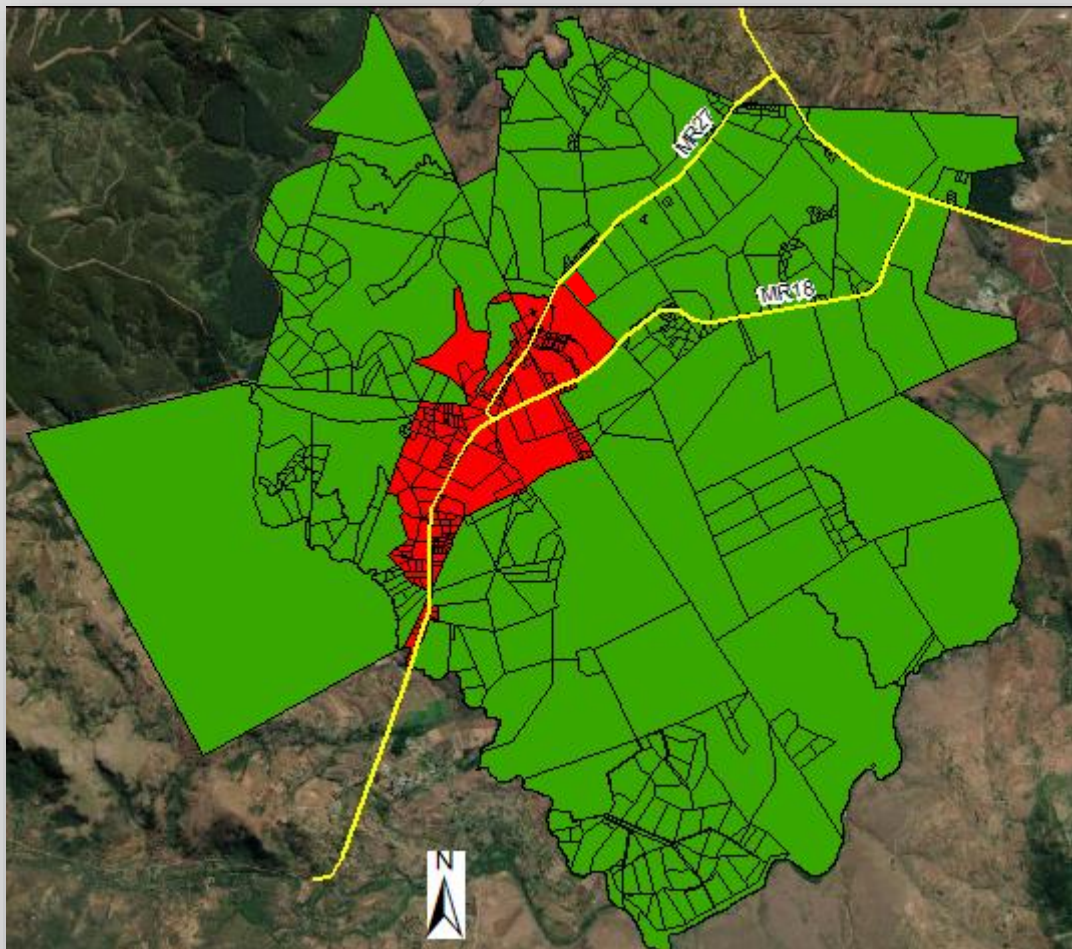


MALKERNS TOWN PLANNING SCHEME

2022 - 2032



DEVELOPMENT PLAN: VOLUME III





PREPARED BY



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1. INTRODUCTION

1.1 PROVIDING STRUCTURE THROUGH SPECIFIC DEVELOPMENT ACTIONS

In the sections to follow, a number of specific Development Proposals have been presented. It aims to provide execution to the Spatial Planning Proposals presented in *Volume 2: Structure Plan*.

The Development Plan, presented below, could be regarded as key structuring inputs required (specifically over the next ten-year timeframe, but also beyond) that would provide a strong yet minimalist structure within the Malkerns Urban Area.

This chapter presents the short, medium and long-term strategies to implement the Structure Plan and Development Code proposals. It guides and facilitates the implementation of projects to actualize the town planning scheme.

With a **‘minimalist approach’**, it is implied that only those minimum number of strong actions required to provide a well-defined urban structure that will give clear direction to the development of a more multifaceted urban area over time, be implemented and focused on.

However, it is important to consider that the failure to clearly define these ‘minimum actions’ will almost certainly result in an ineffective, unsustainable development of the whole, which may return result in essential Public and Private Sector Investments not materializing, leading to unfavorable and unintended outcomes and inevitably failure of the plan.

It is however important to note that if the structure provided by the Local Authority is too ‘detailed’ it could impact negatively on market forces and spontaneous dynamics, thus impeding positive market growth. Multifaceted complexity cannot be designed as it requires the resourcefulness of many stakeholders and implementers over a period of time.

Spatial Structure provides a certain predictability to the settlement-making process without defining the precise the form and outcome. Structure only provides a range of opportunities to which individuals and groups can respond, and around which a diversity of human activities can take place

While growth and development processes take many forms and are not always predictable, an enabling plan should nevertheless be aimed at unlocking the energies, ingenuity and resources of settlement builders and implementing agencies under which accounts, individuals, groups, communities, small and large developers, utility companies, investors, semi-government organisations and a range of governmental institutions and agencies.

The Development Plan, with the support of an Implementation Matrix, has been formulated to provide strategies that would encourage a Sustainable Urban Development, which encompass the development of Biophysical, Urban/ physical, Social and Engineering Domains, which collectively will ensure socio-economic growth of the communities living within the Malkerns Municipality.

2. BROAD DEVELOPMENT PRIORITIES

To enhance the town planning process and development of the town the following strategies should be carried out to open land for development, bring order and decency and create a conducive environment for investment. Each project once approved should be detailed and terms of reference prepared with the exact scope: The critical areas amongst others, needing urgent attention in order to enhance the operationalization of the scheme include: Land tenure for informal settlements upgrading, environment protection, realigning road servitudes, installation of bulk water and sewer line, provision of public

facilities (public transport terminal, public market, civic offices and a cemetery) and an institutional plan for implementing the Scheme.

The overall direction of the Structure Plan is to obtain *an Agricultural town in support of the urban corridor* (refer to vol. II). The community requires economic growth in order to have its needs met. However, it does not specifically require major urban growth and development on farm land parcels and its needs are also not benchmarked at that level. Growth in moderation within the human settlement area will suffice for the community. The community requires improvement in work opportunity, services and amenities.

All Financial Costs for Projects proposed will be accommodated in the IDP and Budget for the Municipality throughout the ten-year life span of the Scheme.

2.1 INSTITUTIONAL DEVELOPMENT PLAN

The overall success of the Town Planning Scheme will be by enhancing the operation of the town planning operations. The first will be by establishing an implementation plan for the town planning scheme. Another institutional proposal is to persuade Government obtaining the land concession title deed as it contains informal settlements which are located are the center of the Human Settlement district of Malkerns.

2.1.1 DETAILED STRATEGIES

(1) Implementation of The Town Planning Scheme

- a) Allocate individual land parcels as per proposed zoning plan: this will involve the incorporation of the zoning plan to the Property Valuation Roll and this should be implemented in the short term upon gazette of the Scheme.
- b) Draw up By-laws for Specific Land Uses in the short term which will include the following:
 - ✓ Crèches; Preschools, Higher Order Private Schools –liase with the Ministry of Education and Training;
 - ✓ Tourism facilities together with Rating System (Star) –liase with Ministry of Tourism and Environmental Affairs.
 - ✓ The various types of Industrial Uses (Light and Service Industries);
 - ✓ Informal Trading;
 - ✓ Car Washing;
 - ✓ Rental Units as provided for under (R-3U); and
 - ✓ Cluster Housing / Complex Development as provided for under (R-2), (R-3) and (R-4);
- c) Develop an effective Communication Strategy in the short term, a plan for communicating with the various target audience as part of civic education.

(2) Obtain Land Concession Tenure Under the Informal Settlement

- a) Obtain Title Deed ownership for Land Concession 195 L which contains the five informal settlements Mangozeni, Mafini, Ndimbaneni, Malayinini, and Khalebambo. This action should be done in the medium term for purposes of enrolling the upgrading plan.

2.2 NATURAL ENVIRONMENT AND OPEN SPACES DEVELOPMENT PLAN

The local authority has to have an environment masterplan and identify all critical areas which will need continuous monitoring especially water courses, wetlands, groundwater, soils, fauna and flora. This will be possible with cooperation of the property owners especially the farmers.

The effect of agricultural activities will need to be monitored in the long term to ensure environmental sustainability. Roads without servitudes should be declared and have appropriately sized road reserves to enable development of stormwater drainage and location of other development infrastructure.

Upgrading of informal settlements should be a priority for the municipality to ensure the implementation of development control standards for safety and health. There should be waste and waste water management programs to ensure environmental sustainability for the population.

Sustainable agriculture should be practiced where feasible especially for the non-commercial farming community. Land requirements with regards to environment mainly pertains to provision of open spaces. Open spaces will be provided within development and along environmental sensitive areas and water courses.

2.2.1 DETAILED STRATEGIES

(1) Environment Strategy

There is a need to detail the state of the environment for Malkerns to identify and deal with climate change implications. Establishment of comprehensive environment protection, conservation, good practices is necessary for Malkerns development. The environment strategy will consist of:

- a) Establishing a State of the Environment Report with Conservation Plan: and
- b) Formulating a Strategy for effective use and maintenance of drainage lines.

(2) Natural Disasters Management

- a) Prepare Natural Disasters Management Plan; this will be done in collaboration with the National Disaster Management Agency.

(3) Develop A Central Park

The town is well vested with private recreational open spaces. Areas of active and passive open spaces should be provided to encourage public population recreation. This objective will involve the following actions to be achieved:

- a) Identify development priorities and community requirements and develop a feasibility study;
- b) Land identification, negotiation and purchase;
- c) Solicit funding for the establishment of the necessary infrastructure; and
- d) Develop a set of bylaws on how to regulate the land use.

2.3 PUBLIC SERVICE SECTOR DEVELOPMENT PLAN

The main aim for this sector is to create complementing and sustainable public facilities to cater for a satellite public transport terminal, market for vendors, civic offices and a cemetery. The structure plan identifies suitable land parcels for these land uses. The objective here is to obtain the land through negotiation and purchase, and establish feasibility studies. During the land acquisition stage the local authority will need to solicit funds to develop the project. A set of bylaws for the public facilities will need to be endorsed before the handover of the land uses. Below is a break-down of activities for each of the proposed public facilities.

2.3.1 DETAILED STRATEGIES

(1) Establish A Satellite Bus Rank and Public Market

The stages for establishing a satellite bus rank and public market are outlined below and all activities are to be done in the short term. These public facilities must integrate with commercial development which will be implemented through a public-private partnership.

- a) Land Identification, Negotiation & Purchase;
- b) Identify the development priorities and community priorities and conduct a feasibility study;
- c) Solicit funding through Public-Private and Government Partnership;
- d) Architectural and Engineering Designs;
- e) Construction; and
- f) Develop a set of bylaws on how to regulate these public facilities.

(2) Establish a Cemetery

This project should be implemented in the long term. The structure plan vol II proposes potential sites which the local authority may negotiate on. The stages for establishing the cemetery have been outlined below.

- a) Acquired land;
- b) Produce a detailed assessment on current and future needs, conduct geo-technical survey and develop a cemetery layout;
- c) Solicit funding for establishment of necessary infrastructure;
- d) Formulate and implement a maintenance programme; and
- e) Develop a set of bylaws on how to regulate this Area

(3) Develop Civic Offices

The local authority civic office should be complete in the short term. The acquisition of land was completed during the preparation of this document. The subsequent stages should follow suit as outlined below.

- a) Land Identification, Negotiation & Purchase;
- b) Architectural and Engineering Designs; and
- c) Civic Centre Construction.

2.4 RESIDENTIAL SECTOR DEVELOPMENT PLAN

Majority of the population live in informal settlements which a statistic of 1828 residential units with poor living conditions and lack of infrastructure services. The structure plan proposes 2990 dwelling units for upgrading of informal settlements which will consist of upgrading the existing status and extra plots to accommodate the demand for affordable housing. The complete upgrading project has the potential of creating a future population of about 11960 people.

The development plan matrix identifies the key stages for the upgrading process obtained from Mbabane's local authority experience because there is no legislative procedure for upgrading of informal settlements. The official procedures for upgrading informal settlements for Malkerns will be defined in meetings with MHUD. Of key importance is that housing investment needs to be carefully planned alongside a high quality local environment, public realm, accessibility, social and community infrastructure if it is to have a positive economic impact.

2.4.1 DETAILED STRATEGIES

(1) Informal Settlements Upgrading:

- a) Baseline Surveys/Reports/Strategy: this stages entails collections of socio-economic data of the population, establishing structure types and owners and valuation of such structures.
- b) Land Allocation Policy: this policy is the instrument which will categories and set a prioritization criterion for allocation of created plots and will be informed by the baseline survey.
- c) Land Compensation Policy: this policy will outline reparation criteria and procedures.
- d) Indigent Policy: this policy gives guide and procedures of accommodating vulnerable groups.
- e) Affected Farms Surveys: this involves the engagement of surveying of farms wherein the informal settlements locate.
- f) Geotech -Informal Upgrading Sites: this involves geotechnical engineering as a means of assessing the integrity of soil, clay, silt, sand, and rock, and is essential in the design and planning process and prior to construction commencing.
- g) Layout Designs & Approval (community): this process involves developing the township layout plan and presenting them to the community for approval.
- h) Engineering Services Designs and approval: this will involve development of service infrastructure designs such as roads, water reticulation, sewer connections, electricity and telecommunication. These require approval from relevant ministries and MHUD.
- i) Environment Assessment Reports: this stage consists of a report of the effects, if any, which the proposed project, if carried out, would have on the environment. It is prepared by the developer to inform the EIA process.
- j) Community Management Structure & Admin: this stage is when the community appoints a representative committee who will work close with Admin in reporting the progress to the community on the project.
- k) Development Planning Permissions: this involves obtaining permission to commerce from the principal regulators.
- l) Source Project Funding: this involves sourcing of funds to develop infrastructure, this activity should begin earlier in the project.
- m) Project Management: outsourcing project management for the whole project of development of infrastructure.
- n) Land Allocations: this involves establishing a register for beneficiaries of 99-year lease titles.
- o) Basic Infrastructure Development: the actual development of infrastructure which consists of roads, storm-water drains, electricity, telecommunication, water-pipes and sewer occurs. Official inspections will take place before the final handover of road infrastructure to the local authority and other utility infrastructure to Utility service providers.

2.5 ECONOMIC SECTOR DEVELOPMENT PLAN

The expanding of the economic sector is reliant on service infrastructure investment. The town has full potential within the economic sector and one that needs particular strategic attention is the tourism industry in the town. The structure plan proposed a steady sustainable growth in this sector and in order to drive a clear direction a guiding policy needs to be established. Along the existing water courses are flora and fauna, these are to contribute to the tourism sector hence all tourism proposals should not temper with the natural state of the environment. The proposed opportunities for lodging out residential homes will also need to be regulated.

2.5.1 DETAILED STRATEGIES

(1) Tourism Strategy

- a) Develop a set of by-laws to regulate tourism lodging categories, agriculture tourism and ecological tourism, this will be done in the short term.
- b) Develop and identify Gateways in to the Town to enhance its image, this will be done in the medium term by installing entrance billboards for the town's visibility.

2.6 INFRASTRUCTURE SERVICE SECTOR PLAN

The town needs to resolve the alignment of roads not following legal servitudes or right of ways; The growth of the town will require upgrading of the roads to tar which will be according to the development and maintenance program that will be prepared. The structure plan proposes an increase in residential densities and this will require identification and formalisation of road servitudes to facilitate road planning, management, maintenance and public utilisation without interference from other property owners. Inadequate water and sanitation services slows down development in the human settlement district. The necessary intervention to provide infrastructure service is to ensure continued availability of water for human services and agriculture.

2.5.1 DETAILED STRATEGIES**(1) Roads Establishment**

- a) Road Mapping will involve producing a map by mapping of all right of ways and servitudes from survey diagrams, this is a short term activity and will be a guide to the activities below.
- b) Road Hierarchy Definition the map produced in a) will be further detailed to categorize roads in Malkerns, their role to development and operations in the town. This activity will be done in the short term.
- c) Road Alignment Project the mapped roads will assist in resolving any misaligned accesses this project will be executed in the long term.
- d) Street and Road Naming after all roads have been aligned street naming will follow, this will be done in the long term.
- e) Road/Servitude Development and Maintenance Program a plan to tar the various roads in the town will be developed in the short term following activity a) & b). The taring of the priority roads will take place throughout the ten years (the Structure Plan Vol II proposes tarring of D52 and D9).

(2) Water and Sanitation

- a) Adding a 5000m³ Water Reservoir in the short term this will be done by EWSC. The local authority is to facilitate lobbying of such project.
- b) Develop a Sewer Line System in the medium term, this will be done by EWSC. The local authority is to facilitate lobbying of such project.
- c) Urbanisation & Agriculture Water Study will be a study that will be developed in the short term for the purpose of informing the town's sustainable growth without compromising food security.

(3) Solid Waste Management

- a) Develop a long term waste deposal strategy in the short term, the town will need to establish costs of operation and categorize options for solid waste management for the Malkerns Town, thereafter propose the best option. This strategy will also indicate spatial implications.

MALKERNS DEVELOPMENT PLAN IMPLEMENTATION FRAMEWORK-MATRIX														
Item	Development Strategies	Implementation		Implementation Period										
		Term	Primary Implementi ng Agent	Short Term		Medium Term			Long Term					
				2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
A. INSTITUTIONAL DEVELOPMENT PLAN														
1.	IMPLEMENTATION OF THE TOWN PLANNING SCHEME													
a)	Allocate individual land parcels as per proposed zoning plan	Short	MKTC	✓	✓	✓								
b)	Draw up By-laws for Specific Land Uses	Short	MKTC	✓	✓									
c)	Develop an effective Communication Strategy	Short	MKTC	✓	✓									
2.	OBTAIN LAND CONCESSION TENURE													
a)	a Obtain Title Deed ownership for Land Concession 195 L	Medium	MKTC/MH UD/AG/ property owners		✓	✓	✓	✓						
B. NATURAL ENVIRONMENT AND OPEN SPACES DEVELOPMENT PLAN														
3.	ENVIRONMENT STRATEGY	Term	Primary Implementi ng Agent	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
a)	Establish a State of the Environment Report with Conservation Plan	Medium	MKTC,SEA				✓							
b)	Formulate a strategy for effective use and maintenance of drainage lines	Short	MKTC,MP WT		✓									
4.	NATURAL DISASTERS													
a)	Prepare Natural Disasters Management Plan	Short	MKTC , SEA		✓									
5.	DEVELOP A CENTRAL PARK													
a)	Identify development priorities and community requirements and develop a feasibility study	Short	MKTC	✓	✓									
b)	Land identification, negotiation and purchase	Medium	MKTC			✓								

c)	Solicit funding for the establishment of the necessary infrastructure	Medium	MKTC					✓						
d)	Develop a set of bylaws on how to regulate	Medium	MKTC			✓								
C. PUBLIC SERVICE SECTOR DEVELOPMENT PLAN														
6.	ESTABLISH A SATELLITE BUS RANK AND PUBLIC MARKET	Term	Primary Implementing Agent	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
a)	Land Identification, Negotiation & Purchase	Short	MKTC	✓	✓									
b)	Identify the development priorities and community priorities and conduct a feasibility study	Short	MKTC, MPWT	✓	✓									
c)	Solicit funding through Public-Private and Government Partnership	Short	MKTC	✓	✓									
d)	Architectural and Engineering Designs	Short	MKTC		✓									
e)	Construction	Short	MKTC		✓									
f)	Develop a set of bylaws on how to regulate these public facilities	Short	MKTC	✓	✓									
7.	ESTABLISH A CEMETERY													
a)	Acquired land	Short	MKTC		✓	✓								
b)	Produce a detailed assessment on current and future needs, conduct geo-technical survey and develop a cemetery layout.	Medium	MKTC			✓								
c)	Solicit funding for establishment of necessary infrastructure	Medium	MKTC				✓							
d)	Formulate and implement a maintenance programme	Long	MKTC					✓	✓					
e)	Develop a set of bylaws on how to regulate this Area	Long	MKTC											
8.	DEVELOP CIVIC OFFICES													
a)	Land Identification, Negotiation & Purchase	Short	MKTC	✓										
b)	Architectural and Engineering Designs	Short	MKTC	✓										

c)	Civic Centre Construction	Short	MKTC	✓	✓									
D. RESIDENTIAL SECTOR DEVELOPMENT PLAN														
9.	INFORMAL SETTLEMENTS UPGRADING	Term	Primary Implementing Agent	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
a)	Baseline Surveys/Reports/Strategy	Short	MKTC, MHUD, AG		✓	✓								
b)	Land Allocation Policy	Medium	MKTC, MHUD, AG			✓								
c)	Land Compensation Policy	Medium	MKTC, MHUD, AG			✓								
d)	Indigent Policy	Medium	MKTC, MHUD, AG											
e)	Affected Farms Surveys	Medium	MKTC, MHUD, AG			✓	✓							
f)	Geotech -Informal Upgrading Sites	Medium	MKTC, MHUD, AG			✓								
g)	Layout Designs & Approval (community)	Medium	MKTC, MHUD, AG			✓	✓	✓						
h)	Engineering Services Designs and approval	Medium	MKTC, MHUD, AG				✓							
i)	Environment Assessment Reports	Medium	MKTC, MHUD, AG			✓								
j)	Community Management Structure & Admin	Long	MKTC, MHUD, AG			✓	✓	✓						
k)	Development Planning Permissions	Long	MKTC, MHUD, AG					✓	✓					
l)	Source Project Funding	Long	MKTC, MHUD, AG				✓	✓	✓					
m)	Project Management	Long	MKTC, MHUD, AG					✓	✓	✓	✓	✓	✓	✓
n)	Land Allocations	Long	MKTC, MHUD, AG						✓	✓	✓	✓	✓	✓
o)	Basic Infrastructure Development	Long	MKTC, MHUD, AG						✓	✓	✓	✓	✓	✓
E. ECONOMIC SECTOR DEVELOPMENT PLAN														

10.	TOURISM	Term	Primary Implementing Agent	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
a)	Develop a set of by-laws to regulate tourism lodging categories and agriculture tourism and ecological tourism.	Short	MKTC		✓									
b)	Develop and identify Gateways in to the Town to enhance its image	Medium	MKTC				✓							
F. INFRASTRUCTURE SERVICE SECTOR PLAN														
11.	ROADS ESTABLISHMENT	Term	Primary Implementing Agent	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
a)	Road Mapping	Short	MKTC, SURVEYOR GENERAL	✓										
b)	Road Hierarchy Definition	Short	MKTC		✓									
c)	Road Alignment Project	Long	MKTC, SURVEYOR GENERAL						✓					
d)	Street and Road Naming	Long	MKTC			✓	✓							
e)	Road/Servitude Development and Maintenance Program	Short-Long	MKTC	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
12.	WATER AND SANITATION													
a)	Adding a 5000m ³ Water Reservoir	Short	EWSC	✓	✓									
b)	Develop a Sewer Line System	Medium	EWSC					✓						
c)	Urbanisation/Agriculture Water Study	Short	MKTC, EWSC		✓									
13.	SOLID WASTE MANGAGEMENT													
a)	Develop a long term waste deposal strategy	Short	MKTC		✓									