

MOTIVATION FOR TOWNSHIP APPLICATION MASILONYANA LOCAL MUNICIPALITY WINBURG EXT 17 , 18 AND 19

PROJECT NO: HS-B14/2019/2020/2



human settlements
Department of
Human Settlements
FREE STATE PROVINCE

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1. INTRODUCTION

Vexocom (Pty) Ltd has been appointed by Free State Department of Human Settlements on Behalf of Masilonyana Local Municipality to prepare and lodge an application to the *Masilonyana Local Municipality* for the establishment of a Township. The proposed township establishment is situated on the Remainder of the farm Dorpsgronden Winburg No. 681, R.D. which is hereto referred to as the "Property". The areas earmarked for the proposed township establishment are hereafter are marked in yellow on Figure 1. The Sites which are designated are situated on a suitable vacant area in **Winburg** as an extension of the residential areas.

On the commencement of this application the township was referred to as Winburg extension 5. However, as the process evolved the MPT gave a directive on the meeting of August 2021 to hold all the consultation as Baiephing extension 5. However, during the consultation process, the Surveyor General indicated that the township should be referred to as extension 17, 18 and 19. The rationale advanced by SG is that, although the farm is situated on the same land parcel, the nature of the development is taking place on different areas. Hence the township will be referred to as different extension as proposed herein.

Therefore, this township will be known as **Winburg Extension 17, 18 and 19**. The surveyer general letter is attached as Annexure TU. A Power of Attorney and the Resolution are attached under **Annexure B** hereto.

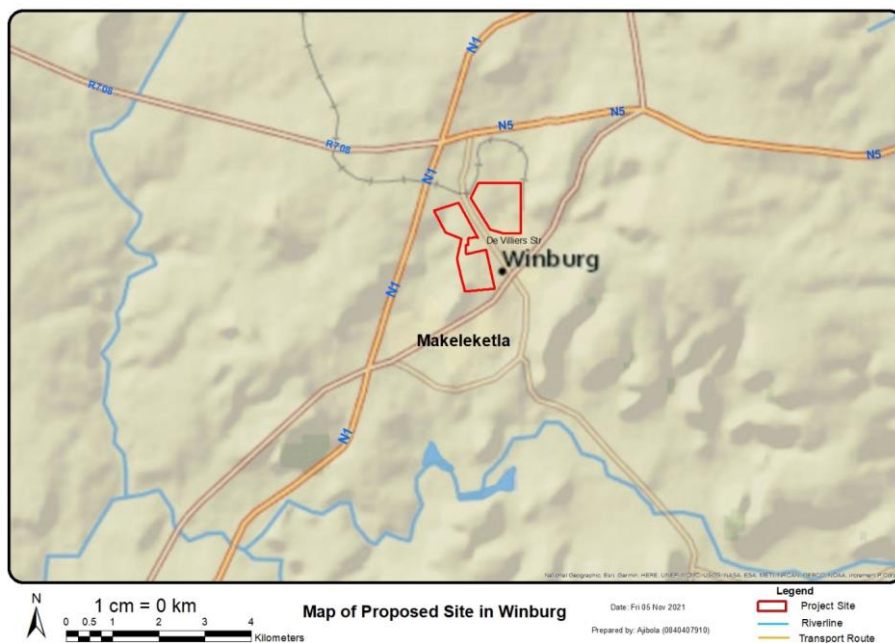


Figure 1: Project Area

2. THE APPLICATION

This application is lodged in terms of Section 16(2)(a)(i) of *Masilonyana Municipal Land Use Planning By-laws, 2015* read with Section 41 (2)(a) of the *Spatial Planning and Land Use Management Act, 2013 (No. 16 of 2013)* for the establishment of a Township. The proposed Township will consist of 605 (Six hundred and Five) Erven, to be zoned into different use-zones as will more fully be described in the sections below. The application form is attached as **Annexure A**.

2.1 PUBLIC PARTICIPATION

The application in respect of the establishment of the proposed township Baipehing Extension 5 was advertised in accordance with Section 49, 50 and 51 of *Masilonyana Municipal Land Use Planning By-laws, 2015* in the Sowetan on 19 November as well

as in the Free State Government Gazette on 03 September, 10 September, 19 November 2021 and 26 November 2021. Objectors were afforded a period of 30 days to submit objections or comments in respect of the proposed township development to the municipal offices through other form of communication such as email and post. The public participation meeting was also held with the community wherein the community members actively contributed. No objections were received for the proposed development.

Notices were placed on site and public areas in order for the community to be informed as per Section 49 (3)(c) Masilonyana Municipal Land Use Planning By-laws, 2015 (**Annexure VW**). Serving of notices was done per Section 50 (1)(c) where registered letters were issued to neighbours informing them of the proposed development. An affidavit is attached to this application as proof that notices were served to the general public for the prescribed period of 30 days as required by Section 50 (5) of Masilonyana Municipal Land Use Planning By-laws, 2015 (**Annexure VW for Affidavit**). The 30-day period lapsed and no objections were received from the registered letter recipients.

The application was sent to various departments, in accordance with the prescriptions of Section 48 (3)(a) Masilonyana Municipal Land Use Planning By-laws, 2015 for comments or objections. The response was received from among others the following departments

- Department of Education
- Department of Police, Roads, and Transport
- Department of Water and Sanitation
- Eskom
- Department of Health
- Department of Public works and Infrastructure

The organizations/departments were afforded a period of 60 days to comment in this matter in accordance with Section 55 of Masilonyana Municipal Land Use Planning By-laws, 2015. The aforementioned departments had no objection to the proposed development. Their comments were taken into consideration in the design process.

Please see department/organisation comments as well as proof of distributions of the documents to other organization/departments on **Annexure TU (External Stakeholders Comments)**.

3. PROPERTY DETAILS

3.1 LOCALITY

The subject property is situated in Winburg, in the centre part of Masilonyana Local Municipality approximately 60 km away from the town of Theunissen and 116 km from the capital of the Free State province, Bloemfontein. the proposed township establishment falls within ward 4 of the administrative region of the local municipality and is bordered by ward 5 to the west and ward 3 to the east. The town is situated next to the N1 corridor that links the Gauteng Province with the Western Cape via Bloemfontein. The N5 national route to Harrismith via Bethlehem starts at Winburg. The locality of Winburg in relation to national routes makes it one of the most accessible towns in the Free State province. The locality of the national route has numerous advantages to the town of Winburg and is an aspect that must be explored to ensure the sustained economic growth of the area. A *Locality Map* together with an *Aerial Image* showing the subject property and the surrounding area is attached to this application [see **Annexure C: Locality Map and Aerial Image**].

3.2 PROPERTY DESCRIPTION

The subject property falls within the *Masilonyana Land-use Management Scheme*. The proposed township is situated on the following property

- According to the Deed of Transfer No. T681/1876, the subject property is known as the Remainder of the Farm Winburg Townlands ("Dorpsgronden") No.681, R.D.

The proposed Township is to be located on the Remainder of the Farm Winburg Townlands ("Dorpsgronden") No.681, R.D. which is approximately 54,43 hectares in

extent. The subject property will be formally surveyed so that the small-scale diagram of the proposed township will be on a separate farm portion still to be created. The SG Diagram No.1091/1945 is attached as **Annexure D** hereto.

3.3 PROPERTY OWNERSHIP

The registered owner of the subject property is Masilonyana Local Municipality by virtue of Deed of Transfer No T681/1876. The Deed of Transfers are attached as **Annexure EF**.

3.4 RESTRICTIVE CONDITIONS

There are Eskom lines traversing the subject property. The conditions referred to in the abovementioned Deed are not restrictive (See Conveyancer Certificate **Annexure EF**). They refer to Electrical powerline which traverse on the Remainder of the Farm Winburg Townlands ("Dorpsgronden") No.681, R.D. The reservation of these servitudes has been incorporated into design of the township layout.

3.5 MINERAL RIGHTS

There is mining activity (a quarry that seize to exist or to be used) close to the proposed township. This quarry belongs to the Department of Roads, Transport and Police. This mining activity does not affect the development of the site. Investigations to the site indicated that no minerals are present and that no mining activity will take place on the application site. The Department of Minerals Resources and Energy has no objection to the proposed application (**Annexure TU**). The title deed also does not postulate any mineral rights restrictions. In case of any mineral rights found, the state will be the custodian thereof.

3.6 BOND

The property is not encumbered by any bond. No bond consent letter is required.

4. CURRENT ZONING AND LAND USE

The current zoning of the subject property is “Agricultural Zone II” according to *Masilonyana Land Use Management Scheme, 2020*. The subject property is predominantly vacant with “Baiephing Informal settlement” situated close to the Winburg CBD. The subject properties are bordered by Winburg Township (to the west) which is predominately a residential area and to the west is the N1. Furthermore, the subject properties are bordered by the township of Makeleketa to the South and to the North is the N5 freeway. Further information can be seen on the attached *Land Use Plan* [see **Annexure GH**]. Below is the proposed site location postulating the current land use.

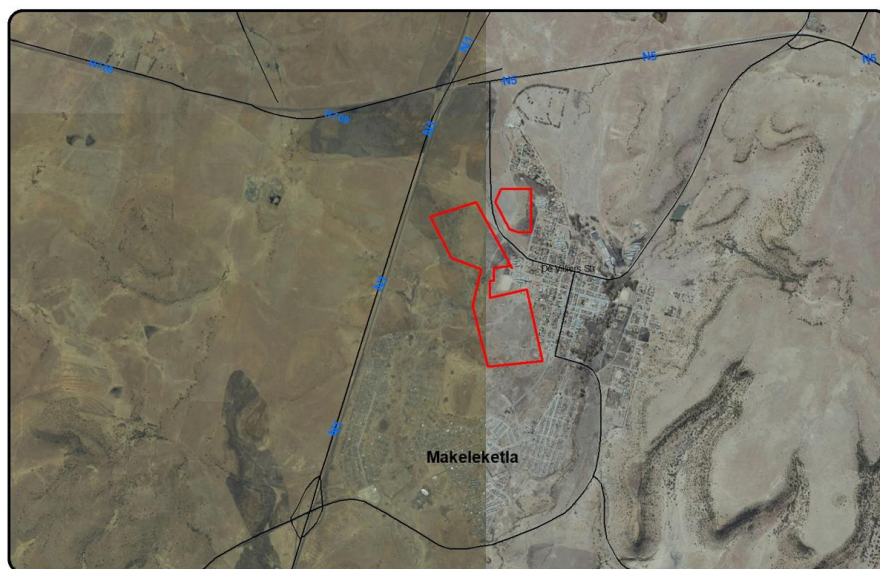


Figure 2 Current land use

5. PROPOSED DEVELOPMENT

The proposed township will be in line with the various policies of the municipality as well as the BNG Principles which requires that housing developments make provision

for socio- economic opportunities in order to create sustainable developments. A copy of the *draft township layout plan* is attached as **Annexure IJ**.

In scrutinising the proposed layout attached as part of Annexure IJ, it is worth noting that figure a,b,c and d which is about 0,6 hector of land is excluded from the proposed township establishment. This is mainly due to the fact that this land parcels are privately owned. In addition figure J,K,L and M is also excluded from the layout this is due to the fact that this land parcel is part of the old township.



Figure 2: Part of the land parcel privately owned and excluded

Conditions of establishment are attached to this motivational memorandum outline regulations of each individual erven (See **Annexure S**)

Below are the tables showing proposed zoning, erf numbers, number of erven, areas in hectares and percentage of areas as show on layout number **BPproj1006LP5** and attached under **Annexure IJ** as indicated.

Table 1: Land Use Table i.t.o. Masilonyana Land Use Management Scheme, 2020

Proposed Zoning	Erf No	No of Erven	Approx. Area (ha)	(%) of Area
Residential Zone I	1365-1498; 1500-1625; 1627-16-30; 1633-1636; 1638-1663; 1665-1890; 1893-1925; 1927-1943	581	22.17	40.7
Business Zone I	1362	1	2.04	3.7
Authority Zone II	1631-1632	2	2.19	4
Institution Zone III	1499	1	1.57	2.8
Infrastructure Zone I	1363, 1364, 1626, 1637, 1664, 1891, 1892, 1926, 1944, 1956	10	8.43	15.4
Open Spaces III	1957-1960	4	2.99	8.9
Infrastructure	1961-1966	6	15.04	27.6
Total		605	54.43	100

Commented [SM1]: Discuss

Masilonyana Local Municipality has a population of 66 800 people (StatsSA Community Survey, 2016). The aforementioned population classifies the town as a

small town in terms of population size. Provision of facilities is directly linked to the population.

The proposed development will comprise mostly of Residential Zone 1 erven amounting to 581. Winburg requires 1000 erven for township establishment, the 581 erven will contribute immensely to the eradication of the housing backlog. The table below indicates the housing backlog within the municipality:

Table 2: Housing backlog in Masilonyana Local Municipality

SERVICED NUMBER OF SITES AVAILABLE	HOUSING DEMAND WAITING LIST	FORMAL / INFORMAL SETTLEMENTS	NUMBER OF ERVEN NEEDED FOR TOWNSHIP ESTABLISHMENT	ALLOCATION NEEDED OVER 3 YEARS PERIOD PER TOWN		
				2014/2015	2015/2016	2016/2017
THEUNISSEN	38	1000	0	1000	0	0
BRANDFORT	1	294	(1000) shacks	1000	0	0
WINBURG	108	213	(203) shacks in township *	1000	0	0
SOUTPAN	0	74	(50) Shacks	100	0	97
VERKEERDEVLEI	0	26	(117) Shacks	300	0	317

Source: (IDP 2016/17: 9)

The ruling erf size for the residential erven is between 350-390 square meters. Power lines (Residential Zone 1) dominate the project area thus the proposed layout had to factor this in thus no development or building work will be undertaken within powerline servitudes. Building lines along the powerline servitudes will be adhered to as prescribed by the town planning scheme and Eskom guidelines. Space (acting as buffer) between the mining area and proposed development is accommodated on the layout of the proposed development.

Ancillary land uses are also provided to service the community. Winburg population is estimated at 1 373. Thus, classified as a small town according to CSIR Guidelines for the Provision of Social Facilities in South Africa Settlements (November 2015).

The proposed development is not far out from Winburg town centre thus only a few ancillary uses were provided. The business site (Business Zone 1 measuring 2.04 hectares) is provided in order to cater for immediate needs of the community. A cemetery (1.57ha) is provided on the layout to cater for burials. The size of the cemetery is adequate for the proposed settlement as it is way below the threshold of

8.8ha/50 000. The cemetery is accessible to the entire community in the proposed development as it does not exceed 15km accessibility threshold for small areas/small towns.

Two community facility sites are provided and located substantially below a 15km access threshold with a population of 10 000-15 000 in the area. This means the community members can easily walk to the facilities with different means of mobility. The size of the proposed community facilities can easily accommodate the community of the proposed development as it is below the proposed CSIR thresholds when validated against the current population in the area.

5.2 FACTORS INFLUENCING THE LAYOUT PLAN

The layout plan of the proposed township area of Winburg Extension 17, 18 and 19 was influenced by the following factors:

- Borrow pits: the mining activity adjacent to the site influenced the layout design as space (buffer) was left between the mining activity and proposed township. This was executed as per the guidance provided by the Department of Roads, Transport and Police. A road was also used as a further buffer between the development and mining area.
- Powerlines: powerlines exist in the proposed township. They have been incorporated into the layout design. 15.5-meter building line is applicable and was accommodated in the proposed layout. Layout Below are powerlines affecting the proposed development:
 - Winburg 88kv Powerline
 - Winburg 88kv Powerline
 - Makeleketla 11kv Powerline
- Existing road network: access to the proposed township is obtained from the existing road network. Meaning linking of existing roads was done in order to integrate the proposed township to the existing built up area within Windburg.
- No direct access on 20-meter-wide road.
- Limited access on 24-meter-wide road for residential.

- Privately owned land which is demarcated and marked as A,B,C and D on the proposed layout.
- Parcel of land which form part of old township marked as J,K,L and M on the proposed layout.

6. BULK INFRASTRUCTURE

The proposed township will be serviced according to the service standards of the Masilonyana Local Municipality and as such will be formally linked to the existing roads, bulk water, water-borne sanitation and electricity infrastructure.

A Status Quo Assessment: Engineering Services Investigations was prepared and is attached under **Annexure KL** and includes all the existing services and the proposed increase in capacity of these services. The report is summarised below:

6.1 WATER RETICULATION

6.1.1 ESTIMATED WATER DEMAND

The portable water supply from Sedibeng water is currently underway, the project seeks to upgrade the pipeline, booster pump stations and reservoirs from Sedibeng water. The Winburg clear water main is one of the infrastructures to be upgraded in this project. It is therefore anticipated that the 680.2kl water demand of the Winburg area will be accommodated by this water main upgrade.

The estimated Annual Average Daily Demand (AADD) for the proposed development is based on the design criteria from the Red Book Vol 2, as follows in Table 3:

Table 3: Water Demand Calculation for the proposed development

Estimated Water Demand for Baiephing Park
Planned Infrastructure

Type of Development	Unit	Demand (l/Day)	GFA	Total Demand (l/Day)	Total Demand (kl/Day)	Total Demand (Ml/Day)
Residential	779	600	307600	467400	467.4	0.467
Business	2	400	22800	800	0.80	0.001
Schools	1	1000	500	1000	1.00	0.001
Community Facility	8	2000	32200	16000	16.00	0.016
OPS	13	15000	98000	195000	195.00	0.195
Total				680200	680.2	0.6802

Further details are supplied in the Status Quo Assessment: Engineering Services Investigations report under **Annexure KL** hereto.

6.1.2 INTERNAL WATER SUPPLY

It is proposed that the new networks will be connected to the closest existing bulk line.

It is recommended that the internal water supply system should comply with the following criteria:

- Metered connection to each unit.
- AADD: 600 l/d per unit for the residential areas.
- Internal pipes will be sized to cater for the instantaneous peak demand and fire flow.
- The relevant peak factor is dependent upon the number of units served.
- Network: Minimum 50mm uPVC pipe.
- Minimum residual pressure: 2.5bar for fire and 1.5bar for stand pipes and units.
- Pipe materials: Mains – uPVC/12 or similar; Erf connections – 20 mm Class 16

- Pipe class (pressure rating): dictated by static water pressure (likely class 12).
- Isolating valves – Position and type to comply with municipal standards.
- No valve to be installed in road surfaces.
- Fire flow: Fire hydrants, spaced maximum 240m apart.
- Minimum flow rate = 8.33 l/s per hydrant.
- Minimum residual head = 6m.

6.2 BULK SANITATION

Sewerage from the proposed development will be treated at the nearby Waste Water Treatment Plant.

6.2.1 SEWERAGE FLOW

Sewer flows are based on the design criteria from the Red Book Vol 2 as 500l/day/du for low-income housing.

Table 4: Estimated Sewer Discharge for the proposed Development

Guidelines for Human Settlement (Sewerage) Treatment Plant	
Daily Water Demand for the proposed development = 1263(kl/day) x 60%	616
Add 15% Allowance for Extraneous Flow (kl/day) = 758 x 15 %	92,4
Estimated Extra Daily Sewerage Flow to Treatment Plant (kl/day)	708.4

The following criteria were used in arriving at the figures as outlined above, namely:

- 60% of water usage transformed into sewerage.
- 15% added for extraneous flow

6.2.2 SEWERAGE INFRASTRUCTURE

The development will require the construction of gravity sewer links. These lines will be combined with existing line drains to the WWTP in Winburg.

It is recommended that the sewerage system should comply with the following criteria:

- Design flow: 500l/d/du
- Pipe material: uPVC
- Pipe sizes: Network - Minimum 160mm dia.
- Erf connections: 110mm diameter
- Minimum gradients: Drains (erf connections) - 1:120 Sewers - 1: 200
- Pipe lengths: Maximum 100m between manholes.
- Pipe cover: 1.4m below roadways / footways; 0.6m elsewhere.

6.3 STORMWATER MANAGEMENT

The guiding principle underlying the stormwater management strategy is that, where possible, the peak runoff from the post-developed site should not exceed that of the pre-developed site for the full range of storm return periods (1:2 to 1:50). Where possible, measures should be incorporated into the site development plan to attenuate the post-development flows to pre-development rates.

Stormwater concentration will be avoided at all costs using a surface drainage mechanism. It is proposed that these developments will have surface drainage from the roads with slopes similar to that of the receiving ground. Stormwater from the road will be guided by cross fall and longitudinal slope toward a discharge point, catered for by dropping the kerb as required.

Underground stormwater pipe system will only be considered as a worst case if the ground slopes and the urban plan do not allow for ground drainage. If required, the system will have to collect water from all the streets and direct it to the lowest point of the whole development where it will then be sent to the nearest stream.

It is recommended that the stormwater system should comply with the following criteria:

- Return Periods: 1:2 to 1:100
- Pipe material: Concrete

Pipe sizes: Network - Minimum 450mm dia.

Based on the above subheadings on Civil Services provision, below recommendations were provided and the Local Municipality has to take further action in order to meet the demand required.

- There is sufficient capacity of the reservoirs to a minimum storage capacity of 4MI to enable them to have 48hour storage as required.
- The WTW has the capacity of 2.4 MI/day which can accommodate the total demand of 2.4MI/Day, therefore no upgrade is required.
- It is recommended that the WWTW should be upgraded to 1 MI/day in order to accommodate the current and planned development.

7. TRAFFIC IMPACT STUDY

The Traffic Impact study conducted by JG AFRIKA (Pty) Ltd is summarized below as:

Access and Parking

The main access points to the development will be as follows

- Access will be gained off Jac Coetzer Street and Fred Osborn Road,
- Gain access off Willie Obrholzer Street and
- Gain access off Jac Coetzer Street and Pieter van der Werken Street.

A parking ratio of 2 bays per single residential unit and 4 bays per 100m² for the business land use was used to determine the off-street parking requirements, which results in a total of 1 744 bays to be provided

Public Transport and Non-motorised Transport

- It is assumed that minibus taxi and long-distance bus services operate in the area.
- It is recommended to provide formal public transport embayments, within 500m walking distance to the site.
- It is recommended that sidewalks be provided within the development with widths no less than 1.5m, linking seamlessly to any existing NMT and public transport facilities.
- Existing pedestrian desire lines indicate the necessity for formalised sidewalks and pedestrian crossings. It is therefore recommended to appoint a suitable consultant to conduct a pedestrian count survey, which can be used to determine the most feasible locations for sidewalks and pedestrian crossings.

Traffic analysis

- Traffic counts were conducted on Wednesday, 24 February 2021 for the AM peak period (06:00 – 09:00) and the PM peak period (15:00 – 18:00) at five (5) intersections in Winburg.
- These intersections operate adequately at LOS A during the 2021 Background Traffic scenario and will continue to operate adequately, ranging between LOS A and LOS B, during the 2026 Future Traffic (with the development traffic) scenario. This is due to the low traffic volumes on the surrounding road network.
- No upgrades are required for the existing intersections; however, it is recommended that the signage and road markings be replaced, as per the South African Road Traffic Signs Manual (SARTSM) to ensure that the correct intersection control type is observed by road users.
- The proposed development is supported from a traffic engineering point of view provided that the recommendations made are adhered to (NB: More details are contained in the Traffic Impact Study under **Annexure N** hereto)

8. ELECTRICITY SUPPLY

Eskom is the sole bulk electricity supplier to the Masilonyana Local Municipality. Residents in the Makeleketa/Winburg town receive power from the municipality while residents in the surrounding farms and villages are supplied by Eskom.

The current load demand for the proposed development is 4049 KWh to service future developments. On inquiry from Eskom which is the main provider for the areas, it was confirmed that there is sufficient capacity to cater for the proposed development. Proof to that effect is attached as part of **Annexure N- Engineering Service Report**. There are multiple overhead electrical power lines running through the subject property thus electrical connections to any new developments in the study area may be made with relative ease. Challenges facing the efficiency of the system include illegal connections, vandalism and aging infrastructure to list but a few. A full analysis of the capacity is attached as part of **Annexure N**.

9. ENVIRONMENTAL ASSESSMENT

The NEMA Section 24(5) stipulates that activities that have been recognised as having a detrimental effect on the environment require environmental authorisation from the competent authority. Due to the fact that the proposed development is intended to be 20 hectares or more as well as transformation of undeveloped, vacant or derelict land, warrants a full Environmental Impact Assessment (EIA).

The environmental authorisation was issued by the Department of Small Business Development of the 1st November 2016. The extension for the environmental authorisation was issued on the 15th August 2020, it is lapsing on 1st November 2022. The ROD is attached in **Annexure M**.

9.1 FLOODLINE DETERMINATION

A floodline determination report was prepared by GilChris Engineering Solutions states that there are no visible rivers and tributaries within the vicinity of the proposed development. Furthermore, based on the DWS published rivers and tributaries files – named “Rivers 1:500 000 scale converted from RQS data source http://www.dwa.gov.za/iwgs/gis_data/river/rivs500k.html” there are no rivers that affect the proposed development. There are no tributaries that flow within the vicinity of the proposed development. The closest tributaries are the Keeromspruit - to the south and the Aardoringspruit to the north.

Both these are downstream of the development and thus they do not, in any way, affect the stormwater flooding on the proposed development site. Both tributaries connect downstream to Rietspruit perennial river that also discharges to Doringspruit further downstream.

The draft layout will not be affected by the floodline. The analysis of the initial layout indicated that the phase 1, 3 and 4 of the proposed township establishment will not be affected by the 1 in 100-year floodline. However, phase 2 will be affected by the floodline and therefore will need to be revised in line with the recommendation of the floodline report. This is due to proximity of Winburg Spruit which is closer to the development. Floodline Determining report is attached as **Annexure OP**. As such the layout was changed to reflect this environmental challenge. As a result, the new layout is not affected by 1:100 year floodline.

10. GEOTECHNICAL ASPECTS

The proposed development is located on the land that is suitable for the establishment of the proposed township development. Below is the summary of the geological conditions:

- There is a gentle slope towards the west of an existing gorge beyond the proposed township establishment boundary. Rock outcrops were observed during the field investigation. The site is mainly covered with veld grass.
- There is a gentle slope towards to the east, draining into a stream and mainly consists of overgrazed veld with scattered trees and bushes.
- The site has a gentle slope towards the east where an existing embankment was constructed to channel the runoff away from the existing residential areas. The surface mainly consists of overgrazed veld with scattered trees and bushes. An overhead power line span across the site.

A geotechnical investigation was carried out within on the subject property, the trial holes were excavated across the subject property employing a Tractor-Loader-Backhoe (TLB) excavator.

The trial holes were profiled in accordance with the standard methods and procedures prescribed by Guidelines for Soil and Rock Logging in South Africa (1990), prepared by the Geotechnical Division of the South African Institute of Civil Engineers and the

Association of Engineering Geologist of South Africa. Samples were recovered from certain soil horizons and sent to a commercial for testing. The regional geology of the area indicate that the site is underlain by Dolerite bedrock. The top soil mostly consisted of a residual dolerite, clayey sand, being dark brown/light brown in colour. The exposed surface outcrop was observed. Further details of the *Geotechnical Report* is attached under **Annexure S**.

The proposed development is deemed suitable according to the Geotech study. The NHBC guidelines should be followed during foundation and building procedure in the proposed development. Excavation for services will be costly due to bedrock. Building plans should be submitted to the local authority for approval before any building work is undertaken.

11. NEED AND DESIRABILITY

11.1 NEED:

The need of the application refers to the “want” or the “necessity” that exists for the development proposed. This need could be stated as the difference between the demand for and the supply by the proposed development.

11.1.1 MASILONYANA INTEGRATED DEVELOPMENT PLAN (IDP) 2021/2022

The proposed Township Establishment falls within ward 4 of the municipality, In terms of the IDP, the role of intergovernmental planning and coordination is to ensure liveable and sustainable urban and rural areas

➤ Integrated Urban Development Framework (‘IUDF’) Goal 1: *Spatial Integration*

The first strategic goal of the IUDF which is spatial integration is anchored around three key elements: jobs, housing & transport. Spatial integration is an outcome of joint planning for integrated and sustainable human settlements.

➤ **IUDF Goal 2: Inclusion and access**

To enhance inclusion within cities and ensure that residents have access to social and economic services, opportunities and choices.

➤ **IUDF Goal 3: Economic Growth**

The third goal is inclusive and sustainable economic growth. Urban areas have naturally higher concentrations of the factors of production (land, labour, capital and enterprise) and are therefore centres of economic growth.

➤ **IUDF Goal 4: Enhanced Governance**

The municipality strives to improve municipal performance; ensuring quality service delivery and ultimately putting the municipality on a positive path towards achieving the following NDP's priorities of vision 2030:

- Members of society have sustainable and reliable access to basic services;
- Intergovernmental and democratic governance arrangements for a functional system of cooperative governance strengthened;
- Sound financial and administrative management;
- Promotion of social and economic development;
- Expanding infrastructure;
- Transforming urban and rural spaces;
- Providing quality healthcare

Section B: IDP Ward Based Community Inputs and Demographic Profile states that following a process of intensive community process and stakeholder workshops through ward based placed meetings held in the previous financial year with representatives from each of the 10 wards within the local municipality, a whole range of needs, issues and aspirations were identified. These needs were then reprioritized in accordance with the available resource allocation for the 2019/2020 financial year and their relevance to such. Some of the common projects in all wards are stipulated as:

- Allocation of sites and housing (RDP houses)
- Township Establishment; (site allocation)

- Fencing of cemeteries in Winburg and Brandfort
- Street naming project in all 4 towns
- Erection of Sports and Recreational facilities in all 4 towns (Including parks / Street Parks)
- Re-sealing, patching, paving, re-graveling & erection of storm-water drainage across all 4 Units of Masilonyana LM

Some of the funded projects (Own funding and by the Free State Human Settlement) that should be on going as listed in the IDP is the Winburg Township Establishment which aims:

- To ensure that the residential sites be available through the Town Planning process;
- Ensure the availability of residential sites for people in the Community that is in need;
- Residential sites for the Community in the informal settlement be available

The proposed township development will ensure that the area is developed extensively and the available resources are used more effectively. The proposed development will also support the relevant development principles as laid down in Section 7 of the *Spatial Planning and Land-use Management Act, 2013 (Act No.16 of 2013)* which includes inter alia:

- ✓ Past spatial and other development imbalances must be redressed through improved access to and use of land;
- ✓ Spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterised by widespread poverty and deprivation;
- ✓ Land use management systems must include all areas of a municipality and specifically include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former homelands;

- ✓ Promote land development in locations that are sustainable and limit urban sprawl; and
- ✓ Result in communities that are viable;

Furthermore, Section 42 of Spatial Planning and Land Use Management Act, 2013 (Act No.16 of 2013) refers to the factors that must be considered by a Municipal Planning Tribunal when adjudicating a land use planning application, which include (but are not limited to):

- SPLUMA development principles as listed above;
- National and provincial government policies and the municipal spatial development frameworks; and take into account-
- Public interest;
- Constitutional transformation;
- Facts and circumstances relevant to the application;
- The state and impact of engineering services, social infrastructure and open space requirements.

The proposed development will assist in developing pockets of vacant land within this area and in so doing seek to better link these with the surrounding land uses.

The process of the proposed township development is not expected in any way to negatively affect the day to day activities of the surrounding area. All the related work would be done by professionals within a reasonably short period of time during normal hours of the day. Municipal Inspectors would be invited from time to time to inspect the construction stages for compliance with Council by-laws and other development control conditions. The applicant would abide with all the necessary applicable Development conditions and other relevant by- laws which may be issued by Council on approval of the application.

11.2 DESIRABILITY:

Desirability refers to the compatibility of land-uses to their surroundings. It is generally measured by the harmony of co-existence between land uses. Municipal policies, social norms and spatial inter-relationships are normally used to determine desirability between land uses.

11.2.1 MASILONYANA SPATIAL DEVELOPMENT FRAMEWORK (“SDF”) 2020

From a district perspective, Masilonyana Local Municipality falls within Lejweleputswa District Municipality. The District Municipality lies in the north-west part of the Free State Province and shares its borders with two other provinces, namely, the North West province to the North and the Northern Cape to the west. Within the Free State, Xhariep, Thabo Mofutsanyane and Fezile Dabi District neighbour the District. The district has the second-largest area in the province with 24.3% of the area of the Free State.

The Masilonyana’s SDF states that the long-term strategic framework developed is intended to provide direction for the development of the municipality for the next twenty years. This is necessary for giving guidance to the short to medium development program outlined in the IDP. The long-term strategy framework presents the strategic intent for the spatial development of the municipality by describing the desired spatial future and identifying various concepts which contribute to shaping this vision. This provides a platform for developing strategies and identifying and prioritising interventions required to achieve this long-term vision.

The SDF, has identified certain development issues, objectives and strategies of Masilonyana can be outlined into the following objectives:

- ❖ **Promote sustainable livelihoods development** - The issues of this objective are that:

- The proliferation of subsidised housing initiatives on peripheral locations and limited development of economic and social opportunities in the lower-income areas;
- The proliferation of informal settlements/ Squatter areas (informal not on stands);
- Dysfunctional or Distorted Spatial Development;
- Under-utilised vacant land separating the areas is a disruptive element in the overall spatial structure, creating a break/ barrier;
- Such dispersed settlement patterns have a bearing on the costs (both of erecting the infrastructure, operating and maintain it;
- Uncoordinated and unmanaged land development;

The strategies for the issues as outlined above are:

- Promote good Town Planning Principles, designs and guidelines
- Identify location and type of infill development that would both serve internal and regional integration
- Promote economic development by:
 - Initiating public investment into the nodal and previously marginalised areas;
 - Focusing on community projects aimed at economic development; and
 - Establishing places where different stakeholders can interact with one another and with the government.

❖ **To promote a resilient spatial and settlement structure thereby consolidating dispersed settlement (compact urban structure) – The issues of this objective are highlighted as follows:**

- ✓ The negative economic growth rate

- ✓ Economically productive and skilled individuals are drawn away from the municipality, due to unemployment
- ✓ That the structure of the economy requires a severe overhaul through targeted and accelerated interventions
- ✓ That diversification while maintaining the bottom-line principle is critical
- ✓ Lack of high commercial and retail development
- ✓ A large proportion of the population are economically inactive

The strategies for the issues as outlined above are:

- Upgrading informal settlements that are close to places of employment
- Identify key informal settlements for relocation or in-situ upgrade.
- Densification of nodes, residential areas and transport linkages, by providing affordable housing close to work opportunities;
- Promoting regeneration initiatives;
- Encouraging the optimal use of existing infrastructure.
- Delineation of a fixed urban development boundary (UDB) to accommodate future urban growth and reducing peripheral urban growth.
- Making allowance for realistic urban growth;
- Identifying and promoting developable land for infill development and redevelopment mindful of strategic location, socio-economic value and soil conditions.
- Evaluating vacant or under-developed land close to the core node for the intensification and being mindful of the open space structure.

❖ **Integrate the disadvantaged communities into the urban fabric** – The issues of this objectives are highlighted as follows:

- Infrastructure should be prioritised in settlements with high economic growth potential. This is to ensure reliable first-cut premise for prioritising and directing state funding and private investment in the area.
- The provision of infrastructure and social facilities are under immense pressure because of a lack of finance, human resources and increasing demand from communities.
- The quality of the public realm is very poor in all the towns and townships. This is the result of the degraded state of infrastructure, streets and public spaces coupled with lack of management and maintenance.

The strategies for the issues as outlined above are:

- Infill development on vacant land located close to CBDs, industrial areas and transport routes;
- Discouraging urban decay.
- Promoting economic development along with the main linkages between these communities and the major concentrations of job opportunities.
- Directing growth of the PDAs to the Municipal Nodes by:
 - Directing growth of these areas to the major towns as opposed to outwards, thereby stopping outward sprawl, which leads to further polarisation of the community;
 - Developing Previously Disadvantaged Areas into sustainable neighbourhood nodes
 - Tightening, enforcing and adhering to the UDB stated in the MSDF plan;
 - Increasing development pressure on the land within the edge, thus speeding the process of infill development and optimal utilisation of resources

Furthermore, The *Spatial Structuring Element 4 (Category D and E): Urban Related Development Areas for High Order* as highlighted in the SDF indicates that Nodal points which represent the areas for urban development (urban development area) for human settlements where the largest spectrum of specialised land uses should be focused;

- ✓ Focus areas for human settlement/urban development and provision of housing in the identified growth points – these should be the areas where development (housing provision) should take place within the next five years and is hence earmarked as Strategic Development Areas (SDA's);

Areas for incremental upgrading over the long term and where immediate intervention is required to prevent uncontrolled development. These areas have been earmarked as Upgrading Intervention Areas (UIA's);

11.2.2 WINBURG LOCAL SPATIAL DEVELOPMENT FRAMEWORK (“LSDF”)

The Masilonyana IDP with specific reference to the Spatial Development Framework (SDF) is relevant in the evaluation of this application. According to the Masilonyana Municipality SDF 2010/15 the municipality faces an urge service delivery backlog. The current backlog for Winburg/Makeleketla is 2000 residential erven.

The role of the SDF is to guide future development and land uses. It curbs any infringement and will not establish any new right. The SDF was compiled during extensive consultation with various stakeholders and it is worthwhile to note some of the following:

Residential

- Winburg has 391 residential erven of which 84 are vacant. In Makeleketla there are currently approximately 5 340 residential erven with 26 remaining vacant.
- Makeleketla proposed developments should be expanded towards Winburg and the CBD to ensure integration.

Business

- There is no imminent need for the expansion of CBD spatially as sufficient space exist for the densification thereof.
- The business node provides a range of mixed land uses which could be developed to the west of the CBD.
- Business development should be encouraged adjacent to the future sport fields and the intersection with the R30.

Industrial

Current industrial site should not be developed further. The focus should be placed on creating industrial sites closer to Makeleketa and create business opportunities on the current industrial sites.

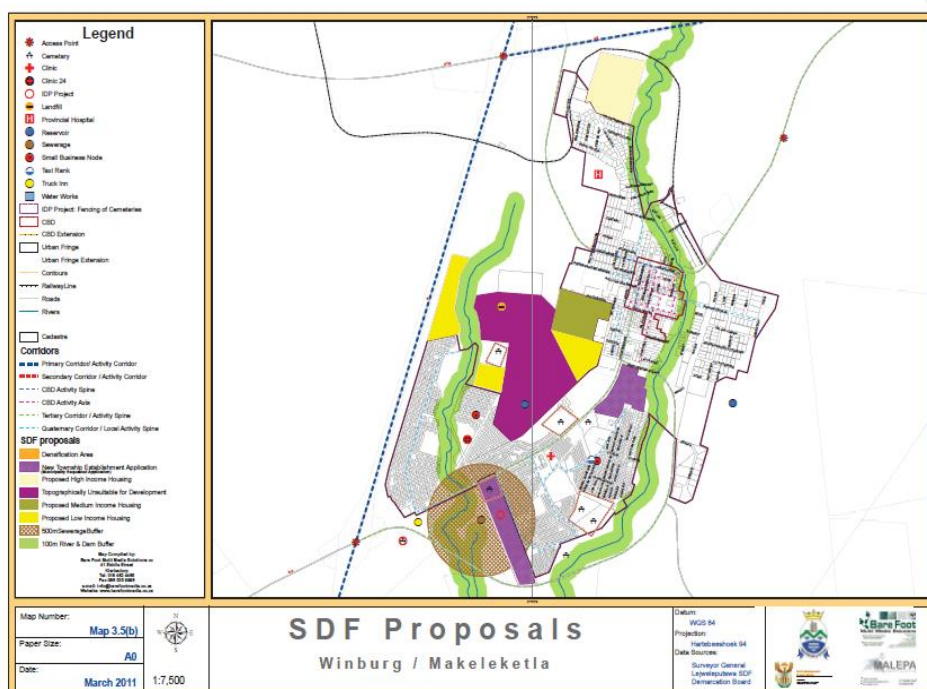


Figure 3: Development Patterns and Trends

The above Figure 4 indicates the land uses and future development patterns in town. According to the SDF, future development is indicated in the direction of the proposed township development. Long term development for Winburg in the SDF are proposed in a north-eastern direction.

12. COMPLIANCE IN TERMS OF THE PRINCIPLES SET OUT IN THE SPATIAL PLANNING AND LAND-USE MANAGEMENT ACT

It is contented here that the proposed Township is in line with the relevant Development Principles of Section 7 of Chapter 2 of the Spatial Planning and Land Use Management Act, 2013 (Act No.16 of 2013) which include:

- **The Principle of Spatial Justice:**

The proposed Township will blend well with the surrounding Township of Makeleketa/Winburg and other land uses within the vicinity of the site. While the development will alter the character of the neighbourhood in terms its intensity of land-uses, it will, if anything, enhance the ambience as currently the subject property is an unsafe stretch of land which does not add any significant value to the surrounding developments.

- **The Principle of Spatial Sustainability:**

The proposed development will bring about a mixed range of land-uses to the subject property with a huge potential to add to the existing employment opportunities in the Municipality which is in line with the Government's policy of fighting poverty, unemployment and inequality. While initially the employment opportunities may be temporary (i.e. during construction phases), it is estimated that on average 50 permanent jobs will be created on the business and educational land-uses which have been provided for in the proposed Township.

Most importantly, the proposed Township development will offer more than 581 housing opportunities for the families of Masilonyana Local Municipality and the surrounding Township of Makeleketla/Winburg who have been battling under serious homelessness over many years. The Township development also makes provision for group housing choices for those households who would rather live in “walk-ups” with a likely much higher household security protection than it is the case with free-standing housing units.

- **The Principle of Efficiency:**

The proposed Township development will, in our view optimise the use of the current and future Municipal resources and infrastructure already invested (or still to be invested) into the new Township and will furthermore minimise any negative financial, social and economic impacts. By developing these vacant land parcels into a much more integrated and mixed Human Settlement node, the applicant is more likely to attract a much more efficient investment in the local infrastructure which in turn will uplift the current mainly agrarian economy in and around the subject property. With so many related land-uses planned on the subject property, it is strongly argued that this is going to compliment local retail and industrial economy of Makeleketla/Winburg and its surroundings.

- **The Principle of Spatial Resilience:**

Resilience refers to the ability of any spatial area to allow for flexibility brought about by such factors as socio-economic shocks or advancements from time to time. The proposed Township on the subject property will, in our view, not only allow the applicant to optimise the value of these land parcels but, most importantly, it will create a sufficient land development opportunity which will allow for a measure of some flexibility and robustness when the proposed range of related internal land-uses are finally developed as a series of one-stop service nodes. A number of development options have been built into the Township design to cater for different land-uses and residential typologies which can be incrementally over time or even amended to ensure socio-economic sustainability of this Township development should it become necessary in the future.

- **The Principle of Good Administration:**

The applicant will fulfil all the requirements of any laws relating to land development and land use management in respect of the proposed development. As has been shown elsewhere in this application, all Government Institutions and Municipalities have a Constitutional mandate to ensure that it extends services to all their citizens. These services include the right of access to residential, educational, employment, shopping and retail opportunities which constitute an important component of the Municipality's local economic development. By granting this application, Municipality will be fulfilling its Constitutional mandate of raising revenue for its own residents so as to expand its ability to provide more services in the poorer areas of the Municipal area.

In addition, the proposed development will more likely enhance the property values in the Town of Makeleketa/Winburg as a whole as suddenly the town is more likely to attract external investors ready to take development packages at the newly-approved township. There is always a need for more functional community and related residential facilities in most Municipalities as opposed to derelict under-used vacant land parcels which too often turn into crime-infested hotspots due to neglect and isolation. Large parcels of vacant land parcels are generally difficult to manage in terms security and maintenance. By effecting this proposal, the above-mentioned negative issues will in our view, be minimised.

13. CONCLUSION:

The application is made in terms of Section 21 of Masilonyana Municipal Land Use Planning By-laws, 2015 read with Section 41(2a) of Spatial Planning and Land Use Management Act, 2013 (No. 16 of 2013) for the development of Integrated and Sustainable Human Settlement by providing affordable housing to lower income groups and contribute to alleviating the current housing need in the area. Each housing unit/stand will be provided with electricity, potable water and sanitation.

The subject property is strategically located along major transportation routes in the form of N1, N5 and the R708. The N1 is the main structuring element, that traverses through Winburg also connects the town to the capital City of the province Bloemfontein to the south and Johannesburg to the North. The N5 link Winburg to main municipal capital/town Theunissen as well as to other important centres in the province.

The application serves to meet the development principles as laid down in Section 7 and Section 42 of the Spatial Planning and Land use Management Act, 2013 (Act No.16 of 2013), National Development Plan Vision 2030, Masilonyana Integrated Development Plan, Masilonyana Spatial Development Framework 2020 and the Makeleketla/Winburg Local Spatial Development Plan.

It is our contention that there is no reason why there cannot be a Township establishment on the subject property. The location is not only easily accessible but also situated within an area where the proposed development will be compatible with and compliment the surrounding land uses.

We therefore request that the application for a Township establishment on the subject property be granted as proposed.