

MOTIVATIONAL MEMORANDUM FOR THE TOWNSHIP ESTABLISHMENT OF LADYSMITH EXT. 61 ON THE REMAINDER OF ERF 1, ERVEN 17273 AND 3673 LADYSMITH IN TERMS OF CHAPTER 4 SECTION 53(1) OF ALFRED DUMA LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY –LAW, 2016

Prepared for:



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1.1. INTRODUCTION AND BACKGROUND

Mahlori Development Consultants (MDC) are appointed on a panel as of 05 November 2018 to serve in a panel of Town Planning Consultants to provide Town Planning services to the Alfred Duma Local Municipality for a period of three (3) years on Contract No: DP&HS 06/2018. Mahlori Development Consultants has been appointed by the Alfred Duma Local Municipality on 16 February 2019 to undertake a turnkey project which entails the establishment of town planning services installation of services and construction works. We hereby apply in terms of the provisions of Chapter 4, Section 53 (1) of the Alfred Duma Local Municipality Spatial Planning and Land Use Management By-Law, 2016 for the establishment of the proposed township on the Remainder of Erf 1, Erven 17273 and 3673 Ladysmith to provide for the following erven:

- 1 988 erven zoned “Special Residential 1”
- 2 erven zoned “General Residential 1”
- 2 erven zoned “Institutional”
- 2 erven zoned “Educational”
- Six (6) erven zoned “Public Open Space”

See attached as **Annexure A: Appointment Letter, Annexure B: Special Power of Attorney and Council Resolution: Annexure C.**

The Alfred Duma Local Municipality, which forms part of uThukela District Municipality, has, through the Integrated Development Programme (IDP) process and Spatial Development Framework (SDF), identified Strategic Development Areas to consolidate the existing spatial pattern and infill development which must be done on vacant portions of land between settlements in order to create one consolidated urban structure as much as possible.

Due to the population growth from local and surrounding agricultural farmlands areas around Ladysmith and Ezakheni, which is influenced by the search for decent employment and basic services; the Municipality and the CBD has experienced a significant need for land to accommodate citizens, with adequate services and infrastructure. In order to meet this need, the Municipality plans to develop vacant and under-utilized areas to fulfil the human needs of decent housing with required municipal services. An opportunity to fulfil this mandate has been identified at the Remainder of Erf 1 (Known as Erven 17809 and 17810) Ladysmith.

The envisaged proposed (township establishment) project is to be a development of single serviced stands, but not limiting nor excluding high density in some portions of the subject property in order to accommodate more citizens, due to population influx in the near future.

The eradication of spatial inequality is a national priority in terms of South Africa’s National Development Plan. The Neighborhood Development Programme, through its Urban Networks Strategy, supports this by providing technical assistance and grant funding to municipalities for capital projects that will leverage further public and private sector investment in strategic locations around the world.

On the basis of the municipal application, the NDP intends to award municipalities with a ring-fenced funding envelopes consisting of Technical Assistance funding envelope – the intention is that the municipalities would commence a detailed planning process to test the feasibility of a number of projects culminating in the production of detailed business plans in which municipalities make an evidence-based case for which catalytic projects should be considered for support through the NDPG Capital Grant. The TA grant from the NDP is intended to support the municipality to both strengthen its capacity to manage the grant as well as support it to source in specialist support for the feasibility and business planning stages as well as other long-term budgeting and planning decision-making by the municipality. Initially the NDPG for townships had a very specific focus on:

- (i) Assisting municipalities, through the TA funds, to do a credible medium to long term strategic and project planning for townships to improve the basis for public sector investment decisions and
- (ii) Using the CG funds to invest in catalytic projects that have the potential to create multi-functional public and private sector nodes or corridors in townships.

Alfred Duma Local Municipality agreed on a shared vision to create a prominent and functional urban hub for the Ladysmith, with the following objectives:

–Creation of a sense of place that will:

- Provide a safe, convenient and secure public space network that will cater for safe and functional pedestrian movements
- Improve the environmental quality (aesthetics)of the precinct area
- Respond to the needs and aspirations of the community relating to their social and economic expectations
- Create the opportunities for mixed land use development that can include social amenities, business, commercial and medium density residential development.

As integral part of the township establishment process, the following studies were commissioned by Mahlori Development Consultants as part of the pre-planning activities:

- Contour survey of the development area conducted by Land Surveyors;
- Geotechnical investigation;

- Detail civil engineering services investigation conducted;
- Detail electrical services investigation conducted;
- Traffic Impact Assessment conducted;
- Environmental Impact Assessment conducted;

The results of the studies referred to above will be addressed in the respective sections of this Memorandum.

1.2. APPLICATION

Mahlori Development Consultants hereby applies for the Township establishment of Ladysmith Extension 61 situated on the Remainder of Erf 1, Erven 17273 and 3673 Ladysmith in terms of the provisions of Chapter 4, Section 53 (1) of the Alfred Duma Spatial Planning and Land Use Management By-Laws.

1.3. PUBLIC PARTICIPATION

The application in respect of the establishment of the proposed township Ladysmith Extension will be advertised in accordance with the prescribed methods of Alfred Duma Local Municipality and will be advertised on the Provincial Gazette. Objectors will be afforded a period of 28 days from the date of advertising to submit objections or comments in respect of the proposed township areas to the Acting Municipal Manager.

The application will also, be referred to the following external organizations / departments for comments or objections:

- Department of Public Works and Roads
- Telkom SA Limited
- Eskom
- Uthukela District Municipality
- Department of Minerals and Energy
- Department of Agriculture, Forestry & Fisheries
- Department of Water and Sanitation
- Department of Local Government and Human Settlements
- Department of Education
- Department of Health

- South African Post Office
- Transnet Freight Rail
- South African Heritage Resources Agency (SAHRA)
- South African National Roads Agency Limited (SANRAL)
- Department of Water and Sanitation

The fore-mentioned organizations / departments will be afforded a period of 60 days to comment in this matter in accordance with the prescriptions of the Alfred Duma Spatial Planning.

1.4. STUDY AREA DELINEATION

The proposed township establishment development area is located on a portion of the Remainder of Erf 1, Erven 17273 and 3673 Ladysmith. The project area is situated approximately 2 km to the southwest of the Ladysmith CBD, directly south of National Route 11 (N11) (Figure 1). The project area is in Alfred Duma Local Municipality, which falls within the Uthukela District Municipality's area of jurisdiction.

The centre point of the project area is roughly defined by the following coordinate (WGS84 datum, decimal degrees):

Latitude: -28.57000° S

Longitude: 29.76600° E

The site is currently lying fallow with a recreation-related development located in the central portion.

2. PROJECT SPECIFICATIONS

2.1 LOCALITY

The subject property is located to the southwest of the Ladysmith Central Business District and south of the National Route 11 (N11). One of the key characteristics of the site is its location in close proximity to public transport routes and intermodal transportation facilities which is always crucial to have in an area of residential and business land use.

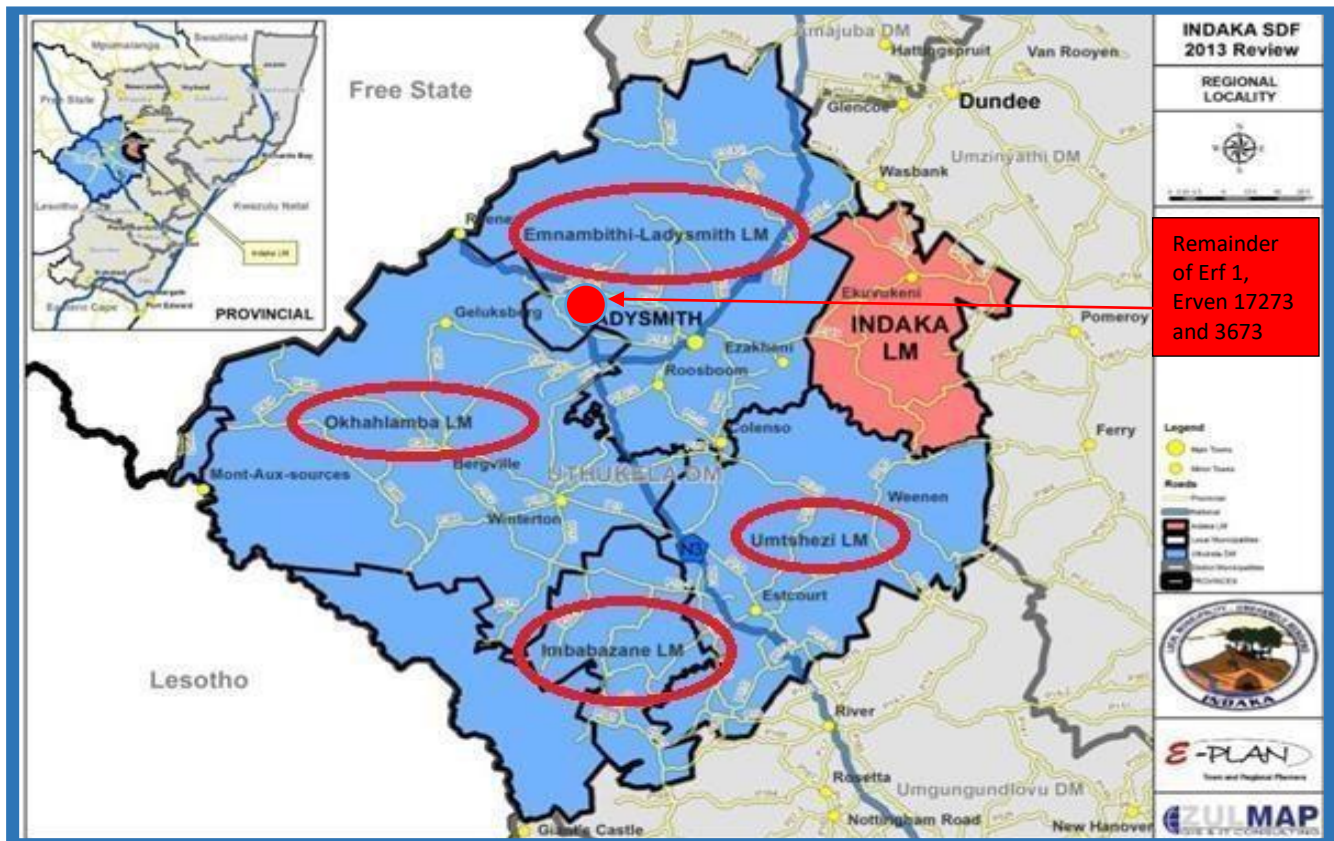


Figure 1: Precinct Area
See attached as **Annexure D: Locality Map**

2.2. SUBDIVISIONAL DIAGRAM

The Remainder of Erf 1, Erven 17273 and 3673 Ladysmith is reflected on Subdivisional Diagram A5805/1905

See attached as **Annexure E: Subdivisional Diagram**

2.3 OWNER

The property is described as **Remainder of Erf 1 of Ladysmith** and has an extent of 231 Hectares. The registered owner of the property is the Alfred Duma Local Municipality.

See attached as **Annexure F: Title Deed**

According to the records of the Commission on the Restitution of Land Rights, there are no land claims that have been lodged on the property.

See attached as **Annexure G: Land Claims Status.**

2.4 EXISTING LAND USE AND ZONING

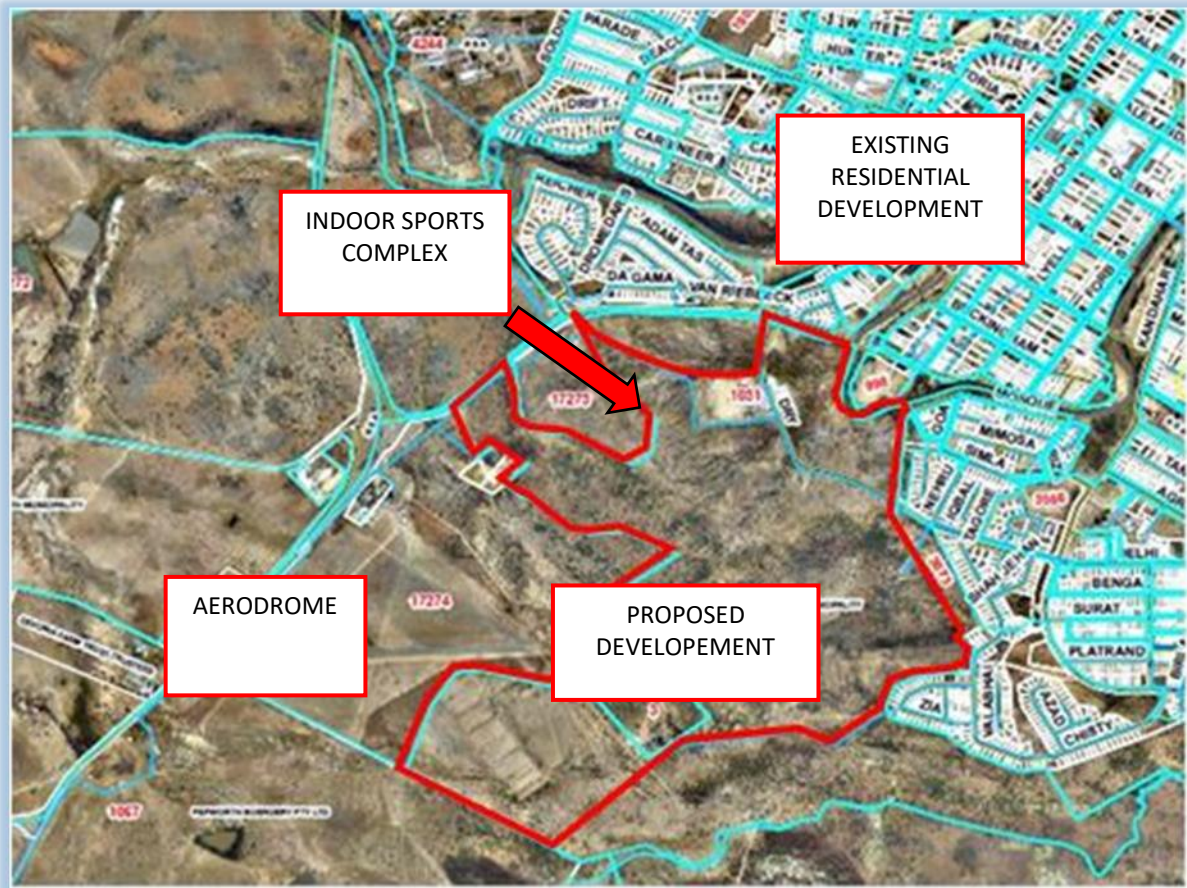


Figure 1: Land Use Map of the contextual surrounding of proposed development

The proposed property is currently a vacant site which is underutilized and subject to a derelict building. There is extensive illegal dumping on the site which is an environmental hazard.

2.5 ENVIRONMENTAL IMPACT ASSESSMENT

An Environmental Impact Assessment in terms of sections 24 and 24(D) of the National Environmental Management Act, 1998 (Act 107 of 1998). The activity is listed in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998), as amended and the Environmental Impact Assessment Regulations, 2014. The proposed township establishment triggers the following regulations:

Due to the site being located within the inner city of Ladysmith, there is no sensitive environmental areas therein. There is neither any vegetation extant on the site. The

proposal of social housing on the site does not trigger an EIA in terms of the EIA Regulations of 2014, as amended. However, Duty of Care and Remediation of

environmental damage that may occur during the construction phase must be exercised as per the EIA conducted by Inaluk Consulting Services (March 2019).

See attached as **Annexure H: Environmental Impact Assessment**

2.6 GEO TECH INVESTIGATIONS

Masana Waste and Environmental Management was appointed in March 2019 to conduct a desktop Geotechnical investigation and to revise the AGES (Pty) Ltd February 2019 report to aid in the feasibility study to ascertain the viability of an Integrated Human Settlement Development on Remainder of Erf 1, Erven 17273 and 3673 Ladysmith. The investigation had the following aims:

- To determine the general mechanical characteristics of the soil- and rock material covering- and underlying the project area
- To assess the suitability of the project area with regards to the proposed township development, based on the available geological- and geotechnical information
- To divide the study area into areas deemed most-, intermediately-, and least suitable for the proposed township development in terms of the results of this geotechnical study.

A detailed engineering geological investigation was conducted for the proposed township development. The study discovered sedimentary rocks of the Volksrust Formation, covered in places by highly erodible, partly consolidated sediments of the Masotcheni Formation. Localized and pervasive dolerite sill- and dyke intrusions are inferred to surround and intersect the project area. The site does not reflect any risk for the formation of sinkholes or subsidence's caused by the presence of water-soluble rocks (dolomite or limestone), and no evidence of mining activity beneath the study area has been revealed.

In the light of the results of this study, it can be stated that it is expected that the natural soil underlying the study area exhibit adverse geotechnical characteristics that will require the implementation of specific design and/or precautionary measures to reduce the risk of structural damage.

However, these characteristics do not disqualify the site from being used for the proposed township development, but rather require the implementation of site-specific precautionary measures during the design and construction phases of the development, at an expected higher risk and level of precaution.

See attached as **Annexure I: Geotechnical Report**

2.7 FLOOD LINE CALCULATIONS

Based on the Floodline Certificate provided, it is stated that: In terms of section 114 of the National Water Act, Act 36 of 1998 the proposed demarcation area is not affected by any flood water within 1:100 year period. The latter statement therefore confirms that the area is suitable for development.

See attached as **Annexure J: Flood Line Certificate**

2.8 TRAFFIC IMPACT ASSESSMENT

PW & Associates (Civil Engineering and building projects) was appointed (February 2015) to conduct a Traffic Impact Assessment Study on behalf of Alfred Duma Local Municipality to assist into compiling a Feasibility Study of the Integrated Human Settlement Development on Remainder of Erf 1, Erven 17273 and 3673 Ladysmith.

RECOMMENDATIONS

The proposed land use in the development node makes provision for a large variety of land uses that can be developed. The current town planning scheme and definitions of the land uses make it difficult to pin-point the exact land uses to be developed on certain nodes. Assumptions have been made with regard to the land uses for the purposes of the Traffic Impact Assessment of the proposed township establishment and this should be considered when the final planning of the township establishment is done.

The current road network consists of regional and National roads where the access to the site can be provided directly off the N11 National route located north of the site as well as a local street network Delhi road to the eastern side of the site boundary. The site is not isolated with regard to future access possibilities due the existing approved access points on the N11 national route and Dheli road which links the site to the existing spatial fabric of Ladysmith, including the CBD and surrounding residential suburbs. The current level-of-service at the intersections are found to be very acceptable chiefly due to the low traffic volumes currently experienced at the intersections that were evaluated.

According to the Traffic Impact Assessment prepared by Baphela Cave Klapwijk, the expected number of trips that could be generated is between 7 499 trips to 22 284. This is based on various trip calculations that were done depending on the trip generation rates applied as well as the land use scenarios evaluated.

It is concluded from the results of the traffic analysis that the proposed development would have a significant impact on the current road network when developed to its full potential. The existing road network provides sufficient capacity for low-volume trip generators. There is currently no future road network planned in the region that would improve accessibility for the region.

Access to the site is restricted to two positions only. Access to the site will chiefly be provided via the existing N11 national road and Delhi road. The adjacent street network to the site provides sufficient capacity for the current situation. The additional traffic to be generated by this development as well as the future Airport (Aerodrome) Development will surely result in significant road upgrades especially along the N11 route which will include the N11 / R103 interchange.

It is therefore our recommendation that a Record of Decision could be issued for the proposed development on a portion of Erf 1 Ladysmith subject to the recommendations and notifications contained in this report. The following summarized these guidelines to follow and requirements/conditions for the evaluation of this report:

- The proposed land uses in the node should be more specific – limitations must be placed on the type of land use per node.
- Separate traffic impact studies are to be conducted for the individual development node as and when required;
- The trip generation rates for these developments should be based on the COTO trip generation rates contained in the TMH17 Data Manual;
- The traffic impact assessment must be evaluated over a maximum ten-year period;

See attached as **Annexure K: Traffic Impact Assessment**

2.9 ENGINEERING SERVICES REPORT

Inhlakanipho Consultants Pty (Ltd) has been appointed by Mahlori Development Consultants as part of the professional team to provide professional engineering services (Water, Sanitation, Roads, Storm water and Electricity) for the proposed establishment of a mixed residential development in Ladysmith. As reported by Inhlakanipho Consultants, the project initiation meeting with the client and other stakeholders was held on 29 January 2019 and it was also noted that this project is implemented on green fields.

Sewerage

Existing Services

As stipulated in the Inhlakanipho Consultant's bulk engineering services report (March 2019), the total sewer service demand estimate for the proposed development zoning is 5.39 ML/Day and further indicates the estimated demand for sewerage across possible land uses for the proposed development. The site, in Ladysmith, Alfred Duma Local Municipality assessed for the township establishment is a greenfield and as such only has the sewer infrastructure that exists and serves the Indoor Sports Centre. That is indicated

by the report to be a possible linkage point where the proposed development could link with the existing sewer infrastructure, in Ladysmith, provided and serviced by the Alfred Duma Local Municipality.

The surveyed topography of the site as identified by the bulk engineering services report will drain the sewer network from west side of the site to the east into the outfall sewer line along the Klipriver which in turn will minimize the use of pump stations for the sewer system for the development and township establishment.

Inhlakanipho Consultant's bulk engineering services report acknowledges an existing 600mm outfall line which is located along the banks of the Klipriver along the low laying western side of the proposed development which according to the municipality sourced information, the outfall line has sufficient capacity to accommodate the sewer from proposed development which is still to be confirmed during design processes. According to the study, the current sewer purification plant is designed to treat 35 ML/Day which by the municipality is currently operated between 18-22 ML/day which will be sufficient for the proposed development.

Water Reticulation

Existing Water Reticulation

According to the report provided, an existing 250 mm diameter water main is located to the western side of Delhi road. We also found a 200 mm diameter pipe linking the north western corner of the development with the southern corner of the existing sports complex. The water main to the north west of the development is a connection to the Maidens Castle Water Scheme. The valve at this connection is currently closed. The water pipe next to Delhi road is also linked to the existing Ezakheni reservoirs located to the south of this development.

The existing water connection as shown on the photo below needs to be repaired and constructed to Emnambithi/Ladysmith Municipality standards. The existing water demand for Ladysmith is 30 ML/D and the systems design is for 23 ML/D, future upgrades of the water system is at the planning stage and to our understanding will commence during 2017-2018. New Water Reticulation

A new water reticulation will be installed to service the Ladysmith Mixed Use Development. The design and size of pipes will be according to the standards of Emnambithi/Ladysmith Municipality. The total water demand is available below. An existing 250 mm bulk water main that connects directly to the reservoir's pump line within the Delhi road reserve needs to be connected directly to a new 250 mm gravity main from the reservoir to Delhi road pipeline.

Roads and Storm Water

Existing Roads and Storm Water

According to the report compiled by Inhlakanipho Consultants, all existing storm water runoff is surface drained and gravitates toward the Klipriver which is situated on the East of the development and flows in an easterly direction underneath the N11 National road.

The existing storm water related and in-close proximity to the township establishment is available at the entrance of the existing Indoor Sports Complex and in the surrounding suburbs in the South eastern boundary of the site.

New Roads and Storm Water

Access to the eastern and western portions of the property will be provided from Delhi road. All internal roads for the development will be designed and constructed to the standards and satisfaction of the Alfred Duma Local Municipality. The design and construction of all future roads will take into consideration of previously done Traffic Impact Assessments specifically the assessment done by PW & Associates (Civil Engineering and Building Projects) in February 2015. The proposed access for the new internal roads will be: Description Classification Road Reserve Width Road Width District Distributor 4a 30m 4 lanes x 3.5m.

A new storm water reticulation system will be installed to manage the internal storm water runoff by using the roads with kerb inlets and connecting all inlets with various sized concrete storm water pipes. These storm water pipes will gravitate to the natural river (Klipriver) or will daylight into open field channels which will gravitate towards the natural river. The outlets of the storm water system will be designed with non-return valves, this is to prevent overflow from the Klipriver to enter the storm water system. The complete system will comply with the standards and principles as specified by Alfred Duma Municipality and will be constructed within those standards and principals.

Waste Management

Waste management will be done by the Alfred Duma Local Municipality according to the management services plan provided by the municipality. When the township establishment reaches the phase of detailed design it is recommended that each of the land use activities and facilities the municipality must prepare a waste management plan which discloses the types and volumes of waste generated by the relevant land use activity. This information is to be submitted to the municipality in order to ensure that sufficient capacity is created at the local landfill site and that the waste is delivered to the correct type of landfill site.

See attached as **Annexure L: Engineering Services Report**

3. LAND USES

The intention of Alfred Duma Local Municipality is to utilize the concerned property for the establishment of a township in Ladysmith Extension 61. The aim of the township areas is to provide a conducive space for private and public sector development through the provision of erven that can be utilized for a variety of commercial, residential and community facility purposes. In mentioned in Section 1, it is imperative to note that the proposed township area of Ladysmith forms an integral part of the Ladysmith precinct area.

The planning of the precinct area makes provision for public sector development that will form the main catalysts for the development of the area as well as private sector development opportunities. The township establishment development will also be a tool in which the Alfred Duma Local Municipality uses in order to combat the 5000 housing backlogs stated within the Alfred Duma Local Municipality Integrated Development Plan of 2018. As per guidelines of the Red Book, Alfred Duma Local Municipality IDP and Spatial Development Framework, the township establishment will comprise of compatible land uses such as commercial facilities, open space systems, social facilities and amenities which will increase the functionality of the township and improve the standards of living for people of Alfred Duma Local Municipalities.

See attached as **Annexure M: Layout Plan**

4. MOTIVATION

4.1 INTRODUCTION

The proposed Layout Plan of Ladysmith Extension is the result of an extensive analysis of the area. This section of the memorandum contains the motivation for the development in accordance with the provisions of the Alfred Duma Local Municipality Spatial Planning, Land Use Development and Management By-Laws, 2016.

4.2 SUITABILITY OF LAND DEVELOPMENT

Prior to the initiation of this application an extensive analysis was undertaken in order to determine the suitability of the land. Primary investigations into geology, roads, access points, environmental sensitive areas, and existing structures formed the base plan that indicated development potential of the area.

5. POLICIES

5.1. THE SOUTH AFRICAN CONSTITUTION, 1996

The Constitution of the Republic of South Africa states “The right to housing’ is promulgated in Section 26(1) of the Constitution, Act 108 of 1996, while the Collins Chabane Local Municipality derives its mandate from Section 26 (2):

26. (1) Everyone has the right to have access to adequate housing.

26. (2) The state must take reasonable legislative and other measures, within its available resources, to achieve the progressive realisation of this right.

The proposed is in line with the Constitution as it grants households the right to adequate housing which will be governed by the structures of the local government.

5.2 THE NATIONAL DEVELOPMENT PLAN, 2030

The National Development Plan is a plan for the country to eliminate poverty and reduce inequality by 2030 through uniting South Africans, unleashing the energies of its citizens, growing an inclusive economy, building capabilities, enhancing the capability of the state and leaders working together to solve complex problems.

While the achievement of the objectives of the National Development Plan requires progress on a broad front, three priorities stand out:

- Raising employment through faster economic growth;
- Improving the quality of education, skills development and innovation and
- Building the capability of the state to play a developmental, transformative role.

It is therefore evident that the proposed development is aligned with the National Development Plan’s goals as it provides State with sufficient platform for them to perform their function fully. Through the Township Establishment of the Ladysmith Extension, Collins Chabane Local Municipality will be able to provide basic amenities and services to community members who are in desperate need of them.

5.3. SPATIAL LAND USE MANAGMENT ACT, 2013

The proposed development is line with the Chapter 2 (2) (SPLUMA Principles) of the Spatial Land Use Management Act 16 of 2013.

Principles as set by the Spatial Land Use Management Act, 2013 according to which all planning for the local authority should be done, Principle C has specific relevance in the case of the proposed development:

the principle of spatial justice, whereby—:

- past spatial and other development imbalances are redressed through improved access to and use of land;

(iii) spatial planning mechanisms, including land use schemes, include provisions that enable redress in access to land and property by disadvantaged communities and persons;

The proposed development will promote access to land tenure rights to a community which is previously disadvantaged and address the past injustices the, which is supported by the SPLUMA principles. In terms of the spatial implications the proposed development will comply with the policy of the Municipality.

5.4 BREAKING NEW GROUND

The Breaking New Ground policy came as a result of the recognition that the current housing programmes often resulted in poor quality units, uniform and monotonous settlements on the urban edge and the concentration of the very poor in ghettos and poor-quality residential development without the essential social facilities and underpinning infrastructure. The post-apartheid housing policies had inadvertently reinforced the apartheid geography.

“Breaking New Ground attempted to address these concerns by “utilising housing as an instrument for the development of sustainable human settlements, in support of spatial restructuring”. In particular, it emphasised:

- The need for better-located mixed-income and mixed-use housing projects by extending the scope of the project-linked subsidy programme.
- More diverse housing forms by structuring new programmes, including tackling informal settlement upgrading as a recognition of entry into the incremental housing-delivery process.
- Greater attention to social and rental housing as mechanisms to revitalise depressed property markets including the lower-end rental market.
- Accrediting municipalities with the housing delivery function to effect improved integrated settlement development; and linking job opportunities and work creation with housing development processes.”

Having come to the realisation that the current housing standards are low, the BNG programme has therefore ensured that housing is provided in a quality manner. Moreover, the location of housing is just as important as the housing itself. Therefore, housing, especially for the poor, must be provided within close proximity to economic and employment opportunities. The proposed exercise aligns with the policy in this respect.

5.5 NATIONAL HOUSING CODE

The most important part of the housing code relevant to informal settlements is Part 3: 'Upgrading Informal Settlement'. This Part flows directly from 'Breaking New Ground'. The New Human Settlement Plan (Breaking New Ground, 2005) clearly articulates the intention of government to develop sustainable human settlements, to contribute towards the alleviation of asset poverty through housing. It concludes that asset poverty is a result of inadequate access to assets by individuals, households, and communities including inadequate shelter (which manifests in badly located low cost and overcrowded dwellings), the inadequate provision of appropriate infrastructure, and the inadequate provision of basic services such as health, safety, emergency services, and education facilities amongst others.

As the post 1994 housing development has somewhat been urban biased in their orientation, the National Department of Human Settlements (NDHS) introduced new policies that highlight the need to address this discrepancy through a stronger focus on rural housing instruments. Furthermore, these rural housing interventions provided government with an opportunity to facilitate the installation of infrastructure in rural areas (Breaking New Ground 2005).

The NHC emphasised the need for the upgrading of informal settlements. Though the property in question is not an informal settlement, the housing project will contribute to the eradication thereof by providing decent housing for low income earners.

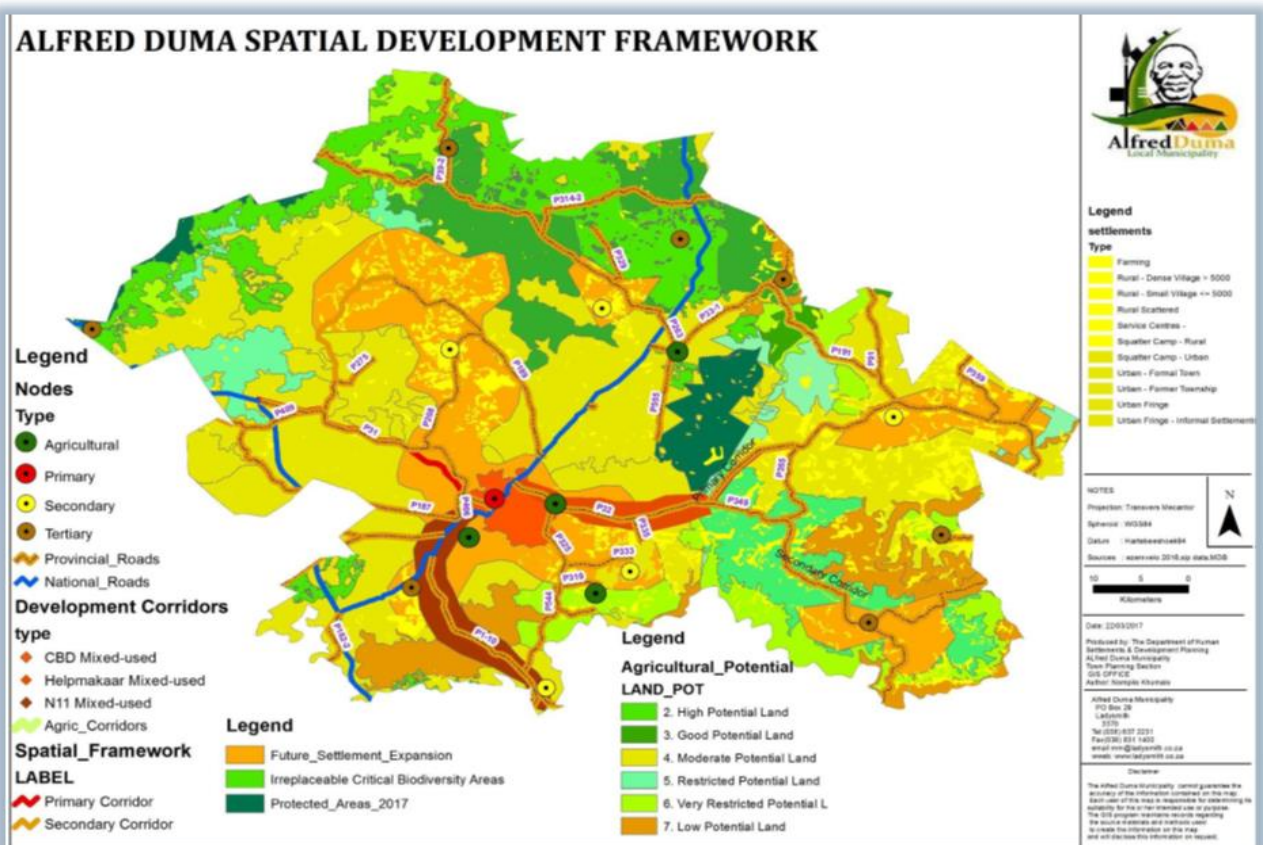
5.5 THE PROVINCIAL GROWTH AND DEVELOPMENT STRATEGY

The NHC emphasised the need for the upgrading of informal settlements. Though the property in question is not an informal settlement, the housing project will contribute to the eradication thereof within the Alfred Duma Local Municipality, specifically within Ladysmith by providing decent housing for low, medium and high income earners. Provincial Growth and Development Strategy (PGDS) addresses fundamental issues of development spanning the social, economic, and political environment. According to the PGDS sustainability is a key element for the new agenda for growth and development for the province of KwaZulu-Natal. The broad aims of the PGDS are to:

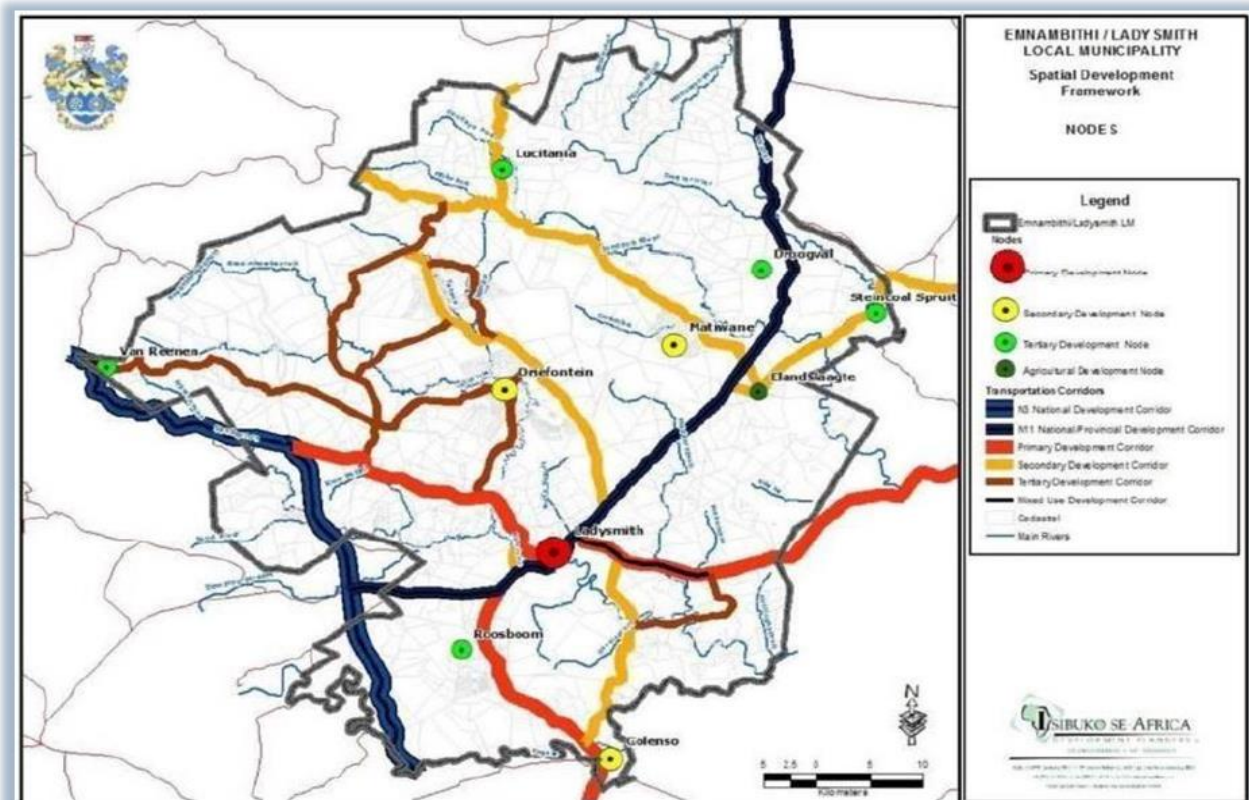
- Develop a framework for the future direction of policy and strategy development;
- Outline strategic interventions, goals and targets to direct development and planning initiatives; and;
- Ensure a common vision and coordinated action by government and partners in implementation. (KZNPPC 2011).

For the most part, poverty is perpetuated by the lack of access to housing and the housing (with Alfred Duma Local Municipality facing a housing Backlog of 5000 units as per ADLM IDP 2018) and investment market (including the basic services that accompany housing delivery, such as water, sanitation, electricity and so forth). It is therefore submitted that the proposed housing project will alleviate the acute state of poverty in the study area through the provision housing.

5.6 ALFRED DUMA LOCAL MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK



SDF DEVELOPMENT NODES AND CORRIDORS



The ADLM SDF is based on a concept of Hierarchy of nodes, connected by a system of corridors.

CORRIDORS

THE N3 AND N11 NATIONAL / PROVINCIAL CORRIDOR

The N3 National Corridor runs along the south western part of the KZN238. It is identified in the NDP and the PGDS as a development corridor linking the national economic hubs of Johannesburg and Durban. At a local level, it is however a limited access movement corridor with limited bearing on the local spatial system except at key road intersections. The intersection, which is the closest to the urban core of the municipality, namely the N11 and N3 interchange, is not located in the municipality and falls in the Okhahlamba Municipality. It also serves as a provincial access route to tourism destinations such as the Battlefields and the Drakensburg.

Although the N11 is also a limited access national corridor, it serves a dual function. On the one hand, it is a major link and trade route between KwaZulu-Natal and Mpumalanga Province through Ladysmith. On the other hand, it is one of the major regional arterials connecting the northern parts of KwaZulu-Natal with towns such as Ladysmith, Alfred Duma (to a limited extent) and Newcastle all located along this route. It is the primary access route to the Battlefields and the northern KwaZuluNatal Coal Rim which includes all the above-mentioned towns. It provides access to the Klip River and connects it to a number of agricultural districts to the north of Ladysmith. Major settlements such as Matiwane, Driefontein and Nkunzi also gain access off the N11. Development along the N3 and N11 Development Corridors should follow the following guidelines:

- The N3 and N11 are national limited access and high speed public transport routes; as such direct access onto these roads is subject to the national road transport regulations.
- Higher order land uses should be accommodated in the nodes, but lower order land uses could develop in a linear fashion subject to alternative access opportunities; and
- A 15m buffer should be observed from the boundary of the road reserve. This has implications for settlements that have encroached onto the buffer areas.

This road provides an alternative route to Gauteng and Mpumalanga with views of scenic beauty, which can attract both domestic and international tourist thereby promoting LED projects at some locations.

PRIMARY DEVELOPMENT CORRIDORS

At least two existing roads have potential to develop as primary or sub-regional development corridors; these routes create opportunities to unlock new development areas and consolidation of existing areas, and provide direct access to Ladysmith. The

key existing primary corridors are the following:

- P32 which runs in an east-west direction from Ladysmith through St Chads and the northern border to Ezakheni Township to Indaka Municipality in the east. This is the busiest corridor in the KZN238. It is one of the roads that carry huge volumes of vehicular and trade related traffic. It also provides access to a large number of periurban and rural settlements located just outside of Ezakheni Township.
- R103 runs parallel to the N3 in an east west direction. It is a regional arterial which carries trade and passenger traffic, and runs through Colenso, Roosboom and Ladysmith.

Development along this route is subject to the rules and regulations of the provincial Department of Transport.

SECONDARY CORRIDORS

A number of roads serve as secondary access routes within the KZN238. These provide access to major settlements and serve as a link with Ladysmith town. Secondary corridors include the following:

- P189 which runs through Driefontein and serves as the main access route to settlements such Driefontein, Burford, Peace Town, Watersmeet, etc. It is also the main access route to the Driefontein node.
- P33 which branches off the N11 approximately 25km north of Ladysmith Town. It is the primary access route to settlements such as Nkunzi, Cremin, and Steincoal Spruit, and also serves to connect Ladysmith and Dundee and Vryheid. It also runs through the coals rim and serves as a regional arterial carrying trade and passenger traffic. This is an agricultural corridor.
- P326 which runs between Colenso and Ladysmith through Pieters and Ezakheni Industrial Estate. This road serves as the main access to Ezakheni Industrial and Ezakheni Township. It also runs through commercial farms and has potential for both agriculture and eco-tourism.
- P263 which runs in an east-west direction linking settlements such as

Elandslaagte and Cremin east of the N11 with Matiwane and Licitania west of the

N11 and beyond. It is one of the major links with the Free State Province through Collins Pass and has potential to serve as a by-pass onto the N3. This is generally an agricultural and settlement corridor.

TERTIALRY CORRIDORS

Tertiary corridors links service satellites in the sub-district and provides access to public and commercial facilities at a community level. Tertiary corridors are as follows:

- Road running through Ezakheni Township linking the Ezakheni Colenso Corridor with the Limehill/Ekuvukeni (Indaka) Ladysmith Corridor. This is the main collector distributor road for the Ezakheni Township and the surrounding settlements.
- P237 linking Driefontein Complex with R103 through Besters. This road requires substantial upgrading where it becomes D44.
- The road from Elandslaagte through Cremin linking Ekuvukeni Ladysmith Corridor with P33 (Ladysmith/Dundee) Corridor. Development of this corridor will open up the area between Cremin and St Chads for future residential development.
- In addition, there is a large number of local roads that serve different functions which also have potential to develop into local corridors. These will be identified and characterised as part of the refinement of the SDF and/or preparation of Local Area Plans (LAPs).

NODES: PRIMARY NODES

The Ladysmith Town is a sub-regional centre servicing the entire Alfred Duma Local Municipality and beyond. Therefore, this is a primary node for investment promotion and centre of supply of services in the Municipality. It forms part of the district spatial systems and is identified in the district SDF as a primary node or main economic hub. This is despite Alfred Duma being recognized as a third order centre at a provincial level. This node has administrative, social, and economic potential and there is provision of concentration of different activities of services.

SECONDARY NODES

While Ladysmith serves as a regional centre, at least two other areas present an opportunity for the development of secondary nodes with much less threshold/sphere of influence, namely Colenso and Ezakheni. Three main factors have influenced the selection of these areas, that is location in relation to major access routes, location in relation to large rural or urban settlements, which provides a threshold for services, rendered from these areas and development potential based on the above two factors, and broad overview of the historical development of the areas as well as the current level of development.

Ezakheni has potential to serve the whole of Ezakheni Township and the surrounding rural settlement. Spatial development in Ezakheni should focus on transforming the area into a mixed land use area, and a viable service centre developed with social, economic and other facilities.

Colenso was previously a thriving rural service centre for the surrounding farming community has experienced decline in both character and function. It is characterized by derelict and poorly maintained buildings, deteriorating quality of infrastructure and the associated services, and lack of investment. With the majority of the land around this town being subject to land restitution and claims, it is critically important to repackage Colenso as a centre of activity and an anchor point for the integration and coordination of support services to the various land reform projects. It also has potential for the following activities:

- Low-key commercial activities and service industry targeting local communities and vehicular traffic passing through R103.
- Low-density residential development for people who want to be close to urban opportunities but live a rural lifestyle.
- Public facilities serving different at least two or more settlement clusters.

TERTIARY CENTERS

In addition to the secondary centres, the vision for the future spatial development of Alfred Duma Local Municipality makes provision for the development of community centres within a cluster of settlements. Driefontein, Roosboom, Matiwane and Lucitania can be classified as Tertiary centres on a municipal scale. These small centres serve as location points for community facilities serving the local community such as:

- Primary and secondary schools.
- Clinics including mobile clinics.
- Pension pay points.
- Community halls and other community facilities.

RELEVANCE AND IMPLICATIONS OF THE ADLM IDP AND SDF FOR THE PROPOSED INTEGRATED HUMAN SETTLEMENT PROJECT

A summary of the key implications and the alignment of the proposed development in terms of the overall Municipal Planning:

- One of the broad strategies identified in the Municipal IDP was that of the accelerated and sustainable provision of infrastructure and basic services.
- The implementation of the proposed project is in line with the Municipality's Housing Plan.
- The housing backlog will be addressed by implementing this project. With this project proposing 2000 serviced sites, it will contribute very positively towards the current 5000 housing backlog and slum clearance.
- In terms of services (bulk infrastructure, sanitation, water, etc.), the Alfred Duma IDP has identified a huge backlog in services; this proposed development (serviced sites) will

alleviate this backlog.

- The proposed development will contribute to the use and lead to improvement of social facilities, as more population is being accommodated.
- The municipal's target is to achieve 100% of all households to have a municipal water connection to the yard level which will have a positive impact in Ladysmith.
- The project area is also located adjacent to an urban development and with this project being an urban development will also help to implement the densification principle of the Department of Human Settlement.

6. CONCLUSION

When investigating the social/affordable housing sector, one can deduce that there is more demand than supply. The supply of new housing solution is struggling to keep up with the rapidly increasing demand, with the Alfred Duma Local Municipality facing a backlog of 5000 sites. This calls for the creation of housing opportunities, at which the proposed development and township establishment on Remainder of Erf 1, Erven 17273 and 3673 Ladysmith aims to deliver 2000 sites to combat the housing backlog identified in the Alfred Duma Local Municipality IDP of 2018/2019.

The implication and relevance of the aspects outlined in the preceding sections can be summarized as follows:

- The municipality has a housing prioritization model which looks at walking distance to public transport, proximity to essential social facilities, nodes of high economic activity, as well as the presence of existing bulk infrastructure. This, inter alia, needs to be considered for any housing project including the project at hand in order for it to be viable and has been central to the design of the layout of the proposed development on Remainder of Erf 1, Erven 17273 and 3673 Ladysmith.
- Such solutions include social housing which has been proposed on the Remainder of erf 1 of Ladysmith Extension1. Although social housing is seen as a solution to close the demand of affordable housing, it also has its own challenges. These challenges including removing the racial aspect of living spaces which reflects the imbalances of the past apartheid regime. Human settlements need to occur in an integrated manner where racial divides are non-existent. The proposed development also applied the SPLUMA regulations with regards to socio-spatial cohesion and integration which focused on creating linkages with the existing spatial structure of Ladysmith and creating varying erven sizes to cater for the population growth of the town.

In terms of the technical investigations compiled, this project is highly suitable for social housing given its strategic location and extent. The social and economic aspects would be well taken cognisance of with the project having access to transportation.

- The proposed site is well located, interlinked with surrounding neighbourhoods that are already equipped with engineering advancements thus will make it unchallenging for the Alfred Duma Local Municipality to join the services infrastructure.
- The road layout for the township establishment is designed in such a way that it maintains professional design standards of roads which considers the existing topography of the site, accessibility interchangeably between the proposed township establishment and existing spatial structure of Ladysmith and ultimately considering the seamless flow of traffic.
- Stormwater is also catered for by avoiding cul-da-sacs and designing the roads to follow contour lines so as to reduce the pressure on the existing sewer structure of Ladysmith and also reducing the additional costs for stormwater management for Alfred Duma Local Municipalities.
- In terms of services and amenities a thorough desktop study and site inspection were done and it was concluded based on the existing amenities that the proposed development will provide adequate social amenities while allowing for the use of the existing surrounding amenities.

The implementation of the envisaged township establishment on the Remainder of Erf 1, Erven 17273 and 3673 Ladysmith would contribute towards achieving the vision of the Alfred Duma Local Municipality, which is primarily aimed at improving the quality of life of all the people. The implementation of the envisaged township establishment would also impact positively on the provision of basic services such as water and sanitation, which in turn will support the objectives and strategies, which have been set in the IDP in this regard. Mahlori Development Consultants will consider and use the above-mentioned reports and future recommendations to provide a Township Establishment of Ladysmith ext. 61 on the Remainder of Erf 1, Erven 17273 and 3673 Ladysmith in terms of Chapter 4 Section 53(1) of Alfred Duma Local Municipality Spatial Planning and Land Use Management By-Law, 2016, where Mahlori Development Consultants will undertake a turnkey project which entails the establishment of town planning services and installation of services and construction works.