

MAY 2019

# REVIEW OF THE SPATIAL DEVELOPMENT FRAMEWORK FOR MKHAMBATHINI MUNICIPALITY 2019

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## PUBLIC PARTICIPATION REPORT

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# 1 PUBLIC PARTICIPATION

## 1.1 PUBLIC PARTICIPATION AND CONSULTATION

The consultation and review process included the circulation of the Final Draft SDF to the relevant authorities and council, as well as the public.

The overall public participation process also included engagements with other stakeholders. The processes involved the following:

ACTIVITY	DESCRIPTION	DATE
Meeting with District Development Agency	The meeting was to discuss the vision of the Development Agency in respect of the future of Camperdown / Umlaas road node.	19/6/2018
Comments requested from Department of Agriculture Forestry and Fisheries	Comments were requested from DAFF on the Draft SDF and they requested that shapefiles be submitted. Unfortunately, no formal response have been received. The SDF indicates that all land use designations outside the urban edges are still subject to the Subdivision of Agricultural Land Act, Act 70 of 1970.	Submitted on 13/12/2018 and 9/1/2019
Meeting with Ethekewini Metro	The meeting was to discuss cross-border issues between the two municipalities, as well as any developments / initiatives that might affect the SDF and alignment between the two areas.	18/12/2018
Presentation to Council	The Final Draft SDF was presented to Council to get approval for the public participation process to commence.	27/02/2019
Presentation to the public, covering all wards.	Public meeting to present the SDF to the public, as part of the public participation process.	14/03/2019
Public comment and review process: SDF Provincial Gazette Notice	<p>The draft SDF was published for public input in the Provincial Gazette on 14/03/2019 (Municipal Notice 2019-attached as Annexure A).</p> <ul style="list-style-type: none"> <li>Copies of the Draft SDF were available at the Municipal Libraries and Municipal Offices for public inspection.</li> <li>Camperdown Library</li> <li>Municipal Offices</li> <li>Maqonqgo Library</li> <li>Msunduzi Municipal Library</li> </ul>	Closing date 14/05/2019

ACTIVITY	DESCRIPTION	DATE
	<ul style="list-style-type: none"> <li>Library ward 7</li> <li>uMngeni Municipal Library – Hilton</li> </ul> <p>Copies of the Draft SDF were also available for download on the Municipal website and Facebook page.</p>	
Review and update Draft SDF as per comments received.	Analysis of responses and review of Final Draft SDF to include comments received. (refer to comments and responses in section 2)	
Final submission to Council.	The Final SDF will be submitted to Council for adoption in June 2019.	
Scheme adoption	Placing a notice in the Provincial Gazette to indicate the adoption of the SDF.	

## 1.2 COMMENTS AND RESPONSES

### 1.2.1 Umgungundlovu Economic Development Agency

**Date:** 19 February 2019

The farm, Crookes 15723, is directly adjacent to the existing One Logix site and it is their intention to expand onto this property. The request is to include a portion of the farm into the SDF urban edge of Camperdown / Umlaas road node.

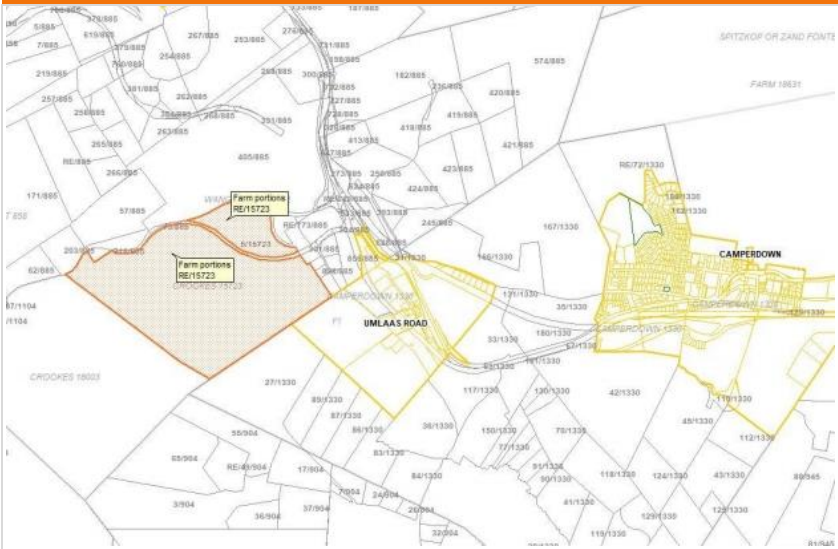
COMMENTS RAISED	RESPONSE
<p>REQUEST FOR INCLUSION INTO MKHAMBATHINI 5 YEAR SDF PLAN: CROOKES 15723</p> <p>The mandate Development Agency it is to facilitate the development of the N3 Corridor in the most expedient and beneficial manner.</p> <ul style="list-style-type: none"> <li>The farm, Crookes 15723, is directly adjacent to the existing One Logix site and it is their intention to expand onto this property. Here we have a listed company wanting to invest and expand their operation</li> <li>This will bring with it hundreds of new jobs</li> <li>It will also open up the possibility of many ancillary opportunities that complement the logistics hub</li> <li>It will increase the rates base for the Municipality</li> <li>It will not affect the Tongaat Hullets Sugar Mill production - as per the attached letter</li> <li>It is directly across the road (10 meters away) to land of equal agricultural potential, that has been rezoned and removed from Agriculture, which is within Msunduzi Municipality</li> <li>It is already within the proposed 20 year plan, which indicates the intention of the SDF PSC Committee to include it</li> <li>It is not being developed for exclusive golf estate, but rather as a complex industrial site, on which the developers have agreed to adhere to our recommendations of the</li> </ul>	<p>Submission was tabled at the final PSC meeting (23 May 2019).</p> <p>Resolution in respect of the submission 1.2.1 and 1.2.2 that both relates to the same property (Remainder Of The Farm Crookes No. 15723). The submission is to include the proposed area into the urban edge boundary of Camperdown / Umlaas road node of the Mkhambathini SDF.</p> <ul style="list-style-type: none"> <li>The current Dardanelles Interchange of the N3 with Main Road 338 is proposed to be significantly upgraded by SANRAL. This will provide greatly improved accessibility.</li> <li>The proposal aligns to the Msunduzi SDF (which abuts the area on the northeastern side of the P338). The SDF designates the area as Logistics and Business (Dark blue) and Agric-Business/Commercial (Light Blue) along the MR 338.</li> </ul> <p>It was resolved that the proposed portion be included in the urban edge boundary of the SDF and that the SDF be amended accordingly.</p>

COMMENTS RAISED	RESPONSE
<p>a. Green approach to development</p> <p>b. The provision of housing as close to the place of work as possible</p> <p><b>(Attached as Annexure B)</b></p>	

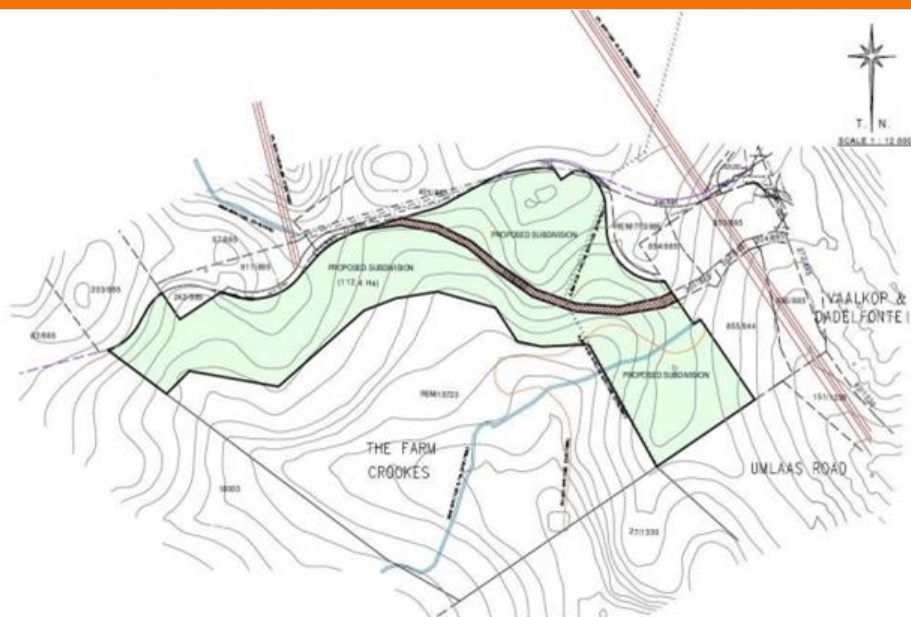
### 1.2.2 John Forbes Associates

**Date:** 18 April 2019

Proposed Inclusion Of The Remainder Of The Farm Crookes No. 15723 In The Industrial Designated Area In The Review Of The Mkhambathini Spatial Development Framework 2019: Rokwil Property Development Company.

COMMENTS RAISED	RESPONSE
	<p>Submission was tabled at the final PSC meeting (23 May 2019).</p> <p>Resolution in respect of the submission 1.2.1 and 1.2.2 that both relates to the same property (Remainder Of The Farm Crookes No. 15723). The submission is to include the proposed area into the urban edge boundary of Camperdown / Umlaas road node of the Mkhambathini SDF.</p> <ul style="list-style-type: none"> <li>The current Dardanelles Interchange of the N3 with Main Road 338 is proposed to be significantly upgraded by SANRAL. This will provide greatly improved accessibility.</li> <li>The proposal aligns to the Msunduzi SDF (which abuts the area on the northeastern side of the P338). The SDF designates the area as Logistics and Business (Dark blue) and Agric-Business/Commercial (Light Blue) along the MR 338.</li> </ul>

## COMMENTS RAISED



- Rokwil developed Keystone Park, a catalytic industrial/logistics township established near the Hammarsdale interchange, which is currently being upgraded on the N3 between Durban and Pietermaritzburg.
- Rokwil would like to establish a similar catalytic light industrial/logistics township located on portion of the Remainder of farm Crookes No 15723 adjacent to Umlaas Rd and flanking the Dardanelles Interchange within the Mkhambathini Local Municipal area. In this regard they are looking at an area of some 140 hectares in extent. This township would then be developed in phases.

**(Attached as Annexure C)**

## RESPONSE

- It was resolved that the proposed portion be included in the urban edge boundary of the SDF and that the SDF be amended accordingly.

### 1.2.3 S G Fortmann

**Date:** 29 April 2019

COMMENTS RAISED	RESPONSE
<p>Request that Sub 84 of 1330 Camperdown be zoned industrial in the proposed SDF.</p> <p>(Attached as Annexure D)</p>	<p>Submission was tabled at the final PSC meeting (23 May 2019).</p> <p>Note – this is not the Land Use Scheme and land uses are only indicative of future preferred land uses.</p> <p><b>Resolution in respect of submission by S G Fortmann:</b> Request that Sub 84 of 1330 Camperdown be zoned industrial in the proposed SDF urban edge of Camperdown / Umlaas road node.</p> <ul style="list-style-type: none"> <li>• This property currently enjoys planning consent for a Workshop - motor vehicle and agricultural machinery repairs. This consent was obtained in 1982 (Permit No PTB19642 P/P dated 17 November 1982) and the workshop has been running for the past 37 years.</li> <li>• The preferred land use for the area in the SDF 5 year urban edge is Urban Agriculture/Future Industry. The request is to change the preferred land use to “Mixed Use-Industry”.</li> <li>• It was resolved that all the properties currently preferred for “Mixed Use: Urban Agriculture/Future Industry” to “Mixed Use-Industry” and that the SDF be amended accordingly.</li> </ul>



## 2 PROJECT MANAGEMENT

Project Meetings were held to discuss and resolve matters related to project process, deliverables, outcome, communications, quality and timelines related to contract management. This included mainly the project working team from the Municipality, District, as well as the Service Providers.

### 2.1 PROJECT MANAGEMENT STRUCTURES

The Project Management Structures consisted of:

- The **Project Working Team** (PWC) - considered the technical details regarding the content and process of the project, as well as preparation of the Project Steering Committee meetings.
- The **Project Steering Committee** (PSC) for the project was established to serve as overall directional project driver of inputs and outputs within the scope of the Terms of Reference.
- **Ad Hoc Consultations** were used to engage with certain stakeholders (e.g. District Development Agency, etc.).

### 2.2 PROJECT STEERING COMMITTEE

#### 2.2.1 PSC Composition

A Steering Committee was established to guide the preparation of the SDF consisting of the following:

- Mkhambathini Municipality.
- Umgungundlovu DM.
- SANBI.
- Department of Cooperative Government and Traditional Affairs.
- Department of Rural Development and Land Reform.
- Department of Economic Development, Tourism and Environmental Affairs.
- Ezemvelo KZN Wildlife.
- Umgungundlovu District Development Agency.
- Ingonyama Trust Board.
- Department of Agriculture and Rural Development.

#### 2.2.2 PSC Roles and Responsibilities

The roles and responsibilities of the Project Steering Committee were to:

- Provide sectoral technical input to the project.
- Manage the process in accordance with the project charter.
- Guide the process and advice the municipality accordingly.
- Evaluate the quality of reports and advice the municipality accordingly.

### 2.2.3 PSC Meetings

The following PSC meetings took place during the course of the project.

PROJECT PHASE	DATE
Project Inception	23 February 2018
Status Quo	7 June 2018
Draft SDF	9 October 2018
Final Draft SDF	30 January 2019
Final SDF –comments discussion	23 May 2019

The members of the PSC provided continues inputs and comments in respect of the different phases of the project.

### 2.2.4 Project Working Committee

Project Working Committee (PWC) comprised of the project team, Mkhambathini Municipality officials and UMDM officials. The PWC met as follows during the course of the project:

PROJECT PHASE	DATE
Draft SDF	4 September 2018
Final Draft SDF	7 December 2018

The PWT considered the following:

- Technical details regarding the content and process of the project.
- Consideration of certain issued / challenges experienced during the project.
- Preparation for the Project Steering Committee meetings and public meetings.
- Monitor progress and the budget.

## ANNEXURE A: PROVINCIAL GAZETTE NOTICE

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## MUNICIPAL NOTICE 20 OF 2019

**LOCAL AUTHORITY NOTICE  
DRAFT SPATIAL DEVELOPMENT FRAMEWORK FOR THE MKHAMBATHINI LOCAL  
MUNICIPALITY**

Notice is hereby given in terms of Section 26 of the Municipal Systems Act of 2000 and Section 20(3)(a) of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013 - hereinafter referred to as SPLUMA), that the Council, at its meeting held on 25 April 2017, declared its intention to review its Spatial Development Framework (SDF).

A SDF is described by the Local Government Municipal Systems Act, 2000 (Act 32 of 2000), as a component of an Integrated Development Plan which municipalities are obliged to adopt as contemplated in Section 25(1) of the said Act. A municipality is also obliged to adopt such SDF for purposes of the provisions of SPLUMA.

This review of the Mkhambathini SDF would replace the current 2014/2017 version. The SDF details the spatial policies, strategies and implementation mechanisms that may or may not have been carried over from previous SDF's, as well as those that have been amended or added. It also includes those components as contemplated in section 21 of SPLUMA.

As a result of the review, the Municipality has developed a Draft SDF on which public comment is being sought.

Copies of the Draft SDF will lie open for inspection at the Reception Desk, Mkhambathini Municipal Offices, 18 Old Main Road, Camperdown, during normal office hours (08h00 until 16h00).

Copies of the Draft SDF will also be available at  
Camperdown library  
Municipal Offices  
Maqongqo Library  
Msunduzi Municipal Library  
Library Ward 7  
uMngeni Municipality Hilton Library

And for download at the following website address:  
[www.mkhambathini.gov.za](http://www.mkhambathini.gov.za) and our facebook page.

A presentation by the consultants, Isibuko se-Africa, will be given at a public meeting to be held on 14 March 2019 at 10h00 at council chamber.

Members of the public are invited to lodge written comments, representations or objections, by email or hand delivery, with the undersigned, within 60 days from date of publication of this notice.

## ANNEXURE B: UMGUNGUNDLOVU ECONOMIC DEVELOPMENT AGENCY

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## ANNEXURE C: JOHN FORBES ASSOCIATES

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## ANNEXURE D: S G FORTMANN

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