



MEMORANDUM

**APPLICATION FOR TOWNSHIP ESTABLISHMENT
IN TERMS OF SECTION 96 OF THE TOWN PLANNING AND
TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)**



**REMAINDER OF THE FARM BERGENDAL 981 & REMAINDER OF PORTION 12 OF THE
FARM WEMMERSHUIS 379, REGISTRATION DIVISION J.T., PROVINCE OF
MPUMALANGA**

04 DECEMBER 2015

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A. GENERAL INFORMATION

1. Introduction

Application is made for the establishment of a proposed township in terms of Section 96(3) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), read together with SPLUMA, Act 16 of 2013, on the Remainder of the Farm Bergendal 981 & Remainder of Portion 12 of the Farm Wemmershuis 379, Registration Division J.T., Province of Mpumalanga.

The proposed township will in the interim be referred to as “**BELFAST MALL & RESIDENTIAL DEVELOPMENT**”. This is a development to be accommodated in the Emakhazeni Local Municipal area, as indicated on the regional locality plan, refer to “**Annexure E**”.

The project team associated with the proposed development is as follow:

DISCIPLINE	ENTITIY NAME	RESPONSIBLE PERSON
Coordination	Apil & Associates	Mr. J. Malan
Civil Engineers	SCIP Engineering Group	Mr. R. van Ass
Electrical Engineers	RDV Consulting Electrical Engineers	Me. Z. Swarts
Traffic Engineer	WSP Engineering Group	Mr. E. Kotze
Environmental	Watercube Services	Mr. M. Morokane
Geotechnical	Engeolab	Mr. B. Cilliers
Land Surveyor	Xander Gentle Professional Land Surveyor	Mr. X. Gentle
Legal (Conveyance)	Krugel & Heinsen Attorneys	Mr. J. Krugel
Agricultural Potential Specialist	Earth Science Solutions (Pty) Ltd	Mr. I. Jones
Town-planning (Application Coordinator)	Korsman & Associates Inc.	Me. L. Swarts

2. Extent of the Development

It is the intention of the developer to accommodate a mixed land use development on the proposed property. The land use differentiation can be summarized as follow:

Table 1: Land Use Differentiation

Proposed uses	No of Erven	Size (ha)	Height	Only for
Medium Density Residential	161	8.5008	2 storeys	Dwelling House
High Density Residential	2	9.6774	2 storeys	Dwelling Units, 21 – 40 units per Ha
Agriculture	6	52.2357	As approved by Council	Agriculture, Agricultural buildings, Agricultural housing, Agricultural industry, Agri-village, Commonage, Farm stall and harvesting of natural resources.
Institutional	7	1.4025	As approved by Council. Norm is 2 storeys.	Cemetery, Child day-care center, Crèche, Government use, Hospital, Institution, Municipal Purposes, Place of education, Place of public worship, Prison and Social Hall.
Mixed Use	36	18.9075	2 storeys or as approved by Council	Formal and inform industrial, Business, Commercial, Higher density residential.
Industrial	9	2.3753	2 Storeys	Abattoir, Bakery, Brickyard, Builder's yard, Coal yard, Crematorium, Fueling facility, Heavy vehicle parking depot, Industry, Laboratory, Mortuary, Noxious industry, Recycling center, Sawmill, Scrap-yard, truck stop, Warehousing and packaging and Wood yard.
Open Space	6	11.4324	As approved by Council	Private open space, Public open space, Sport and recreational grounds and Zoological gardens.
Utilities	1	0.1915	As approved by Council	Sewer purification plant, Telecommunication infrastructure, Utility and Waste disposal site.
Street		12.8498	n/a	Private road and Public road.

Table 2: Density Units per Ha

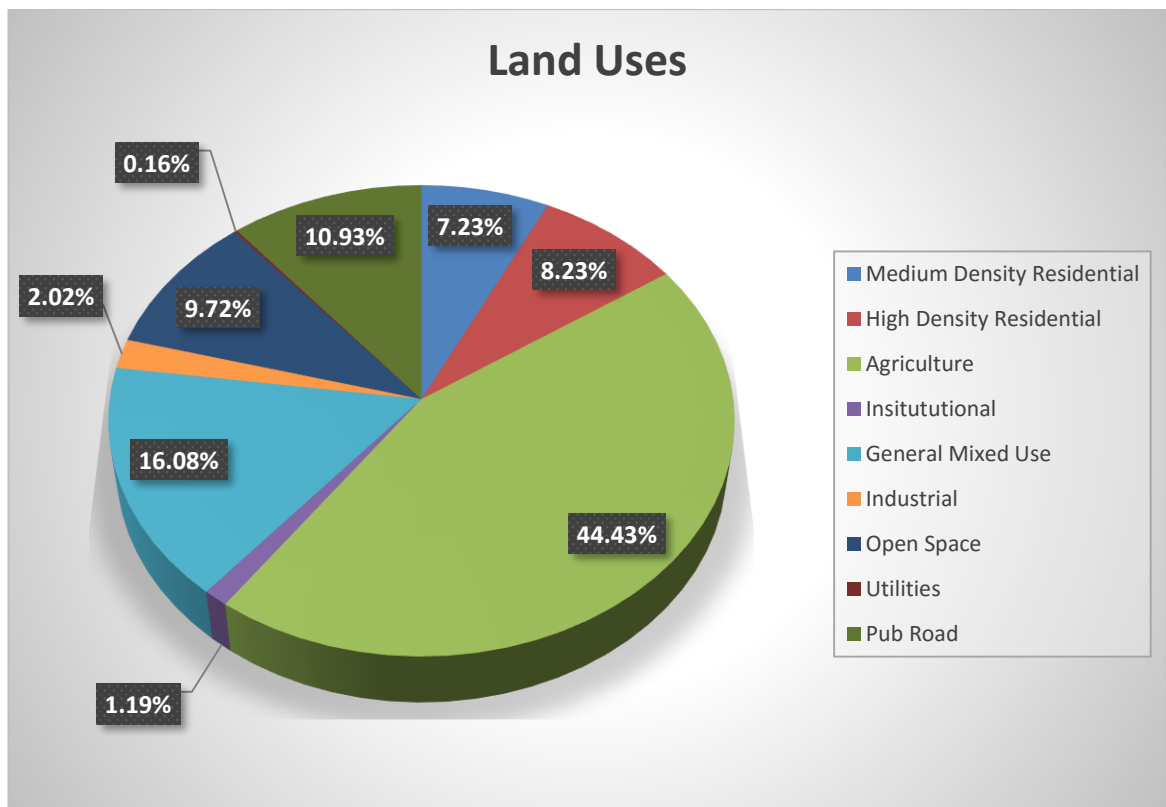
	Density Units per ha				Only for
	No of Erven	Coverage	FAR	Height	
Medium Density Residential	161	50 %	0.5	2 storeys	Dwelling House
High Density Residential	2	50 %	0.5	2 storeys	Dwelling Units, 21 – 40 units per Ha
Agriculture	6	As approved by Council			Agriculture, Agricultural buildings, Agricultural housing, Agricultural industry, Agri-village, Commonage, Farm stall and harvesting of natural resources.
Institutional	7	Institutional uses 70% Education facilities 40%	Institutional uses 1.2 Education facilities 0.6	As approved by Council. Norm is 2 storeys	Cemetery, Child day-care center, Crèche, Government use, Hospital, Institution, Municipal Purposes, Place of education, Place of public worship, Prison and Social Hall.
Mixed Use	36	50%	0.8	2 storeys or as	Formal and inform industrial, Business, Commercial, Higher density residential.

				approved by Council	
Industrial	9	40%	0.6	2 Storeys	Abattoir, Bakery, Brickyard, Builder's yard, Coal yard, Crematorium, Fueling facility, Heavy vehicle parking depot, Industry, Laboratory, Mortuary, Noxious industry, Recycling center, Sawmill, Scrap-yard, truck stop, Warehousing and packaging and Wood yard.
Open Space	6	As approved by Council			Private open space, Public open space, Sport and recreational grounds and Zoological gardens.
Utilities	1	As approved by Council			Sewer purification plant, Telecommunication infrastructure, Utility and Waste disposal site.
Street		n/a	n/a	n/a	Private road and Public road.
As required by the Emakhazeni Land Use Management Scheme, 2010					

The above is what is to be motivated in the application. The application is more specifically in favour of the change of land use rights, from the principle of "agriculture" to the uses pacified aforementioned, all to be tourism related and residential in nature.

The two farm portions measure 117,5729 ha of which 11,4324 ha (**9.72 %**) will be used as "Open Space" and 52,2357 ha (**44.43 %**) will remain "Agricultural", refer to the chart below:

Figure 1: Land Uses



This upmarket development is to promote tourism and economic growth. The detail with regard to the dwelling units and the planning concept as well as the layout of the development will be discussed later on in this memorandum.

The change of land use is only in respect of part of the land. This intension, although not as such applicable to the area, is similar to the rezoning of land. It is also the intension to consolidate and subdivide the land as per motivation.

The application can thus be summarized as follows:

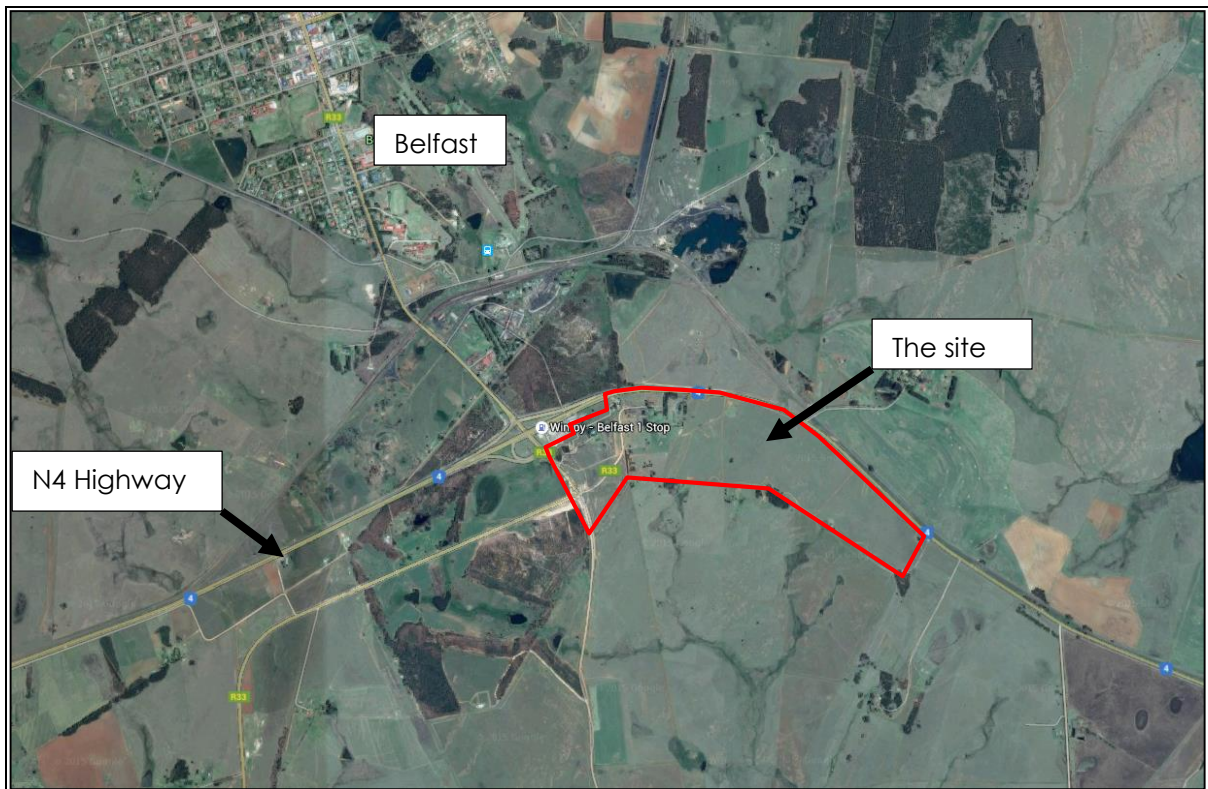
- Consolidation of the following farm portions:
 - Remainder of the Farm Bergendal 981, Registration Division J.T., Province of Mpumalanga.
 - Remainder of Portion 12 of the Farm Wemmershuis 379, Registration Division J.T., Province of Mpumalanga.

- Approval of Land development area (subdivision of land) – Belfast Mall development & Residential Estate on portions:
 - Remainder of the Farm Bergendal 981, Registration Division J.T., Province of Mpumalanga.
 - Remainder of Portion 12 of the Farm Wemmershuis 379, Registration Division J.T., Province of Mpumalanga.

3. Locality

The proposed township is located approximately 4 km south of Emakhazeni CBD with the N4 national road forming the northern boundary of the development site. The proposed site will form part of the Maputo Corridor.

Figure 2: Aerial photo of the proposed development site



4. Present Zoning

In terms of the Emakhazeni Land Use Scheme, 2010, the present zoning of the properties are "Agricultural".

5. Land Use

Both farm portions applicable to the proposed application currently have agricultural related buildings on site.

Figure 3: Existing Buildings on Site

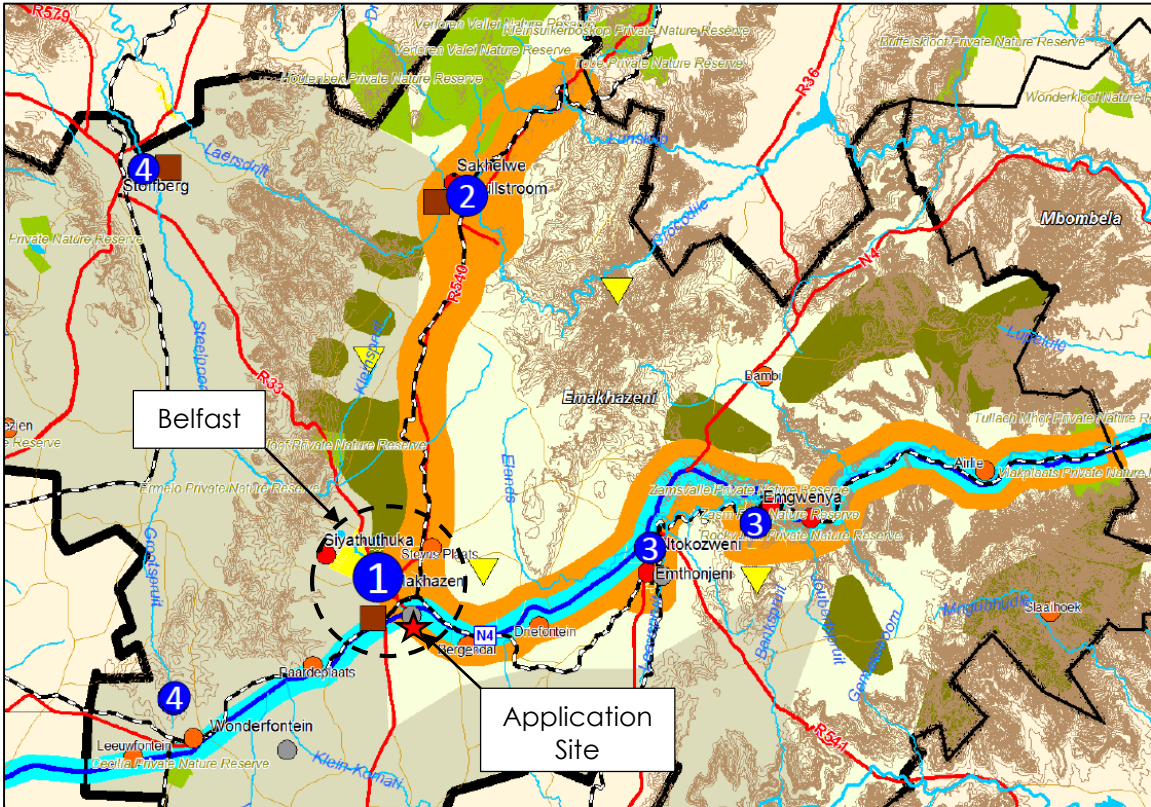


The development site is situated within the Maputo Corridor which is earmarked for Tourism development according to the Emakhazeni Spatial Development Framework, 2015 (Figure 22a).

Near and directly adjacent to the property, are the following land uses:

- North : Agricultural land, Belfast train station, Emakhazeni town.
- East : Agricultural Land
- South : Agricultural Land
- West : Agricultural Land

Figure 4: Clip from Figure 22a of the SDF



6. Deed of Transfer Description

In terms of the Deed of Transfers, T15949/2014 & T15943/2014, the properties are described as follows:

“REMAINDER OF THE FARM BERGENDAL 981, REGISTRATION DIVISION JT., PROVINCE OF MPUMALANGA” and

“REMAINDER OF PORTION 12 OF THE FARM WEMMERSHUIS 379, REGISTRATION DIVISION JT, PROVINCE OF MPUMALANGA”

7. Registered Owner

In terms of the Deed of Transfer, the registered owner is:

**MLANGENI FAMILY TRUST
REGISTRATION NO: IT2045/2008**

8. Size of Property

In terms of the Deed of Transfers the size of the properties are:

Table 3: Size Application Site

PROPERTY DESCRIPTION	SIZE
Remainder of the farm Bergendal 981, JT., Mpumalanga	107,7676 Ha
Remainder of Portion 12 of the Farm Wemmershuis 379, JT., Mpumalanga	9,8053 Ha
Total	117,5729 Ha

9. Restrictive Conditions

Refer to **“Annexure Q”** for the Conveyancer Certificates.

10. Local Authority

The property under discussion is situated within the jurisdiction of

EMAKHAZENI LOCAL MUNICIPALITY.

11. Advertisements

The application will be advertised on **15 January 2016** & **22 January 2016** in the Provincial Gazette, Middelburg Observer.

Proof of compliance with the advertisement procedure will be submitted after the objection period has lapsed.

12. Bonds

Both farm portions are not bonded, and it is not necessary to obtain any bondholder's consent, refer to "**Annexure D**" for the letter of no bond.

13. Mineral Rights

All mineral rights belong to the state.

14. Geological Conditions

The proposed development situated on portions of the Farm Wemmershuis 379 and Bergendal 981 is bounded in the north by the N4 highway, the R33 district road forms the western boundary and towards the south and east other farm portions.

Geomorphologically the site is characterized by a local watershed and divide the terrain into two drainage directions, towards the north and south. Some drainage channels were identified on site and run-off will predominantly follow natural topography.

The site is underlain by two geological sequences, namely sandstone, shale, gritstone and coal measures of the Vryheid Formation in the western portion and diabase in the eastern portion of the site.

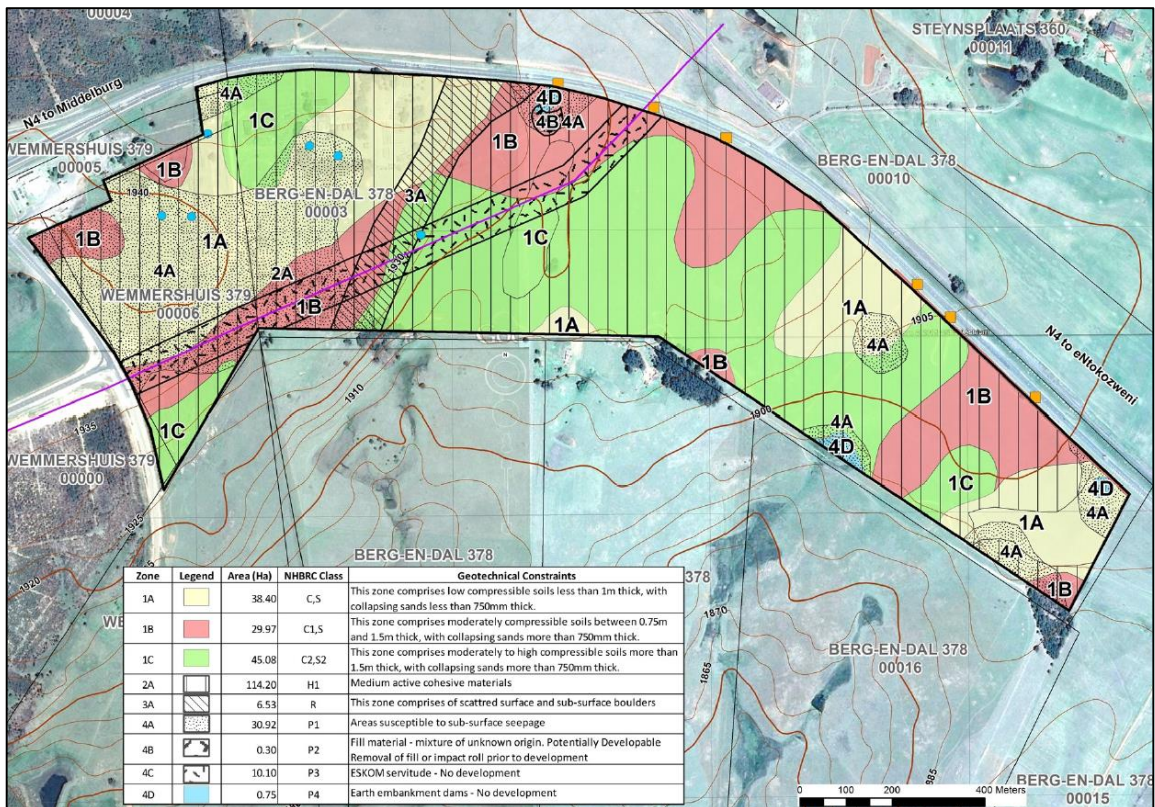
The site has been categorized as a development zone with specific geotechnical characteristics depending on the individual geotechnical constraints and can be classified as follow:

Table 4: Geotechnical Characteristics

Geological Zones	Description
Zone 1A – Normal Founding	This zone comprises low compressibility soils of less than 1m thick, with collapsing sands less than 750 mm thick which will require little to no modifications with normal building construction techniques.
Zone 1B – Modified Normal Construction	This zone comprises moderately compressible soils between 0.75m and 1.5m thick, with collapsing sands more than 750 mm thick. Construction needs to be moderately modified to accommodate differential movements.
Zone 1C – Comprehensive Modified Construction	This zone comprises moderately compressible soils more than 1.5m thick, with collapsing sands more than 750 mm thick. Consequently loose to medium dense soil, having a moderate to high compressibility. Construction needs to be modified to accommodate these differential movements.
Zone 2A – Modified Normal Construction	This zone is classified as H2. The foundation design and building procedures for single storey residential structures founded upon expansive soil horizons require stiffened or cellular rafts, soil rafts or piled construction.
Zone 3A – Shallow Bedrock	This zone has relatively shallow dedrock and intermediate to hard excavatable diabase and quartzite may be encountered within the foundation excavations.
Zone 4A – Susceptible to sub-surface seepage	This zone is associated with a fluctuating seasonal water table and sub-surface seepage. Cut-off

	drains, subsurface and good surface drainage control measures will have to be implemented to prevent flooding, ponding and erosion of loose cover soils.
Zone 4B – Remediation	This zone has been previously used for borrow pit materials and was seemingly backfilled with loose imported excavated materials. Impact rolling is recommended to pre-collapse overburden materials, followed by quality control test.
Zone 4C – Eskom Servitude	This zone is reserved for the existing over-head Eskom power line and no development is recommended within this servitude.
Zone 4A – Earth Embankment dams	This zone has existing earth embankment dams and no development is recommended within the maximum water level of the dams.

Figure 5: Soil Zones



Based on the above, it is recommended that foundation excavations be inspected at the time of construction by a competent person, to ensure that the materials are adequate for the proposed structures and that they are in accordance with the recommendations stated in the Geotechnical Report.

Furthermore, the excavation of terraces and road cuts, and the placement of engineered fills must be controlled with the adequate field tests to ensure that the quality and specified densities are achieved during compaction.

The Geotechnical Report is attached to this application as "**ANNEXURE S**".

15. Engineering and Municipal Services

The proposed development is situated within the jurisdiction of the Emakhazeni Municipality, which will be responsible for the provision of water, sewerage and refuse removal services. Electricity will be provided directly from Eskom.

15.1 Roads and Storm Water

Access

It is proposed that the development be served by two full accesses off of Road D1477 of which the main access will be directly opposite the R33 with the secondary access located approximately 290m north from the main access.

Refer to Drawing SKC001 Rev1 of the Traffic Impact Assessment attached as "Annexure M" for more information.

Street classification

The following street classes were provided for and incorporated in the current layout by Korsman & Associates.

Table 5: Street Classification

Street Reserve Width	Class of Road	Roadway width (m)	Road Description
10.5 m	Class 5	5.5	Local Access Roads
16 m	Class 4	6 m	Local Collector Roads
25 m	Class 3	7.4	Distributors / Secondary Roads
30 m	Class 3	10 m	Distributors / Secondary Roads / To industrial stands.

It is the opinion of SCIP Engineering Group (Pty) Ltd that the various street widths provided are sufficient.

Services like storm water, sewerage and water as well as telecommunication and electricity will also be accommodated in the road servitudes. These services will be accommodated according to the protocol set by Emakhazeni Local Municipality in terms of positioning in the servitudes.

Surface Drainage

The road layout of the township leans itself to adequate drainage system. Sufficient material slopes exists.

There is a watershed running through the site dividing the area in one small and one large area. The storm water from the small area will be taken to the national road reserve and the storm water from the remainder large area will be taken to a retention pond and be distributed to the agricultural holdings.

Storm water, as surface runoff during rainfall events, can drain freely from erven via streets to curb inlets that will be provided on all internal roads and spaced according to topography and therefore catchment size.

Storm water lines are accommodated mostly in road reserves and these lines will be designed to also accommodate water runoff from higher lying adjacent townships.

It is not foreseen that any problems will be encountered to accommodate the 1:2 (residential) and 1:5 year (Business) return period storms on the roads and in sub-surface conduits.

Street levels will be designed in such a way that streets act as storm water collectors. Storm water inlets will be placed in such a way that access to stands are not compromised.

No erosion will take place since all streets will be paved.

Storm water Routing

The safe routing of storm water within the Township will receive special attention.

A retention pond will be considered for this development and be distributed to the agricultural holdings. This requirement for a retention pond shall be in accordance with the bylaws of the Local Authority and shall be provided at detail design phase.

The Emakhazeni Local Municipality will be adhered to during the construction of roads and storm water infrastructure.

15.2 Water Services

Bulk Water Availability

The impact of this development on the existing bulk water infrastructure will be quantified once the Design Engineer has been appointed for the detail design phase of both bulk and network water services.

The reservoir which supplies Belfast is situated approximately 1.6km north of the proposed development. After liaising with the Local Authority the following information was made available:

Table 6: Available Water Capacity

Technical Parameter	Estimated value
Capacity of reservoirs	4Mℓ/day
Current daily output	3.5 Mℓ/d
Available capacity for development	0.5 Mℓ/d

The proposed development will require and estimated water demand as follows:

Table 7: Required Water Capacity

Technical Parameter	Estimated value
Estimated total daily demand	0.427 Mℓ/d
Estimated peak flow rate based on a peak factor of 8	39 ℓ/s

It is therefore clear that the existing capacity will meet the demand of the proposed development.

A new pump line will be designed and installed in the existing servitude from the reservoir site to the new development. The water will be pumped from the main reservoirs by means of a submersible pump which will be installed in the reservoir. The approximate length of the new pipe line is 1.6 km.

A new reservoir of approximately 1.3Mℓ will be considered to be constructed on the property to ensure a 3 day supply for potable water and fire water. It was indicated by Emakhazeni Local Municipality that the intention is to construct a new reservoir site for the possible future High Altitude Training Centre. The reservoir site will be situated at a higher level and closer to the proposed development site which will enable Emakhazeni Local Municipality to connect the water supply to the new reservoirs site.

The current situation in terms of water is however adequate for the development.

Internal Water Layout

The township layout by Korsman & Associates provides sufficient servitudes for an internal water network. The network will be designed and constructed according

to municipal and national standards. All stands will be equipped with separate connections which will allow for internal fire systems as well. Fire water will also be accommodated according to national and municipal standards.

15.3 Sewerage

Bulk Sewer Conveying Availability

Taking the contours and watershed into account, the internal water reticulation will be determined. Pump stations will be considered during the detailed design to pump sewage over the watershed to the proposed sewage package plant of adequate capacity.

Table 8: Pump Station Capacity

Technical Parameter	Estimated value
Estimated average daily dry weather flow	0.342 Ml/d
Estimated peak wet weather flow	0.854 Ml/d

Internal sewer lines will likely vary from 160mm to 250mm diameter.

The new package plant with adequate capacity will be situated to the east and the treated water will be drained to ponds. The treated water will be distributed to the agricultural holdings.

15.4 Electricity

The proposed development falls within the Eskom distribution area and therefore do not require the provision of electricity from the Local Authority.

The appointed Electrical Engineers, RDV Consulting, submitted an application to Eskom for the interim MV load of 1200 kVA, which is currently available on the Eskom distribution network in the area.

If additional load is required, it would require the upgrade of the Eskom substation in Belfast. Therefore RDV Consulting discussed this with Eskom and accepted the

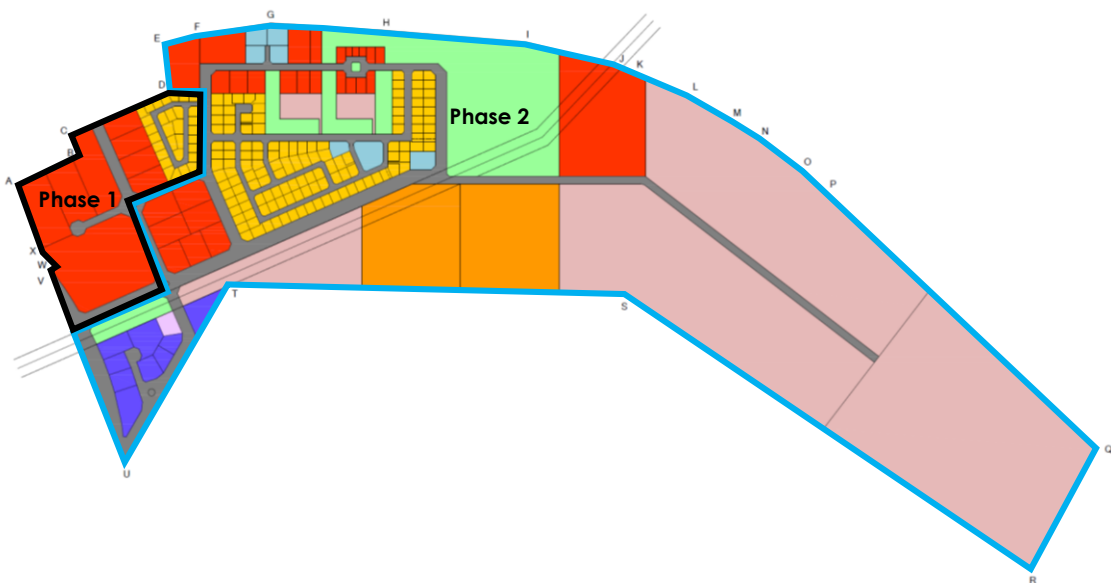
offer to take the available 1200 kVA until such time that the additional capacity is required. When the additional capacity be required, and additional application will be lodged to Eskom.

The estimated demand of Phase 1 of the development (indicated in the figure below) is calculated as follow:

Table 9: Electrical Load Phase 1

Electrical Load Estimate			
Proposed use	Area	Units	Loading
Shopping Centre	3.6493 Ha	1	500 kVA
Mixed use (50 kVA each)	4.3082 Ha	7	350 kVA
Medium Density Residential (5 kVA each)	1.6251 Ha	31	155 kVA
TOTAL	9.5826 Ha	39	1 005 kVA

Figure 6: Development Phases



The estimated demand for Phase 2 of the development will be calculated and application will be submitted to Eskom as discussed.

The bulk electricity cannot currently be provided, but it is recommended that all application processes be exercised nevertheless, in tandem with the Town

Planning processes. Adequate power should be available with the new primary substation to be built by Eskom.

Once the township is approved, a service report will be prepared in order to allow the finalization of the services agreement. Electrical Contractors will then be appointed to supply and install the municipal and consumer's electrical networks.

Electrical Engineering Report is attached as **ANNEXURE G** respectively.

16. Environmental Impact Study

Watercube Services has been appointed to lodge an environmental impact study. The EIA application will address all critical environmental issues related to the site of application.

The council will be provided with the proof of submission and thereafter with the Record of Decision.

17. Traffic Impact Study

WSP SA Civil and Structural Engineers (Pty) Ltd. has been appointed to lodge a traffic impact study.

It is proposed that the development be served by two full accesses off of Road D1477 of which the main access will be directly opposite the R33 with the secondary access located approximately 290m south from the main access.

Refer to Drawing SKC001 Rev1 of the Traffic Impact Assessment attached as "Annexure M" for more information.

Based on the traffic count a common peak hour was determined (busiest hour) for each counted period and was found to be:

Friday AM peak hour: 08h00 – 09h00

Friday PM peak hour: 16h00 – 17h00

The estimated trip generation for the proposed development are summarized as follow:

Table 10: Estimated Trip Generation

Land Use	Weekday AM peak	Weekday PM peak
Industrial	0.80 trips per 100 m ² GLA	0.80 trips per 100 m ² GLA
Single Dwelling	1.00 trip per dwelling	1.00 trip per dwelling
Apartment / Flat	0.65 trips per unit	0.65 trips per unit
Pre-school	1.00 trip per pupil	0.80 trips per pupil
Business Centre	1.5 trips per 100 m ² GLA	1.5 trips per 100 m ² GLA

Land Use	Weekday AM peak	Friday PM peak	Saturday Peak
Shopping Centre	0.60 trips per 100m ² GLA	3.4 trips per 100 m ² GLA	4.5 trips per 100 m ² GLA

The proposed development is estimated to generate a maximum of 1 052 trips during the Friday AM peak hour and a maximum of 1 887 trips during the Friday PM peak hour.

The considered or affected intersection layouts are shown on **Drawings SKC001 to SKC004** within the Traffic Impact Assessment attached as “**ANNEXURE M**”.

Based on the mentioned drawings the required upgrading to the affected intersections can be summarized as follow:

- Road D1477 and N4 off-ramp - This intersection needs to be signalized. (Drawing SKC001);
- Belfast 1 Stop - This intersection needs to be signalized (Drawing SKC002);
- Road D1477 and R33 - This intersection will form the main access to the proposed development and it is proposed that the intersection should be traffic circle controlled. (Drawing SKC003);
- Road D1477 and Site Access 2 - This intersection will form the secondary access to the proposed development and it is proposed that it will be priority stop controlled. (Drawing SKC004).

It is recommended that a pair of laybys be positioned along Road D1477 at the main access. The proposed laybys are illustrated on Drawing SKC003. It is also proposed that surfaced pedestrian sidewalks should be provided along the site frontage to facilitate pedestrian movement to and from the site.

The Traffic Impact Study is attached to this application as “**ANNEXURE M**”.

18. Agricultural Potential Study

Earth Science Solutions (Pty) Ltd was appointed by the client to do an agricultural potential study in order to determine whether the site of application holds any agricultural potential.

The following soil types were found on the application site:

- There are very limited areas (<4 Ha) of good productive soils (physical and chemical) that render the site of good agricultural production under dryland conditions;
- Approximately 55 Ha (44 %) of the area is considered to be poor or unsuitable for agricultural production of any sort;
- Only 59 Ha (51 %) of the study area is considered to have “moderate grazing” potential.

It was clear that the area does not hold an agricultural potential greater than “moderate” and therefore the area is not economically viable for the production of anything other than low intensity grazing, and there is good evidence to believe that an economically successful agricultural development would not be viable under dryland cultivation.

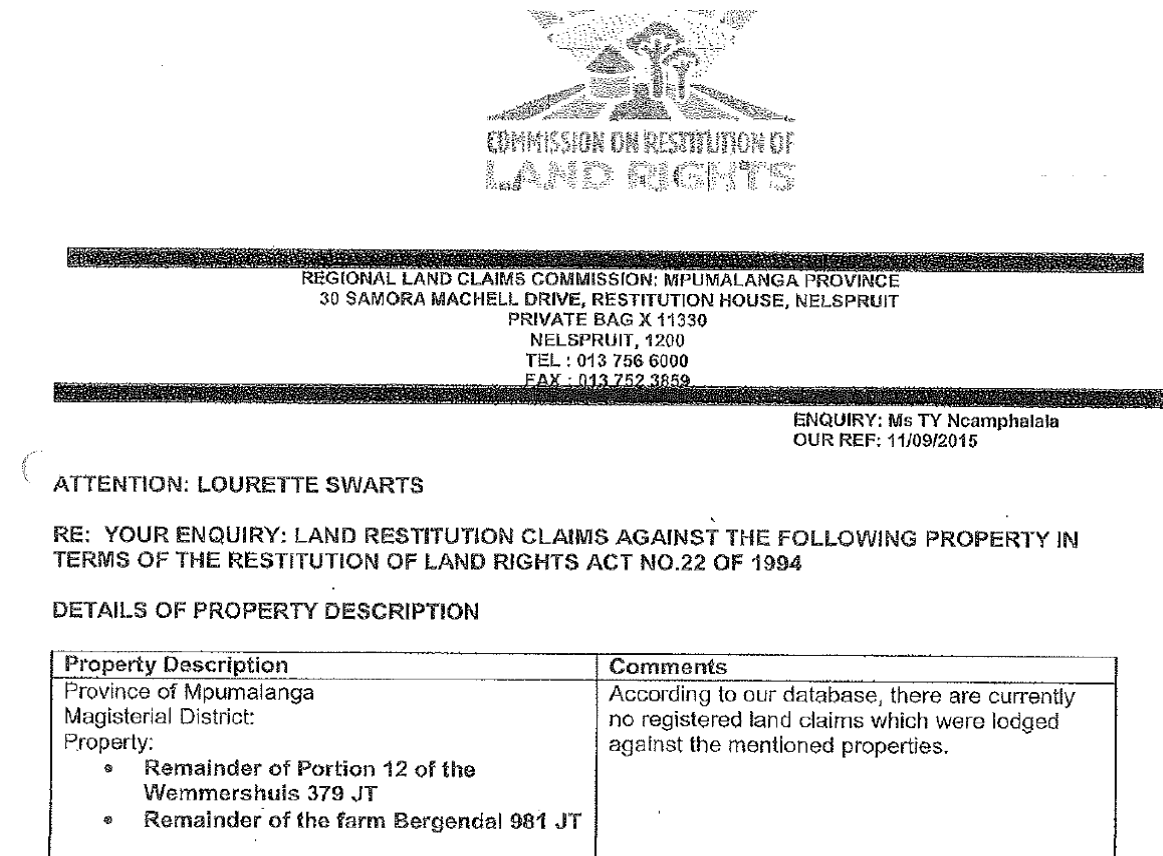
19. External Comments

Emakhazeni Local Municipality has provided a list of the external Departments from whom comments must be obtained. Korsman & Associates has requested these comments via registered post to all relevant departments and will be submitted to

council as soon as possible. Proof of submission will be submitted along with the affidavits for the advertisements that appear in the relevant newspapers.

Letter was obtained from the Commission on Restitution of Land Rights confirming that no Land Claims has been lodged against the said properties.

Figure 7: Clip of Letter from Regional Land Claims Commission



20. Servitudes

The Remainder of the farm Bergendal 981-JT is subject to conditions 1A and 1C as described in Deed of Transfer No. T15949/2014. Condition 1 B does not affect the property due to the location thereof.

The Township will be subject to the following conditions:

1. Condition 1 A – the right to convey electricity with ancillary rights over the property in favour of Eskom, in terms of Notarial Deed K1588/1968S, and;

2. Condition 1 C – the right to convey electricity with ancillary rights over the property in favour of Eskom, in terms of Notarial Deed K1587/1968S.

Refer to “**Annexure I**” for the Land Surveyor Certificate & “**Annexure Q**” for the Conveyancer certificate.

21. Expropriation

In terms of the Remainder of Portion 12 of the farm Wemmershuis 379, Registration Division J.T., province of Mpumalanga held by Deed of Transfer T15943/2014, condition A2 and C must be advised by SANRAL whether the notice of Expropriation EX95/1998 and EX193/1998 will affect the proposed township development.

Refer to “**Annexure Q**” for the Conveyancer certificate.

B. MOTIVATION

1. General

Application is made for the establishment of a proposed township in terms of Section 96(3) read with Section 69(6) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), on the Remainder of the Farm Bergendal 981 & Remainder of Portion 12 of the Farm Wemmershuis 379, Registration Division JT, Province of Mpumalanga.

The purpose of the application is to develop 228 erven on the above-mentioned properties with the following zonings:

- "Medium Density Residential" = 161 Erven
- "High Density Residential" = 2 Erven
- "Agriculture" = 6 Erven
- "Institutional" = 7 Erven
- "Mixed Use" = 36 Erven
- "Industrial" = 9 Erven
- "Open Space" = 6 Erven
- "Utilities" = 1 Erf

2. Public Participation

The application in respect of the establishment of the proposed township will be advertised in accordance with Section 108(1)(a) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) as follow:

- Mpumalanga Gazette on 15 January 2016 and 22 January 2016;
- Middelburg Observer on 15 January 2016 and 22 January 2016.

Objectors will be afforded a period of 28 days from 15 January 2016 to submit objections or comments in respect of the proposed township area to the Municipal Manager.

The application will also, in accordance with the prescriptions of Section 108(1)(b) of the Town Planning and Townships ordinance, 1986 (Ordinance 15 of 1986) be referred to the following external organizations / departments for comments or objections:

- Department of Transport, Roads and Community Safety
- Regional Land Claims Commission
- Department of Environmental Affairs & Tourism
- Telkom SA Limited
- Eskom
- Nkangala District Municipality
- Department of Minerals and Energy
- Department of Agriculture
- Department of Water Affairs and Forestry
- Department of Local Government and Traditional Affairs
- Department of Education
- Department of Health
- South African Post Office
- Spoornet
- South African Heritage Resources Agency
- South African National Roads Agency Limited

The fore-mentioned organizations / departments will be afforded a period of 60 days to comment in this matter in accordance with the prescriptions of Section 108(1) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

Refer to “**Annexure P**” for proof of registered post send to each of the external departments.

3. Background Information

Korsman & Associates Inc. was appointed by Mlangeni Family Trust to attend to the establishment of the proposed township comprising of 228 new erven.

The owners of Mlangeni Family Trust are well known farmers within the Belfast area and also own most of the farm land surrounding Belfast. It is because of this that Belfast is of high value to the client, not only because of the economic value but also the people of the Belfast community.

The Mlangeni Family Trust decided that new life should be given to the Belfast area, and that they want to contribute to their community the best way possible by stimulating the tourism industry and focusing on the high volume of by-passing traffic from Gauteng towards the Kruger National Park and back.

Seeing that the proposed two farm portions are located directly adjacent to the N4 highway it was decided that this would be the best location to develop a country style mall development with associated and supporting land uses usually found in the country side.

Figure 8: Development Visual Proposal



The land owners approached Apil & Associates Project Managers and Architects to formalize the dream they have envision for the area.

The following were taken into consideration with regard to the design of the layout plan and buildings to be incorporated into the township:

1. Creating a sense of place

"A sense of place is a unique collection of qualities and characteristics – visual, cultural, social, and environmental – that provide meaning to a location. Sense of place is what makes one city or town different from another, but sense of place is also what makes our physical surroundings worth caring about."

McMahon argues that planners need to concentrate less time focused on facts and figures and more attention on defining and developing the distinct characteristics and quirks that make a city its own. Joseph Cortright, a leading economic development authority says that "the unique characteristics of place may be the only truly defensible source of competitive advantage for communities."

"The more one city comes to look and feel just like every other city, the less reason there is to visit. On the other hand, the more a city does to enhance its uniqueness, whether that is cultural, natural or architectural, the more people will want to visit." Paris is noted as a prime example of a distinct city, receiving 27 million visitors per year, more than any city on the planet.

2. Existing buildings on site

The existing buildings on site are uniquely characteristic to buildings commonly found within the country side and the character of these buildings will be incorporated in the proposed design of the structures. Some of these structures will be kept, modified and renovated to house various land uses and contribute to the cultural and aesthetic nature of the proposed development.

Figure 9: Existing Buildings on Site



3. Spark a growth node for Belfast

There is a need within the spatial structure of Emakhazeni Local Municipal Area for the strengthening and enhancing of the overall area as a tourism destination (Emakhazeni SDF, 2015:10).

The proposed township development takes the short term spatial vision for Emakhazeni Municipal area, as set out in the Spatial Development Framework, into

consideration and will contribute to the future vision of Emakhazeni in the following ways:

Table 11: Emakhazeni Spatial Vision

Vision Element	Proposed Development
The strengthening and enhanced branding of the area as a tourism destination.	The proposed development will complement and contribute to the tourism character of Emakhazeni by adding value through development and attracting road users traveling on the Maputo Corridor (N4) to and from Gauteng area.
Consolidation of the spatial structure of existing towns and settlements and the establishment of a nodal hierarchy in order to achieve physical, social and economic integration of communities and to enhance cost-efficient and sustainable service delivery.	This proposed township development will contribute to the existing nodal hierarchy within the Emakhazeni town as well as establish a new development node along the growing Maputo Corridor within the Municipal area as a whole.
Promoting agro-industry development along the N4 development corridor.	Small scale agricultural activities is promoted within the proposed development and will complement the existing small scale agricultural activities in the area and provide opportunity for growth.
Making sufficient provision for upgrading of informal settlements and development of sustainable human settlements in general.	This development also entails development of sustainable human settlements which will be situated in close proximity to all major amenities and will lessen the dependency of

	residents on vehicular transportation to amenities for fulfilling in basic needs.
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The registered owner of the Remainder of the Farm Bergendal 981 & Remainder of Portion 12 of the Farm Wemmershuis 379, JT, Mpumalanga wants to develop a mixed density, mixed land use development on the proposed property.

The proposed uses will enhance the tourism nature of Emakhazeni town and municipal area by providing in a mixture of land uses complementing to vision held for Emakhazeni.

4. Proposed Development

The intention of the applicant i.e. Mlangeni Family Trust is to utilize the concerned property for the establishment of a new township. The primary aim of the township area is to address the need that exist to strengthen and enhance the tourism character of Emakhazeni especially along the Maputo Corridor.

The layout plan of the respective township area make provision for the following land uses:

The purpose of the application is to develop 228 erven on the above-mentioned property with the following zonings:

Table 12: Zoning

PROPOSED TOWNSHIP ESTABLISHMENT					
Proposed use zone	Erf Numbers	Number of erven	Area/Size		
			Min. (m²)	Max. (m²)	Total (ha)
Medium Density Residential	57 - 217	161	500	785	8,5008
High Density Residential	45 - 46	2	46 463	50 311	9,6774
Agriculture	40 - 41, 220 - 223	6	4 908	174 985	52,2357
Institutional	18 - 21, 42 - 44	7	1 229	3 282	1,4025

Mixed Use	1 - 17, 22 - 39, 219	36	300	46 733	18,9075
Industrial	47 - 54, 56	9	1 381	4 123	2,3753
Open Space	218, 224 - 228	6	378	87 345	11,4324
Utilities	55	1	1 915	1 915	0,1915
Future Roads and Railways	-	-	-	-	12,8498
TOTAL		228	-	-	117,5729

Factors influencing the layout plan

The layout plan of the proposed township area were influenced by the following factors:

- There is a servitude registered over the Remainder of the Farm Bergendal 981, JT, Mpumalanga in favor of an Eskom power line.
- Best location in terms of accessibility for the proposed Mall Erf.
- Ensuring adequate surface storm water drainage;
- The layout plan makes provision for residential erven of minimum of 500 m² and an average of 528 m² and other mix land use erven.
- Adequate community facilities and educational erven had to be designed taking into account the number of residential erven.

5. Lay-Out Plan

5.1 What was considered?

When considering the site layout, cognizance was taken of the following:

- a) The site is laid out in a free flowing, attractive and interesting manner, and incorporating higher order business land uses with cultural and tourism related activities and sites. It lends privacy to the majority of the residential properties by placing the focus on the surrounding socio-economic activities promoting tourism at the same time.

- b) The location and arrangement of buildings and structures will be in accordance to the existing natural characteristics of the site with the means of promoting walking and biking instead of relying on vehicle transportation within the development area.
- c) Aspects, such as the visual effects, climate, topography, geology, surface drainage, noise pollution, archaeological aspects and hydrological aspects, have been taken into consideration.
- d) Provision is to be made to allow for the buildings and structures, to harmonize with each other, and to blend with the environment.

At a later stage, with detail designs, other attributes may be considered in the design. Subdivision proposals in favor of full title ownership for the individual land pockets so created, is promoted.

The design of the layout took cognizance of the surrounding area and is an interesting one with curves in the roads, a nice mix of high and low densities in close proximity to each other and offers diversity with a combination of business uses, residential and tourism related uses. The main aim was to make the development compatible with the surrounding area with the least possible effect on the area.

5.2 Ownership Options

The land portions / properties will be sold to members of the public, either with or without structures thereon. Private owners will then have the opportunity to build on smaller full title even in terms of certain development guidelines to ensure the character of the area and development remains throughout the area.

5.3 Involvement of a Management Company

A development of this extent is subject to much technical input. Approval of the rights, which may be granted in terms of the application hereby motivated, will dictate how technical aspects can be addressed. This would include environmental impact assessment conditions and recommendations, geotechnical analysis, service provision opportunities etc.

A site development plan can be upgraded and updated when conditions of approval are known. By such time the technical requirements acknowledged would have been addressed in the site development proposal.

5.4 Individual Investment

The full-title option brings opportunity to a number of people for investment opportunities within this development while the option of sectional title still encourages the development and growth of the area.

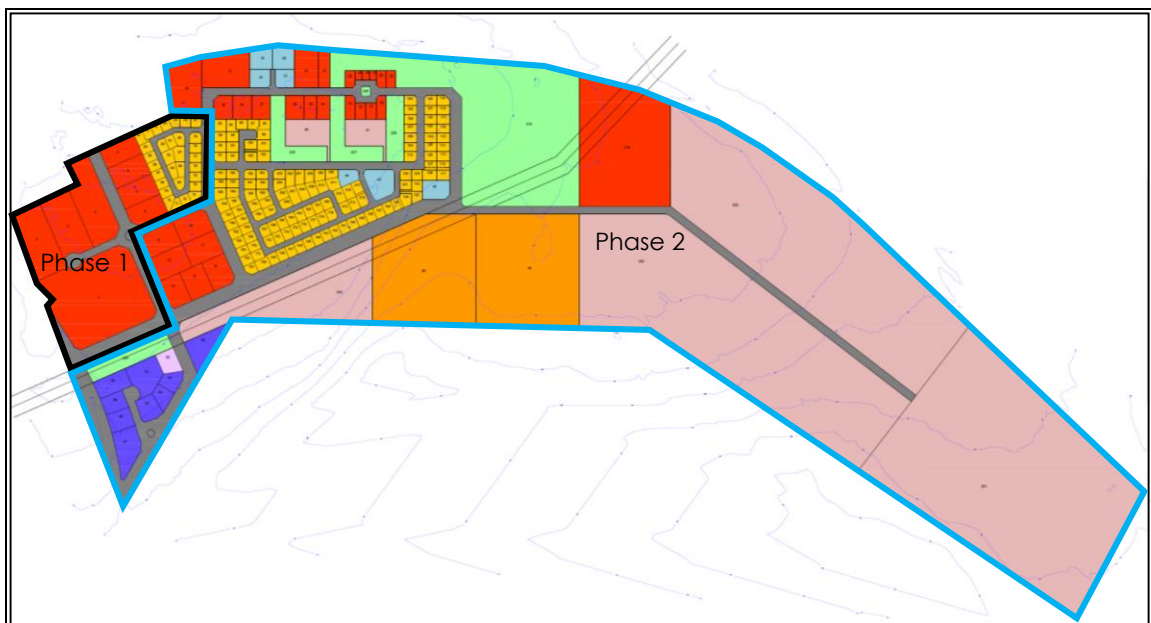
5.5 Architectural Proposals

Development input is to be guided by certain architectural guidelines which will be an annexure to the sale agreement to give clarity and background of what the development can entail and represent.

The layout plan makes provision for a total of 228 new erven. The proposed township will be developed in phases as the development progresses.

Below follows the discussion regarding the proposed development and layout.

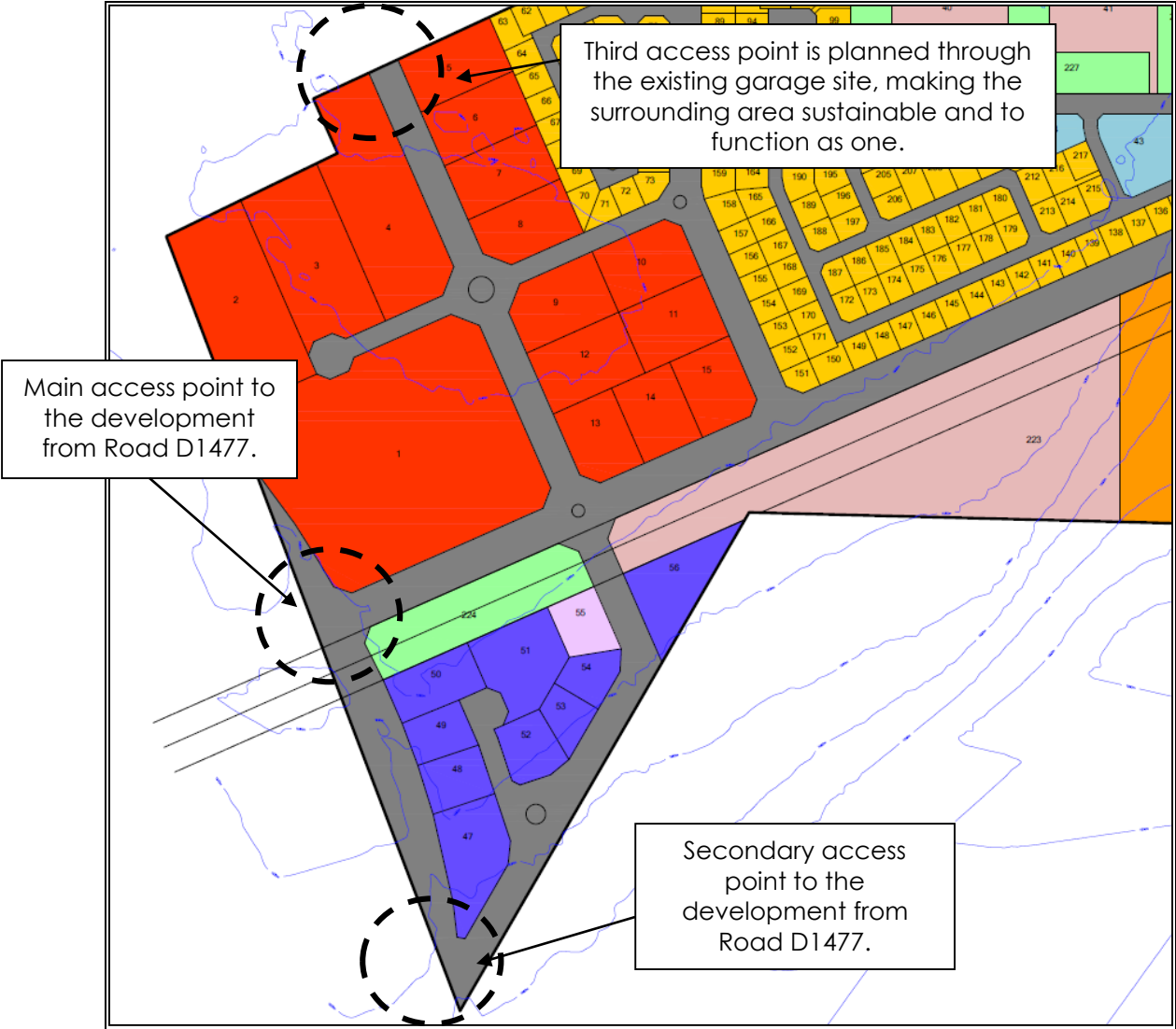
Figure 10: Proposed layout plan



As shown on Drawing SKC001 (Refer to the Traffic Impact Study attached as "Annexure M"), the proposed mixed land use development is planned to have two full accesses off of Road D1477 of which the main access will be directly opposite the R33 with the secondary access located approximately 290m south from the main access.

The affected **intersections** will be upgraded and signaled as indicated in drawings SKC001 – SKC004 (Refer to the Traffic Impact Study attached as "Annexure M") in order to accommodate the proposed development.

Figure 11: Clip from proposed Layout Plan



A third access is proposed from Portion 18 of the farm Wemmershuis 379-JT via the existing petrol station & Truck stop, this access was created in order to make the surrounding area form part of the proposed development and function as one.

Figure 12: Aerial photo below showing the three access points to the development.



The proposed development will be affected by 2 types of **servitudes** registered over certain properties and can be described as follow:

1. Servitude of 42m wide over Erven 46, 218, 219, 223, and 224 in favor of Eskom to accommodate an Eskom Power Line.
2. Servitude of 5m wide over Erven 112, 127 and 135 in favor of the Local Authority to accommodate storm water infrastructure.

This area of development is characterized by a **combined business node and small industrial centre**, allowing ease of access due to the proximity of the land uses to the district road D1477 and the N4 Maputo Corridor.

The business node is primarily zoned "Mixed Use" due to the wide variety of land uses allowed under the chosen zoning. It is proposed to have an active activity node at the entrance of the development in order to attract tourists and shoppers with easy access from both the N4 and Belfast as well as surrounding towns. This node will primarily consist of a shopping centre / mall hosting various shops, restaurants, and general stores with services such as a clinic and doctors rooms to be accommodated directly across from this shopping centre. The other "Mixed Use" properties just north of the shopping centre / mall will accommodate other smaller businesses or office buildings.

Figure 13: Examples of the shopping center and surrounds





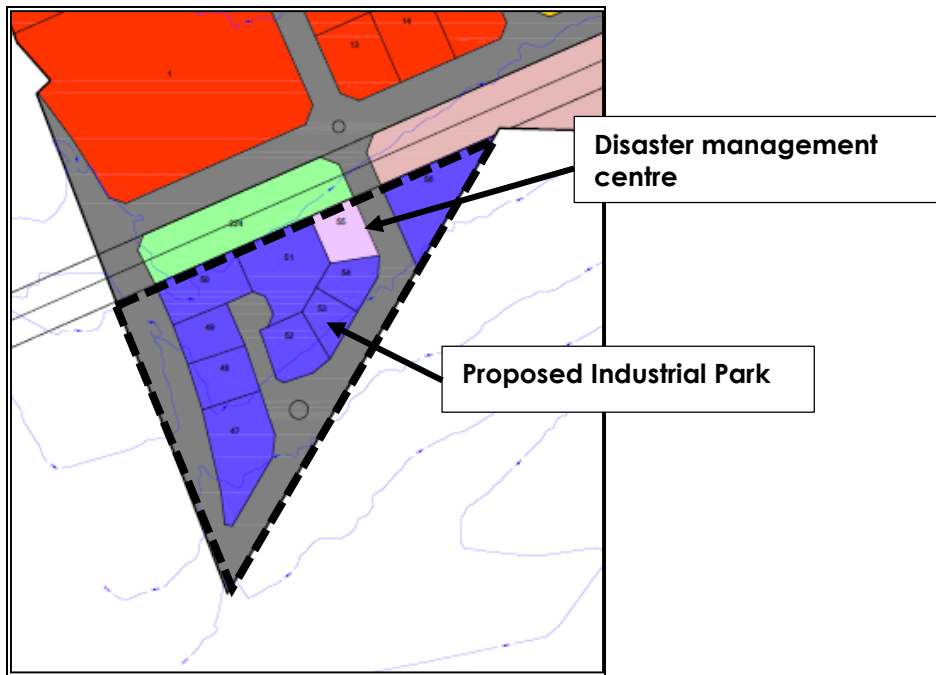
The images above is an indication of the type and feel of the various land uses, but detailed drawings and plans will be submitted for approval before development and constructions takes place.

To the south of the Mall development at the main access point an **Industrial Park** will be developed.

The proposed industrial park will have two access points making the movement of trucks very accessible and practical.

The proposed industrial park is recommended for the use as a distribution depo seeing that Belfast is centrally placed within Mpumalanga.

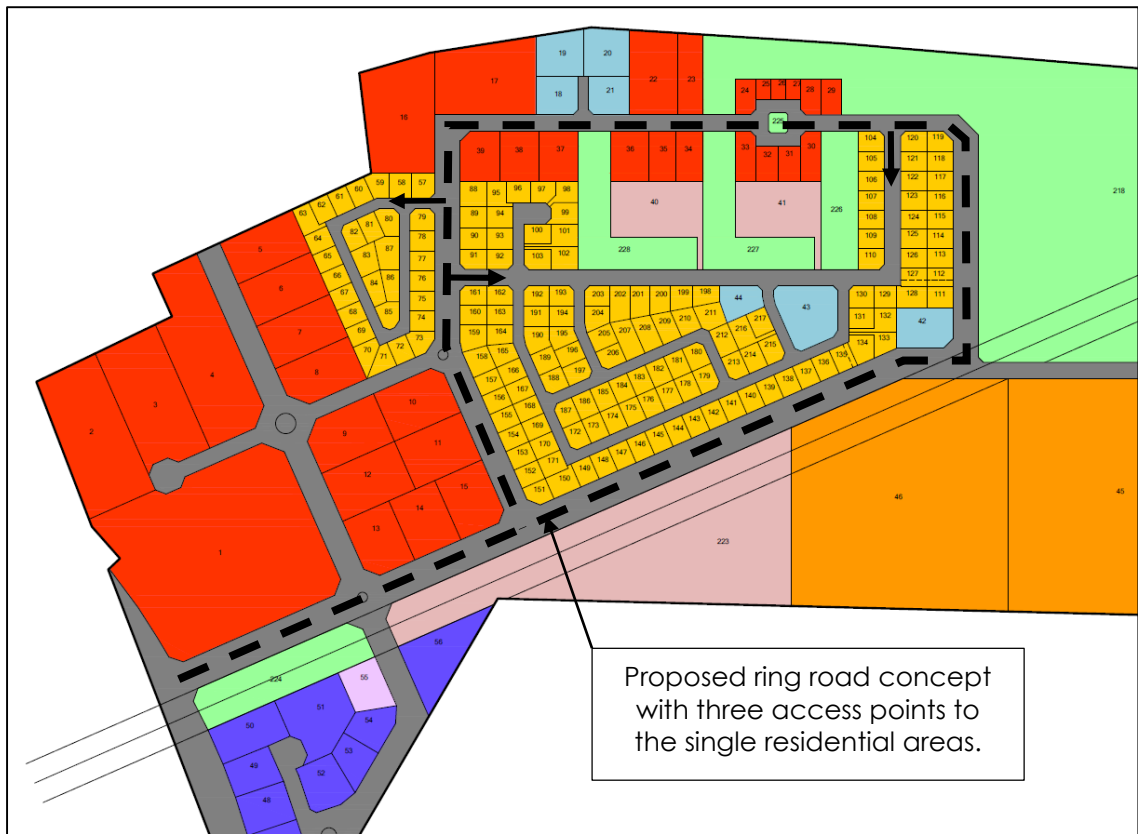
Figure 14: Clip from proposed Layout Plan



Disaster management centre has also been included in the industrial park with good access. It should be noted that the only other disaster management centre is located in Nelspruit. This centre will provide additional support and is also located strategically between Emalahleni / Steve Tshwete and Nelspruit. A public & private partnership is proposed.

Directly adjacent to these land uses on the eastern side is the "Medium Density Residential" erven which consists of 161 single residential erven of no less than 500m² each. Access to these properties can be obtained via a ring road concept with three access points. The ring road concept is proposed in order to maximize traffic flow while providing ease of access to the residential areas as well as the other business land uses.

Figure 15: Clip from proposed Layout Plan

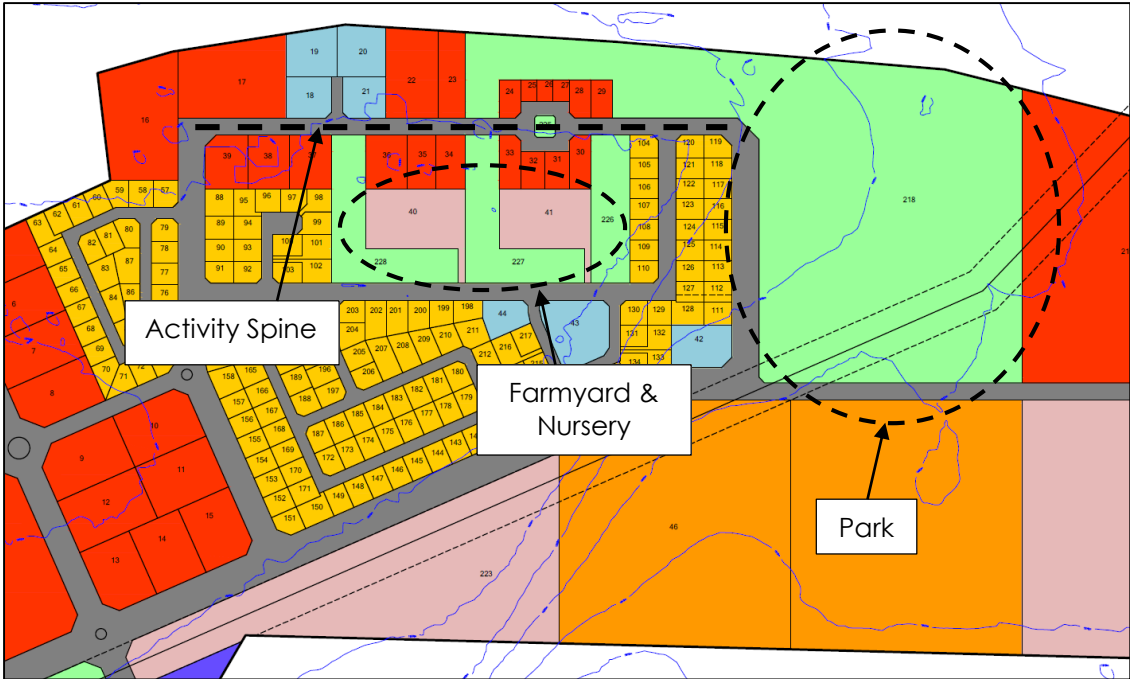


Also situated within this ring road and to the north of the application site is an activity spine which will accommodate a mixture of land uses and activities and will form a development corridor visible from the N4 Maputo Corridor. It is proposed that this street portion function as an activity street to promote walking or biking instead of relying on vehicle transportation. The land uses that will feature along this activity spine will be focussed on attracting tourists to the area by featuring various cultural and heritage related shops and kiosks, restaurants and coffee shops, parks with trout dams and picnic areas, general stores, a wedding venue, chapel and lodge.

The two "Agriculture" zoned properties central in the development will be utilized for a nursery and farmyard respectively. The farmyard will primarily be an attraction for kids where they can learn about smaller farm animals and have an opportunity to feed and touch them, while the nursery will have various native plants, trees and some vegetables for sale.

Erf 218 which is situated east of the residential area and directly north of the "High Density Residential" erven will feature a park site with various entertainment functions, trout dam and coffee shop, playgrounds and picnic areas. This area is proposed as a large 'get-together' area for residents as well as tourists and families traveling through Belfast and enhances the character of walking or biking and not being reliant on vehicle transportation.

Figure 16: Clip from proposed Layout Plan



As is evident from the image above, there are 2 L-shaped and one rectangular open space areas in the vicinity of the farmyard and nursery. The layout of these areas were mainly influenced by the existing trees growing on the application site and the desirability of keeping those trees. Refer to Figure 9 below for an aerial view overlaid on the proposed layout plan.

Figure 17: Aerial View Overlay

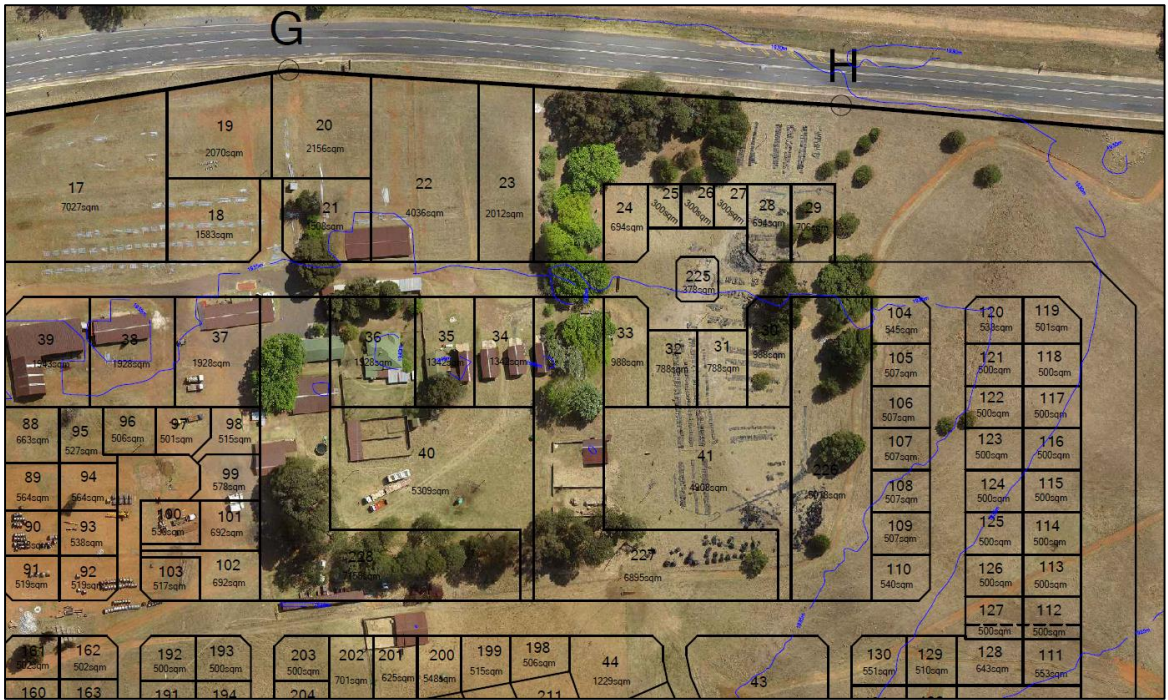


Figure 18: Examples of the activity spine





Figure 19: Examples of farmyard and nursery



South of the ring road and application site are two “Higher Density Residential” erven which will accommodate higher density flats or sectional title dwelling units.

To the east thereof are agricultural holdings which will be utilized for small scale agricultural activities in the form of grazing for horses or developed as urban agricultural units, defined as:

Figure 20: Urban Agriculture



“Urban agriculture or urban farming is the practice of cultivating, processing, and distributing food in or around a village, town, or city.^[1] Urban agriculture can also involve animal husbandry, aquaculture, agroforestry, Urban beekeeping, and horticulture. These activities occur in peri-urban areas as well.^[2]

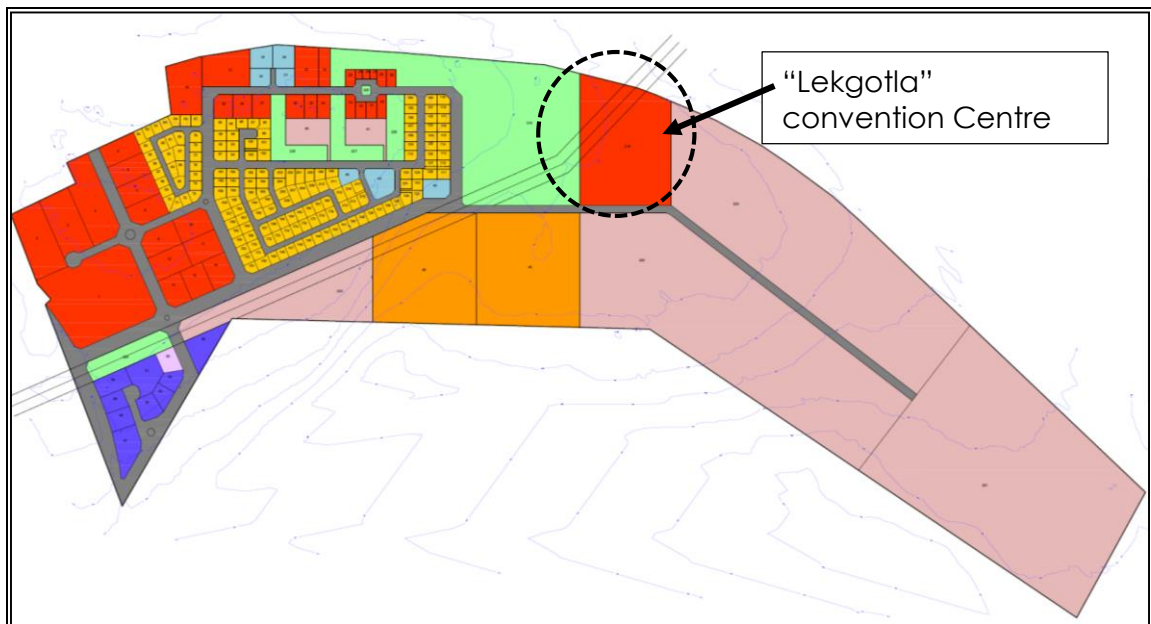
Urban agriculture can reflect varying levels of economic and social development.

In the global north, it often takes the form of a social movement for sustainable communities, where organic growers, 'foodies,' and 'locavores' form social networks founded on a shared ethos of nature and community holism. These networks can evolve when receiving formal institutional support, becoming integrated into local town planning as a 'transition town' movement for sustainable urban development. In the developing south, food security, nutrition, and income generation are key motivations for the practice. In either case, more direct access to fresh vegetables, fruits, and meat products through urban agriculture can improve food security and food safety."

East of the proposed farm yard and residential development a "**Lekgotla**" (**Meeting place**) **convention centre** is proposed, refer to image below.

The proposed centre will cater for conference facilities to cater for events such as cultural gatherings, meetings, training and functions, workshops with low-key high-tech support.

Figure 21: Clip from proposed Layout Plan



Ultimately the proposed township can be regarded as sustainable in itself as it provides various job opportunities as well as housing options, all situated in close proximity and within walking distance to each other. This development also

promotes tourism development and growth within the Emakhazeni town and greater municipal area as it is situated along the Maputo Corridor and would be visible to passers-by while providing easy access from the N4 and D1477 off-ramp.

The following is identified within the Breaking New Ground Policy as having high importance in developing sustainable human settlements:

- Citizens should live in safe and secure environments, and have adequate access to economic opportunities, a mix of safe and secure housing, and tenure types, reliable and affordable basic services, educational, entertainment and cultural activities, and health, welfare and police services.
- Ensure that low-income housing is provided in close proximity to areas of opportunity.
- Ensure the development of compact, mixed land use, diverse, life-enhancing environments.
- Ensure the development of more integrated, functional and environmentally sustainable human settlements, towns and cities.
- Multi-purpose cluster concept should be applied to ensure the sustainable provision of primary municipal facilities, such as parks, playgrounds, sports fields, crèches, community halls, taxi ranks, satellite police stations, municipal clinics, and informal trading facilities.

6. SPLUMA and other Policies

According to the Spatial Development Framework of Emakhazeni the N4 Maputo Corridor has been identified as one of the priority projects / areas where growth and development should be focussed and promoted by *“capitalizing on the opportunities associated with the N4 Maputo Corridor”* (2015: 99 – 100).

“Public and private sector investment should be focussed on directing growth towards the Corridor. The upgrading of water and sanitation services should enjoy priority in these towns, in support of residential infill, densification and the

development of business activities close to the development corridor as this will contribute towards enhancing and supporting the principle of Spatial Efficiency".

In support of the above taken from the Emakhazeni SDF, 2015, the proposed development encompasses a wide variety of land uses with the aim of creating a multipurpose service delivery centre focussing on promoting tourism within Emakhazeni town while providing opportunities for future growth and development of the Emakhazeni Municipal area.

Belfast (Emakhazeni Town) is seen as the *"tourism gateway for tourist attractions within Emakhazeni"*. Traffic going towards the Kruger National Park pass Belfast on the N4 and traffic going towards Dullstroom and the Lowveld travel through Belfast. *"Belfast should therefore be promoted as the gateway to the Emakhazeni and Lowveld areas"* (Emakhazeni IDP, 2006-2011: 55). Belfast is also classified as the regional service centre within Emakhazeni in terms of population, business and industrial uses. It is also centrally located and highly accessible from the N4 and major transport network making the proposed development excellently located.

The proposed development, with it being situated adjacent to the N4 Maputo Corridor, holds the advantage of being visible to passers-by and developing into a tourist attraction.

According to the newly promulgated legislation, Spatial Planning and Land Use Management Act, Act 16 of 2013, there are a couple development principles set in place in order to manage planning in our towns and cities more effectively:

- **Protection of prime and unique agricultural land** – the site of application is situated on two farm portions situated directly south of the N4 and Belfast town. According to the Agricultural Potential Study as done on these farm portions, it is evident that areas with agricultural potential greater than "moderate" are not present on the study area and thus the area is not economically viable for the production of anything other than low intensity grazing. The application site is therefore not considered prime or unique agricultural land.

- **Environmental Impacts** – The exact environmental impact of the proposed development on the application site will be evaluated and a full report will be submitted to Council as soon as it becomes available. The development, however, does not impose any dangerous activities or noxious industries and is still focused on maintaining the character of the area by providing large open space and parks within the development area.
- **Equitable function of land markets** – The site of application is situated within the tourism spine identified within the Emakhazeni Spatial Development Framework and is also located directly adjacent to the N4 Maputo Corridor which is a prime area for tourism development within Emakhazeni. The application site will receive easy access from the N4/D1477 off-ramp as well as from Belfast which increases the development and growth potential for the area.
- **Availability and cost of infrastructure services** – The application site is situated within the Emakhazeni Local Municipal area and will receive sufficient services in terms of water, sewer, and storm water directly from the Local Authority. An application has been submitted to Eskom for electricity and confirmation has been received that sufficient capacity is available to service phase 1 of the proposed development. An additional application will be submitted for the upgrading of services when required for phase 2 of the proposed development.
- **Impacts on principles of urban sprawl** – The proposed development proposes an expansion of Belfast on the southern borders. This location has been chosen due to the fact that it is situated directly adjacent to the N4 Maputo Corridor and within the tourism spine of Emakhazeni. The proposed development will feed off of the passing traffic traveling from Gauteng to the Kruger National Park and surrounds and can be considered as an economic injection for the town and Emakhazeni over all. Urban sprawl, in this case, is inevitable due to the development potential that exists along the N4 development corridor and tourism spine.

Tourism should be considered an engine of growth which is capable of revitalizing other sectors of the economy. According to the White Paper on the Development and Promotion of Tourism in South Africa (1996:18 - 21) there are several reasons

why tourism should and can play a significant role in the development of South Africa and this could be drawn back to the development of tourism in Emakhazeni:

1. Tourism represents a significant opportunity for South Africa as travel and tourism is the world's largest industry.
2. Tourism is the world's largest generator of jobs.
3. Tourism can provide immediate employment. Properly organized and focused, the tourism sector can create many jobs within a short period.
4. Tourism is labor intensive meaning more jobs can be created per unit of capital invested than other sectors.
5. Tourism employs a multiplicity of skills, from accountants and hairdressers to guides and trackers with a great potential for on-the-job training.
6. The tourism industry creates entrepreneurial opportunities. The tourism industry accommodates a thriving and dynamic informal sector with many business opportunities in the loop.
7. Tourism brings development to rural areas. Many of the prime tourism attractions are not located in the city centres but in rural areas and promotes a more balanced and sustainable form of development.
8. Well-managed tourism is kind to the environment as many forms of tourism rely on maintaining and even repairing the landscape and its natural features.
9. Tourism builds cross-cultural relations as tourism is a most effective mechanism for fostering national and international cultural exchange and understanding among people.
10. Tourism brings a ready market.
11. Tourism demand is continuous. Travel and tourism takes place over a lifetime as a holiday taken now does not reduce the demand for a holiday next year, or next month, meaning the potential of tourism will continue to grow.

Unless tourism is viewed and developed as strategically important industry – the greatest engine of growth for the South African economy – the true wealth-creating potential of the tourism sector will never be realized.

7. Need & Desirability

Belfast is the highest order settlement / town within Emakhazeni Municipal area and functions as the **regional service center** to the rest of Emakhazeni. Belfast is also known for its various **Cultural Heritage Sites throughout** the town and have been growing steadily over the last few years with design guidelines to especially protect the rich cultural heritage and historic elements.

Belfast has experienced growth over the last couple of years in the form of a townhouse development to the western border of the town as well as an upmarket residential estate to the northern end of Belfast. The proposed development will **contribute to the growth** of Belfast as a "tourist town".

With the proposed development situated to the south of Belfast and directly south of the N4 Maputo Corridor it is ideally situated to act as an attraction point for **tourists traveling** from the Kruger National Park and surrounds towards Gauteng. The proposed development will focus on tourism attractions and promote tourism within Belfast and Emakhazeni as well along the tourism spine identified as the N4 Maputo Corridor.

3 000 permanent work opportunities will be provided by this proposed development during operation and a number of permanent work opportunities will also be provided in the construction phase. The micro economy of the Emakhazeni Municipality area will benefit from this as the area could provide the development with the required products.

Where possible, **local people will be employed** as maintenance people, cleaning staff, security personal, etc., which in turn will enrich and benefit the local community.

The greater **area is under-utilized** in terms of the actual tourism capabilities and attributes. With this proposed mall development and residential estate being located favorably in relation to major access routes and major activities in the region, to form an integral part thereof, it can be noted from a regional point of

view, that the development of the mall and related uses along with the industrial park which will function as a distribution depo for chain stores, at this location, will be an attribute to the whole of the Mpumalanga Province.

According to the Spatial Development Framework, **Tourism Development** forms one of **the six pillars of strategic development identified** for Emakhazeni Local Municipality. Tourism is defined as the *“temporary movement of people to destinations outside their normal places of work and residence, the activities undertaken during their stay in those destinations and the facilities creased to cater to their needs”* (SDF, 2015:130). Emphasis is placed on the imperative need that exists to develop this pillar to its full potential within Emakhazeni.

The proposed township development will have a **positive contribution** to the **economy of Belfast** and offer growth opportunities within various sectors of development. The development phases of the proposed township will create numerous new employment opportunities in the short, medium and long term, which will have direct influence on the economy of Belfast.

The proposed development is considered desirable for the following reasons, i.e.:

Visual and Physical Influence:

The proposed development will host various land uses from agricultural and residential to businesses and shopping centers. It will diversify the existing character of the area by promoting development and growth of the N4 Maputo Corridor. The proposed development will have a positive contribution to Emakhazeni as a whole since it will focus on the tourism pillar of the strategic development areas identified within Emakhazeni. The buildings will promote the existing countryside architecture by upgrading some of the existing buildings and structures and modified to accommodate the various proposed land uses.

Influence on the Surrounding Area:

One of the aims of the Emakhazeni Spatial Development Framework is to increase and promote tourism within Emakhazeni as there are numerous heritage and cultural sites within Emakhazeni Municipal Area and especially within Belfast. By

developing the proposed application site directly adjacent and south of the N4 highway it will create a tourist attraction visible to tourists traveling from Gauteng to the Kruger National Park and surrounds. Belfast is situated directly north of the N4 highway and by feeding off of this passing traffic it will increase the probability of tourists visiting Belfast and its attractions more often; therefore having a positive contribution and influence on Belfast and Emakhazeni at the same time.

Infrastructure:

The proposed development is situated within the Emakhazeni Municipal Area and will be serviced with water, sewer reticulation, and storm water from the Local Authority. An application has been submitted to Eskom with confirmation of sufficient electricity capacity to accommodate phase 1 of the proposed development. An additional application for the upgrading of electricity will be submitted when required for phase 2 of the proposed development.

Accessibility:

The proposed development is situated directly south of the N4 Maputo Corridor and east of the R33 regional road and could therefore be regarded as easily accessible from both Belfast as well as the N4 highway via the N4/D1477 off-ramp. Two access points are proposed for the development, both receiving direct access from the R33 regional road with the secondary access situated approximately 290 m south of the primary access road.

The following points are addressed in terms of agricultural land and the development thereof:

(a) Agricultural potential land should be protected -

The protection of agricultural land for agricultural production to ensure food security in the Republic of South Africa should be acknowledged. This is an aspect, which should be emphasized on land suitable for agricultural production. Both the local representative and the national representative did visit the proposed development and agreed that the proposed property is no longer suitable for farming activities.

Take note that over 40% of the farm will remain "Agricultural" and will be used for urban agricultural purposes.

(b) Limited agricultural potential -

The land has not had agricultural potential for various reasons mentioned in documentation tabled, and the conclusion is that the application land has alternative potential of utilization (as promoted in the application). Alternative uses also need to be accommodated, and the less suitable agricultural land should also allow for uses to be accommodated as such.

(c) Support of areas with high agricultural potential -

There is support of protection of areas where sustainable farming can be promoted specifically where prime and unique agricultural potential exists. The area surrounding and the application site are not such an area.

(d) Influence on gross national product of the Country -

There is acknowledgement that the agricultural contribution to the gross national product in South Africa is relatively small, but there should be opportunity to improve agricultural opportunities of this country, so to increase the status within the gross national product. Tourism also contributes to the gross national product of this country, and where there is sustainability in an area with high potential agriculture, this improves stability all over.

Employment options and provision in infrastructure other than agriculture, allows for a more stable workforce. A more stable workforce in the agricultural sector can allow for increased production on surrounding medium to high potential agricultural land, also improving the gross national product.

(e) Agricultural employment versus other alternatives -

The agricultural industry is the largest employer compared to any other commodity, but this does not imply that other commodities need not be encouraged to also provide employment to bring more sustainability in the country. The application site also contributes to employment opportunities as motivated in the motivation.

(f) Pressures on land for development -

It is accepted that agricultural land is under extreme pressure for developments other than agriculture. This is a sign of growth in a country and the National Department of Agriculture should then promote a policy, which protects certain prime and unique agricultural areas, but allows for alternative areas to be subjective to growth patterns in terms of other forms of settlement needed in this country. This does not only relate to residential occupation, but also to industrial facilities, leisure activities, mining activities, etc.

Micro Economy

The micro economy of especially the Emakhazeni area will benefit quite significantly. There are basically two phases, of which each will have a significant impact on the micro economy of the region.

The first being the construction phase, which will positively affect the micro economy, as most of the required building material, labour force, etc, be obtained from the Emakhazeni area and environs. The impact thereof will however be temporary.

The second phase is the facility establishment itself, which will provide long-term employment opportunities for the local inhabitants of the area. Furthermore the provision of back-up services for e.g. maintenance, daily necessities, etc. This will lead thereto that this proposed facility will have a long term positive effect on the micro economy of the Emakhazeni region.

The development proposal can be seen as an “energy boost” for the area.

Provision of Essential Services (Civil)

Due to the proposed Belfast mall and residential development being located in a rural area, the developer and consultants will be attending to the provision of essential services, on standards which the local authority and related service provision authorities will accept. Once the application is approved, and development proposals can proceed, arrangements can be made to provide services to the satisfaction of the authorities, as well as having the proposed service agreement signed.

The minimum standards in respect of service provision are to be adhered to. This is not only to the benefit of the authorities having to exercise control, but also to the benefit of the proposed development, as the development is to inter alia cater for high profile visitors from abroad. This implies that the quality of service expected, would have to be high and on satisfactory levels.

Relationship between the Proposed Recreational Amenities/ Facilities and the Natural Environment

The government structures in South Africa are under increasing financial pressure to protect natural beautiful areas and in most cases cannot fulfil this task to its full potential. Therefore it is of utmost importance that the private sector and private developers take initiative to provide and protect such areas.

This proposed development will compliment to fulfil this task in the Emakhazeni area. This will then bring economic investment into the area. The conditions laid down in the Record of Decision and of the Environmental Section of Emakhazeni Municipality will be complied with.

8. Conclusion

From a land use and town planning point of view the proposed development area is ideally suited for this mixed land use development due to the following:

1. The purpose of this application is to develop a multi-function service center through the provision of a business node functioning as the anchor of the

development with supporting economic, social, cultural, and residential uses all mainly focusing on establishing and growing the tourism pillar of Emakhazeni and Belfast town.

2. The proposed development can be sufficiently serviced by the Local Authority in terms of water, sewer reticulation and storm water. The site will receive electricity directly from Eskom and confirmation has been received that there is sufficient capacity available to service phase 1 of the proposed development. An additional application will be lodged for upgrading of the electricity when it is required for phase 2 of the proposed development.
3. The proposed development is ideally situated directly adjacent to the N4 Maputo Corridor south of Belfast with easy access from the N4 and D1477 off-ramp. It also provides the development with direct visibility from the N4 Maputo Corridor creating an attraction to the area directly from the tourism spine which the proposed development would only encourage.
4. The proposed development will feed off of the N4 Maputo Corridor and also provide Belfast with an economic injection and stimulate economic growth through development of the tourism spine. By attracting tourists from this corridor it will spill over to the other tourist attractions within Belfast.

In view of the above-mentioned I trust that the application will be supported.