

**NATURE'S VALLEY SPATIAL DEVELOPMENT FRAMEWORK 2009/2010  
(NVSDF)  
FIRST DRAFT MAY 2009**

**1. BACKGROUND**

Integrated Development Plan (IDP)

In accordance with the Municipal Systems Act, 2000 every municipality has an Integrated Development Plan (IDP) which is the principle inclusive strategic instrument that guides and informs all development planning. The IDP forms the policy framework on which annual budgets are based according to the resources and capacity of the municipality, while adhering to underpinning national and provincial development planning legislation. The IDP is reviewed annually.

Spatial Development Framework (SDF)

A Spatial Development Framework (SDF) is the specific integral component of the IDP that provides environmental and development principles for future development planning within a municipal area.

Nature's Valley Spatial Development Framework (NVSDF)

The Nature's Valley Spatial Development Framework (NVSDF) aims to provide a set of environmental and development principles for appropriate land use management and planning in Nature's Valley that will embody the objectives of the community.

Once adopted by the municipality, the NVSDF will be incorporated in the Bitou SDF which is a component of the IDP, and in this manner will gain the status of a statutory planning instrument for Nature's Valley.

Like the Bitou IDP, the NVSDF will be reviewed annually, not only to include budget proposals for NV, but also to address certain issues more specifically e.g inclusion of existing building guidelines in the NVSDF.

The annual IDP Review Process will also provide an important opportunity to monitor and assess the implementation - or lack thereof - of design guidelines, management strategies and interventions contained in the document.

**2. LEGAL FRAMEWORK**

As part of the Bitou SDF, the Nature's Valley SDF is given statutory status by the various regulations that stipulate what the document should be and what it should accomplish. As part of this legal framework the NVSDF must take into account applicable legislation that governs national and provincial development and conservation principles and objectives.

### **3. NATURE'S VALLEY SDF OBJECTIVES AND STRUCTURE**

The objectives of the document are:

- to identify the needs and issues of the community and other stakeholders.
- To ensure integrated and sustainable development
- To protect and enhance the unique character of NV
- To protect and enhance the land values
- To protect and retain the single residential status of the township
- To protect the natural environment and enhance nature conservation in the village.
- To promote a pedestrian friendly environment and to curtail unnecessary vehicle movement
- To ensure improved service delivery and infrastructure

To achieve these objectives the document has been structured as follows:

- assessment of the status quo of NV
- identification of important objectives and outcomes as well as key issues to be addressed
- provision of a development framework with development, urban design and conservation objectives, principles, standards and strategies
- provisions of management strategies and interventions required

### **4. KEY ISSUES IDENTIFIED AND INTERVENTIONS REQUIRED**

#### **Transportation**

- Roads, traffic volumes, speed control, safety, traffic signs, parking

Repair and maintenance of roads; complete paving of link roads; additional traffic calming measures; effective traffic signs; parking areas.

- Pedestrian and cyclist friendly environment

Elevated paved intersections and crossings; appropriate traffic signs, pedestrian linkages.

- Impact on environment

Retain existing road reserve verges and trees; plant indigenous trees and shrubs to soften “hard” road reserves

- Public transport

Construct taxi shelter with ablution facilities near NV entrance

### **Built Environment**

- Development

Restrict development to protect existing character and surrounding environment; no further expansion possible – geographical constraints and limited infrastructure

- Land use, zoning

Retain single residential status and existing average size of erven resist rezoning and subdivision

- Building restrictions

Incorporate set of building guidelines and restrictions applicable to Nature’s Valley in NVSDF.

### **Infrastructure**

- Water supply

Upgrade water purification plant, construct additional reservoir

- Sewage system; lagoon pollution

Implement Ninham Shand recommendations for problem clay areas and Lagoon Drive

- Stormwater drainage

Prevent sewage discharge into stormwater canals; improve stormwater drainage system

- Electricity

Increase bulk electricity supply

- Waste management; waste transfer station (WTS)

Improve waste removal practices; introduce effective recycling; additional peak season waste removal measures; redesign WTS to prevent health hazard

## **Environment**

- Contractual Park area

Retain 30 year agreement between NVRA, SANParks and Bitou municipality

- Open spaces

Retain all open spaces; investigate registering Fynbos Reserve, Phyl Martin, Wetland, Forest Reserve as protected areas/conservation servitudes, strategy for upgrading and maintenance of all open spaces; protect all indigenous trees in village; eradicate all alien and invasive vegetation and trees.

## **Safety and Security**

- Crime

Co-ordinate efforts between all roleplayers; peak season mobile SAPS station at NV; access control to record vehicle and pedestrian movement

- Disaster management

Upgrade fire fighting equipment; disaster management plan for NV

## **5. COMMUNITY INVOLVEMENT**

The summary of key issues followed by interventions required from Bitou are mostly of a general nature.

Where specific sets of interventions will be required e.g built environment, proposals will be properly drafted and submitted to all ratepayers and other I& AP's by means of a public participation process. Only after consensus has been reached will such proposals be submitted to Bitou for inclusion in the NVSDF via the IDP review process.