

SMART CITY WEBINAR

*“Cities can be Smart in many ways
– exploring opportunities for the City of George, South Africa*

SPATIAL PLANNING PERSPECTIVE

GEORGE MUNICIPALITY: PLANNING AND DEVELOPMENT DEPARTMENT

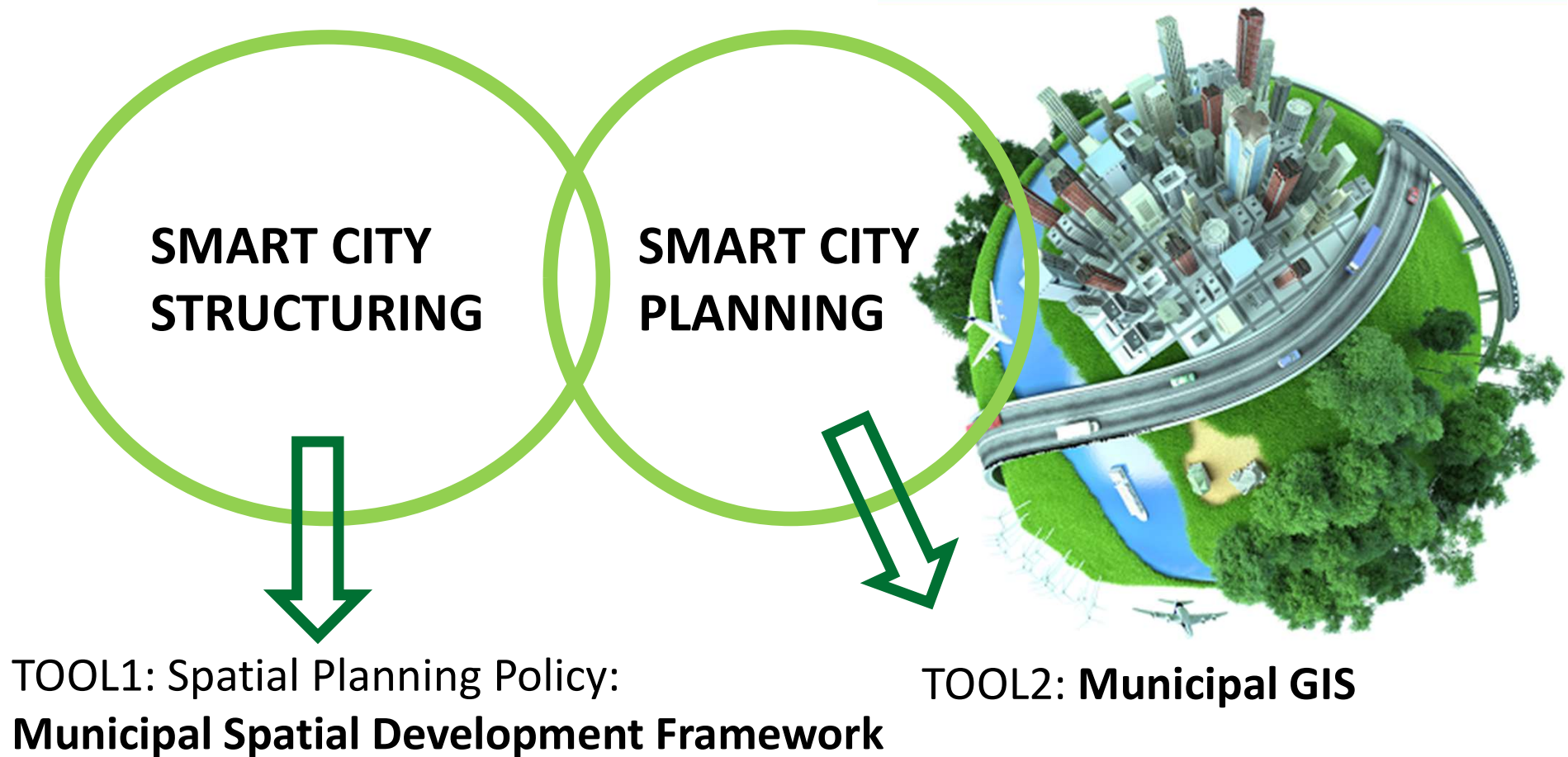
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GEORGE: SMART CITY: SPATIAL PLANNING



The Municipal Spatial Development Framework (MSDF) is the **spatial representation of the Integrated Development Plan** and **coordinates and directs growth** in the short, medium and long term.

GEORGE MSDF 2019: SPATIAL STRATEGIES AND POLICIES

STRATEGY: CONSOLIDATE: MAKING WHAT WE HAVE WORK BETTER FOR OUR PEOPLE

POLICY A: Prioritise infrastructure that invests in people and their socio-economic mobility and resilience

POLICY B: Direct public and private fixed investment to existing settlements reinforcing their economic development potential.

POLICY C: Maintain a compact settlement form

STRATEGY: STRENGTHEN: BUILD ON GEORGE'S FOUNDATIONS FOR GROWTH & RESILIENCE

POLICY D: Manage the use of land in the Municipal area in a manner which protects natural ecosystem functioning and values ecosystem services respecting that these are assets that underpin the economy, settlement and their resilience.

POLICY E: Safeguard the municipality's farming and forestry areas as productive landscapes, equal in value to urban land

POLICY F: Manage the growth of urban settlement in George to ensure the optimum and efficient use of existing infrastructure and resources

STRATEGY: SMART GROWTH: INVEST IN CATALYSTS FOR SOCIAL & ECONOMIC PROSPERITY

POLICY G: SUPPORT PLACE-MAKING INTERVENTIONS THROUGH BUILDING ECONOMIC INFRASTRUCTURE AND UPGRADING THE PUBLIC ENVIRONMENT IN PRIORITY INVESTMENT LOCATIONS TO PROMOTE INCLUSIVITY AND INVITE PRIVATE SECTOR RESPONSE

POLICY H: CELEBRATE BUILT HERITAGE ASSETS

GEORGE MSDF 2019: SMART GROWTH STRATEGY

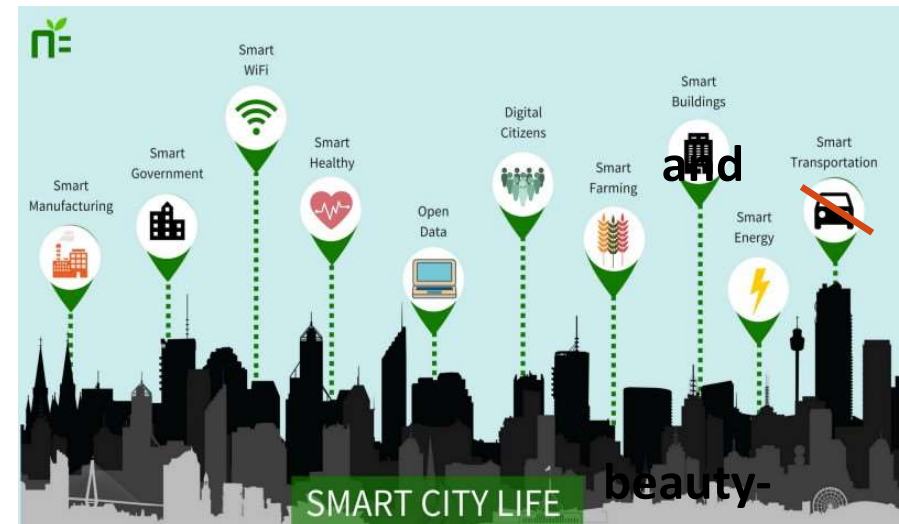
Objective: Guide generative and inclusive renewal and growth at the street scale.

Focus: Identifying priority investment locations

Approach: *Lean Urbanism*: Great neighbourhoods are built with many hands:
Incremental development fostering infill and short-term opportunities: Inclusivity

10 PRINCIPLES OF SMART GROWTH *(The Smart Growth Network)*

- Mixed land use
- Take advantage of compact urban design
- Create a range of housing opportunities choices
- Create walkable neighbourhoods
- Foster distinctive, attractive communities with a strong sense of place
- Preserve open space, farmland, natural and critical environmental areas
- Strengthen and direct development towards existing communities
- Provide a variety of transport choices
- Make development decisions predictable, fair and cost effective
- Encourage community and stakeholder collaboration in development decisions



GEORGE MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK

STRATEGY: SMART GROWTH: INVEST IN THE CATALYSTS FOR SOCIAL AND ECONOMIC PROSPERITY

POLICY G: SUPPORT PLACE-MAKING INTERVENTIONS THROUGH BUILDING ECONOMIC INFRASTRUCTURE AND UPGRADING THE PUBLIC ENVIRONMENT IN PRIORITY INVESTMENT LOCATIONS TO PROMOTE INCLUSIVITY AND INVITE PRIVATE SECTOR RESPONSE (adapted)

G:PGa	Pursue a compact and diverse neighbourhoods : Place to work, live and play –(walkability) in the assessment of land use and building applications and public sector developments
G:PGb	Project scale and format : Inclusive and resilient or exclusive and vulnerable.
G:PGc	Focus interventions : Settlement areas & corridors & nodes + Catalytic Projects
G:PGd	Upgrade public spaces and streets as public spaces , and establish partnerships to maintain these spaces, to give dignity and priority to the pedestrian and public transport, to promote impromptu gathering and stimulate footfall in support of small businesses at the street scale.
G:PGe	Optimise existing infrastructure in well located nodes.
G:PGf	Promote an urban design approach for the provision of public space
G:PGg	The identification of problem areas and urban management solutions
G:PGh and i	Go beyond incentives to lure big investments and give special attention to attracting many small-scale investments and Small, Medium and Micro-sized Enterprises (SMMEs) – Economic inclusivity (formal and informal)
G:PGj	Transformation of George in targeted restructuring zones: Community scale

GEORGE MSDF 2019: SMART GROWTH STRATEGY

STRATEGY: SMART GROWTH: INVEST IN THE CATALYSTS FOR SOCIAL AND ECONOMIC PROSPERITY

POLICY G: PLACE-MAKING INTERVENTIONS :PRIORITY INVESTMENT LOCATIONS

G1: Promote walkability within the intensification zone and especially within the priority nodes.

G1:Pga, l and j	Get the land use and density right – create a reason to walk and enable walks to be reasonably short and achieve a range of needs. Support intensification/restructuring zones .
G1:PGb, c, d, f and h	Make walking safe and comfortable . This is influenced by block size, (fine grained development) sidewalk quality, good street edges (active ground floors, social facility clustering), a connected street network and visual interest.
G1:Pgi and k	Rationalise streets over time to promote “ skinny streets ”, narrow streets through infill, wider sidewalks and landscaping. Landscape priority corridors : NMT corridors and green lungs

G2: Implement a more articulated approach to the development of human settlement opportunities that supports the spatial development vision of the MSDF and stimulates economic development.

G2:PGb	Housing delivery: locations with good accessibility to formalised public transport
G2:Pga ,c and d	Promote affordable / inclusionary housing in well located and well-served areas: Restructuring zone & CBD focus.
G2:PGe	Support the consolidation of backyard housing / second dwellings as a legitimate form of housing supply and household income and address infrastructure capacity and tenure issues associated with this process. Densification

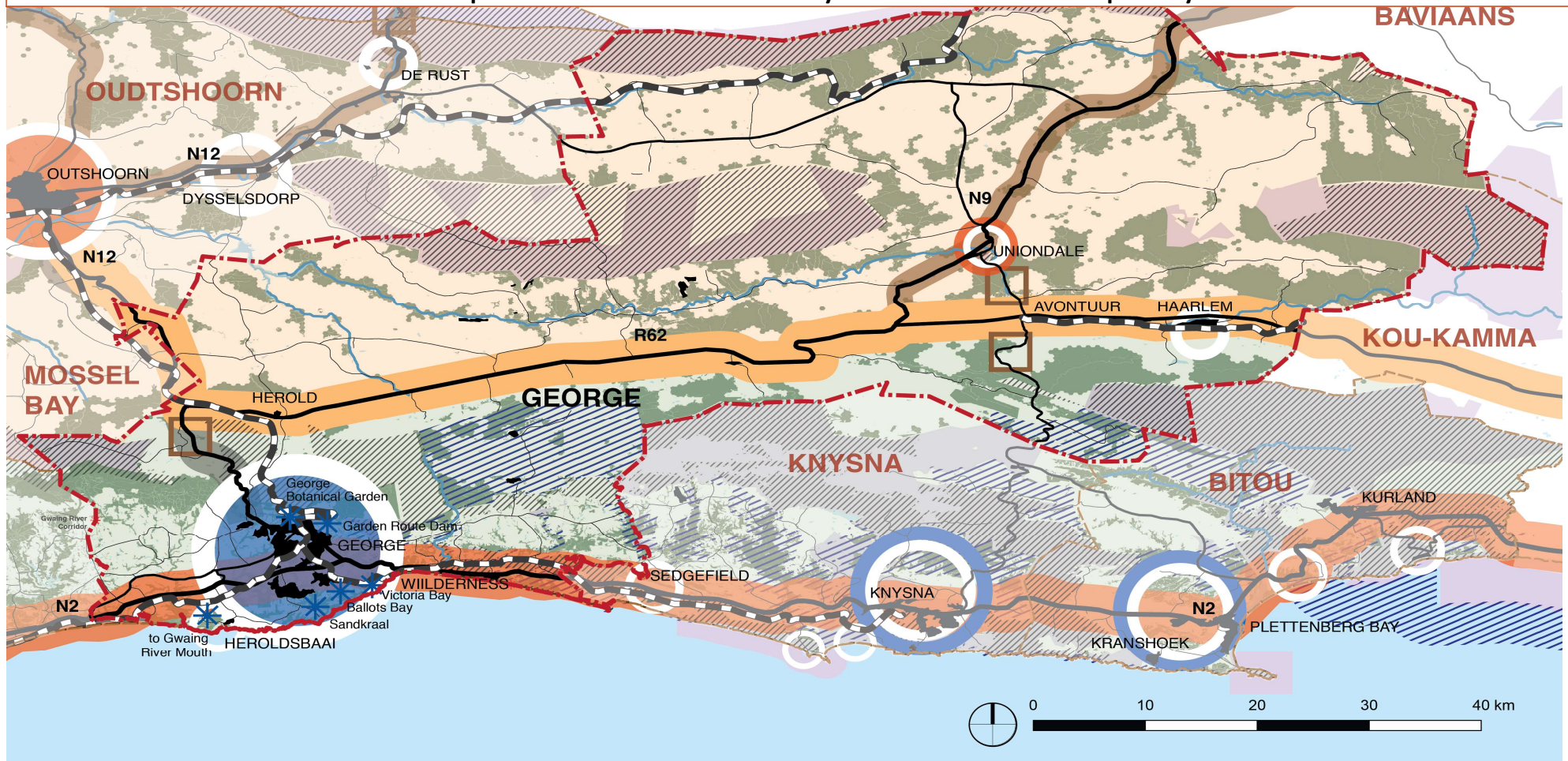
POLICY H: CELEBRATE BUILT HERITAGE ASSETS IN A MANNER THAT CONTRIBUTES TO RENEWAL, URBAN QUALITY AND OPPORTUNITY.

H:PGa	Actively promote the use of the George Architectural and Urban Design Guidelines to ensure development which is appropriate to a “green theme”, “garden city” and the public and natural context, of appropriate architectural form and proportion, and is sensitive to heritage.
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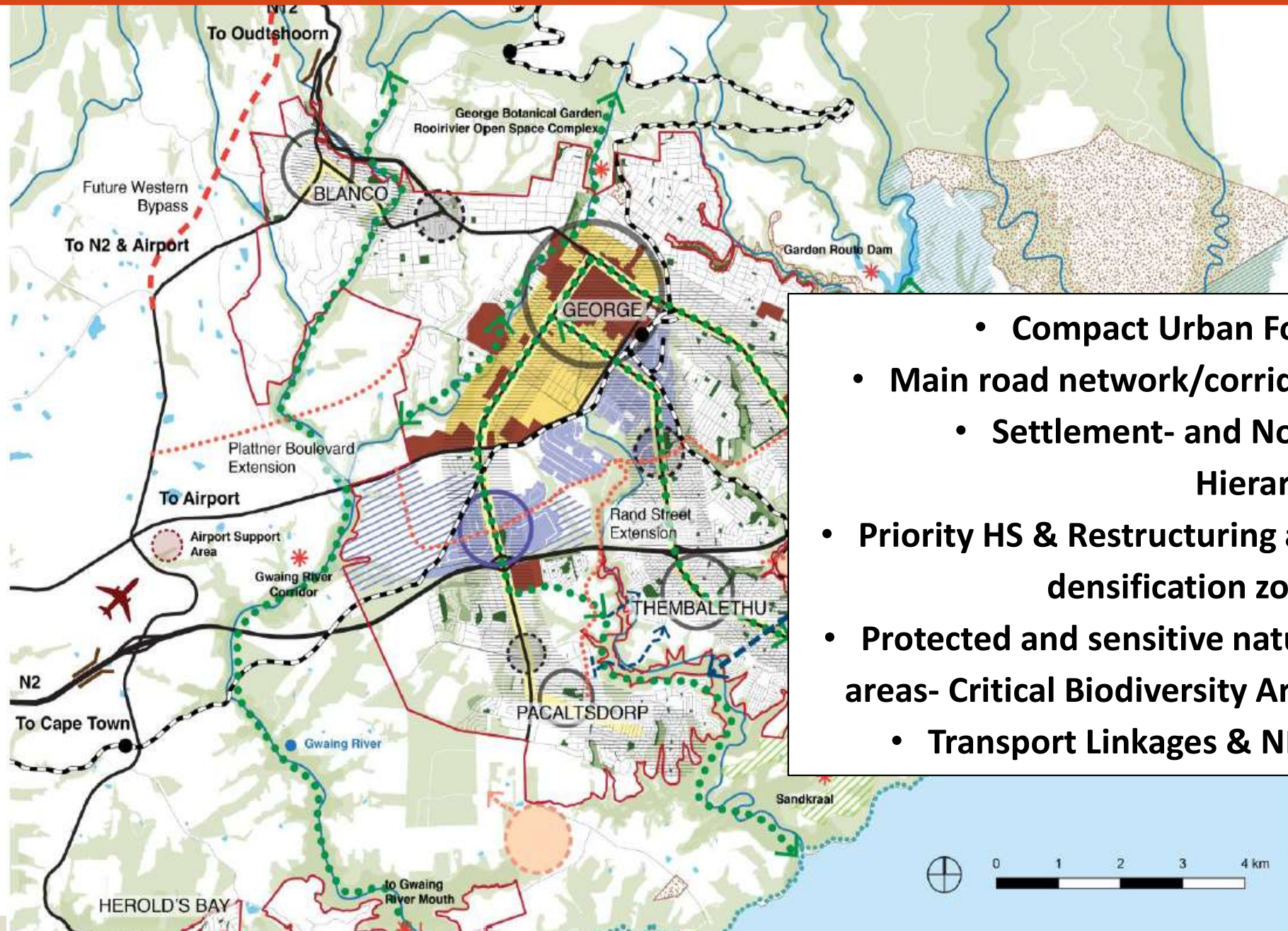
COMPOSITE MSDF2019: THE GREATER GEORGE AREA

George MSDF, 2019 shows a spatial structure to guide growth and investment, which includes:

- Delineated and classified natural- and agricultural asset areas: Green gateways & corridors;
- A transportation corridors/ system (N2, N9 (R62), N12, and airport);
- A settlement- and development nodes hierarchy with associated policy.



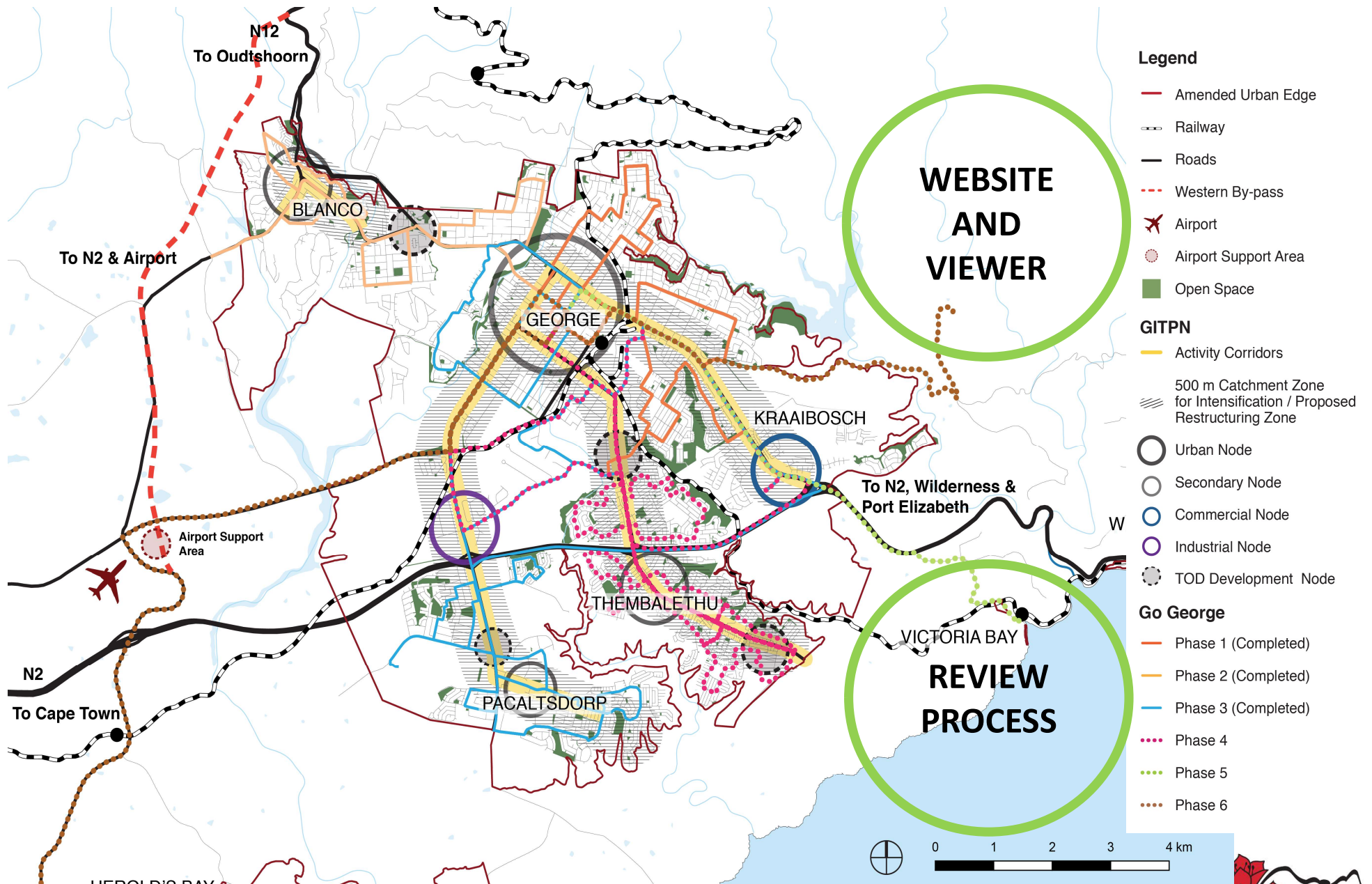
GEORGE MSDF 2019: SMART GROWTH STRATEGY



- Compact Urban Form
- Main road network/corridors
- Settlement- and Nodal Hierarchy
- Priority HS & Restructuring and densification zones
- Protected and sensitive natural areas- Critical Biodiversity Areas
- Transport Linkages & NMT.

COMPOSITE MSDF2019: THE GEORGE CITY AREA (Map 36)

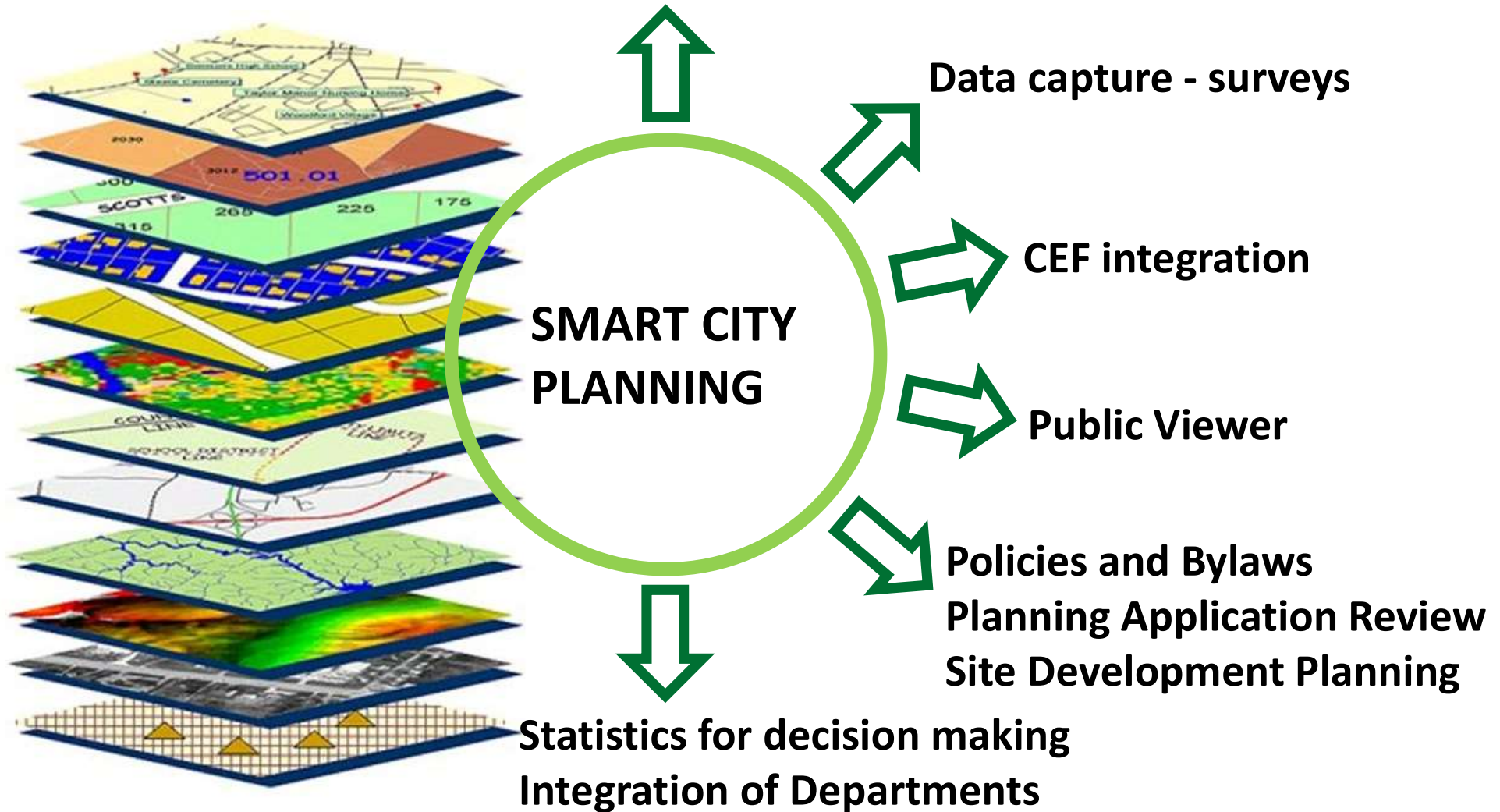
MSDF2019: GEORGE CITY AREA (NODES AND CORRIDORS)



GEORGE: SMART CITY: SPATIAL PLANNING

Using technology as a tool to assist in smart spatial planning

MSDF data layers : Input and Use



GEORGE: SMART CITY: SPATIAL PLANNING

THANK YOU.

EFFICIENCY SUSTAINABILITY SAFETY EQUITY **ENGAGEMENT**