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APPLICANT:

South African Police Service (SAPS)
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BACKGROUND INFORMATION DOCUMENT

1. THE PROPOSED PROJECT

The South African Police Services (SAPS) has identified a need to construct a new functional facility within the existing Dududu Police Station site, within the jurisdiction of the Vulamehlo Local Municipality. The development will involve the construction of a new facility, as well as upgrading of bulk services in order to increase the functionality of the police station.

2. PURPOSE OF THIS DOCUMENT

This Background Information Document has been prepared to provide background of the proposed construction of a new facility at the existing Dududu police station. As well as the need for the proposed development.

3. THE APPLICANT

The South African Police Services in its National office is the initiator of this development application.

Pravin Amar Development Planners (PADP) is authorised by the South African Police Service to oversee all the town planning duties and any related project activities as per the requirements.

4. PROJECT LOCATION – VULAMEHLO LOCAL MUNICIPALITY

The Dududu Police Station is situated in KwaZulu-Natal Province. It is located within the jurisdiction of the Vulamehlo Local Municipality (KZN 211) which is one of the six local municipalities forming part of Ugu District Municipality (DC 21) located on the south coast of KwaZulu-Natal. The municipal area is bordered by Mkhambathini and Richmond to the north and Ubuhlebezwe to the west.

The Vulamehlo Local Municipality is predominantly rural and has two police stations, one in Sawoti area

and one in Dududu. The Dududu Police station is approximately 16km away from Scottburgh and Umzinto. The surrounding areas include Beula, Amahwaqa, eMjunundwini, Indududu A, Ntontonto and Olwasini. The site (Dududu Police Station) falls under Ward 6 of Vulamehlo Local Municipality and is located immediately off the main road, P77.

7. LEGAL FRAMEWORK

The development must be in compliance with National and Local policies and development plans.

In terms of the KwaZulu Planning Development Act (KZN PDA) (Act No.6 of 2008) an application has to be made to the authorizing municipality before land or buildings may be used or developed for any particular purpose. The general scope of the application is in line with Section 42 of the KZN PDA and Schedule 1 of the KZN PDA.

7.1. Compliance to the Integrated Development Plan (IDP)

The proposed development is in compliance with the development objectives and strategies of the Vulamehlo IDP which are in line with the National and Provincial Policy Framework.

7.2. Compliance with the DFA principals

The proposed development complies with the General Principles of the Development Facilitation Act 67 of 1995. The principles of the DFA (Act 67 of 1995) are briefly outlined below.

In terms of section 3 (sub 1) the following principles apply:

(a) Policy, administrative practice and laws should provide for urban and rural land development and

should facilitate the development of formal and informal, existing and new settlements.

(b) Policy, administrative practices and laws should discourage the illegal occupation of land, with due recognition of informal land development processes.

(c) Policy, administrative practice and laws should promote efficient and integrated land development in that they—

(i) Promote the integration of the social, economic, institutional and physical aspects of land development;

(ii) Promote integrated land development in rural and urban areas in support of each other;

(iii) Promote the availability of residential and employment opportunities in close proximity to or integrated with each other;

(iv) Optimize the use of existing resources including such resources relating to agriculture, land, minerals, bulk infrastructure, roads, transportation and social facilities;

(v) Promote a diverse combination of land uses, also at the level of individual erven or subdivisions of land;

(vii) Contribute to the correction of the historically distorted spatial patterns of settlement in the Republic and to the optimum use of existing infrastructure in excess of current needs; and

(viii) Encourage environmentally sustainable land development practices and processes

(f) Policy, administrative practice and laws should encourage and optimize the contributions of all sectors of the economy (government and non-government) to land development so as to maximize the Republic's capacity to undertake land development and to this end, and without derogating from the generality of this principle.

(h) Policy, administrative practice and laws should promote sustainable land development at the required scale in that they should—

(i) promote land development which is within the fiscal, institutional and administrative means of the Republic;

(ii) Promote the establishment of viable communities;

(iii) Promote sustained protection of the environment;

(iv) Meet the basic needs of all citizens in an affordable way; and

(v) Ensure the safe utilization of land by taking into consideration factors such as geological formations and hazardous undermined areas.

The presence of the development principles for land development is to set guidelines which will further enhance the facilitation of the Dududu Police Station, thus complying with the development principals as reflected in the Development facilitation Act 67 of 1995 will lead to a more planned approach in all processes of the development within the project scope.

8. DETAILS OF PROPOSED DEVELOPMENT

8.1. Site Description

The Dududu Police station site is formally described as Portion 13 of the Farm Zembe No.17449, a consolidation of Portion 2 of Beulah No. 7461 and Portion 4 of Alexandra Location No.1.1457. The registered underlying property is Portion 4 of the Farm Alexandra Location No. 1457. The site is located immediately of the main road, P77.

8.2. Current land use of the site and the surroundings

The site is currently utilized as a police station. The surrounding land uses within a distance of approximately 5km from the site include; government administrative offices (the Department of Justice, Vulamehlo Magistrate Courts, the Department of Social Development, the Department of Agriculture, and the Department of Education), small scale business, and health care facilities i.e. the clinic adjacent to the site.

Evidently, the proposed development is not intended to introduce a new pattern of land use except, an improvement on the existing condition.

8.3. Zoning

The Vulamehlo municipal area is 100% rural, implying that all land uses are deemed to be agricultural. Currently, there is no town planning scheme (or scheme control) since the town is not formalised. In

the absence of the scheme control, the development proposes structures that are within acceptable development norms and standards.

8.3. Access and accessibility

The site is easily accessible as it is abutting the P77 Dududu main road. This road is the main public transport route and is therefore easily accessible to local residents of the surrounding areas. The N2 is approximately 15 km from the site. The N2 links to the Dududu main road P77 that provides access to the Dududu Police Station.

5. PROPOSED DEVELOPMENT PARAMETERS

The extent of the site is approximately 9424m², comprising various old buildings and temporary structures. The proposed development parameters for the new facility are indicated in the table below:

PROPOSED DEVELOPMENT PARAMETERS	
Site size	9424 m ²
Land Use	Police Station
Zoning	Not Applicable
Total proposed Gross Floor Areas	1777.54 m ²
Building Footprint	924.48 m ²
Coverage	9.8%
Height	Single storey
PARKING REQUIREMENTS	
No. of parking bays	58
Total Parking area	450 m ²

6. NEED AND DESIRABILITY

The Dududu Police Station is set in an area that is impoverished and experiences dire conditions in terms of development. These include a lack of bulk services infrastructure, adequate roads, community services etc. There is a need for the development as a police station is a crucial entity for a community. The developer intends providing and upgrading bulk infrastructure to enhance the functionality of the facility. A study for the existing and required bulk infrastructure was undertaken for details refer to the report attached as Annexure 14.

As part of the extended public works programme; there's a compelling need to develop public facilities which include the erection of police stations. The community becomes the end user and future custodians for such developments.