

# VINES MASUPHA ASSOCIATES TOWN AND REGIONAL PLANNERS

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Our Ref. 4246

Amafa Kwa-Zulu Natal  
P.O. Box 2685  
Pietermaritzburg  
3200

RURAL SUBSIDISED HOUSING PROJECT IN MAQUMBI TRADITIONAL  
AUTHORITY (WARD 4) MAPHUMULO MUNICIPALITY - APPLICATION IN TERMS  
OF THE KZN PLANNING AND DEVELOPMENT ACT (6 OF 2008)

Dear Sir or Madam,

We are a Project Management and Town & Regional Planning practice in Durban. We have been appointed to assist the Maphumulo Municipality and KZN Department of Human Settlements Vines in implementing the project.

The project entails the construction of 1,500 40m<sup>2</sup> houses for beneficiaries earning less than R3,500 per month. There is a total of under 2,000 households in the area, many of them in extended households. The budget for the construction of each house is around R120,000. Houses will be built with connections and fittings for services such as water and electricity to be installed at a later stage. Each structure will be supplied with a JoJo tank and rainwater harvesting system, as well as a VIP latrine. Beneficiaries in non-serviceable or environmentally sensitive areas will be offered a new site in more accessible areas closer to infrastructure. Otherwise, the new houses will be built adjacent to the existing dwellings. The Beneficiary sites will be formally leased from the Ingonyama Trust Board by individual homeowners.

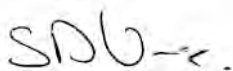
The Municipality has requested that we submit correspondence to Amafa regarding the above project as part of the approval process envisaged in the KZN Planning and Development Act an/Ord SPLUMA. From our observations there appear no places, buildings or items in the area that have cultural or heritage value. The Environmental Management Plan that has already been undertaken for the area stipulates that, during the construction phase, building should cease and specialist advice sought in the event any bones or artifacts being uncovered. The local residents will have knowledge of graves located that are located within existing housing sites.

While the total area of the Qadi Ward is 894ha, the total area to be developed constitutes is 61,500m<sup>2</sup> – 1,500 x 41 - or 6,15ha.

Please advise the writer of Amafa's requirements for input on the above.

Thank you for your assistance. Look forward to hearing from you.

Kind regards



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