

# Managing Development in Urban Open Spaces along an EMS framework

ICLEI: 2006



**mangaung**  
**towards sustainable**  
**development**

**By Roger Naidoo**

General Manager: Environmental Management



**MANGAUNG**

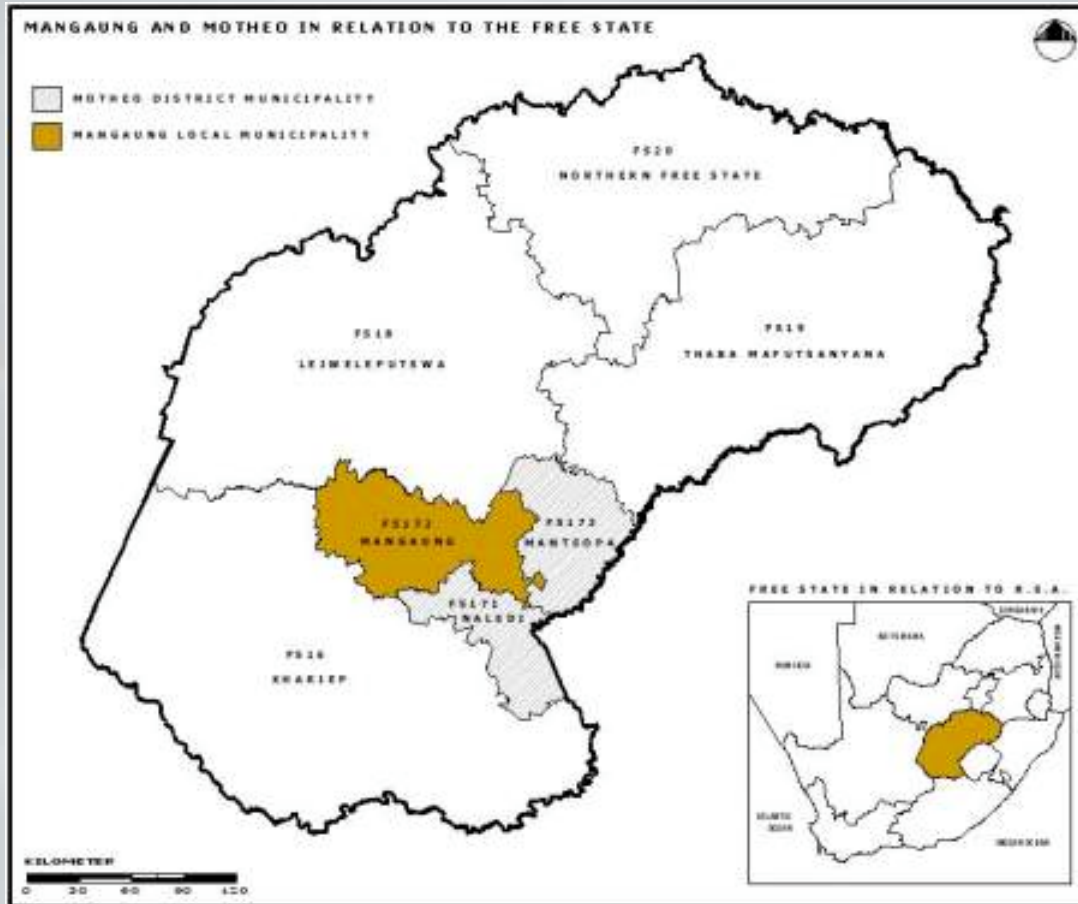
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# Purpose

- 1. Background to Sustainable Development in Mangaung Municipality**
- 2. Urban Open Space Policy**
- 3. Urban Open Space Framework**

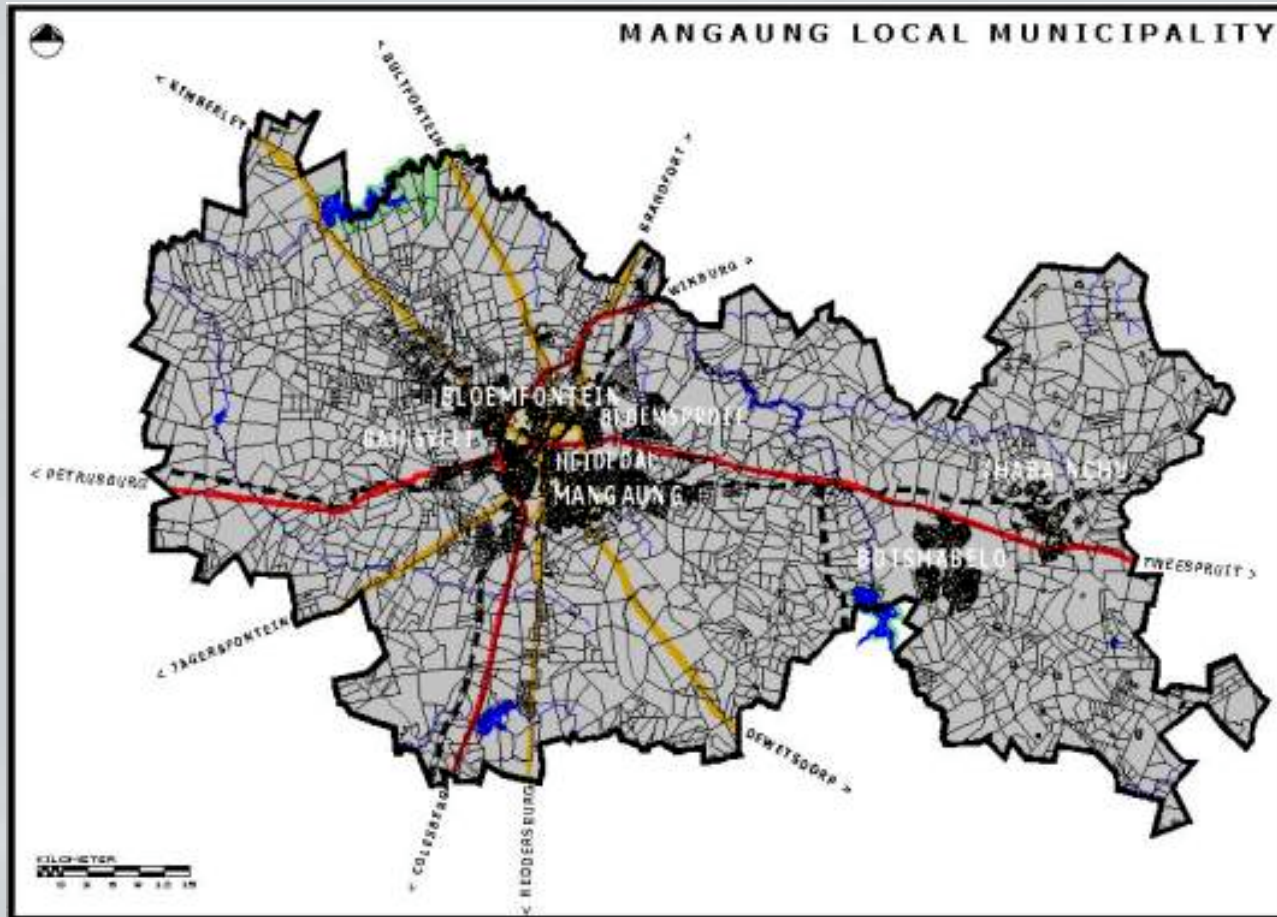


# Location



Towards Sustainable Development

# Location



Towards Sustainable Development

# 1. Background

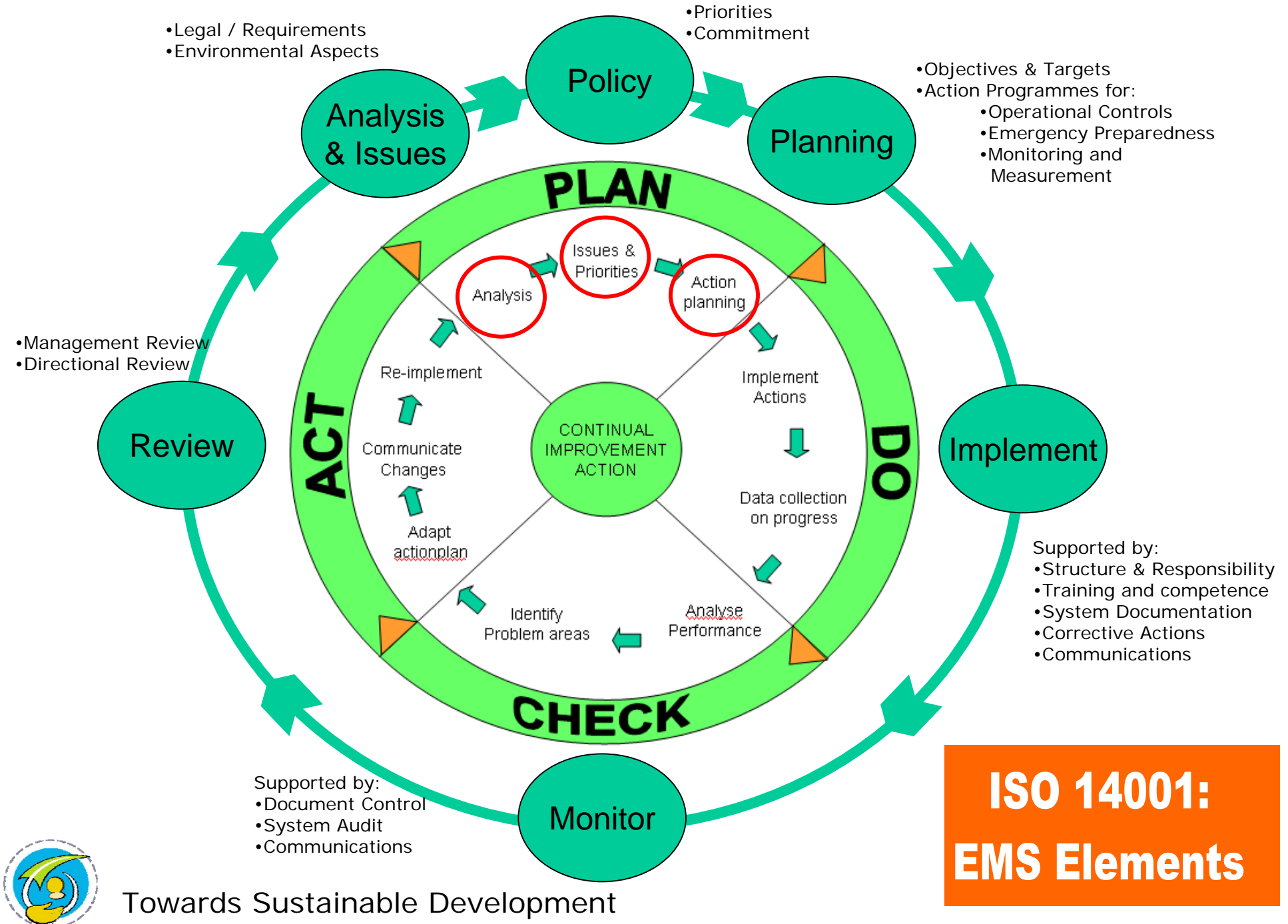
- Mangaung Municipality **committed** to sustainable development during the formulation of its Integrated Development Plan in 2002/2003.
- Sustainable development is... *"development that meets the needs of the present generations without compromising the ability of future generations to meet their own needs."*
- Sustainable development aims to obtain a balance between **Social / Economic / Environmental** development.
- MLM started on the path of sustainable development by first looking at the current **State of the Environment** within the municipal area in 2003.



# Environmental Management System

- Need for an integrated Environmental Management System was identified by the EM Unit after the SOER Report
- The system should be cyclic and aimed constantly improving environmental conditions
- A framework report was developed for the implementation of a EMS for MLM
- The MLM Environmental Management System should be based on the ISO 14001 Standards





**ISO 14001:  
EMS Elements**



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# Outputs...

## ANALYSIS

- Aerial Photographs (May 2003)
- State of the Environment Report (Nov 2003)
- Environmental Legal Compliance Audit (March 2004)

## POLICY

- Environmental Policy
- Urban Open Space Policy

## PLANNING

- Integrated Environmental Management Plan
- Urban Open Space Framework

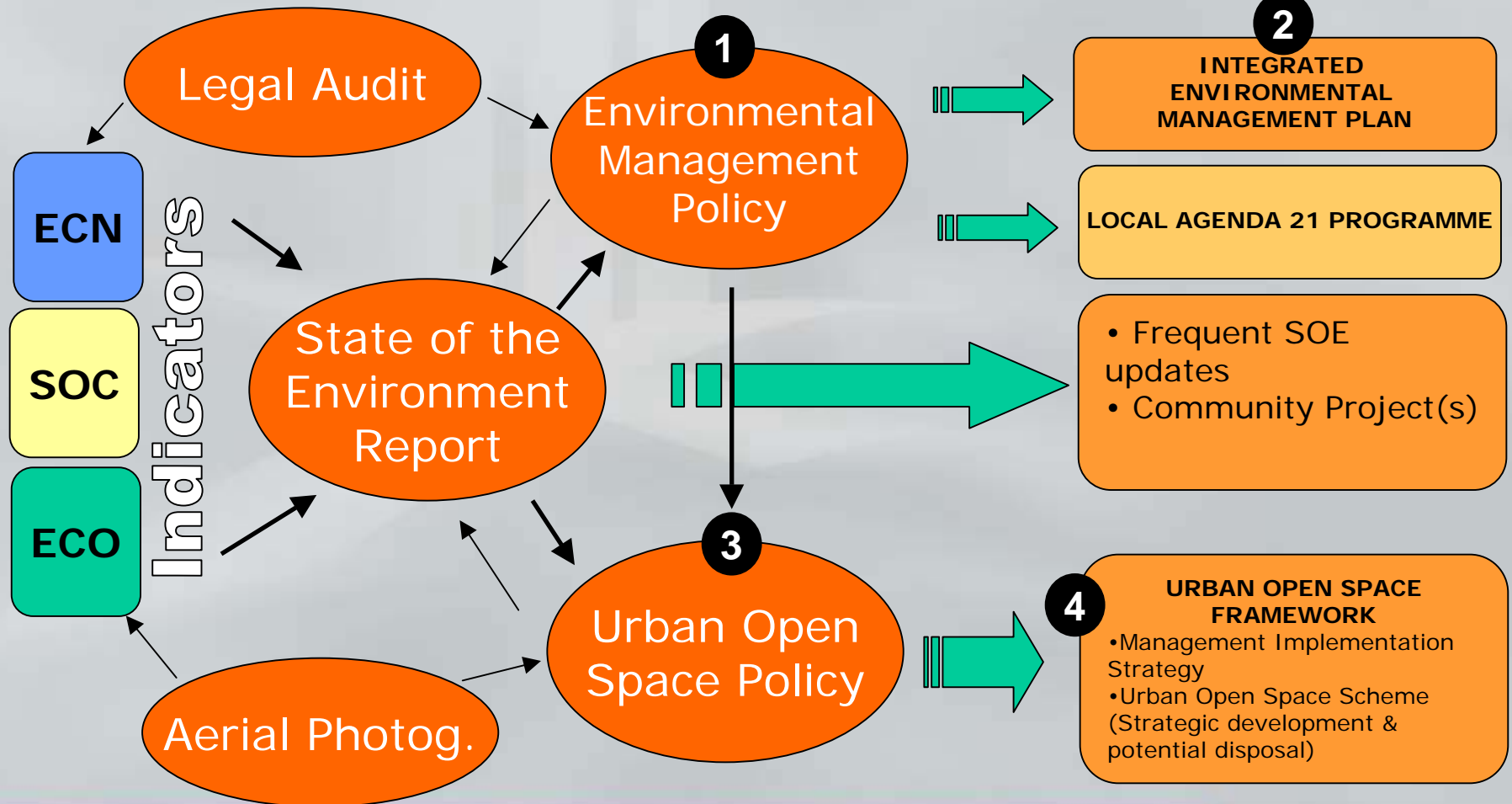




# Mangaung EMS Process

**Analysis** → **Policy** → **Actionplan**

**INTEGRATED DEVELOPMENT PLAN**



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## 2. URBAN OPEN SPACE POLICY



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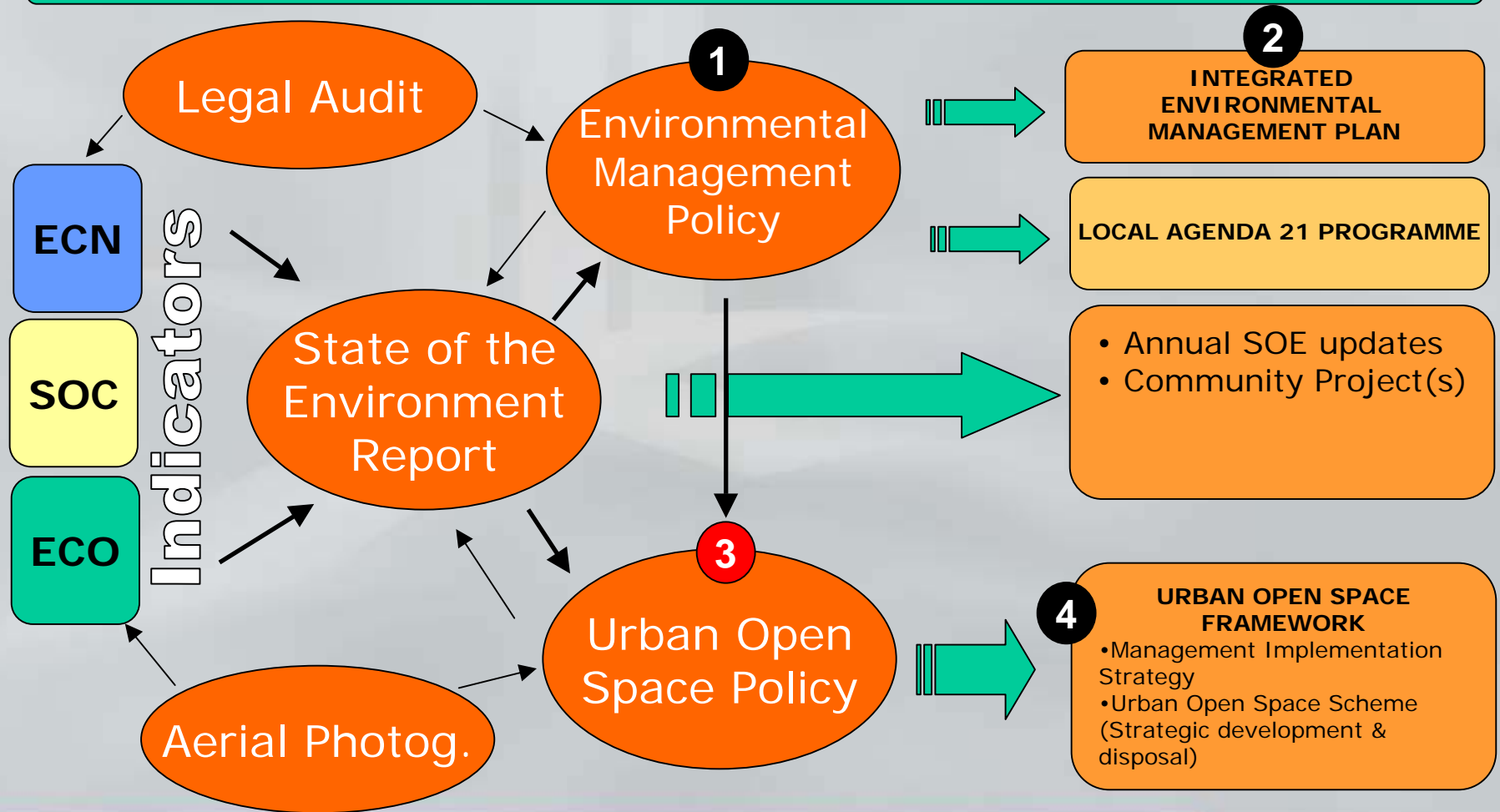


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# Mangaung EMS Process

Analysis → Policy → Actionplan

INTEGRATED DEVELOPMENT PLAN



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## 2.1. Purpose of the Policy

- The urban open space policy will represent the **official position** of the Council and Municipality towards urban open space management.
- The policy furthermore provides a **foundation to** addressing the various issues identified within the **urban open space implementation plan and scheme**.
- The policy should **assist in decision making** whenever day-to-day directions and regulations are not specific.



## 2.2. Basis of the Policy

- The urban open space policy incorporates concepts and elements of previous and existing national, provincial and local policies and bylaws e.g.
  - Local bylaws on parks development.
  - Local bylaws on communal kraals and peri-urban agriculture.
  - Local bylaws on cemeteries.
  - Proposed Metropolitan Open Space System principles.



## 2.3. Definition of Urban Open Spaces

- Urban open space is a **continuum** of open space within the city by integrating the most urban space with the rural.
- The unique feature being that they exist to maintain and enhance the **quality of life** by allowing for the **flow** of nature (air, water, animals etc.) and mankind (human activity).
- These areas may be pristine, vegetated or unvegetated built up areas for public or private purpose.
- Open spaces can be dedicated or incidental spaces.



## 2.4. Purpose of Urban Open Spaces



## 2.5. Basic Citizen Rights

- Every citizen has the **right to know** where public open spaces are located and what it may be used for.
- Every citizen has the right to public open spaces that are **easily accessible** and not isolated from the **municipal urban open space system**.
- Every citizen has the right to **functional public open spaces**.
- Every citizen has the right to **safe and secure** public open spaces that are **safe from injury** and **secure from crime**.
- Every citizen has the right to public open space which are **clean and aesthetically pleasing** and non-repulsive.
- Every citizen has the right to be buried in **sufficient and accessible cemeteries**.
- Every citizen has the right to **public sport facilities** which accommodate the most supported sports within highly maintained and accessible formal sport facilities.





# 3. URBAN OPEN SPACE FRAMEWORK IMPLEMENTATION PLAN



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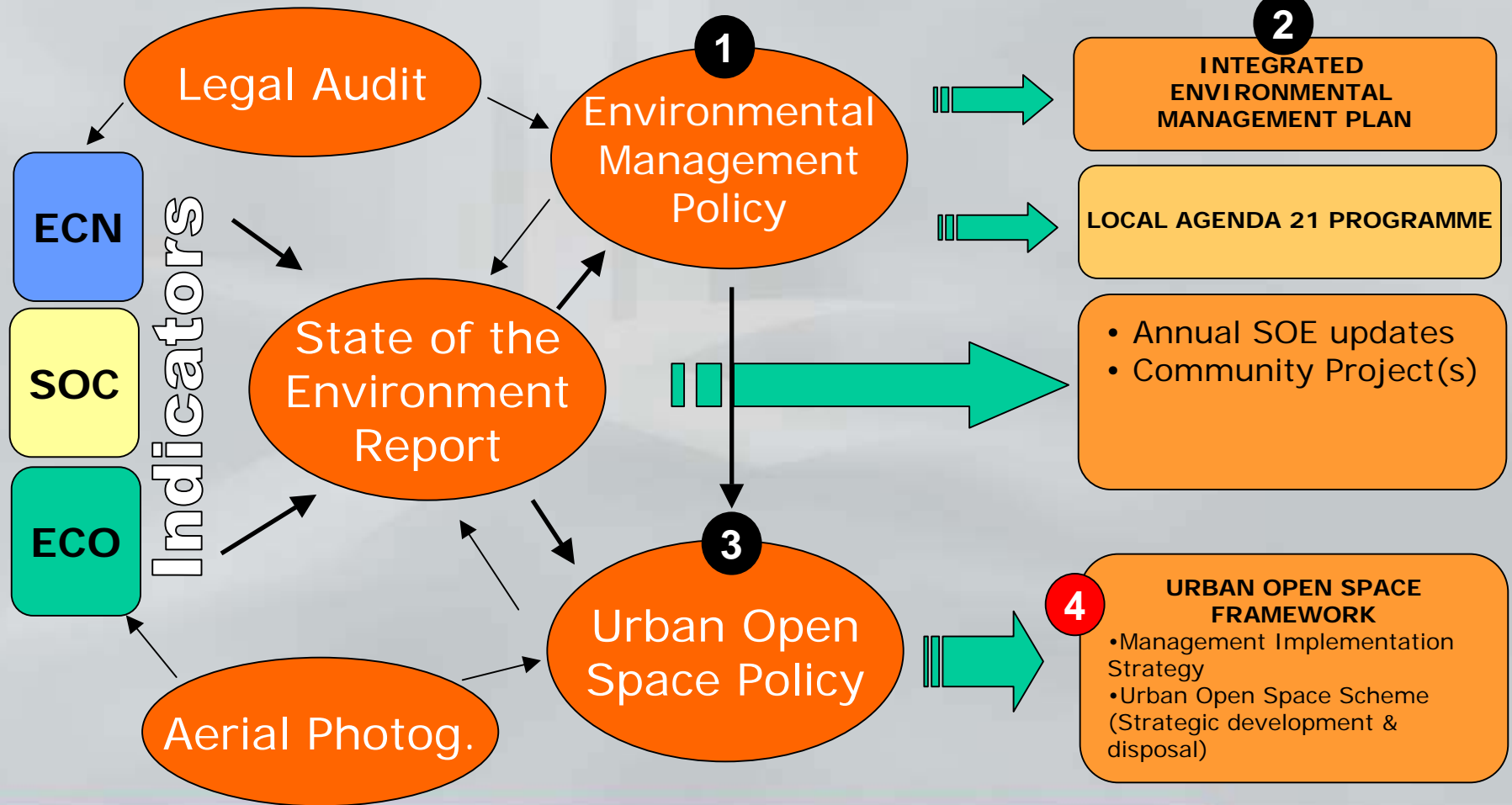


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# Mangaung EMS Process

Analysis → Policy → Actionplan

INTEGRATED DEVELOPMENT PLAN



Towards Sustainable Development

## 3.1. Process Approach

THEMES

Maintenance  
& Conservation

Design &  
Development  
Standards

Land Use  
Management

**MUNICIPAL  
POLICY**

**STRATEGIC  
FRAMEWORK**

**OPEN SPACE  
SCHEME**



## 3.2. Implementation Programmes (1 of 3)

**01** • **PUBLIC AWARENESS AND TRAINING PROGRAMME (PATP)** - The purpose of this programme will be to create *awareness* amongst the general public regarding various issues of urban open space use and management as well as ensure training for both the community as well as *specialised training* for internal personnel. In achieving this, the programme will firstly empower communities to improved resilience and self-reliance and secondly ensure improved service delivery though internal training of personnel.

**02** • **DESIGN AND DEVELOPMENT PROGRAMME (DEVP)** - The purpose of this programme will be to *design* and *develop* urban open spaces in a sustainable and functional manner.

**03** • **STANDARDS AND GUIDELINES PROGRAMME (STGP)** - The purpose of this programme will be to provide *standards, guidelines* and /or *manuals* for any procedural activities to manage urban open spaces.



## 3.2. Implementation Programmes (1 of 3)

**04** 4. **MAINTENANCE PROGRAMME (MNTP)** - The purpose of this programme will be to systematically co-ordinate the ***maintenance*** of urban open spaces.

**05** 5. **RESEARCH AND REGISTRATION (REGP)** - The purpose of this programme will be to collect and disseminate ***quality information*** on urban open spaces and the land uses on urban open spaces through research, listing, registering and mapping such information from a central point.

**06** 6. **LAND USE MANAGEMENT PROGRAMME (LUMP)** - The purpose of this programme will be to constantly manage and control ***land uses on urban open spaces*** through strategic studies and action frameworks as well as procedural development.



## 3.2. Implementation Programmes (1 of 3)

**07** 7. **COMMUNITY BASED PLANNING AND MANAGEMENT PROGRAMME (CBPP)** - The purpose of this programme will be to promote and co-ordinate structured **community ownership** of their urban open space resources.

**08** 8. **ORGANISATIONAL STRUCTURING PROGRAMME (ORGP)** - The purpose of this programme will be to create effective **co-ordinating structures** to address the various issues surrounding urban open space management. This will include the formulation, allocation and monitoring of internal responsibilities.

**09** 9. **LAW ENFORCEMENT PROGRAMME (LAWP)** - The purpose of this programme will be to formulate and enforce such **policy positions**, **by laws** and **law enforcement** procedures as is required to address the identified issues on urban open spaces.



## 3.3. Elements of the UOS Scheme

### WHAT IT IS

- Indication of where UOS development should be **focussed**.
- **Geographical context** to other management elements (e.g. Environmental Education, SEMP's)
- Provides a **participation framework** around UOS.
- Provide a **decision support framework** to evaluate UOS developments as well as urban redevelopment of UOSs.

### WHAT IT IS NOT

- Masterplan for individual key UOSs or parks.
- Framework for UOSs that should be **alienated**.
- **Absolute regulatory framework**, but official and statutory guideline.

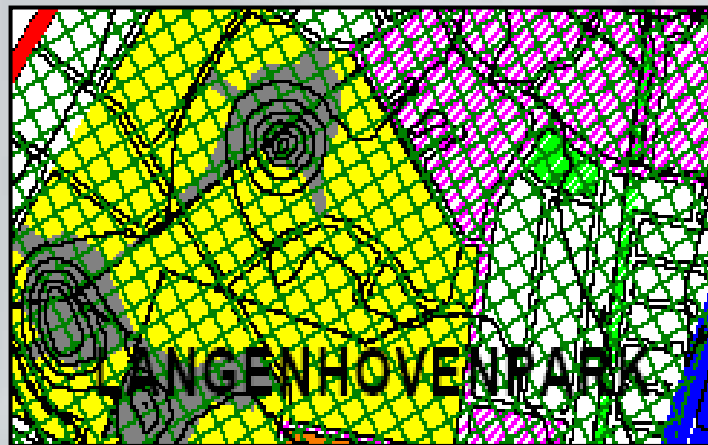
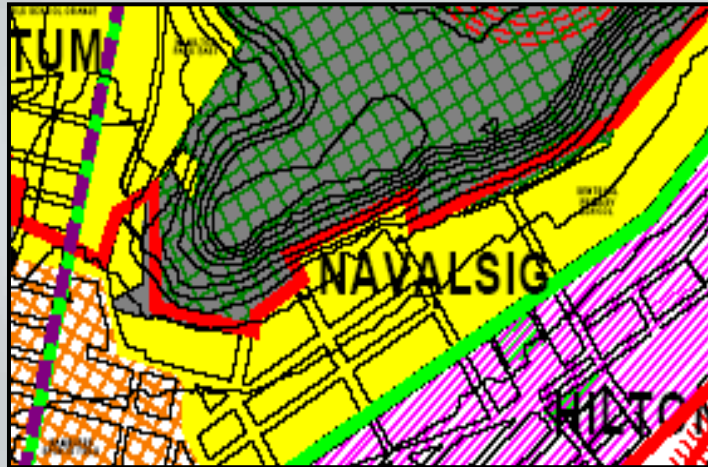
## 3.4. Redevelopment of Urban Open Spaces

- Urban Open Spaces area meant to be **used responsibly** and the Mangaung Local Municipality is charged with the authority to manage and even alienate urban open spaces towards effective and sustainable utilisation.
- There are no absolute “no-go” areas within the municipality although the proposed **intensity and ownership** of urban redevelopment of open spaces varies.
- The municipality reserves the right to impose **restriction on use** and redevelopment of urban open spaces beyond standard provincial and national regulations.
- The municipality reserves the right to impose **increased public participation** measures during the proposed redevelopment of urban open spaces beyond standard provincial and national regulations.
- The municipality reserves the right to impose **increased environmental reporting** measures during the proposed redevelopment of urban open spaces beyond standard provincial and national regulations.
- Alienation of urban open spaces will be accompanied by **counter provision or investment** of proportional income into open space development as determined by the municipality.





## 3.5. UOS Scheme Categories

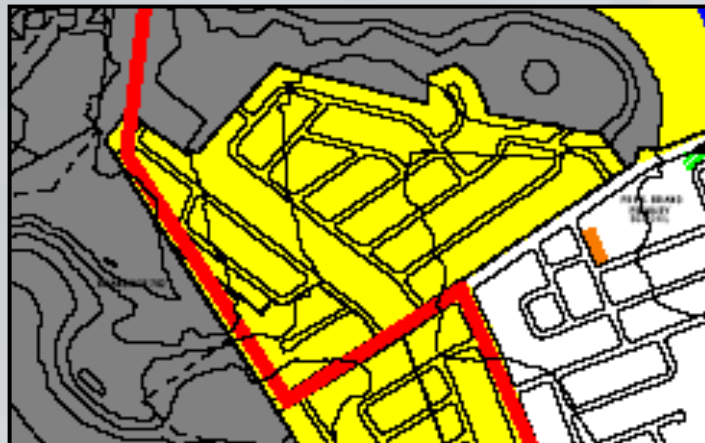
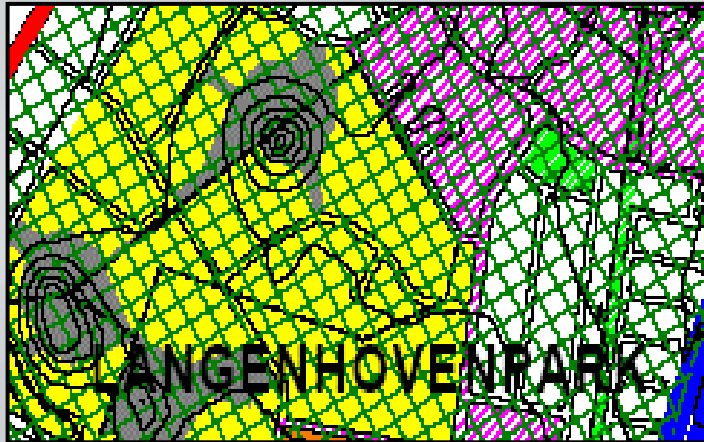


### CRITICAL OPEN SPACES

<b>Provision &amp; Maintenance:</b>	<ul style="list-style-type: none"> <li>• Maintain accessibility to these areas.</li> <li>• Strategic Environmental Management Plans to monitor environmental quality.</li> </ul>
<b>Allowed uses:</b>	<ul style="list-style-type: none"> <li>• Municipal bulk infrastructure.</li> <li>• Limited telecommunication uses.</li> <li>• Direct support of the main function and character of the critical open space e.g. Observation points and natural walkways.</li> <li>• Only lease agreements.</li> <li>• No uses to damage natural quality or slowly change to character of the open space.</li> </ul>
<b>Environmental reporting:</b>	<ul style="list-style-type: none"> <li>• As required by any relevant national or provincial legislation or regulations.</li> <li>• MLM require extensive EIAs of each use.</li> <li>• MLM Environmental Unit to evaluate the application in detail.</li> </ul>
<b>Participation:</b>	<ul style="list-style-type: none"> <li>• As required by any relevant national or provincial legislation or regulations.</li> <li>• MLM requires extended participation and comments period up to 120 days.</li> <li>• Inputs from MLM identified roleplayers and groups.</li> </ul>
<b>Minimum area:</b>	<ul style="list-style-type: none"> <li>• NA</li> </ul>
<b>Loss from 2004</b>	<ul style="list-style-type: none"> <li>• 0%</li> </ul>



## 3.5. UOS Scheme Categories

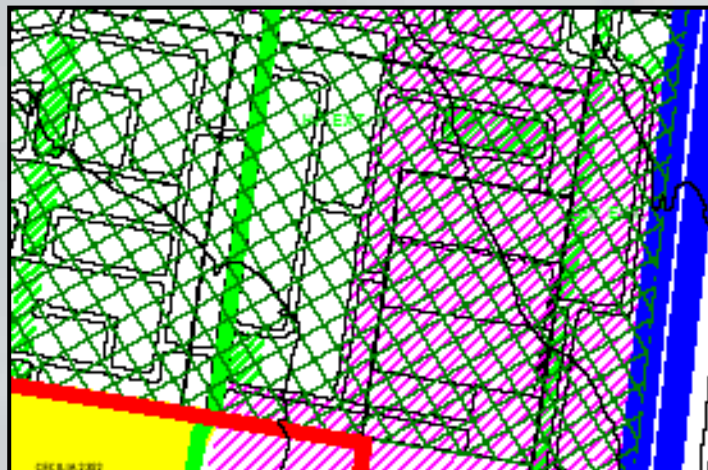


### 2. RESERVE ZONES

<b>Provision &amp; Maintenance:</b>	<ul style="list-style-type: none"> <li>• Strategic Environmental Management Plans to monitor impacts on adjacent critical open spaces.</li> <li>• Environmental education efforts should be focused around these areas.</li> <li>• Open spaces within these areas should be maintained in order to discourage illegal occupation and curb pollution.</li> </ul>
<b>Allowed uses:</b>	<ul style="list-style-type: none"> <li>• Municipal bulk infrastructure.</li> <li>• Direct support of the adjacent critical open space.</li> <li>• No land uses to damage natural and visual flow to or natural integrity of the adjacent critical open space.</li> <li>• Only loose standing residential houses (no residential densification).</li> </ul>
<b>Environmental reporting:</b>	<ul style="list-style-type: none"> <li>• As required by any relevant national or provincial legislation or regulations.</li> <li>• MLM require Scoping report to address impacts on adjacent Critical Open Spaces.</li> <li>• MLM require sufficient impact minimisation measures.</li> </ul>
<b>Participation:</b>	<ul style="list-style-type: none"> <li>• As required by any relevant national or provincial legislation or regulations.</li> <li>• MLM requires extended participation and comments period up to <b>60 days</b>.</li> <li>• Inputs from all the households within a radius of 500 m from the open space.</li> <li>• Inputs from MLM identified roleplayers and groups.</li> </ul>
<b>Minimum area:</b>	<ul style="list-style-type: none"> <li>• 20 m<sup>2</sup> per person</li> </ul>
<b>Loss from 2004</b>	<ul style="list-style-type: none"> <li>• 5%</li> </ul>
<b>Notes:</b>	<ul style="list-style-type: none"> <li>• Applicable to all open spaces within 300m from reserve zone.</li> </ul>



## 3.5. UOS Scheme Categories

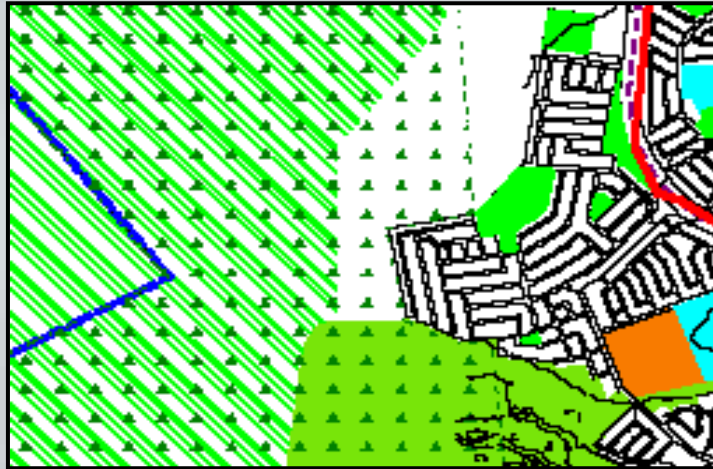


### 3. DENSITY ZONES

<b>Provision &amp; Maintenance:</b>	<ul style="list-style-type: none"> <li>Brief open space <u>masterplans</u>.</li> <li>Open spaces within these areas should be maintained in order to discourage illegal occupation and curb pollution.</li> <li>Safe accessibility to all open spaces within a 300 m radius of a density should be maintained.</li> </ul>
<b>Allowed uses:</b>	<ul style="list-style-type: none"> <li>Public infrastructure utilities.</li> <li>Only uses which will not contribute to the further densification of the area.</li> <li>No uses to slowly change to character of the area (unless it promotes lower densities).</li> </ul>
<b>Environmental reporting:</b>	<ul style="list-style-type: none"> <li>As required by any relevant national or provincial legislation or regulations.</li> <li>MLM require Scoping report to address potential social impacts within entire zone due to loss of open space.</li> <li><u>Developer have</u> to provide alternative public open space to the same standard within a 400 m radius from the existing open space.</li> </ul>
<b>Participation:</b>	<ul style="list-style-type: none"> <li>As required by any relevant national or provincial legislation or regulations.</li> <li>MLM requires extended participation and comments period up to <b>60 days</b>.</li> <li><u>inputs</u> from all the households within the density zone.</li> <li>Inputs from MLM identified roleplayers and groups.</li> </ul>
<b>Minimum area:</b>	<ul style="list-style-type: none"> <li>15 m<sup>2</sup> per person</li> </ul>
<b>Loss from 2004</b>	<ul style="list-style-type: none"> <li>5%</li> </ul>
<b>Notes:</b>	<ul style="list-style-type: none"> <li>Applicable to all open spaces within 300m from density zone.</li> </ul>



## 3.5. UOS Scheme Categories



Type	Size	Persons per erf
Single Residential	>1000 m <sup>2</sup>	3.5 persons per erf
Residential	800-1000 m	3 persons per erf
	400-800 m <sup>2</sup>	4 persons per erf
	< 400 m <sup>2</sup>	4.5 persons per erf
Sectional Title	Townhouse	2.5 persons per unit
	Flats	2.5 persons per unit

### 4. INTENSIVE AGRICULTURE DISTRICT

#### Provision & Maintenance:

- Strategic Environmental Management Plans to monitor impacts of agricultural activities on surrounding open spaces and urban health. The SEMP's should also monitor the impacts of urban activities on the agricultural uses.

#### Allowed uses:

- Full urban extension with all urban functions.

#### Environmental reporting:

- As required by any relevant national or provincial legislation or regulations.
- MLM require Scoping report to address potential impacts on the agricultural activities on the particular farm as well as its direct adjacent farms.

#### Participation:

- As required by any relevant national or provincial legislation or regulations.
- Inputs from all the directly adjacent farm owners as well as any relevant agricultural organisations
- Inputs from MLM identified roleplayers and groups.

#### Minimum area:

- 20 m<sup>2</sup> per person based the municipal schedule of densities.

#### Loss from 2004

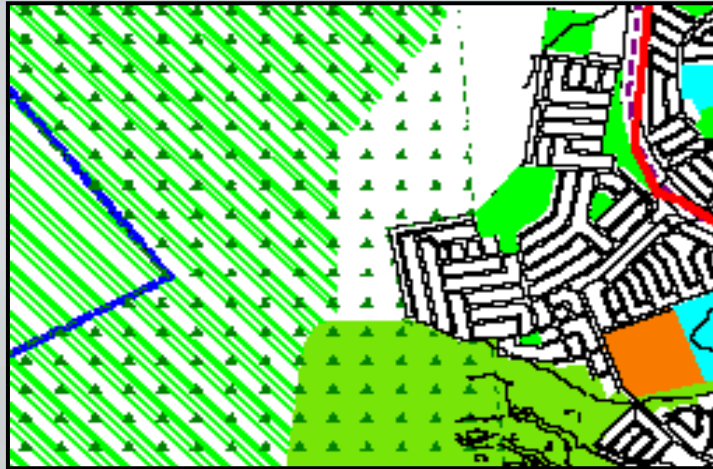
- N/A

#### Notes:

- Any urban development on these areas will have to be previously indicated within the urban fringe of the municipality in order to prevent urban isolation and sprawl.
- The National Department of Agriculture would furthermore have to consent to the development.



## 3.5. UOS Scheme Categories



Type	Size	Persons per erf
Single Residential	>1000 m <sup>2</sup>	3.5 persons per erf
Residential	800-1000 m	3 persons per erf
	400-800 m <sup>2</sup>	4 persons per erf
	< 400 m <sup>2</sup>	4.5 persons per erf
Sectional Title	Townhouse	2.5 persons per unit
	Flats	2.5 persons per unit

### 5. PERI-URBAN AGRICULTURE DISTRICT

#### Provision & Maintenance:

- Strategic Environmental Management Plans to monitor impacts of agricultural activities on surrounding open spaces and urban health. The SEMP's should also monitor the impacts of urban activities on the agricultural uses.
- All users of peri-urban land for agricultural purposes should be registered.
- Dedicated communal peri-urban agricultural areas should be provided.

#### Allowed uses:

- Full urban extension with all urban functions.

#### Environmental reporting:

- As required by any relevant national or provincial legislation or regulations.
- MLM require Scoping report to address potential impacts on the peri-urban agricultural activities.
- Mitigating measure to accommodate the current users.

#### Participation:

- As required by any relevant national or provincial legislation or regulations.
- Inputs from all the registered users as well as any relevant agricultural organisations.
- Inputs from MLM identified roleplayers and groups.

#### Minimum area:

- 20 m<sup>2</sup> per person based the municipal schedule of densities.

#### Loss from 2004

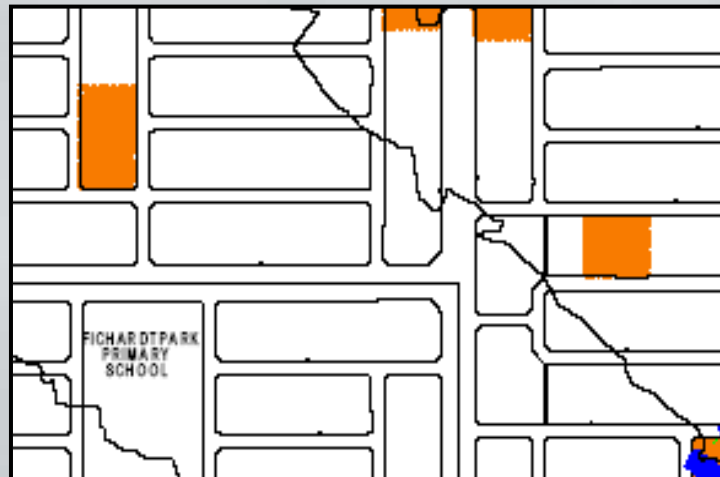
- N/A

#### Notes:

- Any urban development on these areas will have to be previously indicated within the urban fringe of the municipality in order to prevent urban isolation and sprawl.
- The National Department of Agriculture would furthermore have to consent to the development.



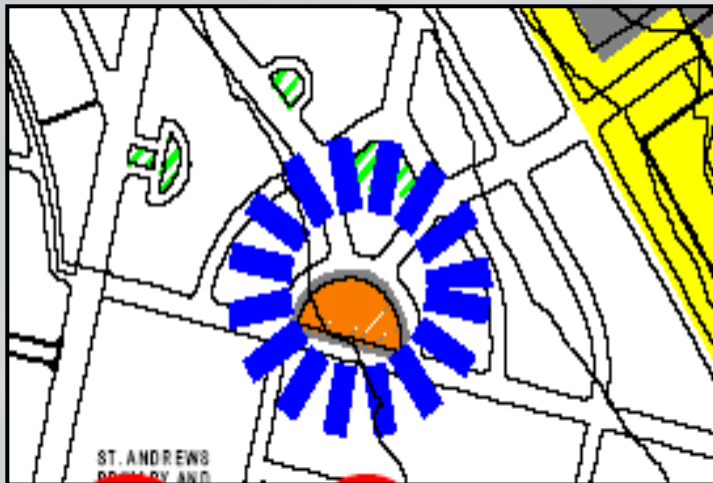
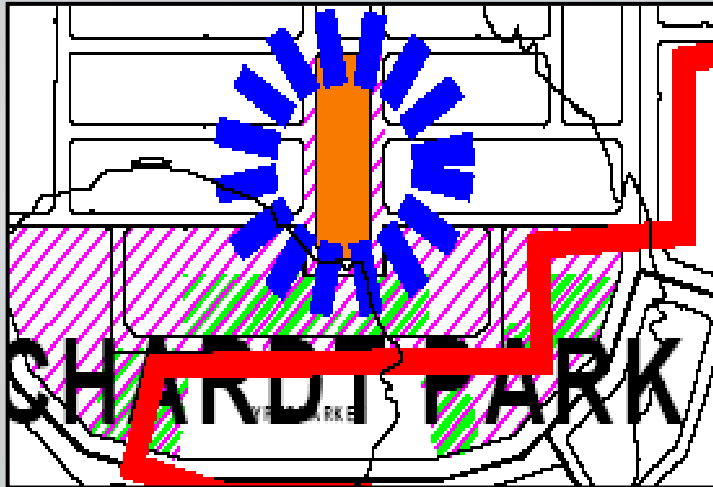
## 3.5. UOS Scheme Categories



6. FUNCTIONAL OPEN SPACES	
<b>Provision &amp; Maintenance:</b>	<ul style="list-style-type: none"> <li>• Provided and maintained as priority areas in order to discourage illegal occupation and curb pollution which might lead to the incremental loss of the open space.</li> <li>• Community ownership of these open spaces should be encouraged and public-private partnerships towards the maintenance thereof developed.</li> </ul>
<b>Allowed uses:</b>	<ul style="list-style-type: none"> <li>• Public infrastructure utilities.</li> <li>• No land use which damages current community use of the property, unless such use is formally accommodated within the development and to the satisfaction of the municipality.</li> </ul>
<b>Environmental reporting:</b>	<ul style="list-style-type: none"> <li>• As required by any relevant national or provincial legislation or regulations.</li> <li>• MLM require Scoping report to address potential impacts on the on the current uses.</li> <li>• Mitigating measure to accommodate the current activities within the development or within 300m of the development.</li> </ul>
<b>Participation:</b>	<ul style="list-style-type: none"> <li>• As required by any relevant national or provincial legislation or regulations.</li> <li>• MLM requires extended participation and comments period up to <b>60 days</b>.</li> <li>• Inputs from all the households within a radius of 500 m from the open space.</li> <li>• Inputs from MLM identified roleplayers and groups e.g. conservancies.</li> </ul>
<b>Minimum area:</b>	<ul style="list-style-type: none"> <li>• 20 m<sup>2</sup> per person based the municipal schedule of densities.</li> </ul>
<b>Loss from 2004</b>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
<b>Notes:</b>	<ul style="list-style-type: none"> <li>• The provision of alternative open space may not be scattered and have to be accommodated within a central locality to the satisfaction of the municipality after consultation to the relevant users and affected parties.</li> </ul>



## 3.5. UOS Scheme Categories

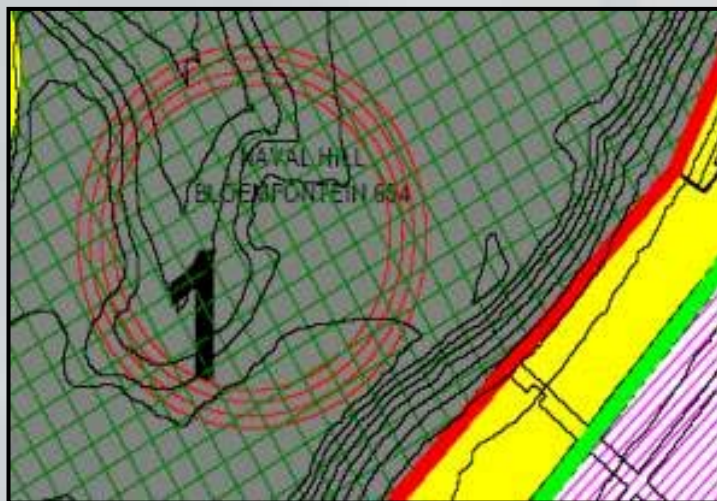
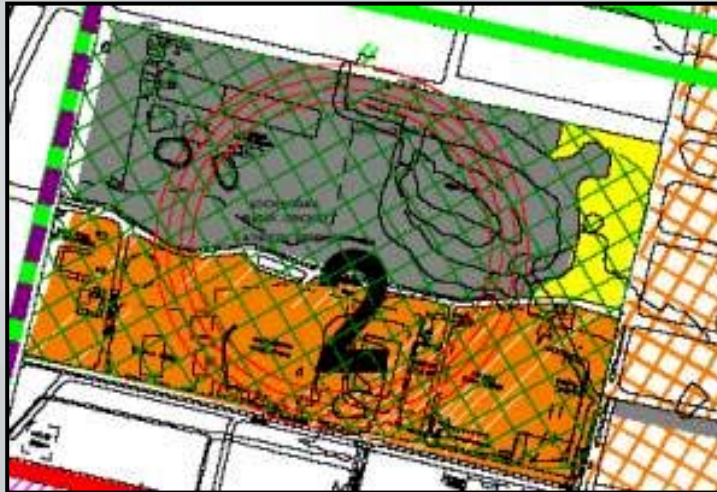


### 7. NEIGHBORHOOD NODE

<b>Provision &amp; Maintenance:</b>	<ul style="list-style-type: none"> <li>Developed and maintained as priority (Class A/B parks) areas.</li> <li>Social, environmental and economic uses designed within a masterplan drawn up in conjunction with the ward community.</li> <li>Further community ownership encouraged and public-private partnerships towards the maintenance thereof developed.</li> <li>Negotiations for land of external parties (e.g. Department of Public works) in order to expand and strengthen the node.</li> </ul>
<b>Allowed uses:</b>	<ul style="list-style-type: none"> <li>Public infrastructure utilities.</li> <li>Uses in direct support of the relevant masterplan for the node.</li> <li>No land use which could potentially impede the implementation of the masterplan.</li> </ul>
<b>Environmental reporting:</b>	<ul style="list-style-type: none"> <li>As required by any relevant national or provincial legislation or regulations.</li> <li>MLM require Scoping report to address potential impacts on the on the current uses and planned masterplan activities.</li> <li>Mitigating measure to accommodate the planned masterplan activities within the development or within 300m of the development.</li> </ul>
<b>Participation:</b>	<ul style="list-style-type: none"> <li>As required by any relevant national or provincial legislation or regulations.</li> <li>MLM requires extended participation and comments period up to <b>90 days</b>.</li> <li>Inputs from all the households within a radius of 1km from the open space.</li> <li>Inputs from MLM identified roleplayers and groups e.g. conservancies.</li> </ul>
<b>Minimum area:</b>	<ul style="list-style-type: none"> <li>20 m<sup>2</sup> per person based the municipal schedule of densities.</li> </ul>
<b>Loss from 2004</b>	<ul style="list-style-type: none"> <li>N/A</li> </ul>
<b>Notes:</b>	<ul style="list-style-type: none"> <li>The provision of alternative open space may not be scattered and have to be accommodated within a central locality to the satisfaction of the municipality after consultation to the relevant users and affected parties.</li> <li>The loss of open spaces within these areas will be discouraged.</li> </ul>



## 3.5. UOS Scheme Categories



8. REGIONAL NODE	
<b>Provision &amp; Maintenance:</b>	<ul style="list-style-type: none"> <li>• Social, environmental and economic uses designed within a masterplan drawn up in conjunction with the ward community.</li> <li>• Further community ownership encouraged and public-private partnerships towards the maintenance thereof developed.</li> <li>• Development should ensure free public access and safe walkways.</li> <li>• The standards for the provision of services and infrastructure will be dictated by the primary function (s) of the node.</li> </ul>
<b>Allowed uses:</b>	<ul style="list-style-type: none"> <li>• Public infrastructure utilities.</li> <li>• Uses in direct support of the relevant masterplan for the node.</li> <li>• No land use which could potentially impede the implementation of the masterplan.</li> </ul>
<b>Environmental reporting:</b>	<ul style="list-style-type: none"> <li>• As required by any relevant national or provincial legislation or regulations.</li> <li>• MLM require Scoping report to address potential impacts on the on the current uses and planned masterplan activities.</li> <li>• Mitigating measure to accommodate the planned masterplan activities within the development or within 500m of the development.</li> </ul>
<b>Participation:</b>	<ul style="list-style-type: none"> <li>• As required by any relevant national or provincial legislation or regulations.</li> <li>• MLM requires extended participation and comments period up to <b>120 days</b>.</li> <li>• Inputs from all the households within a radius of 1km from the open space.</li> <li>• Inputs from MLM identified roleplayers and groups e.g. conservancies.</li> </ul>
<b>Minimum area:</b>	• 20 m <sup>2</sup> per person based the municipal schedule of densities.
<b>Loss from 2004</b>	• N/A
<b>Notes:</b>	<ul style="list-style-type: none"> <li>• The provision of alternative open space may not be scattered and have to be accommodated within a central locality to the satisfaction of the municipality after consultation to the relevant users and affected parties.</li> <li>• The loss of open spaces within these areas will be discouraged.</li> </ul>





## 3.5. UOS Scheme Categories

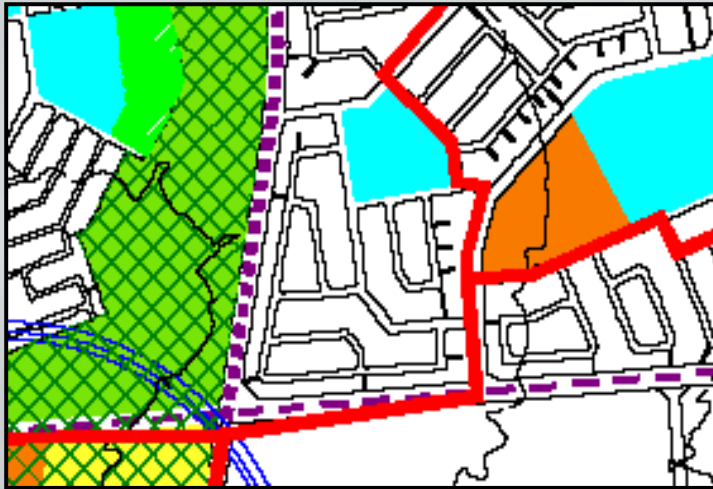


### 9. PRIMARY VISUAL CORRIDOR

<b>Provision &amp; Maintenance:</b>	<ul style="list-style-type: none"> <li>• Masterplan for development and maintenance.</li> <li>• Develop and maintain islands and sidewalks on the corridor to the highest standards.</li> <li>• Nodal park/garden developments along the corridor and accommodate urban design features with pleasant pedestrian ways along corridor.</li> </ul>
<b>Allowed uses:</b>	<ul style="list-style-type: none"> <li>• Public infrastructure utilities.</li> <li>• Uses in direct support visual beautification of the corridor and functioning of the corridor.</li> </ul>
<b>Environmental reporting:</b>	<ul style="list-style-type: none"> <li>• As required by any relevant national or provincial legislation or regulations.</li> <li>• MLM require Scoping report to address potential impacts on the open visibility and beautification of the corridor.</li> </ul>
<b>Participation:</b>	<ul style="list-style-type: none"> <li>• As required by any relevant national or provincial legislation or regulations.</li> <li>• Inputs from all the households within a radius of 500 m from the open space.</li> <li>• Inputs from MLM identified roleplayers and groups.</li> </ul>
<b>Minimum area:</b>	• N/A
<b>Loss from 2004</b>	• 5 %
<b>Notes:</b>	<ul style="list-style-type: none"> <li>• Any other open space, which might not be located within a corridor, but is located directly adjacent to a corridor, will also have to adhere to the same standards.</li> <li>• Visual nodes (e.g. parks/garden) which are identified within a masterplan for the particular corridor, may not be developed and any development may not impede on the visibility of such a visual node.</li> </ul>



## 3.5. UOS Scheme Categories



10. SECONDARY VISUAL CORRIDOR	
<b>Provision &amp; Maintenance:</b>	<ul style="list-style-type: none"> <li>• Maintain islands and sidewalks on the corridor to the highest standards.</li> </ul>
<b>Allowed uses:</b>	<ul style="list-style-type: none"> <li>• Public infrastructure utilities.</li> <li>• Uses in direct support visual beautification of the corridor and functioning of the corridor.</li> </ul>
<b>Environmental reporting:</b>	<ul style="list-style-type: none"> <li>• As required by any relevant national or provincial legislation or regulations.</li> <li>• MLM require Scoping report to address potential impacts on the open visibility and beautification of the corridor.</li> </ul>
<b>Participation:</b>	<ul style="list-style-type: none"> <li>• As required by any relevant national or provincial legislation or regulations.</li> <li>• Inputs from all the households within a radius of 500 m from the open space.</li> <li>• Inputs from MLM identified roleplayers and groups.</li> </ul>
<b>Minimum area:</b>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
<b>Loss from 2004</b>	<ul style="list-style-type: none"> <li>• 5 %</li> </ul>
<b>Notes:</b>	<ul style="list-style-type: none"> <li>• Any other open space, which might not be located within a corridor, but is located directly adjacent to a corridor, will also have to adhere to the same standards.</li> </ul>



THANK YOU...



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