OUTER WEST SPATIAL DEVELOPMENT PLAN, 2nd DRAFT

EXECUTIVE SUMMARY, JUNE 2009

Introduction

The Outer West Spatial Development Plan (SDP) was first approved and adopted by Council in February 2005. The 2nd draft builds on the first to address current challenges and unpack the long term strategic policy by translating it into a more detailed framework in terms of residential, transport, investment and environmental interventions. The 2nd draft has had considerable internal and external stakeholder consultation and engagement through various meetings and workshops sessions. All comments and inputs have been considered to date.

Purpose of the SDP

The purpose of the SDP is to promote and guide development in the Outer West that is sustainable and that responds to the various needs and challenges facing the Ethekwini Municipality as a whole. This will be achieved by ensuring that development in the Outer West is aligned to the City’s social, economic and environmental imperatives. The SDP provides the spatial expression for short, medium and long term development of the region, which will be achieved by identifying spatial structuring elements aimed at:

- Safeguarding the environment
- Establishing investment points and lines based on local opportunity
- Establishing the urban development line to guide infrastructure provision
- Consolidating local planning areas based on inherent characteristics

Study Area

The study area is in extent of approximately 78 438ha, representing 34% of the municipal region and accommodating 577 500 people, i.e. 16.5% of the total population of eThekwini Municipality’s 3.5 million people.

A large part (50%) of the study area is covered by traditional authorities. The region shares an urban and rural landscape with a wide range of settlements types extending from formal urban to rural settlements. Rural areas as well as the Western Suburbs have shown significant residential growth in the last few years. Agriculture activities in the form of commercial and subsistence farming, is under threat from urban development. A major portion of metropolitan open space system (50%) which requires protection is found here. There is limited levels of economic development activities in the region in relation to the existing population resulting in people have to travel out of the region to access economic opportunities. Contribution to GDP stands at 6.6%.
Synthesis of Key Issues

- Extent and quality of natural assets makes the area a high priority environmental management area
- Fragmented and un-articulated open space system will reduce ecological viability
- Poor inter linkages between different settlements and communities resulting in inefficient and inconvenient travel patterns
- Under provision of community and commercial facilities in rural areas resulting in inconvenience and lack of productivity
- Large under serviced informal settlements and developments on traditional land resulting in poor living conditions and pressure on the natural environment and social and health challenges.
- High risk generated by informal settlements being in vulnerable locations.
- Low densities and fragmented settlement pattern with low thresholds for efficient service delivery.
- Low densities, fragmented settlement pattern and low incomes with resultant low thresholds for viable commercial nodes and service points
- Poor linkages from rural and informal settlements to metropolitan transport links and to metropolitan facilities and services resulting in inefficient costly travel patterns, inconvenience, lack of productivity, social/family impacts.
- Diminishing capacity of major road transportation corridors to serve the metropolitan area from an economic point of view.
- Under performing agricultural areas resulting in pressure for land use change and impacts on food security, compounded by Property Rates Policy.
- Imbalance between availability of and location of employment opportunities in relation to economically active population.
- Short term market pressures and rapid development may prejudice long term sustainable planning objectives.
- Inadequate and outdated policies and zoning will encourage the illegal use of land which will further negatively affect infrastructure capacity.
- Lack of suitable infrastructure to unlock key development priorities will limit local economic development.

Role of the Outer West

The role of the Outer West is based on achieving a balance between the following key imperatives that the Outer must address to achieve sustainable development for the broader Metropolitan region as well as the local region.

- Priority Environmental Management Area
- Strategic Industrial Expansion
- Strategic Residential & Commercial expansion
- Key Metro International and Domestic Tourism Destination
- Social Upgrading

Spatial Concept

The conceptual approach of the spatial development plan includes the following:

- Establishing the N3/M13 corridor as the main economic movement system linking the Outer West to other economic centers, as well as supporting key strategic economic development.
- Organising the Outer West region into six local areas, namely Western Suburbs, Shongweni, Cato Ridge, Inanda Dam, Mpumalanga and Zwelibomvu to support a range of lifestyles and develop the assets and attributes of each local area.
• Protecting and managing of the natural assets of the Outer West are very important and is evidenced by the fact that DMOSS covers almost 50% of the area.

• Establishing the Urban Development Line to delineate the outer limits where urban development will be permitted in accordance with infrastructure provision and capacity. The urban development line applies to the Western Suburbs and the Cato Ridge/Mpumalanga areas. Due to historical policies certain parts of the Outer West such as Hammarsdale and Mpumalanga are more developed in terms of infrastructure services than other areas. The proposed urban development line in this context therefore applies to the east and west of the region with agriculture concentrated in the centre.

Key Structuring Elements

Open Space

The open space system (DMOSS) is a major spatial and functional component that performs a wide range of ecological, educational, agricultural, tourist, recreational and stormwater management functions. Spatially, open space helps to structure urban development patterns and contributes to the legibility and variety of the OW as well as providing relief from the built environment. In general the open space system, through the protection of connected diverse and functional ecosystems, aims to ensure the long-term sustainable supply of ecosystem services to the people of the EMA.

Nodes

A clear hierarchy of nodes are established, consolidated and distributed throughout the OW area including, Urban nodes which include Town Centres, Districts, Neighbourhoods.
scale nodes, Rural Nodes including Service Centres and Investment nodes and Specialised areas such as Industrial nodes, Tourism and Recreation nodes and new opportunity areas. These nodes will serve as investment and access points that provide convenient and efficient access to a hierarchy of commercial, community and social facilities. The nodes will have a number of characteristics and may include, higher residential densities, mixed use, public transport and pedestrianisation, public amenities and good infrastructure.

### Corridors

The aim in the Outer West is to establish a movement system which not only operates in terms of improved circulation, access and linkage, but which also reinforces the social, economic and spatial importance of the movement network. Particularly as public transport routes are used for locating and structuring the provision of community facilities and economic activities. Corridors of development act as growth or development axes that spatially structure development. These include:

- N3 Metropolitan Movement and Development Corridor
- MR385 and Old Main Road as Urban Services Corridors supporting mixed use urban activities
- R103 as main Tourism Corridors supporting tourism activities
- Eddie Hagen as Industrial Corridor supporting primarily industrial activities
- KwaXimba and Ngcolosi Rural Services Corridor supporting local level services

### Spines

Development Spines are road and/or rail transportation routes that link various nodes, mixed use, industrial opportunity areas and high density residential areas into linear urban or rural systems and form the spine to the corridor. Development spines serve as investment, movement and linkage lines and vary in scale and type and include:

- Regional Access and Linkage Spines, which structure and link to the greater metropolitan area e.g. R103 and M13
- Local Area Spines which are located within a Local Area and serve local needs only e.g. Old Main Road

### Residential

The SDP needs to build for the future by responding appropriately to future needs and anticipated growth patterns and trends. Existing high densities in some peripheral parts of the Outer West have historical relevance and there is need to identify and establish settlement forms and building types which are more responsive to environmental concerns and lifestyle patterns so as to support a wider choice of identifiable and sustainable lifestyles. This will entail the development of a range of housing options at various densities and in various locations. The following residential densities are proposed:

- Agriculture (1du/ha) focused on maintaining agriculture lifestyle and productivity, found mostly in the Shongweni local planning area.
- Equestrian (2.5du/ha) focused on maintaining the equestrian lifestyle in Summerveld
• Rural Residential (2.5du/ha) focused on maintaining rural character and encouraging rural lifestyle in Assagay, Waterfall and Georgedale.

• Rural Residential 1 (5 -10du/ha) focused on maintaining low density (5du/ha) in Traditional Authority Areas and encouraging efficient form by clustering residential (10du/ha) development close to rural service and investment nodes on public transport routes.

• Future Residential (5-40du/ha) focused on encouraging future residential development in accordance with infrastructure availability, phasing, capacity and planning in Georgedale, Pinetown Rural and Western Suburbs. Creating efficient form by clustering medium/high residential development close to key urban nodes on public transport routes.

Potential Population

Based on the application of a range of densities in accordance with desired lifestyles and inherent qualities, on land that is considered developable the Outer West has the potential to accommodate ultimately 247 019 dwelling units.

Land Use Quantums

<table>
<thead>
<tr>
<th>EXISTING LAND USE</th>
<th>AREA (Gross Ha)</th>
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<tbody>
<tr>
<td>Agriculture</td>
<td>3251.90</td>
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<tr>
<td>Cemetery</td>
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<tr>
<td>DMOSS</td>
<td>39421.00</td>
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<tr>
<td>Equestrian</td>
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<tr>
<td>Industry</td>
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<tr>
<td>Mixed Use</td>
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<tr>
<td>Residential</td>
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<tr>
<td>Rural Residential</td>
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<tr>
<td>Rural Residential 1</td>
<td>22580.00</td>
</tr>
<tr>
<td>TOTAL</td>
<td>77213.81</td>
</tr>
</tbody>
</table>
Development Priorities and Phasing

The following table shows the development priorities for phase 1. Infrastructure service constraints will hinder the development of key nodal areas.
Role of the Local Planning Areas

Cato Ridge

The Cato Ridge Local Planning Area is located in the north-west corner of the Outer West. The area is home to 15% of the Outer West Population on 17% of the land mass. 39% of the district is in the open space system. The district is predominately traditional in nature. There are sixteen planning units that make up the district.

Role

- Medium to High impact industrial expansion
- Location for regional solid waste disposal
- Environmental asset protection and consolidation
- Low and medium density suburban and rural settlement expansion
- Local commercial and service development
- Local Tourism development

Western Suburbs

The Western Suburbs are located in the eastern corner of the Outer West and are home to 16% of the Outer West population on 12% of the of land mass. 23% of the area is included in the Metro DMOSS.

Role

- Sub-urban Low to medium density residential infill and expansion
- Environmental tourism destination
- Environmental asset protection and consolidation
- Local commercial and office consolidation and expansion
Mpumalanga

The area of Mpumalanga is located on the western edge of the Outer West north of the uMlaas River and contains 28% of the Outer West population on 15% of the land, 27% of the area is reserved for open space.

Role

- Medium impact industrial development consolidation and revitalisation
- Environmental asset protection and consolidation
- Medium Density Residential Infill and consolidation
- Affordable Housing Expansion
- Low Density Rural Expansion

Shongweni

Shongweni is located to the east of the Outer West and is adjacent to the N3. The area is the least developed local planning area and contains 11% of the metro population on 13% of the land. Agricultural activity predominates and the open space system comprises 32% of the area.

Role

- National equestrian centre
- Low density rural and suburban residential expansion
- Commercial/service expansion
- Environmental asset consolidation and protection
- Location of regional solid waste disposal
Inanda Dam

The Botha’s Hill/Inanda Dam Functional District includes the areas of the Outer West north of the N3 and between the D1004 and the Western Suburbs. It is predominantly traditional/rural in nature with a very high population of about 162,089 (28%) people located here, making it just as highly populated as Mpumalanga, on 33% of the land mass. 54% of the area is in the Metro Open Space System that accounts for 24% of the Metro ESMP, and it contains the Inanda Dam. 25% of the Outer West population is located here.

Role

- Key Metro International and domestic cultural and environmental tourism destination
- Environment resource reserve
- Consolidation and Expansion of low/medium density rural settlements
- Hinterland water based recreation and tourism node
- Local commercial and services consolidation
- Consolidation of rural periphery offering traditional rural lifestyle options

Zwelibomvu

Zwelibomvu is disconnected from majority of the Outer West and enjoys greater access via the Inner West. The area houses 6% of the Outer West population on 10% of the land. 46% of the area falls within the open space system and the area is predominantly low density rural settlement.

Role

- Low density rural settlement area
- Environmental asset consolidation and protection.