

**SECTION D:
IMPLEMENTATION FRAMEWORK**

5. HIGH LEVEL SPATIAL DEVELOPMENT FRAMEWORK

5.1 INTRODUCTION

Matatiele Local Municipality (MLM) Spatial Development Framework (SDF) is intended, in part, to comply with Section 26(e) of the Municipal Systems Act, Act No. 32 of 2000), which requires a municipality to prepare and adopt an SDF as a component of its Integrated Development Plan (IDP). Most importantly, the SDF is intended to facilitate the development of a spatial structure that promotes integrated development and enables an efficient delivery of services. It gives direction to future planning and development within the municipality, and provide a framework for site or area specific land use management system.

5.1.1 MATATIELE LOCAL MUNICIPALITY

Matatiele Local Municipality (MLM) is located in the Northern part of the Eastern Cape Province. It adjoins onto Elundini Municipality to the South West, Greater Kokstad Municipality (KZN) to the East, uMzimvubu Municipality to the South, and Lesotho to the North. It consists of 24 municipal wards and accounts for 58% (4352 km²) of the Alfred Nzo District. Rural villages cover about 67% of the area with 92% of MLM being entirely rural.

Its boundary was delineated in terms of the Municipal Demarcation Act, (Act No. 27 of 1998) taking into account population movement trends, regional economic trends and current land use pattern. As such, the boundaries are not just administrative in nature, but are also intended to promote social and economic development while also strengthening regional economic and functional linkages. MLM is located in a region that is rich in natural resources and that presents potential for eco-tourism and agriculture.

None of these opportunities have been fully exploited for the material well-being and development of the local communities in an equitable manner. The area is also characterised by massive poverty, service backlogs and areas with marginal production potential. The latter coincides with areas occupied by the majority and previously disadvantaged rural communities and/or villages. Although these may have been established as part of the betterment system, none of the villages has benefitted from formal spatial planning processes. Previous attempts to undertake spatial planning in the

area occurred at a regional level covering a wide area, with limited attention being paid to area specific issues.

5.1.2 NEED FOR THE SPATIAL DEVELOPMENT FRAMEWORK

Matatatiele Municipality SDF is developed as one of the core components of the IDP, and serves as a framework for the formulation of wall-to-wall land use management system. As such, it presents a spatial overtone of the municipal development vision as outlined in the IDP, and indicates the desired spatial form.

It aligns with other municipal sector plans and SDFs of the surrounding municipalities. It gives effect to the principles contained in various national and provincial spatial planning directives with the Local Government: Municipal Planning and Performance Management Regulations, 2001 (N. R.796, 24 August 2001), being the key policy framework.

5.2 BACKGROUND

5.2.1 REGIONAL CONTEXT

While Matatiele Town serves as a service centre and/or the main economic hub for Matatiele Municipality and beyond, and is identified in the Alfred Nzo District Municipality SDF as a primary node. R56 is a major arterial and trade route running through the municipality in an east-west direction linking Matatiele with Kokstad to the east and Mount Fletcher to the west. It links the municipality with KwaZulu-Natal Province and parts of the Eastern Cape Province located south of Matatiele Municipality.

The eastern parts of the area (commercial agricultural farms) forms part of the inland high production potential land commonly referred to as the mistbelt. The settlement pattern is characterised by dispersed rural settlements surrounded by subsistence farmlands in the former Transkei region, which fell within the previous Umzimvubu Municipality boundary. Matatiele adjoins onto the World Heritage site along its western boundary and was included in the Maloti-Drakensberg Transfrontier Conservation and Development Project (MDTP).

5.2.2 DEMOGRAPHIC PROFILE

Total population in Matatiele is estimated to 258 758 people spread unevenly among the 24 municipal wards. Matatiele accounts for 54% of the district population. The number of households is estimated at 54208 households. 98% (53241) is African and the majority of these resides in rural villages and formal townships around Matatiele, Maluti and Cederville. Population growth rate in Matatiele is estimated at -0.03% per annum and is due mainly to natural growth and in-migration.

5.2.3 SOCIO-ECONOMIC PROFILE

Matatiele Municipality is dominated by generally low income households and is characterised by high levels of poverty and unemployment. Functional illiteracy is equally high and impacts negatively on the ability of the local people to compete effectively in a job market. It is noted that MLM forms part of the Alfred Nzo District which was identified as one of the poverty nodes in terms of the Integrated Sustainable Rural Development Strategy (ISRDS).

5.2.4 ACCESS TO BASIC SERVICES

Matatiele has made major strides in addressing service backlogs since it came into existence in 2002. The number of households with access to electricity, water and sanitation has increased in proportion to a decrease in backlog in each of these services. This is despite the recent changes in geographical boundaries. However, according to the Matatiele Municipality IDP (2010 Review: 34), the key challenge is to meet RDP standards in each of these services. Communities in rural areas still dependent on natural sources of water and use VIP latrines is still prevalent.

5.3 SPATIAL ANALYSIS

5.3.1 SETTLEMENT PATTERN

Settlement Pattern in Matatiele Municipality reflects the impact of the unfortunate history of separate development and apartheid policies, and could broadly be categorised as follows:

Urban settlement which occurs in the form Matatiele Town, Cedarville and Maluti (a former R293 township).

Over the years, informal and peri-urban settlements have developed around Maluti and Matatiele introducing a new dimension in the settlement pattern in the region

Dispersed rural settlements spread unevenly in space with the majority occurring to the west of Matatiele Town. Subsistence farmlands surround the rural settlements in the typical resettlement program style.

The portion of the area that constituted the now disestablished Matatiele Municipality is made up of commercial farmlands surrounding the service centre of Matatiele and Cedarville.

Although the municipality is predominately rural in character with the majority of the population residing in rural villages/settlements, it is characterised by spatial fragmentation, separation of land uses and gross inefficiencies. It generates enormous travel as most of the services are concentrated in Matatiele and Maluti. Other factors that impacts on settlement pattern in the area include the following:

Land form and topographical features with the majority of settlements occurring mainly along ridge lines.

Access roads with the majority of settlements located along major transport routes.

Social structure and impact of traditional leadership system which results in villages and settlements based on social identity and sense of belonging.

Catchment areas and river courses.

Access to public facilities such as schools and basic services is fast emerging as a major structuring element.

5.3.2 CURRENT LAND USE

Current land use pattern has evolved in response to the settlement pattern, rural character of the municipal area, applicable planning policies and land use management practices. The broad categories of land uses that exists within the area are:

Settlement;
commercial agriculture; and
Conservation areas.

Substantial amount of arable land within the rural villages has been left fallow. This could be ascribed to a number of factors including availability of resources to produce food, degradation and loss of productive potential.

Most of the hillslopes are used for grazing of livestock with the result that most of these slopes have limited vegetation cover (ADM Enviro Status Quo Report, June 2003:1).

5.3.3 LAND OWNERSHIP

Land ownership pattern in Matatiele Municipal Area also reflects the spatial imprints of the apartheid past with the majority of commercial agricultural land being in the hands of few white commercial farmers. The majority of the population resides in rural villages that occur on stateland. A land tenure upgrade is being undertaken in Maluti.

5.3.4 LAND REFORM

The implementation of the land reform program in Matatiele Municipality has progressed very slowly. The area is characterised by a relatively large number of complex and overlapping land claims. Despite a slow progress, the program has generated a large number of projects. It is important for the municipality to monitor this program given its potentially serious implications for the implementation of the Municipal Property Rates Act (MPRA). However, information pertaining to the spatial location of land reform projects could not be obtained despite several attempts to obtain such from the Department of Rural Development and Land Reform.

5.3.5 LAND USE MANAGEMENT

Land use management in Matatiele Municipality is fragmented reflecting the impact of the apartheid policies and lack of framework legislation for land use management at both national and provincial spheres of government. Matatiele Town is subject to a town planning scheme, while a few other settlements have land use controls introduced as part of the establishment process. The situation is very different in rural areas where the distinction between land tenure and land development rights is blurred. Traditional councils are actively involved in land use related matters and are responsible for the day-to-day administration of the land .

5.3.6 ROAD NETWORK

Matatiele Municipality has a generally good and well established road system comprising of provincial, district and local access roads. While the

quality of R56 and other provincial roads is generally good, the majority of district and local access roads requires substantial upgrading and maintenance. Some are in a state of disrepair and requires substantial upgrading. This renders some settlements almost inaccessible by a small car and accounts for a poor public transport system in these areas.

5.3.7 WATER SUPPLY

The district municipality has undertaken an extensive planning process required for bulk infrastructure development. This planning is required in order to access funding from the Regional Bulk Infrastructure Grant (RBIG) that the Department of Water Affairs Fisheries and Forestry (DWAFF) has made available for bulk infrastructure. In respect of Matatiele, the project involves development of Kinira River Dam preceded by development of well-field in Kinira Valley. The proposed dam will have the capacity of approximately 15,000 Mℓ per year, and will be used to address domestic and institutional water demand. The Water Services Development (WSDP) also identified a number of bulk water schemes to be implemented using a cluster approach (clustering of settlements). Otherwise, the MLM is characterised by massive service backlogs.

5.3.8 ACCESS TO PUBLIC FACILITIES

Equitable access to public services is also a major development challenge facing the MLM. Access to public facilities varies considerably depending on the type and nature of facilities, but generally very few households enjoy access to these facilities in line with the recommended standards. The majority of households are required to travel more than 5km to reach a clinic. Similarly, secondary schools are beyond the recommended 10km radius from each household.

5.3.9 THE LOCAL ECONOMY

Matatiele Municipality IDP and the associated Local Economic Development Plan provides a good snapshot of the local economy and identifies agriculture, tourism, commerce and industry and as well as mining as growth sectors. Commercial agriculture is concentrated mainly to the east of Matatiele town and the Karina Valley while Matatiele Town is the only major economic hub within the area. Tourism activities are found mainly along the

Drakensburg range, but further potential exists within the protected areas, wetlands, etc.

5.3.10 NATURAL ENVIRONMENT

Matafiele Municipality is located along the Drakensberg and Maluti Mountain Range, in an area that is characterised by relatively high level of environmental sensitivity and highly levels of species endemism. Some tributaries of Umzimvubu River rises from this area, and some of these are endowed with major wetlands which serve as habitat for rare and endagered species, and a source of water for a large number of people within the entire catchment. In addition, there is also a large number of historical and heritage sites that should be considered for conservation.

Over the years, local communities have engaged with the environment in a manner that enables them to meet their immediate needs, but along the process substantial damage has occured. This includes soil erosion, loss of bio-diversity, degradation of water quality and increase in invassive species. Settlement in the region also continues to increase thus exerting more pressure on the already depleting natural resources. The ability of the future generations to use the natural resources to meet their needs cannot be guaranteed unless this situation is arrested and stringent measures designed to promote sustainable development are introduced. As such, it is highly recommended that any planning and development initiative should take into account the following environmental aspects:

Ecosystems and resources in the target area (wetlands, perennial rivers, etc);
existing activities (e.g. communal grazing, conservation, tourism, industry) and associated outputs such as effluent, livestock production, jobs etc); and
presence of any threatened elements such as rare bird species nesting in the area or particularly erodible soils

This is irrespective of whether the development requires a simple environmental scoping excercise or a full Environmental Impact Assessment (EIA). In the absence of a municipal specific Environmental Management Plan, it follows that all land development initiatives should substantially comply with the provisions of the Alfred Nzo Environmental Management Plan (EMP).

5.4 KEY SPATIAL PLANNING ISSUES

Settlements in Matatiele are dynamic. They respond to a range of factors including topographical features, access to natural resources, livelihood strategies, access to basic services and road infrastructure. With the current national government emphasis on rural development, and the mandatory introduction of land use schemes in rural areas in terms of the the MSA, it has become imperative to base spatial planning in these areas on informed understanding of spatial dynamics, trends and patterns. Also critical is the relationship between these settlements, the centre and other key structuring elements.

The key spatial planning issues facing MLM could be summarised as follows:

The role of Matatiele town which has implications for the structure and form of the town. Matatiele needs to be structured and developed in a manner that enables the town to perform its service centre and economic hub role effectively.

Traditional and customary land allocation processes and their impact on land use pattern and spatial planning. Future introduction of a wall-to-wall land use scheme should take into account these practices and the associated institutional arrangements.

Breakdown in land allocation and land use management system which has resulted in the breakdown of the structure and form of some of the rural settlements.

Landscape and settlement pattern which has serious impacts on the natural environment and may affect down-stream communities negatively.

Natural resource management. Matatiele is located in an environmentally sensitive region.

Encroachment of settlement onto high potential agricultural land.

Uncontrolled Settlement which has led to peri-urban settlements in Maluti and Matatiele and erosion of agricultural land in the rural settlements.

5.5 SPATIAL STRATEGY

5.5.1 STRATEGIC FIT

Matatiele Municipality SDF is compiled in support of the long-term strategic intent and short to medium development program as outlined in the IDP. It is a legal requirement in terms of the Municipal System Act, and one of the key sector plans of the IDP. It guides and informs land development and management, and as such it:

gives effect to principles contained in the Development Facilitation Act, Act No. 67 of 1995, NEMA and other relevant policies;

sets out spatial objectives and provides spatial strategies that indicate desired patterns of land use, address spatial transformation, and provide decision making processes relating to the nature and location of development;
provide basic guidelines for a Land Use Management System and development of a spatial Capital Investment Framework,
align with neighbouring SDFs and the ANDM SDF;
introduces guidelines for decision making and alignment of development programs that impacts on the spatial structure and land use pattern in the area;
provides a spatial representation of the location of the strategic development projects in line with the spatial transformation agenda; and
provide visual representation of desired spatial form and land use pattern.

The attainment of this vision requires the municipality to facilitate the development of a spatial system that:

provides for an efficient movement system, use of scarce resources and decision making processes;
is sustainable from a social, economic, financial, physical and institutional perspective;
promotes integrated development; and
provides for an equitable access to development opportunities.

Such a spatial system will create an environment conducive to economic development and growth. It will promote social and economic development and contribute to the achievement of the development objectives as outlined in the IDP.

5.5.2 AIM AND OBJECTIVES

The primary aim of the SDF is to guide the spatial form and location of future developments within the municipality area of jurisdiction. Its objectives are as follows:

giving a spatial expression of the development vision and strategy as outlined in the IDP;
Identifying areas where development should or should not go;
guiding the municipality in the coordination of development within its area of jurisdiction;
giving spatial effect to multi-sectoral projects identified in the IDP; and
promoting sustainable utilization of natural resources.

More specifically, the SDF seeks to influence directly the substantive outcomes of planning decisions, whether they relate to the refinement of the

SDF through framework and precinct plans or decisions on land use change or development applications.

5.5.3 SPATIAL PLANNING PRINCIPLES

Matatiele Municipality SDF is underpinned by normative principles reflected in various policy documents and pieces of legislation including the Development Facilitation Act (DFA) and the National Environmental Management Act (NEMA). The following principles have been extracted from these sources and are considered appropriate to guide the preparation, review and implementation of Matatiele Municipality SDF.

5.5.4 SPATIAL PLANNING STRATEGIES

Further to the above outlined objectives and the associated approach, the municipality will give effect to the intentions of the SDF through a set of spatial planning strategies that indicates the desired future spatial situation, and broad policy positions to guide decision-making. The strategies are as follows:

- Enhancing the quality of the environment
- Protection of high value agricultural land
- Supporting an efficient movement system
- Development corridors as investment routes
- Focusing development in strategic nodal points
- Integration of different landscapes/land use zones
- Developing sustainable human settlements
- Establishing framework for growth and development

5.6 SPATIAL DEVELOPMENT FRAMEWORK

Matatiele Municipality Spatial Development Framework outlines land development guidelines, directives and programs in respect of the following key focus areas:

- Spatial transformation
- Environmental management
- Development of sustainable human settlements.
- Rural development and agrarian reform
- Local and regional economic development.

Urban development and management framework.
Land use management.

5.6.1 SPATIAL TRANSFORMATION

The following are the key elements of a spatial restructuring program for Matatiele Municipality:

Hierarchy of corridors with R56 as the primary development corridor. This recognizes the regional role of R56 as a trade route and major link between the Eastern Cape Province and KwaZulu-Natal. Secondary and tertiary corridors were identified on the basis of the level and extent of road usage – number of villages and households linked to each road. These roads should be prioritized for upgrading and maintenance.

Hierarchy of nodes with Matatiele as a primary node, and Maluti and Cedarville as secondary nodes. Matatiele Town has a municipal-wide service threshold while Maluti has developed as one of the key service and administrative centres within MLM. Tertiary centres were identified on the basis of the potential for the clustering of services and public facilities that benefits a cluster of villages.

Settlement clusters identified on the basis of catchments, road linkages and social identity. These areas could form the basis for the development of bulk water schemes and preparation of settlement plans for each village.

5.6.2 DEVELOPMENT OF SUSTAINABLE HUMAN SETTLEMENTS

A differential strategy will be followed in the development of human settlements. Particular focus in the urban areas will be paid to the eradication of informal settlements and release of land for the establishment of new settlements and delivery of a range of housing products within the urban edge. Dense rural settlements will be prioritised for the development of human settlements through the rural housing subsidy scheme. The following subsidy opportunities will be used in this regard:

Slums Clearance focusing mainly in Matatiele and Maluti. This will form part of the urban renewal and urban management programs and is intended, inter alia, to contain urban sprawl and improve the quality of life.

Rural Housing which provides for the preparation of settlement plans at a settlement level. It will be used as an opportunity to give structure and develop a plan for the management of land uses in each of the settlements.

Breaking New Ground Projects which will be used to create housing opportunities and management of urban growth. Particular focus in this regard should be given to Matatiele, Cedarville and Maluti.

Middle Income and Up market Housing particularly in Matatiele and Cedarville. This may take the form of site and service schemes and public private partnerships involving the municipality and the private sector.

5.6.3 BULK INFRASTRUCTURE DEVELOPMENT

Provision of bulk services is the responsibility of Alfred Nzo District Municipality. Sector plans have been prepared for some of the services. The recommendations thereof that have implications for Matatiele Municipality have been integrated into the SDF for alignment and integration purposes. The following should be prioritised for bulk services:

- The nodal areas, particularly primary and secondary nodes.
- High density settlements.
- Future growth areas located along primary and secondary corridors.
- Informal settlements earmarked for upgrading.
- Sites released for future housing projects.

Outlying and remote areas should be prioritised for boreholes and grid electricity. These areas should retain their rural and agrarian character.

5.6.4 IMPROVING ACCESS TO SOCIAL FACILITIES

Public facilities should be located, at first within the nodal areas depending on service threshold. Otherwise location of these facilities should be guided by well established planning standards and norms as follows:

- A primary school should be within a 5km radius of each household and/or have service threshold of 600 households.
- A secondary school should be within a 10km radius from each household and/or have a service threshold of 1200 households.
- A clinic should be located within a 5km radius from each household and have a service threshold of 6000 households.
- Community halls and sports fields should be developed in areas where there is potential for nodal development.
- Thusong centres should be developed in each tertiary node as a means to improve access to social services.

5.6.5 LAND AND AGRARIAN REFORM

The Area based Plan for Alfred Nzo District identifies six focus areas in pursuit of the attainment of the long term vision for rural development in Matatiele, and suggests intervention strategies accordingly. Five of these fall entirely or

partly within Matatiele Municipality. The following are key focus areas in terms of land and agrarian reform:

Release of land in the rural areas for settlement purposes.

Upgrading of land tenure rights in areas such as Maluti and Matatiele.

Resolution of land claims affected commercial agriculture in the area between Matatiele and Cedarville and Kinira River Valley.

The ANDM Area Based Plan (ABP) indicates that the environment is currently under severe pressure from competing land uses such as settlement, demand for grazing land, need for arable land and areas with potential for forestation. Demand for residential land is estimated at 1053ha which will inevitable results in the irretrievable loss of agricultural land.

5.6.6 LOCAL ECONOMIC DEVELOPMENT

Matatiele Municipality IDP identifies local economic development (LED) as one of the key performance areas (KPAs), and a strategic area of intervention. Investigations undertaken towards a comprehensive LED strategy and implementation plan suggests that the area has potential in commerce and industry, tourism, agriculture and mining sectors.

Tourism: MLM's potential for tourism development is derived from a range of attractive features such as mountainous terrain, unique extensive wetland botanic features, and rich bio-diversity. Tourism should be promoted along the Drakensburg, wetlands, scenic areas, etc.

Agriculture: Agricultural development should be promoted based on latent potential with high production potential land being reserved mainly for agricultural purposes. Developed agricultural land should be protected from settlement and used mainly for agricultural projects. This includes lands located within the existing settlements.

Commerce and Industry: The nodal areas of Matatiele, Cedarville and Maluti should be prioritized for commercial and industrial developments, depending on the size of the threshold, role of the node in the local and regional space economy, and availability of suitable land parcels.

5.6.7 THE NATURAL ENVIRONMENT

The growth in the local economy of Matatiele and surrounds, just like with all growing economies, invariably contributes to an exponential increase in water use, waste generation and energy use in the residential and commercial sectors. If not properly managed, the growth can lead to degradation, some of which is not reversible.

ANDM Environmental Management Framework (EMF) identifies, among others, the following as critical interventions to address the current accelerated rate of resource degradation:

Catchment Management: Matatiele is located at the head of the Umzimvubu catchment. As such, good resource management is critical for the integrity and functioning of the upper catchments throughout its length.

Alien Plant Management: This intervention has two primary aims, firstly, the conversion of certain alien plant infestations (which are a liability) into an economic opportunity (charcoal, bio fuel, poles, firewood, etc), and in so doing provide an economic vehicle for SMMEs / local micro enterprises to generate income through value adding activities.

Conservation through production: The EMF advocates for the adoption of the 'conservation through production' concept with its central tenet being increasing agricultural production while reducing the vulnerability of rural livelihoods to drought and soil erosion. This requires the application of Community Based Natural Resource Management (CBNRM) approach to involve target communities in designing and driving their production.

Protected Area Development: The Priority Environmental Areas can be used as the basis for identifying new protected areas. Large portions of untransformed land within these areas have potential for protection, assuming there is a willing community or owner. Areas suggested for conservation include Ntsizwa mountain and forests, Ongeluksnek valley wetlands, Cedarville farms conservancy, Tina River valley and Ncome wetlands

Wetland Management: Wetlands play a critical role in the ecosystem water management and biodiversity conservation. As such, they deemed to be no-go areas in terms of development on site.

The SDF also identifies areas where development should be discouraged. Any development proposed within this zone must be subject to a pre-feasibility assessment which must include all necessary specialist biodiversity investigations and the consideration of alternatives and mitigation. If the site is confirmed to be highly sensitive and the proposed activity is expected to result in the potential net loss of critical biodiversity elements, then the development should be considered fatally flawed from a biodiversity perspective and should not proceed.

5.6.8 MANAGEMENT OF AGRICULTURAL LAND

Similarly, high potential agricultural areas offer unique opportunities for cultivation and food security. Areas of high agricultural potential are identified as areas with inherent potential for cultivation based on the soil,

slopes and climate of the area. It is recommended that activities that will result in the loss of agricultural potential such as the subdivision of land, settlement and extensive infrastructure development should not be undertaken in this zone. Ultimately these areas should not be developed for purposes other than agriculture, and should retain the opportunity for future agricultural production. As such, they should be maintained either for cultivation or grazing.

Land with low agricultural potential refers to areas that have limited value for agricultural production. This may be as a result of steep slopes, unsuitable soils or unsuitable climatic conditions. Activities within this zone are not constrained by agricultural potential. Commercial cultivation in this zone is not recommended and yields from cultivation in this zone are unlikely to be profitable and may in fact result in negative impacts such as erosion and land degradation. Extensive agriculture such as grazing or subsistence gardening may however be undertaken in this zone.

5.6.9 URBAN MANAGEMENT

Emanating from and linking into the development vision expressed in the Matatiele SDF the development future development of Matatiele Town, Cedaville and Maluti should focus on the following:

- Developing the opportunities emanating from the location of each of these areas.
- Creating a more functional, efficient and attractive urban environment by integrating the various components of the town.
- Creating opportunities for additional residential, economic and civic development.
- Upgrading and integrating the natural environment into the urban development.
- Clear delineation of the urban edge.
- Implementation of urban management strategies such as densification, urban renewal CBD regeneration and slums clearance.

5.6.10 LAND USE MANAGEMENT GUIDELINES

Land use schemes form the basis of a land use management system. Matatiele Local Municipality will be managed by an edge-to-edge land use (planning) scheme. Objectives of land use schemes are:

- To be applicable to the whole area of a local municipality
- To establish single regulatory land use management systems that can be applied uniformly throughout each local municipality.

To provide municipalities with tools from which they can draw to manage the use and development of land within their urban and rural areas as required.

Each zoning and Management area should identify by way of a statement of intent the following in order to ensure that it is linked back to the IDP and spatial development framework:

A detailed statement of its intention and even for specified areas (transitions area, CBD, etc.);

Type and intensity of development that shall be permitted or encouraged, and even for a particular area;

Determines how any current or future development shall be phased; and

Provides for the inclusion of specific urban design criteria.

The Municipality will manage development within each zone through a series of development parameters or Scheme controls relating to each zone. Conventionally development parameters set out the maximum development permitted on a site. However, they may also be used to set out the desirable or minimum development allowed. The development parameters set out the uses within each zone that are:

Freely permitted

Allowed by development permit.

Allowed by special consent.

Expressly prohibited uses.

