

TECHNICAL WORKSHOP 6 – MSUNDUZI MUNICIPALITY



Greater Edendale and Vulindlela Development Area

1. BACKGROUND

The Msunduzi Municipality commonly known as Pietermaritzburg or the “City of Choice” is located along the N3 at a junction of an industrial corridor 80km inland from Durban on the major road route between the busiest harbour in Africa, and the national economic power houses of Johannesburg and Pretoria.

The Msunduzi Municipality covers an area of 635 km² with an estimated population of 617,000 people. The city of Pietermaritzburg is located within the Msunduzi local municipal area, and is the second largest city within KwaZulu-Natal and the Capital City of the Province.

Pietermaritzburg combines both style and vitality and is a vibrant city set in the breathtakingly beautiful KwaZulu-Natal Midlands region. Seeped in history, the City is a cultural treasure-trove brimming with diversity and colour. It has a profound and perplexing urban metamorphosis and few cities epitomize the vibrancy of a contemporary African city better than Pietermaritzburg.

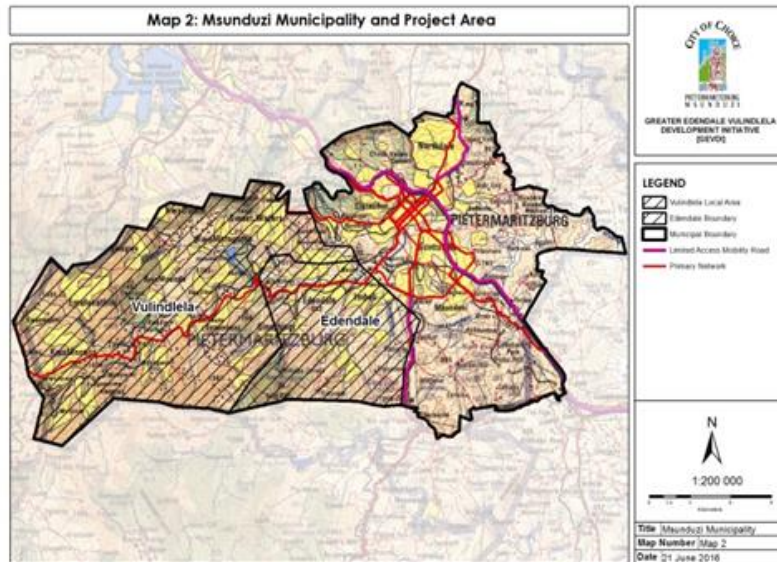


Figure 1: Msunduzi City Perspective

Source: Msunduzi Tourism Development Strategy

The city’s outlook portrays and seeks to create a memorable and highly imagable city which engenders a strong sense of ownership and pride and reflects the history, culture and achievements of the people of the City.

Moreover, the advent of democracy in South Africa in 1994 ushered in a period of numerous policy and legislative changes, which has had a profound impact on the working practice of development institutions. As such, the adoption of a holistic and integrated approach to development is a pressing pre occupation of policy which includes the adoption of normative planning principles towards positive place and city making.



Map 2: Source: (MHP Geomatics: 2016)

GEVDI provides a perspective that is linked to a continuous process of spatial transformation [restructuring of the city landscape] wherein substantial room for creativity is allowed both in development, planning and decision making. In this context, it supports a renewed focus on decisive interventions to ensure accelerated and shared economic growth, poverty alleviation, improved service delivery and eradicating historical inequalities such as spatial distortions, inefficient and unproductive city form and so on; and finally fitting the municipal's actions into a coherent spatial term of reference.

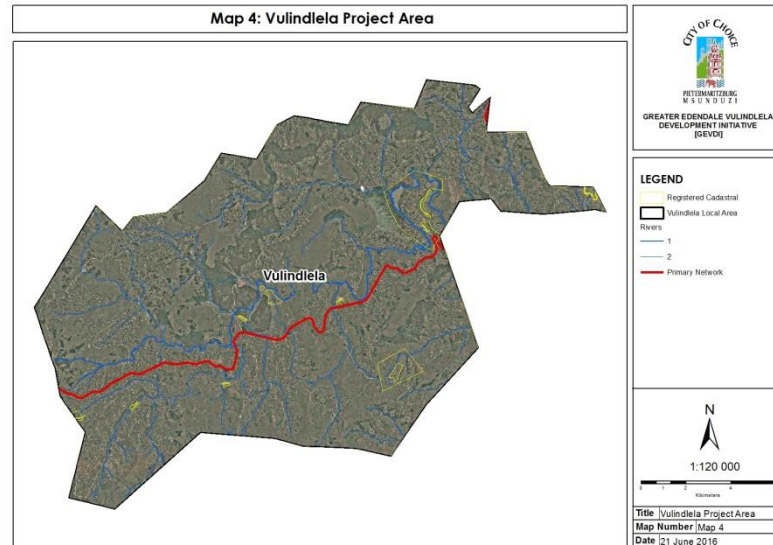
3.1 Vulindlela Experience

Vulindlela is situated to the west of Pietermaritzburg and northwest of the Greater Edendale area. It is one of four management areas within Msunduzi and totals 40% of the municipal land area, covering approximately 25 000 hectares. It has the second highest population and accommodates 85 000 housing structures or 161 562 people.

Vulindlela has nine wards and is a predominantly rural traditional settlement administered by Ingonyama Trust. It is considerably less developed and less economically active than the other management areas in Msunduzi. The land use comprises a pattern of scattered settlement, grazing land, cultivated lands (both large individually managed and farmed areas and smaller irrigated community gardens), pockets of indigenous forest and some major timber plantations.

Consultants were appointed to produce a Local Area Plan [LAP] for Vulindlela which has since been adopted by Council in June 2016. The Local area plan suggests that Vulindlela attracts

high levels of population growth related to in-migration from surrounding rural areas and natural increase. In response to this process of urbanization the LAP has identified a series and hierarchy of development notes, the clustering of development along corridors and the protection of environmentally sensitive areas. The intervention seeks to create a compact and sustainable built environment.



Map 4: Source: Msunduzi GIS: 2016

3.1.1 Vulindlela [Henley Dam]

Henley Dam is situated within the North Eastern portion of the Vulindlela area. The Henley Dam area, is a relatively small area, but is an important part of Vulindlela. It is an aesthetically appealing environment, however, this could be potentially destroyed by the current trend of uncontrolled urbanisation and land grab that is occurring in the area. There are a number of existing upmarket dwellings which have been erected within the vicinity of the water body, some of which fall within the 1 in 100 year floodline.

A total area of 385 Ha of residential land has been identified for the proposed Henley dam upmarket residential development in response to the prevailing invasion and land grab. In so saying, the aim is to consolidate upmarket residential development on higher grounds around the dam following examples of inland water bodies such as the Vaal and Hartebeestpoort dams.

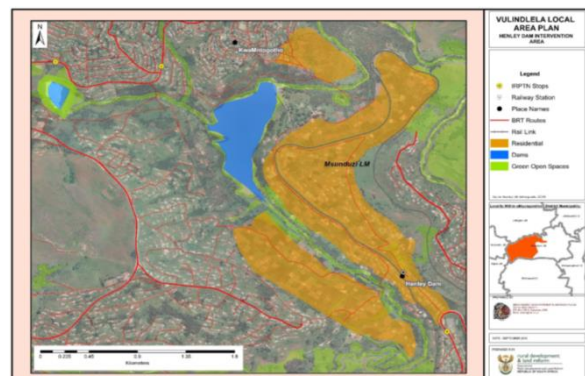


Figure 2: Aerial Vulindlela and Henley Dam

The land is private owned by Umgeni Water a parastatal organisation and have requested the Municipal's intervention in the above standoff. Umgeni proposes to sub-divide the water body from the parent property and manage the activities of the dam in terms of the Water Act.

Challenges:

- Land Ownership and Management arrangements
- Lack of Infrastructure
- Land Invasion and conflict
- Uncontrolled urbanisation
- Lack of environmental compliance and floodline delineation
- Enforcement
- Land legislative compliance



Photo 3: View of Henley Dam



Photo 2: Invasion of Henley Dam



Photo 1: Upmarket Invasion

3.2 Edendale Experience

The Greater Edendale Area was established as a Section 30 Town, as per the Black Administration Act 38 of 1927, by the former Department of Development Aid and now forms part of the present Msunduzi Municipality. It was the subject of a macro planning analysis and was divided into 18 Functional Areas which had broad brush plans for each area in order to reach basic performance levels. The Greater Edendale area [with a population of some 300 000 people] is situated some 10km south-west of the City Centre. The two areas are linked by a dual carriage way which is more popularly known as the Edendale Corridor. This route serves not only as a path for economic growth but also as connection between various outlying rural areas to the west, including Vulindlela, to the City.

Given the size of Edendale and the long years of neglect that have to be reversed, the transformation challenges that face Greater Edendale are formidable. It is recognised that these challenges need to be addressed within an environment that is bound by the constraints of high levels of poverty and unemployment, land legal complexities, inadequate services and infrastructure provision and the rapid advancing rate of informal settlement development.

With the foregoing in mind, the technical tour focuses on the Dambuza/Unit H human settlement development and the establishment of the Edendale Town Centre towards the restructuring of the post-apartheid city. In addition the tour also includes and explores the Shenstone Ambleton “city within a city concept” and restructuring zone. By way of the above tour design, experiences relating to land legal complexities, human settlement development, economic restructuring zones, and institution capacity and so on are articulated and emphasised.

3.2.1 Dambuza - Unit H

Dambuza is located within the Greater Edendale Area on the outskirts of Pietermaritzburg and exhibits a rich historical context in the political struggle of the city. It is further known for its environmental sensitivity and the “Dambuza Dongas”, which traverse the area. Dambuza, like most areas of Greater Edendale, is plagued by land tenure discrepancies and overlapping general plans, which has resulted in multiple land ownership. Simultaneously it has created a highly volatile and contested landscape.



Photo 10: Landscape of Dambuza/Unit H

The problem is compounded where, low income state residential houses [Unit H Housing Project] have been built over privately owned land. As such beneficiaries are unable to receive title deeds and security of tenure rights, pending a land legal resolution to this matter and a rectification of past injustices.

The political related violence that engulfed most rural parts of Kwa-Zulu Natal led most refugees to Edendale. It should be noted that Edendale was also a political related violence battlefield. The most significant battle fought within Edendale is the so-called Seven Day war fought in 1990. As a result private land ownership, coupled with uncontrolled settlement has resulted in unresolved tenure issues, involving landowners, tenants and sub-tenants. The majority of tenants have beneficial occupation rights and cannot be removed without the provision of alternative accommodation. Furthermore, settlements have occurred in a manner inconsistent with property boundaries (cadastral base).

The municipality has for the past few years been trying to address the land issues, and has identified 5 Priority Housing Projects as a partial solution to the problem.



Photo 11: Dambuza/Unit H



Photo 12: Dambuza Donga



Photo 13: Typical RDP Unit

3.2.2 Edendale Town Centre

The Neighbourhood Development Partnership Programme (NDP) has identified the Greater Edendale area for township renewal and through the establishment and development of an Urban Hub seeks to advance the transformation and regeneration of the Greater Edendale area. It is important that the hub is not seen as a traditional CBD but built around the concept of an Informal economy that will set the platform for other land uses to grow organically and are responsive to different circumstances.

In so doing the design acknowledges:

- The hubs dependence on public transportation,
- That the majority of users are pedestrians,
- The way in which economic activity needs to engage with the public realm
- The dual identity of the Centre as both a place of economic activity but also a place of social gathering.



Figure 4: Edendale Town Centre Land Use
Source: Edendale Town Centre: 2014



Figure 5: Proposed Informal Trade Market
Source: Edendale Town Centre: 2014



Figure 6: Proposed IRPTN and Town Centre
Source: Edendale Town Centre: 2014

The character of the Urban Hub within the Greater Edendale/ Imbali area is centered on the notion of defining 'African Urbanism', where the planning of the Hub facilitates the development of a space that is true to the identity of the user's context in which it is set. As such planning merely facilitates the development of an environment that will allow this natural growth to take place. Considering the guiding design philosophy above, the character of the Hub must thus be enshrined in the following:

- 1) A vibrant informal economy;
- 2) A Centre of employment;
- 3) A diverse manufacturing sector;
- 4) A place of celebrated quality spaces;
- 5) A place of multiple uses;

- 6) A place of well-connected spaces;
- 7) A place building of the CBD's energy;
- 8) A place of innovation

In conclusion, the proposed design of the Greater Edendale/ Imbali Urban Hub is consistent with the initial objective of the NDPG of stimulating and accelerating investment in poor, underserved areas. There is already significant private investment in the area and thus public investment will merely serve as a catalyst to draw more investment and employment opportunities for the people within the Greater Edendale/ Vulindlela Areas.

Challenges:

- Partnerships
- Lack of Infrastructure
- Land Invasion and land acquisition



Photo 4: Edendale shopping Mall



Photo 5: Relocation of Settlement



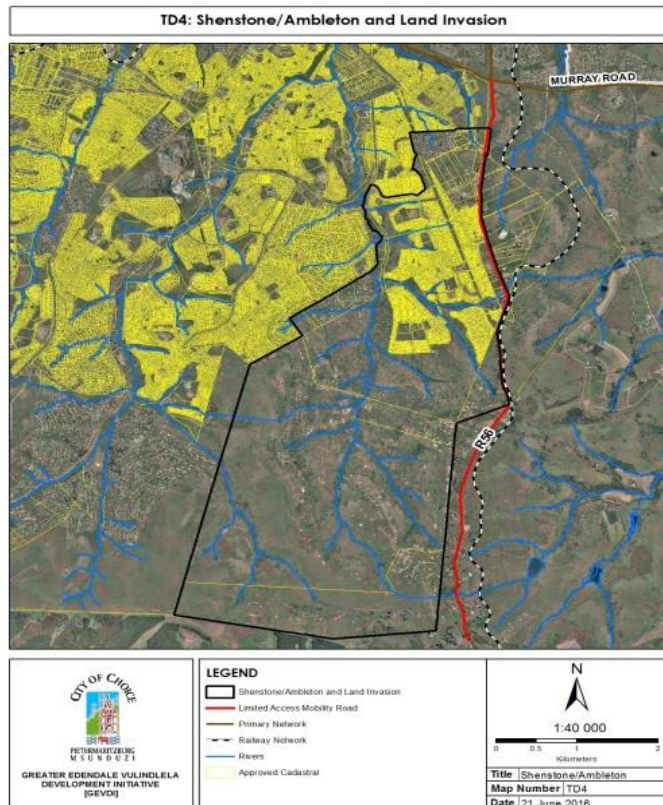
Photo 6: Future IRPTN Route

3.3.3 Ambleton/Shenstone

The Msunduzi Municipality is continually experiencing a phenomenon of land invasions on vacant land around the City. Majority of these land invasions have occurred on municipal-owned land where housing development are proposed to take place. The current demand of public housing, particularly for low-income earners still remains high and the absence of gap housing for low-medium income earners has created a vacuum in the housing market. The proposed Shenstone/Ambledon development is located in the designated South-Eastern District (SEDis) of the Msunduzi Municipality. It is about 7km from the Pietermaritzburg CBD and gains its primary access from Richmond Road (Being R56).

The Shenstone/Ambledon development site is 1,706 ha in extent. The Ambledon/Shenstone area has come under pressure in terms of organized land-grabbing and illegal settling, and is currently illegally occupied by both poor informal settlers and settlers who have the potential to access housing through formal markets.

As such the Msunduzi Municipality has resolved to fulfil its mandate of ensuring access to housing and the creation of a sustainable human settlement. It has therefore identified this area as one of its priorities and as such consultants have been appointed to produce a Draft Development Concept and Block Plan which considers the “city within a city” concept.



Map 3: Shenstone/Ambledon Study Area
Source: Shenstone/Ambledon Concept: 2016



Figure 7: Concept Plan
Source: Shenstone/Ambledon Concept: 2016

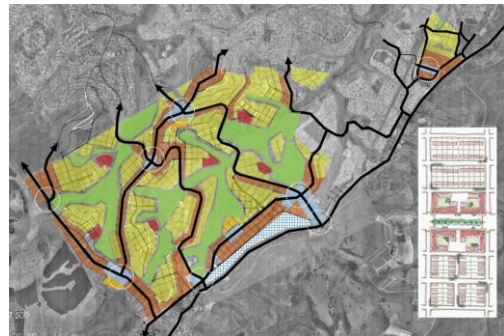


Figure 8: Concept Plan
Source: Shenstone/Ambledon Concept: 2016

The conceptual proposals for the development of the site include the following:

1. Urban Block Configuration – employment of a walkable 100x100m urban block (divisible into 100x50m or 50x50m blocks) to structure urban fabric within the super block arrangement. Ensures permeability and variety in street configuration and enables mix of streets and pedestrian lanes on steep topography. Provides for accommodation of various housing typologies.
2. Activity Street along the ridgeline– contains landscaped main through road system as well as Public Transport routes, parking and public transport infrastructure and public spaces. Controlled intersections with pedestrian priority and traffic calming in mixed use clusters.
3. Mixed Use Buildings line the street - these are either mixed commercial i.e. retail and offices above, retail with community facilities above or commercial with residential above or social facilities with residential above. Maximum four storey courtyard buildings to accommodate private space for parking, building users and / or private space for residents.
4. Mixed Medium to High Density housing – located adjacent to but behind the Activity street to accommodate a mix of housing types in the various forms of attached or detached housing.

Challenges:

- Lack of Infrastructure
- Lack of access and linkage
- Land Invasion
- Lack of enforcement
- Protection and legislative constraints



Photo 7: Construction of social housing



Photo 8: Complete wing



Photo 9: Road Linkage

4. EXPECTED OUTCOME

- Understanding of the GEVDI experience and institutional capacity and capability as a developmental local government.
- Recognition of the restructuring of the post-apartheid city and the creation of a polycentric city.
- Declaration of a planning terrain within a hostile and highly contested urban landscape.
- Identification of Internal and external influences as it shapes and influences the spatial transformation development agenda of the city

5. ITINERARY

Technical Workshop Item	Description	Time
1. Workshop delegates depart from Durban ICC	Delegates depart from the Durban ICC	8:00
2. Arrival of delegates at Msunduzi Municipality	Delegates arrive at Msunduzi Municipality	9:30
3. Registration and Tea	All participants and delegates proceed to Msunduzi City Hall	9:30 – 9:45
4. Opening – Tour Overview	All participants and delegates will be welcomed by The Mayor of the Msunduzi Municipality. Senior Managers provide Tour Overview.	9:45 – 10:30

5. Board and Depart for Tour Destination	The attendees will be transported to the project destinations by bus.	10:30 – 11:10
6. Tour Destination 1	Vulindlela (Henley Dam) – Lead by George Lebelo	11:10 – 11:40
7. Board and Depart for Tour Destination		11:40 – 12:00
8. Tour Destination 2	Edendale (Dambuza/Unit H) – Lead by Radha Gounden	12:00 – 12:30
9. Board and Depart for Tour Destination		12:30 – 12:45
10. Tour Destination 3	Edendale (Town Centre) – Lead by Narain Singh	12:45 – 13:15
11. Board and Depart for Lunch	Attendees depart for Secret Gardens Conference Centre	13:15 - 13:30
12. Lunch	Lunch will be served at the Secret Gardens Conference Centre	13:30 – 14:30
13. Entertainment and Photos	Brief entertainment and Photos	14:30 – 14:45
14. Technical Tour / Workshop Discussion	Discussions will be held at the Secret Gardens Conference Centre	14:45 – 16:15
15. Closure	General Manager – Dr R Ngcobo	16:15 – 16:30
16. Workshop delegates depart from Msunduzi Municipality for Durban ICC	All participants and delegates depart from the Msunduzi Coast Municipality for Durban ICC	16:30

6. TECHNICAL WORKSHOP LEADER(S)

- Mr. Mthobisi Khumalo