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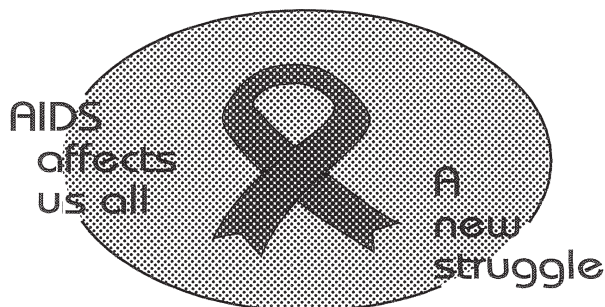
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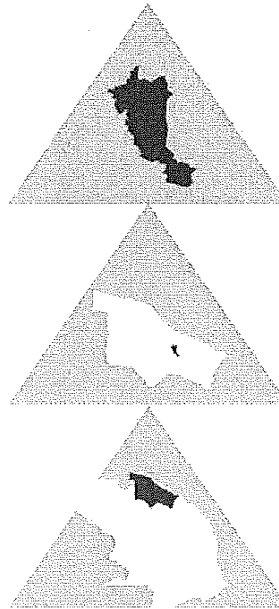
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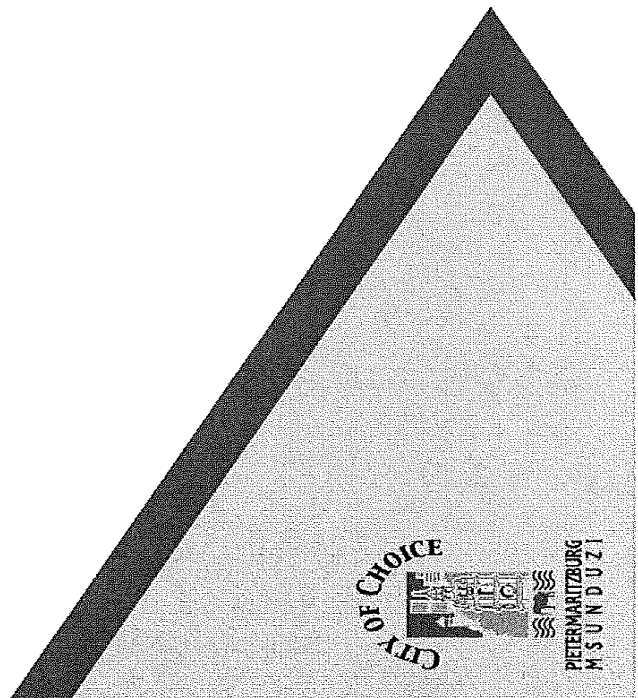
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Msunduzi Municipality Spatial Development Framework

FINAL SDF



Adopted: 29 June



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Appendix

- Appendix A: Population and household growth projections
- Appendix B: Social facilities catchment analysis maps
- Appendix C: Capital Investment Framework



Abbreviations

ABM	: Area Based Management	IGR	: Intergovernmental Relations
BRT	: Bus Rapid Transit	IRPTN	: Integrated Rapid Public Transport Network
CBAs	: Critical Biodiversity Areas	IUDG	: Integrated Urban Development Grant
CBD	: Central Business District	LED	: Local Economic Development
CDS	: City Development Strategy	MoA	: Memorandum of Agreement
CEF	: Capital Expenditure Framework	MYPE	: Mid-Year Population Estimates
CIF	: Capital Investment Framework	MTREF	: Medium Term Revenue and Expenditure Framework
CPTR	: Current Public Transport Records	NEMPAA	: National Environmental Management Protected Areas Act (Act 57 of 2003)
CSIR	: Council for Scientific and Industrial Research	NMT	: Non-motorised Transport
DDM	: District Development Model	NSDF	: National Spatial Development Framework
DOHS	: Department of Human Settlements	PDWF	: Peak Dry Weather Flow
DRDLR	: Department of Rural Development and Land Reform	PGDS	: Provincial Growth Development Strategy
EMF	: Environmental Management Framework	PHSHDA	: Priority Human Settlements and Housing Development Area
ESAs	: Ecological Support Areas	PSDF	: Provincial Spatial Development Framework
GDP	: Gross Domestic Product	SDAs	: Strategic Development Areas
GEDI	: Greater Edendale Development Initiative	SDF	: Spatial Development Framework
GEVDI	: Greater Edendale Vulindlela Development Initiative	SIP	: Strategic Integrated Project
GVA	: Gross Value Added	SOEs	: State-owned Enterprises
ICT	: Information and Communications Technology		
IDP	: Integrated Development Plan		

SPLUMA	: Spatial Planning Land-Use Management Act (Act 16 of 2013)	WHO	: World Health Organisation
SPV	: Special Purpose Vehicle	WMU	: Waste Management Business Unit
ULTRA	: Upgrading of Land Tenure Rights Amendment bill	WWTP	: Wastewater Treatment Plant
UNS	: Urban Network Strategy	WWTW	: Wastewater Treatment Works
VIPs	: Ventilated improved pit		
WCWDM	: Water Conservation and Water Demand Management		

Executive Summary

In accordance with the requirements of the Municipal Systems Act (Act 32 of 2000) (MSA), the Msunduzi Municipality embarked on the process to review its Municipal Spatial Development Framework (SDF) approved in 2015, and to prepare an updated SDF in 2021 that is aligned with the provisions set out in the Spatial Planning and Land Use Management Act (Act No. 16 of 2013) (SPLUMA). The review incorporated the changes and recommendations that were made when the 2015 SDF was partially reviewed in 2017.

A SDF has a greater role to play than merely the spatial representation of the sector plans of the IDP. The SDF articulates the long-term vision through a concept and spatial strategy. In terms of Chapter 4 of SPLUMA: "A Municipal SDF must assist in integrating, coordinating, aligning and expressing development policies and plans emanating from the various sectors of the spheres of government as they apply within the municipal area". Therefore, it is critical that there is alignment of the sectors, spheres of government as well as the private sector and communities to the SDF concept, strategy and implementation programmes. Given the longer-term horizon of the SDF, it is a key longer-term planning framework that together with other key longer-term planning framework in the municipality such as the City Development Strategy.

A SDF is a concept and strategy that seeks to influence the overall spatial distribution of current and future land use in a municipality in order to restructure and transform the city to be more compact, productive, inclusive and sustainable. It assists the municipality in realising its vision by spatially articulating the vision and informing the municipality's Integrated Development Plan (IDP). In terms of the MSA, a SDF "must include the provision of basic guidelines for a land use management system for the Municipality."

The overall purpose of the Msunduzi SDF is to support the restructuring and transformation of the city by providing a framework that will guide and help manage future urban growth. This has been done by putting in place long-term

mechanisms that enable a coherent development transformation trajectory that will inherently shape the structure and spatial form of the municipality – the mechanisms are a spatial concept and strategy to direct development, and implementation framework that aligns capital expenditure of the municipality and all spheres of government to the spatial priorities of the municipality and a land use management system that regulates land use in a way that will transform the form of the city over the longer term.

The Municipal SDF must provide guidance for decision making in terms of the Single Land Use Scheme for Msunduzi Municipality which is currently being prepared. It is important to note that a SDF does not provide or remove land use rights, but rather guides decisions associated with the management of such rights. When deciding on an application, the Municipal Planning Tribunal, or any other authority required or mandated to make a land development decision, must do so in a way that is consistent with the SDF.

The Msunduzi SDF was prepared in adherence to the Guidelines for the Development of Spatial Development Frameworks, as set out by the Department of Rural Development and Land Reform. This iteration of the SDF involved a review and update of the SDF prepared in 2015 as well as a public consultation process that was undertaken to get input and buy-in from various stakeholders. The final Msunduzi SDF 2022 has focused on the following:

- Addressing COGTA's comments on the SDF;
- Aligning the SDF with SPLUMA requirements;
- Standardisation of data and updated mapping across all aspects of the SDF;
- Updating information pertaining to the Status Quo of the municipality across all sectors, including updated sector plans;
- Realigning the vision to more appropriately address Msunduzi's currently challenges reality;
- Consider cross-border alignment issues and propose actions for improved cross-border alignment;



Msunduzi plays key roles in the district, provincial and national contexts. Its geographic location allows it the opportunity of becoming well connected, particularly the access it has to the N3 highway leading to major harbours and airports. The surrounding municipalities and towns access various connectivity and growth opportunities through Msunduzi, across sectors such as Tourism and Agriculture.

- Incorporated considerations related for the District Development Model;
- Considered and updated strategic issues that impact on the SDF and its implementation;
- Undertook a robust participation across stakeholders, the public and other interested and affected parties who could provide meaningful contribution to the SDF;
- Engaged with relevant departments on roles and responsibilities, budget alignment and spatial budgeting;
- Updating the spatial proposals in line with the spatial concept and vision;
- Providing clear guidance for achieving the vision in the form of strategic drivers and priority projects;
- Outlining the policy considerations for implementation, including the land use management framework;
- Outlining the institutional framework for implementation;
- Updating and including the Capital Expenditure Framework into the SDF;
- Providing steps for the Monitoring and Evaluation of the SDF.

The key issues informing the SDF were obtained from updating the status quo information in the 2015 SDF. A snapshot of the status quo of the municipality is provided below.

Msunduzi Municipality is in the process of preparing and adopting a single Land Use Scheme (LUS) for the entire Municipality. The LUS is a management "tool" for administering land use rights for each registered land parcel within the municipal area of jurisdiction. In addition, Msunduzi Municipality adopted a package of plans approach as another "tool" assisting in the entire land use management system to ensure the desired land use patterns as illustrated in the SDF is envisioned.

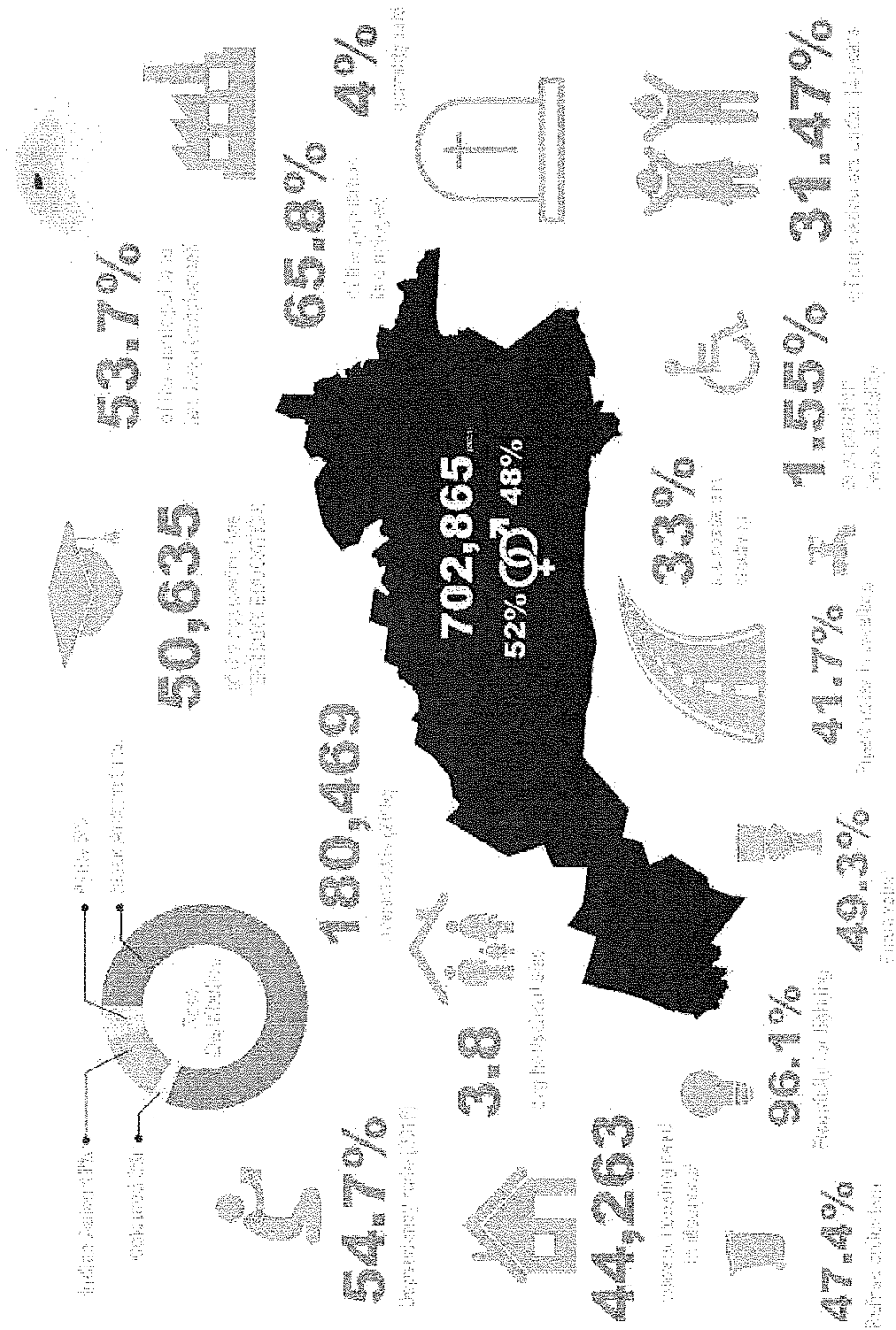


Figure 1: Msunduzi's socio-economic indicators

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The key issues, spatial challenges and opportunities identified were: -

- Bio-physical environment

46% of the land in the municipality is natural open space including a critical water catchment area, with 16% being high potential agricultural land and another 16% suitable for development. If the natural open space, water catchment area and high potential agricultural land is maintained and the quality improved, Msunduzi Municipality would be a very sustainable and resilient city. Having only 16% of the land available for development should not pose a challenge since development should be dense and intense enough to make the most efficient use of the built environment infrastructure and a compact urban form. The implication for development is that the higher costs associated with higher density development should be offset by lower costs of providing public transport.

- Socio-economic environment

It is projected that the Greater Edendale/Imbali Area Based Management Area which has 34% of the population will grow more than other areas in terms of the number of people. Moreover, the number of households are expected to increase, but with less people per household. This implies the need for more developable land/space.

Currently 60,7% of households in the municipality earn less than R3 200pm with 31,2% of households earning between R3, 201 – R25, 600pm. Poverty and inequality is prevalent and spatially evident. Unless there is economic growth that translates into employment opportunities and allows those currently employed to earn better salaries, poverty and hardship will continue – this will not contribute to the sustainability of the city.

The city should focus more on the productive part of the economy rather than the consumptive part of the economy. The city should protect the high potential agricultural land for increased agricultural produce and resultant employment opportunities. Furthermore, the city should strengthen and expand its industrial and manufacturing base, including business and tourism. Plans to develop the government precinct further will only have value if the government services

provided are high quality services. The CBD regeneration must be able to retain and grow the industrial, manufacturing and commercial and retail base and grow it. Given the proximity to the N3 Corridor, and the central role it plays in the district, regional and provincial context, the city should service the surrounding agricultural areas by providing agri-business services and access to markets and leverage the N3 logistics and transport opportunities. Economic growth should have the impact of increasing the quality of life of people in the city by providing employment and better incomes

- Built environment

The provision of infrastructure should be prioritised to service under-served and deprived areas as well as economic nodes. Existing infrastructure should be well maintained and repaired or upgraded to sweat the asset for as long as possible given the scarcity of finances. New infrastructure development should only be provided where it can contribute to a more compact city or where it is serving previously deprived areas. The planned IRPTN should be replaced with a strategy focused on public transport. The wastewater treatment works, and solid waste service should be prioritised, as should the roll out of ICT infrastructure. Solid waste management is a growing concern in the municipality, especially with the New England Landfill site nearing its lifetime. Msunduzi should prioritise efforts to implement alternative solid waste management solutions (such as recycling) and also expedite processes to identify a new landfill site.

The review of the 2015 SDF provided an additional opportunity to rethink urban practice. It was in rethinking urban practice that the municipality's adoption of the urban network strategy (UNS) in 2014 was factored into the 2021 SDF. The UNS is a transit-oriented investment planning, development and management approach. Its focus is on strategic spatial transformation that optimises access to social and economic opportunities for all and especially the poor. It aims to work towards a more efficient urban environment that enables economic growth and development.

The UNS results in the identification of an Integration Zone that includes the under-served township/s and CBD showing the linkages to economic

nodes/hubs, marginalised areas and informal settlements. The planning methodology or approach then proceeds to other levels of planning and development which is not outlined in detail here. Focusing on the most deprived areas of the city and its connectivity to the rest of the city begins to redress apartheid planning by including these areas as an important part of the city for development, and as a priority for development, hence the focus on the Greater Edenvale Vulindlela Development Initiative (GEVDI). The Msunduzi Municipality approved its UNS in 2014 and has subsequently refined and updated the UNS in parallel to this review, making it one of the key restructuring elements of the SDF.

To achieve the objectives set out in SPLUMA, an SDF must provide an integrated spatial direction for municipalities that is outcomes-led and makes explicit connections with budget prioritisation and implementation. An SDF must synthesise what is required to connect the investments of sectors (public and private) in space (who should invest where, and why) to achieve spatial transformation and inclusive growth. This requires joined-up thinking and genuine intergovernmental coordination. It is in this context that opportunities can be created for integrated solutions.

The SDF, incorporating an outcomes-based approach, should demonstrate the spatial implications of divergent objectives and unintended impacts of one sector on another and highlight the catalytic potential of spatially coordinated efforts. It is widely accepted that a lack of coordination causes one sector's policies, funding regimes, and practices to exacerbate affordability challenges for other sectors (e.g., housing projects may burden municipal infrastructure or public transport viability). While an SDF cannot address the institutional, political, and resourcing aspects that underlie these practices, it must reflect on the spatial consequences of these aspects and frame an appropriate spatial response.

To be effective and transformative, an SDF needs to connect with all stakeholders investing and planning in municipal space and establish the spatial platform for integration and collaboration across spheres and departments. This need for intergovernmental coordination in planning, budgeting, and reporting has been identified as one of the most important

benefits of the SDF process. SPLUMA and the 2014 SDF Guidelines require that municipalities incorporate the plans and projects of all spheres of government into their SDFs. This typically requires municipalities to negotiate and confront the divergent and sometimes conflicting logics that propel various stakeholders at times.

All stakeholders operating within municipal boundaries need to be reminded that the constitutional mandate for spatial planning and land use management lies with municipalities. Municipalities should not have to solicit cooperation from these agencies, but instead, all sectors, spheres, and agencies planning, budgeting, and implementing projects should be required to report to, and obtain approval from, municipal authorities before funds are allocated to them.

In considering the key issues and challenges faced by the Municipality it is clear that achieving spatial transformation remains a key focus. The key spatial transformation and development challenge is to restructure the city from a typical apartheid city to one that is more compact, spatially just and inclusive compact, and more productive, sustainable and resilient.

However, before the Msunduzi Municipality can fully address the dire need for spatial transformation, there is first a need to reclaim and stabilise the City in order to address the issues of maladministration and uncontrolled land development. Once the Municipality has taken back control of the city, it can then focus on strengthening and high-performance growth. The SDF thus proposes a theory of change that lends itself to an outcomes-led planning approach that will support spatial targeting and enable investment coordination. To achieve the vision, the SDF will set out to firstly Reclaim the City over the short term (year 1 - 10) and thereafter Take the City Forward (year 10 - 20). These two phases will be focused over the short and long term, respectively, but are not mutually exclusive and may also occur with some degree of overlap.



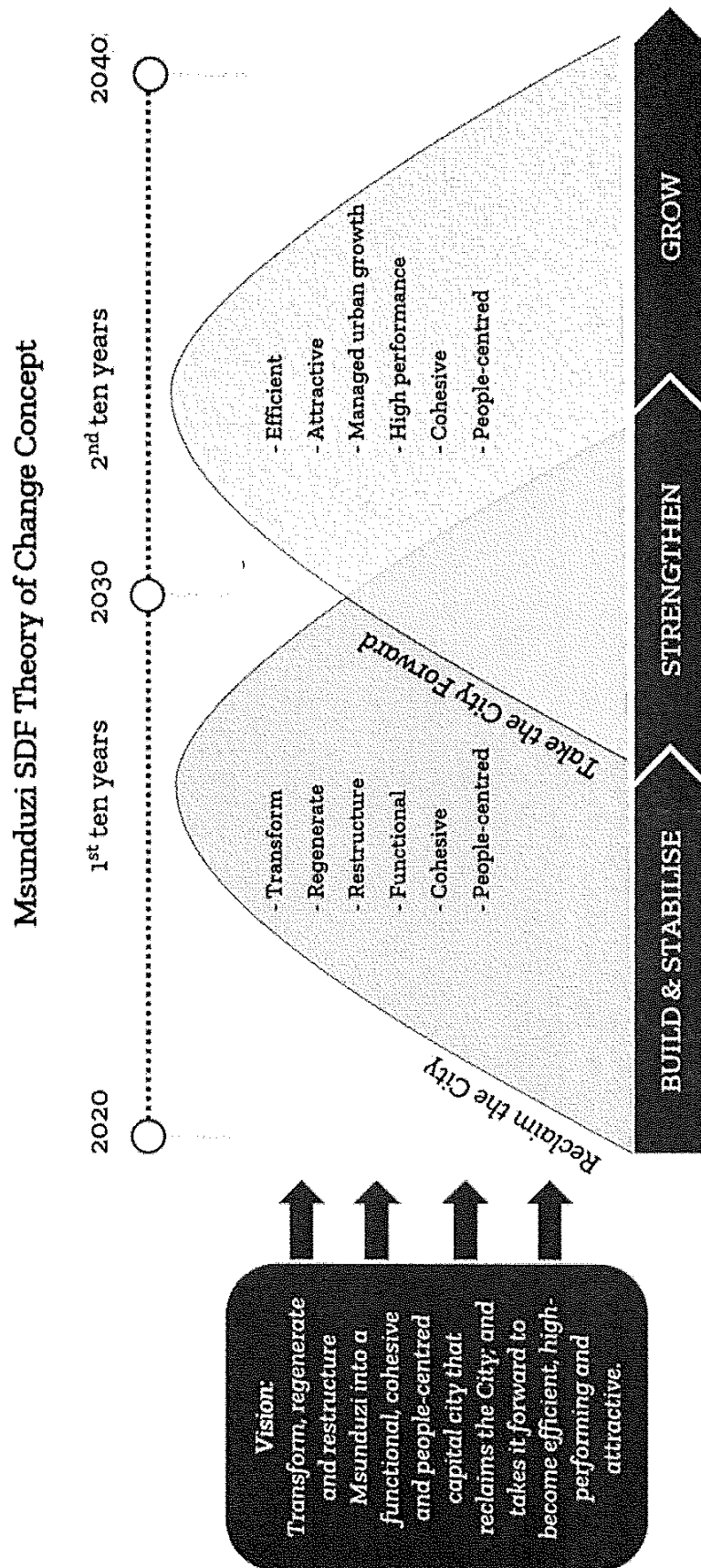


Figure 2: Msunduzi SDF Vision and Theory of Change

The strategic drivers for the first 10 years of the SDF, to help the Msunduzi Municipality to Reclaim the City, are focused on improving the functional governance to manage the transformation, regeneration and restructuring of the urban and rural areas. Once this base has been established, the long-term goal to Take the City Forward can be realised. The strategic drivers to support this will be focused on improving Msunduzi Municipality's performance, efficiency, attractiveness and management of urban growth. Both of these phases are underpinned by the principles of having a people-centred approach that supports cohesive urban and rural development.

The SDF concept is based on the clear need to restructure the city to transform the urban space from being a typical apartheid city to one that is more compact, spatially just and inclusive, and more productive, sustainable and resilient. The spatial concept and logic are predicated on the need to restructure and transform the Msunduzi municipality from the typical apartheid urban form to one that embraces the stated outcomes of our new democratic era.

Poorer people should not continue to bear the brunt of the long daily commutes that are expensive relative to their incomes, having no choice but to use unsafe and unreliable transport - this is unjust. Richer people should not contribute to urban sprawl simply because they can use private transport to travel to where they need to work because this contributes to a larger carbon footprint that is ultimately unsustainable. Urban sprawl requires an ever-expanding development of new infrastructure which is increasingly inefficient. It would be more efficient to invest in additional economic infrastructure rather than basic services infrastructure to support low density housing since economic infrastructure would enable the city to be more productive and address high unemployment.

The two-pronged focus on restructuring and growth management as outlined above will support the emerging polycentric urban form. However, care will be needed to ensure that the result over the longer term is a compact polycentric city rather than contributing to a more sprawling urban form. A compact polycentric model aims to increase density and promote diversity, economic opportunities and accessibility thereby reducing travel distances and associated costs. Msunduzi Municipality is a prime example of an urban

environment where the compact core (Pietermaritzburg) and its surrounding areas of economic potential (i.e., Edendale and Northern Areas) are connected via a strong public transport network. These areas should furthermore be strengthened and supported by high density residential areas and lower densities should be located further from the economic centres. Section 7 of the SDF report provides an illustration of the compact polycentric model and the relationships and connectivity between the hierarchy of nodes.

The SDF has a spatial targeting approach that identifies an Urban Core Zone (aligned to the UNS Integration Zone) as the priority development area in the city that linked the most deprived area of Edendale to the CBD Core, as well as Raisethorpe. The logic underpinning this concept centres on improving connectivity of people, places and services to as many people as possible, densifying and intensifying the mix of land uses along the corridor to make it as efficient as possible. If the Urban Core Zone is prioritised for development, it will benefit most people in the municipality. This does not mean that the rest of the areas in the municipality are ignored or not developed – rather that scarce resources first get allocated to the Urban Core Zone before being allocated to other areas, and this zone becomes the primary focus of restructuring for all stakeholders from the private and public sectors and where the higher order nodes and corridors of the city would ideally be found.

The areas falling outside the Urban Core Zone would be developed as a second priority, but development will nonetheless occur. This zone relates more to growth management rather than restructuring. It will be the focus on intensifying land uses and increasing the mix of land uses, as well as densification but to a lesser extent than in the Urban Core Zone. It is still part of the functional area of the city and will fall into one of four Area Based Management Areas.



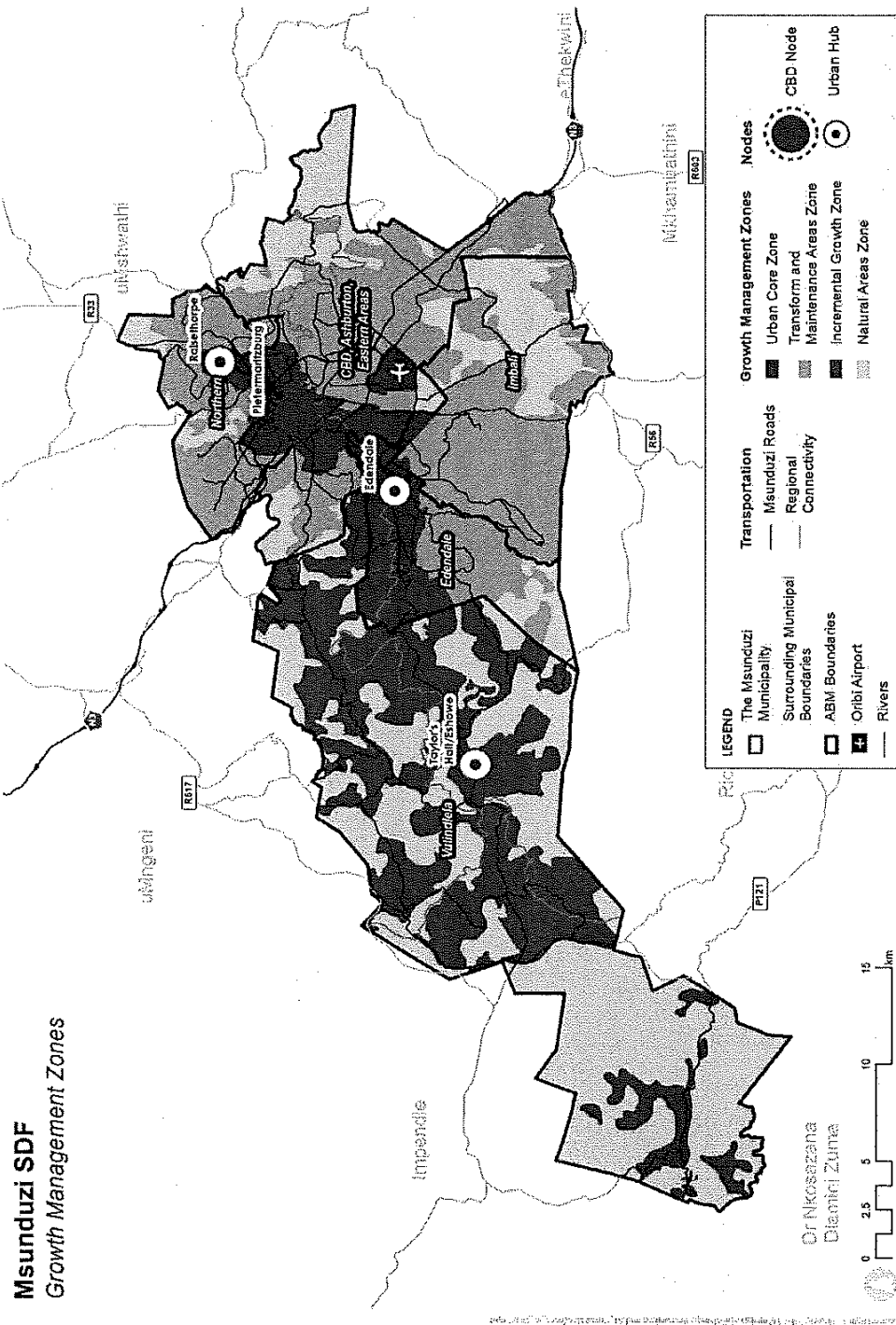


Figure 3: Growth Management Zones

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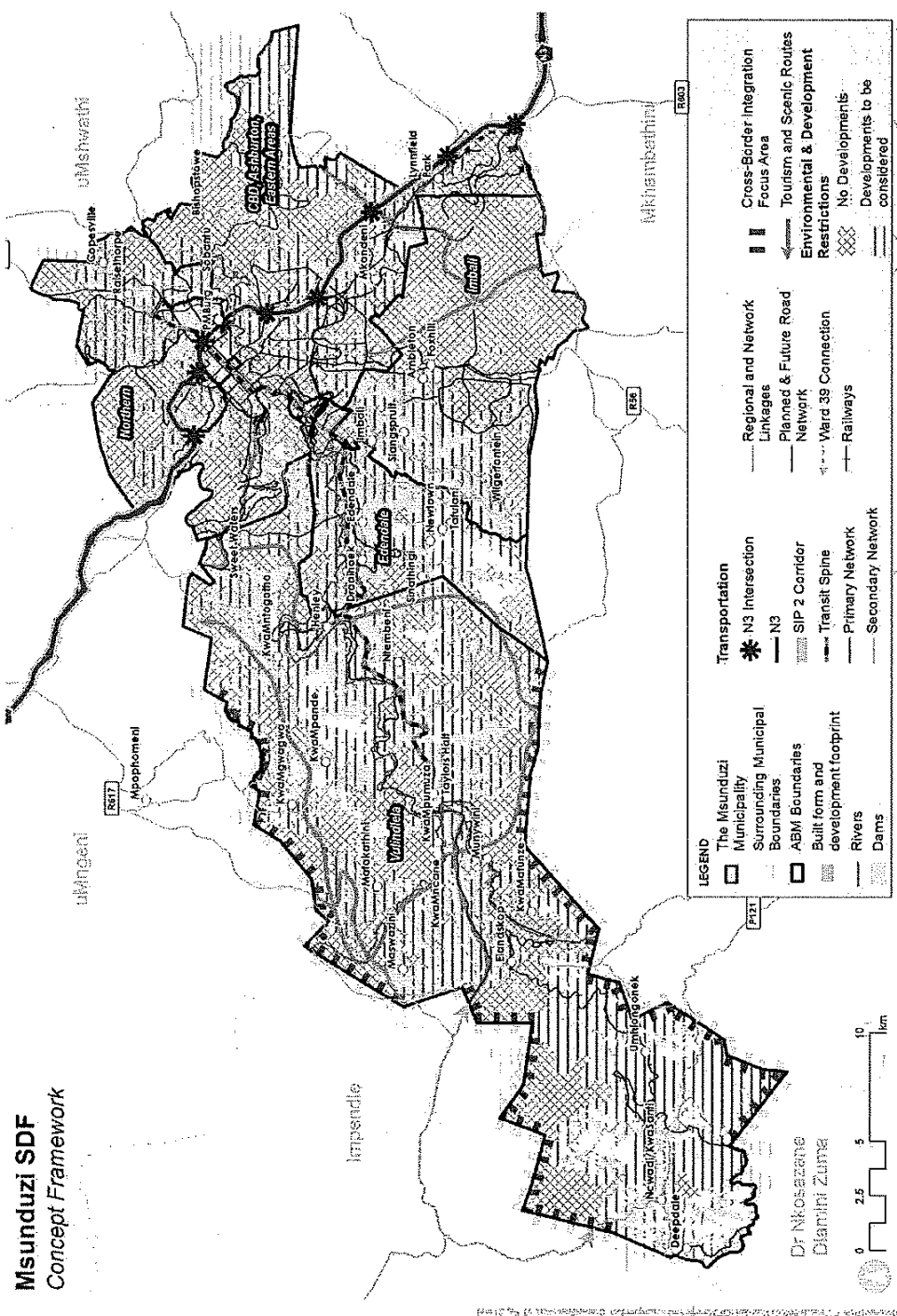


Figure 4: Conceptual Framework

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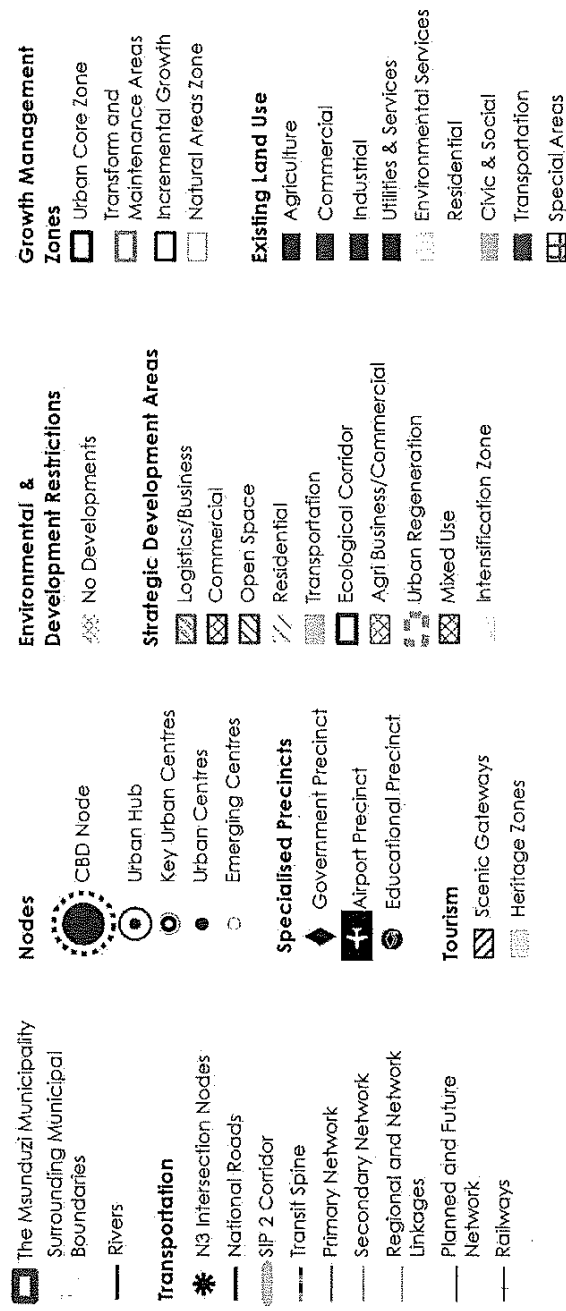


Figure 6: Composite SDF legend

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1 Introduction

Cities are constantly changing and growing. Their growth inevitably results in development pressures which requires a strategy to inform public and private development to enable the best possible outcome for its residents. It is the Msunduzi Municipality's goal, amongst other things, to protect and enhance its key economic, social, and environmental resources, and subsequently to extend these resources to all its residents. The Msunduzi Municipality is also compelled to meet the policy and legislative requirements to spatially transform the city from its current apartheid spatial form to a more compact city that is more inclusive, productive and sustainable.

In accordance with the requirements of the Municipal Systems Act (Act 32 of 2000) (MSA), the Msunduzi Municipality embarked on the process to review its Municipal Spatial Development Framework (SDF) approved in 2015, and to prepare an updated SDF that is aligned with the provisions set out in the Spatial Planning and Land Use Management Act (Act No. 16 of 2013) (SPLUMA). The review process further aims to incorporate the changes and recommendations that were made when the 2015 SDF was partially reviewed in 2017. Moreover, the goal is to further refine the SDF to ensure that it:

- Depicts a spatial vision that is aligned with the vision for the Msunduzi Municipality;
- Guides the Msunduzi Municipality in making decisions, and exercising discretion, relating to spatial planning and land use management systems, and addressing historical spatial imbalances in development (note that the SDF does not confer or take away land use rights);
- Provides information to the public and private sectors in relation to areas of investment, identifies long-term risks of spatial patterns of growth and development, and provides suitable mitigation measures; and
- Provides direction for strategic developments and infrastructure investment, taking into consideration environmental management measures.

The overall purpose of the Msunduzi SDF is to support the restructuring and transformation of the city by providing a framework that will guide and help manage urban growth. This will be done by putting in place long-term mechanisms that enable a coherent development trajectory that will inherently shape the structure and spatial form of the municipality as a whole. The future growth path needs to underline the importance of sustainable future development. Therefore, the proposed development path must be flexible and adaptive, and must consider the unpredictable economic, environmental, and social forces that make it difficult to accurately determine how fast the municipality will grow.

1.1 Purpose of Spatial Development Framework

A SDF is a strategy that seeks to influence the overall spatial distribution of current and future land use in a municipality in order to restructure and transform the city to be more compact, productive, inclusive and sustainable. It assists the municipality in realising its vision by spatially articulating the vision and informing the municipality's Integrated Development Plan (IDP) as well as the Land Use Planning By-Law. In terms of the MSA, a SDF "must include the provision of basic guidelines for a land use management system for the Municipality."

The Msunduzi Municipality's SDF covers the area that falls within the Municipality's jurisdiction and will reflect a 30-year planning horizon (2020–2050). Section 21 of the SPLUMA sets out the contents of a municipal SDF. These requirements underpin the review and approach in developing the Msunduzi Municipal SDF, and stipulate that the SDF must:

- 21 (a) give effect to the development principles and applicable norms and standards set out in Chapter 2;
- 21 (b) include a written and spatial representation of a five-year spatial development plan for the spatial form of the municipality;

21 (c) include a longer-term spatial development vision statement for the municipal area which indicates a desired spatial growth and development pattern for the next 10 to 20 years;

21 (d) identify current and future significant structuring and restructuring elements of the spatial form of the municipality, including development corridors, activity spines and economic nodes where public and private investment will be prioritised and facilitated.

21 (e) include population growth estimates for the next five years;

21 (f) include estimates of the demand for housing units across different socio-economic categories and the planned location and density of future housing developments;

21 (g) include estimates of economic activity and employment trends and locations in the municipal area for the next five years;

21 (h) identify, quantify and provide location requirements of engineering infrastructure and services provision for existing and future development needs for the next five years;

21 (i) identify the designated areas where a national or provincial inclusionary housing policy may be applicable;

21 (j) include a strategic assessment of the environmental pressures and opportunities within the municipal area, including the spatial location of environmental sensitivities, high potential agricultural land and coastal access strips, where applicable;

21 (k) identify the designation of areas in the municipality where incremental upgrading approaches to development and regulation will be applicable;

21 (l) identify the designation of areas in which –

- (i) More detailed local plans must be developed; and
- (ii) Shortened land use development procedures may be applicable and land use schemes may be so amended;

21 (m) provide the spatial expression of the coordination, alignment and integration of sectoral policies of all municipal departments;

21 (n) determine a capital expenditure framework for the municipality's development programmes, depicted spatially;

21 (o) determine the purpose, desired impact and structure of the land use management scheme to apply in that municipal area; and

21 (p) include an implementation plan comprising of –

- (i) Sectoral requirements, including budgets and resources for implementation;
- (ii) Necessary amendments to a land use scheme;
- (iii) Specification of institutional arrangements necessary for implementation;
- (iv) Specification of implementation targets, including dates and monitoring indicators; and
- (v) Specification, where necessary, of any arrangements for partnerships in the implementation process.

A SDF also leads a municipality's policy-driven land use management system. It will thus provide the framework for making long-term spatial decisions in terms of the Msunduzi Municipal Spatial Planning and Land Use Management By-Law, 2016. Based on the above, the SDF should be understood as a powerful framework for future city development.

1.2 Role of Municipal SDF

A SDF has a greater role to play than merely the spatial representation of the sector plans of the IDP. The SDF needs to articulate the long-term vision through a spatial strategy. In terms of Chapter 4 of SPLUMA: "A Municipal SDF must assist in integrating, coordinating, aligning and expressing development policies and plans emanating from the various sectors of the spheres of

government as they apply within the municipal area". Therefore, it is critical that there is alignment between sectors, spheres of government as well as the public sector in order to achieve the vision and spatial strategies as per the Municipal SDF. The Municipal SDF furthermore provides guidance for decision making in terms of the Single Land Use Scheme for Msunduzi Municipality which is currently being prepared. It is important to note that a SDF does not provide or remove land use rights, but rather guides decisions associated with the management of such rights. When deciding on an application, the Municipal Planning Tribunal, or any other authority required or mandated to make a land development decision, must do so in a way that is consistent with the SDF.

1.3 Structure of this report

The approach and methodology for preparing the SDF and this report follows the guidelines set out by COGTA and is represented graphically in Figure 7.

The final SDF product comprises of the following:

- The final SDF report (this report);
- Three Annexures tied to this report; and
- A GIS map package.

The structure of the final SDF report is in line with the guidelines as illustrated in Figure 7 and is outlined below:

Executive Summary (pages 1 – 12) – The executive summary summarizes the final SDF report and contains the necessary information to readers who would like to become familiar with the final SDF without reading the entire report.

Chapter 1: Introduction (pages 13 – 16) – The first chapter provides a background to the review of the SDF as well as its purpose and role within municipalities.

Chapter 2: Overview of Msunduzi Municipality (pages 17 – 22) – The Msunduzi Municipality's role within the District, Regional, Provincial and National context is provided in this chapter.

Chapter 3: Policy Context (pages 23 – 54) – The Policy Context chapter provides a framework of the relevant policies impacting on the Municipal SDF. It should be noted that the full list of policies are contained in the Status Quo Report (a separate report to the final SDF). The Policy Context contains policies from International/National legislation and policies, Provincial plans and policies as well as Municipal hierarchy suite of plans.

Chapter 4: Synthesis of key spatial challenges and opportunities (pages 55 – 87) – Chapter 4 provides a synthesis of key spatial challenges and opportunities pertaining to the biophysical, socio-economic and the built environment. This chapter provides key information regarding environmental sensitivities, population projections up to 2050, an overview of the economic environment and concludes with a SWOT analysis.

Chapter 5: Strategic issues and opportunities (pages 88 – 101) – The overarching and strategic aspects to spatial development are discussed in chapter 5. This chapter focuses on spatial restructuring and transformation required to ensure the fulfilment of the SPLUMA principles and objectives, the role of the Urban Network Strategy and how it can create efficient and enabling urban environments for economic growth and development. The role of GEVDI, a sub-business unit within the municipal structure, and its role to command access to municipal resources and channelling social capital investment into the Edendale and Vulindela areas are discussed. Other strategic issues and opportunities include intergovernmental coordination, partnerships and leveraging, the fiscal impact of development, rural development and land reform, the District Development Model, disaster and risk management as well as cross-border alignment.

Chapter 6: Spatial vision (pages 102 – 112) – This chapter includes a longer term spatial development vision statement for the municipal area which indicates the municipality's desired spatial growth and development pattern up to 2050. In order to achieve this vision, the SDF proposes a theory of change

that lends itself to an outcomes-led planning approach that will support spatial targeting and enable investment coordination. Furthermore, the overall vision is divided into two components. Firstly, to Reclaim the City and thereafter to Take the City Forward. This will enable the municipality to first focus on improving the functional governance to manage the transformation, regeneration and restructuring required before it focuses on its long-term goals. In addition, the Concept Framework is illustrated in the latter parts of this chapter.

Chapter 7: Spatial structuring elements (pages 112 – 163) – The spatial structuring elements give effect to the strategic drivers which are geared toward improving Msunduzi Municipality's performance, efficiency, attractiveness and management of urban growth. This chapter therefore spatially depicts the roads, rail and air connectivity, the Urban Network Strategy, a compact polycentric city model, a hierarchy of nodes, environmental sensitivities area and depicts areas not appropriate for urban development, tourism and cultural heritage attractions. A land use budget is prepared to indicate the demand for housing, social and community facilities as well as commercial, retail and industrial land and ultimately, the growth management strategy is discussed.

Chapter 8: Spatial proposals (pages 164 – 234) – The Municipality is divided into four Functional Areas in order to analyse population growth and to plan for future facilities. The Functional areas are aligned with the current Area Based Management Areas of the Msunduzi Municipality. Furthermore, this chapter propose and spatially depict the development strategy and intended impact to achieve the spatial vision, highlights the major projects (both private and public-led projects) and proposes land for human settlement development, social infrastructure, business, retail and industrial development as well as the necessary infrastructure required.

Chapter 9: Implementation Framework (pages 235 – 259) – This is the final chapter of the SDF and sets out the required measures that will support the adoption of the SDF proposals and align the capital investment and budgeting process.

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