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**MOTIVATING MEMORANDUM IN SUPPORT OF A TOWNSHIP  
ESTABLISHMENT APPLICATION IN TERMS OF ITEM NO. 5  
OF SCHEDULE 4 OF THE ALFRED DUMA SPATIAL PLANNING  
AND LAND USE MANAGEMENT BY-LAWS, 2016  
PROPOSED TOWNSHIP: ROOSBOOM EXTENSION 1  
SITUATED ON PORTIONS 437 AND 502 OF THE FARM  
ROOSBOOM NO. 1102 – G.S**

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**MEMORANDUM MOTIVATING THE ESTABLISHMENT OF PROPOSED  
ROOSBOOM EXTENSION 1 TOWNSHIP IN TERMS OF ITEM 5 OF SCHEDULE 4 OF  
THE ALFRED DUMA SPATIAL PLANNING AND LAND USE MANAGEMENT  
BY-LAWS, 2017**

**1. INTRODUCTION**

The Alfred Duma Local Municipality has identified the Roosboom area, as an area in need of housing development. Accordingly, the Municipality has initiated the Roosboom Housing Project and has commissioned the services of an implementing agent to administer the project, with the aim of providing qualifying beneficiaries with decent houses.

The project forms part of and aims to give effect to the municipal housing agenda as the outlined in the integrated development plan. It seeks to address the expressed housing need and facilitate the development and sustainable human settlements as envisaged in the National Housing Policy – Breaking new Ground (BNG).

**2. BACKGROUND**

The Alfred Duma Local Municipality has identified Portions 437 and 502 of the Farm Roosboom No. 1102 – G.S for this project. The implementing agent has conducted a pre-feasibility study for this project which included an analyses of the project area with particular focus on the feasibility of and need for the proposed development of the area into a sustainable human settlement. The pre-feasibility concluded that there is a need for more low cost housing in the Roosboom area and that the project area is suitable for the development of approximately 828 housing opportunities and social support facilities.

The project is an Integrated Residential Development Programme (IRDP) project. The project will involve the development of internal services and top structures in accordance with the norms and standards of the Department of Human Settlements. The project involves the erection of ± 828 low cost housing structures. It is anticipated to benefit a total of 828 beneficiaries, who are classified as people with great need in the beneficiary qualification criteria, which is provided for in the Housing Policy.

Application is made in terms of Item No. 5 of Schedule 4 of the Alfred Duma Spatial Planning and Land Use Management By-laws, 2017 to establish a township on the project area, which forms part of the implementation stage of the proposed housing project.

The town planning memorandum in support of the application has the purpose of ordering and collecting all essential information relevant to presenting an proposed Township Layout Plan prepared for the proposed new land use activities and motivating the merit of the proposed residential densification as per official requirements to prove its need and desirability.

### **3. APPLICATION**

#### **3.1 *Aim***

To develop the application site in a way that is responsive to the needs of the Municipality as a whole and the residents of the surrounding regions and in so doing create a living environment where people will feel safe and happy to live. The purpose of the application is to increase the development density for residential uses of the property in a structured and integrated manner in accordance with official densification principles, to unlock the highest and best use development potential of the subject property.

#### **3.2 *Development Application***

It is herewith proposed that a township to be known as Roosboom Extension 1 be established on Portions 437 and 502 of the Farm Roosboom No. 1102 – G.S in terms of Item No. 5 of Schedule 4 of the Alfred Duma Spatial Planning and Land Use Management By-laws, 2017.

#### **3.3 *Proposed Land Uses and Extent of Development***

A copy of the proposed Township Layout is attached to the application. The proposed township will comprise of 634 erven with the following zonings:

- Special Residential 1 = 563
- Special for Residential 1 encroachments = 35
- General Residential 3 = 2
- Educational = 1
- Community facility (crèche) = 2
- Community Facility (Church) = 4
- Community Facility (Clinic) = 1
- Business 1 = 1
- Public Open Space Attenuation = 8
- Public Open Space = 17

The proposed use zonings are as defined in terms of the Alfred Duma Land Use Management Scheme, 1985 (revised), subject to the following Development Controls:

USE ZONING	COVERAGE	HEIGHT	FLOOR AREA RATIO	DENSITY
“Special Residential 1”	35%	Unrestricted	0.35	1 Du/erf
“General Residential 3”	40%	3 Storeys	1	40 Du/ha
“Educational”	40%	Unrestricted	1.5	N/A
“Community Facility” (Crèche)	40%	Unrestricted	2.5	N/A
“Community Facility” (Church)	40%	Unrestricted	2.5	N/A
“Community Facility” (Clinic)	40%	Unrestricted	2.5	N/A
“Business 1”	40%	1 Storey	0.5	N/A
“Public Open Space”	As per Scheme	As per Scheme	As per Scheme	N/A

### 3.4 *Advertisement Procedure and Circulation*

The proposed township establishment for Roosboom Extension 1 is submitted in terms of the Alfred Duma Spatial Planning and Land Use Management By-laws, 2017 which in itself requires certain notification procedures as set out in Item 11 of Schedule 4.

It is the intention to give notice of the proposed township jointly with the application for environmental authorisation as stipulated in Item 11 (5) of schedule 4 of the By-laws. Application will also be circulated to interested and affected parties identified by the Municipal Planning Registrar for 60 days.

## 4. PROPERTY PARTICULARS

### 4.1 **Property Description and Areas**

Application is made for the establishment of a township on two contiguous farm portions. It is a requirement of the Surveyor-General that a General Plan be prepared and submitted by a professional Land Surveyor for examination and approval. Two farm portions will be consolidated when the Land Surveyor compiles small scale diagram for the General Plan as part of the township establishment process.

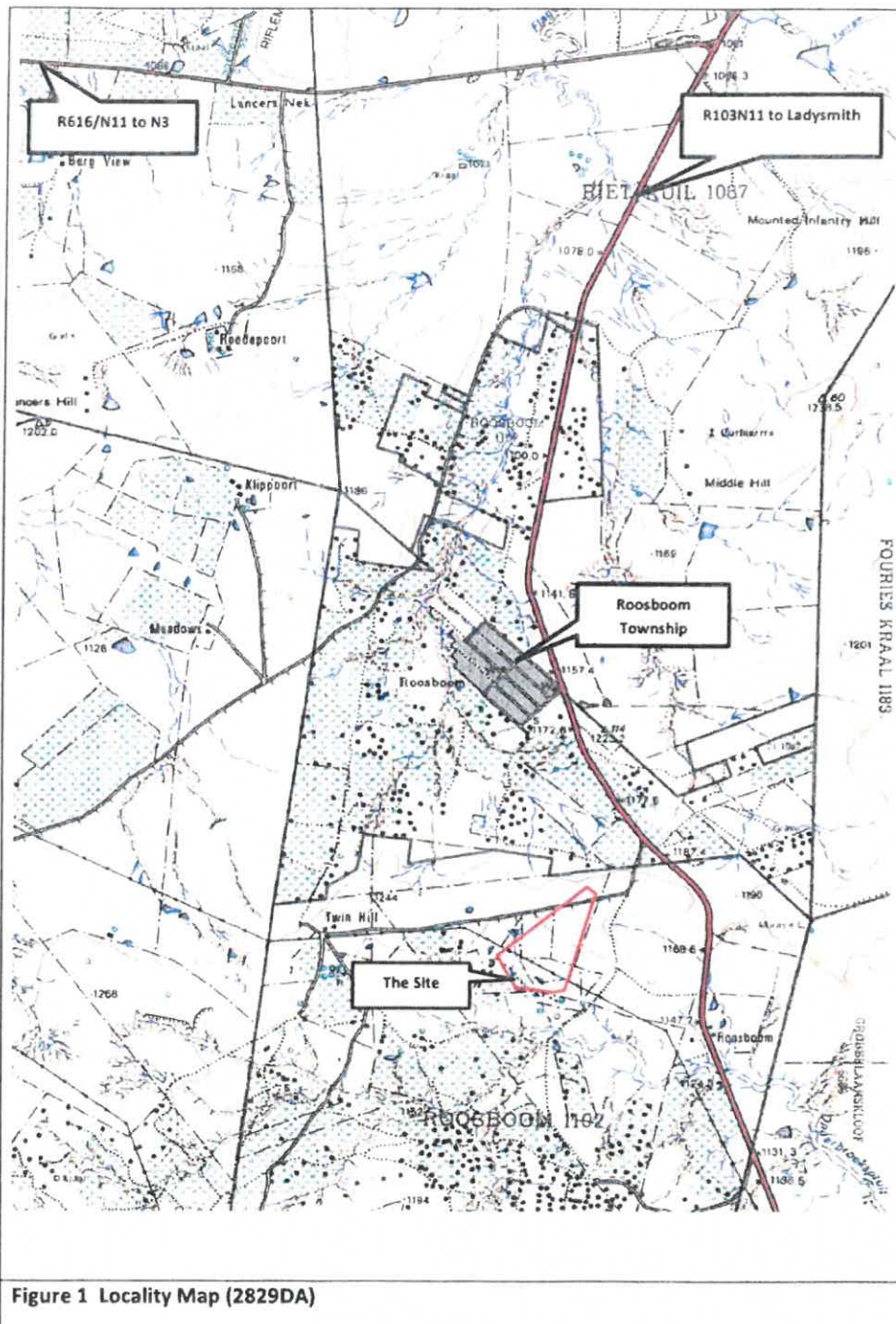
DESCRIPTION	DEED NO	TOTAL AREA (ha)
Portion 437 of the Farm Roosboom No 1102 – G.S	T4336/2017	77.6997
Portion 502 of the Farm Roosboom No 1102 – G.S	T5910/2017	3.4418
		81.1415

### 4.2 **Ownership**

The land is registered in the name the Alfred Duma Local Municipality. The Municipality has entered into an agreement with SSS Investments (Pty) Ltd to develop a low cost housing project in accordance with the norms and standards of the department of Human Settlements on the land. GVS & Associates were appointed by the implementing agent to undertake the necessary land use planning and town planning procedures.

### 4.3 Locality

The project area comprises of two sites in the southern portion of Alfred Duma Municipality, within the administrative boundaries of Uthukela District Municipality. It lies at an approximate latitude and longitudinal position of S28°27'14" and E29°43'20" respectively. The project area is located within Ward 25 of Alfred Duma Municipality. The two sites of the project area are located on either side of the Onderbroekspruit. The site is located approximately 12km southwest of the town Ladysmith. Access to the site is available via the R103 / N11 (Ladysmith / Colenso Road) approximately 6.5km south of the R616 / N11 Road to the N3. The locality of the subject property is depicted in Figure 1 below.







#### **4.5 Existing Use**

The land is predominantly vacant at present, except for a number of rural residential properties encroaching along the eastern boundary as well as on Portion 502 in the south, there are also a number of graves on the site which will be accommodated by means of a number of parks in the Layout Plan.

#### **4.6 Surrounding Area**

The site is surrounded by Peri-Urban Settlements which is characterised by relatively low residential densities of 1.2 and 1.8 households per hectare.

#### **4.7 Legal Issues**

##### ***4.7.1 Title Conditions and Servitudes***

There are no conditions contained in Deeds of Transfer No's T43362/2014 and T5910/2017 prohibiting the proposed development.

The site is subject to the following servitudes:

- i) Servitude No. K890/19676 which affects Erf 2 in the layout in favour of Eskom to convey electricity over the property.

It is proposed that a condition be imposed to the effect that all erven be made subject to existing conditions and servitudes.

##### ***4.7.2 Mortgage Bonds***

There is no bond registered against the property.

##### ***4.7.3 Proclaimed Roads***

The site is not affected by any existing or proposed Provincial and National Roads.

##### ***4.7.4 Mineral Rights***

The Mineral Rights have not been severed from the surface ownership of the property. Having regard to the coming into effect of the Mineral Petroleum Resources Development Act, 2002 (Act 28 of 2002) it is no longer required to procure the rights of holder of mineral rights as such

rights no longer exists.

Application has been made to the Department of Minerals in terms of Section 54 of the Act for approval of this township.

## **5. TECHNICAL INFORMATION PERTAINING TO THE SITE**

### **5.1 Existing Road Network and Access**

Access to the site is from an existing east-west running unnamed gravel road near the northern boundary. This unnamed gravel road forms a t-junction with District Road D637 which in turn forms a t-junction with Road R103 approximately 1km to the west. Route R103 is a class 2 rural road having one lane in each direction and runs in a north-south alignment east of the proposed township. The R103 intersects with the N11 to the north of the site. Route R103 between Ladysmith and Colenso intersects with D637 and will provide access to the proposed development.

### **5.2 Topography and Surface Hydrology**

The site has a predominantly southern slope towards the Onderbroekspruit. The slope is interrupted in the middle of the site by a ridge koppie that traverses the site from east to west. The site is also bisected by a deep stormwater channel running from the northern boundary to the Onderbroekskruit in the south. The site is affected by a 1:100 year floodline occurrences along the stormwater channel and the Onderstebroekspruit and the layout plan has been certified to this effect by a registered Civil Engineer.

Currently most of the natural stormwater runs off directly into the stormwater channel on the site. A Stormwater Management Design for the proposed development was undertaken by Aspire Consulting Engineers with the objective of the post-development surface runoff should remain within 5% of the pre-development surface runoff. This is attached by means of the introduction of various proposed attenuation ponds which will be accommodated as parks in the Layout Plan. A Stormwater Management Plan is attached to the application.

### **5.3 Geology and Soils**

Soilcraft Geotechnical Engineers were commissioned to undertake a phase one geotechnical investigation of the site. A copy of the report accompanies the application.

The following soil profiles were identified on the site:

- Colluvium
- Alluvium; and
- Residual hale

Although no ground water seepage was found in any of the trialholes the colluvial horizon in one of the holes was wet. It was pointed out that perched groundwater is a strongly seasonable phenomenon which is the most dominant towards the middle and the end of the rainy season. It was recommended that the severity of the groundwater must be establish by means of a groundwater geohydrological investigation. In light of the fact that very stiff expensive horizons induced refusal for excavation on numerous accounts. A constructive approach was adopted with regard to the geotechnical zoning the entire study area is therefore classified as H2- H3, indicating the unrestricted heave of up to and excessing 30mm may occur.

### **5.4 Environmental Considerations**

In view of the size and nature of the proposal and also in accordance with the Regulations to the Environmental Conservation Act, 1989, it will be a requirement to obtain consent in terms of the abovementioned legislation from the Kwa-Zulu Natal Department of Agriculture, the Rural Development.

Eco Assessments Environmental Consultants were appointed to undertake a Scoping Study and Report and implement the necessary steps for the Environmental Impact Assessment process required in terms of the relevant legislation. This process will run concurrently with the Township Establishment procedure for the site. A Preliminary Scoping has revealed that the site has been transformed to a large extent and a number of significant environmental elements have been identified. A environmental sensitivity map is included in Figure 5

below. The environmental sensitivities that were identified on the site will be dealt with in an environmentally sensitive manner in the proposed layout plan.

The existing stormwater channel which traverses the site as well as the Onderbroekspruit between the sites are subject to a wetland and a 32m riparian buffer. The 1:100 Year Floodline is situated well within the buffer. A copy of the summarised Environmental Feasibility Assessment Report is attached.

There are thus no compelling environmental issues hindering the proposed development, which is also in line with the Regional Development Framework for sustainable development.

It is proposed that the granting of environmental authorisation by the environmental authorities must be made a pre-proclamation condition of this township.

#### **5.5 Historical Features**

An Archeological Assessment undertaken by Eco Assessments Environmental Consultants included a literature and foot survey and no sites of Archeological importance were found on the site. A number of graves were however found on the sites.

#### **5.6 Vegetation**

The project area is covered by the Kwa-Zulu Natal Highveld thornveld vegetation. The vegetation type has a conservation status of least threatened. Vegetation within the project area has been largely degraded, degradation can be contributed to a number of factors, one of which may be livestock grazing.

#### **5.7 Biodiversity Areas**

Most of the project area is not required for biodiversity conservation. This could be due to the level of transformation that the area has undergone. Only a small portion on the southern boundary falls within critical biodiversity area optimal. Given the level of transformation on the site, and the fact that most of the areas are not required for biodiversity conservation, no significant detrimental impacts are envisaged from the proposed development. The development of this area is not likely to impact significantly on the biodiversity conservation set for the province.

A no-development option in terms of biodiversity may also not be necessary.

## **6. ENGINEERING SERVICES**

### **6.1 Bulk Services**

#### **6.1.1 Water**

The Alfred Duma Local Municipality in collaboration with the Uthukela District Municipality will be responsible for the bulk supply of water to the proposed township.

There is currently bulk water supply running along the local district gravel road traversing the northern part of the site. Aspire Civil Engineers were appointed to prepare an Outline Scheme Report which will be circulated to the Infrastructure Departments for comments. A copy of this report is attached to the application. It is recommended that the project be implemented using standpipes placed at approximately 200 meters of each household noting that this project is rural in nature.

#### **6.1.2 Electricity**

Eskom will be responsible for the bulk supply of electricity to the proposed township.

Greenvision Electrical Engineers were appointed to do an Electrical Outline Scheme Report for the proposed township, a copy of the report is enclosed. Preliminary discussions with Eskom have resolved that there is sufficient capacity available for 547 housing units. Eskom is in the process of upgrading its network in the area to supply the balance of the proposed units.

#### **6.1.3 Roads**

The proposed development will comprise of a network of internal class 4 and class 5 roads. Special care was taken with the design of the internal road network ensuring that most of the roads follow contours in order to assist with stormwater management and minimize erosion. Only where it was unavailable were road designed at right angles to the contours. The internal road network will be designed and constructed in accordance with

the norms and standards of the Alfred Duma Local Municipal for residential townships.

#### **6.1.4 Sewer**

The Alfred Duma Local Municipality in collaboration with the Uthukela District Municipality will be responsible for the bulk sewer from the proposed township. There is currently no bulk outfall sewer available in the vicinity of the site. Aspire Civil Engineers were appointed to prepare an Outline Engineering Services Report for the proposed township, which will be circulated to the Infrastructure Departments for comments. A copy of the report is attached to the application. The Civil Engineers have evaluated various sewerage treatment systems including ventilated improved pit waterlines, sewage lagoons, septic tanks, intermitted san filters and aerobic treatment units. The engineers recommended that if the VIP toilets are to be developed, the following design conservations must be taken into account for the efficient functionality of the system:

- The toilet design should allow for the possibility of the pits to be emptied in order to achieve longer service life of the latrine units.
- Raising the cover slab above the ground level by a single course of brickwork.
- Lining the pit walls might be essential in order to provide structural stability to the latrines.
- Alternatively twin pit VIP latrins should be where appropriate and cost-effective.

#### **6.1.5 Solid Waste**

All solid waste will be collected by the Alfred Duma Local Municipality and disposed of at the nearest municipal waste disposal site.

## 7. ZONING AND LAND USE

The section of the memorandum deals with the zoning and land use of proposed Roosboom Extension 1 Township.

### 7.1 *Present Zoning*

The site is situated outside the current Ladysmith Town Planning Scheme 1985 (revised) and is regarded for all intents and purposes as “Agricultural Land”

### 7.2 *Current Land Use*

The site is predominantly vacant at present except for the encroachment of a number of rural residential properties along the eastern and southern boundaries.

### 7.3 *Future Land Use*

The future land use will be in the form of an integrated residential township comprising of ± 828 residential units and social support facilities such as a school, shops, churches, crèches, parks and a clinic.

### 7.4 *Future Zoning*

The site is not located near a proclaimed land use management scheme at present. The nearest town planning scheme is the old Ladysmith Town Planning Scheme of 1985. In terms of Item 43(1) of Chapter 3 of the Alfred Duma Spatial Planning and Land Use Management By-laws, 2017, the Municipality has until 1 July 2020 to adopt a land Use Scheme for its whole municipal areas. For the purpose of this application, the Land Use Zoning and Town Planning Controls contained in the current Ladysmith Town Planning Scheme will be used to motivate the proposed zonings for this township – see table below.

**TABLE: ROOSBOOM EXTENSION 1 PROPOSED LAND USE ZONINGS AND DEVELOPMENT CONTROLS**

<b>Zoning Category</b>	<b>Erf Numbers</b>	<b>Height</b>	<b>Coverage %</b>	<b>Floor Area Ratio</b>	<b>Parking Requirements</b>
<b>Special Residential 1</b>	<b>1 to 563</b>	<b>Unrestricted</b>	<b>35</b>	<b>0.35</b>	<b>1 Dwelling unit per erf</b>
<b>Residential 1 (Encroachments)</b>	<b>564 to 598</b>	<b>Unrestricted</b>	<b>35</b>	<b>0.35</b>	<b>To satisfaction of Council</b>
<b>General Residential 3</b>	<b>599 to 600</b>	<b>3</b>	<b>35</b>	<b>1</b>	<b>40 Dwelling units per hectare</b>
<b>Educational</b>	<b>601</b>	<b>Unrestricted</b>	<b>40</b>	<b>2.5</b>	<b>N/A</b>
<b>Community Facility (Crèche)</b>	<b>602 to 603</b>	<b>Unrestricted</b>	<b>40</b>	<b>2.5</b>	<b>N/A</b>
<b>Community Facility (Church)</b>	<b>604 to 607</b>	<b>Unrestricted</b>	<b>40</b>	<b>2.5</b>	<b>N/A</b>
<b>Community Facility (Clinic)</b>	<b>608</b>	<b>Unrestricted</b>	<b>40</b>	<b>2.5</b>	<b>N/A</b>
<b>Public Open Space (attenuation)</b>	<b>610 - 617</b>	<b>As per scheme</b>	<b>As per scheme</b>	<b>As per scheme</b>	<b>As per scheme</b>
<b>Public Open Space</b>	<b>617 to 634</b>	<b>As per scheme</b>	<b>As per scheme</b>	<b>As per scheme</b>	<b>As per scheme</b>
<b>Business 1 (general commercial)</b>	<b>609</b>	<b>Unrestricted</b>	<b>100</b>	<b>2.5</b>	<b>N/A</b>

## **8. DEVELOPMENT PROPOSAL**

### **8.1 Guiding Planning Principles**

The planning of any settlement should embrace certain principles, which manifests themselves as important concepts and values that should guide the development of the area. The proposed layout will give the area some form of structure and growth patterns so that it can develop into an efficient and sustainable settlement. The layout plan is based on the following spatial planning principles and embraces the planning concepts alluded to herein.

The Spatial Planning and Land Use Management Act, Act No. 16 of 2013 (SPLUMA) is the foremost spatial planning legislation in the country.



Hence, it is pivotal that all developments occurring within the republic adhere to the principles advocated by the SPLUMA. Thus, the preliminary layout plan takes cognisance of the following SPLUMA Principles:

- *Spatial sustainability*: the principle of spatial sustainability requires sustainable management and use of the resources making up the natural and built environment.
- *Spatial justice*: the principles of spatial justice aims to redress imbalances of the past through improved access to land and efficient use of land.
- *Spatial resilience*: the principle of spatial resilience advocates for the formulation of spatial plans that will help ensure the creation of sustainable livelihood, particularly in communities highly vulnerable to climate change and concomitant natural climates.
- *Efficiency*: the principle of efficiency advocated for the frugality in the rise of resources such as land and optimal use of existing infrastructure.
- *Good administration*: this principle suggests the adoption of an integrated approach in spatial planning and land development.

## **8.2 Spatial Planning Concepts**

The following presents some of the spatial planning concepts that have been embraced in the project / preparation of the layout plan:

### **8.2.1 Densification**

The proposed layout plan facilitates densification as a means to create sufficient thresholds for goods and services to be provided within the project area. Two general residential (Residential 3) erven are proposed for the development of stacked dwelling units (flats) in order to introduce another housing typology into the area.

### **8.2.2 Accessibility**

The movement pattern of the surrounding defines the current structure of the Roosboom area. The main routes are well defined, but the next level of roads require serious attention. The proposed layout plan recognises these existing roads within the Roosboom area. These routes are important in establishing better linkages between different parts of the area with the existing settlement in Roosboom and improving legibility of the structure.

### **8.2.3 Integrated Development**

Although the project relates mainly to housing development, it is critically important to use the opportunity to plan for the provision of other public facilities and delivery of basic services in line with the provisions of the Integrated Development Plan. Hence, the detailed planning will provide an indication as to whether a need for more public facilities exists and the extent of such needs.

### **8.2.4 Environmental Sustainability**

Finally, the layout plan recognises and facilitates the protection of environmentally sensitive areas and keeps the drainage lines free of any development. Areas located along the rivers, wetlands and ridges are protected and should not be utilized for the purpose of development. Floodlines will be determined and used to structure settlements. No development will be allowed within floodline areas.

## **8.3 *Design Rational and Land Use Rights***

### **8.3.1 *Land Use Rights***

The layout plan recognizes the surrounding land uses within the Roosboom area. The majority of these are residential developments catering for the housing needs, with other supporting commercial and social land uses.

The layout plan earmarks sites for residential development. The layout plan also makes provision for social facilities. It also ensures that on land which consists of environmentally sensitive features such as rives and wetlands, no development takes place within the delineated buffer. The total potential yield of residential sites is 563 sites plus  $\pm$  265 medium density residential units.

There are approximately 35 informal houses encroaching onto the site along the eastern and southern boundaries. These houses are generally located on fenced off yards measuring between 3000 to 5000m<sup>2</sup> which is much bigger than the prescribed size of 300m<sup>2</sup> for provincial housing board subsidy projects. These encroachment properties all obtain access from outside the project area.

The size of these encroachment properties make it very expensive to service and it cannot be expected of the developer to service these erven from the limited housing board subsidies. It is therefore proposed to incorporate the existing encroachments as erven in the layout on condition that the Municipality retains ownership after proclamation. The Municipality can then access funds from the Department of Co-Operative Governance and Traditional Affairs to formalize these properties by providing proper services and handing over Title Deeds to the occupants as a separate project

### **8.3.2 Access and Design of Streets**

The movement network is guided by the existing surrounding settlement patterns, existing provincial roads and existing local access roads. The principle of frugality in the use of resources is embraced by optimising the use of existing road infrastructure. Access along the provincial roads, particularly R103 has been avoided in line with the Department of Transport's guidelines and to ensure the smooth flow of traffic. Local access roads facilitating access to each household have also been designed as part of the layout plan. The proposed movement network is of a hierarchal nature as it cascades down from higher order limited access provincial roads to lower order local access roads.

The layout concept that has been utilized for the proposed Roosboom Extension is commonly referred to as "planned irregularity" or conventional layout. This type of layout is commonly utilized in township layouts in new residential town's suburbs in South Africa. This concept approximates the pattern of settlement in neighbouring developments and it was preferred to other layout concepts, i.e. a "superblock" layout.

The concept makes use of a conventional two-deep block with the majority of erven adjoining a street. Wet services could be provided on the conventional mid-block basis (one stand on either side). Internally a series of 12m wide roads have been used in order to ensure good access.

Internally a hierarchy of roads have been used in order to ensure good access. Local collector roads of 16m and 20m have been provided in order to maximise access to the existing east west district road. Linkages to these roads by internal 12m local residential streets will ensure good access for residents to all the areas of activity in the Ladysmith area.

The layout of the proposed Roosboom Extension provides the most suitable opportunity for township establishment within the physical and social limitations present. The layout, accordingly, attempts to minimise the quantity and particularly the distance over which basic services i.e. sewage, roads and water supply must be provided.

The site has been evaluated with due cognisance of the development criteria which would support an urban system that is complex and diverse and provides opportunity and choice to all its residents.

It was decided that the average size of the residential erven should be 300m<sup>2</sup> which is in line with the relevant housing policy. The following key aspects were considered with respect to the layout plan:

- The layout plan aims to comply with the design standards contained in the “red block” guidelines for the provisions of engineering services in residential townships;
- The orientation of street blocks, in general, were as far as possible placed at reasonable street gradients, to ensure relatively effective operation of a water borne sewage system, that is accompanied by stormwater flows that is concentrated within street reserves, and managed by means of “surface structures”; and
- Most of the properties have reasonable north-orientation in relation to the longest (side) boundary that could accommodate “north facing” housing structures.

The total township area is approximately 81 hectares in extent. The requirement that the level of services and the top structures should be suitable for middle income housing, necessitated erf sizes of approximately 300m<sup>2</sup>.

## **9. MOTIVATION OF MERRIT**

### **9.1 *Preceding Sections***

For full comprehension of the merit of the application, it is important to refrain from reading this section of the application in isolation since many of the aspects underpinning the merit of the development and township establishment proposal have already been addressed in preceding sections and are not repeated here again.

### **9.2 *Demographic and Social Economic Profile***

#### **9.2.1 *Alfred Duma Local Municipality***

Alfred Duma Municipality is one of the three local municipalities that make the Uthukela District Municipality and is located on the southern region of the District Municipality. The other municipalities within the District include Inkosi Langalibalele Local Municipality and Okhahlamba Local Municipality.

Alfred Duma Municipality measures at approximately 3 764km<sup>2</sup> and is the largest in the District in terms of population size. The municipality was estimated to have a population of 356 274 people according to the Statistics South Africa 2016 Community Survey. This indicates an increase by approximately 16 497 people from population of 339 777 people in 2011. The municipality experiences a positive population growth rate of 4.86% between 2011 and 2016. An increasing population, amongst other things, reflects an increase in population as a result of births recorded and in-ward migration. Noteworthy, on the 3<sup>rd</sup> of August 2016, Emnambithi / Ladysmith Local Municipality and Indaka Local Municipality amalgamated to form the now Alfred Duma Local Municipality. The population is unevenly distributed across 36 wards. Ladysmith is the primary urban area while other urban settlements include Colenso and Ezakheni. According to the municipality's 2016/17 IDP, approximately 20% of the Municipality is urban while 80% is rural.

The municipality's main economic sectors include agriculture, industry, tourism and mining. The majority of the municipality faces challenges with regards to service delivery. Approximately, 45% of the municipality's population falls below the age of 18 indicating a need for investment in childhood and educational development.

### **9.2.2 *Housing Need***

From the above brief demographic and socio-economic analysis of the area, a few key issues clearly stand out. These include that the Roosboom is generally impoverished and has low incomes. Noteworthy, these issues emphasize the inability of the subject community to provide for their own housing. A ripple effect is noted whereby the low educational levels lead to unemployment and the unemployment subsequently leads to low income levels (refer to figure 8). This cycle directly translates to the people inhabiting or building substandard shelter, due to financial constraints. It is in the context of such a status quo that the Roosboom Housing Project should be viewed. Against this background, it can be deducted that a need for the development of adequate housing exists.

### **9.2.3 *Synthesis***

From the above, it is evident that there exists a need to establish a township on the subject property to accommodate the envisaged medium to high density residential development on same to provide in a proven need for the dwelling units in the housing typologies being proposed.

## **9.3 *Desirability***

### **9.3.1 *Breaking New Grounds***

Since the introduction of the Housing Act, (Act No 107 of 1997), the National Government has introduced a comprehensive programme that addresses a range of housing needs in South Africa. The programme is outlined in the National Housing Code and the Comprehensive Plan for the Creation of Sustainable Human Settlements (commonly known as Breaking New Ground).

The breaking New Ground Policy (BNG) provides a framework for the development of human settlements in the South African context. It aims to facilitate a shift from merely providing housing to ensuring the creation of sustainable human settlements. It also grants municipalities a greater responsibility in the housing delivery process. BNG includes a number of programmes that are intended to facilitate the successful implementation of the human settlements development agenda.

It comes with 7 business plans. Business Plan 2: Spatial Restructuring and Sustainable Human Settlements, is of particular pertinence and significance to the Roosboom Housing Project. The project is in line with this business plan and also other business plans such as the Housing and Job Creation business plan.

### **9.3.2 *Outcome 8: Sustainable Human Settlement and an Improved Quality of Life***

The National Government embarked on a process to determine outcomes that must be achieved in 2012. From this process 12 outcomes were identified, which were set to be the key focus of government. The issue of sustainable human settlement linked with quality of household life was identified as outcome 8. This outcome contains four (4) outputs and targets as follows:

- Output 1: Accelerated Delivery of Housing Opportunities.
- Output 2: Access to basic services.
- Output 3: Mobilization of well-located public land for low income and affordable housing with increased densities on this land and in general.
- Output 4: Improved Property Market.

The proposed Roosboom Housing Project represents a stride towards the fulfilment of Outcome 8. It embodies all four outputs of Outcome 8 and will facilitate their achievement.

### **9.3.3 *Provincial Human Settlements Master Spatial Plan***

The KZN Provincial Master Spatial Plan aims to translate the Provincial Growth and Development Plan (PGDP) into a detailed implementation plan for assisting with the identification of sustainable land for housing delivery in the province. It focuses on strategic goal 3 (human and community development) and strategic objective 3.4 of the PGDP which talks to the promotion of sustainable human settlements. The plan broadly identifies focus areas for investment in human settlements in the province, in alignment with the Provincial Spatial Development framework.

The human settlements targets for Uthukela District Municipality include spatial intervention such as increasing the housing capacity of the municipality and densification at main centres to meet service delivery needs. The Roosboom area is one of the main centres identified for densification within Uthukela. Additionally, the Roosboom area forms part of the areas identified as provincial human settlements investment focus areas.

#### **9.3.4 Provincial Growth and Development Strategy**

The Provincial Growth and Development Strategy (PGDS), outlines the development vision and agenda for the KwaZulu-Natal Provincial Government. It identifies 7 strategic goals and 31 strategic objectives. This strategy commits the provincial government to ensuring that all households within the province have secure residential tenure and access to basic utility services. This will be achieved through:

- Integrated Development Planning.
- Densification of settlement patterns.
- Slums Clearance.
- Improved access to basic services such as water, sanitation and electricity.
- Addressing the housing gap market.

The Roosboom Housing Project is a response to these provincial policy directives and provides for their attainment within the Alfred Duma Municipal area.

#### **9.3.5 Integrated Development Plan and Spatial Development Framework**

The Roosboom Housing Project is identified in the Alfred Duma Municipality's Integrated Development Plan (IDP). The IDP, as a key strategic overall guiding framework of the municipality, identifies a need to facilitate the provision of adequate housing to all deserving citizens. Therefore, the proposed development can be seen as a way of giving effect to one of the municipality's key strategic and long term objectives. The proposed development forms part of the municipality's mission to ameliorate the standards of living within its area of jurisdiction by providing housing and basic service needs.



The municipality is cognizant of the fact that it has to provide housing that is sustainable and promotes easy access to opportunities. This is further emphasised in the municipality's IDP.

The municipality's Spatial Development Framework identifies the Roosboom area as one of the areas that require housing interventions within the municipality. The project area falls within the broadest development vision of the municipality with regards to ensuring and facilitating the development of sustainable human settlements. The SDF identifies Roosboom as future settlement expansion Roosboom settlement as a tertiary node within the municipality. This essentially locates the project area within the broader sphere of influence within the municipality.

#### **9.3.6 Other Matters**

- **Geology:** The developer has approached a geotechnical engineer for a preliminary assessment of the geology and possible presence of dolomitise on the property. It has been confirmed that despite the prevalence of dolomite subsurface conditions, the surrounding properties show relatively stable conditions. The sites were typically classified as NHBRC Zone H2 – H3sites meaning that development can take place with precautionary measures.
- **Topography:** The development site sponsors a southern gradient. The slope is gradual and acceptable for the envisaged purposes.
- **Roads:** Chrisen Consulting Engineers concluded that from a traffic engineering perspective, the feasible and sustainable, subject to amongst others, a condition that the existing intersections of Road R103 and D637 to form a 90 degree t-junction.

## 10. CONCLUSION

- 10.1 Application is made in terms of Item 5 of Schedule 4 of the Alfred Duma Spatial Planning and Land Use Management By-laws, 2017 for the establishment of a medium density residential township on Portions 437 and 502 of the Farm Roosboom No. 1102 – G.S.
- 10.2 It is our opinion that the establishment of an integrated residential township on the site will provide much needed housing for the local community in a sustainable manner.
- 10.3 The application represents an opportunity for the property to be developed to its highest potential at an appropriate scale and in an economically viable way.
- 10.4 We have demonstrated that the proposed development is viable and desirable from a Town Planning and Engineering perspective and that the approval of this application in terms of the Alfred Duma Spatial Planning and Land Use Management By-laws, 2017 is appropriate.
- 10.5 The report provided background and general information pertaining to Portion 437 and 502 of the Farm Roosboom No. 1102 – G.S. It also serves as motivation in compliance with the objectives for the development as set out in SPLUMA and the RSDF. In light of the motivation provided in this report, the application for the establishment of a township is desirable and can be supported based in the following:
- The application complies with the development objectives of the Spatial Planning and Land Use Management Act (SPLUMA), Act No 16 of 2013;
  - The proposed use is in line with the proposals made in the Regional Spatial Development Framework;
  - There are no legal or technical impediments to the proposed application;
  - Since the proposed development is within an established area, the bulk services are in place.