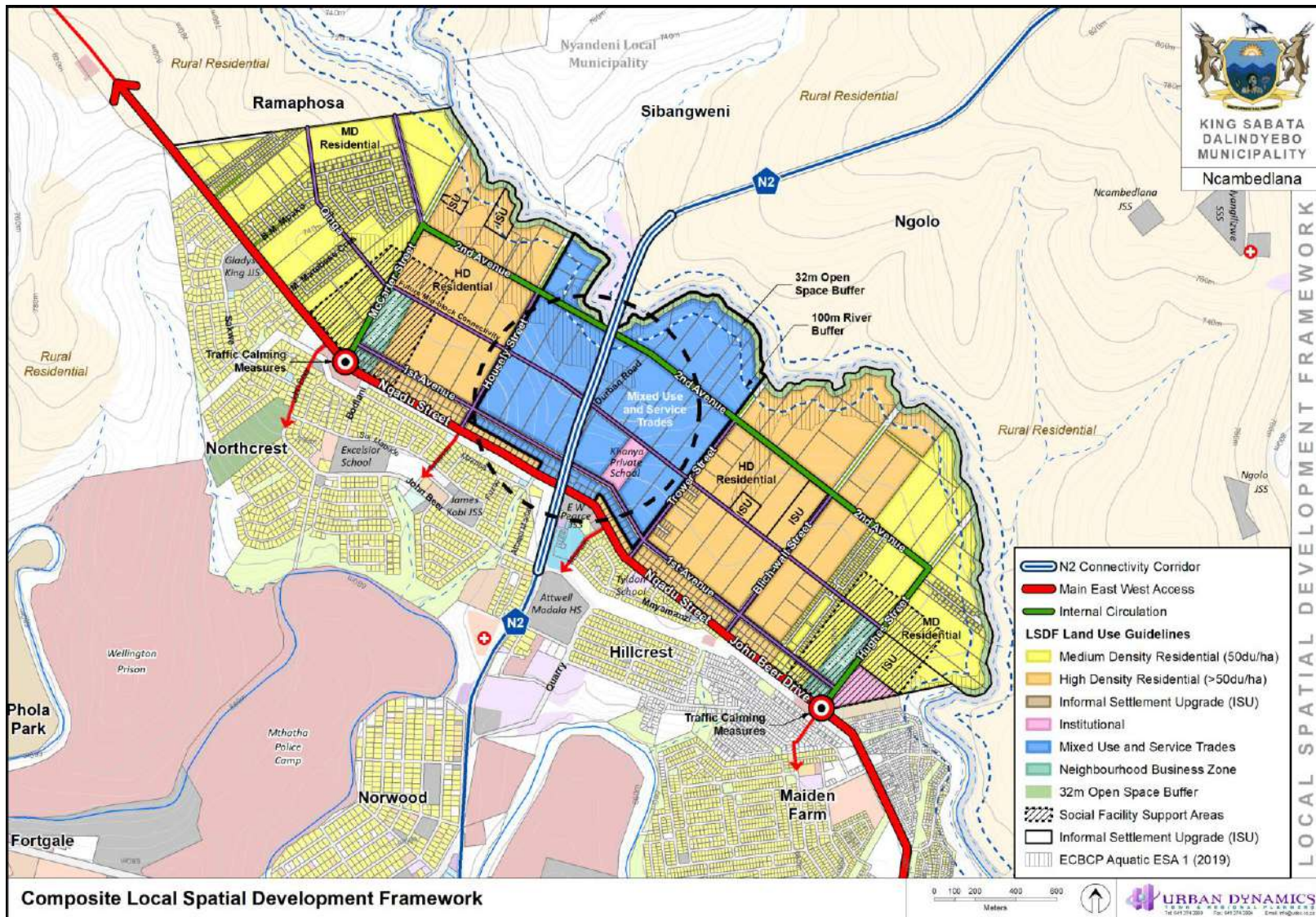


<b>LSDF Drivers</b>	<b>Strategies &amp; Objectives</b>
<b>Land Use Management</b>	<ul style="list-style-type: none"> <li>• Implement specific land use management parameters to promote and stimulate investment</li> <li>• Align land use parameters with new KSD Land Use Scheme</li> <li>• Promulgate Overlay Zone for Ncamedlana on approval of LSDF</li> </ul>
<b>Infrastructure Provision</b>	<ul style="list-style-type: none"> <li>• Prioritise maintenance and management of infrastructure</li> <li>• Align infrastructure prioritisation with LSDF proposals</li> <li>• Align infrastructure Sector Plans with LSDF proposals and align with IDP</li> <li>• Implement annual Capital Expenditure Framework adjustments to support development demand and requirements</li> </ul>
<b>Environmental Management</b>	<ul style="list-style-type: none"> <li>• Implement environmental management guidelines as part of LSDF land use proposals</li> <li>• Take cognisance of Department of Water &amp; Sanitation and National Environmental Management Act requirements for each development application</li> <li>• Ensure wetland, drainage and floodline assessments prior to final development approval</li> </ul>
<b>Transport &amp; Movement</b>	<ul style="list-style-type: none"> <li>• Integrate with greater KSD public transport network</li> <li>• Retain existing well-defined internal road hierarchy with road linkages to Hillcrest, Northcrest and the N2</li> <li>• Retain the integrity of the N2 with support from SANRAL</li> <li>• Promote investment in the study area as a north-south gateway to Mthatha</li> <li>• Support and promote mixed use development within a flexible investment environment</li> </ul>
<b>Urban Design &amp; Precinct Impact</b>	<ul style="list-style-type: none"> <li>• Acknowledge the spatial vision for the study area and possible future impact on the urban fabric and form of the greater Mthatha</li> <li>• Promote development and investment along identified nodes and corridors</li> </ul>
<b>Densification &amp; Mixed Use</b>	<ul style="list-style-type: none"> <li>• Promote residential densification on the eastern and western flanks of the precinct</li> <li>• Promote protection of residential densified areas against business intrusion</li> <li>• Promote mixed use development with limited manufacturing and light industry east and west of the N2 to support existing land uses and high visibility</li> <li>• Clearly articulate a strategy to deal with and manage existing informal residential clusters</li> <li>• Promote higher densities to maximise service delivery and sustainability</li> </ul>
<b>Amenities &amp; Facilities</b>	<ul style="list-style-type: none"> <li>• Acknowledge that most of the study area comprises of privately owned land</li> <li>• Land identification for non-residential land uses to be aligned with land acquisition policy and budget</li> <li>• Non-residential amenities and facilities to be implemented on an incremental basis based on future growth and study area expansion</li> </ul>





### 8. Ncambedlana Composite LSDF



Plan 1 : Composite Local Spatial Development Framework





## 9. Composite LSDF Land Use Management Guidelines

The following land use management guidelines apply to the various spatial proposals indicated on the Composite Spatial Development Framework Plan. The land use management guidelines should guide decision making, as contemplated in terms of Chapter 5 of the LSDF, with specific reference to Paragraph 2.2.

Precinct / Functional Area	Development Objectives	ILUS Alignment
<b>Study Area Boundary</b>  <i>(area south-west of Ncambedlana River, north-east of John Beer Drive and Nqadu Street and south of Ramaphosa Rural Residential area)</i>	<ul style="list-style-type: none"> <li>to outline detailed land use management / land use guidelines and a compliant Local Spatial Development Framework for the greater Ncambedlana Precinct</li> <li>to ensure orderly development and implementation of the spatial vision for Ncambedlana</li> <li>to provide detailed land use categories and movement routes, linking the study area to the surrounding urban and rural fabric</li> </ul>	
<b>Mixed Use &amp; Service Trades</b>  <i>(area west of Trower Street, east of Housely Street, south of the Ncambedlana River, north of Nqadu Street and north of the 1st Avenue / Nqadu Street mid-block)</i>	<ul style="list-style-type: none"> <li>to permit a high intensity mixed use business, commercial and residential development east and west of the N2</li> <li>to permit residential densities above 50 units / ha</li> <li>to support and permit institutional and social support facilities</li> <li>manufacturing, industrial and builder's yards are not permitted in this zone</li> <li>to develop the area as a further extension of the Mthatha north gateway with specific land use development character and parameters</li> <li>to support local economic development through nodal development and corridor support</li> <li>to create opportunities for investment and job creation</li> <li>to ensure protection of surrounding residential character and residential urban fabric, especially south of Nqadu Street</li> </ul>	<ul style="list-style-type: none"> <li>Residential Zones 1, 2, 3</li> <li>Business Zones 1, 2, 3</li> <li>Institutional Zones 1, 2</li> <li>Authority Zone</li> </ul>
<b>Neighbourhood Business Zones</b>  <i>(north-east of Hughes Street and John Beer Drive and south-east of McCarter and Nqadu Street)</i>	<ul style="list-style-type: none"> <li>to permit decentralised business and service nodes on neighbourhood level to service the immediate surrounding residential areas</li> <li>to support possible private investment in social facilities and community support facilities (education, healthcare, offices, etc.)</li> <li>manufacturing, industrial and builder's yards are not permitted in this zone</li> </ul>	<ul style="list-style-type: none"> <li>Residential Zones 1, 2, 3</li> <li>Business Zones 2, 3</li> <li>Institutional Zones 1, 2</li> </ul>
<b>Medium Density Residential</b>  <i>(area west of Ncambedlana River, north of John Beer Drive, east of existing medium density subdivision, area north-west of McCarter Street, south of Ramaphosa Village and north of Nqadu Street)</i>	<ul style="list-style-type: none"> <li>to permit subdivisions and redevelopment of smallholdings up to a density of 50 units / ha</li> <li>to promote protection of the residential character</li> <li>to permit support facilities and small commercial activity in support of the residential component</li> <li>to support development of private and/or public community facilities, i.e. education and government services</li> </ul>	<ul style="list-style-type: none"> <li>Residential Zones 1, 2</li> <li>Business Zones 2, 3</li> </ul>
<b>High Density Residential: &gt; 50 units / ha</b>  <i>(area north of Nqadu Street, west of existing single residential subdivisions, east of Trower Street and south of Ncambedlana River and area north of Nqadu Street, west of Housely Street, east of McCarter Street and south of Ncambedlana River)</i>	<ul style="list-style-type: none"> <li>to make provision for various housing typologies and preferred densities above 50 units / ha to maximise utilisation of infrastructure and neighbourhood sustainability</li> <li>to permit higher density residential development, including the support facilities and services, i.e. limited business / office / commercial</li> <li>to protect the residential character from large scale mixed use development</li> <li>to support development of government and/or private investment for social services and community facilities</li> </ul>	<ul style="list-style-type: none"> <li>Residential Zones 1, 2, 3</li> <li>Business Zones 2, 3</li> <li>Institutional Zones 1, 2</li> </ul>
<b>Informal Settlement Upgrade (ISU)</b>  <i>(sites and areas identified through the land use survey and indicated on the LSDF)</i>	<ul style="list-style-type: none"> <li>to identify the existing informal settlements and to make provision for informal settlement upgrade</li> <li>informal settlement upgrade can include insitu upgrade and planning of existing settlements or relocation to alternative accommodation sites</li> <li>the underlying land use guidelines are high density and medium density residential as per the LSDF precinct proposals</li> </ul>	
<b>Institutional Facilities &amp; Support Areas</b>	<ul style="list-style-type: none"> <li>to accommodate and acknowledge existing institutional facilities</li> <li>investment in institutional facilities to be promoted throughout the study area, in support of higher residential densities and population growth</li> <li>location of institutional facilities to be promoted in support areas and Mixed Use Zone</li> </ul>	<ul style="list-style-type: none"> <li>Institutional Zones 1, 2</li> <li>Authority Zone</li> </ul>



Precinct / Functional Area	Development Objectives	ILUS Alignment
<b>Open Space System</b>	<ul style="list-style-type: none"> <li>the 32 m drainage buffer along the Ncamedlana River should be set aside and incorporated in adjacent developments as an open space system</li> <li>identified wetlands, drainage patterns and aquatic ecological support areas to be set aside for open space purposes if deemed not developable based on specialist studies and input</li> <li>all residential development subject to standard open space requirements as per the Red Book and the KSD Integrated Land Use Scheme</li> <li>as far as possible, open space provision should be accessible to the public</li> </ul>	<ul style="list-style-type: none"> <li>Open Space Zones 1, 2, 3</li> </ul>

## 10. Implementation Framework

The Implementation Framework for the Ncamedlana LSDF provides the vehicle for LSDF implementation through projects, budgets, priorities and institutional arrangements to ensure implementation, monitoring and review.

The following programmes are areas for priority implementation and investment. The programme is aimed at achieving the spatial vision and in support of the LSDF Drivers.

Projects & Programmes	Total Project Cost Estimate (R'm)	Funding Source	5 Year Implementation Framework (R'm)		
			Year 1 - 3	Year 4 - 5	Year 5+
<b>LSDF Driver : Land Use Management</b>					
<i>Approved Ncamedlana Overlay Zone</i>	40	KSD	40		
<i>Law Enforcement &amp; Development Control</i>	300	KSD	100	100	100
<i>5 year LSDF Review Cycle</i>	200	KSD			200
<b>LSDF Driver : Infrastructure Provision</b>					
<i>Update Water &amp; Sanitation Sector Plan</i>	300	MIG	300		
<i>Prepare Stormwater Master Plan</i>	500	MIG	300	200	
<i>Area &amp; Street Lighting</i>	1 000	MIG		500	500
<b>LSDF Driver : Environmental Management</b>					
<i>Refine Environmental Management Strategy</i>	200	COGTA DEAT	200		
<i>Open Space &amp; Wetland Management Plan</i>	200	COGTA DEAT	200		
<i>Cemetery Formalisation</i>	100	KSD	50	50	
<b>LSDF Driver : Transport &amp; Movement</b>					
<i>Prepare Transportation Master Plan</i>	200	KSD DPW	200		
<i>N2 &amp; Gateway Redevelopment</i>	10 000	KSD DPW	2 000	2 000	6 000
<i>Internal Roads Upgrade</i>	10 000	KSD DPW	2 000	2 000	6 000
<i>Pedestrianisation</i>	2 000	KSD DPW	500	500	1 000
<i>Public Transport Nodes</i>	4 000	KSD DPW	1 000	1 000	2 000
<b>LSDF Driver : Urban Design &amp; Precinct Impact AND Densification &amp; Mixed Use</b>					
<i>Informal Areas Settlement Plan / Strategy</i>	1 200	KSD COGTA	600		600
<i>Detailed Urban Design Guidelines</i>	100	KSD	100		
<b>LSDF Driver : Amenities &amp; Facilities</b>					
<i>Land Acquisition Policy &amp; Budget</i>	5 000	KSD	1 000	1 000	3 000
<i>Public Private Partnership for Social Amenity Development</i>	150	KSD	50	50	50



## 11. Monitoring & Review

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The Ncambedlana LSDF is not a stand-alone sector plan and should be an integral part of the annual IDP review cycle, IDP implementation strategy and monitoring mechanism. It is not recommended to establish parallel or separate monitoring, review and implementation mechanisms, but rather align with the existing performance management framework implemented by the KSD Municipality.

Performance management and implementation in Local Municipalities are guided and informed through various legislative mechanisms with specific reference to :

- Municipal Systems Act (32 of 2000)
- Municipal Planning and Performance Management Regulations (2000)
- Municipal Finance Management Act (56 of 2003)
- Spatial Planning and Land Use Management Act (16 of 2013)

The LSDF review cycle is managed and legislated through :

- Spatial Planning & Land Use Management Act
- Municipal Systems Act
- KSD Spatial Planning & Land Use Management By-laws

These core legislative instruments confirm the LSDF review to be part of the Municipal Integrated Development Plan and therefore, the annual IDP review process should incorporate LSDF alignment. It is further required that the KSD Municipality review its SDF through a 5-year review cycle.





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# 1

## Chapter 1 :

# Background & Context

## 1.0 Background to the Ncamedlana Local Spatial Development Framework

This document represents the Local Spatial Development Framework (LSDF) for the Ncamedlana Precinct in the King Sabata Dalindyebo (KSD) Local Municipality.

A Local Spatial Development Framework (LSDF) is an important Municipal Policy instrument provided for in legislation. Spatial development planning is a process to co-ordinate and optimise human activities, which require physical space or have an impact on physical space. Physical planning is therefore a public sector function which aims to promote public investment and regulatory frameworks within which private sector and public sector decision making and investment can take place.

The LSDF further aims to formulate spatially based policy guidelines whereby changes, needs and growth in the region can be managed to the benefit of the community. The LSDF should further guide and inform all decisions of the Municipality relating to use, development and planning of land, within a balanced assessment of need and to provide adequately for social and economic demands within a growing economy and population.

## 2.0 Objective of the Ncamedlana LSDF

The broad objectives of the Ncamedlana LSDF are outlined in the various policy mechanisms and guiding legislation, specifically the Spatial Planning & Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA) and the KSD Spatial Planning & Land Use Management (SPLUM) By-laws.

Section 10 of the KSD SPLUM By-laws confirms the objective of the LSDF :

- (1) *The Municipality may adopt a local spatial development framework for a specific geographical area of a portion of the municipal area.*
- (2) *The purpose of a local spatial development framework is to:*
  - (a) *provide detailed spatial planning guidelines or further plans for a specific geographic area or parts of specific geographical areas and may include precinct plans;*
  - (b) *provide more detail in respect of a proposal provided for in the municipal spatial development framework or where considered necessary to give effect to the municipal spatial development framework and or its integrated development plan and other relevant sector plans;*
  - (c) *address specific land use planning needs of a specified geographic area;*
  - (d) *provide detailed policy and development parameters for land use planning;*
  - (e) *provide detailed priorities in relation to land use planning and, in so far as they are linked to land use planning, biodiversity and environmental issues; or*
  - (f) *guide decision making on applications;*
  - (g) *comply with any other relevant provision that will give effect to its duty to manage municipal planning in the context of its constitutional obligations.*



## 3.0 Legal Status of the Precinct Plan

### 3.1 Legislation

LSDF's are statutory plans, which by their very nature reflect the agreed spatial values, principles and proposals according to the future development visions and policies of the communities residing within each municipality. This spatial reflection of the IDP represents an important social compact which should be paramount in assessing where development should be permitted, or not permitted, in any area of the municipality.

The Ncambedlana LSDF is prepared within the context and principles of the :

- Spatial Planning & Land Use Management Act, 2013 (Act 16 of 2013) and Regulations (SPLUMA)
- KSD Spatial Planning & Land Use Management (SPLUM) By-laws (No. 3742, dated 3 October 2016)

#### ▣ **Spatial Planning and Land Use Management Act (SPLUMA)**

Section 22(1) and (2) of SPLUMA confirms the status of Municipal Spatial Development Frameworks and procedures for decision making and requires

*"a Municipal Planning Tribunal or any other Authority required or mandated to make a land development decision in terms of this Act or any other law relating to land development may not make a decision which is inconsistent with the Municipal Spatial Development Framework".*

### 3.2 Superseded Strategic Plans

The Ncambedlana LSDF supersedes the following strategic plans and policies applicable to the area (insofar as they affect the study area) :

- KSD Spatial Development Framework (under review)

### 3.3 Land Use Rights, Conflicts & Decision Making

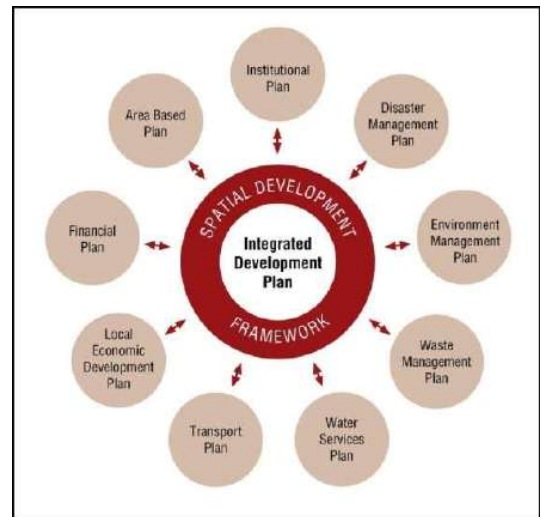
- The Ncambedlana LSDF has the same status as the IDP and should be implemented in the same manner.
- The LSDF is an extension of the Municipal Spatial Development Framework (MSDF).
- The LSDF will not infringe upon existing land use rights.
- No guideline containing in this LSDF or any proposal regarding land use which may arise from it, creates any rights or exempts it from obligation under any other law.
- Specific reference is made to the procedure for change in land use, Rezoning, Subdivision, Departure and/or Council's Consent for land development.
- The normal procedure with respect to Land Use Management as outlined in the relevant land use management legislation still applies, including the requirements of the National Environmental Management Act, 1997 (Act 107 of 1997) and others.
- The status of the Local Spatial Development Framework (LSDF) is confirmed in Section 22 (1) of SPLUMA and it clearly notes that a Municipal Planning Tribunal may not make a decision which is inconsistent with the LSDF.

- Section 22 (2) of SPLUMA further notes that the Municipal Planning Tribunal may depart from the provisions of a Municipal SDF only if site specific circumstances justify a departure from the provision of the LSDF.
- Section 42 (1) of SPLUMA and Section 53 of the KSD SPLUM By-laws further provide guidelines for decision making.
- Section 13 of the KSD SPLUM By-laws provides guidelines for departure from the LSDF. These can be implemented subject to Section 13(1)(a) of the By-laws.
- The overall spatial vision, principles and development objectives of the LSDF should be consulted as part of a holistic approach to decision making and ensuring applications are consistent with the LSDF and MSDF Objectives.

### 3.4 Spatial Plan Alignment

The alignment of the LSDF to the Draft National Spatial Development Framework (NSDF) and the Draft Provincial Spatial Development Framework (PSDF) is essential to create alignment with National, Provincial and Local programmes and projects and the initiatives of parastatals, entities and agencies.

The District SDF needs to be of a strategic and regional co-ordinating nature referring to local SDFs, which are more detailed and reflect the situation on the ground according to community needs, community development codes, livelihood zones and development requirements.





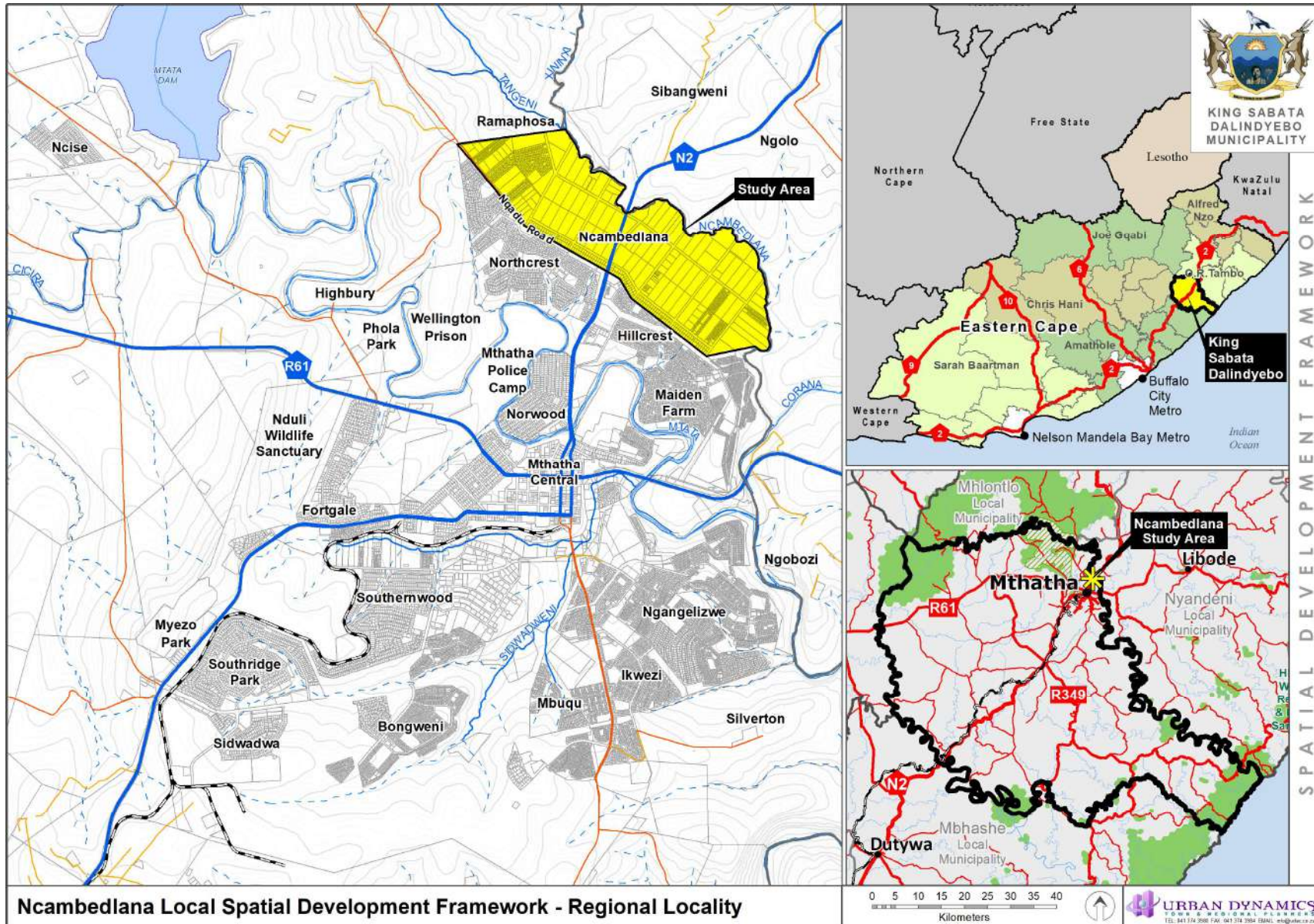
## 4.0 Study Area Overview

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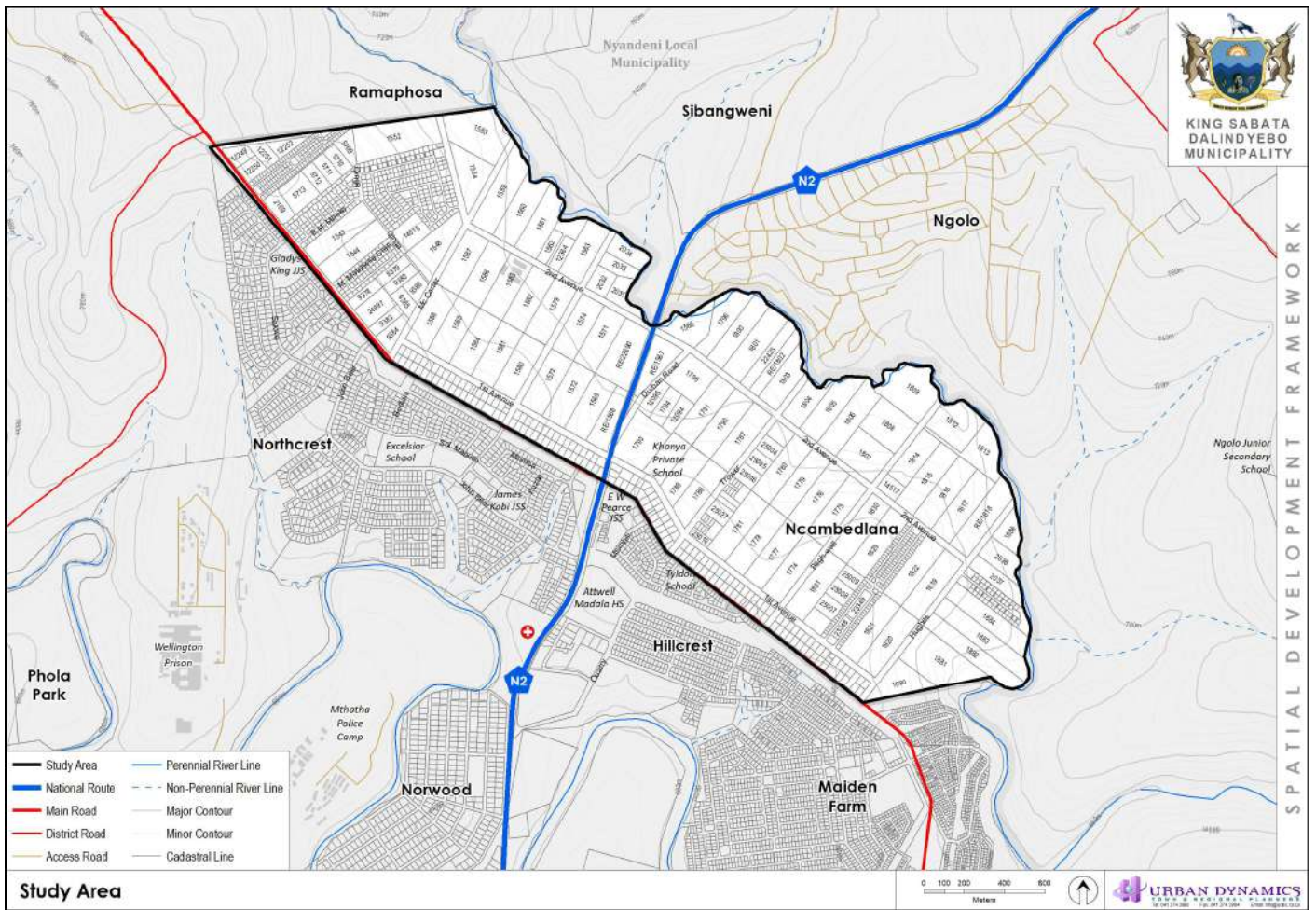
Ncambedlana Township is situated on the north eastern side of the Umthatha CBD and bordered by the Ncambedlana River to the north. The area comprises mostly of vacant farms (small holdings), single residential properties and a number of recent subdivisions (densification). In recent years this area has experienced development pressure for growth where owners of some of the small holdings have made their properties available to private developers for township development. The municipality has an obligation to create an environment for this type of development to happen in a structured manner, taking into consideration appropriate land uses and the necessary amenities to service the densified / urbanisation. An LSDF is therefore critical to guide development and introduce equitable conditions for landowners / developers which will ensure sustainable settlements.

The boundaries of the nodal area will have the Ncambedlana River to north, the Corona River to the east, Nqadu Road to the south and a portion of the northern commonage to the west/north west.









Plan 2 : Study Area

## Project Objectives

- Nodal development area for which the LSDF must be developed is not necessarily a formal administrative area in terms of current planning legislation and local government demarcation arrangements. The planning must be carried out for designated development nodes which are geographically smaller areas with specific characteristics that require detailed planning due to their potential for growth.
- The LSDF must be developed to provide a new development desired pattern to eradicate existing land use disparities, protect and promote existing and preferred future dominant land uses together with other associated or compatible land uses.
- The LSDF will become the planning tool that sets out a vision for the future development trajectory of an area. It will formulate a planning and land use management framework to guide development and effect land use change to achieve environmental, social and economic objectives.
- The plan will inform interventions by both public and private sectors in order to facilitate economic growth and development through social, spatial and economic development. The aim is to initiate, stabilise, consolidate and promote economic development in the nodal area and to enhance business efficiencies and opportunities as a response to various government initiatives by proposing appropriate land-use interventions and/or densities within the nodal area.



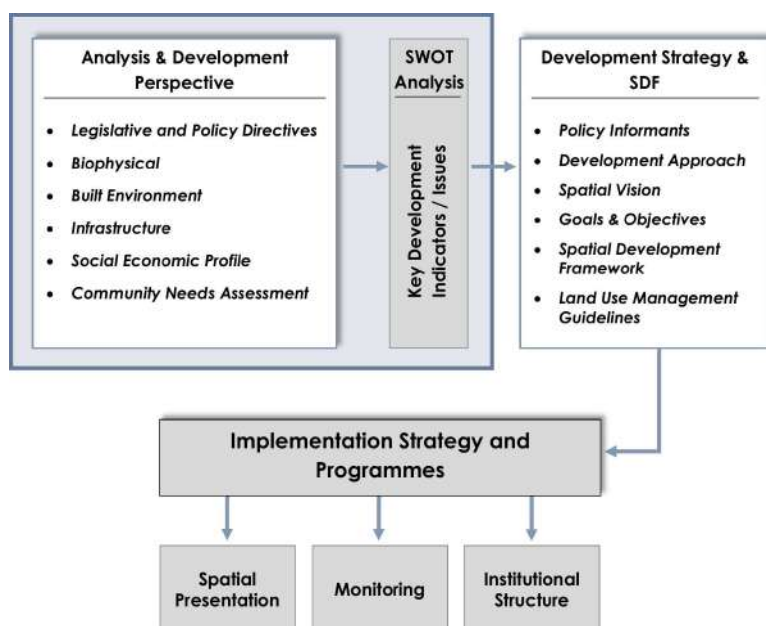
- The development proposals should inform the overall development of a nodal area in terms of medium to long-term strategic interventions required to promote the development of spatially and economically integrated areas that are attractive, efficient, convenient, safe and promote effective land use management. The interventions will also promote restructuring, sustainable communities, economic development, poverty alleviation and environmental sustainability.
- The primary aim is the arrangement of land use and infrastructure associated with the needs of specific communities. It must integrate transportation, environment, education, economic development, social residential development and other developmental requirements. It is a process that must be community driven.

## 5.0 Precinct Plan Components & Report Structure

The LSDF methodology is based on an incremental approach and is strongly guided and directed through the National Guidelines for the Development of Local Spatial Development Frameworks (2017).

### 5.1 Methodology & Report Structure

The Ncambedlana LSDF Methodology is based on an incremental approach and is strongly guided and directed through National Guidelines, Provincial Context and informants on various levels of Government and civil society. The methodological approach and report structure is aligned to fulfil the terms of reference, objectives and vision of the Ncambedlana LSDF.



Report	SDF Phase
	1. Inception Phase & Pre-planning
Chapter 1 : Background & Context	↓
Chapter 2 : Policy Context & Vision Directives	2. Integrated Analysis / Development Perspective
Chapter 3 : Spatial Analysis & Synthesis	↓
	3. Vision & Objectives
	↓
Chapter 4 : Spatial Development Framework	4. Conceptual Development Plan
	↓
	5. Development Strategy
	↓
	6. Jeffreys Bay CBD LSDF
	↓
Chapter 5 : Implementation Framework	7. Public Participation, Final SDF & Executive Summary
Chapter 6 : Monitoring & Review	



## 5.2 *Participation & Stakeholder Engagement*

A fundamental principle of LSDF formulation is to ensure participation of various key stakeholders and role players.

A key role player in the participation process is the adopted Project Steering Committee (PSC) that represents the Local Municipality, Ward Stakeholders, Ward Councillor and Traditional Leaders. The representation of the Ward Committee ensures input, information, needs and priorities. The participation model is based on Ward level mapping and community interaction.



### 5.3 Participation & Stakeholder Engagement

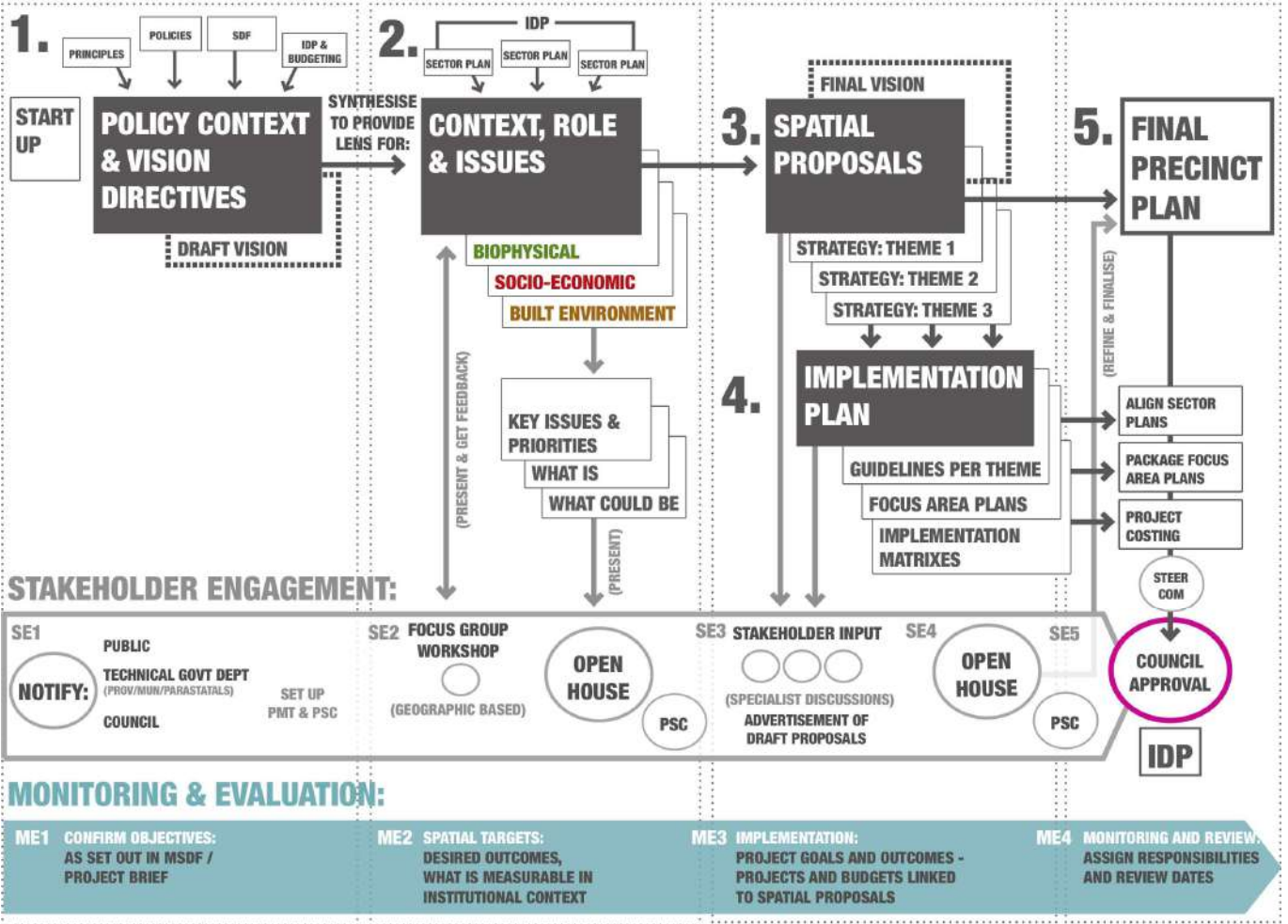
The following deliverables, actions and participation milestones will guide and manage this project.

Project Phases	Objectives	Actions	Deliverable
<b>Phase 1 :</b> Project Inception	<i>Liaise with the Portfolio Leader of the Disaster Management and Human Settlements Committee and municipal officials for the presentation of their project implementation plan (PIP) and the formation of the Project Steering Committee.</i>	1. Project Inception Meeting	<b>Inception Report &amp; Project Implementation Plan (PIP)</b>
		2. Documentation, Data Availability, Planning and Legal Context Determination	
		3. Establish Participation Structures / Project Committees	
<b>Phase 2 :</b> Data Collection	<i>Undertake data collection and analysis of existing policy documents, the environment, existing land use activities and land use management controls, physical land attributes, existing infrastructure, development issues, including targeted consultation with municipality, traditional authorities, sector departments and other stakeholders on compilation of a vision and proposed initiatives and aspirations for the identified area.</i>	1. Conceptual Approach and Spatial Principles (National, Provincial, DM and LM Policies)	<b>Analysis &amp; Development Perspective Report</b>
		2. Stakeholders Forum Engagement	
		3. Identify Issues	
		4. The Natural Environment	
		5. The Economy	
		6. The Built Environment	
		7. Synthesis and SWOT	
<b>Phase 3 :</b> Compile Draft LSDF	<i>A draft LSDF and planning report will include, but not be limited to, a detailed indication of broad land uses and densities, existing and proposed built form (including historical and heritage sites), movement, public space, services, public amenities and infrastructure. A list of key interventions and projects including design interventions should be part of this stage.</i>	1. Conceptual Framework and Vision	<b>1st Draft LSDF</b>
		2. Structuring Elements	
		3. Land Use Management Guidelines	
		4. A Framework of Goals, Objectives, Policies, Strategies and Linkages	
		5. IDP Prioritisation Alignment	
		6. Draft Implementation Strategy / Plan	
<b>Phase 4 :</b> Review of Development Proposals	<i>Submit draft LSDF, planning reports, and draft land use management guidelines for review by key stakeholders and alignment to existing policies. The Project Steering Committee (PSC) will evaluate all work done.</i>	1. Submit and circulate draft LSDF	<b>2nd Draft LSDF</b>
		2. Collate comment and Final LSDF	
		3. Submit to PSC	



Project Phases	Objectives	Actions	Deliverable
<b>Phase 5 :</b> Incorporation of Amendments	<i>Amend the draft plans, planning reports and draft LUMS guidelines to take cognisance of comments from phases 2,3 and 4.</i>	1. Amend LSDF	<b>3rd Draft LSDF</b>
<b>Phase 6 :</b> Public Participation	<i>Public notification and call for comments on the draft plans of the LSDF for a minimum of 30 days.</i>	1. Public notification and consultation 2. Press notice	<b>Public Notification</b>
<b>Phase 7 :</b> Consideration of Submissions	<i>Consider all submissions and amend the draft LSDF accordingly.</i>	1. Collate submissions 2. Final amendments	<b>Final LSDF</b>
<b>Phase 8 :</b> Final Submission & Approval of LSDF's	<i>Submit the final LSDF, reports and land use management guidelines to the Council for approval.</i>	1. Submission to KSD Council	<b>Approval</b>

**PRECINCT PLAN PROCESS:**



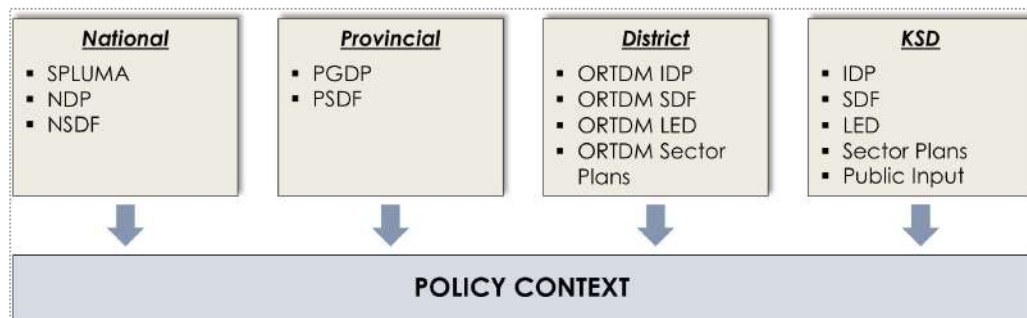


# 2

## Chapter 2 :

# Policy Context & Vision Directives

The spatial vision, principles and goals are guided by and should be aligned with various National, Provincial and Local informants. Specific reference is made to national guidelines and legislation for spatial development, i.e. Spatial Planning & Land Use Management Act (SPLUMA), National Development Plan (NDP), National Spatial Development Framework (NSDF), Provincial Growth and Development Plan (PGDP), Provincial Spatial Development Framework (PSDF), KSD Integrated Development Plan (IDP), KSD Spatial Development Framework (SDF), KSD Local Economic Development (LED) Strategy and various sector plans.



The principles for strategic planning and urban restructuring are captured and well-documented in a range of National, Provincial and Local Policies and legislative directives. Although it is not the objective of the Ncambedlana LSDF to unpack these in detail, the key issues are emphasised to provide planning and strategic decision making direction.

## 1.0 National, Provincial & District Policy Directives

The following are key principles to consider on provincial level.

### 1.1 [Spatial Planning & Land Use Management Act \(SPLUMA\)](#)

SPLUMA provides an important set of overarching guidelines through the development principles contained in Chapter 2 of the Act.

#### **The objectives of SPLUMA :**

- Provide for a uniform, effective and comprehensive system of spatial planning.
- Ensure that the system of spatial planning and land use management promotes social and economic inclusion.
- Provide for development principles and norms and standards.
- Provide for the sustainable and efficient use of land.
- Provide for cooperative government and intergovernment relations.
- Redress the imbalances of the past and to ensure that there is equity in the application of spatial development planning and land use management systems.

## Development Principles of SPLUMA :

- **Spatial justice:**

- past spatial and other development imbalances must be redressed through improved access to and use of land.
- spatial development frameworks must address the inclusion of persons and areas that were previously excluded.
- spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons.
- land use management systems must include all areas of a municipality and include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements.
- land development procedures must include provisions that accommodate access to secure tenure and the incremental upgrading of informal areas.

- **Spatial sustainability:**

- promote land development that is within the fiscal, institutional and administrative means of the Republic.
- ensure that special consideration is given to the protection of prime and unique agricultural land.
- uphold consistency of land use measures in accordance with environmental management instruments.
- promote and stimulate the effective and equitable functioning of land markets.
- consider current and future costs for the provision of infrastructure and social services.
- promote land development in locations that are sustainable and limit urban sprawl.
- result in communities that are viable.

- **Efficiency:**

- land development optimises the use of existing resources and infrastructure.
- decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts.
- development application procedures are efficient and streamlined and timeframes are adhered to by all parties.

- **Spatial resilience**, whereby

- flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.

- **Good administration**, whereby :

- All spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems as embodied in this Act.
- All government departments must provide their sector inputs and comply with any other prescribed requirements during the preparation or amendment of spatial development frameworks.
- The requirements of any law relating to land development and land use are met timeously.
- The preparation and amendment of spatial plans, policies, land use schemes as well as procedures for development applications, include transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them.
- Policies, legislation and procedures must be clearly set in order to inform and empower members of the public.



## 1.2 National Spatial Development Perspective (NSDP)

The National Spatial Development Perspective (NSDP) is an effort by National Government to find the best way of allocating scarce resources in the various geographic regions in the country. The basic premise of the NSDP is that if there are not enough resources to satisfy all needs wherever they may occur then they should be allocated to where the benefits will be greatest.

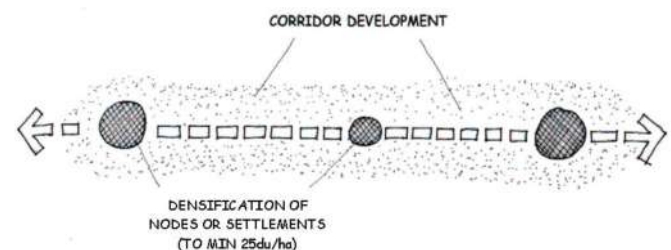
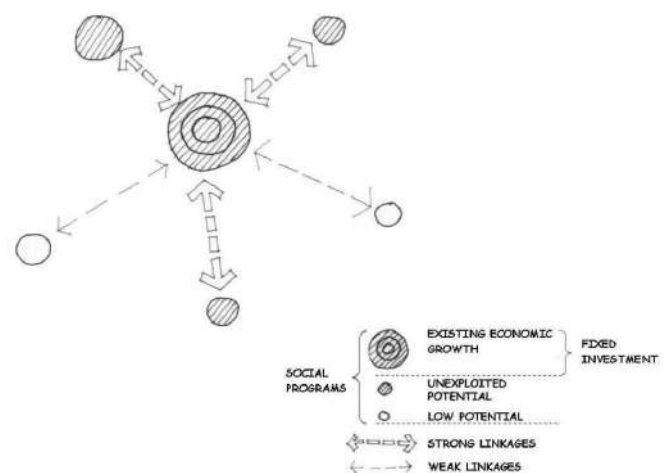
The NSDP contains five major principles :

- Economic growth is most likely to continue where it has previously occurred and therefore economic potential will be highest in these localities.
- Economically active people will tend to move to localities where jobs or other livelihoods are available.
- Efforts to address past social inequalities should focus on people and not in places where it will be difficult to promote sustainable and economic growth.
- It is important that people are trained and skilled to participate effectively in the economy. Because of the tendency of people to move to areas of greatest opportunity, especially when they have skills, programs in areas with low economic development potential should focus on enhancing people skills rather than the construction of fixed infrastructure. This will avoid the risk of such investment becoming redundant if people move away or there is not sufficient demand to justify high levels of expenditure.
- Future government spending on infrastructure and development should be in localities that will not become poverty traps.

The figure illustrates the principles of the NSDP Spatial Guidelines. Centres which have existing or potential economic growth should be the priority for economic investment, i.e. fixed infrastructure such as housing, underground services and roads. Centres with low economic potential should not be prioritised for fixed infrastructure.

However, social capital programs such as health, adult basic education and training, entrepreneurship development, and business and technical training should be directed to wherever people may require them. In this way, should the recipients decide to move to other centres, they will, in effect, be able to take this investment with them.

Facilities for the delivery of these programs in centres or areas of low economic potential should use and share existing facilities. In many of these locations there are under-utilised school buildings, clinics, etc. which could be refurbished and used as multi-purpose centres.



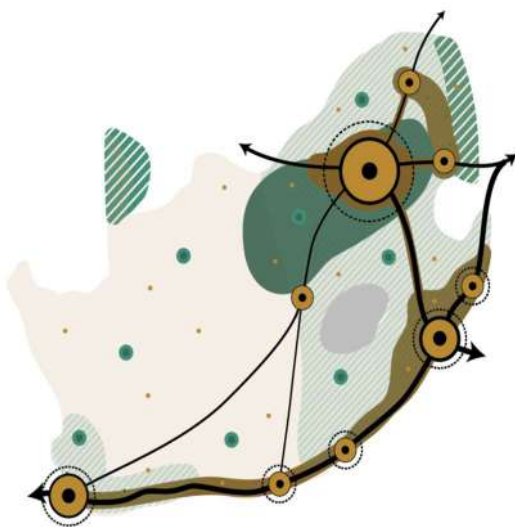
The NSDP also recognises that development potential tends to be greatest along linear corridors or axes. This is as a result of the relationship between urban nodes of opportunity and the transport and communication routes that connect them. In some instances a river whose banks also has enhanced economic opportunities could also give rise to linear development corridors as zones of investment priority.

### 1.3 *National Spatial Development Framework (NSDF) (Draft)*

The National Spatial Development Framework (Draft) further provides spatial vision guidance for future planning and development in the KSD Municipality.

The NSDF includes a vision for National spatial development.

The NSDF is further founded on 6 National spatial development concepts.



**URBAN AREAS AND REGIONS AS ENGINES OF NATIONAL TRANSFORMATION, INNOVATION AND INCLUSIVE ECONOMIC GROWTH**

**NATIONAL SPATIAL DEVELOPMENT CORRIDORS AS INCUBATORS AND DRIVERS OF NEW ECONOMIES AND QUALITY HUMAN SETTLEMENTS**

**PRODUCTIVE RURAL REGIONS AS DRIVERS OF NATIONAL RURAL TRANSITIONS AND CORNERSTONES OF OUR NATIONAL RESOURCE FOUNDATION**

**A NATIONAL SPATIAL SOCIAL SERVICE PROVISIONING MODEL TO ENSURE EFFECTIVE, AFFORDABLE AND EQUITABLE SOCIAL SERVICE DELIVERY**

**A NATIONAL ECOLOGICAL INFRASTRUCTURE SYSTEM TO ENSURE A SHARED, RESILIENT AND SUSTAINABLE NATIONAL NATURAL RESOURCE FOUNDATION**

**A NATIONAL TRANSPORT, COMMUNICATIONS AND ENERGY INFRASTRUCTURE NETWORKS TO ENSURE A SHARED, INCLUSIVE AND SUSTAINABLE ECONOMY**

### 1.4 Provincial Spatial Development Framework (PSDF) (Draft 2019)

The Eastern Cape Province recently embarked on the revision of the Provincial Spatial Development Framework in terms of SPLUMA. The Draft PSDF (2019) has not been approved, but for the purposes of the Ncambedlana LSDF, the philosophy and approach, as outlined in the PSDF, is adopted.

The PSDF provides a spatial development vision for the Province :

The future spatial perspective of the province over the next 15 to 20 years could be conceptualised in the context of the Provincial Growth and Development Plan vision of a "poverty free Eastern Cape". Understanding that such a vision would be founded upon a concept of a "modern, ecologically sustainable economy based in agriculture, tourism and industry", it is believed the future spatial perspective would comprise a *spatial development framework of managed urban and rural human settlements clustered in urban (settlement) regions and corridors, alongside productive agricultural precincts, managed ecological natural resource areas and connected to a network of strategic transportation corridors, open to the global, national and provincial economy.*

The PSDF is founded on 7 principles or spatial framework values.

<b>Environmental Values</b>	<ul style="list-style-type: none"> <li>• All spatial planning must take into consideration all environmental legislation, policies and plans and there should be sound environmental planning and monitoring in order to limit settlement sprawl (particularly along the coastline).</li> <li>• All new development should take into consideration the impacts of climate change (i.e. increased temperatures, changes in rainfall patterns and sea-level rise and tidal surges).</li> <li>• Access to the green economy and develop renewable energy sources should be promoted to mitigate against climate change.</li> <li>• All new development must have proven access to adequate water and sanitation.</li> <li>• All new development should avoid unnecessary damage of loss of the provinces natural resources including biodiversity, fresh water, land and coastline and the ocean.</li> <li>• The extent of protected areas should be expanded and access promoted.</li> <li>• Environmental awareness and education should be promoted in school.</li> </ul>
<b>Social &amp; Human Settlement Development Values</b>	<ul style="list-style-type: none"> <li>• Currently, the population of Eastern Cape stands 6 996 937 inhabitants but this is estimated to be 9 248 638 by the year 2030.</li> <li>• Sustainable development planning and land use management must be followed in order to achieve more compact integrated human settlements with access to basic services, amenities and social facilities.</li> <li>• Economic Opportunities.</li> <li>• Social infrastructure.</li> </ul>
<b>Rural Development Values</b>	<ul style="list-style-type: none"> <li>• Co-ordinated local development in rural situation.</li> <li>• Improving the quality of life and economic well-being of people living in rural areas.</li> <li>• Rural Development is cross-cutting so relationships are to be a key building block.</li> <li>• A value system which ensures different service offerings happen at same time in same rural space is needed.</li> <li>• Rural development needs to be embedded in both public and private sectors.</li> <li>• Vigorous local institutions.</li> <li>• Three basic infrastructures (administrative, physical and organisational).</li> <li>• Participation of rural people themselves.</li> </ul>
<b>Infrastructure Values</b>	<ul style="list-style-type: none"> <li>• Efficiency and sustainability of infrastructure with equal access to basic services for all.</li> <li>• Infrastructure development to promote socio-economic development, achieve positive cost benefits and economic spin offs.</li> <li>• Service provision should adhere to service standards.</li> <li>• Infrastructure provision to respond to value for money.</li> <li>• Social consideration.</li> <li>• Maintenance of infrastructure to be prioritised to maximise on life span.</li> </ul>





## 1.5 KSD Integrated Development Plan (IDP)

The KSD IDP identified a development vision, mission and specific key performance areas for development within the Municipality. These have a direct impact on the Municipality's vision for future development and growth.

### ▣ **Vision**

A developmental municipality spearheading economic transformation through environmental and social sustainability.

### ▣ **Mission**

A municipality of choice to visit, invest, live and work.

### ▣ **Key Issues per KPA**

- Spatial Development Framework
- Infrastructure And Service Delivery
- Financial Planning And Budget
- Socio Economic Development – LED
- Good Governance
- Institutional Arrangements

### ▣ **KSD Municipal Strategic Goals**

1. Curb poverty through sustainable agricultural development
2. Stimulating rural development, land reform and food security
3. Promoting better healthcare for all our people
4. Better access to quality education
5. Mainstreaming of programmes of the designated groups
6. Improvement of agriculture, lobbying economic investments towards reducing unemployment (youth and cooperatives mainly) and revival of industries.
7. Acceleration of provision of electricity in the rural areas and alternative energy to bout electricity outages
8. Exploitation and sustain blue (ocean) economy and SEZ opportunities
9. Institutional re-engineering
10. Clean governance through fighting corruption, strengthening administration and achievement of clean audit outcomes
11. Revenue enhancement as a key factor to sustainability of the municipality
12. Integrated human settlements and building of cohesive communities and nation-building
13. Transformation of the economy to create jobs and sustainable livelihoods and environmental species;
14. Improvement of safety and security in our society

## 1.6 KSD Spatial Development Framework (SDF) (2020)

### ▣ **Visioning Principles**

The vision is underpinned by the following development principles :

- Sustainability;
- Economic growth and development;
- Spatial redress;
- Integrated Human Settlements;

### ▣ **Spatial Vision**

The Spatial Development Framework is a policy document that is aligned to the municipal Integrated Development Plan (IDP), as such, the SDF vision is influenced by the IDP's vision. The KSD municipal IDP (2017/18) vision is :

A developmental municipality spearheading economic transformation through environmental and social sustainability.






Based on the table above, some of the future aspirations of the municipality resonate with the visioning principles mentioned in the previous sections. The vision for the KSD Municipality is thus guided by the visioning principles, SPLUMA principles as well as future aspirations of the municipal citizens. The development vision for KSD Municipality is :

In 20 years, the King Sabata Dalindyebo Local Municipality will be a self-sustaining municipality with diversified economies, infrastructure development and effective service delivery, which enhances rural development, integrated human settlements, ecological conservation, good governance and economic growth.

### ▣ **Development Objectives & Strategies**

For this Spatial Development Plan, the following key objectives are proposed in order to realise the development vision of the municipality :

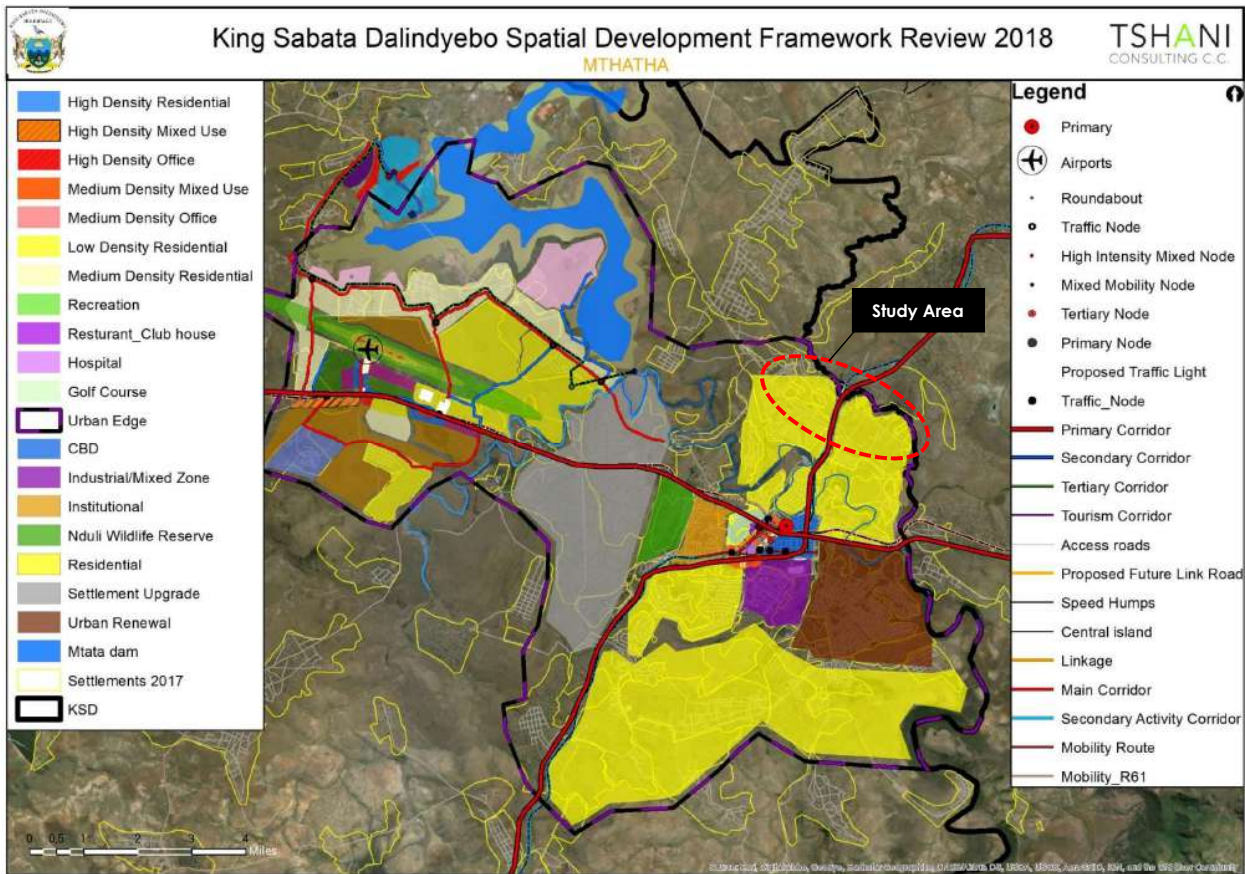
- Economic Development and job creation;
- Transforming Human Settlements
- Promote Rural Development
- Protect Biodiversity, Water and Agricultural Resources
- Infrastructure Investment;
- Institutional support and good governance

OBJECTIVES	STRATEGIES
<p>Economic Development and Job Creation</p> 	<p>Promotion of coastal livelihoods</p> <p>Development of agri-parks and supporting infrastructure</p> <p>Regeneration of key urban nodes to attract investment</p>
<p>Transforming Human Settlements</p> 	<p>Densification strategies</p> <p>Public transport linkages</p> <p>Mixed use developments</p> <p>Infill area</p>
<p>Promote Rural Development</p> 	<p>Social infrastructure provision</p> <p>Education upliftment</p> <p>Agriculture</p> <p>Women empowerment</p>
<p>Protect Biodiversity, Water and Agricultural Resources</p> 	<p>Coastal Management</p> <p>Critical Biodiversity Areas</p> <p>Nature Conservation areas</p>
<p>Infrastructure Investment</p> 	<p>Social infrastructure development</p> <p>Upgrading of major economic infrastructure e.g. roads, electricity</p> <p>Development of digital infrastructure for national and global competitiveness</p>
<p>Institutional Support and Good Governance</p> 	<p>Improve human resources and skills capacity</p> <p>Promote administrative efficiency</p> <p>Promote integrated political and administrative structures</p>









Plan 6 : KSD SDF : Mthatha

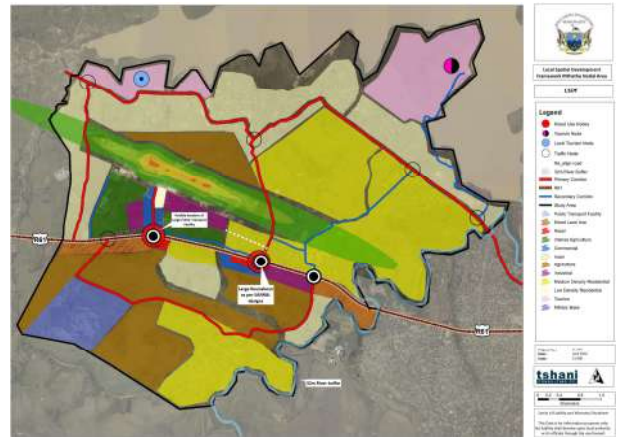
### 1.7 Other Strategic Plans

#### ▣ Local Spatial Development Frameworks (LSDFs)

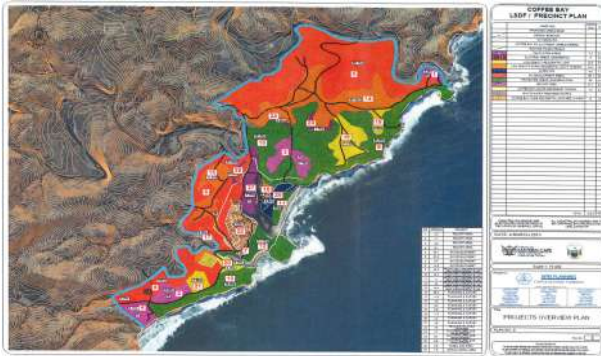
- Western Mthatha LSDF
- Coffee Bay LSDF
- Mqanduli & Viedgesville LSDF



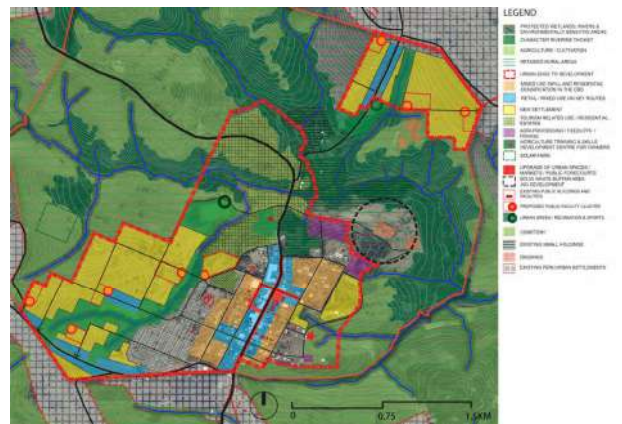
Western Mithatha Golf Course



Western Mithatha Airport



Coffee Bay Projects Overview Plan



Mqanduli CBD and Proposed Expansion Areas



Viedgesville Urban Core Area : Land Use and Activity Framework



▣ **Other Strategic & Land Use Plans**

- Protected Area Management Plan
- Soil Degradation Management Plan
- Biodiversity Management Plan
- Environmental Management Framework and Air Quality Management plan
- Strategic Environmental Assessment
- Coastal Management Plan

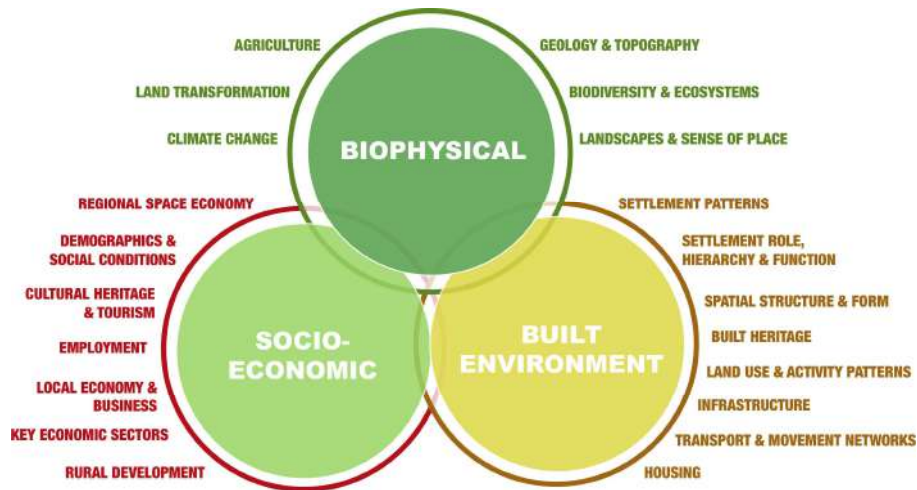


# 3

## Chapter 3 :

# Analysis & Synthesis

The analysis of the study area represents an overall spatial picture of Ncambedlana, the current situation, patterns and trends within the area and quantify specific needs and capacities. The information is focussed on key developmental sectors and based on the key issues identified.



## 1.0 Biophysical Environment

The bio physical status quo for Ncambedlana is outlined in the following paragraphs, including :

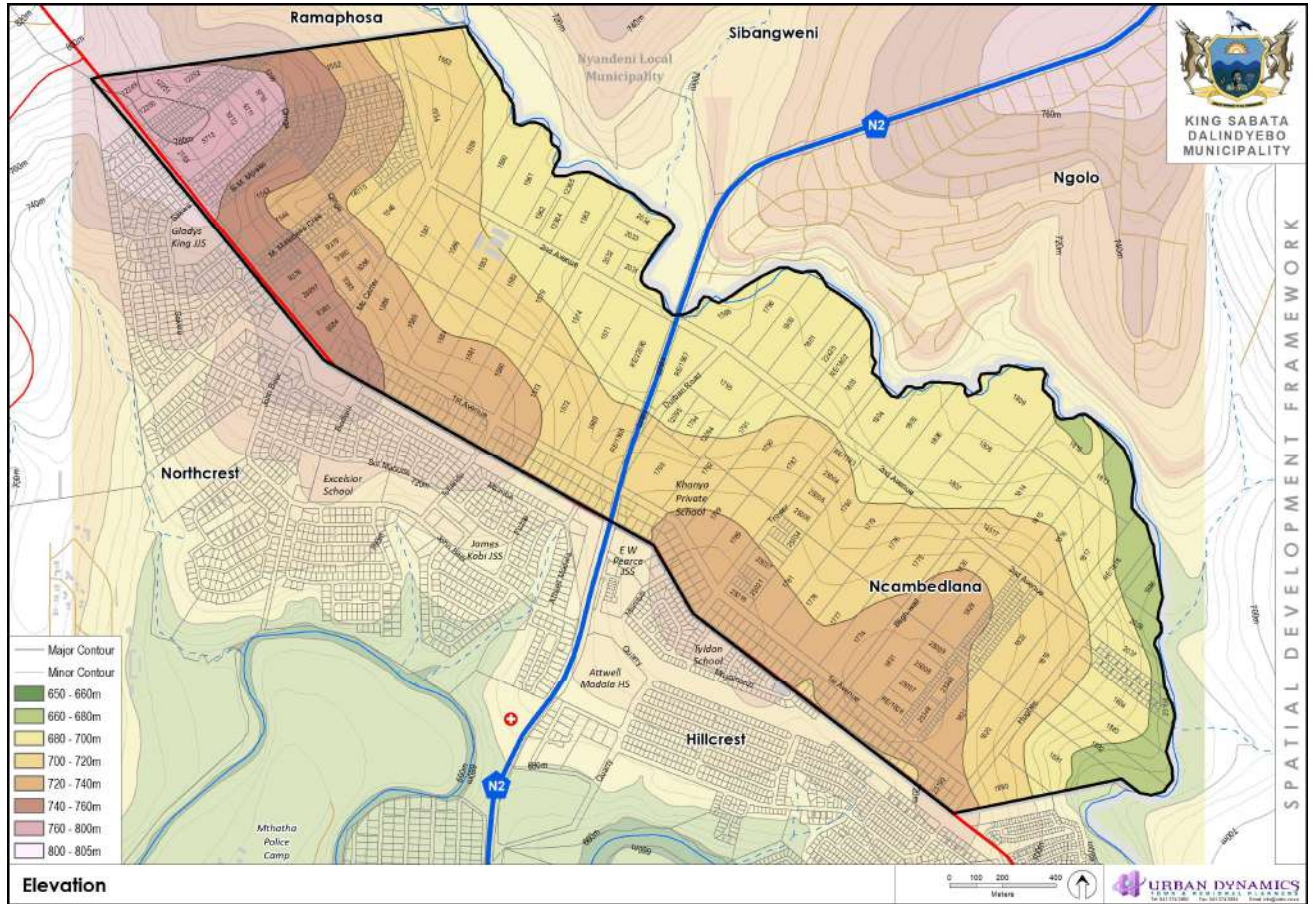
- Climate and Climate Change
- Topography
- Drainage
- Geology and Soils
- Environment and Biodiversity

### 1.1 *KSD & Umthatha Climate*

- Most of KSD area receives an annual rainfall of above 800 mm.
- Rainfall decreases steadily inland and is particularly low in major river valley.
- An appreciable amount of rain falls in the winter months in the coastal areas but inland areas receive 80% or more of their precipitation in the 6 months from October to March (81% at Mthatha).
- Temperature range from a mean minimum of 14.3-19.8 0C in January and 1.8-13.4 0C in July to a mean maximum of 14.3-25.3 0C in January and 19.5-21.4 0C in July.
- The environment of the KSD area has a wide range of habitats, including upland and coastal grassland, afro-montane and coastal forest, valley thicket, thorny bushveld, coastal and marine habitats. Two components are of particular interest.

## 1.2 Topography & Drainage

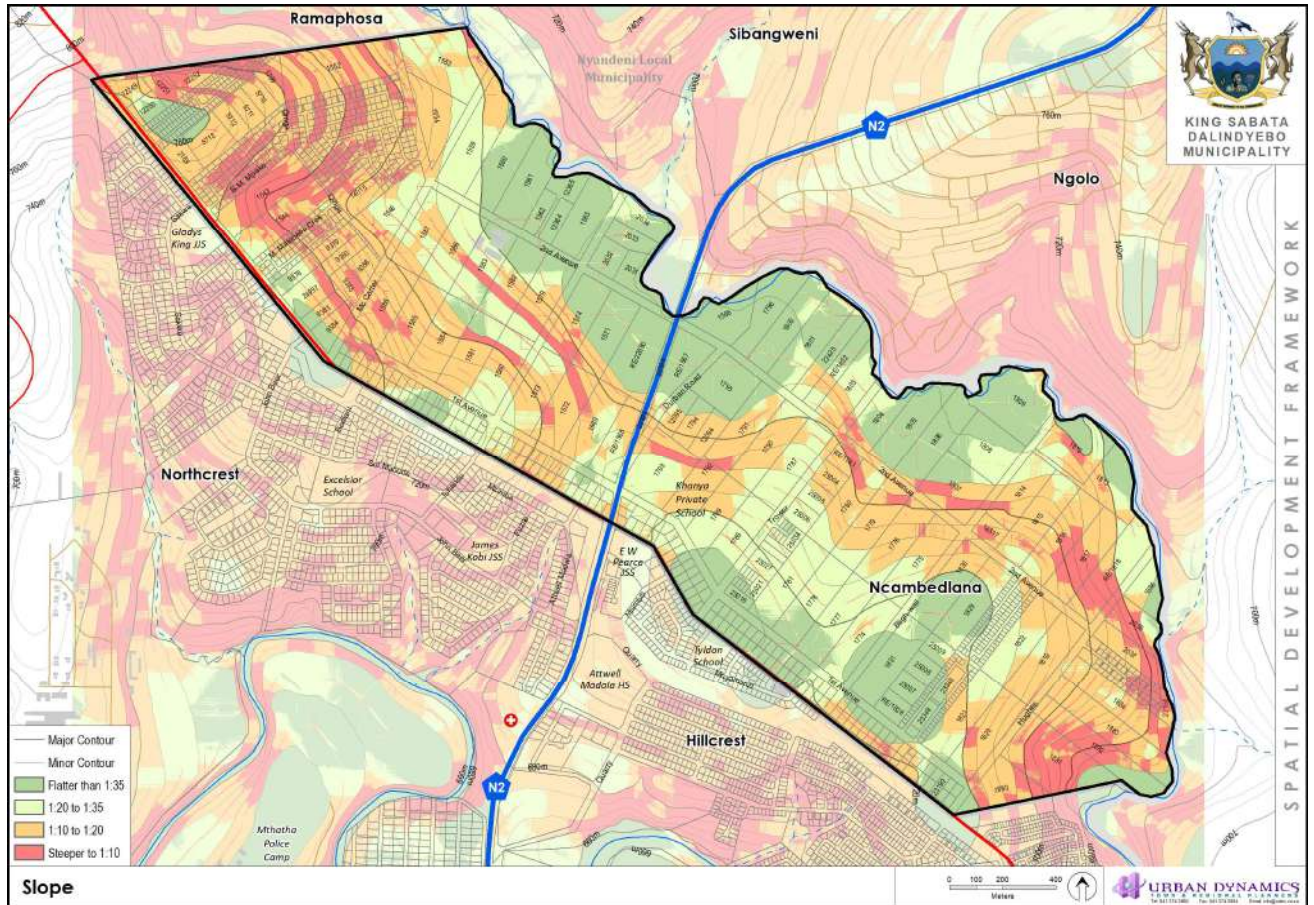
- The Ncambedlana precinct slopes towards the Ncambedlana River in the north-east with high points of 780 m in the north-west and a lowest point of approximately 660 m in the east, along the Ncambedlana River.



Plan 7 : Elevation

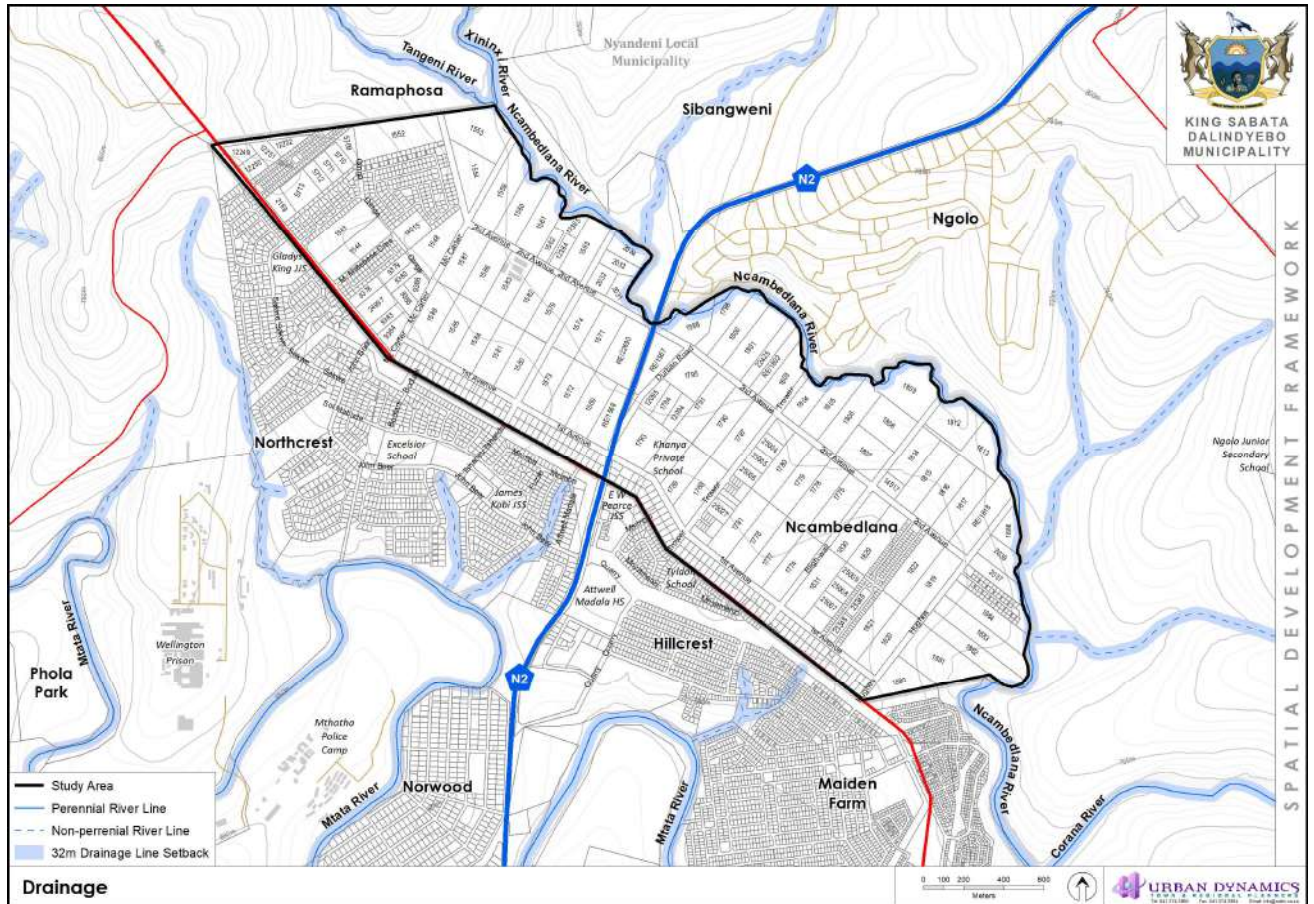


- Gradient is generally favourable for development with some low-lying ponding areas along 2nd Avenue, south of the Ncambedlana River and east and west of the N2. Gradients of 1:10 are common in the Mpako Street area and towards the south, along 2nd Avenue.



Plan 8 : Slope

- The area drains towards the north-east into the Ncamedlana River, which is a tributary of the Mtata River draining to the south, along the eastern boundary of the KSD Municipality. As indicated, the area east and west of the N2, along 2nd Avenue is relatively flat with possible ponding and drainage complications. The existing south-north road infrastructure, i.e. McCarter, Trower, Bligh-wall and Hughes Roads allow for direct storm water drainage towards the Ncamedlana River in a south-north direction.



Plan 9 : Drainage

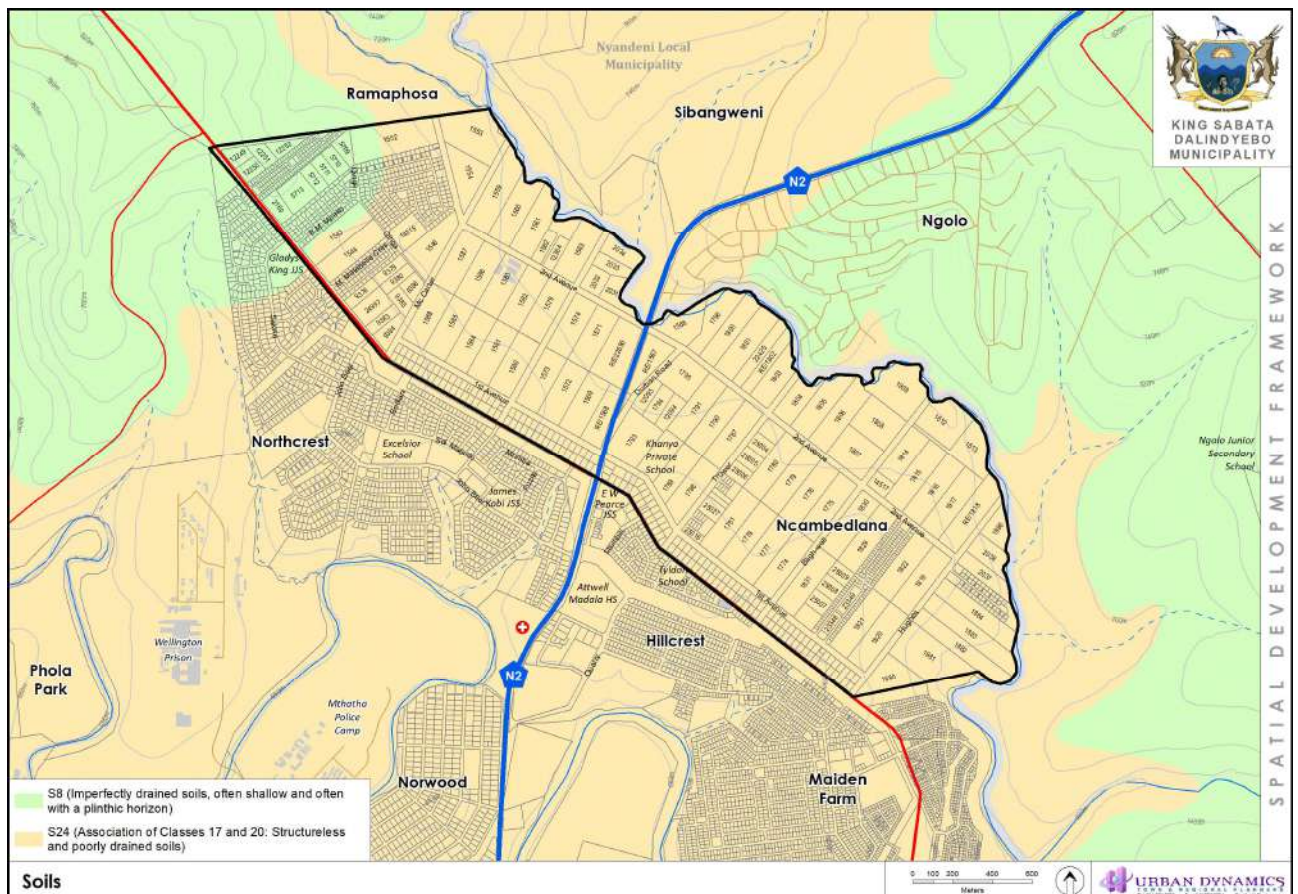


### 1.3 Geology & Soils

- Baseline desktop interpretation of geology and soils provides a starting point for assessment of structure limitations, excavatability and other limitations relating to drainage. However, detailed Geotechnical Assessments to be conducted prior to any construction and/or development implementation.
- Geology mainly comprises of the Adelaide Subgroups, which is characterised by compact arenaceous and argillaceous strata, which has low yielding groundwater formations except where fractured.
- The table indicates the dominant soil types in the study area with favourable properties and limitations associated with each soil type.

Soil Class	%	Favourable Properties	Limitations
<b>8</b> <i>Imperfectly drained soils, often shallow and often with a plinthic horizon</i>	6	Relative wetness favourable in dry areas	May be seasonally wet
<b>24</b> <i>Structureless and poorly drained soils</i>	94	May have favourable physical properties; relative wetness favourable in dry areas; may sustain wetland vegetation	Low base status, restricted depth, imperfect to poor drainage, excessive wetness, high erodibility

**Table 1 : Dominant Soil Types**



**Plan 10 : Soils**

## 1.4 *Environment & Biodiversity*

Environmental and Biodiversity Assessment of the study area is critical for Spatial Development Framework purposes. The study area has been significantly transformed and has historically been used as an urban smallholding area with various farming and non-agricultural activities. Transformation has significantly changed the biodiversity of the area. Key environmental restrictions and possible buffer zones include Ncamedlana River drainage area, low-lying areas and wetlands.

A High Level Assessment of the study area based on the National Environmental Management Act (NEMA), 1998 (Act 107 of 1998) as amended and the supporting EIA Regulations, 2007, the following possible environmental EIA triggers were identified :

- Infrastructure 100m<sup>2</sup> or more within 32m of a watercourse
- Infrastructure 10m<sup>2</sup> or more within 32m of a watercourse and:
  - within 5km of a protected area (outside urban areas)
  - within public open space (urban areas)
- Infilling/depositing/excavating of material within a watercourse
- Clearance of 1 ha or more of indigenous vegetation
- Clearance of 300m<sup>2</sup> or more of indigenous vegetation in areas of natural 'Mthatha Moist Grassland' vegetation (will have to be determined by specialist)
- Roads 8m or wider
- Roads 4m or wider within 5km of a protected area (outside urban areas)
- Residential, mixed, retail, commercial, industrial or institutional developments greater than 5 ha on urban agricultural land
- Residential, mixed, retail, commercial, industrial or institutional developments greater than 1 ha on rural agricultural land
- Residential, mixed, retail, commercial, industrial or institutional developments greater than 1000m<sup>2</sup> within open space areas
- Roads 4m or wider within 5km of a protected area (outside urban areas)
- Development of rural land within 5km of a protected area

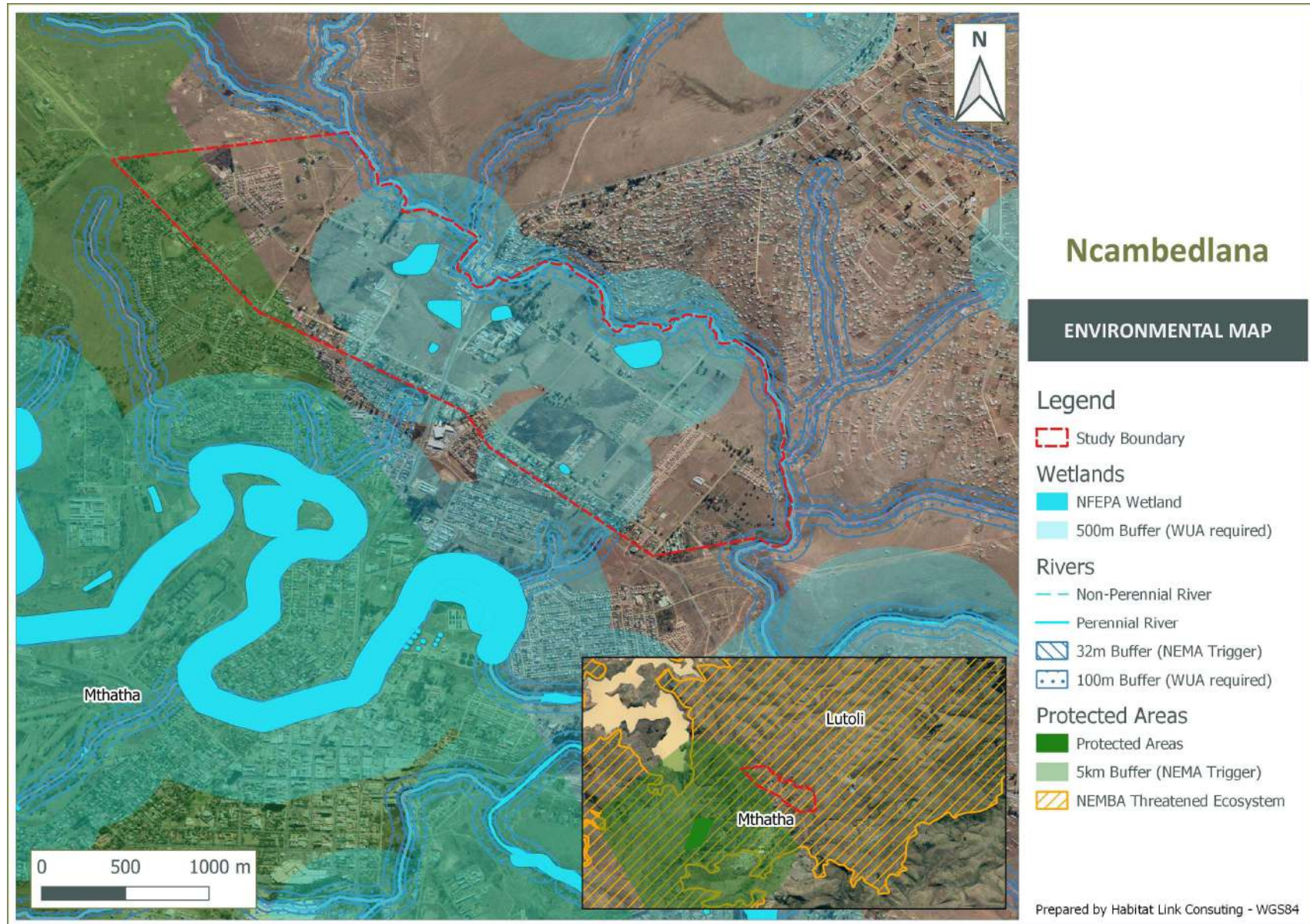
Possible general NWA Water Use Authorisation triggers :

- Development within 100m of a watercourse
- Development within 500m of a wetland

Future development implementation should strictly adhere to the EIA Regulations triggers, water use authorisations to allow for reduced setback.

The Eastern Cape Biodiversity Conservation Plan (ECBCP 2019) does not indicate specific environmental limitation for the study area.



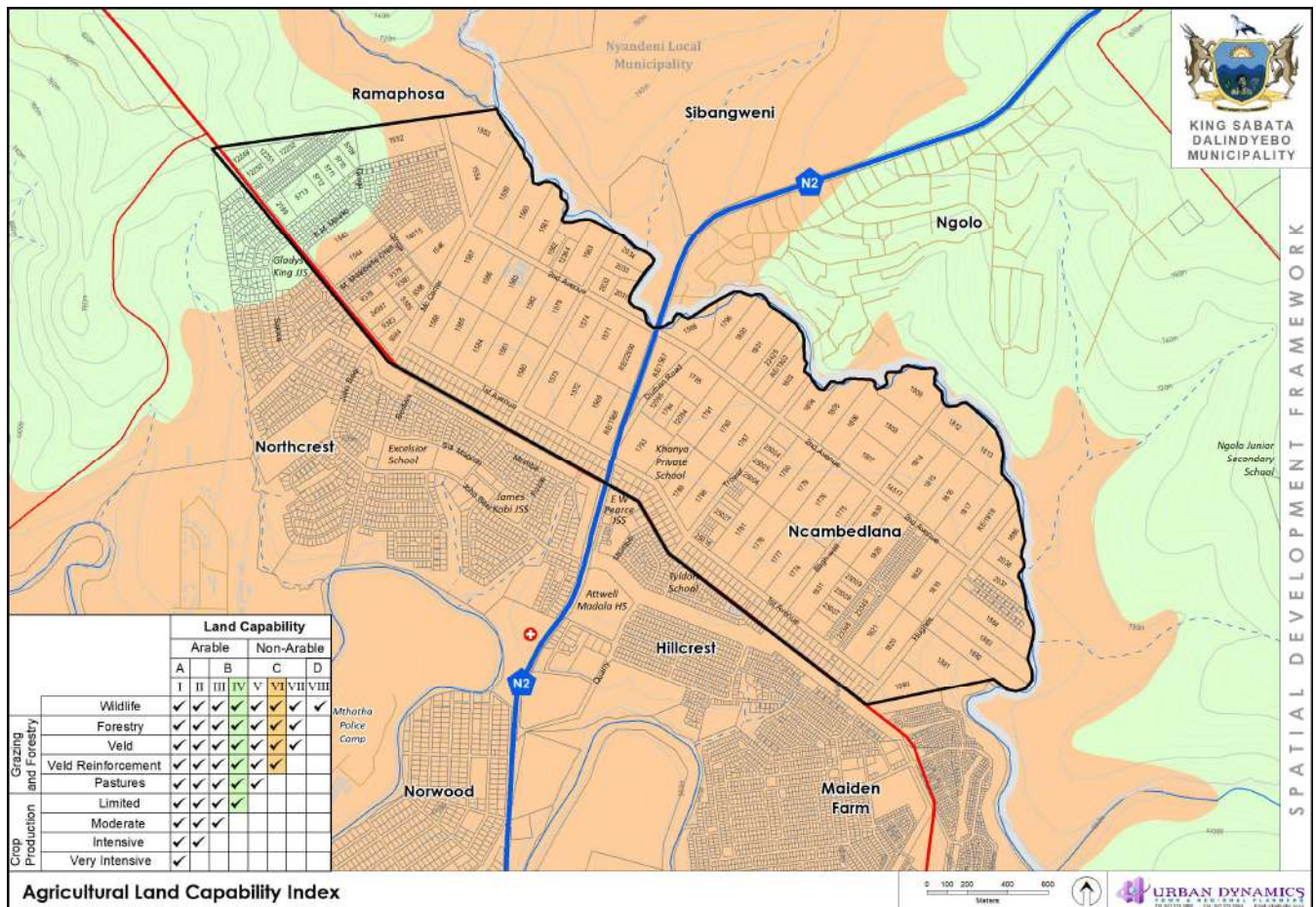


Plan 11 : Environmental Map



### 1.5 Land Capability & Agriculture Potential

Agriculture potential is broadly based on the Land Capability Index as prepared by the Department of Agriculture's Land Resource Management Division (2002). Given the current character of Ncambedlana as an urban smallholding precinct, it is important to assess agriculture potential and conversion of existing smallholdings for non-agricultural use. In terms of the Land Department of Agriculture's Land Capability Index, agriculture potential is classified as Class 6, confirming non-arable land and moderate to low agricultural potential. It is noted that a small section of the study area north of BM Mpako Drive has a higher agricultural potential. However, most of this land is already developed for residential purposes.



Plan 12 : Agricultural Land Capability Index

## 2.0 Socio Economic Environment

### 2.1 KSD Socio Economic Snapshot

The municipality comprises two magisterial areas, viz. Mthatha and Mqanduli and their surrounding rural areas. The municipality is largely rural in character with the urban areas concentrated around the towns. It is 3 028 km<sup>2</sup> in extent and had a population of 444 832 persons in 2007, which rose to 451 710 in 2011. The number of households in 2007 was 93 382, and this increased to 105 240 in 2011. The major economic activities in the municipality are forestry and agriculture, although agriculture is of more of a subsistence nature.

Mthatha is a major transport and regional service centre, dissected by the N2 running southwest to northeast through the town. As a gateway to a wide range of tourism offerings, Mthatha is a popular stop-over point on the way to tourist attractions like Coffee Bay and Hole-in-the-Wall in the KSDLM and Port St Johns and Mbotyi in neighbouring LMs.

<b>Population (2011)</b>	451 710
<b>Population (2016)</b>	488 349
<b>Households (2011)</b>	105 240
<b>Average Household Size</b>	4.3
<b>Employed</b>	58 980 (13.1 %)
<b>GDP (2011)</b>	R 12.1 billion
<b>ORT DM Comparison</b>	70%
<b>Economic Sectors (Employment)</b>	<ul style="list-style-type: none"><li>• Community, Social, Personal Services : 27 %</li><li>• General Government Services : 17.4 %</li></ul>
<b>Income (Mthatha) R 19 000 – R 310 000 / annum</b>	45.8 % (households)
<b>Literacy (Matric &amp; Higher)</b>	30 %

**Table 2 : Demographic Indicators**

## 2.2 *Ncambedlana Socio Economic Indicators*

The study area is unique in the sense that it comprises of urban, agriculture, smallholding, single residential houses, rental rooms, light industry, manufacturing, informal residential areas and vacant land. Given the changing character and mixed use nature of the area, accurately determining the socio economic profile becomes problematic. The study area, in essence, functions within a broader Mthatha urban fabric with inter-dependence of the residents and activities in Ncambedlana within the greater Mthatha, KSD and OR Tambo.

Based on a detailed land use survey and residential unit dot count and taking the 2016 Community Survey by Stats SA into account, the following demographic data is derived. This provides a baseline for future development implementation and understanding the study area context. It is noted that this information should be read with analysis of the built environment as part of the study area status quo analysis.

### ▣ **Population & Household Size**

	<b>2011</b>	<b>2021</b>
Population	4 569	5 286
Households	1 632	1 888
Household Size	2.8	2.8

**Table 3 : Population & Household Size**

- Based on the residential unit dot count, land use survey and 2011 and 2016 Stats SA base data, it is estimated that the current population in Ncambedlana is approximately 5 286.
- The population size is based on a residential unit household size of 2.8 persons per household.
- Household sizes are averaged, based on the 2011 and 2016 Stats SA data.
- The population density of approximately 2.6 households per ha is significantly lower than the population density of 149 persons per km<sup>2</sup> in the greater KSD municipal area.

## Education

	Ncamedlana (%)	KSD (%)
No Schooling	5.2	14.2
Some Primary	26.5	16.6
Completed Primary	6.1	5.3
Some Secondary	28.9	34.4
Matric	13.1	19.3
Higher	20.2	10.2

**Table 4 : Education**

- The comparative literacy levels indicate the general level of education and literacy in Ncamedlana is slightly higher than the averages for the greater KSD Municipality.
- Specifically, approximately 20 % of the population indicated a higher than Matric literacy level, in comparison to 10.2 % in the greater KSD.
- The population with no schooling is also significantly less at 5.2 % vs 14.2 % in the greater KSD.

## Employment & Income

Employment and income is a key indicator of the buy-in power and investment potential of a resident population within a specific planning precinct.

	Ncamedlana (%)	KSD (%)
Employed	32.8	13.1
Unemployed	8.8	8.0
Discouraged Work Seeker	1.1	4.4
Not Economically Active	28.4	34.3
Not Applicable	28.9	40.1

**Table 5 : Employment**

	Ncamedlana (%)	Mthatha (%)
No Income	18.0	16.4
R 0 – 19 600	32.2	28.8
R 19 601 – 307 600	41.9	45.8
R 307 601 +	7.9	9.0

**Table 6 : Income**

- Approximately 32.8 % of the residents of Ncamedlana is employed vs only 13.1 % in the greater KSD.
- The above indicates a significant difference in the economic activity between the study area and the greater KSD.
- The income levels in Ncamedlana compare relatively well with the greater Mthatha with income above R 19 600 per household per annum slightly lower than the averages for Mthatha.



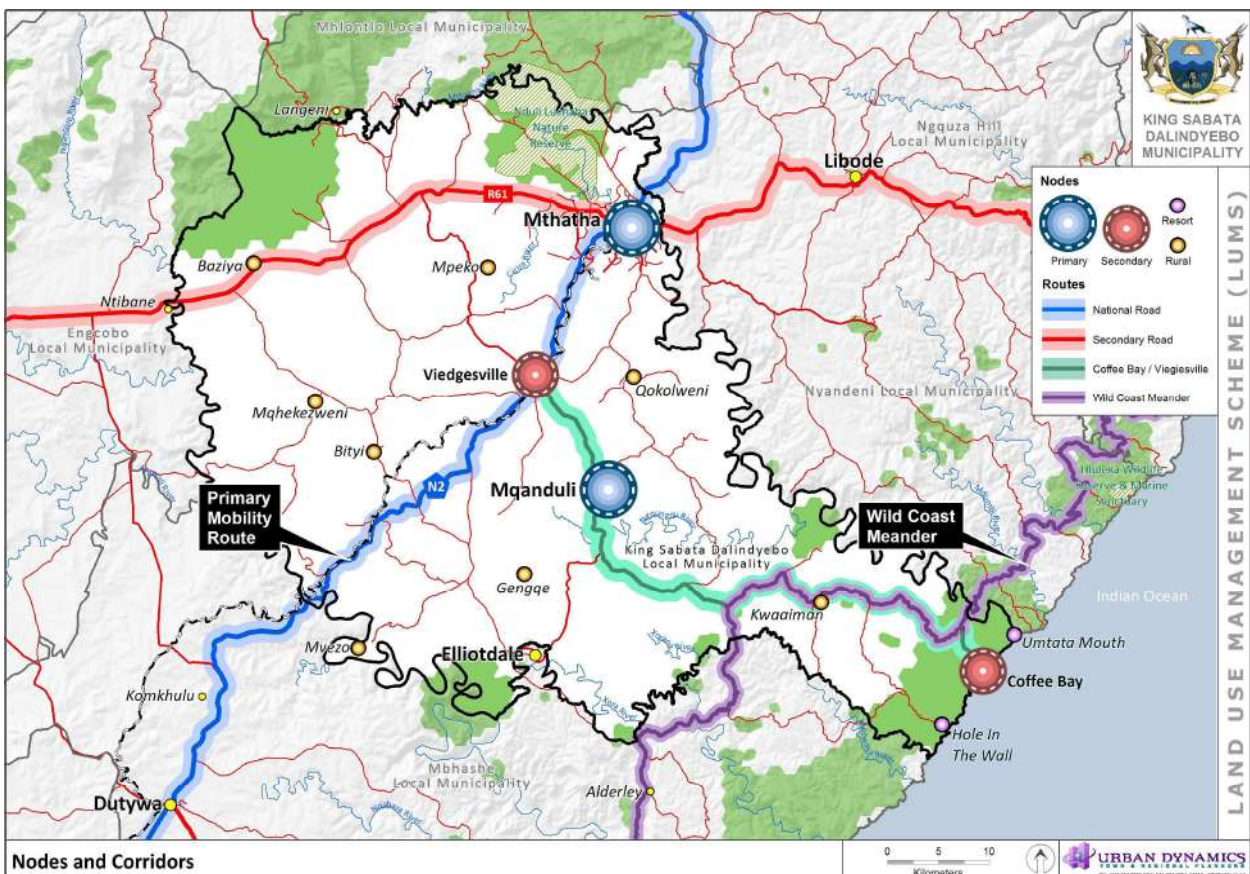
### 3.0 Built Environment

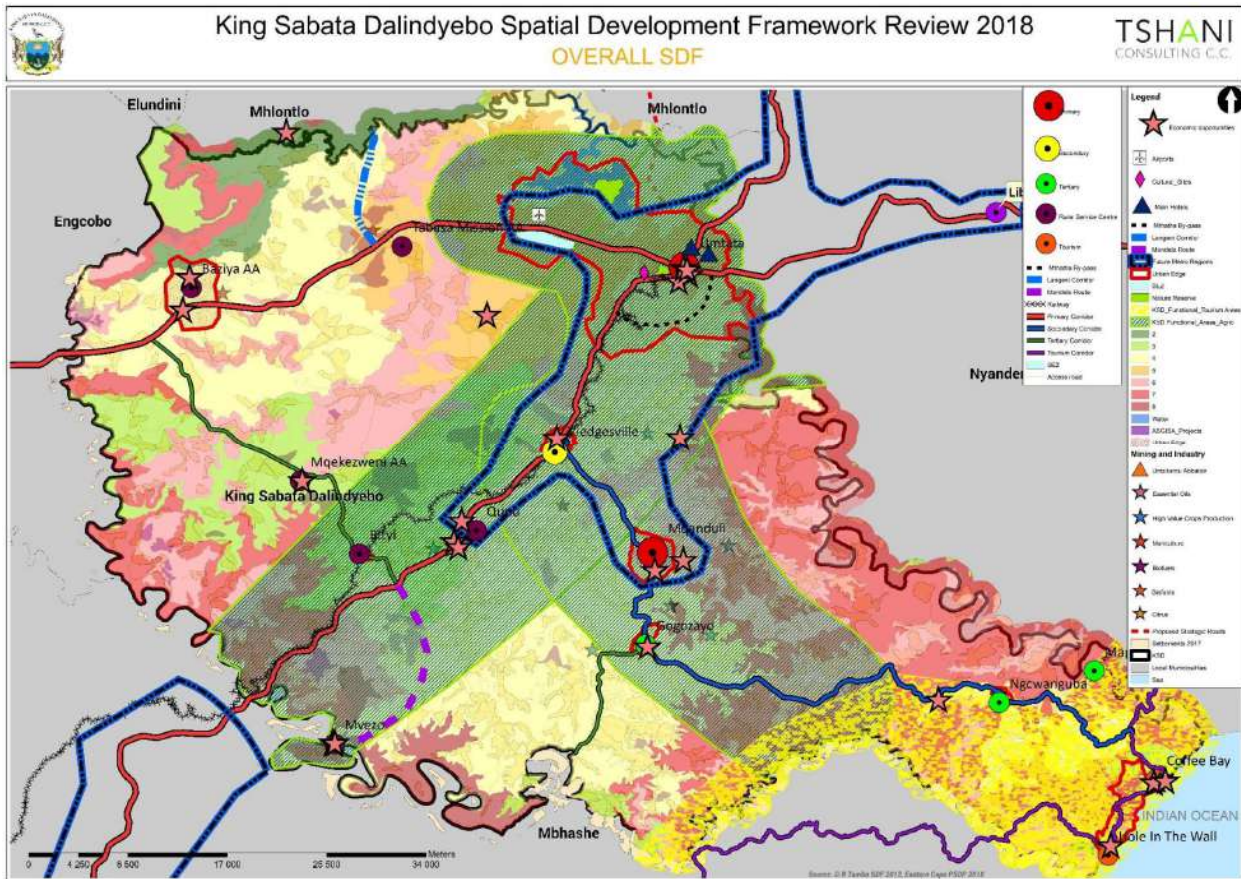
The built environment, for the purposes of the Ncambedlana LSDF status quo analysis, relates to human settlements, including settlement structure, land use, housing, land ownership and infrastructure.

#### 3.1 Macro Perspective

The KSD LM is predominantly rural in nature, with only the main urban centres of Mthatha and Mqanduli. Smaller rural centres service the rural hinterland and provide an important service delivery function. The KSD Spatial Development Framework identified the following typologies of settlements throughout the KSD municipal area.

<b>District Centre</b>	Mthatha
<b>Sub-District</b>	Mqanduli
<b>Local Centres</b>	Coffee Bay, Viedgesville
<b>Sub-Local Centres</b>	Qunu, Bityi, Mvezo, Gengqe, Kwaaiman, Qokolweni, Mqakezweni, Baziyo, Mpeko, Langeni, Luthubeni, Mhlakulo, Gogozayo, Ngcwanguba
<b>Rural Villages</b>	All Rural Villages





**Plan 14 : KSD SDF**

Mthatha, being the 3rd largest city in the Eastern Cape and also previously the Capital of the former Transkei. The city of Mthatha has become an administrative and commercial hub, servicing a large area of the Eastern Cape as a primary urban node. The Provincial Spatial Development Framework introduced “Future Metro Regions (FMR)” to promote development and development growth. Mthatha is central to one of the identified FMR in the Eastern Cape and include the areas north, along the N2, east from Libode, south to Viedgesville, Mqanduli and Qunu.

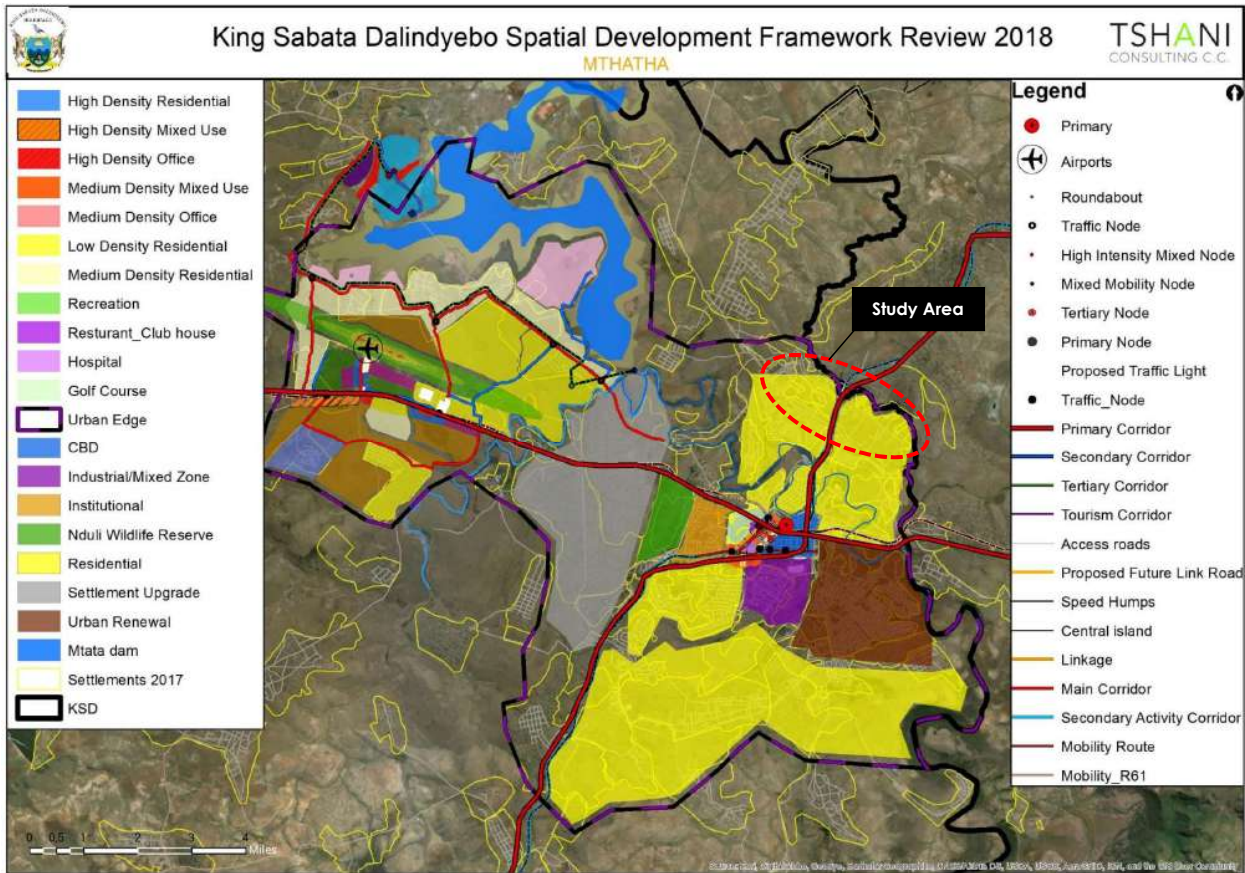
The need for structured urban planning and SDF implementation in the greater Mthatha urban and peri-urban area has been identified as a priority, given the pressure on development, housing demand and expansion of the commercial centre. The city at large, has an estimated housing backlog of approximately 16 385 (HSP 2016). The city further experiences issues with land invasion, informal settlements and demand for middle income housing.

The KSD SDF specifically highlighted the development opportunity in the Ncambedlana smallholding area :

*“In areas where land is privately owned, there are also opportunities for development. Based on recent development, the Ncambedlana farms fabric could be altered for other land uses and developments as the agricultural function of the farms is no longer prominent. The farm portions show great opportunity to densify and subdivide, this has been a trend that is started by private developers (Coastal Homes) in the vicinity.”*



The SDF further acknowledges the opportunity for redevelopment and replanning of the Ndlambedlana precinct for residential purposes.

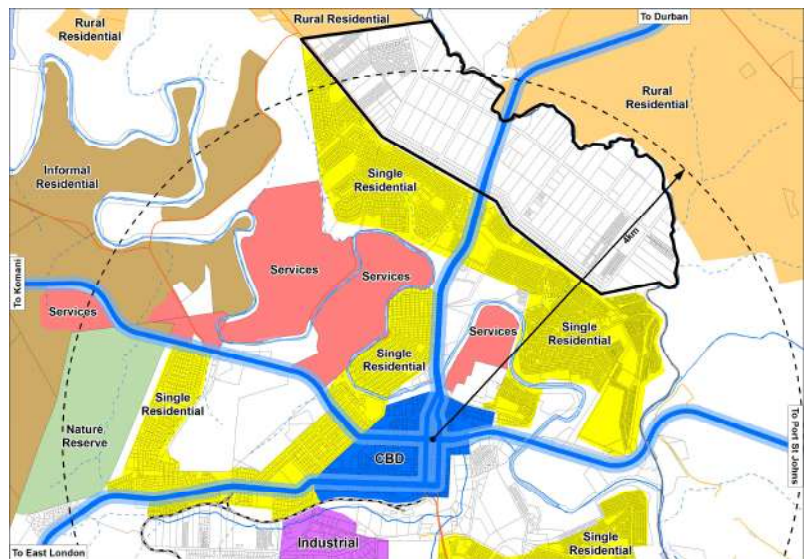


Plan 15 : KSD SDF : Mthatha

### 3.2 Structuring Elements & Forms

#### City Context & Location

As indicated previously, Ncambedlana is situated north of the Mthatha CBD, along the N2 and south of the Ncambedlana River. The study area forms a gateway to Mthatha from the north, along the N2 and has traditionally been developed as an urban smallholding area along the river. However, the character changed significantly over the last 20 years, with increased demand for higher intensity development and intensification. Surrounding land uses include the single residential neighbourhoods of Hillcrest, North Crest and Maydene Farm to the south with a number of high intensity business and commercial activity along the N2, south of Nqadu Road towards the CBD.



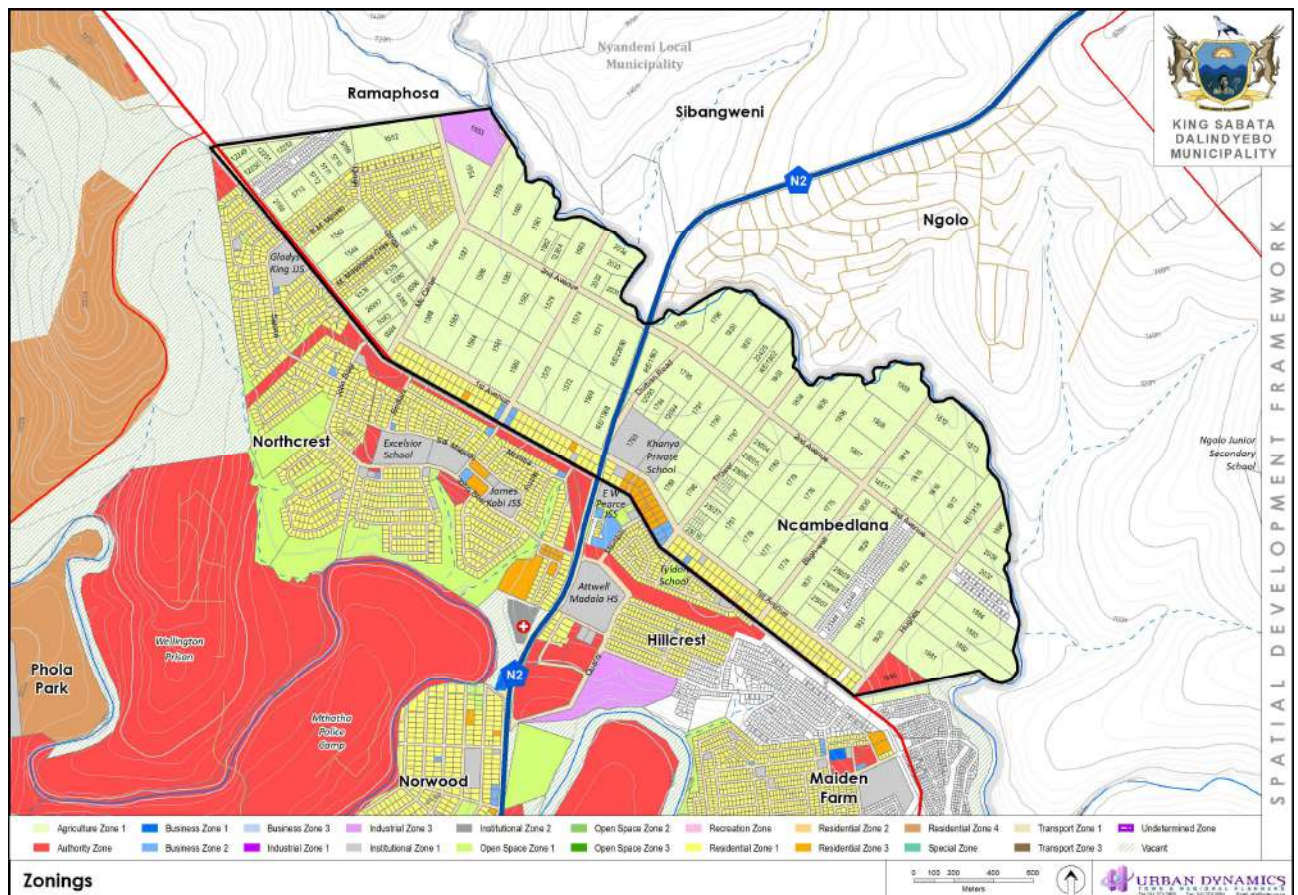


Land use north of the Ncambedlana River in Nyandeni municipal area includes the traditional rural housing areas of Ngolo and Sibangweni. A recent increase in traditional dwellings and shacks on the land to the north-west of Ncambedlana has taken place.

### ▣ Land Use Profile & Zoning

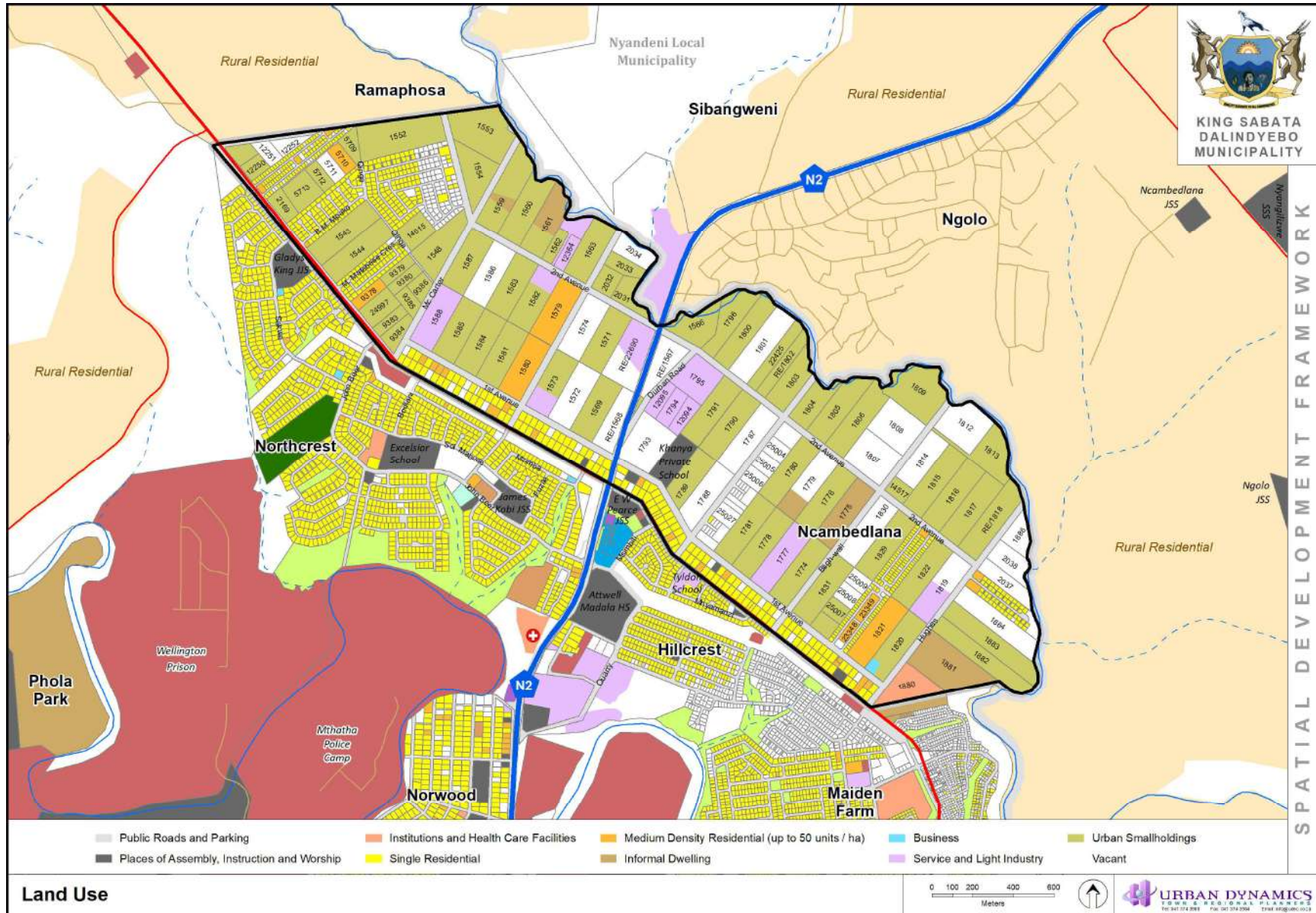
The land use profile identified broad land use categories based on current zoning rights and land use for the study area. This provides an inventory of existing activities, possible carrying capacity and urban / rural character. Understanding the existing land use profile provides the basis for future planning strategies and spatial vision for Ncambedlana.

Ncambedlana is planned as a typical smallholding area with original smallholdings of approximately 4 ha. The area has a typical grid layout parallel to the Ncambedlana River with main accesses being the N2, 1st Avenue, 2nd Avenue, Hughes, Bligh-wall, Trower, Durban and McCarter Roads. Although large sections of the study area are still utilised as urban smallholdings with some vacant land portions, residential densification has taken place with a number of services and light industry developments.



Plan 16 : Zonings





Plan 17 : Land Use

The following provides a broad outline of land use categories, cadastral units and area utilised.

Land Use	Cadastral Count	Area (ha)
Business	1	0.3439
Informal Dwelling	5	15.3368
Institutions and Health Care Facilities	1	3.5010
Medium Density Residential (up to 50 units / ha)	29	18.7334
Places of Assembly, Instruction and Worship	5	3.7338
Public Roads and Parking	15	60.8636
Service and Light Industry	13	25.1517
Single Residential	692	45.3410
Urban Smallholdings	71	218.6498
Vacant	192	97.9348
<b>Total</b>	<b>1 024</b>	<b>489.5898</b>

⇒ Residential

Based on a detailed land use survey and data from the 2011 and 2016 Stats SA information, residential typologies in the study area are indicated in the table below.

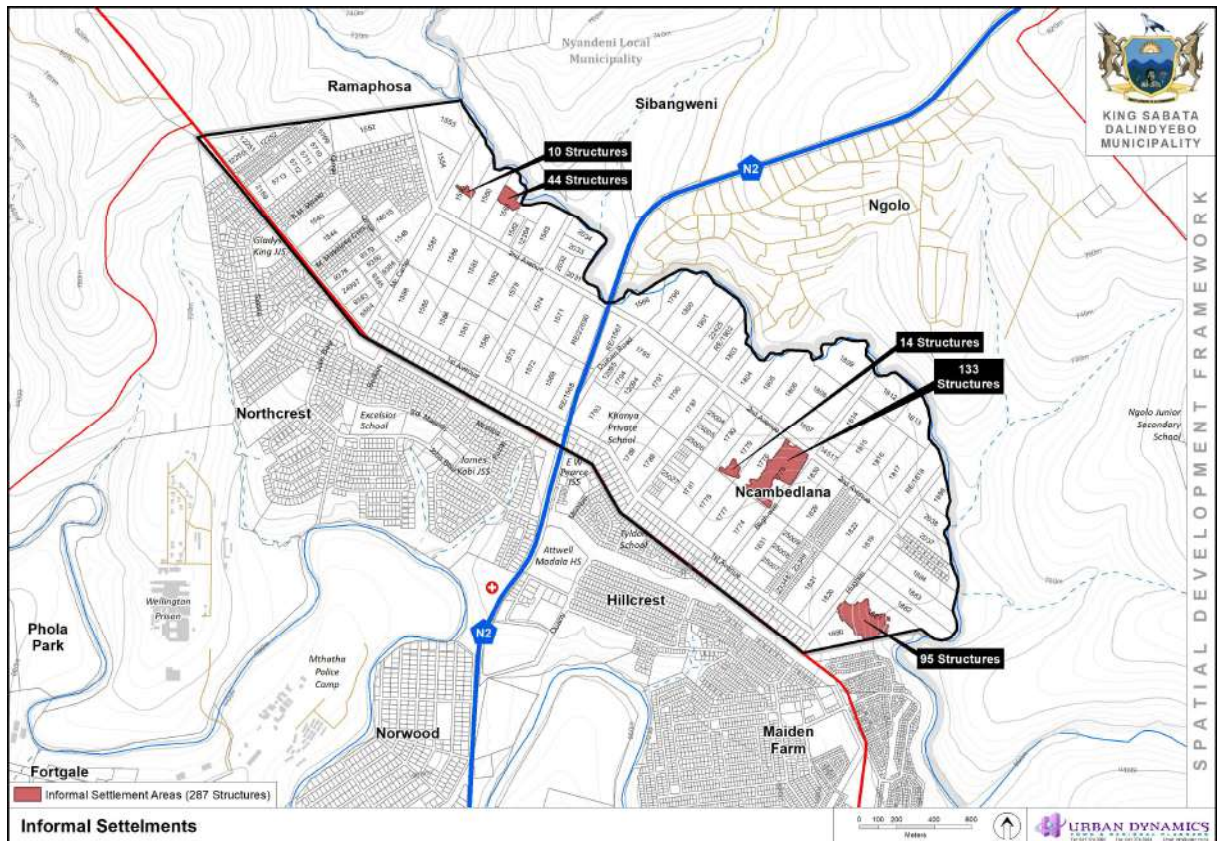
Residential Typologies	Units (2011)	Units (2021)
Single Residential ( <i>on separate erf</i> )	711	842
Flats / Rental Rooms / Townhouses	672	750
Informal Residential Units	249	296
<b>Total</b>	<b>1 632</b>	<b>1 888</b>

The residential unit growth over the last 10 years was approximately 16 % with highest increase and demand in the sublet smaller rental unit market.

Formally planned single residential areas, especially in the area west of McCarter Street, has been approved at densities of approximately 15 residential units / ha with general single residential erf sizes of approximately 500 m<sup>2</sup>.

Approximately 296 informal structures are situated on Erven 1881, 1775, 1779, 1561 and 1559.





**Plan 18 : Informal Settlements**

⇒ Business, Service & Light Industry

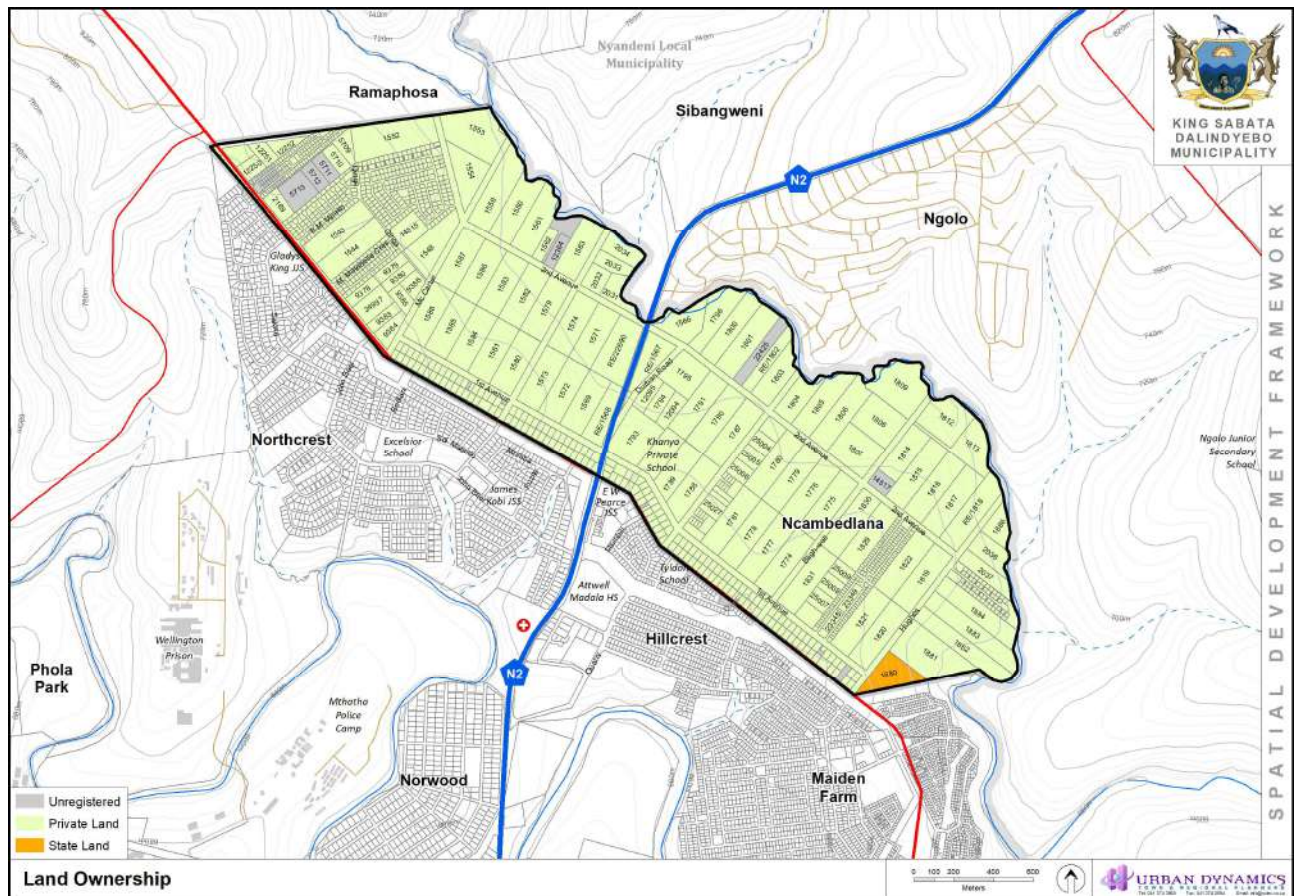
A number of properties have been converted to provide general services and light industrial functions, with specific reference to construction camps, brick making facilities and building supplies. A number of these facilities do not have the required zoning and will have a structural impact on the future development of the Ncambedlana spatial precinct.

⇒ Vacant Land

Ncambedlana offers the opportunity to be developed as a medium to high density residential suburb, with supporting mixed use facilities. Undeveloped land (i.e. vacant, urban smallholding and informal areas) have the opportunity to be densified and to accommodate higher intensity uses. These areas comprise of approximately 332 ha at an estimated residential density of 30 units / ha, a yield of up to 10 000 units is possible. However, this should be refined as part of the spatial vision phase.

## ▣ Land Ownership

Land ownership in the study area is based on the freehold system, formally surveyed and registered. The diagram below indicates majority of land portions being privately owned.



Plan 19 : Land Ownership

## 3.3 Social Facilities

The Local Spatial Development Framework Planning process should aim to establish sustainable settlements and ensure the sustainable utilisation of services and social facilities. Sustainability refers to the ongoing economic viability and desirable utilisation of space, by the communities within specific nodes, towns, villages or areas. Land use assessment of the various nodes and settlements within Ncambedlana are based on these principles and future development should be assessed and planned according to basic sustainability principles.

### 3.3.1 Social Services Thresholds

#### ▣ Sustainability and Integration

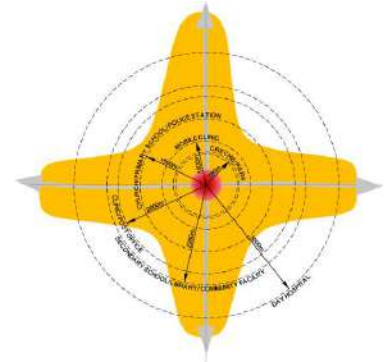
Land use assessment for the study area is based on the various principles of sustainability which involves defining planning areas in terms of reasonable walking distance, i.e. 2 – 5 km from a specific area or central business district. Fundamental to the concept is the notion that the majority of local daily needs for any inhabitant should be within a reasonable walking distance of the home.



This concept should apply to new / greenfield developments and existing upgrading and restructure programmes. The basic principles of sustainable communities is found in National and Provincial guiding principles and should be supported through planning implementation.

▣ **Land Use Requirements and Accessibility**

Various specialist studies have been conducted to determine levels of sustainable accessibility and integrated land development and land use. These specifically relate to the Guidelines for Human Settlement Planning & Design and recent Guidelines by the CSIR relating to the provision of social facilities in South African Settlements (August 2012). For the purposes of the Ncambedlana LSDF, latest guidelines by the CSIR are used. The following table provides a concise background of social facilities provided within the KSD municipal area.



▣ **CSIR Social Services Threshold**

⇒ Cities (100 000 – 350 000 people)

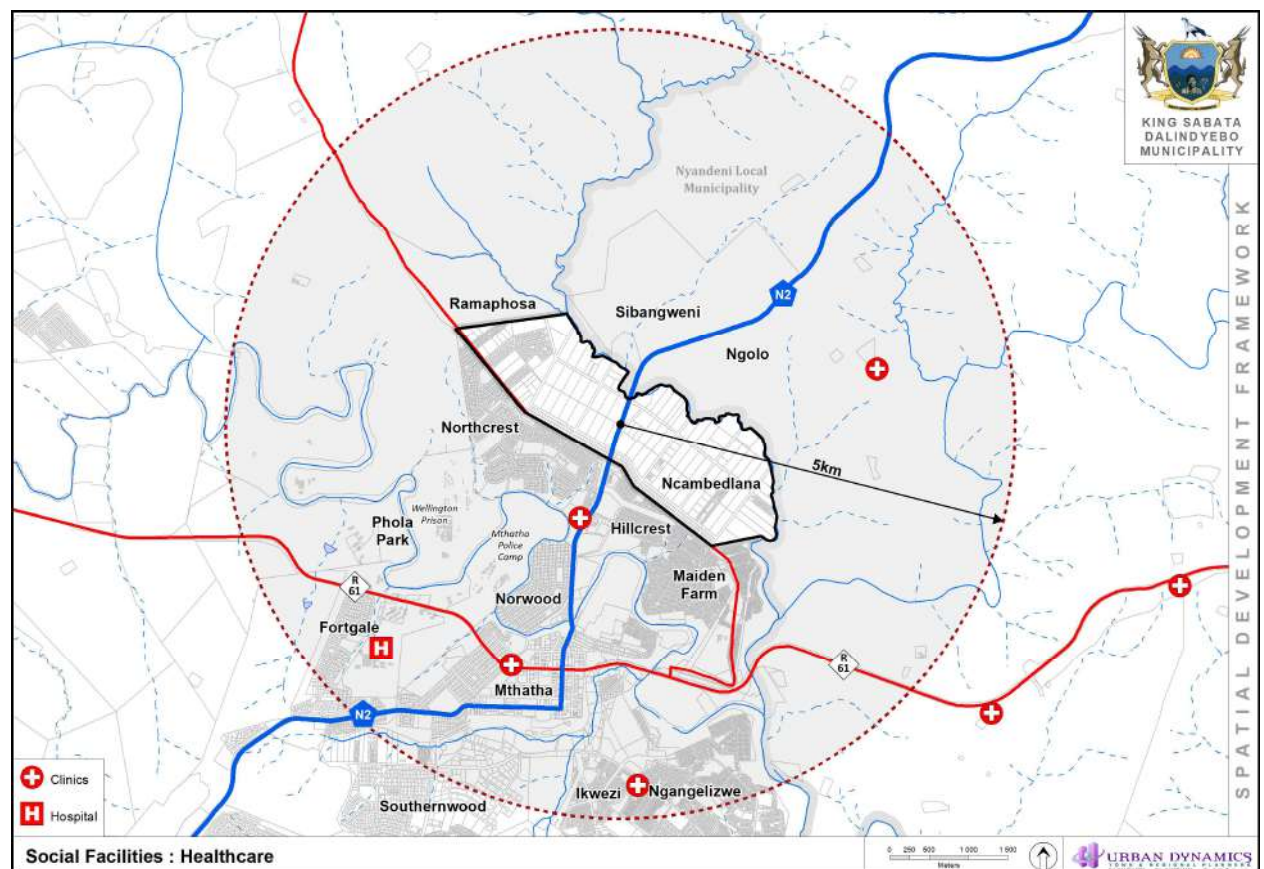
	Threshold	Distance
<b>District Hospital</b>	300 000 – 900 000	30 km
<b>Community Health Centre</b>	100 000 – 140 000	90% of population served within 5 km
<b>Primary Health Clinic</b>	24 000 – 70 000	90% of population served within 5 km
<b>Fire Station</b>	60 000 – 100 000	8 – 23 minutes (response time)
<b>Police Station</b>	60 000 – 100 000	8 km urban
<b>Regional Library</b>	200 000	15 km
<b>Local Library</b>	20 000 – 70 000	8 – 10 km
<b>Municipal Office</b>	1 per local Municipality	30 km
<b>Community Hall – large</b>	60 000	10 km
<b>Community Hall – medium / small (fringe areas)</b>	10 000 – 15 000	15 km
<b>SASSA Office (Social Service Office)</b>	40 000	15 km urban
<b>Social Grant Pay Point</b>	Variable	5 km
<b>Cemetery (medium)</b>	8.8 ha / 50 000	15 km
<b>Cemetery (large)</b>	17.2 ha / 100 000	30 km
<b>Secondary School</b>	12 500	5 km
<b>Primary School</b>	7 000	5 km
<b>Small Crèche / Early Childhood Development Centre</b>	2 400 – 3 000	2 km
<b>Indoor Sports Hall (medium / large)</b>	250 000 – 500 000	10 – 30 km
<b>Regional Sports Stadium</b>	200 000 – 300 000	15 km
<b>District Park</b>	60 000 – 100 000	10 km
<b>Community Park with play equipment</b>	60 000	5 km
<b>Urban Park</b>	Variable	1 km
<b>Local / Neighbourhood Park (includes play equipment)</b>	3 000 – 15 000	1 km

**Table 7 : CSIR Social Services Threshold**

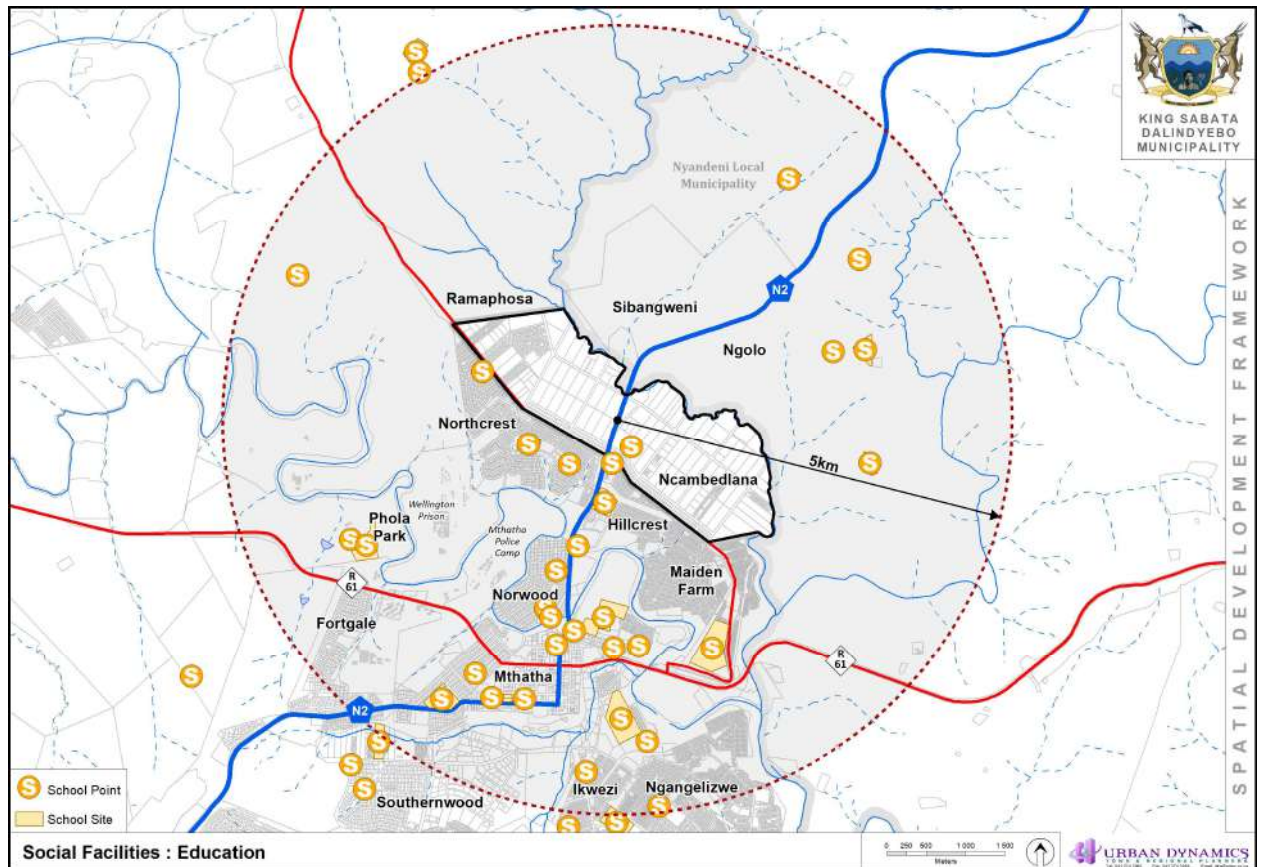
Social services and facilities within the study area is basically non-existent, with the exception of a Nurses College accommodation. It is therefore imperative to assess the existing social facilities and services in the greater Mthatha and its impact on the study area, with specific reference to demand and supply.

The following diagrams indicate the education and health facilities with relevant thresholds and impact on the study area.

Provision of individual services within the study area will be assessed during the spatial visioning process. However, given the close proximity of Ncambedlana to the greater Mthatha, most of the services are available within the Sustainable Communities Principles.



**Plan 20 : Social Facilities : Healthcare**



**Plan 21 : Social Facilities : Education**

### 3.4 Infrastructure

Infrastructure provision in the study area and greater Mthatha is critical for future development. The following section provides a high level services status quo. The Ncambedlana LSDF proposals will feed into relevant Sector Plans and Strategies.

#### ▣ **Water Services & Sources (greater Mthatha)**

The operational service to deliver water to the greater Mthatha is the responsibility of ORTDM.

The District Municipality developed the WSDP, which was approved by Council. This provides an overview and an assessment of: -

- Existing information on backlogs;
- Current levels of service;
- Operations and maintenance of infrastructure assets;
- Water resource management;
- Water balances and losses; and
- Issues pertaining to contracting and licensing.



Plans to develop a detailed Water Services Development Plan are currently underway, with a call for proposals having been made. In terms of Water Services Provisioning, the ORTDM is responsible for both Water Services Authority and Water Service Provision which includes:-

- Daily operations of water and wastewater works inclusive of the daily monitoring and management of plant performance and compliance with the required quality and performance management systems;
- Maintenance of urban and rural infrastructure;
- General management including administration, financial management, monitoring and reporting;
- Communication and customer relations;
- Operations and maintenance planning;
- Ensuring de-sludging of on-site latrines;
- Safe treatment and disposal of sewage waste;
- On - going and regular testing of water, effluent and sewerage disposal for conditions dangerous to human health and the environment

The following form the main problem statements for water provision.

⇒ Raw Water Pipeline in Disrepair

- Water wasted due to leaks
- No water supply when pipeline is under repairs.
- Danger to life should the 600mm line burst

⇒ Water Purification Works

- Under capacitated to accept volumes required for any new development. Needs to be upgraded from 60ML to 80ML.

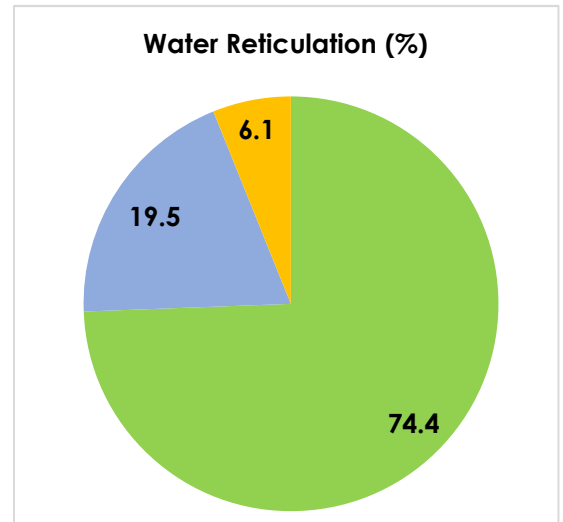
Challenges related to water include the following: -

- Lack of funds for infrastructure investment
- Huge backlogs resulting from old infrastructure
- Water resource scarcity and reliability
- Demand is in excess of available infrastructure due to rapid and unplanned growth - infrastructure is over-strained which result in reduction of its lifespan
- Drought as a result of climate change
- High level of vandalism and theft
- Poor maintenance of existing infrastructure
- Shortage of skilled personnel

### Water Reticulation (Ncambedlana)

	Households	%
Piped water in house on yard	1 405	74.4
Piped water on communal stand	368	19.5
No access to water	115	6.1
	<b>1 888</b>	

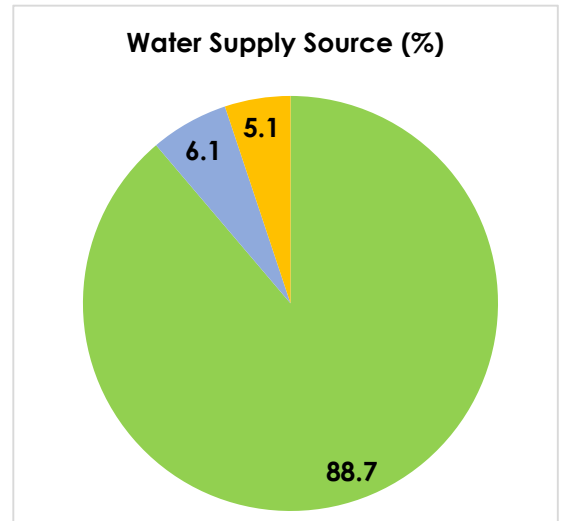
**Table 8 : Water Reticulation (Ncambedlana)**



### Water Supply Source (Ncambedlana)

	Households	%
Municipal Supply	1 675	88.7
Borehole / River / Dam	115	6.1
Other Sources	98	5.1
	<b>1 888</b>	

**Table 9 : Water Supply Source (Ncambedlana)**



### Sanitation (greater Mthatha)

Provision of sanitation services is the competency of the O.R Tambo District Municipality. A huge sanitation backlog has been identified. A sanitation strategy has been developed to ensure that the issue of back-logs eradication is dealt with and that an appropriate sanitation model is provided to the communities for both urban and rural areas. The DM is also intending to upgrade all town sewer systems into full waterborne systems. The wastewater treatment works was designed to accommodate 12Ml/d and the current flows are estimated above 18Ml/d with exclusion of flows that do disappear within the sewer network.

Some of the sanitation challenges include the following:-

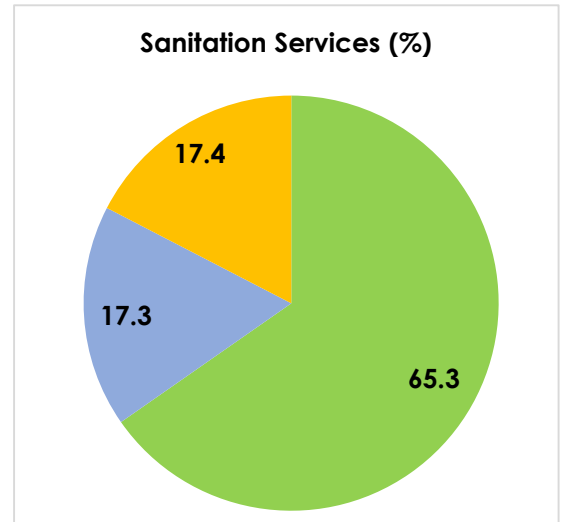
- Huge back log
- Waterborne sewer system for Mthatha is not fully functional – Pump station requires constant repairs
- Mqanduli does not have a water borne sewer system – under construction
- Shortage of Honey Sucker Trucks

- Sewer effluent discharged is not of acceptable standard due to lack of resources to upgrade of infrastructure
- Slow progress on sanitation projects
- Limited public toilets in the towns

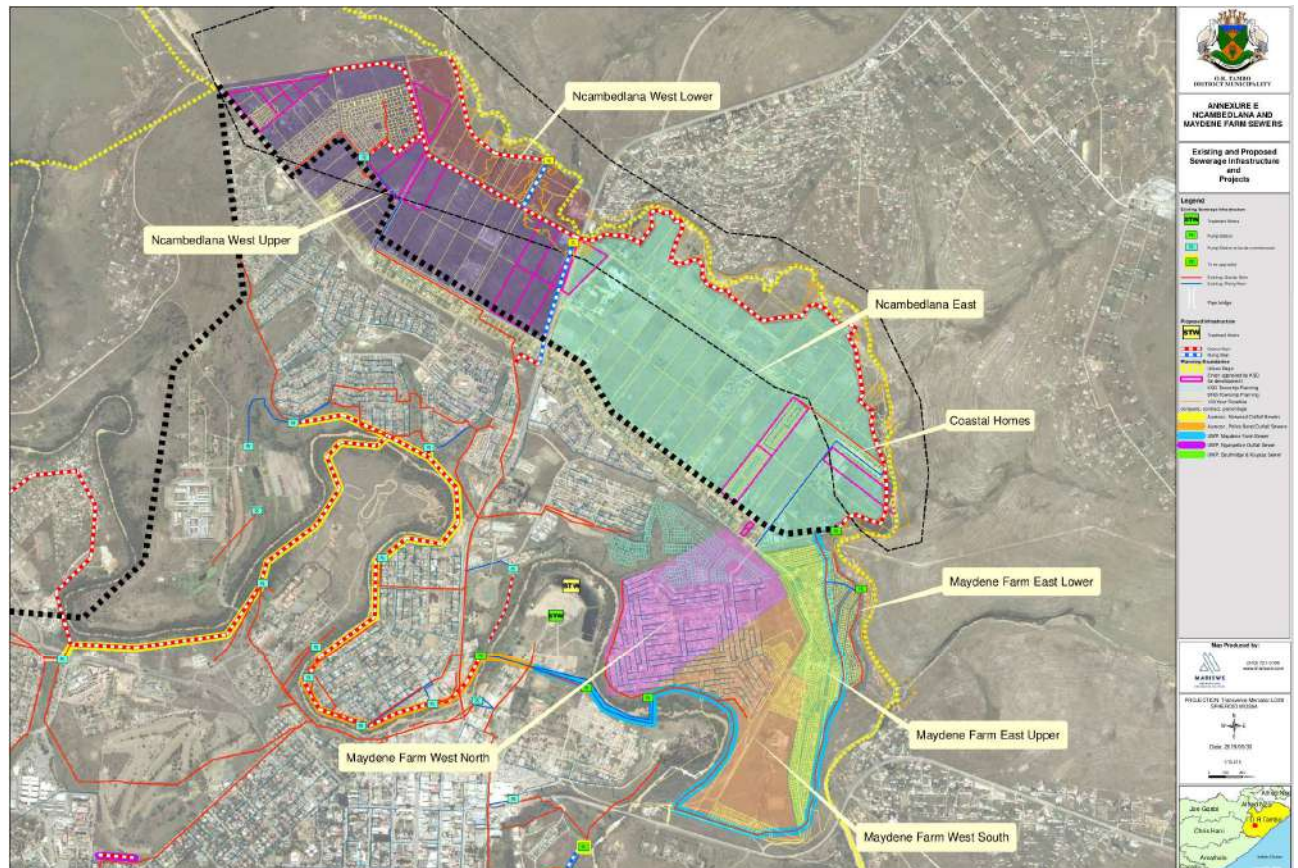
**Sanitation Services (Ncambedlana)**

	Households	%
Flush Toilet	1 233	65.3
Pit / Bucket / Other	327	17.3
None	328	17.4
	<b>1 888</b>	

**Table 10 : Sanitation Services (Ncambedlana)**



The OR Tambo DM is currently preparing a Master Plan for sanitation services provision in the Ncambedlana precinct. The diagram provides an overview of the current proposals.



**Plan 22 : ORTDM Sanitation Master Plan**



▣ **Energy & Electricity (greater Mthatha)**

Currently the urban area draft Electricity Master plan is in place to address electricity network challenges and is under review. The master plan incorporates the future growth requirements of housing programmes, business development and meeting the needs of government departments.

KSD Municipality is being bound by the NERSA license connecting the urban part of the municipality whilst Eskom is managing the rural electrification and several new substations are in the process of being constructed in rural areas.

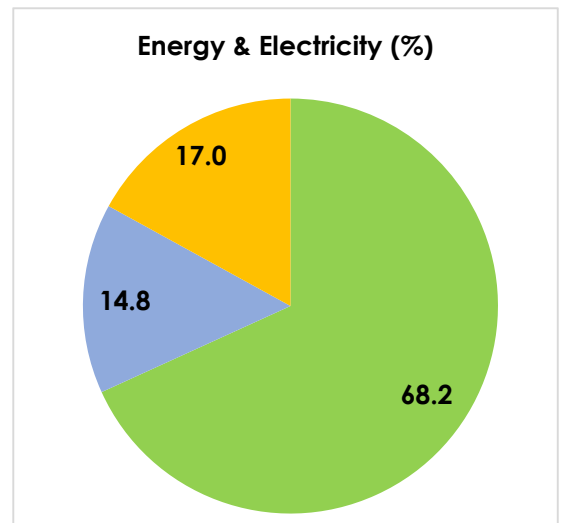
The following are some of the challenges regarding electricity supply: -

- The Low Voltage network in urban area is old, dilapidated, unsafe and needing urgent attention.
- Project Prioritisation Policy is not available
- mini substations are old and some permanently damaged requiring total replacement
- Replacement of substation requires huge amounts of budget
- Shortage of funds and human resource capacity
- Provision of electricity in some of the newly built households (extensions) of wards

**Energy & Electricity (Ncambedlana)**

	Households	%
Electricity	1 288	68.2
Paraffin	279	14.8
Candles	321	17.0
	<b>1 888</b>	

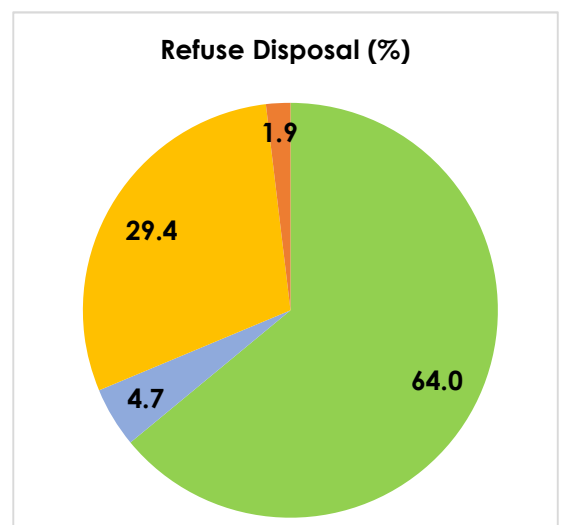
**Table 11 : Energy & Electricity (Ncambedlana)**



▣ **Refuse Disposal (Ncambedlana)**

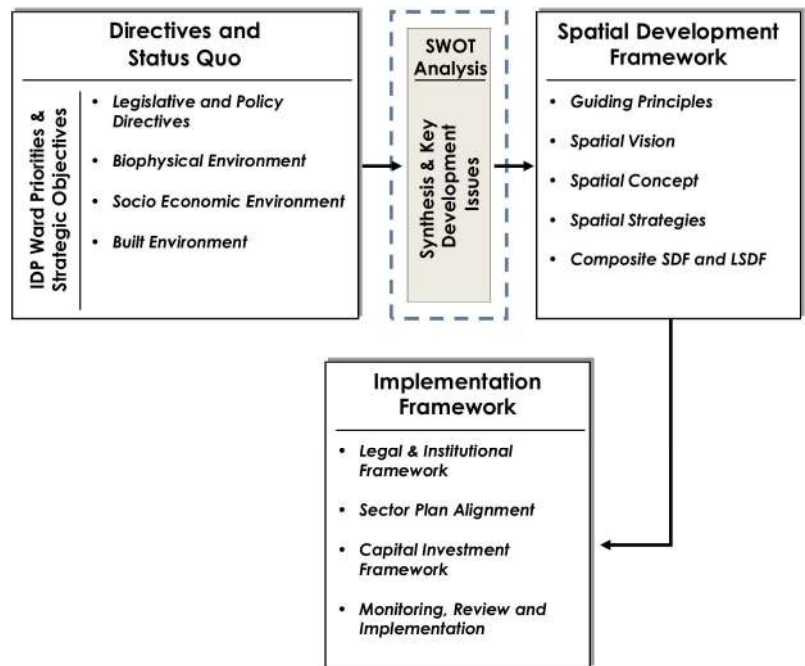
	Households	%
Removed by Local Authority	1 208	64.0
Communal Dump	89	4.7
Own Dump	555	29.4
None	36	1.9
	<b>1 888</b>	

**Table 12 : Refuse Disposal (Ncambedlana)**



## 4.0 Synthesis & Key Development Issues

Based on the status quo assessment, the following opportunities and constraints relevant to the study area have been identified.



### 4.1 Ward Priorities

The KSD IDP (2021/2022) identified the following key issues in Wards 9 and 13.

Ward	Priorities
<b>9</b>	<ol style="list-style-type: none"> <li>1. Road Construction and maintenance</li> <li>2. Community halls</li> <li>3. Mobile police Station</li> <li>4. Job opportunities</li> <li>5. LED and agriculture</li> </ol>
<b>13</b>	<ol style="list-style-type: none"> <li>1. Community Hall</li> <li>2. Water &amp; Sanitation</li> <li>3. Construction of Access Roads</li> <li>4. Agriculture and farming</li> <li>5. Electricity (High Mast Lights)</li> </ol>

## 4.2 *SWOT Analysis*

<b>Strengths / Opportunities</b>	<b>Weaknesses / Threats</b>
<ul style="list-style-type: none"><li>• Precinct falls within the Mthatha urban edge and within walking distance from the Mthatha CBD</li><li>• Mthatha falls within one of the Future Metro Regions, as identified in the Provincial SDF and KSD SDF</li><li>• Topographical, gradient and drainage features relatively favourable for future development</li><li>• Most of the land is privately owned and land availability will be more simplified</li><li>• No specific negative geological and soil conditions</li><li>• Low agricultural capability</li><li>• Situated adjacent to existing middle income residential areas with high levels of accessibility</li><li>• Approximately 32 ha of vacant / smallholding land that can be made available for development</li><li>• The precinct is situated within the sustainability parameters of key social facilities, i.e. education, health , police and other administrative support</li><li>• Most of the area is serviced by municipal water and sewer connections</li><li>• Sewer Master Plan is currently underway to accommodate future development</li></ul>	<ul style="list-style-type: none"><li>• Low-lying and ponding areas with possible drainage issues</li><li>• Possible environmental wetland and drainage setbacks</li><li>• Approximately 296 informal structures</li><li>• A number of unauthorised uses with reference to light industry and manufacturing</li><li>• Road access in some areas in very poor condition</li><li>• Lack of bulk infrastructure for future development uptake</li></ul>



# 4

## Chapter 4 :

# Spatial Development Framework

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## 1.0 Background

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The Spatial Development Framework proposals for Ncambedlana precinct comprises of the following components, i.e. :

- Spatial Directives and Vision
- Spatial Strategies and LSDF Drivers
- Structuring Elements
- Land Use Management Guidelines
- Transportation and Movement Strategies
- Infrastructure Provision

The spatial concept unpacks structuring elements that guide spatial development within rural and urban areas. It further illustrates the spatial vision of the Municipality, with specific reference to the various structuring elements, i.e. :

- Macro Context and Function
- Access, Corridors and Movement Routes
- Nodes
- Environmental Management and Conservation
- Mixed Use
- Infill and Densification

The above structuring elements provide a spatial concept on which strategies can be formulated.

The spatial strategies relate to the location of development and where it should take place with land use guidelines in the various precincts. The spatial strategies further provide strategic guidelines for the change of land use, including densification and infill development, architectural guidelines circulated and services provision, and how new development or expansion should take place.

## 2.0 Spatial Vision

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The spatial vision is based on guiding principles and vision directives as derived from National Policy, SPLUMA and the outcome of the Situation Analysis.

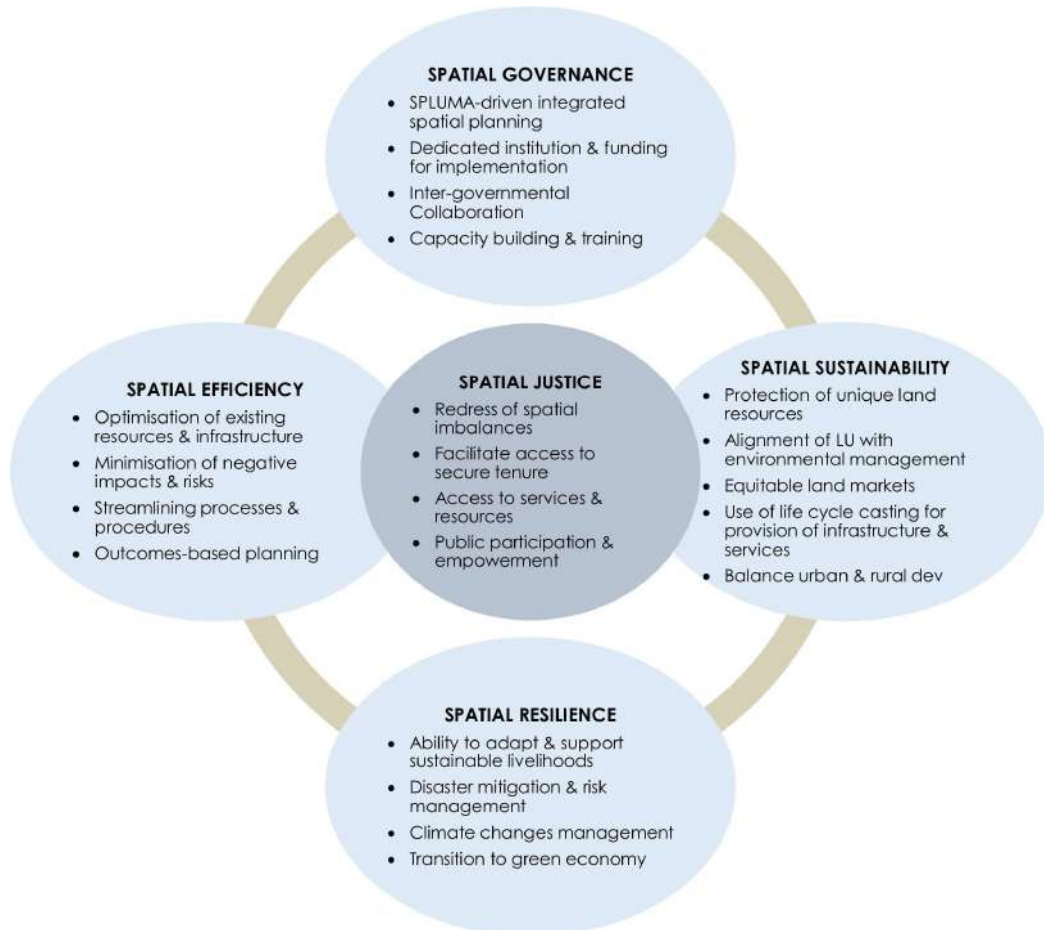
### 2.1 *Vision Directives*

#### ▣ **SPLUMA**

The SPLUMA Founding Principles must guide preparation, adoption and implementation of the Local Spatial Development Framework, policy formulation concerning spatial planning and development or use of land.

SPLUMA reinforces and unifies the National Development Plan's vision and policies by using spatial planning mechanisms to eliminate poverty and equality while creating conditions for inclusive growth by seeking to foster a high employment economy that delivers on social and spatial cohesion.

The Narrative Principles set out in SPLUMA and Chapter 8 of the NDP apply to the Ncambedlana LSDF:



#### ▣ **KSD Integrated Development Plan (IDP)**

The KSD IDP identified a development vision, mission and specific key performance areas for development within the Municipality. These have a direct impact on the Municipality's vision for future development and growth.

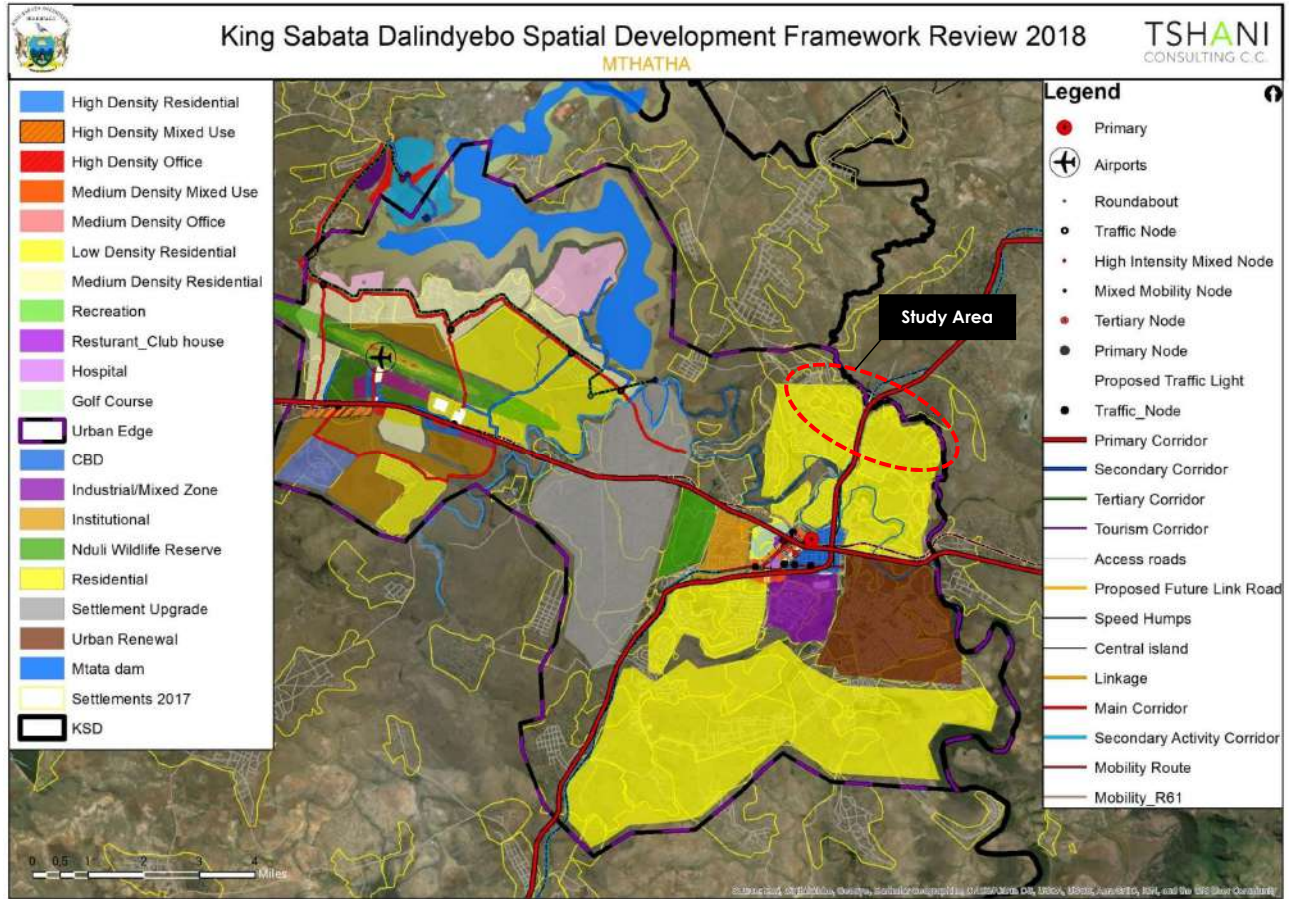
⇒ Vision

A developmental municipality spearheading economic transformation through environmental and social sustainability.

⇒ Key Issues per KPA

- Spatial Development Framework
- Infrastructure And Service Delivery
- Financial Planning And Budget
- Socio Economic Development – LED
- Good Governance
- Institutional Arrangements

**KSD Spatial Development Framework (SDF)**



**Plan 23 : KSD SDF : Mthatha**

⇒ Spatial Vision

The Spatial Development Framework is a policy document that is aligned to the municipal Integrated Development Plan (IDP), as such, the SDF vision is influenced by the IDP's vision. The KSD municipal IDP (2017/18) vision is :

A developmental municipality spearheading economic transformation through environmental and social sustainability.

Based on the table above, some of the future aspirations of the municipality resonate with the visioning principles mentioned in the previous sections. The vision for the KSD Municipality is thus guided by the visioning principles, SPLUMA principles as well as future aspirations of the municipal citizens. The development vision for KSD Municipality is :

In 20 years, the King Sabata Dalindyebo Local Municipality will be a self-sustaining municipality with diversified economies, infrastructure development and effective service delivery, which enhances rural development, integrated human settlements, ecological conservation, good governance and economic growth.



### ⇒ Development Objectives & Strategies

For this Spatial Development Plan, the following key objectives are proposed in order to realise the development vision of the municipality :

- Economic Development and job creation;
- Transforming Human Settlements
- Promote Rural Development
- Protect Biodiversity, Water and Agricultural Resources
- Infrastructure Investment;
- Institutional support and good governance

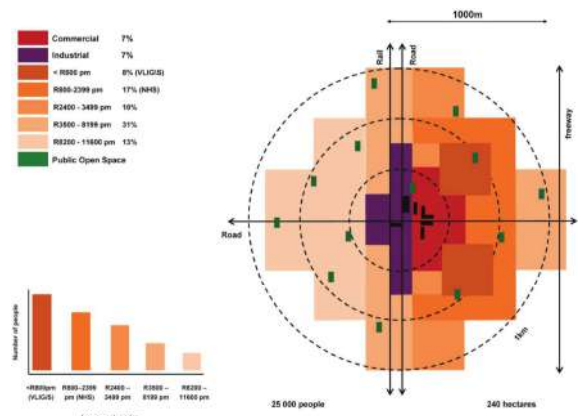
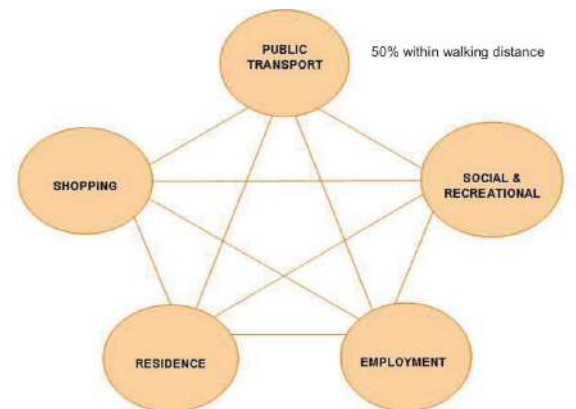
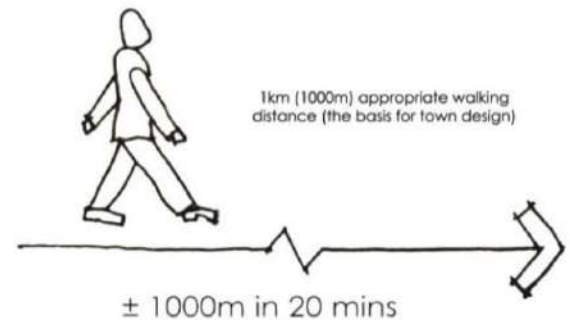
## 2.2 Settlement Planning Principles

The spatial concept and strategies are driven by principles for settlement planning and urban development. Principles on good spatial practice should inform all deliberations on spatial planning as a golden thread from the start. The Settlement Planning Principles further refine the SPLUMA principles, norms and standards.

### ▣ **Accessibility**

The need to ensure that people have access to a variety of opportunities is implied in the SPLUMA principles. This requires an understanding of the relationships between different activities in terms of spatial proximity (close and far), access and time. In the past accessibility has mostly been considered in terms of travel time in private vehicles.

However, this measurement is not only environmentally unsustainable, as it is mostly dependent on access to private motor vehicles but also reflects a denial of the reality that the majority of our citizens do not have private vehicles, may not always be able to afford public transport and thus have to spend significant time and energy walking to fulfil their needs. Thus, appropriate walking distance should always be used as the measure for accessibility. 20 minutes or 1km is regarded as an acceptable distance to walk and should be used as a basis of settlement design.



▣ **Functional Integration**

The implementation of the walking distance principle to promote greater access to opportunities for all people will require the functional integration of urban activities. At least 50% of urban activities should be within walking distance of where people live.

▣ **Socio-Economic Integration**

The principle of access and integration also requires socio-economic integration. In reality, there is often community resistance to the integration of poor, middle and high-income communities. The use of a socioeconomic gradient with relatively small differences in income and property value between adjacent communities can help mediate this problem.

A high level of socio-economic integration can be achieved in a 1km radius by applying this principle. In particular, efforts should be made to locate low-income neighbourhoods nearer to the core or nodes of settlements and away from the periphery.

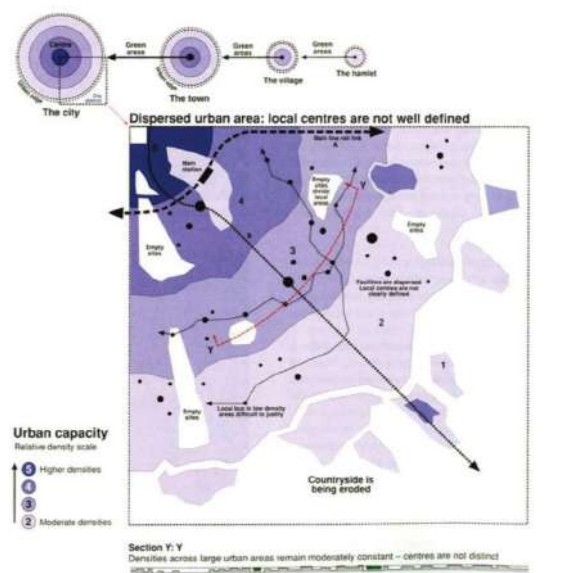
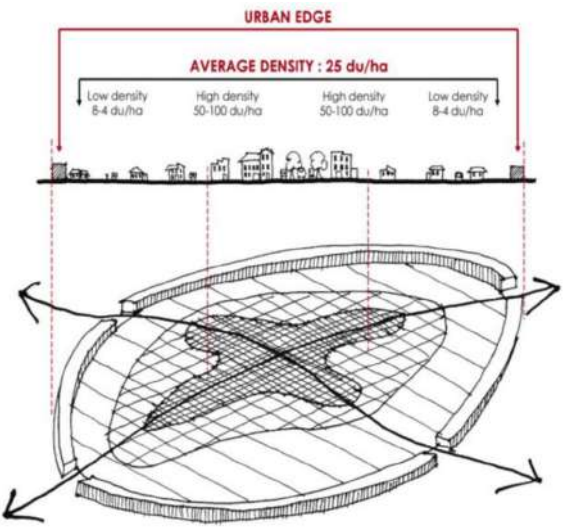
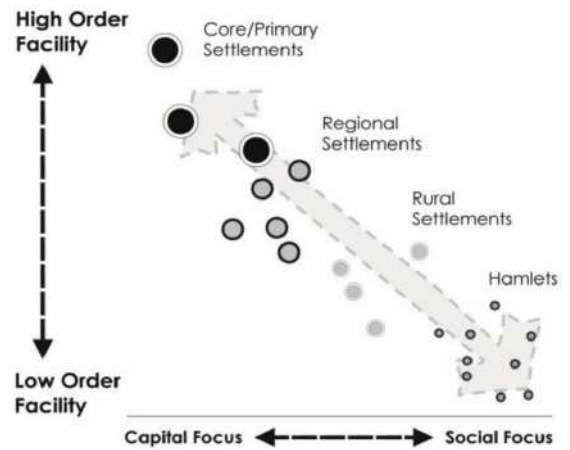
▣ **Efficient Urban Structure**

Applying the principles of walking distance access and functional integration will contribute to creating more efficient (i.e., where urban infrastructure is used optimally) settlements. Currently, settlements are characterized by segregation of land uses and low-density development that cannot support public transport, or small businesses. To address these issues and achieve better access and integration, appropriate densification will have to be promoted in settlements.

▣ **A Logical Nodal and Settlement & Nodal Hierarchy**

The concept of nodal development allows for the efficient accommodation of a large population. In large urban areas, decentralised nodes are connected by high-speed arterials. This concept is applicable, where the various settlements should be allowed to grow optimally according to their character and function, whilst protecting agricultural, natural and scenic resources between settlements.

To increase economic activity, social facilities and employment opportunities should be grouped or clustered according to a spatial hierarchy logic, i.e., higher-order facilities in the most accessible locations and vice versa, rather than randomly scattered depending on where sector departments' individual landholdings happen to be.



#### ▣ **Compaction & Densification**

Understanding densities and how they may be altered depending on the kind of urban growth outcomes that are desirable and has given rise to a debate between the desirability of urban sprawl, generally associated with uncontrolled low-density growth, versus compact growth.

Compact growth is seen as being clearly focused and structured to efficiently provide transport and services, creating viable business thresholds and attractive public places, and reducing the impact of urban growth on scarce resources such as arable, scenic and high biodiversity potential land.

#### ▣ **Protection & Enhancement of the Environment**

The Municipality, in their decision-making, should give protection and improvement of the urban environment, the quality of life it allows, and the conservation of its biophysical and socio-economic resources.

The Municipality should carry out measures to enhance the urban environment and must encourage developers to implement policies, which enhance the local environments adjacent to their development. Environmental Management Regulations should form part of all application for all major development as stipulated by legislation.

#### ▣ **Discourage Illegal Land Use**

The Municipality should discourage the illegal use of land. Illegal land use results in a fragmented land use pattern creates conflict and infringe on land use rights.

As people are protected from being illegally evicted, the Municipality should focus on ways to prevent illegal land-use practices. Sound planning guidelines and speedy land developments are key mechanisms to prevent illegal land-use practices.

#### ▣ **Efficient Public Participation & Capacity Building**

The objective requires that the Municipality should introduce mechanisms to ensure that the public, and in particular communities affected by land development, have opportunities to influence planning decisions. This objective is to ensure that the full resources of the region are utilised in facilitating land development. The underlying idea is a public-private sector partnership because neither sector on its own has the skills or capacity to do the job.

### 2.3 *Ncamedlana Spatial Vision*

Implementation of the spatial vision for the study area is based on the narrative principles of SPLUMA and Chapter 8 of the National Development Plan, i.e. spatial governance, spatial sustainability, spatial resilience, spatial justice and spatial efficiency.

The spatial vision for the Ncamedlana precinct :

Enhance the socio economic viability and sustainability of the greater Mthatha through the redevelopment of the Ncamedlana precinct through implementation of mixed use and higher densities in support of environmental principles and services provision.



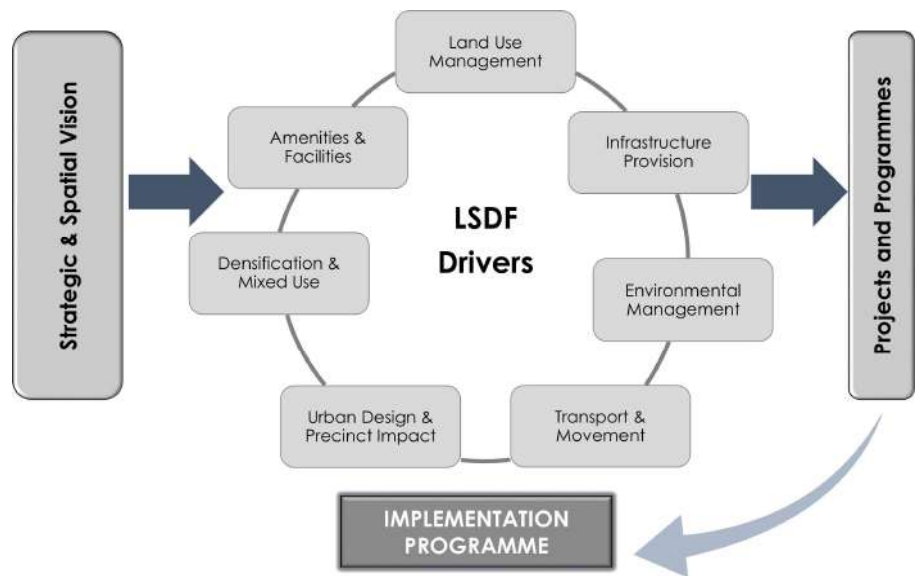
The spatial vision of Ncambedlana is underpinned by the following principles :

- Promote and facilitate sustainable development through well-informed and proactive land use decisions and strategies, in support of private and Government investment
- Support Local Economic Development through investment opportunities and proactive land use management
- Implement ongoing and phased infrastructure upgrades to attract investment and development
- Provision of basic services, infrastructure and social services should be the cornerstone of budget prioritisation to ultimately improve rural and urban livelihoods and enable economic growth
- Ensure ongoing IDP and Sector Plan compliance and alignment with National, Provincial, District programmes and funding streams to further support the provision of infrastructure, social services and enabling investment environment

### 3.0 LSDF Drivers & Spatial Strategies

#### 3.1 Drivers

Achieving the Ncambedlana precinct Spatial Vision requires a multi-sectoral approach, seven (7) LSDF Drivers have been identified.



#### 3.2 Development Strategies & Objectives

To achieve the spatial vision and implement the spatial concept for the Ncambedlana precinct, the following development strategies and objectives should be implemented.



<b>LSDF Drivers</b>	<b>Strategies &amp; Objectives</b>
<b>Land Use Management</b>	<ul style="list-style-type: none"> <li>• Implement specific land use management parameters to promote and stimulate investment</li> <li>• Align land use parameters with new KSD Land Use Scheme</li> <li>• Promulgate Overlay Zone for Ncambedlana on approval of LSDF</li> </ul>
<b>Infrastructure Provision</b>	<ul style="list-style-type: none"> <li>• Prioritise maintenance and management of infrastructure</li> <li>• Align infrastructure prioritisation with LSDF proposals</li> <li>• Align infrastructure Sector Plans with LSDF proposals and align with IDP</li> <li>• Implement annual Capital Expenditure Framework adjustments to support development demand and requirements</li> </ul>
<b>Environmental Management</b>	<ul style="list-style-type: none"> <li>• Implement environmental management guidelines as part of LSDF land use proposals</li> <li>• Take cognisance of Department of Water &amp; Sanitation and National Environmental Management Act requirements for each development application</li> <li>• Ensure wetland, drainage and floodline assessments prior to final development approval</li> </ul>
<b>Transport &amp; Movement</b>	<ul style="list-style-type: none"> <li>• Integrate with greater KSD public transport network</li> <li>• Retain existing well-defined internal road hierarchy with road linkages to Hillcrest, Northcrest and the N2</li> <li>• Retain the integrity of the N2 with support from SANRAL</li> <li>• Promote investment in the study area as a north-south gateway to Mthatha</li> <li>• Support and promote mixed use development within a flexible investment environment</li> </ul>
<b>Urban Design &amp; Precinct Impact</b>	<ul style="list-style-type: none"> <li>• Acknowledge the spatial vision for the study area and possible future impact on the urban fabric and form of the greater Mthatha</li> <li>• Promote development and investment along identified nodes and corridors</li> </ul>
<b>Densification &amp; Mixed Use</b>	<ul style="list-style-type: none"> <li>• Promote residential densification on the eastern and western flanks of the precinct</li> <li>• Promote protection of residential densified areas against business intrusion</li> <li>• Promote mixed use development with limited manufacturing and light industry east and west of the N2 to support existing land uses and high visibility</li> <li>• Clearly articulate a strategy to deal with and manage existing informal residential clusters</li> <li>• Promote higher densities to maximise service delivery and sustainability</li> </ul>
<b>Amenities &amp; Facilities</b>	<ul style="list-style-type: none"> <li>• Acknowledge that most of the study area comprises of privately owned land</li> <li>• Land identification for non-residential land uses to be aligned with land acquisition policy and budget</li> <li>• Non-residential amenities and facilities to be implemented on an incremental basis based on future growth and study area expansion</li> </ul>

## 4.0 Alternative Development Scenarios

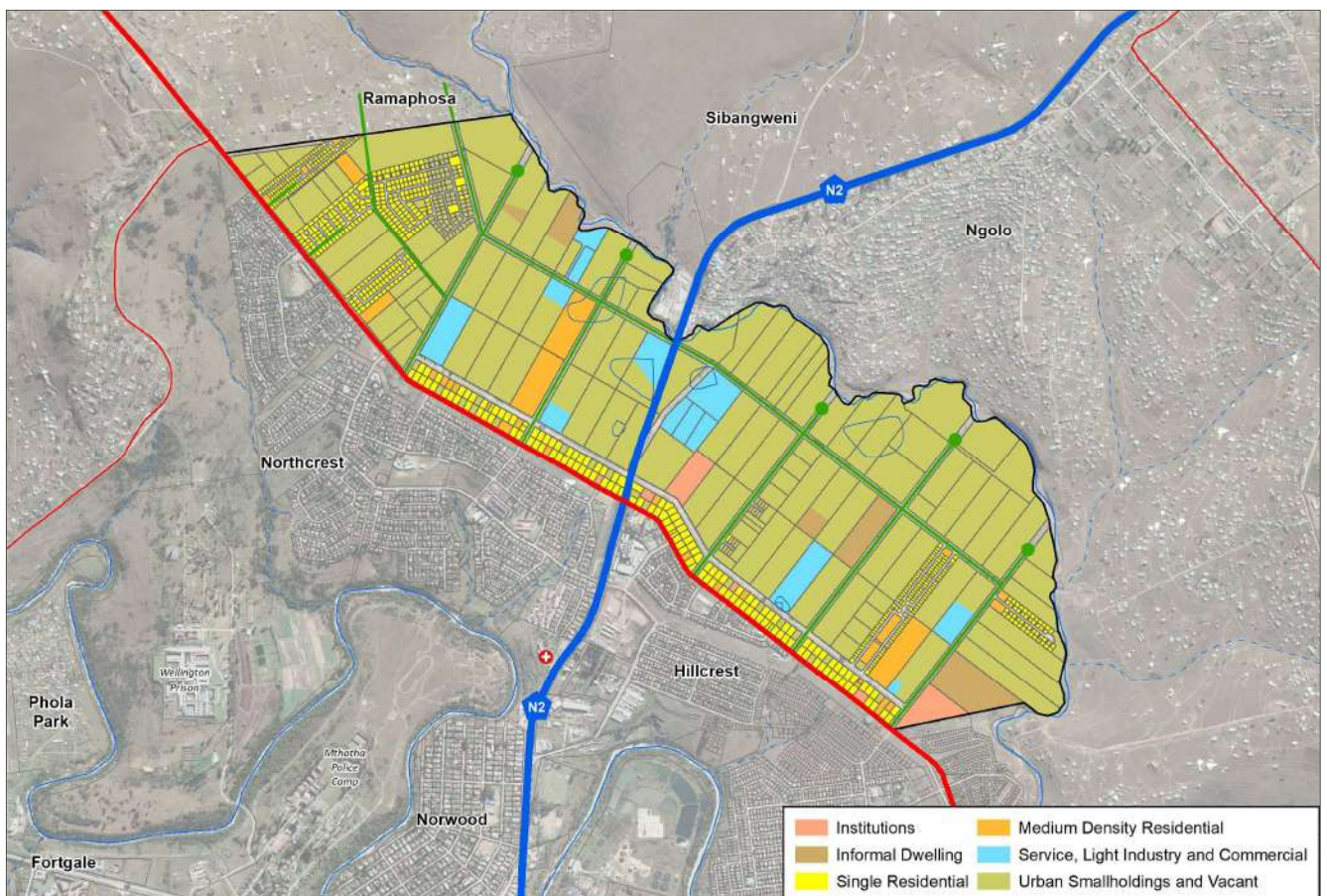
In order to test the development framework against the spatial vision for the study area, it is important to assess and interrogate different development scenarios. These scenarios generally should include a low intensity development vision with alternatives and further development scenarios to include a high road or maximum utilisation of space.

For the purposes of the Ncambedlana LSDF, 4 development scenarios are tabled for discussion and evaluation.

### 4.1 *Scenario 1 : Status Quo & Ad Hoc Development*

The status quo and ad hoc development scenario will result in uncontrolled development and poor utilisation of space. It will make infrastructure planning and implementation of a future development vision for Ncambedlana impossible and promote uncontrolled development with little protection of the urban fabric and environment. Further danger exists for the uncontrolled informal settlement growth and uncontrolled manufacturing and light industrial activity on vacant smallholdings.

This scenario is an unsustainable option and it should be avoided.

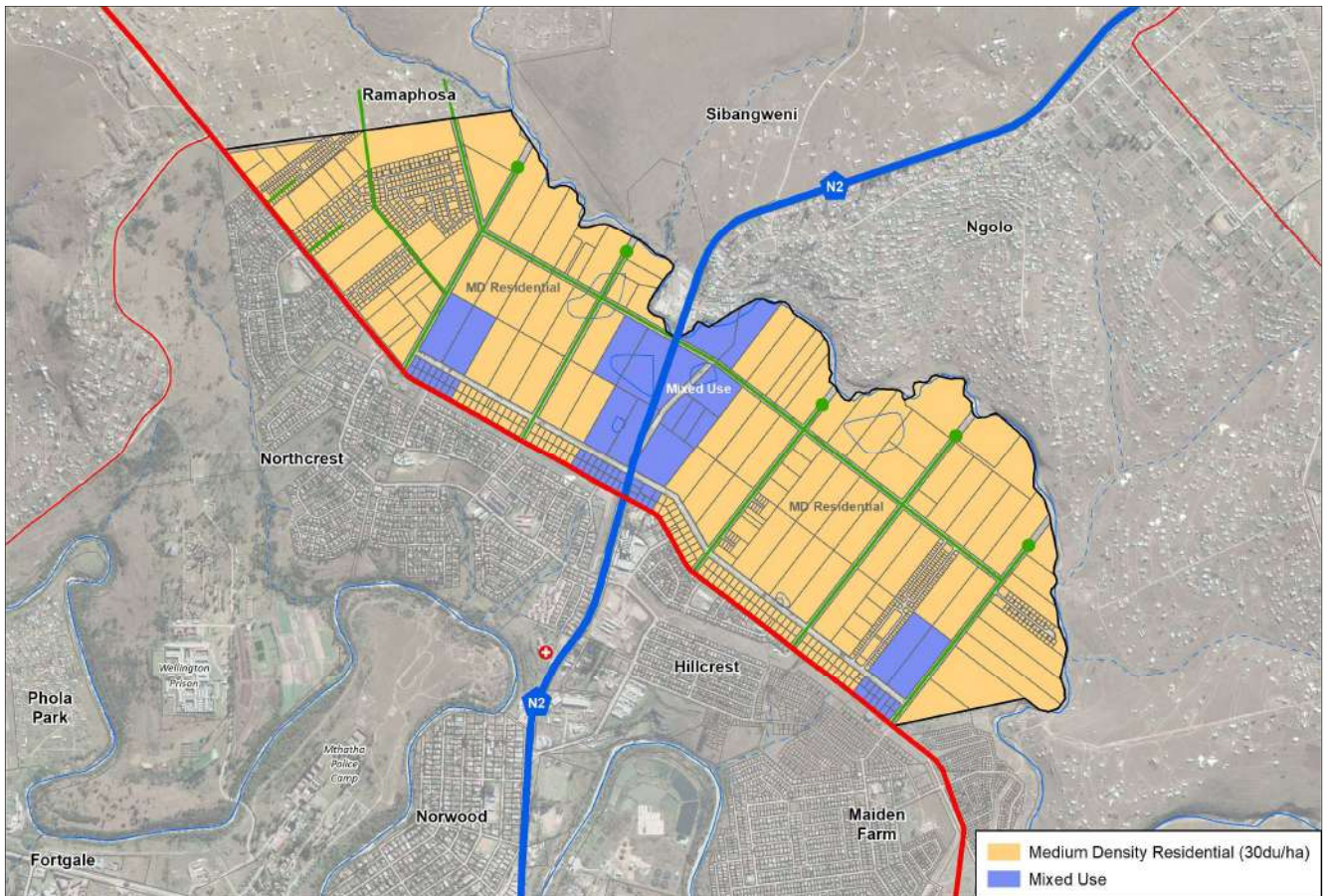


**Plan 24 : Alternative Development Scenario 1**



### 4.2 Scenario 2 : Medium Density Residential Densification & Limited Mixed Use

The objective of this scenario is to identify key nodes and corridors for limited mixed use and business development with the remaining study area used for medium density residential. This scenario is based on existing development implementation with business and manufacturing mainly along the N2 with medium density residential subdivisions to the north and south. The implication of scenario 2 is a relatively low yield through medium density residential with limited mixed use space. The increase in demand for higher residential densities and support for mixed use implementation confirms this scenario as a low impact option that should be carefully considered.



**Plan 25 : Alternative Development Scenario 2**

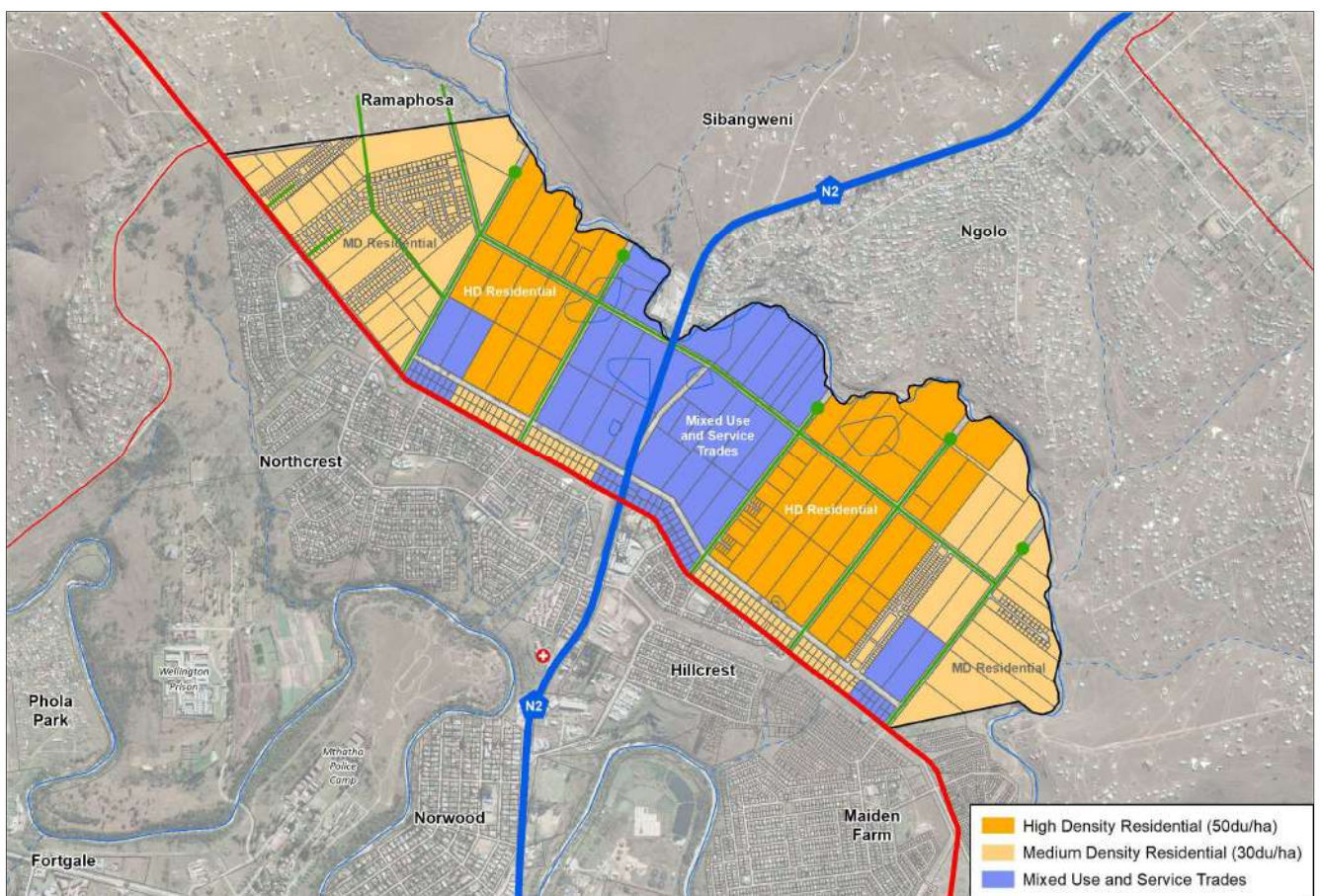
#### Estimated Development Yield

Land Use	Maximum Density	Area (ha)	Units / Yield
Medium Density Residential	30 units / ha	368	11 040 units
Mixed Use and Service Trade			60 ha



### 4.3 Scenario 3 : High Density Residential Densification, Mixed Use & Service Trade

This scenario proposes 3 key development areas, i.e. mixed use and service trades, high density residential up to 50 units / ha and medium density residential up to 30 units / ha. The objective of scenario 3 is to provide defined zones for different land use activity in order to protect existing residential amenities, especially in the northern and southern areas of the study area. Development east and west of the N2 corridor for mixed use purposes, including service trades, should be strengthened with high density residential on the edges of the mixed use and service trade areas. The existing trend to develop medium density freehold residential properties in the south and north of the study area is retained with transition and linkages to the existing Hillcrest and Northcrest single residential neighbourhoods. The scale and mix of high density residential with mixed use retail and service trades should be carefully considered. The residential yield of scenario 3 is significant with approximately 12 500 residential units and 114 ha for mixed use, retail and service trade development.



**Plan 26 : Alternative Development Scenario 3**

#### Estimated Development Yield

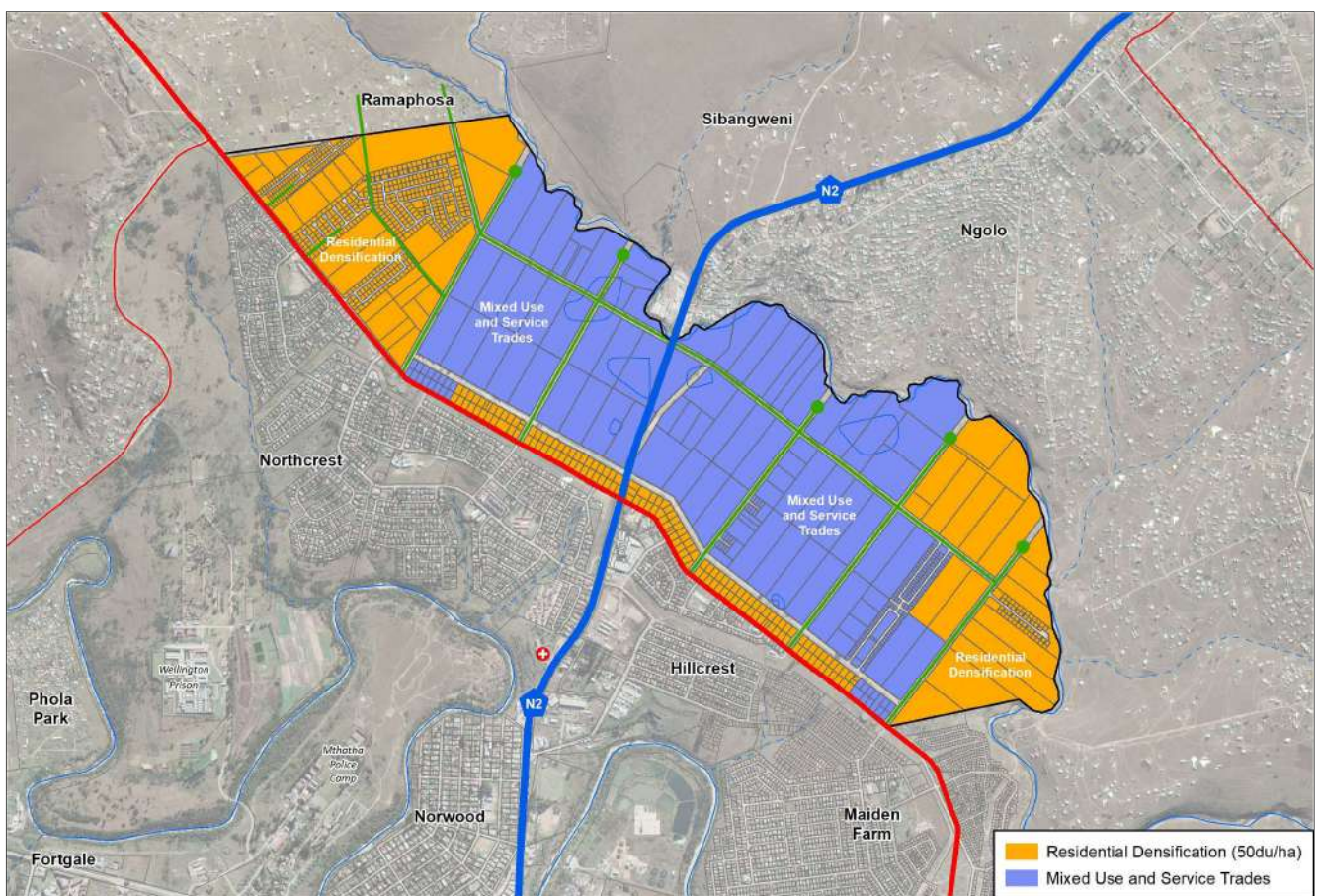
Land Use	Maximum Density	Area (ha)	Units / Yield
High Density Residential	50 units / ha	148	7 400 units
Medium Density Residential	30 units / ha	165	4 950 units
Mixed Use and Service Trade			114 ha



#### 4.4 Scenario 4 : Predominantly Mixed Use & Service Trade with Limited Residential Densification

The objective of scenario 4 is to propose the large majority of the study area (approximately 250 ha) for mixed use and service trades that can include high density residential components. The existing lower density residential areas to the south and north is earmarked for residential densification up to 30 units / ha to retain the existing and emerging lower density residential character. The mixed use yield of scenario 4 (250 ha) is significant and extensive in comparison to the larger Mthatha urban area and can result in uncontrolled mix of land uses, i.e. business, service trade, light industry and residential. Large uncontrolled mix use areas provide little protection for components of residential land uses and can lead to a poorly defined urban structure.

This can further result in negative impacts on the CBD and other established or growing mixed use areas. Large mixed use areas should be implemented through an incremental approach.



**Plan 27 : Alternative Development Scenario 4**

#### Estimated Development Yield

Land Use	Maximum Density	Area (ha)	Units / Yield
Mixed Use and Service Trade	30 units / ha @ 40 %	125	3 750 125 ha
Residential Densification	30 units / ha	176	5 280



## 5.0 Structuring Elements

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Structuring elements are spatial tools and concepts required to achieve specific development objectives. Management and implementation intensity of these structuring elements are tools for redevelopment and development implementation. Structuring elements should operate at a variety of levels and scales on an urban and rural level.

The following structuring elements are relevant to the study area, informing the Local Spatial Development Framework :

- Macro Context and Function
- Access, Corridors and Movement Routes
- Nodes
- Environmental Management and Conservation
- Mixed Use
- Infill and Densification

### 5.1 *Macro Context & Function*

#### ▣ **Objective**

To ensure that the redevelopment and land use management within the precinct supports the greater urban structure and spatial development vision of Mthatha and surrounding area. Further, to confirm the land use vision and future function of Ncambedlana within the greater urban context.

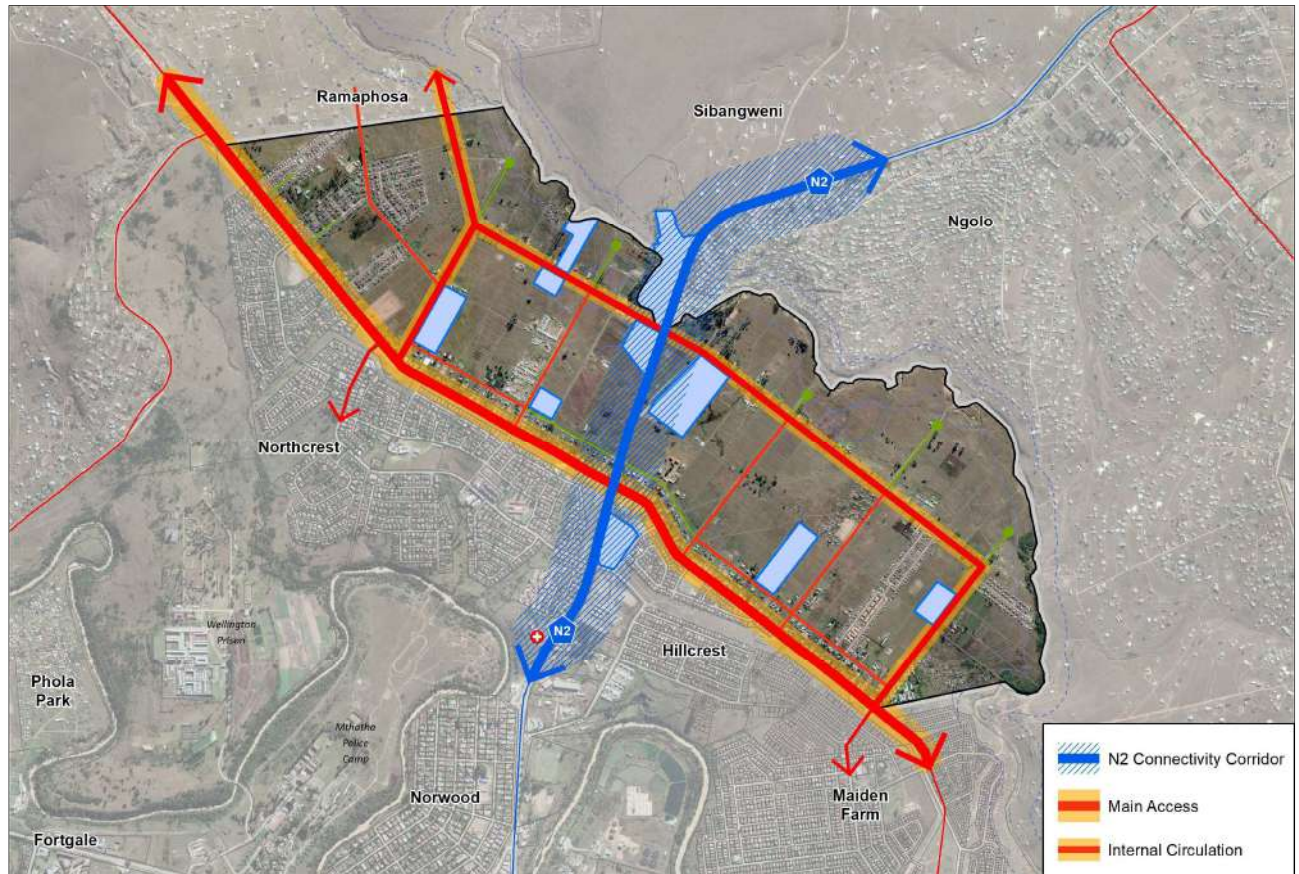
#### ▣ **Strategies**

- Acknowledge the existing urban structure of the greater Mthatha, with specific reference to the close proximity of the study area to the Mthatha CBD and Norwood mixed use development precinct.
- Align the redevelopment of Ncambedlana as a key expansion for mixed use development and higher intensity and density residential development to support the high demand for residential stock in the greater Mthatha.
- Afford the opportunity to develop the precinct as a northern gateway to Mthatha with mixed use development along the N2 and linking to existing business to the north (across the Ncambedlana River, Nyandeni Municipality) and south towards the developing business corridor, along the N2.
- Provide linkages with existing high intensity land uses and at the same time protect the integrity of surrounding neighbourhoods and residential areas.
- Maximise utilisation of existing corridors and nodes through upgrading of internal road hierarchy and status.
- Retain and ensure integrity of the N2 and SANRAL requirements for road setbacks and management.
- Support the spatial vision for the area, confirming an integrated approach to mixed use, service trade, light manufacturing, high and medium density residential developments.

## 5.2 *Access, Corridors & Movement Routes*

### ▣ Objective

To identify major corridors, access points and movement routes within the study area with clear linkages with the surrounding urban and rural fabric. To maximise existing access points, and at the same time, protect the integrity of the surrounding residential fabric and the N2. To improve accessibility for future higher intensity mixed use development with opportunities for public transport.



**Plan 28 : Access, Corridors & Movement Routes**

### ▣ Strategies

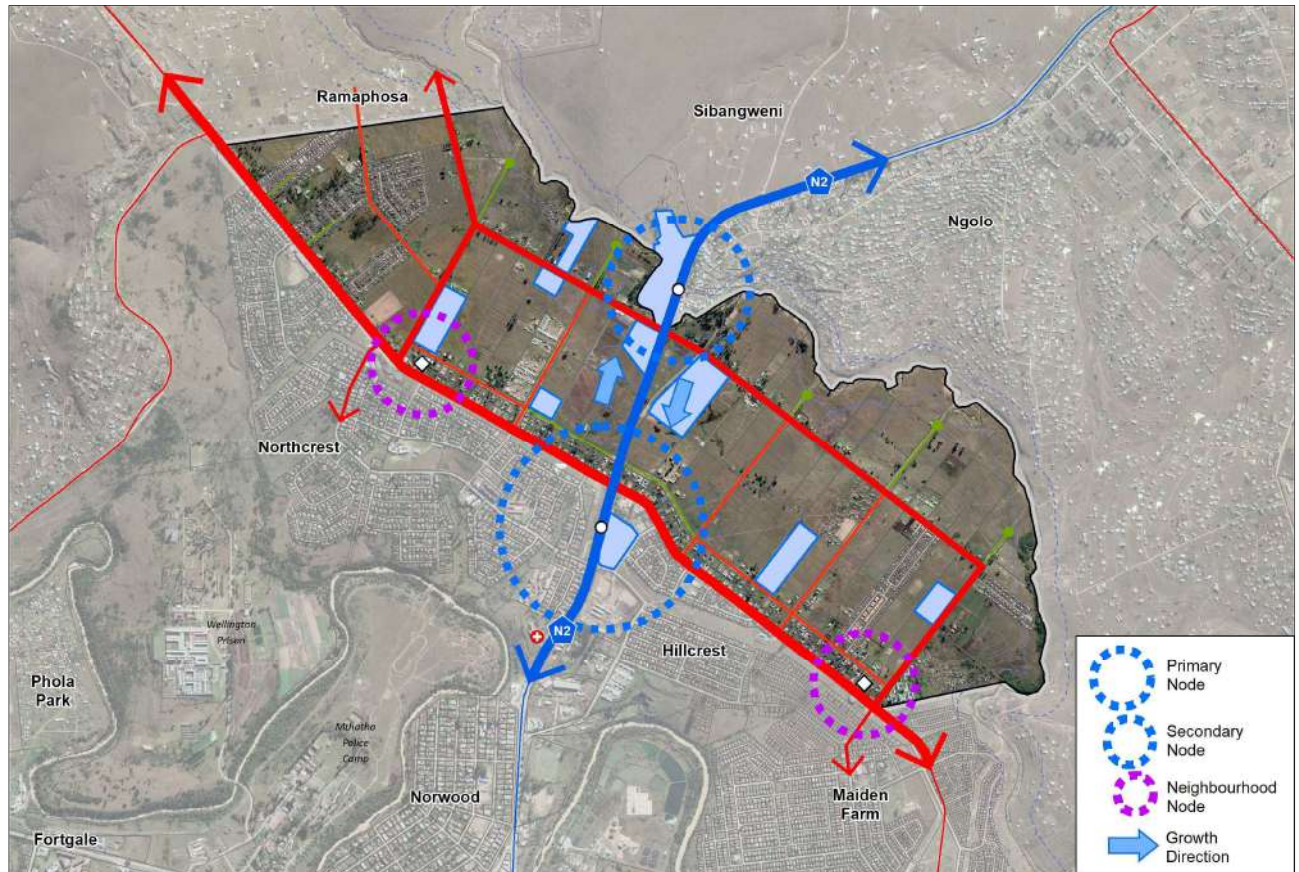
- Establish a well-defined road hierarchy with adequate carrying capacity to accommodate the future development uptake within the study area.
- The following access corridors are proposed :
  - N2, north-south : major accessibility and limited direct mixed use access
  - John Beer Drive south and Nqadu street north : major accessibility corridor with access linkages to the N2, Hillcrest, Northcrest and the internal road structure of Ncambedlana
  - Hughes Road to the south, McCarter Road to the north and east-west Second Avenue corridor: Ring Road accessibility system to provide access for existing internal streets.
  - First Avenue, Bligh-wall, Trower, Howsley Street : internal circulation



### 5.3 Nodes

#### ▣ Objective

To identify existing possible future nodes for higher intensity mixed use development, linked through corridors and movement routes to strengthen urban fabric and further protect lower intensity surrounding land uses. To ensure maximum access to specific higher intensity areas. To stimulate investment, economic growth and prioritise infrastructure investment.



**Plan 29 : Nodes**

#### ▣ Strategies

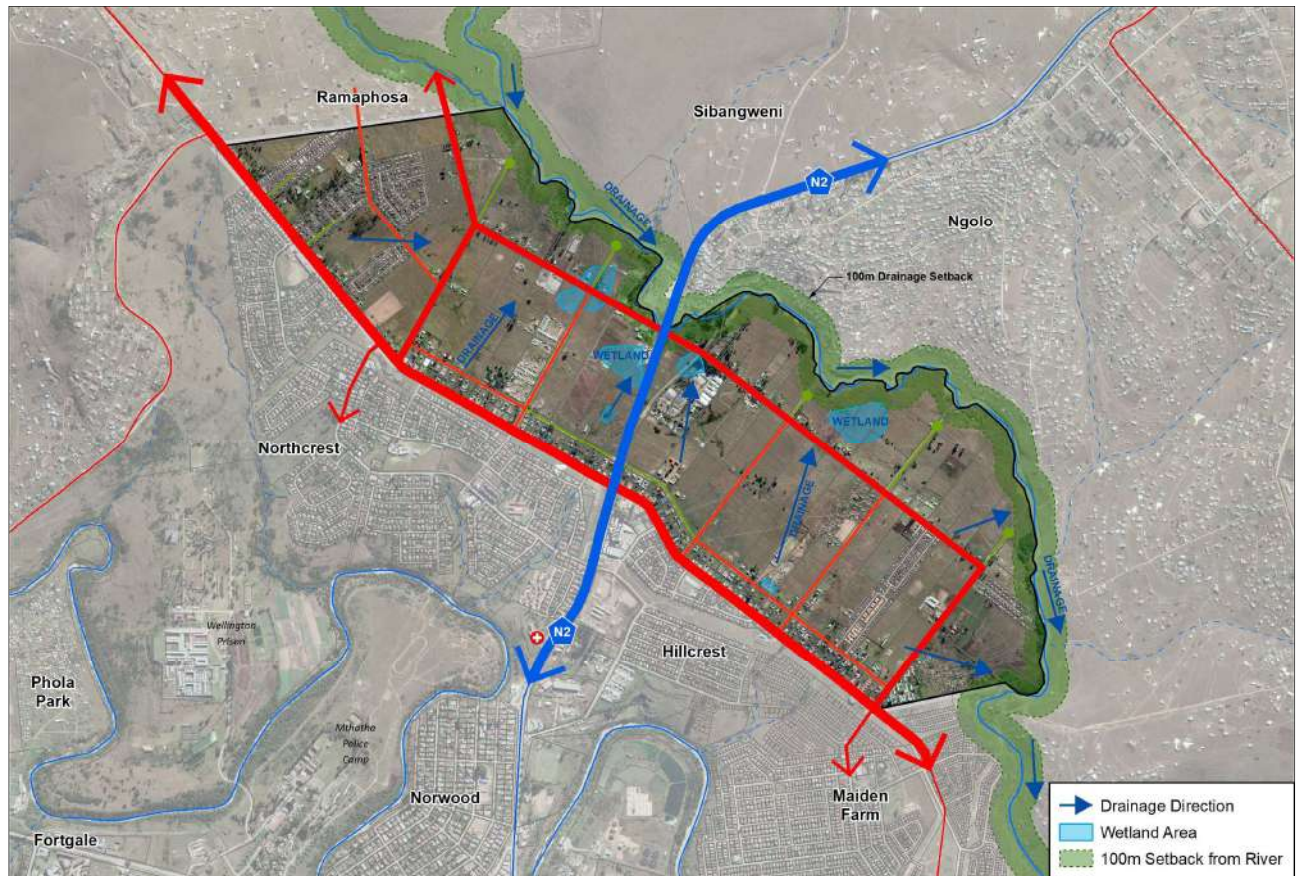
- Acknowledge existing Caltex / Toyota node east of the N2 and south of Nqadu Street.
- Acknowledge existing service trades north of Ncambedlana River, east and west of the N2 and south of Second Avenue.
- Opportunities exist for further mixed use nodes at the First Avenue, Hughes Street and John Beer Drive intersection and McCarter, First Avenue and Nqadu Street intersection.
- Support the expansion of the mixed use corridor along the N2, between the Ncambedlana River, Caltex / Toyota further towards Norwood.
- These nodes can further provide prioritised areas for investment and infrastructure development, within clearly defined boundaries and “mixed use edges”.



## 5.4 Environmental Management & Conservation

### ▣ Objective

To identify environmentally sensitive areas unsuitable for development for possible incorporation into a functional open space system. To avoid specific drainage setbacks and undevelopable terrain.



**Plan 30 : Environmental Management & Conservation**

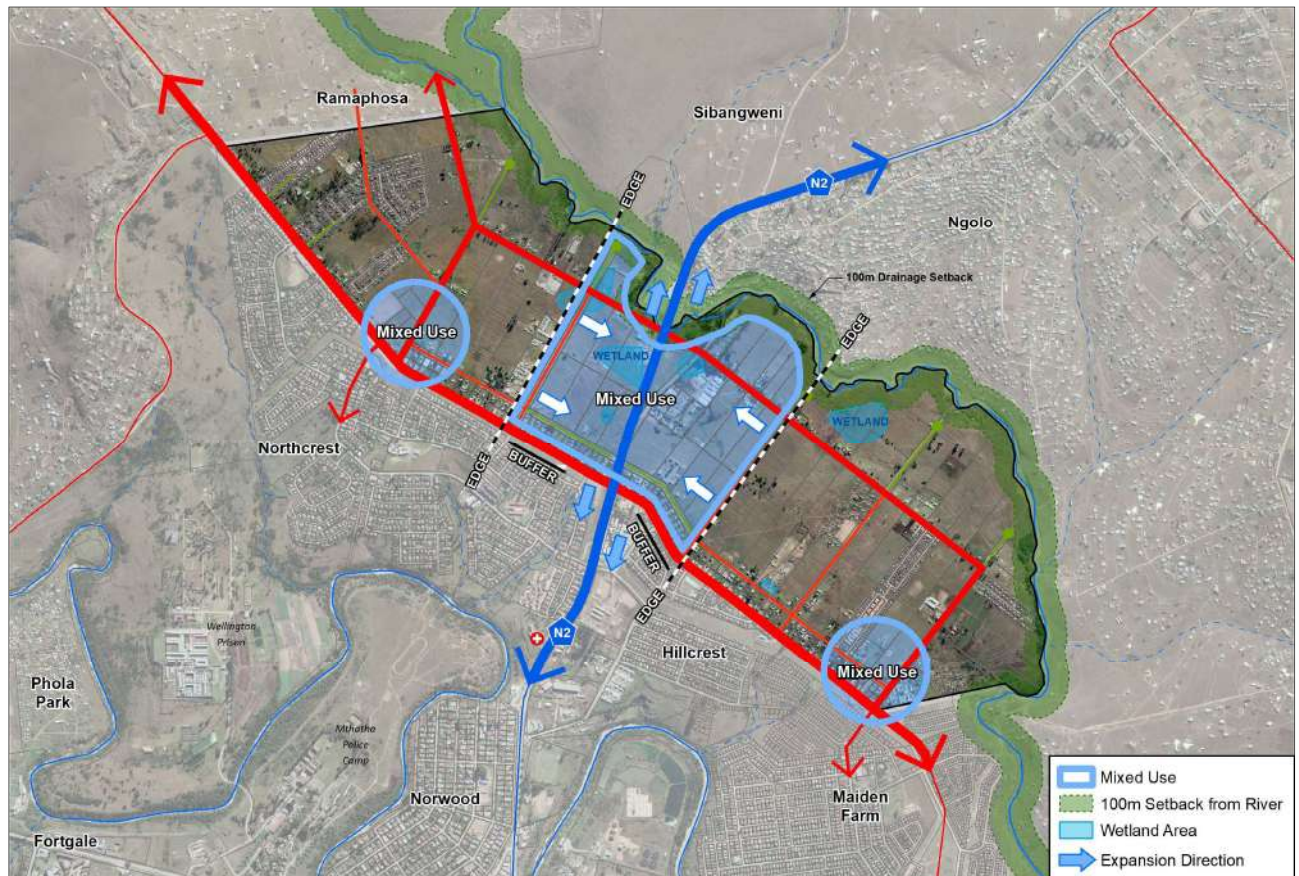
### ▣ Strategies

- Although the study area proposes minimal environmental and critical biodiversity restrictions, planning should accommodate existing visible and identified wetlands, low lying areas and drainage features.
- Incorporate drainage features into an open space system.
- Make provision for all individual development proposals to assess drainage, floodline, wetland setbacks, etc.
- All development applications to adhere to the NEMA listed activities prior to future development and implementation.

## 5.5 *Mixed Use*

### ▣ Objective

To identify and earmark areas for high intensity mixed use development in support of investment, job creation and redevelopment with specific emphasis on a mix of commercial and residential activities. Mixed use nodes should be implemented through careful through land use management practises. Mixed use development is naturally attracted in high visibility areas, especially the N2 with proposed higher intensity development parameters (height, FSI).



**Plan 31 : Mixed Use**

### ▣ Strategies

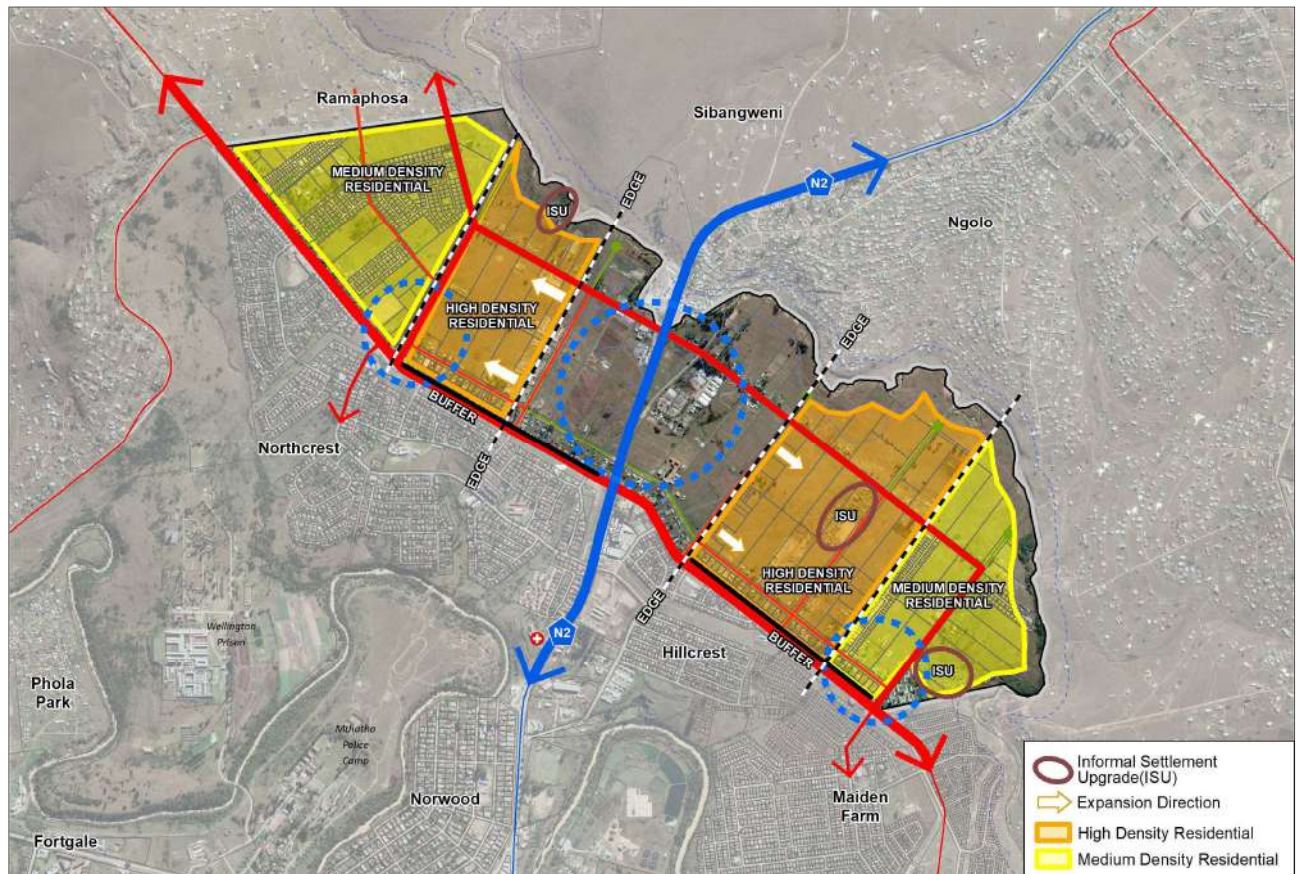
- Mixed use development generally refers to predominantly commercial / service trades with supporting business activity.
- Ensure a careful mix of business, residential and light manufacturing as part of the mixed use land use strategy.
- Mixed use development edges should be carefully considered to ensure the integrity of existing and proposed future residential and higher residential areas and neighbourhoods.
- Although mixed use can include high density residential, provision in the study area should be made for clearly defined residential areas.
- Mixed use development proposed for the N2 east-west precinct between Trower and Housely Streets with linkages south to the Caltex / Toyota nodes.
- Smaller mixed use and community services nodes on the corner of McCarter and Nqadu Streets and the corner of John Beer Drive and Hughes Street.



## 5.6 *Infill & Densification*

### ▣ Objective

To ensure ultimate utilisation of land as a scarce resource through higher residential densities in specifically demarcated areas, protected from mixed use and light manufacturing impacts. Residential infill and densification specifically relates to densities above 20 units per hectare and promotion of higher densities to maximise utilisation of land as a scarce resource and sustainability of infrastructure.



**Plan 32 : Infill & Densification**

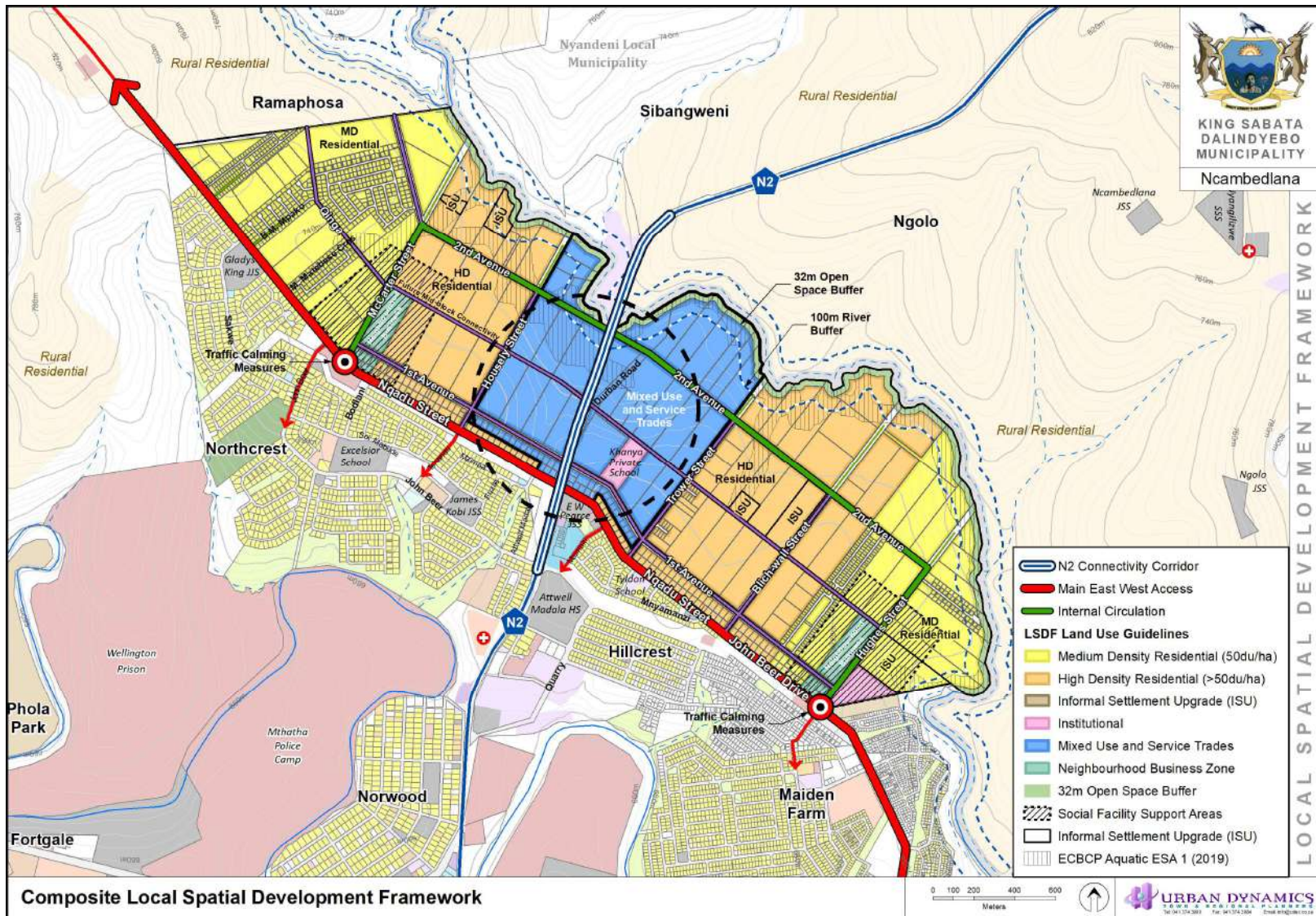
### ▣ Strategies

- Residential infill and higher density opportunities exist throughout the study area and can play a significant role in addressing the housing shortages in the greater Mthatha.
- It is strongly advocated that the edges between mixed use development and residential be clearly defined to ensure neighbourhood integrity, service delivery, traffic management and sustainability.
- The existing medium density residential areas to be retained north of McCarter Street and south of Bligh-wall Street.
- Higher density residential densification as transition zones between mixed use and lower density residential development.
- Higher density residential development between Housely and McCarter Streets, north-west of McCarter Street and south-east of Bligh-wall Street.
- Retain residential buffer between Northcrest and Hillcrest, north of Nqadu and John Beer Streets.





### 6.0 Ncambedlana Composite LSDF



## 6.1 Composite LSDF Land Use Management Guidelines

The following land use management guidelines apply to the various spatial proposals indicated on the Composite Spatial Development Framework Plan. The land use management guidelines should guide decision making, as contemplated in terms of Chapter 5 of the LSDF, with specific reference to Paragraph 2.2.

Precinct / Functional Area	Development Objectives	ILUS Alignment
<p><b>Study Area Boundary</b></p> <p><i>(area south-west of Ncambedlana River, north-east of John Beer Drive and Nqadu Street and south of Ramaphosa Rural Residential area)</i></p>	<ul style="list-style-type: none"> <li>to outline detailed land use management / land use guidelines and a compliant Local Spatial Development Framework for the greater Ncambedlana Precinct</li> <li>to ensure orderly development and implementation of the spatial vision for Ncambedlana</li> <li>to provide detailed land use categories and movement routes, linking the study area to the surrounding urban and rural fabric</li> </ul>	
<p><b>Mixed Use &amp; Service Trades</b></p> <p><i>(area west of Trower Street, east of Housely Street, south of the Ncambedlana River, north of Nqadu Street and north of the 1st Avenue / Nqadu Street mid-block)</i></p>	<ul style="list-style-type: none"> <li>to permit a high intensity mixed use business, commercial and residential development east and west of the N2</li> <li>to permit residential densities above 50 units / ha</li> <li>to support and permit institutional and social support facilities</li> <li>manufacturing, industrial and builder's yards are not permitted in this zone</li> <li>to develop the area as a further extension of the Mthatha north gateway with specific land use development character and parameters</li> <li>to support local economic development through nodal development and corridor support</li> <li>to create opportunities for investment and job creation</li> <li>to ensure protection of surrounding residential character and residential urban fabric, especially south of Nqadu Street</li> </ul>	<ul style="list-style-type: none"> <li>Residential Zones 1, 2, 3</li> <li>Business Zones 1, 2, 3</li> <li>Institutional Zones 1, 2</li> <li>Authority Zone</li> </ul>
<p><b>Neighbourhood Business Zones</b></p> <p><i>(north-east of Hughes Street and John Beer Drive and south-east of McCarter and Nqadu Street)</i></p>	<ul style="list-style-type: none"> <li>to permit decentralised business and service nodes on neighbourhood level to service the immediate surrounding residential areas</li> <li>to support possible private investment in social facilities and community support facilities (education, healthcare, offices, etc.)</li> <li>manufacturing, industrial and builder's yards are not permitted in this zone</li> </ul>	<ul style="list-style-type: none"> <li>Residential Zones 1, 2, 3</li> <li>Business Zones 2, 3</li> <li>Institutional Zones 1, 2</li> </ul>
<p><b>Medium Density Residential</b></p> <p><i>(area west of Ncambedlana River, north of John Beer Drive, east of existing medium density subdivision, area north-west of McCarter Street, south of Ramaphosa Village and north of Nqadu Street)</i></p>	<ul style="list-style-type: none"> <li>to permit subdivisions and redevelopment of smallholdings up to a density of 50 units / ha</li> <li>to promote protection of the residential character</li> <li>to permit support facilities and small commercial activity in support of the residential component</li> <li>to support development of private and/or public community facilities, i.e. education and government services</li> </ul>	<ul style="list-style-type: none"> <li>Residential Zones 1, 2</li> <li>Business Zones 2, 3</li> </ul>
<p><b>High Density Residential: &gt; 50 units / ha</b></p> <p><i>(area north of Nqadu Street, west of existing single residential subdivisions, east of Trower Street and south of Ncambedlana River and area north of Nqadu Street, west of Housely Street, east of McCarter Street and south of Ncambedlana River)</i></p>	<ul style="list-style-type: none"> <li>to make provision for various housing typologies and preferred densities above 50 units / ha to maximise utilisation of infrastructure and neighbourhood sustainability</li> <li>to permit higher density residential development, including the support facilities and services, i.e. limited business / office / commercial</li> <li>to protect the residential character from large scale mixed use development</li> <li>to support development of government and/or private investment for social services and community facilities</li> </ul>	<ul style="list-style-type: none"> <li>Residential Zones 1, 2, 3</li> <li>Business Zones 2, 3</li> <li>Institutional Zones 1, 2</li> </ul>
<p><b>Informal Settlement Upgrade (ISU)</b></p> <p><i>(sites and areas identified through the land use survey and indicated on the LSDF)</i></p>	<ul style="list-style-type: none"> <li>to identify the existing informal settlements and to make provision for informal settlement upgrade</li> <li>informal settlement upgrade can include insitu upgrade and planning of existing settlements or relocation to alternative accommodation sites</li> <li>the underlying land use guidelines are high density and medium density residential as per the LSDF precinct proposals</li> </ul>	
<p><b>Institutional Facilities &amp; Support Areas</b></p>	<ul style="list-style-type: none"> <li>to accommodate and acknowledge existing institutional facilities</li> <li>investment in institutional facilities to be promoted throughout the study area, in support of higher residential densities and population growth</li> <li>location of institutional facilities to be promoted in support areas and Mixed Use Zone</li> </ul>	<ul style="list-style-type: none"> <li>Institutional Zones 1, 2</li> <li>Authority Zone</li> </ul>



Precinct / Functional Area	Development Objectives	ILUS Alignment
<b>Open Space System</b>	<ul style="list-style-type: none"> <li>the 32 m drainage buffer along the Ncamedlana River should be set aside and incorporated in adjacent developments as an open space system</li> <li>identified wetlands, drainage patterns and aquatic ecological support areas to be set aside for open space purposes if deemed not developable based on specialist studies and input</li> <li>all residential development subject to standard open space requirements as per the Red Book and the KSD Integrated Land Use Scheme</li> <li>as far as possible, open space provision should be accessible to the public</li> </ul>	<ul style="list-style-type: none"> <li>Open Space Zones 1, 2, 3</li> </ul>

The following additional processes and procedures will apply to all development proposals and applications within the study area :

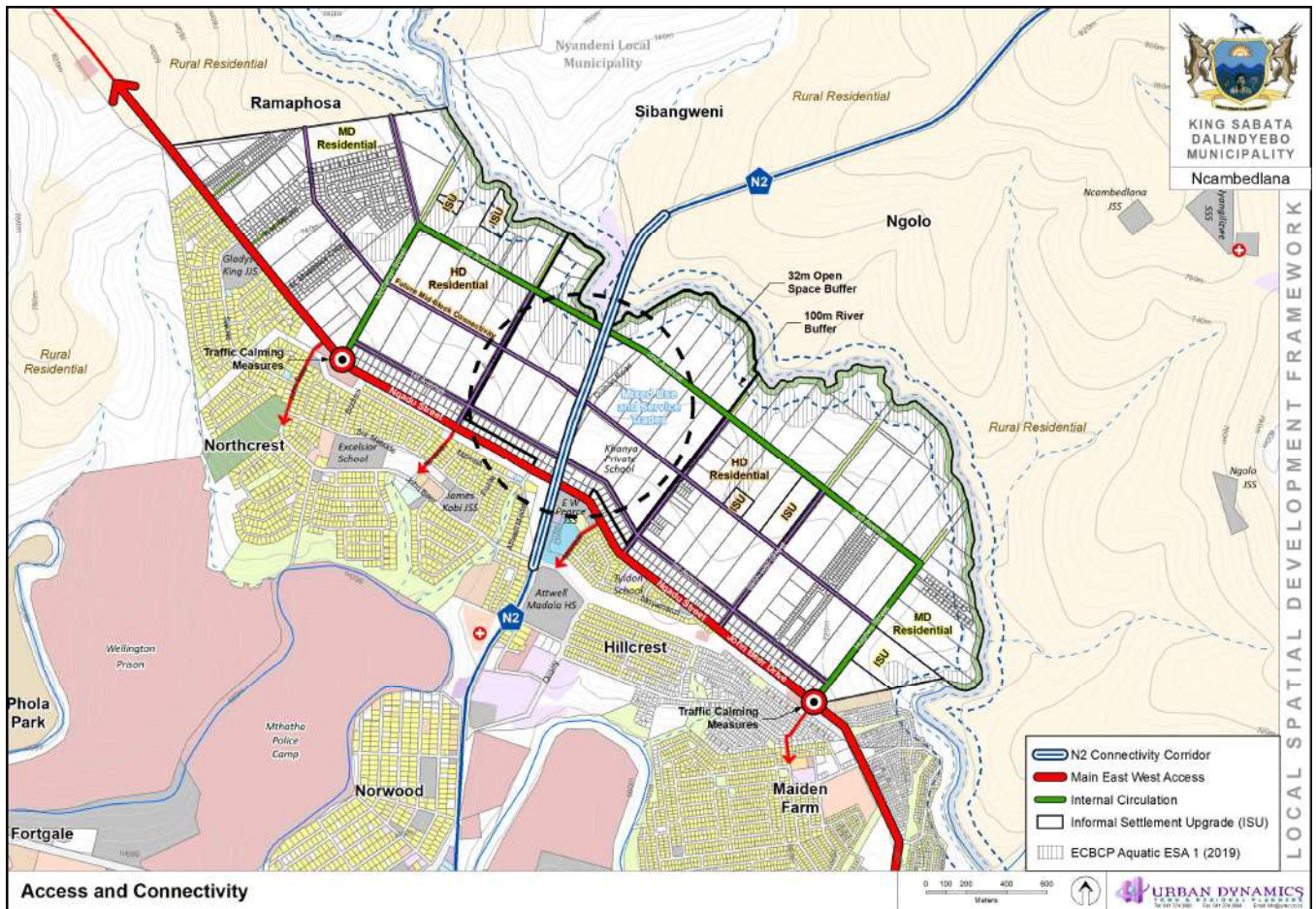
- Full SPLUMA compliant applications as per the KSD By-laws to be submitted
- All development proposals to be supported by a site development plan and detailed development parameters
- Assessment of applications against the National Environmental Management Act (NEMA) listed activities, National Water Act (NWA) water use licence requirements and Eastern Cape Biodiversity Conservation Plan (ECBCP) 2019
- Development proposals adjacent to and within the 1:100 m Ncamedlana River buffer to confirm floodline, flood mitigation and drainage impacts
- Development adjacent to and in close proximity to the N2 subject to all SANRAL policy and legislative requirements with respect to access and setbacks

## 6.2 Transportation, Movement & Access

Ncamedlana precinct has a well-defined road hierarchy based on cadastral information and cadastral base. Although a number of these roads have not been formally constructed, adequate provision is made to carry higher density development and development intensification in the larger study area. The following guidelines apply to access and accessibility corridors.

Precinct / Functional Area	Development Objectives
<b>N2 Connectivity Corridor</b> <i>(section between Ncamedlana River in the north and Nqadu Street intersection in the south)</i>	<ul style="list-style-type: none"> <li>to protect the integrity of the N2 in line with SANRAL guidelines, processes and procedures</li> <li>to limit access off the N2</li> <li>to ensure setbacks in line with SANRAL requirements</li> <li>to acknowledge the N2 as the north-south gateway between the greater KSD and Mthatha</li> </ul>
<b>Main East-West Access</b> <i>(Nqadu Street and John Beer Drive)</i>	<ul style="list-style-type: none"> <li>the Nqadu Street / John Beer Drive serves as a major east-west access road serving the study area to the north and Northcrest and Hillcrest to the south</li> <li>access points at McCarter Street, Housely Street, the N2, Trower Street, Bligh-wall Street and Hughes Street</li> </ul>
<b>Internal Circulation</b>	<ul style="list-style-type: none"> <li>the McCarter Street, 2nd Avenue and Hughes Street circular route to further support development intensification and future accessibility options</li> <li>internal circulation is supported by the 1st Avenue link and the future development of a McCarter / Hughes Street mid-block connectivity to support increased traffic movement</li> <li>all future development proposals should make provision for land to be allocated to ensure the integrity of the McCarter Street / Hughes Street mid-block connection</li> </ul>





**Plan 34 : Access & Connectivity**

### 6.3 Environmental Management Strategy

Environmental management in the study area is guided by a hierarchy of legislation and support policies, with specific reference to the :

- National Environmental Management Act
- Environmental Impact Assessment Regulations
- National Water Act and Water Use Activities
- Eastern Cape Biodiversity Conservation Plan 2019

All development within the study area should adhere to the minimum environmental management guidelines as per the relevant National and Provincial legislation and policy.

### 6.3.1 National Environmental Management Act

The National Environmental Management Act (NEMA) was promulgated in 1998 and has subsequently been amended several times with the latest amendment dated 2 September 2014. In order to meet the objectives of integrated environmental management, the Environmental Impact Assessment (EIA) regulations were published in terms of the NEMA. The purpose of the EIA regulations being to *“regulate the procedure and criteria as contemplated in Chapter 5 of the Act relating to the preparation, evaluation, submission, processing and consideration of, and decision on, applications for environmental authorisations for the commencement of activities, subjected to environmental impact assessment, in order to avoid or mitigate detrimental impacts on the environment, and to optimise positive environmental impacts, and for matters pertaining thereto.”*

Three lists of activities that are provided in the EIA regulations, published on 4 December 2014 as Government Notices (GN) R. 983, GN R. 984 and GN R. 985 (as amended in 2017 by GN R. 327, GN R. 325 and GN R. 324 respectively), define the type of assessment process that would be required for a particular development. Activities identified under Listing Notice 1 (GN R. 327) and Listing Notice 3 (GN R. 324) require a Basic Assessment (BA) process.

The following possible environmental impact assessment triggers were identified in the study area :

- Infrastructure 100m<sup>2</sup> or more within 32m of a watercourse
- Infrastructure 10m<sup>2</sup> or more within 32m of a watercourse and:
  - within 5km of a protected area (outside urban areas)
  - within public open space (urban areas)
- Infilling/depositing/excavating of material within a watercourse
- Clearance of 1 ha or more of indigenous vegetation
- Clearance of 300m<sup>2</sup> or more of indigenous vegetation in areas of natural 'Mthatha Moist Grassland' vegetation (will have to be determined by specialist)
- Roads 8m or wider
- Roads 4m or wider within 5km of a protected area (outside urban areas)
- Residential, mixed, retail, commercial, industrial or institutional developments greater than 5 ha on urban agricultural land
- Residential, mixed, retail, commercial, industrial or institutional developments greater than 1 ha on rural agricultural land
- Residential, mixed, retail, commercial, industrial or institutional developments greater than 1000m<sup>2</sup> within open space areas
- Roads 4m or wider within 5km of a protected area (outside urban areas)
- Development of rural land within 5km of a protected area

### 6.3.2 National Water Act

The National Water Act (NWA) is the primary regulatory legislation for the control, management and use of water resources. Section 21 of the NWA sets out water uses that may require registration or licencing. This includes any development activities that may impact upon the flow and function of watercourses. According to Section 21 of the NWA, water use activities include :

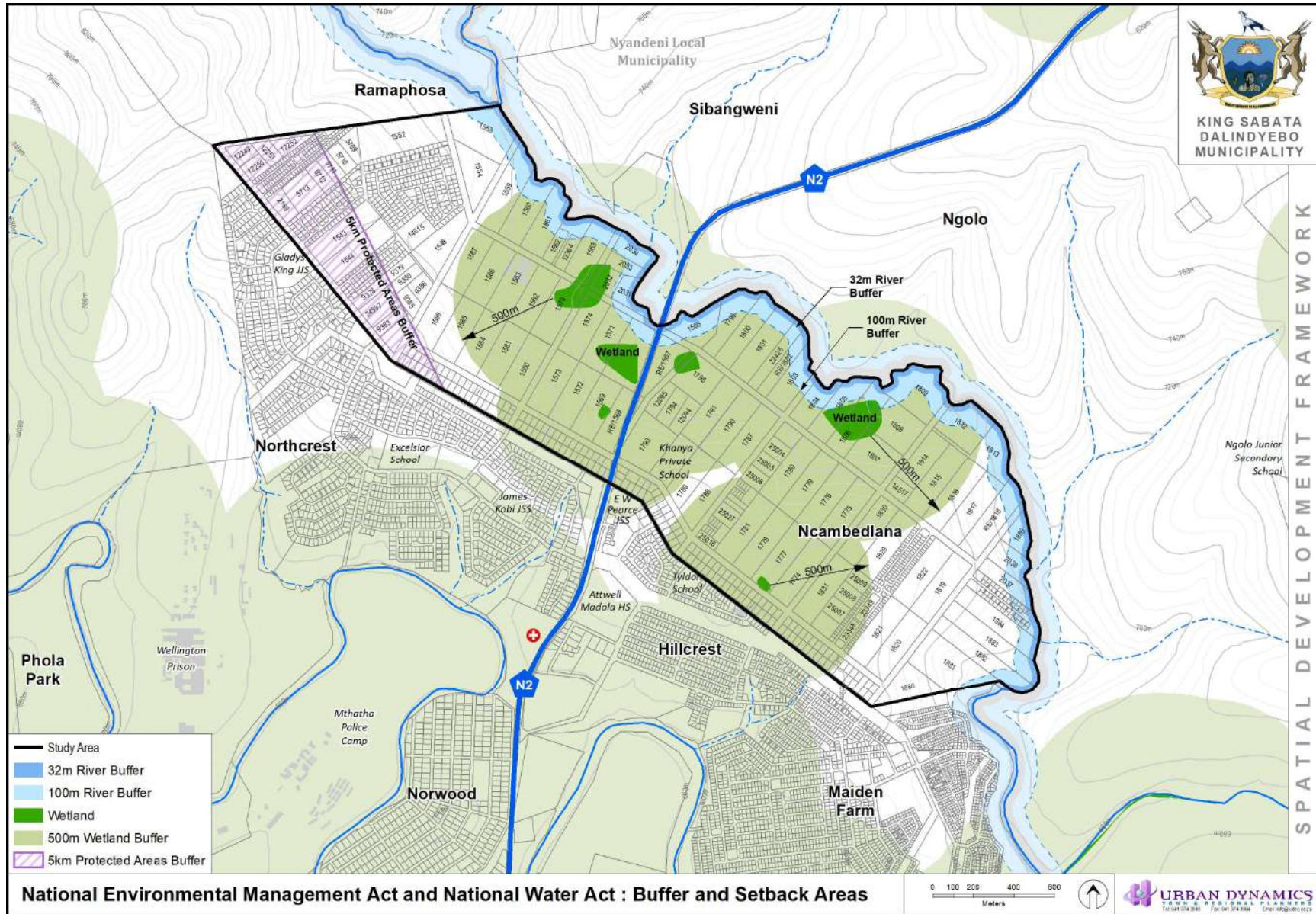
- taking water from a water resource
- storing water
- impeding or diverting the flow of water in a water course
- disposing of waste in a manner which may detrimentally impact on a water resource
- altering the bed, banks, course or characteristics of a watercourse

According to Regulation 509 of 2016 (General Authorisation in terms of Section 39 of the NWA for Water Uses as Defined in Section 21c or Section 21i), the "*regulated area of a watercourse*" for water uses includes "*a 500m radius from the delineated boundary (extent) of any wetland or pan*" and "*within 100 m from the edge of a watercourse.*"

Possible general National Water Act Water Use Authorisation triggers in the study area are as depicted on the plan :

- development within 100 m of the Ncambedlana River
- development within 500 m of delineated wetlands as per the diagram





### 6.3.3 Eastern Cape Biodiversity Conservation Plan 2019

The aim of the Eastern Cape Biodiversity Conservation Plan (ECBCP) is to avoid further loss or degradation of biodiversity priority areas and ecological support areas.

The objectives of the ECBCP are to :

- Identify the minimum spatial requirements needed to maintain a living landscape that continues to support all aspects of biodiversity, and retain / maintain essential ecological infrastructure. This is achieved through the selection of areas, based on achieving targets which represent important biodiversity pattern AND ecological processes
- Serve as the primary source of biodiversity information for land use planning and decision-making
- Inform conservation and restoration action in key biodiversity areas

The ECBCP confirms that the critical biodiversity area map and associated land use guidelines should be integrated into or used to inform the Spatial Development Frameworks (SDFs), Integrated Development Plans (IDPs) and other relevant sector plans developed by Provincial and Municipal planning departments

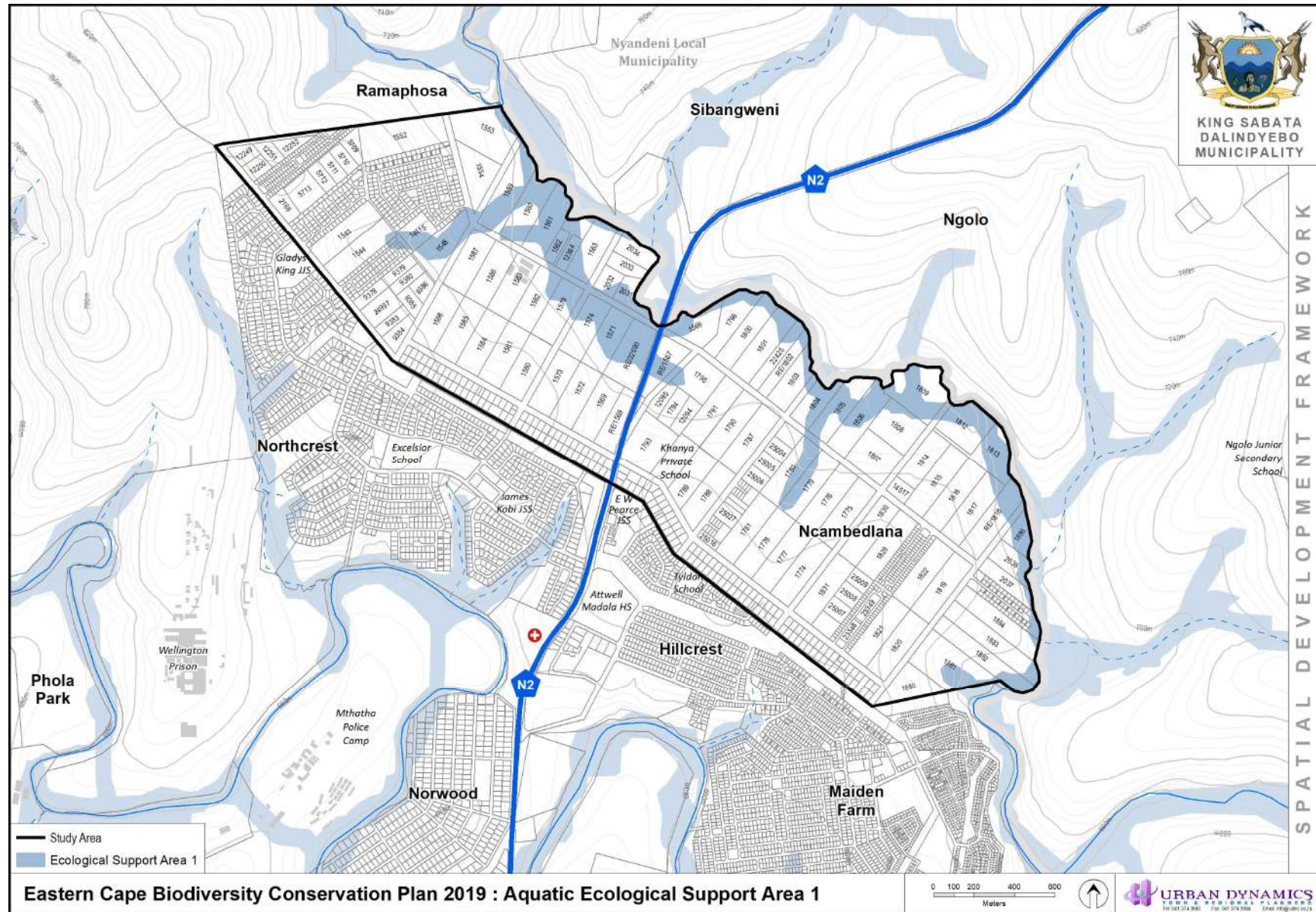
The ECBCP provides guidelines to influence planning and development implementation. These guidelines are categorised into 2 main categories, i.e. :

- Terrestrial Critical Biodiversity Areas (CBAs) and Ecological Support Areas (ESAs)
- Aquatic Critical Biodiversity Areas (CBAs) and Ecological Support Areas (ESAs)

Based on the ECBCP, the Ncamedlana area does not include any Terrestrial CBAs or ESAs. However, a large section of the study area as indicated on the plan, has been identified as Aquatic ESAs.

CBA Map Category	Desired State	Land Management Objective
Ecological Support Area 1	Functional	<p>Maintain ecological function within the localised and broader landscape. A functional state in this context means that the area must be maintained in a semi-natural state such that ecological function and ecosystem services are maintained.</p> <p>For areas classified as ESA1, the following objectives apply:</p> <ul style="list-style-type: none"><li>• These areas are not required to meet biodiversity targets, but they still perform essential roles in terms of connectivity, ecosystem service delivery and climate change resilience.</li><li>• These systems may vary in condition and maintaining function is the main objective, therefore:<ul style="list-style-type: none"><li>- Ecosystems still in natural, near natural state should be maintained.</li><li>- Ecosystems that are moderately disturbed/degraded should be restored.</li></ul></li></ul>





Plan 36 : Eastern Cape Biodiversity Conservation Plan 2019 : Aquatic Ecological Support Area 1



The following recommended land use management guidelines are applicable in the Aquatic ESA 1.

Land Use Type	Associated Land Use Activities	Corresponding SPLUMA Land Use Purpose	Response
<b>Environmental conservation</b>	<i>Conservation management, low-intensity ecotourism and sustainable consumptive activities</i>	Conservation	Yes
<b>Tourism and accommodation</b>	<i>Low impact tourism/recreation and accommodation</i>	Special/low density (residential (tourism) = lodges, hotels etc.	Yes
	<i>High impact: golf estates, lodges, resorts, hotels</i>	Low-medium density Residential: human habitation, hotels	Restricted
<b>Rural residential</b>	<i>Low density rural settlement and eco-estates</i>	Low density residential: Human habitation: housing, hotels, flats, clubs, hostels, rooms to let	Restricted
	<i>Traditional areas and Rural communal Settlement</i>	Low-high density residential: human habitation: housing, hotels, flats, clubs, hostels, rooms to let	Restricted
<b>Residential</b>	<i>Medium-high density settlement (urban and business development).</i>	Medium-high density residential: human habitation: housing, hotels, flats, clubs, hostels, rooms to let	Not Appropriate
<b>Agriculture</b>	<i>Extensive livestock and game farming.</i>	Agriculture	Yes
	<i>Game breeding.</i>		Not Appropriate
	<i>Intensive animal farming (feedlot, dairy, piggery, poultry, aquaculture).</i>		Not Appropriate
	<i>Cultivation of virgin soil (dryland and irrigated)</i>		Not Appropriate
	<i>Agri-processing</i>		Not Appropriate
<b>Other utilities</b>	<i>Other linear engineering structures (roads, railways, pipelines, canals, power lines)</i>	Government: use of land by national, provincial or municipal government to give effect to its governance role: water, sewerage pipelines, Eskom power lines	Management Required
	<i>Small-scale infrastructure (WWTW and substations)</i>		Not Appropriate
	<i>Large-scale infrastructure (water projects and power stations)</i>		Not Appropriate
	<i>Renewable energy: PV</i>		Not Appropriate
<b>Quarrying and mining</b>	<i>Prospecting and Underground mining</i>	Mining	Not Appropriate
	<i>Quarrying and open-cast mining (surface mining, dumping and dredging)</i>		Not Appropriate
	<i>Hydraulic fracturing (fracking)</i>		Not Appropriate



The above land use management guidelines should be read with the key below.

<b>Response</b>	<b>Action</b>
<b>Yes</b>	This is an appropriate land use activity, it is unlikely to compromise biodiversity, the activity is in line with, and may contribute to, the management objective, the land use activity is permissible.
<b>Restricted</b>	The activity may compromise the integrity of biodiversity, it may not be in line with management objectives, it will require detailed specialist assessment, it will require restrictive conditions (e.g. reduced footprint, clustering, located only on previously cleared land, etc.), may require the consideration of a biodiversity offset or set-aside.
<b>Not Appropriate</b>	This activity will result in destruction/degradation of important biodiversity and/or ecological support areas, it is not in line with management objectives. Development activities proposed will require detailed specialist assessment in the appropriate field of study in order to establish compelling reasons why this activity should be authorised for development. Stringent restrictive conditions will be applied and, if appropriate, a biodiversity offset plan must be developed and implemented in line with the principals and protocols of the most recent National or Provincial Offset Policy.
<b>Management Required</b>	Selected activities should not result in further degradation or disruption of biodiversity or ecological infrastructure or processes, provided that these activities are formally managed throughout the life of the activity. This may be achieved through the development and implementation of a management plan.

# 5

## Chapter 5 :

# Implementation Framework

The Implementation Framework for the Ncambedlana LSDF provides the vehicle for LSDF implementation through projects, budgets, priorities and institutional arrangements to ensure implementation, monitoring and review.

## 1.0 Legal Framework & Alignment

### 1.1 Package of Plans & Land Use Management System

Land use management as contemplated in SPLUMA comprises of various components and ideally should represent a hierarchy of plans and regulatory mechanisms within the Municipal Land Use Management System.

The 2 main components of a Land Use Management System as contemplated in SPLUMA are :

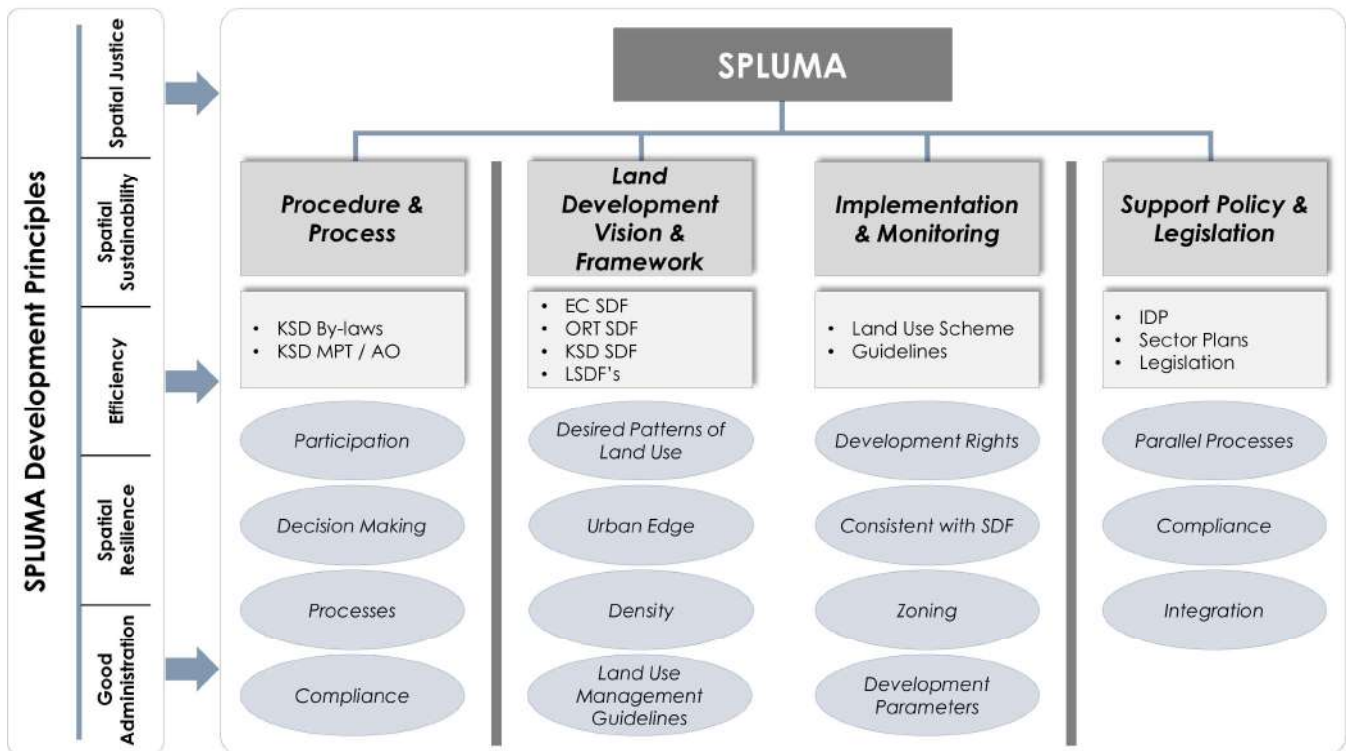
1. **Section 20** : *Spatial Development Frameworks* as guiding principles and short and long term vision for development and development implementation.
2. **Section 24** : *Land Use Scheme* as a regulatory mechanism to manage land use parameters and development on a site by site basis.

The Spatial Development Framework and Land Use Scheme should function as a unit and form the key pillars of the Municipal Land Use Management System. The Ncambedlana LSDF functions within a package of plans and forms part of a broader spatial planning network of informants, policy and existing strategies within the municipal area. This well-defined hierarchy of plans adds significant strength to the Land Use Management System for the KSD Municipality and one of the key objectives of the Ncambedlana LSDF is to acknowledge the existing policy and ensure continuation of implementation and alignment.

The graphic illustrates the package of plans and the land use management system for KSD that is entrenched through the Municipal Spatial Development Framework.



### Land Use Management System & Alignment

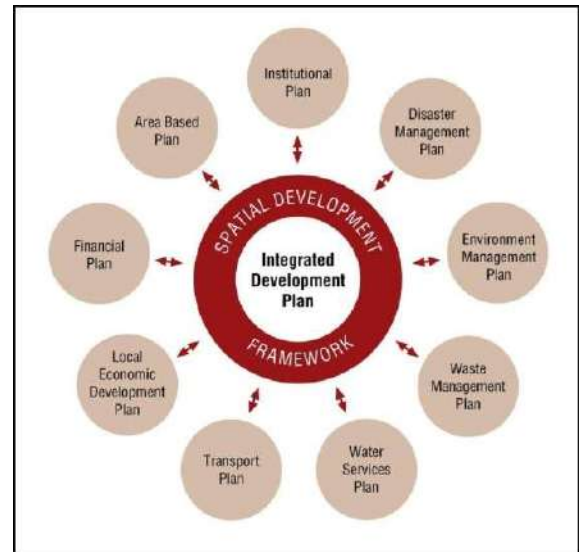


#### 1.2 Municipal Land Use Scheme Alignment

- The KSD Municipality recently compiled an Integrated Land Use Scheme. The Land Use Scheme was prepared in terms of SPLUMA and the relevant legislation as per the KSD SPLUM By-laws.
- The LSDF implementation and annual review process should identify possible conflicts between the Land Use Scheme and the LSDF. This specifically relates to land use management guidelines and development parameters as outlined in the Land Use Scheme.
- The LSDF provides a land use management matrix, aligned with the Land Use Scheme zoning categories, densities and development parameters. These guidelines should be interpreted as relatively flexible to accommodate the overall objections and vision of the LSDF.
- As part of future LSDF review cycles, amendments and possible overlay zones for inclusion in the Land Use Scheme should be identified and incorporated.

### 1.3 Sector Plan Alignment

The LSDF is a long term, transversal planning and coordination tool and a spatial expression of the KSD Municipality's IDP. While the LSDF is informed by the Sector Plans, strategically and spatially, the Sector Plans should be led by the MSDF. To this end, with the adoption of this revised SDF for the KSD Municipality, when the Municipality's Sector Plans are reviewed, the LSDF must be a key consideration or framework for such a review to ensure alignment and for the sector plans to realise their full potential as implementation tools of the LSDF.



## 2.0 Policies & Guidelines for Decision Making

### 2.1 Objectives of Land Use Management

The key objective for implementation of land use management through the various land use management tools are based on 2 key underlying principles, i.e. :

- Resistance to and management of uncontrolled land development
- Promotion of development types and desired land development to realise the predetermined spatial vision

Land development decisions are therefore implemented to address a number of concerns, the precise mix of which is determined by the particular social, economic and political contexts of different times and places. These concerns, amongst others, include :

- **Environmental concerns** : uncontrolled development of land can have adverse effects on natural habitats, cultural landscapes and air and water quality.
- **Health and safety concerns** : uncontrolled development can lead to overcrowding and unsafe building construction. Certain land uses can also be detrimental to the health and safety of neighbours.
- **Social control** : the control of land uses and building types has long been a means of exerting social control, particularly through the exclusion of certain types of person, household or economic activity from certain areas through the application of particular development controls limiting, for instance, plot sizes, plot coverage and home industries.
- **The efficiency of infrastructure provision and traffic management** : increasingly it has become clear that where the granting of development permissions is not coupled with the provision of adequate infrastructure and traffic management the consequences can be severe. Similarly, where infrastructure is provided, generally at a high financial cost, without considering likely and relevant land-use and settlement patterns the opportunity costs to society are very high.

- **Determination of property values for purposes of rating** : the market value of land is the basis on which property valuation is determined and the extent and nature of the development permitted on the land is a key factor in that determination.
- **Aesthetic concerns** : the control of land development enables the government to prescribe certain design parameters for buildings.
- **Investment promotion** : changing the applicable land-use management instruments is often seen as a prerequisite for attracting certain types of investment to certain areas. This can take the form of both relaxing controls in those areas and increasing controls in other areas which might be more favoured by the market. These strategies are likely to be linked to local economic development initiatives.

## 2.2 Guiding Principles for Decision Making

Decision making within the Land Use Management System (rezoning, subdivision, departure, consent use, etc.) should be based on the following guiding principles :

- Promotion and support of the IDP and long term development vision.
- Support the key principles for development and development management as per the LSDF.
- Support the LSDF Conceptual Framework and Spatial Development Framework proposals, objectives and goals.
- Adhere to legislative requirements relevant to all forms of development, with specific reference to, but not limited to, environmental conservation, heritage, infrastructure, municipal powers and functions, National and Provincial Government legislation, guidelines and policy.
- Due cognisance to the principles of sustainability, equality, efficiency and integration as outlined in SPLUMA.
- Impact of development on the general welfare, safety, amenity and living environment of development on its and/or surrounding land uses and inhabitants.
- Adequate participation of the affected community and interested and affected parties.
- Economic sustainability, long term advantages and economic growth prospects.

SPLUMA and the KSD SPLUM By-laws provide specific legislative requirements for decision making and emphasis the requirement that decisions should be consistent with the LSDF. However, consistency with the LSDF refers to the entire spatial vision, objectives and strategies of the LSDF and its proposals. Decisions should be based on an overall assessment of the LSDF and not only the LSDF plans and graphic presentations. A holistic and flexible approach should be adopted. Section 22 (2) of SPLUMA makes provision for specific circumstances that justify a departure from the LSDF provision.

Departures from the LSDF, as provided for in Section 22 (2) of SPLUMA should :

- Carefully consider the specific land use proposal impact on the environment, urban form and municipal infrastructure.
- Provide a detailed motivation for departure and site-specific circumstances that warrant the departure.
- Ensure compliance with the overall spatial vision for the area and alignment with the SPLUMA principles.



- Section 22 (2) implementation should only be considered in extraordinary circumstances that specifically demonstrate merit for the amendment of the LSDF.

Decisions that depart from the SDF should be implemented as LSDF amendments as determined by the SPLUM By-laws.

### 2.3 Legislative Requirements

Guidelines for decision making is captured in the relevant National and Municipal spatial planning legislation, with specific reference to the SPLUMA and KSD SPLUM By-laws. Decision making on implementation of the LSDF should be guided, but not limited to the following sections.

#### **Section 22 of Spatial Planning & Land Use Management Act**

22. (1) A Municipal Planning Tribunal or any other authority required or mandated to make a land development decision in terms of this Act or any other law relating to land development, may not make a decision which is inconsistent with a municipal spatial development framework.
- (2) Subject to section 42, a Municipal Planning Tribunal or any other authority required or mandated to make a land development decision, may depart from the provisions of a municipal spatial development framework only if site-specific circumstances justify a departure from the provisions of such municipal spatial development framework.

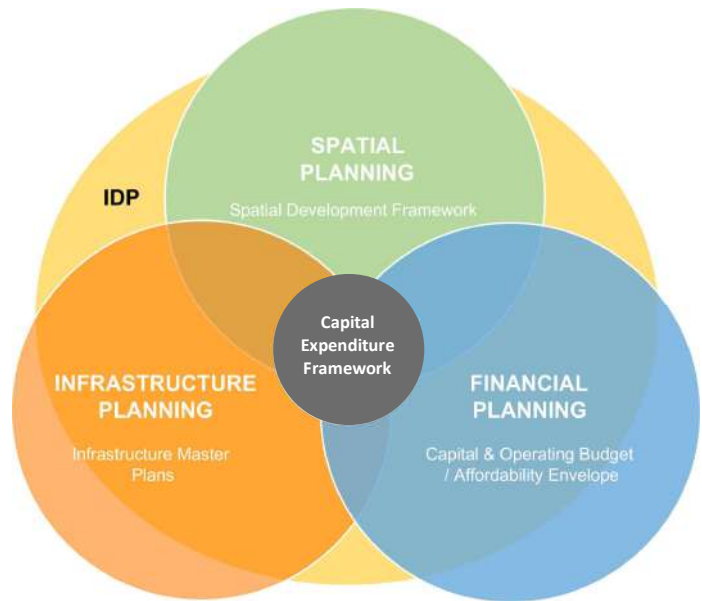
#### **Section 42 of Spatial Planning & Land Use Management Act**

42. (1) In considering and deciding an application a Municipal Planning Tribunal must—
  - (a) be guided by the development principles set out in Chapter 2;
  - (b) make a decision which is consistent with norms and standards, measures designed to protect and promote the sustainable use of agricultural land, national and provincial government policies and the municipal spatial development framework; and
  - (c) take into account—
    - (i) the public interest;
    - (ii) the constitutional transformation imperatives and the related duties of the State;
    - (iii) the facts and circumstances relevant to the application;
    - (iv) the respective rights and obligations of all those affected;
    - (v) the state and impact of engineering services, social infrastructure and open space requirements; and
    - (vi) any factors that may be prescribed, including timeframes for making decisions.
- (2) When considering an application affecting the environment, a Municipal Planning Tribunal must ensure compliance with environmental legislation.
- (3) An application may be approved in whole or in part, or rejected.

### 3.0 Capital Expenditure Framework (CEF)

A Capital Expenditure Framework is a consolidated, high-level view of infrastructure investment needs in a study area over the long term (10 years).

The CEF articulates how the spatial proposals are to be achieved sequentially, with attention to projects, timeframes, budgets and funding. Planning inputs are based on the spatial planning proposals, Municipal, Provincial and National Government financial planning and capital budgets and the Municipality's Infrastructure Master Plans and infrastructure programme rollout.



#### 3.1 *Project Focus & Prioritisation*

Objectives and vision are achieved through the project and programme implementation.

Given various budgetary constraints, the need for sustainable development and other issues likely to affect the implementation of identified projects, the implementation strategy should be focused on the following principles :

- Focus on projects that promote the optimal use of existing infrastructure and services and also enable the local municipality to make better returns from existing and newly built infrastructure
- Upgrading engineering services and infrastructure capacity is critical to accommodate the needs of new property developments
- Focus on projects that will stimulate the objectives and priorities
- Acknowledge existing IDP programmes and initiatives
- Acknowledge community prioritisation through ward prioritisation
- Focus on District and Provincial Programme Alignment
- Prioritise projects that could better unlock or trigger more investment into the area.
- Focus on projects that utilize and harness local initiatives
- Capital requirements for implementation and maintenance of the urban design proposals (public space)

In order to achieve the Ncambedlana precinct vision and to ensure economic development and upgrading, the annual IDP project prioritisation for the precinct should be aligned with the SDF drivers and should identify catalytic interventions.

### 3.2 Implementation Plan & Programme

The following programmes are areas for priority implementation and investment. The programme is aimed at achieving the spatial vision and in support of the LSDF Drivers.

Projects & Programmes	Total Project Cost Estimate (R'm)	Funding Source	5 Year Implementation Framework (R'm)		
			Year 1 - 3	Year 4 - 5	Year 5+
<b>LSDF Driver : Land Use Management</b>					
<i>Approved Ncamedlana Overlay Zone</i>	40	KSD	40		
<i>Law Enforcement &amp; Development Control</i>	300	KSD	100	100	100
<i>5 year LSDF Review Cycle</i>	200	KSD			200
<b>LSDF Driver : Infrastructure Provision</b>					
<i>Update Water &amp; Sanitation Sector Plan</i>	300	MIG	300		
<i>Prepare Stormwater Master Plan</i>	500	MIG	300	200	
<i>Area &amp; Street Lighting</i>	1 000	MIG		500	500
<b>LSDF Driver : Environmental Management</b>					
<i>Refine Environmental Management Strategy</i>	200	COGTA DEAT	200		
<i>Open Space &amp; Wetland Management Plan</i>	200	COGTA DEAT	200		
<i>Cemetery Formalisation</i>	100	KSD	50	50	
<b>LSDF Driver : Transport &amp; Movement</b>					
<i>Prepare Transportation Master Plan</i>	200	KSD DPW	200		
<i>N2 &amp; Gateway Redevelopment</i>	10 000	KSD DPW	2 000	2 000	6 000
<i>Internal Roads Upgrade</i>	10 000	KSD DPW	2 000	2 000	6 000
<i>Pedestrianisation</i>	2 000	KSD DPW	500	500	1 000
<i>Public Transport Nodes</i>	4 000	KSD DPW	1 000	1 000	2 000
<b>LSDF Driver : Urban Design &amp; Precinct Impact AND Densification &amp; Mixed Use</b>					
<i>Informal Areas Settlement Plan / Strategy</i>	1 200	KSD COGTA	600		600
<i>Detailed Urban Design Guidelines</i>	100	KSD	100		
<b>LSDF Driver : Amenities &amp; Facilities</b>					
<i>Land Acquisition Policy &amp; Budget</i>	5 000	KSD	1 000	1 000	3 000
<i>Public Private Partnership for Social Amenity Development</i>	150	KSD	50	50	50



## 6

## Chapter 6 :

## Monitoring &amp; Review

## 1.0 Monitoring

The Ncambedlana LSDF is not a stand-alone sector plan and should be an integral part of the annual IDP review cycle, IDP implementation strategy and monitoring mechanism. It is not recommended to establish parallel or separate monitoring, review and implementation mechanisms, but rather align with the existing performance management framework implemented by the KSD Municipality.

Performance management and implementation in Local Municipalities are guided and informed through various legislative mechanisms with specific reference to :

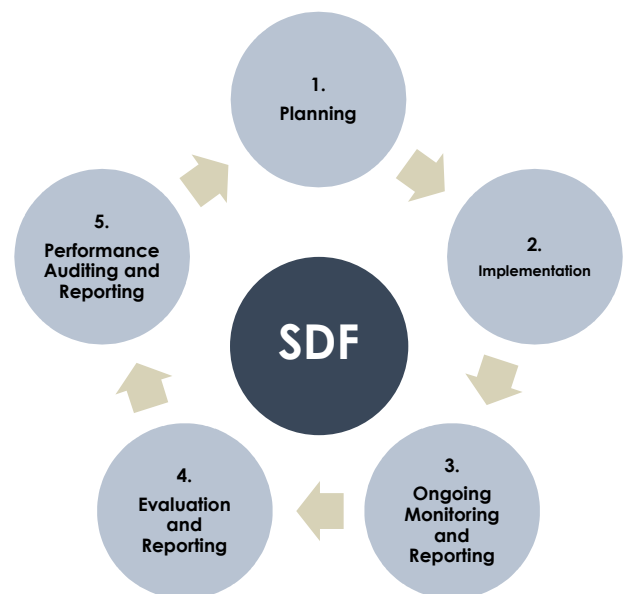
- Municipal Systems Act (32 of 2000)
- Municipal Planning and Performance Management Regulations (2000)
- Municipal Finance Management Act (56 of 2003)
- Spatial Planning and Land Use Management Act (16 of 2013)

The legislation contains mechanisms for implementation monitoring, evaluation and review, and as indicated, the Ncambedlana LSDF should be part of this review cycle. In addition, the KSD Municipality's Performance Management Policy should apply and expand to include SDF monitoring and review.

Annual KSD SDF review should be an integral part of the IDP cycle.

The purpose of the LSDF is to provide a medium to long term vision and a set of strategies to attain this vision. SPLUMA requires that this be translated into an implementation framework that takes a 5-year view to inform the municipality's Integrated Development Plan and Budget. As a development, whether it be the public sector or the private sector, takes multiple years to be realised, it is not appropriate that the LSDF is substantially reviewed annually. The LSDF must encourage consistency and predictability in planning decisions to achieve the desired outcomes. Transformation of the built environment, in particular, is a long term process that requires determination and persistence.

Processes, including public participation processes, associated with the review of an LSDF are prescribed by SPLUMA and the KSD Municipality SPLUM By-Law.



## 2.0 Review

The LSDF review cycle is managed and legislated through :

- Spatial Planning & Land Use Management Act
- Municipal Systems Act
- KSD Spatial Planning & Land Use Management By-laws

These core legislative instruments confirm the LSDF review to be part of the Municipal Integrated Development Plan and therefore, the annual IDP review process should incorporate LSDF alignment. It is further required that the KSD Municipality review its SDF through a 5-year review cycle.

LSDF Review can only be implemented successfully with the co-operation and integration of all sectors, departments and structures within the Municipality. However, the ultimate responsibility of LSDF Review and approval remains with the Council as a final decision-making structure. For the purposes of the KSD SDF Review Cycle, the following structures will be instrumental in ensuring that the development vision is realised, and the Capital Expenditure Framework is implemented.

