

Giba Gorge & Surrounding Scheme Amendment, Phase 1

28 May 2008

Venue: Hillcrest Library



Purpose of the Presentation



To explain the planning rationale behind the proposed rezoning from SR1800 to a split zoning of SR3600 and Environmental Conservation Reserve for Mpiti and Springside Nature Reserves and the broader Winston Park area, as well as the extension of the Environmental Conservation Reserve in the Stockville and Kloof areas .

Background

- Significant residential growth in the Outer West has necessitated appropriate land use and environmental planning for the Giba Gorge planning area.
- Existing zoning designations in terms of the COWTPS adjacent to key environmental assets are inappropriate in places and require amendment to ensure that negative impacts are not accrued on the environment.

POLICY DIRECTION

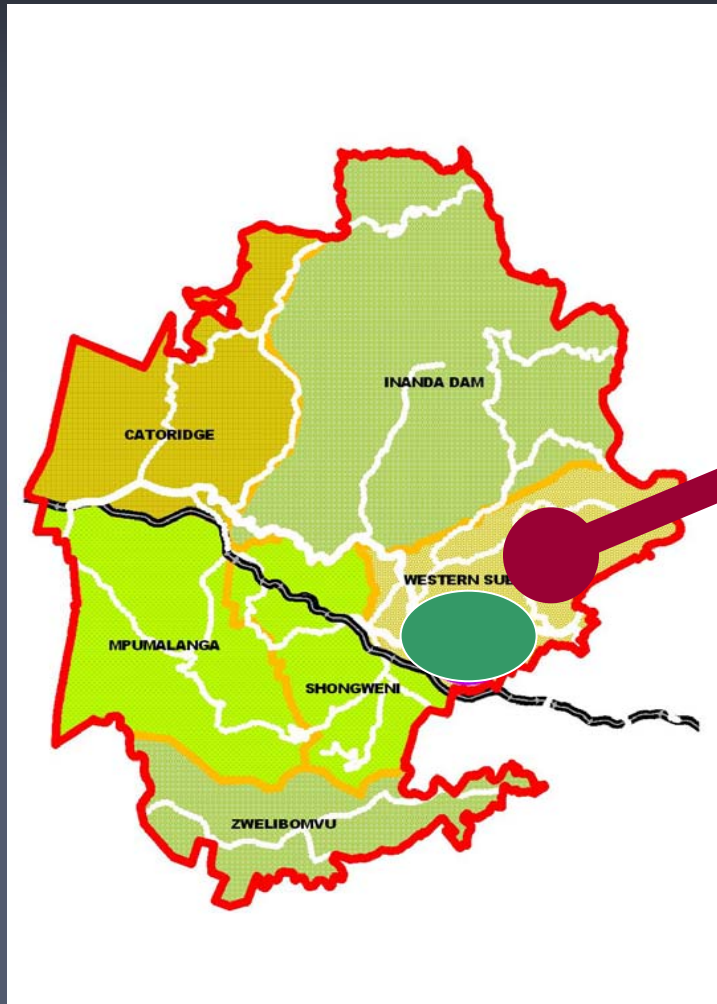
- Plan 1 of the eThekweni Integrated Development Plan (IDP) to sustain our natural and built environment is focused on access to resources to meet needs without compromising the resource base of the city.
- The Spatial Development Framework, 2008, indicates the sustainable growth path that the eThekweni Municipality is committed to.
- The Outer West SDP 2005 is the key strategic policy that guides development in the Outer West Region. The plan is currently under review.
- In 2005 FutureWorks! was appointed to prepare a Precinct Plan for the broader Giba Gorge area to ensure protection of the strategic environmental asset.

General Areas of Concern

Rapid and high levels of development and high number of applications for sub-divisions in the Outer West are resulting in:

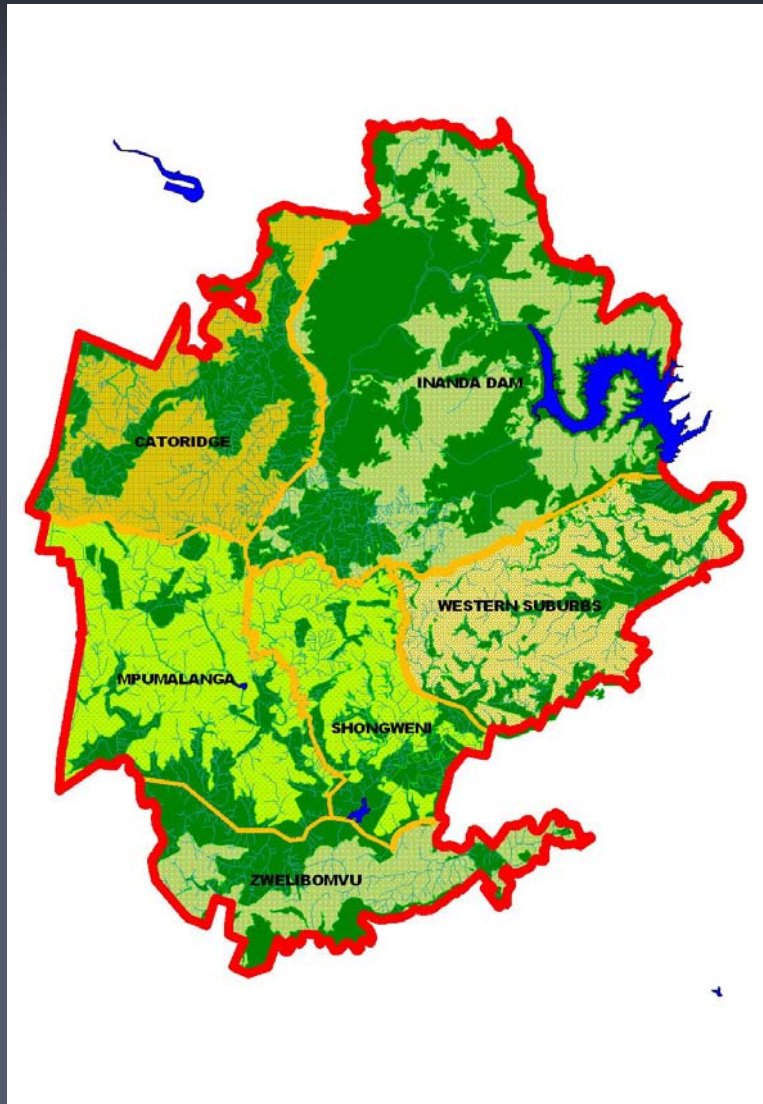
- Inappropriate development in places and encroachment is threatening the environmental quality of strategic environmental assets such as the Giba Gorge.
- Very high levels of traffic congestion on main roads such as Inanda Road, Old Main Road and the M13 on Fields Hill.
- Proliferation of package plants across the Outer West without adequate research to guide this practice is unsustainable.
- Overflows at treatment plants and pump stations during power outages or load shedding can be hazardous to human health.
- DFA approvals on development that is in conflict with the Outer West SDP places further burden on the city's infrastructure particularly the main roads.
- Hasty conversion of agriculture land to accommodate higher intensity development may impact on future food security.

OW SDP Development Context



- The Giba Gorge Area forms part of the Western Suburbs local planning area of the SDP.
- A key role of the Western Suburbs is to maintain low density residential infill and expansion with minimum site sizes of 2000m² with on-site sanitation.
- Ensure sustainable and safe living environments but discouraging development that is beyond the carrying capacity of the city's infrastructure.
- Investigate the extension of the Hillcrest/Gillitts Activity Corridor and then discourage non-residential uses beyond this point.
- Protect existing country lifestyles options in areas where this settlement form predominates.
- Manage land-uses adjacent to strategic environmental assets such as Giba Gorge.
- Expand, integrate and link the open space system around river corridors such as the lower Molweni and Mhlatuzana Rivers.

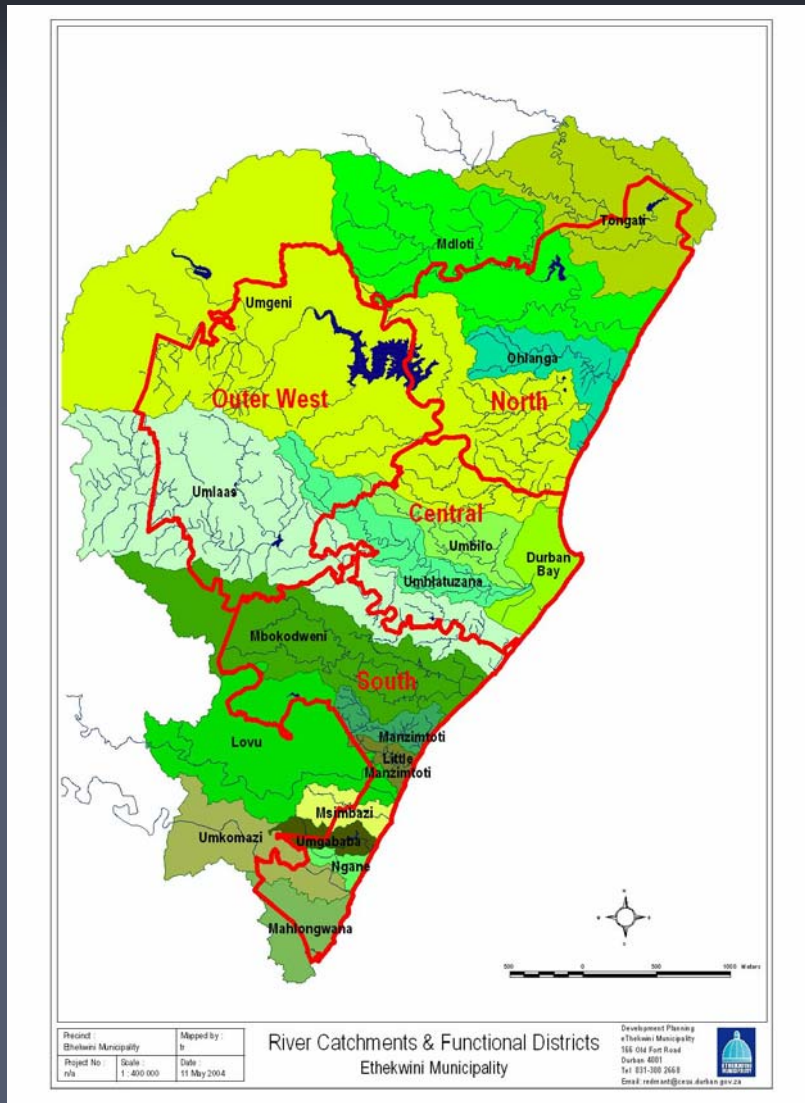
Open Space as a Structuring Element



The Outer West SDP recognises that:

- 50% of the metropolitan open space system is in the Outer West Region making it a high priority environmental management area.
- The Outer West also includes key environmental assets, e.g. the Giba Gorge, Krantzklouf Nature Reserve, Shongweni Dam, Inanda Dam, etc, all of which have significant environmental value.
- The Outer West has a unique sense of place due to extreme topography and dramatic landscape making it a desirable place to live.

Open Space as a Structuring Element

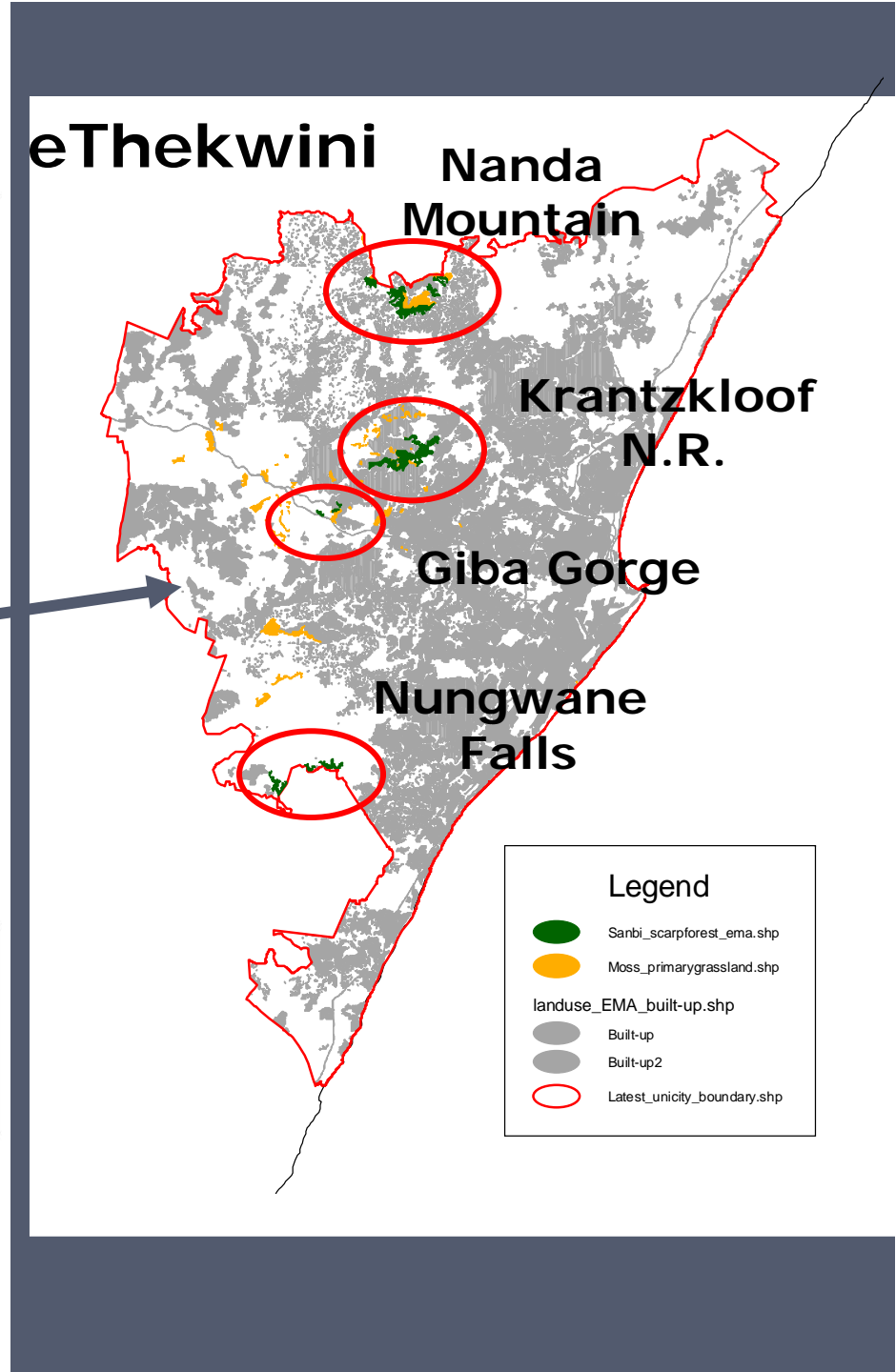
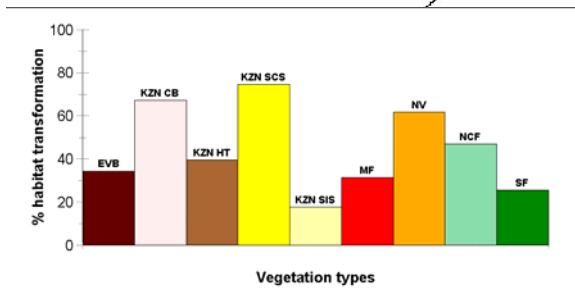
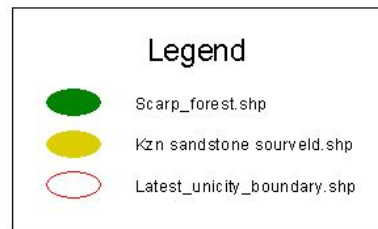
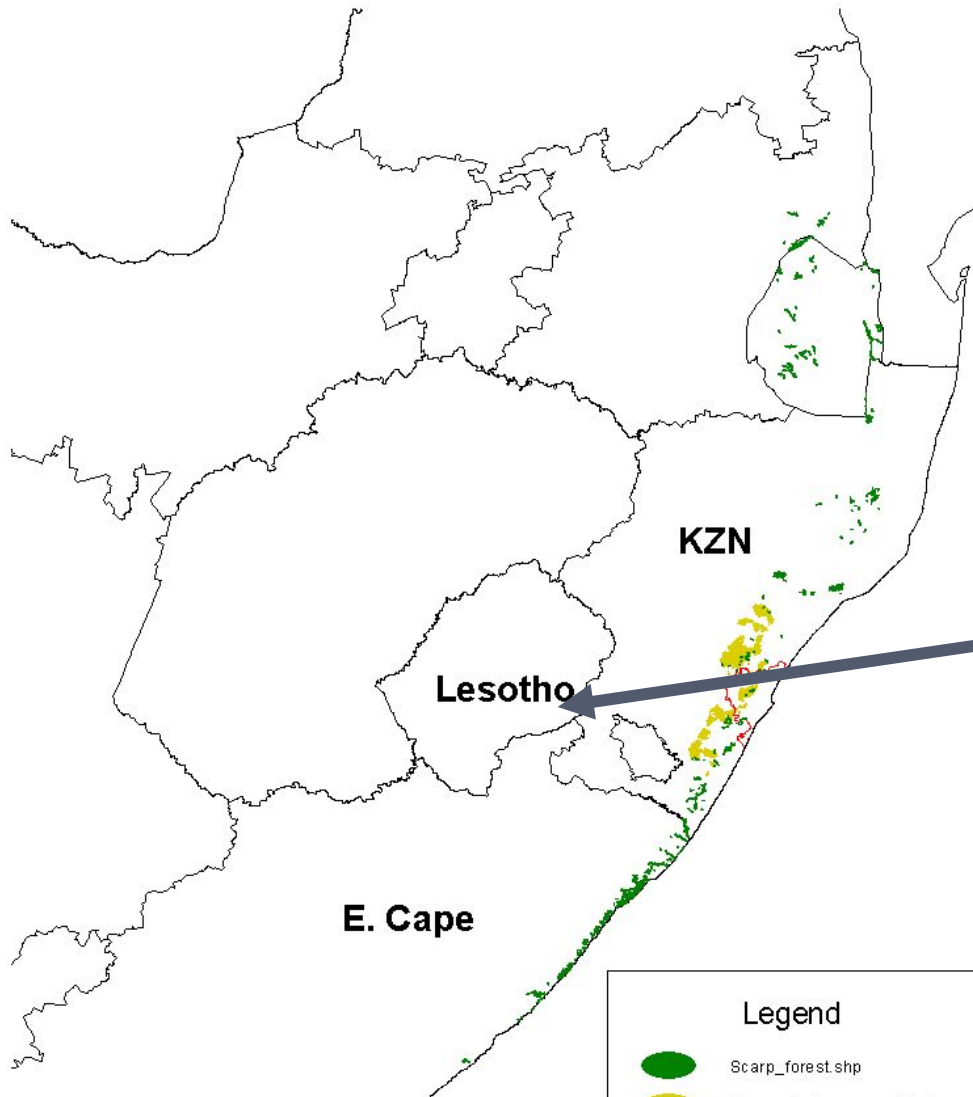


- A number of major rivers flow in and through the Outer West, e.g. Mgeni, Mlazi and Mhlatuzana Rivers which form three important river catchments. These need to be protected to ensure ecological viability of the open space system.
- Open spaces act as buffers to the environmentally depleted coastal plain through the provision of numerous environmental services such as storm water attenuation, protection of water supply, flood attenuation, regional biodiversity, soil erosion etc.
- These ecosystem services were conservatively estimated to be worth R 3.1 billion in 2003 vs capital budget at time – R2.8 billion and operational budget – R6.5 billion.
- The Mbilo and Mhlatuzana catchments are entirely within the EMA and significant portions of their upper reaches exist within the proposed area.

Further environmental considerations in conducting municipal business



- National Environmental Management Act (1998) & its principles
- National Environmental Management: Biodiversity Act (2004)
- National Spatial Biodiversity Assessment (2004), SANBI
- Ezemvelo KZN Wildlife's Systematic Conservation Plan
- IDP – in particular its value filters, including sustainability, and Plan 1: Sustaining our natural and built environment
- Durban Metropolitan Open Space Plan (D'MOSS) which forms part of the Spatial Development Framework
- Extensive and rapid land transformation – local data and data from the Vegetation of SA
- Additional indirect impacts due to increased density



Red Data species

Plants – 21 species

Mammals – 14 species






Birds – 4 species

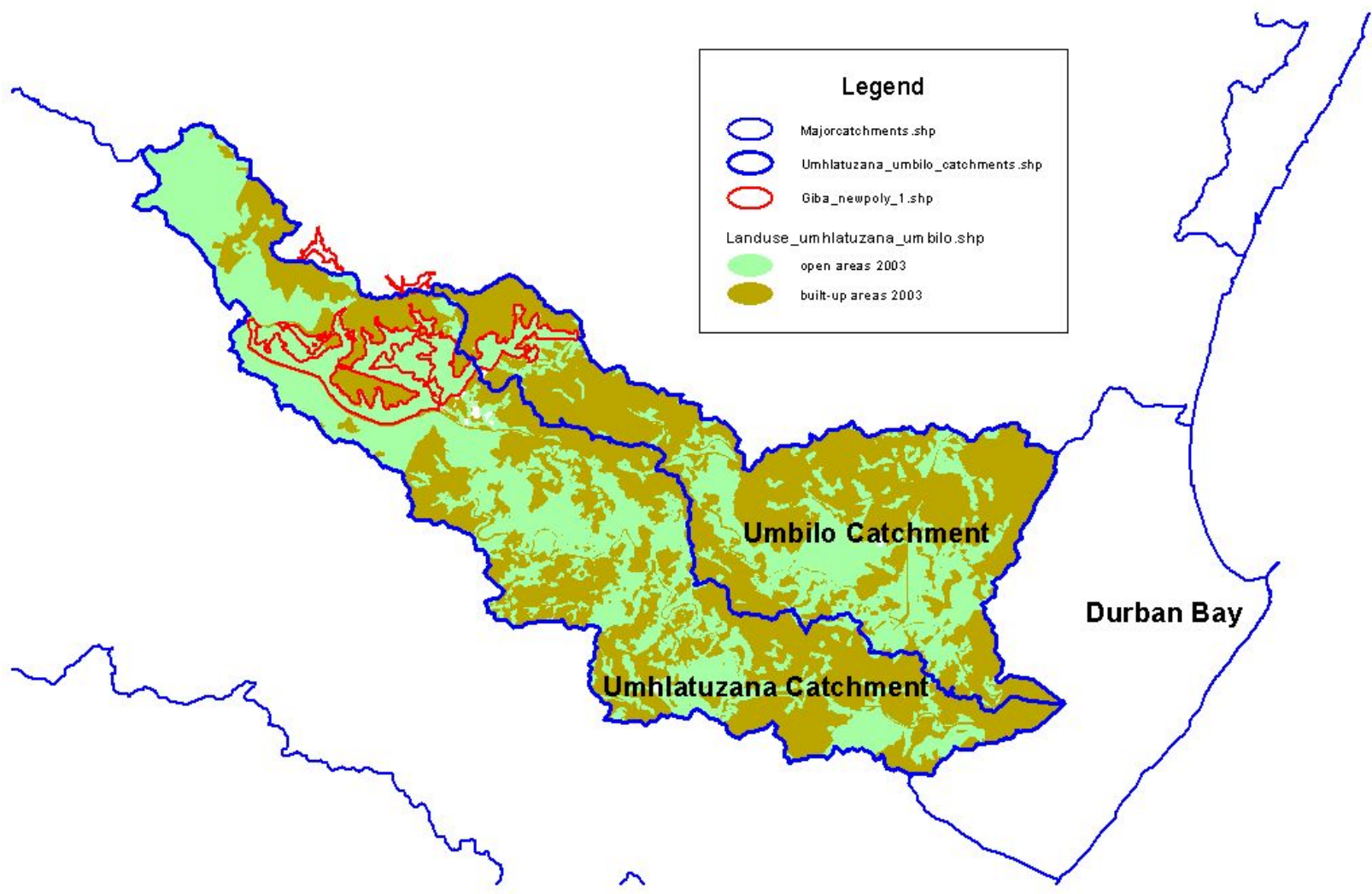
Amphibians – 4 species

Invertebrates – 2 species



Legend

-  Majorcatchments.shp
-  Umhlatuzana_umbilo_catchments.shp
-  Giba_newpoly_1.shp
- Landuse_umhlatuzana_um_bilo.shp
 -  open areas 2003
 -  built-up areas 2003

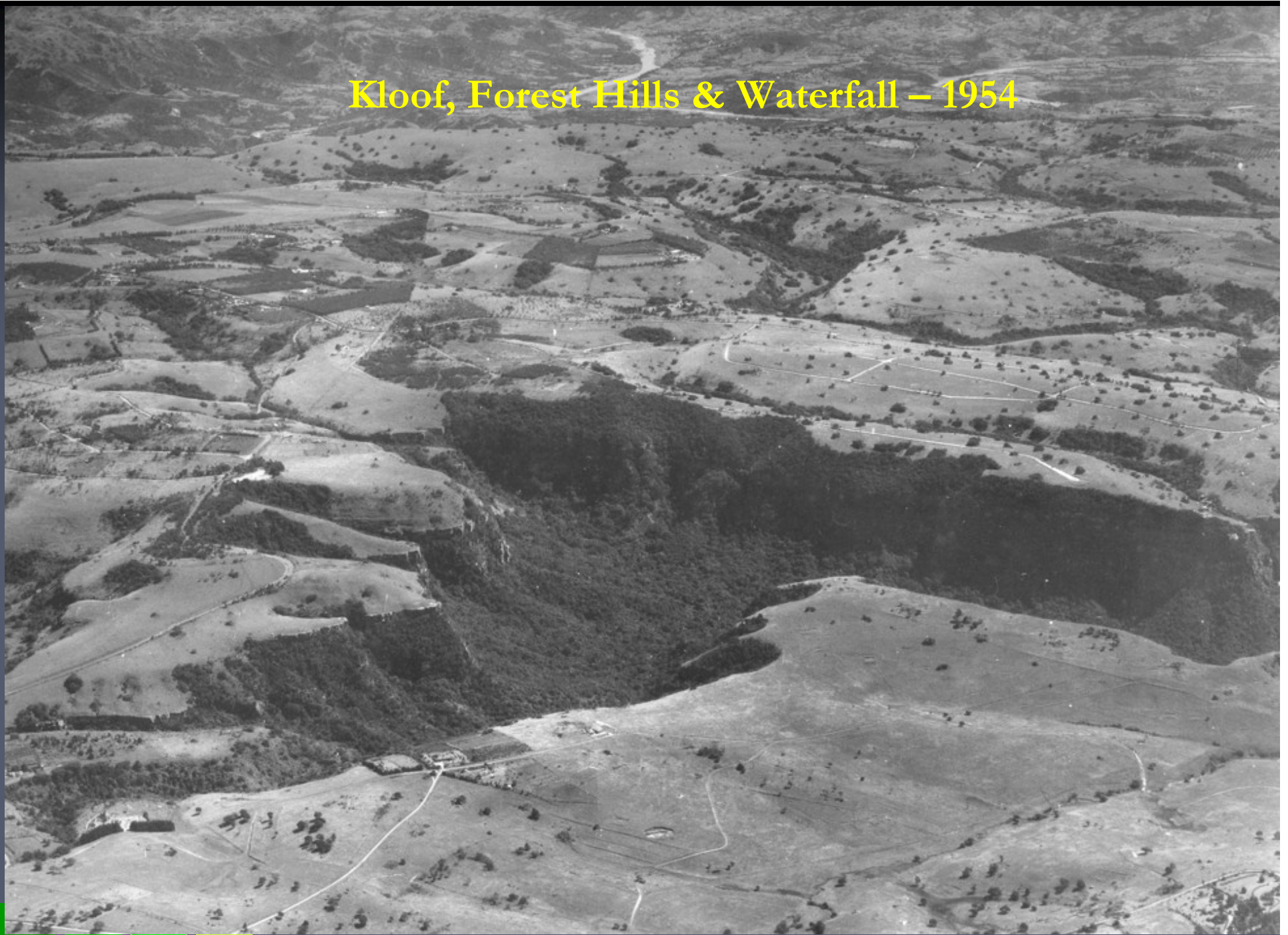


Environmental Goods & Services

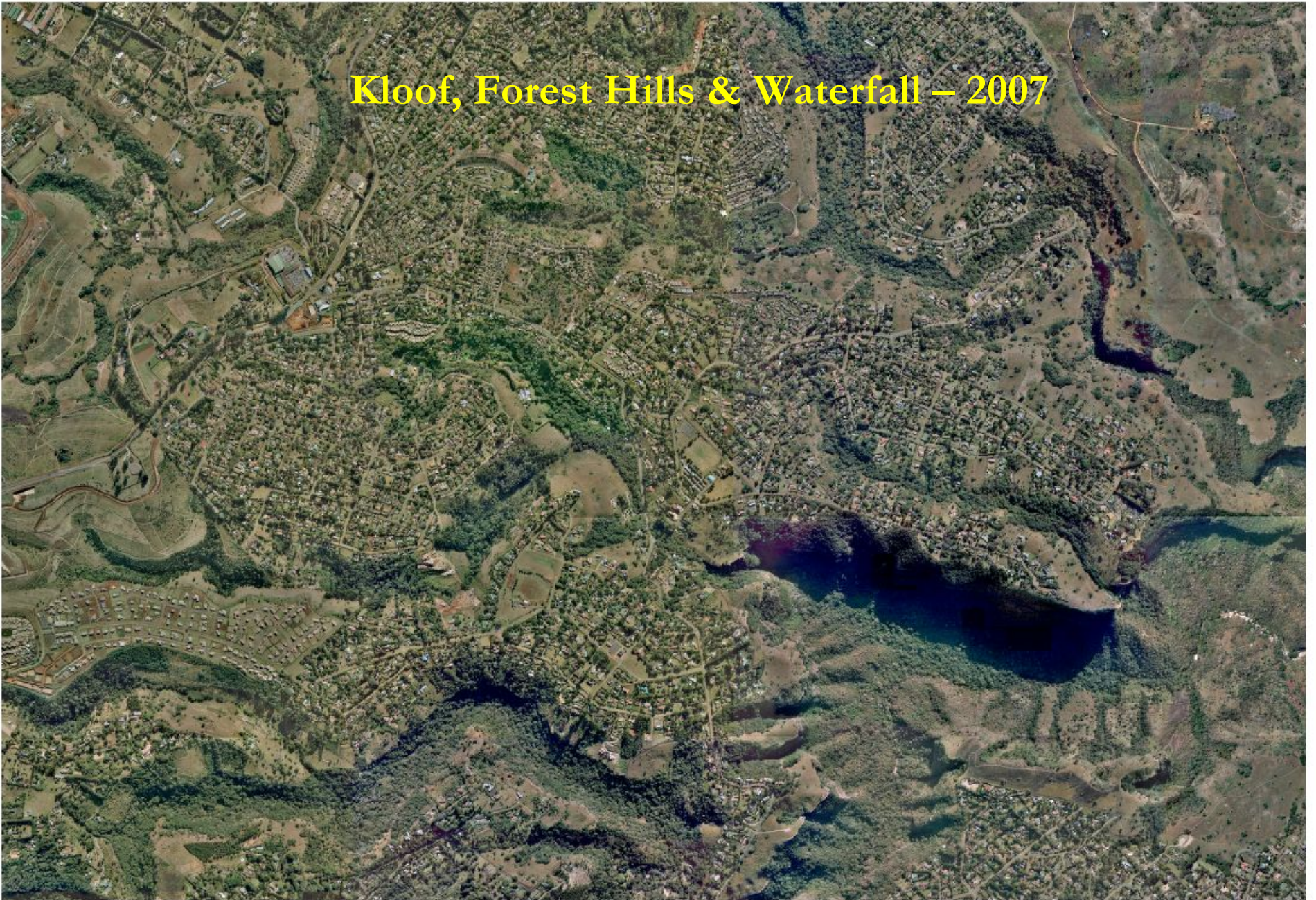


- Disturbance regulation (floods and others)
- Water filtration (purification)
- Soil erosion prevention
- Recreation & aesthetics
- Climate control (urban heat islands & carbon sequestration)
- Nutrient cycling (e.g. nitrogen)
- Genetic resources

Kloof, Forest Hills & Waterfall – 1954



Kloof, Forest Hills & Waterfall – 2007



28 May 2008

Purpose of the Rezoning

- To maintain the low density character of the area and protect and conserve the environmental assets thereby ensuring that development is in harmony with the natural resource base upon which human well being and the economy depends, (IDP, 2008.2)
- To highlight the necessity to amend the COWTPS in areas where densification will result in encroachment on the environmental assets.
- To initiate a process to ensure that present human activity must be limited by the environments carrying capacity as natural resources and their renewal cannot be easily substituted.

Areas Affected by the Proposed Rezoning



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Higher Intensity Residential Development

Railway line hampers Integration to Hillcrest Node.



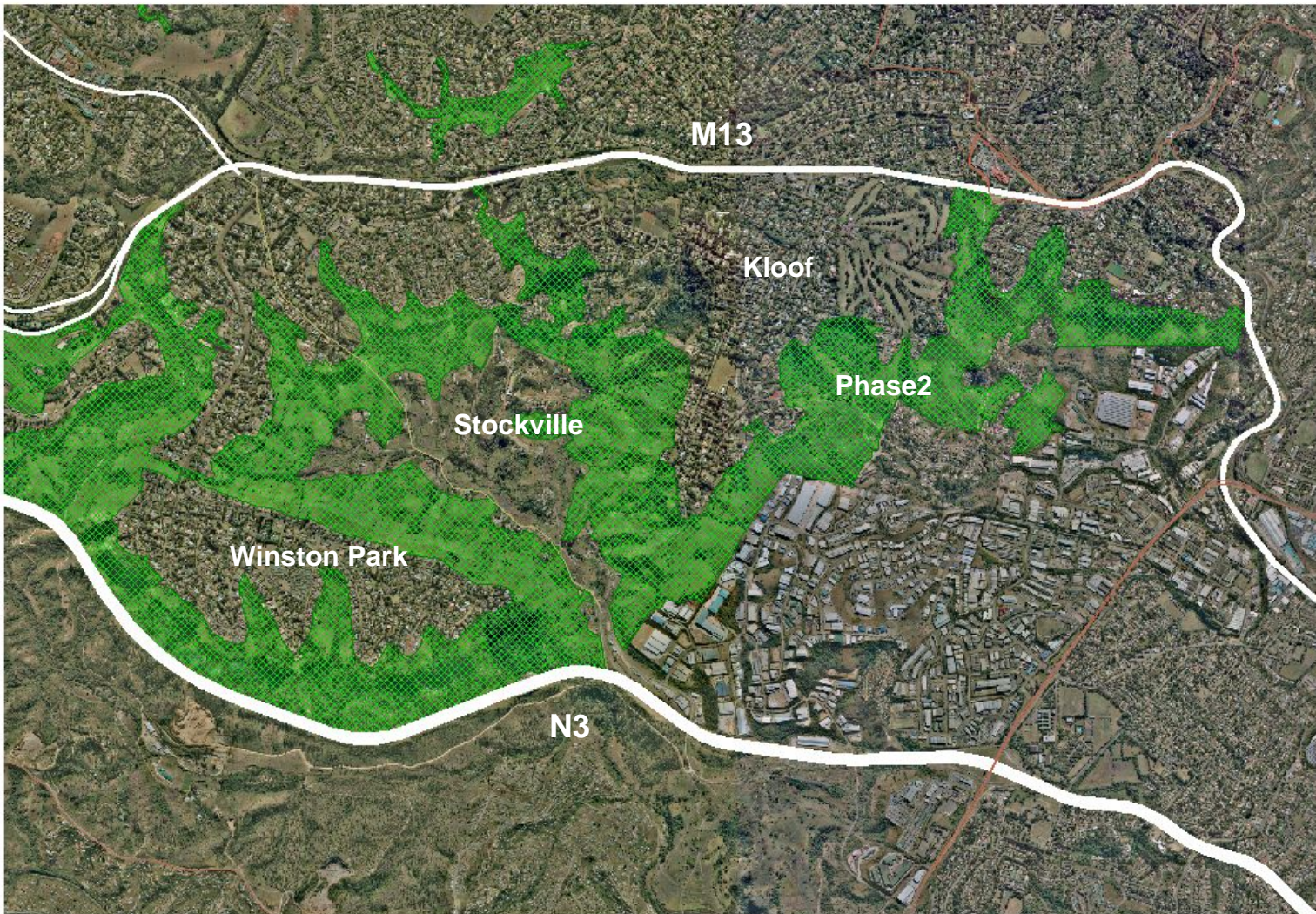
Areas Affected by the Proposed Rezoning



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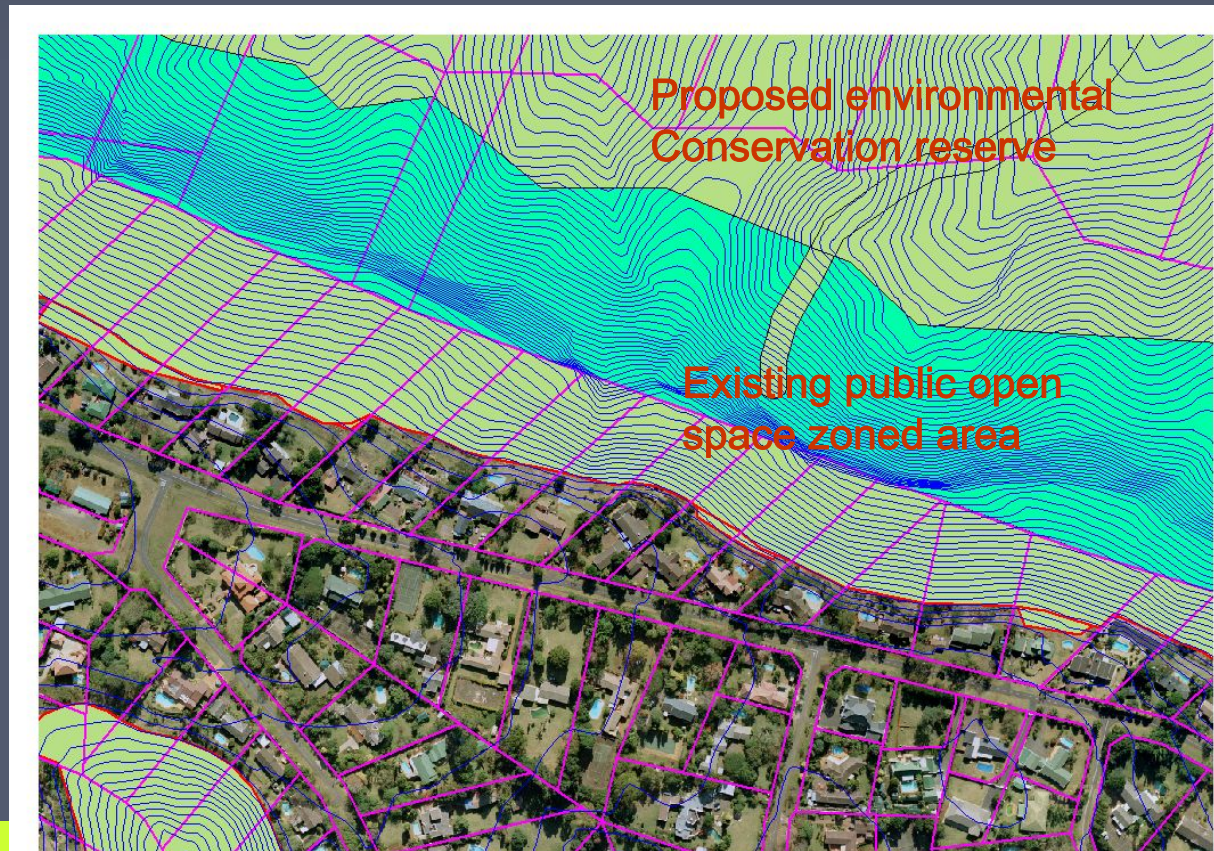
Total Extent of the Environmental Conservation Reserve



Basic Site Investigation



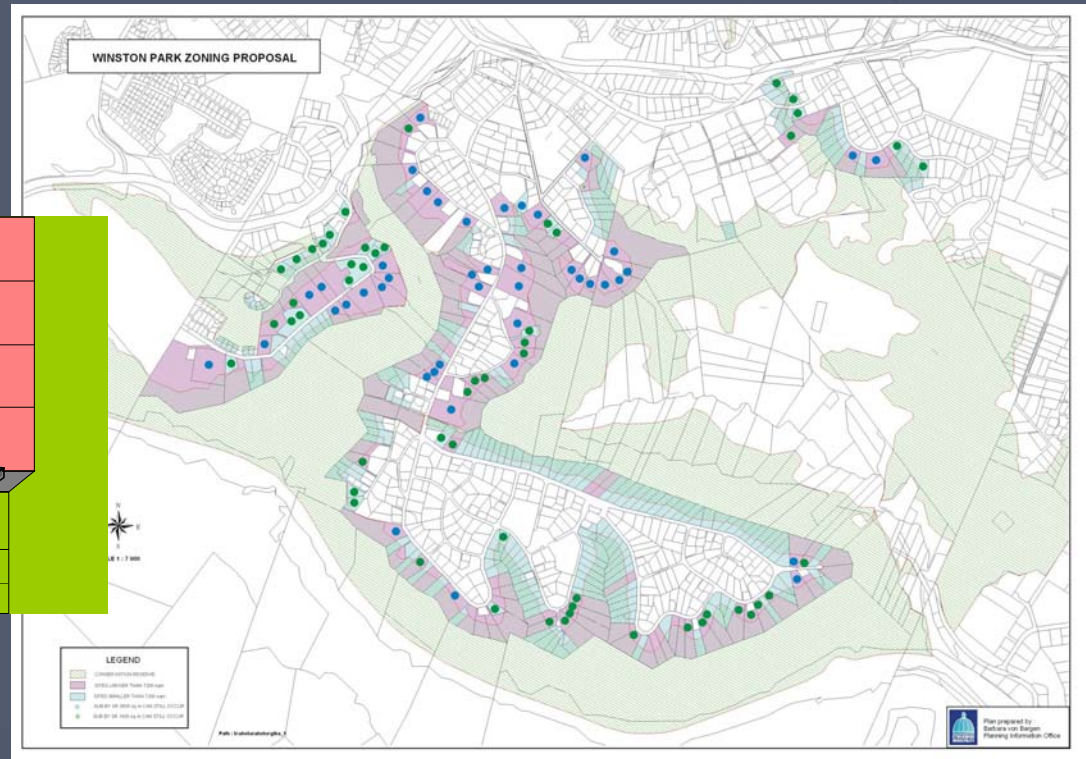
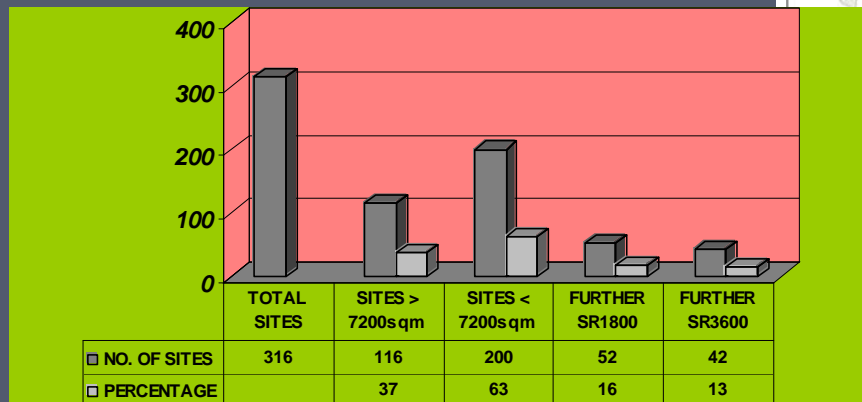
- Location of the site and the dwelling unit relative to the environmental asset.
- The size of the site in accommodating further sub-divisions in accordance with SR1800 and SR3600 zoning.
- The extent of steep slopes on the site to guide the extension of the environmental conservation reserve.
- The level of encroachment that has already taken place.



Sub-Division Analysis – Winston Park



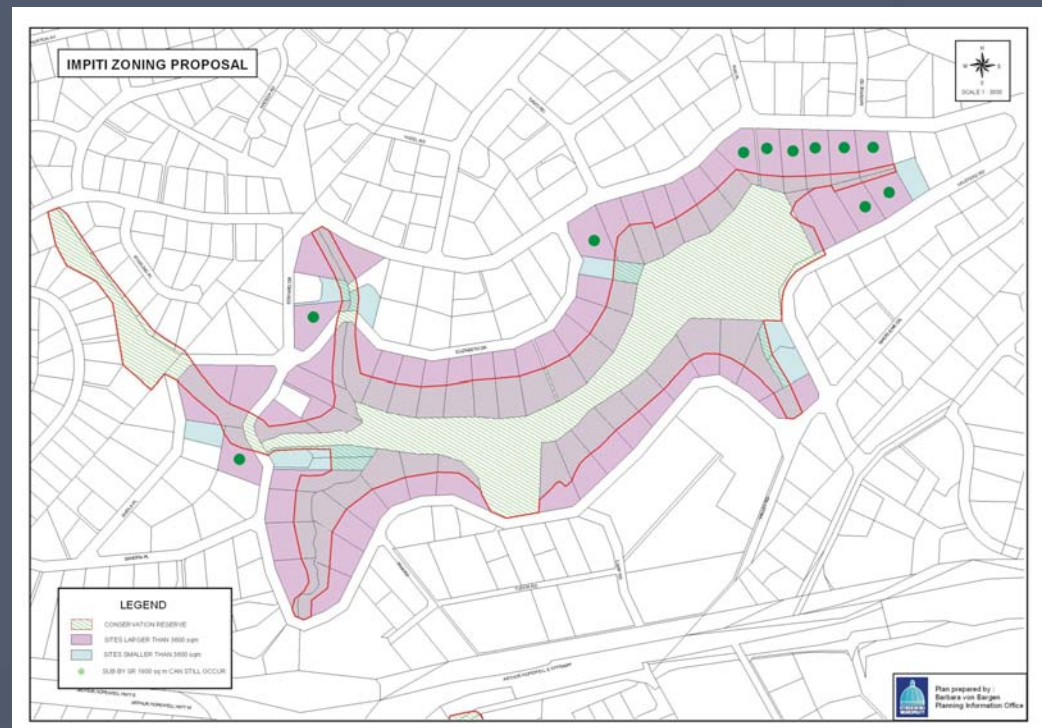
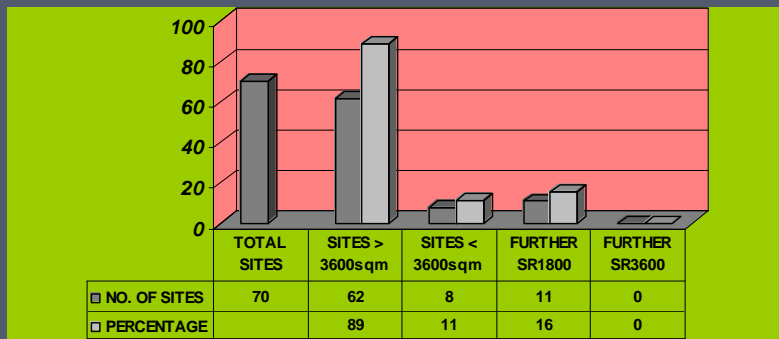
- 314 sites are affected in Winston Park.
- Sites are large and irregular in shape and have existing residential developments on the flatter portions.
- 37% of the sites are larger than 7200sqm. (depicted in pink)
- Undeveloped portions of sites are steep and partly covered by DMOSS.
- With the extended environmental conservation reserve, 42 sites will accommodate further sub-divisions in accordance with the SR3600 zoning and 53 in accordance with SR1800.



Sub-Division Analysis – Mpiti Nature Reserve



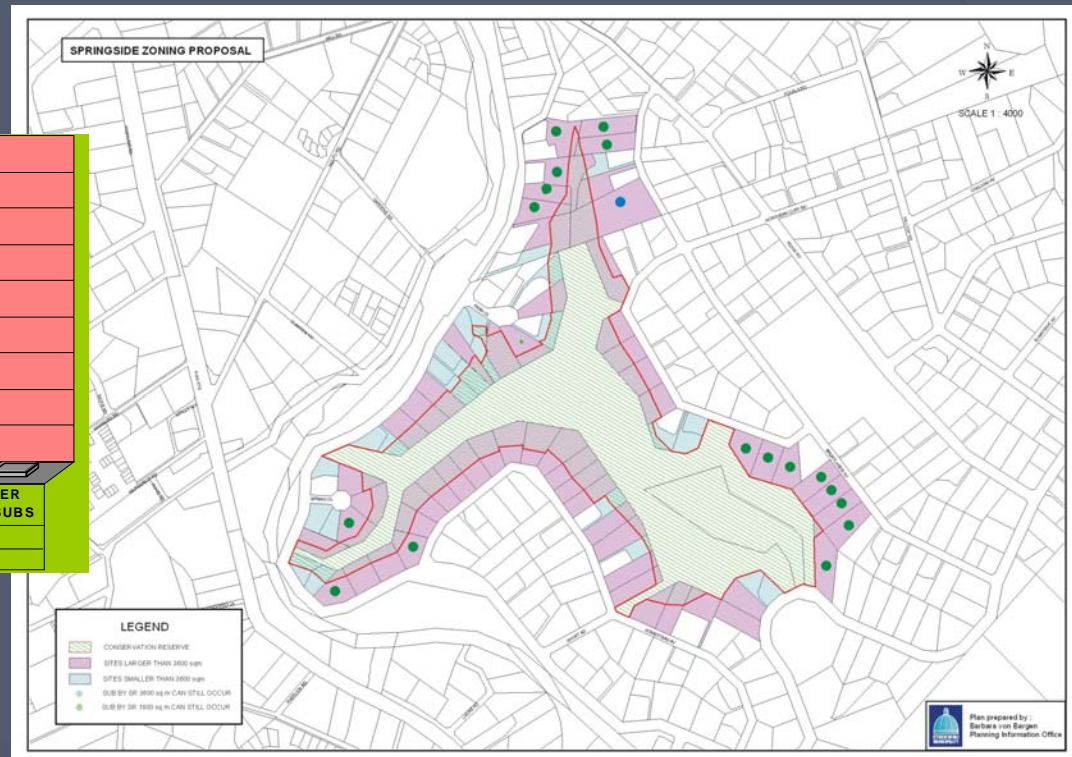
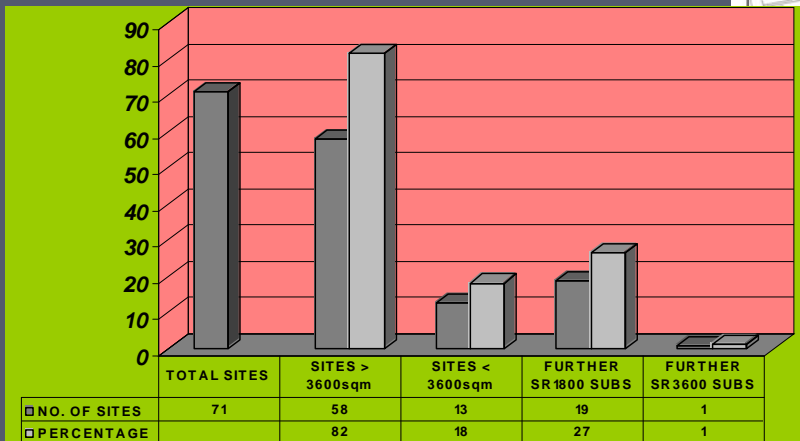
- 70 sites affected in the Mpiti Nature Reserve
- 89% of the sites are larger than 3600sqm and can accommodate further sub-divisions in accordance with the SR1800 zoning in terms of the current public open space zoning.
- With the extended environmental conservation reserve only 11 sites will accommodate further sub-divisions in accordance with the SR1800 zone.
- With the extended environmental conservation reserve no sites will accommodate further sub-divisions in accordance with the SR3600.



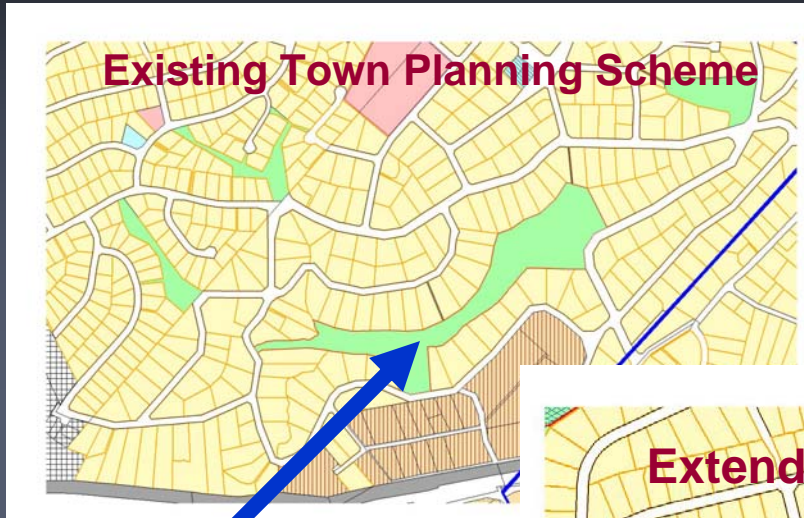
Sub-Division Analysis – Springside Nature Reserve



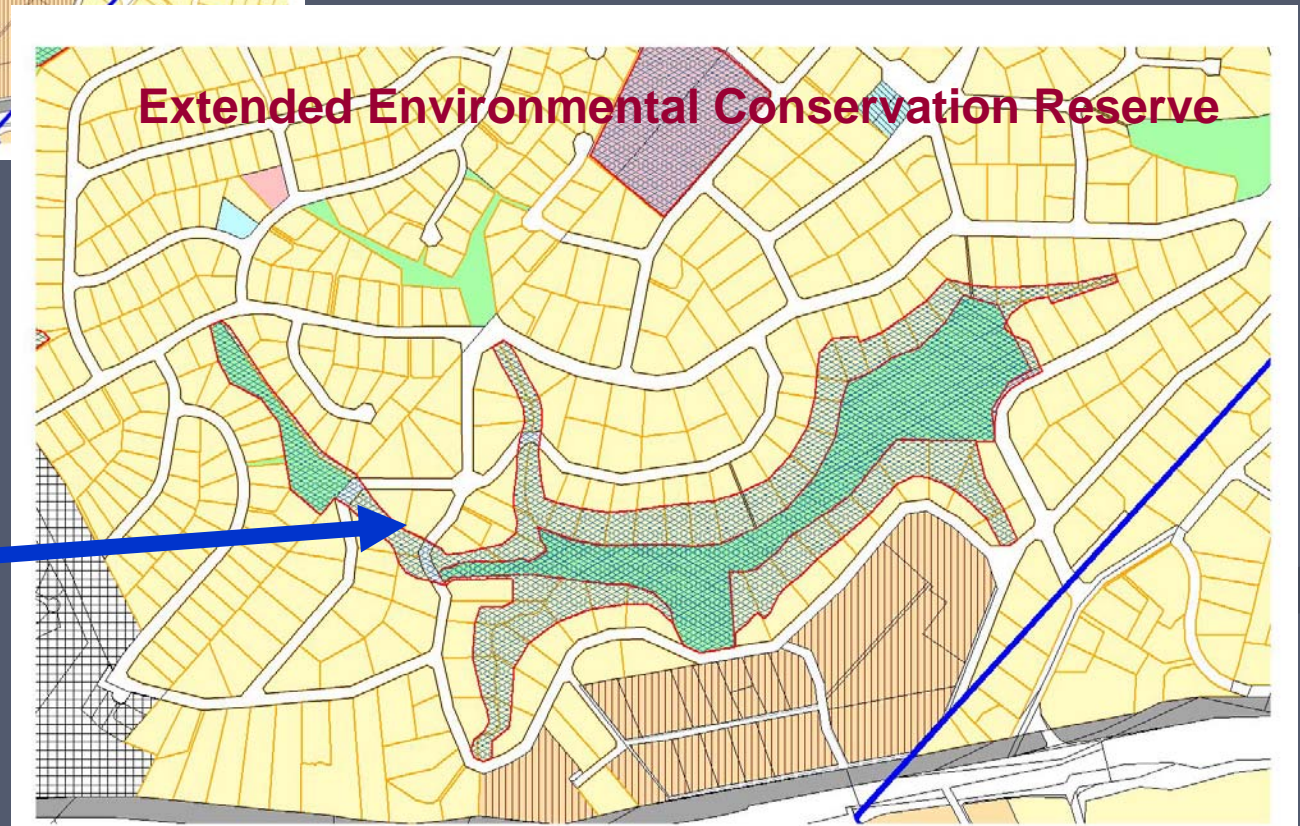
- 71 sites affected in Springside Nature Reserve
- 82% of the sites are larger than 3600sqm and can accommodate further sub-divisions in accordance with the SR1800 zoning in terms of the current zoning.
- With the extended environmental conservation reserve only 19 sites will accommodate further sub-divisions in accordance with the SR1800 zone.
- With the extended environmental conservation reserve 1 site will accommodate further sub-divisions in accordance with the SR3600.



Extended Environmental Conservation Reserve Mpiti Nature Reserve



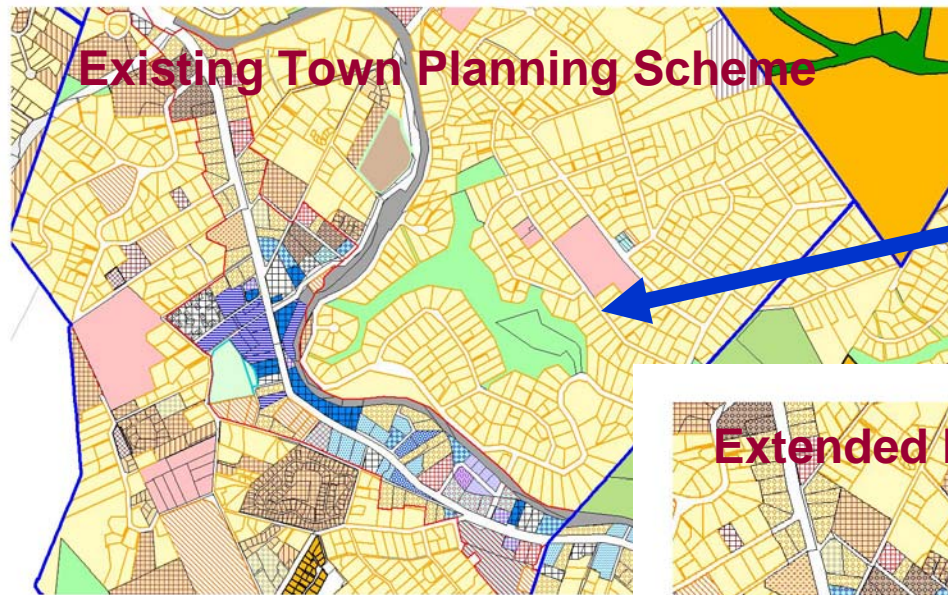
Current Public Open
Space Zoning



Environmental Conservation
Reserve Zoning

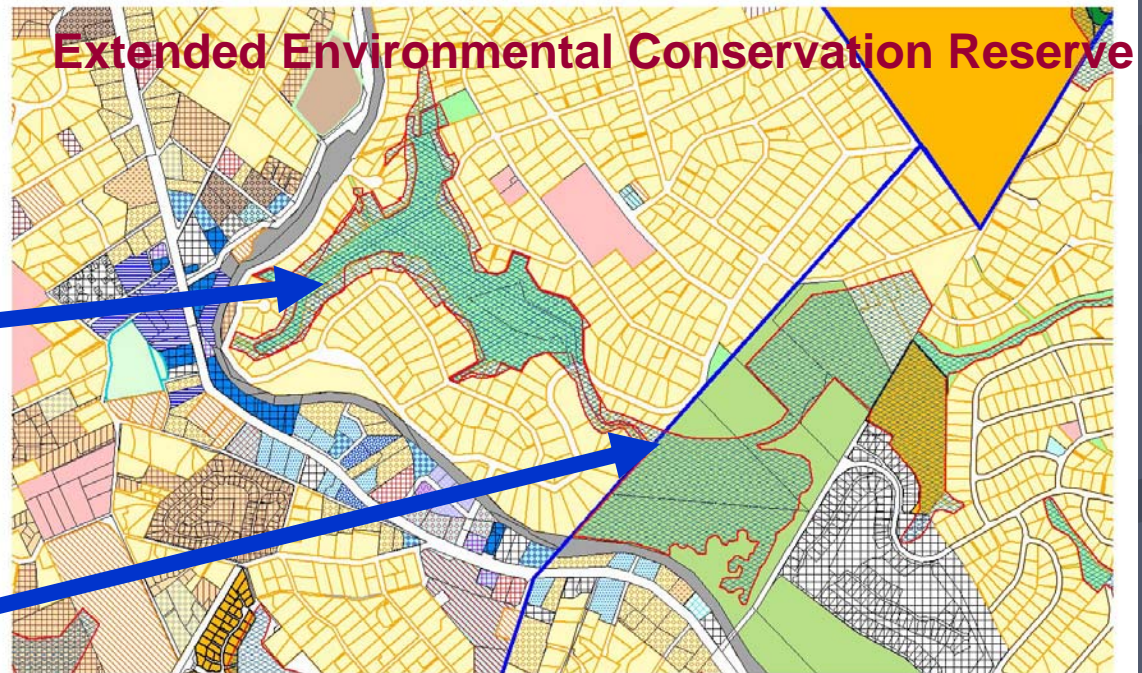


Extended Environmental Conservation Reserve Springside Nature Reserve



Existing Town Planning Scheme

Current Public Open
Space Zoning



Extended Environmental Conservation Reserve

Proposed Environmental
Conservation Reserve
Zoning

This expansion of the reserve
Will form part of phase 2



Extended Environmental Conservation Reserve Winston Park, Stockville & Kloof Escarpment



Existing Town Planning Scheme

Disconnected Current Conservation Reserve Zoning



Extended Environmental Conservation Reserve

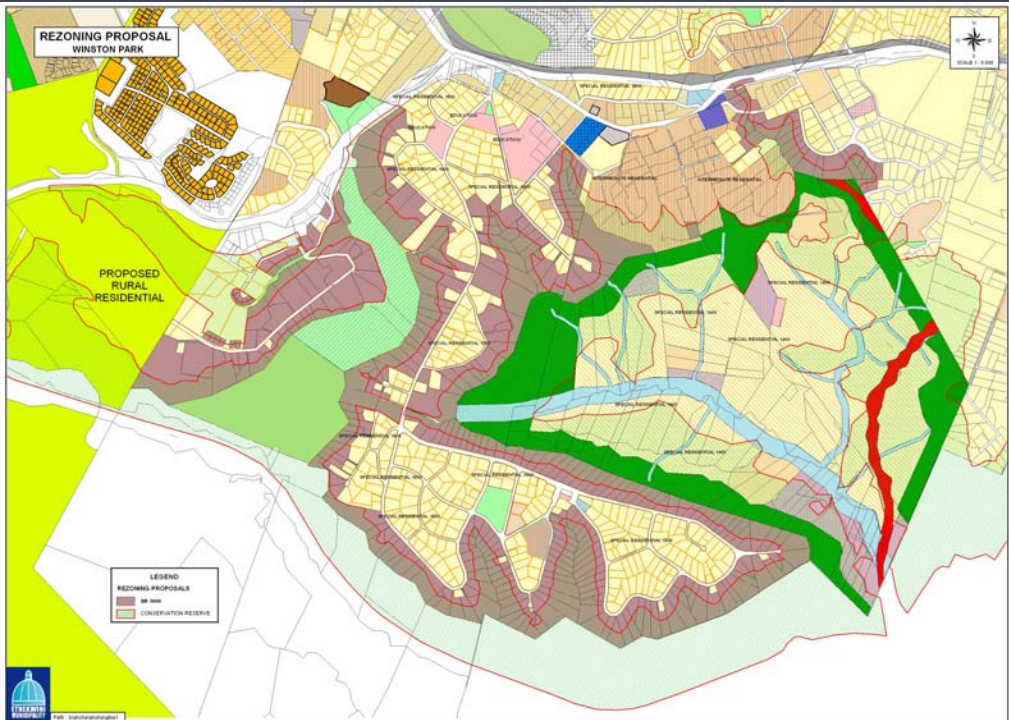
Connected and integrated Proposed Environmental Conservation Reserve



Proposed Scheme Amendment – Winston Park and St. Hiliers Area



- 314 sites proposed to be rezoned from SR1800 to a split zone of SR3600 and Environmental Conservation Reserve.



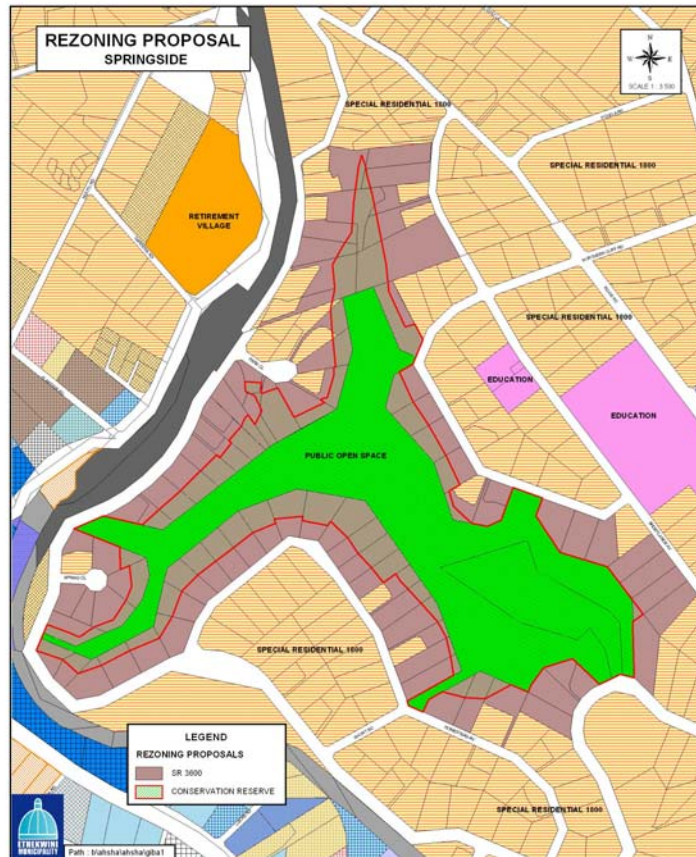
The rezoning will firstly limit further sub-divisions and secondly the extended environmental conservation reserve will limit the extent of development thereby lowering the development impact on the Stockville Edge, Giba Gorge and Mhlatuzana Edge.

The current Public Open Space and amenity reserve designation is proposed to be rezoned to Environmental Conservation Reserve

- N.B. MR 360 shown in red not currently so zoned!

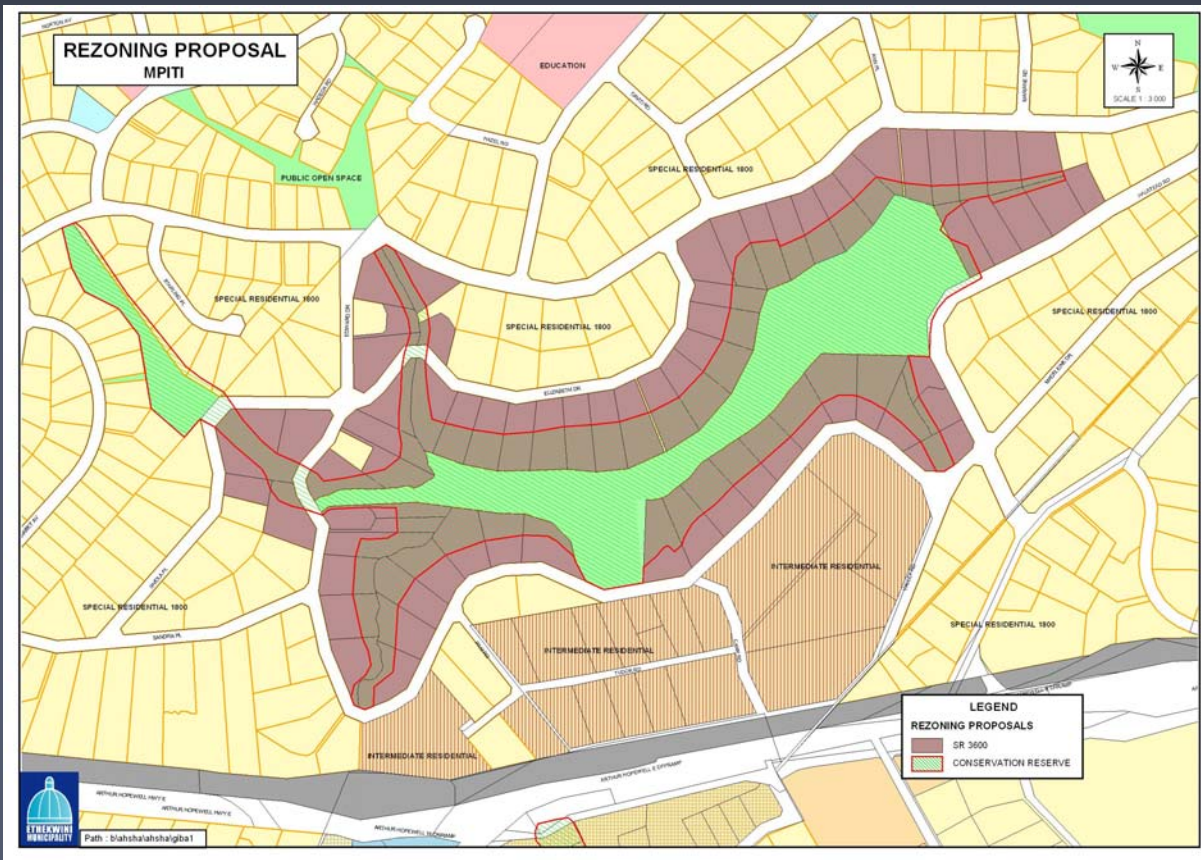
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Proposed Scheme Amendment for Springside Nature Reserve



- 70 sites proposed to be rezoned from SR1800 to a split zone of SR3600 and Environmental Conservation Reserve
- Similarly the rezoning will firstly stop further sub-divisions and secondly the extended environmental conservation reserve will limit the extent of development thereby lowering the development impact on the nature reserve.
- The current Public Open Space designation is proposed to be rezoned to Environmental Conservation Reserve

Proposed Scheme Amendment for Mpithi Nature Reserve



- 71 sites proposed to be rezoned from SR1800 to a split zone of SR3600 and Conservation Reserve
- Likewise the rezoning will firstly stop further sub-divisions and secondly the extended environmental conservation reserve will limit the extent of development thereby lowering the development impact on the reserve.
- The current Public Open Space designation is proposed to be rezoned to Environmental Conservation Reserve

Scheme Amendment Stockville and Kloof Escarpment



- Further 28 sites in Kloof are proposed to be rezoned from SR3600 to split zoning of SR3600 and Environmental Conservation Reserve.
- Environmental Conservation Reserve has been substantially extended and requires a split zoning of SR1400 and Environmental Conservation Reserve for affected sites.
- The Kloof escarpment has been extended and a rezoning from Public Open Space to Environmental Conservation Reserve is required.



Way Forward

- Advertisement Sect. 47*bis* A(2) – 30 May 2008
- Open Days 5-7 June + normal display
- Close of Objections – 27 June 2008
- Report compiled for TP Committee
- Council adopts Sect. 47*bis* A(4) – end Aug
- Notice of outcome & S47*bis* C appeal advice to objectors – early Sept
- Zoning effective after 28 days or appeal conclusion.
- Revaluation – (by Real Estate)
- Rates Rebate on Conservation land MAY be possible with EMD Certificate & approved EMP

THANK YOU!

Together we can hold our ground!

