



APPLICATION FORM J (for Official Use)

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APPLICATION IN TERMS OF THE SECTION 41 OF THE KWAZULU-NATAL AMAFA AND RESEARCH INSTITUTE ACT (5/2018) AND THE NATIONAL HERITAGE RESOURCES ACT (SECTION 38) FOR COMMENT ON THE PROPOSED DEVELOPMENT OF A SITE

PLEASE NOTE IT IS AN OFFENCE IN TERMS OF THE KWAZULU-NATAL HERITAGE ACT, 2008 TO MAKE ANY FALSE STATEMENT OR FAIL TO PROVIDE REQUIRED INFORMATION IN THIS APPLICATION ([Detach and Consult the attached guidelines before completing this form](#)) THE ONUS IS ON THE APPLICANT TO ENSURE THAT THE CURRENT APPLICATION FORM IS USED. APPLICATIONS ON NON-COMPLIANT FORMS WILL NOT BE PROCESSED

ALL APPLICATION FORMS, DEVELOPMENT PROPOSALS, PHOTOGRAPHS, MOTIVATION, AND PROOF OF PAYMENT ARE TO BE UPLOADED TO THE SAHRIS SYSTEM (www.sahra.org.za). A hard copy must also be delivered to 195 Langalibalele Street, Pietermaritzburg, 3201 OR posted to Box 2685, Pietermaritzburg, 3200. In the case of a failure of the sahris system the application can be emailed to archaeology@amafapmb.co.za and bernadetp@amafapmb.co.za.

A. DEVELOPMENT DETAILS

1. PROJECT TITLE:

MHLABASHAME - PHUNGASHE LOW-INCOME HOUSING PROJECT

2. PROJECT DESCRIPTION:

THE PROJECT IS A RURAL HOUSING PROJECT INVOLVING THE ERECTION OF 2800 LOW-INCOME HOUSING STRUCTURES. FURTHER TO THAT ONE VIP TOILETS WILL BE CONSTRUCTED PER TOP STRUCTURE. CONSTRUCTION OF HOUSING STRUCTURES AND VIP TOILETS WILL BE WITHIN EACH EXISTING IMIZI IN MHLABASHAME.

3. EXTENT OF THE SITE:

m²

ha

EXTENT OF THE DEVELOPMENT AREA (m²):

GPS CO-ORDINATES: (Decimal format only)	
SOUTH: -30,385558	EAST: 30,150387
1:50 000 SHEET no:	1:10 000 SHEET no:

B. PROPERTY DESCRIPTION:	
Name of property: MHLABASHANE - PHUNGASHE	Title Deed No. SEE ATTACHED MOTIVATION
Erf/Lot/Farm No: SEE ATTACHED MOTIVATION REPORT	GPS Co-ordinates -30,385558 ; 30,150387
Street Address, Suburb, Town: WARD 10, MHLABASHANE - PHUNGASHE + KWABHIDLA AREA	
Local Municipality UBUHLEBEZWE LOCAL MUNICIPALITY	District Municipality HARRY GWALA DISTRICT MUNICIPALITY
Traditional Authority Area MHLANGWINI TRADITIONAL AUTHORITY	
Current zoning RURAL SETTLEMENT + Agric 1 & 2	Present use RESIDENTIAL (IMIZI)

C. DEVELOPMENT TYPE:	
1. DECISION REQUIRED IN TERMS OF SECTION s41(1) (tick the appropriate box/boxes)	
Linear Development/Barrier exceeding 300m in length e.g. road, pipe/power line, trench, canal or wall	<input type="checkbox"/>
Other similar form of linear development/barrier exceeding 300m in length	<input type="checkbox"/>
Construction of a bridge or similar structure exceeding 50m in length	<input type="checkbox"/>
Any development exceeding 5 000m ² in extent or any other category of development provided for in regulations	<input checked="" type="checkbox"/>
Any other activity which would change the character of an area of land or water exceeding 10 000m ² in extent	<input type="checkbox"/>
Any development involving three or more existing erven or sub-divisions thereof	<input type="checkbox"/>
Any other activity involving three or more existing erven or sub-divisions thereof	<input type="checkbox"/>
Any development or other activity involving three or more existing erven or sub-divisions thereof which have been consolidated within the past 5 years	<input type="checkbox"/>
Any development or other activity the costs of which will exceed a sum set out in the regulations	<input type="checkbox"/>
Re-zoning of a site exceeding 10 000m ²	<input type="checkbox"/>
2. DEVELOPMENTS THAT TRIGGER OTHER LEGISLATION (NEMA, ENVIRONMENTAL CONSERVATION ACT, MINERALS ACT, ETC)	
RESPONSE REQUIRED IN TERMS OF s41(8) (tick the appropriate box/boxes)	
BID	<input type="checkbox"/>
BAR	<input type="checkbox"/>
EIA	<input type="checkbox"/>
EMP	<input type="checkbox"/>
WULA	<input type="checkbox"/>
MPRDA	<input type="checkbox"/>
OTHER (describe)	<input type="checkbox"/>

D. IMPACT ON HERITAGE RESOURCES: To your knowledge would the Development impact on any known heritage resources protected in
--

terms of the KZN Amafa and Research Institute Act (5/2018), or is the development located in the vicinity of any of the above? If yes, the Heritage Practitioner must create a site on sahris pinpointing the position of the heritage resource/s discovered. (tick the appropriate box/boxes below)	
s37 - Structures or part thereof that can reasonably be expected to be over 60 years of age	
s38 - Graves of victims of conflict,	
s39 - Informal and private burial grounds (traditional graves or graves outside of a formal cemetery e.g. a farm cemetery that are over 60 years of age).	

s40 - Battlefield sites , archaeological sites, rock art sites, palaeontological sites, historic fortifications, ruins over 100 years old, meteorite or meteorite impact sites and any objects or ecofacts associated therewith	
s42 - Protected areas (is the site within a known protected area?)	
s43 - Specially protected heritage resources are listed in Schedule of Heritage Resources	
s44 - Heritage Landmarks including the site on which they are situated	
s45 - Provincial Landmarks and the site on which they are situated (state owned)	
s46 - Graves of members of the Royal Family listed in Schedule of Heritage Resources	
s47 - Battlefield site, public monument or memorial listed in the Schedule of Heritage Resources and any public monument defined in the NHRA and protected in terms of Section 37 of the NHRA, & Section 47 of the KZN Amafa and Research Institute Act (5/2018)	
s49 - Artefacts, or collections thereof on which Heritage Object status has been conferred	

E. CONTACT DETAILS

1. APPLICANT'S DETAILS (OWNER OF PROPERTY)	
NAME	
POSTAL ADDRESS	
	POST CODE
TEL	FAX/EMAIL
DECLARATION BY OWNER	
I, _____ (full names of owner/person authorized to sign on behalf of the owner)	
undertake strictly to observe the terms, conditions, restrictions, by-laws and directions under which the KZN Amafa and Research Institute may issue the comment to me.)	
Signature _____	
Place _____	Date _____

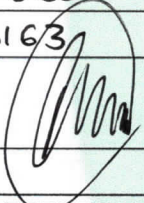
2. DELEGATED AUTHORITY (The name of the person authorized to act on behalf the applicant where the owner is a company, trust, or institution – Power or Attorney/proof of authorization to be attached)

NAME	
TEL	FAX/EMAIL

3. DEVELOPER'S DETAILS

NAME(Company/institution/individual) GANWA CONSULTING UBUHLEBEZWE LM	
POSTAL ADDRESS	
	POST CODE
TEL	FAX
CELL	EMAIL
SIGNATURE	DATE

4. CONSULTANT'S DETAILS

NAME(Company/institution/individual) UBUHLEBESU PROJECTS	
POSTAL ADDRESS 21 CASCADES CRESCENT, BLOCK C - SUITE 1,	
PIETERMARITZBURG	POST CODE 3201
TEL 033 015 5830	FAX 086 592 4022
CELL 060 428 3163	EMAIL ubuhlebesu@outlook.com
SIGNATURE 	DATE 18/08/2023

F. SUBMISSION FEE: R800.00 (subject to annual increment on the 1 April)

The submission fee is payable to the **KZN Amafa and Research Institute** by bank deposit/internet banking (EFT) and proof of payment must be submitted with the application.

ACCOUNT DETAILS:

ABSA BANK: Branch: ULUNDI Bank Code: 630330

Account in the name of **the KZN Amafa and Research Institute**

Account No. 40-5935-6024

USE SAHRIS ID and SHORT TITLE OF DEVELOPMENT AS REFERENCE

G. PUBLIC PARTICIPATION: (Contact details of Interested and Affected Parties Consulted - written opinion to be attached to form and drawings to be signed by I & A P. See Guidelines)

Name _____
Telephone _____ Fax/Email _____

H. CHECKLIST OF DOCUMENTATION SUBMITTED

HARD COPY APPLICATION FORM (COMPLETED & SIGNED BY OWNER, DEVELOPER & CONSULTANT)	
APPLICATION FORM UPLOADED TO SAHRIS	✓
MOTIVATION	✓
SITE PHOTOGRAPHS/CASE IMAGES	✓
1:50 000 MAP & SATELLITE AERIAL VIEW	✓
KML FILE MAP	✓
SITE PLAN SHOWING ALL FEATURES & HERITAGE RESOURCES	

DEVELOPMENT PLAN SHOWING ALL FEATURES & HERITAGE RESOURCES SUPERIMPOSED THEREON	
PROOF OF PROFESSIONAL ACCREDITATION (e.g. copy of accreditation card/certificate)	
PROOF OF PUBLIC PARTICIPATION	
ENVIRONMENTAL IMPACT ASSESSMENT	
HERITAGE IMPACT ASSESSMENT	
CONSENT LETTER FROM THE OWNER	✓
LETTER OF APPOINTMENT OF CONSULTANT	✓
PROOF OF PAYMENT OF SUBMISSION FEE (EFT/BANK DEP/AMAFA CARD)	✓




APPLICATION IN TERMS OF THE SPATIAL PLANNING AND LAND USE
MANAGEMENT ACT, NO. 16 OF 2013 AND THE UBULHLEBEZWE LOCAL
MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW

MHLABASHANE_PHUNGASHE RURAL HOUSING PROJECT

Submitted To:



Submitted By:



UBUHLEBESU
PROJECTS
• DEVELOPMENT PLANNING DIVISION •

Ubuhlebesu Projects (Pty) Ltd
Address : 21 Cascades Crescent, Block C – Suite 1,
Pietermaritzburg, 3201
Cell : 060 428 3163
Tel : 033 015 5830
Fax : 086 592 4022
E-mail : lindo@ubuhlebesu.co.za

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1 INTRODUCTION

1.1 APPLICATION

An application is hereby submitted to the Ubuhlebezwe Local Municipality for the following purpose:

⇒ “Government Subsidised Dwelling”

The application is submitted in terms of the Spatial Planning and Land Use Management Act, No. 16 of 2013 and the Ubuhlebezwe Local Municipality Spatial Planning and Land Use Management By-law.

1.2 PURPOSE OF THE REPORT

This report presents a motivating memorandum for the subject application in respect of the Proposed Mhlabashane Rural Housing Project. The purpose of this report is to provide sufficient details on the application and the subject property and to help obtain the approval sought after.

1.3 THE APPLICANT

The application is submitted by Ubuhlebesu Projects (Project Town & Regional Planner) as commissioned and duly authorised by Project Manager of the project viz. Ganwa Consulting. The Appointment Letter is attached herewith as Annexure A.

Table 1: Applicant's Details

APPLICANT'S DETAILS	
Company	Ubuhlebesu Projects
Contact Person	Lindokuhle Mabele
Contact Number	060 4283 163 / 033 015 5830
Address	21 Cascades Crescent, Block C – Suite 1, Pietermaritzburg, 3201
Fax Number	086 592 4022
Email address	ubuhlebesu@outlook.com lindo@ubuhlebesu.co.za

1.4 BACKGROUND

The KZN Department of Human Settlements, has been tasked with assisting the province to achieve its human settlement programmes, particularly on land identification and land acquisition; and to define the parameters to be considered in

determining the suitability of well-located land for human settlement. The Housing Development Agency was mandated by the KZN Department of Human Settlements to assist Ubuhebezwe Local Municipality, to execute a programme to package projects and conduct the required specialist studies to get the project approved for funding.

The HDA and Ubuhebezwe Local Municipality have commissioned the services of a project manager to administer the project, with the primary aim of providing qualifying beneficiaries with decent housing.

1.5 PROJECT DESCRIPTION

This project is a rural housing project involving the erection of 2800 low- income housing structures. Mhlabashane-Phungashe Rural Subsidised Housing project will result in the construction of approximately 2800 units and will therefore benefit approximately 2800 beneficiaries and their associated families. One VIP will be constructed per top structure. Construction of the top structure and VIP will be within each existing imizi (development footprint).

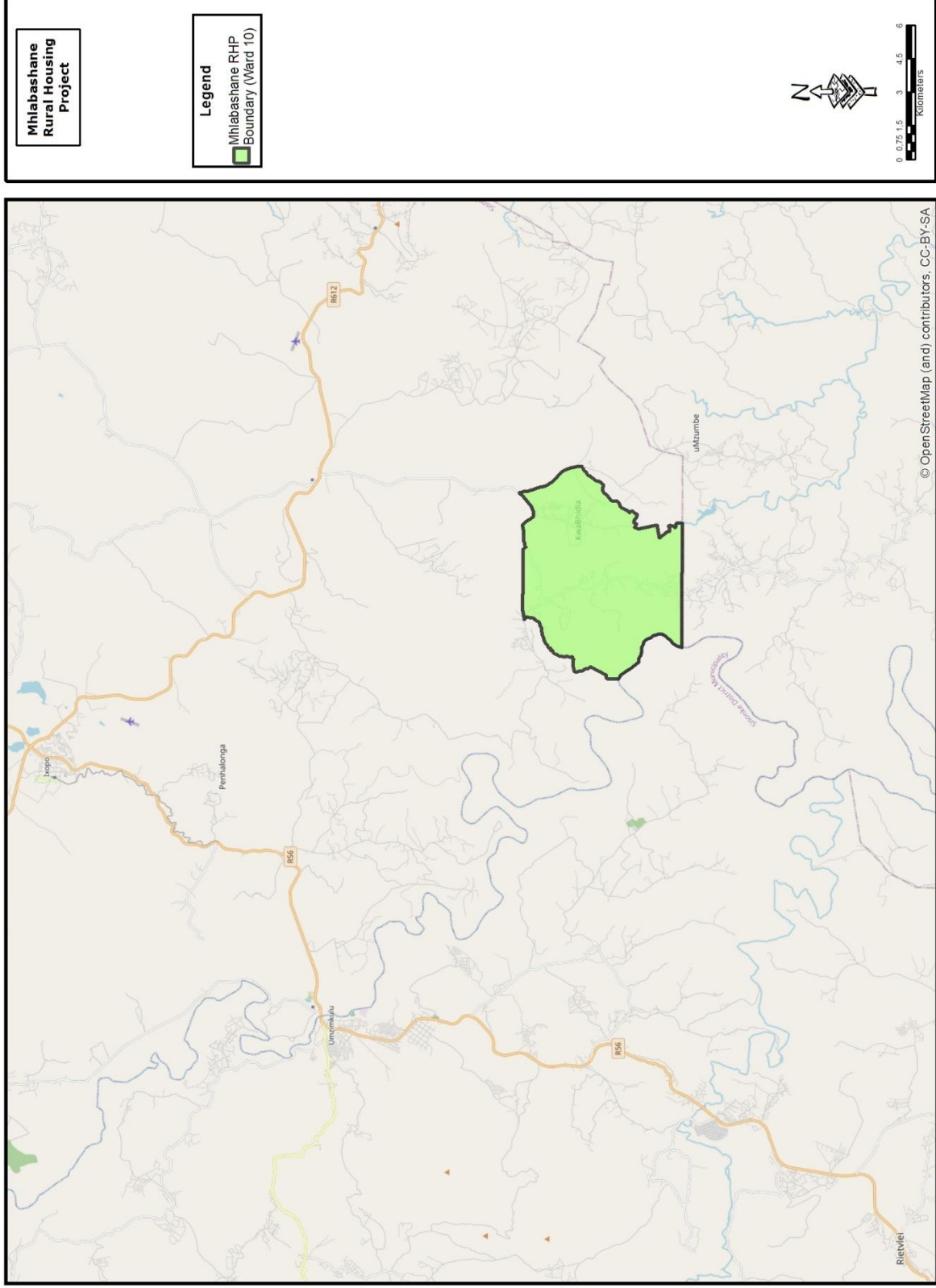
The project is anticipated to benefit beneficiaries who are classified as people with great need in the beneficiary

qualification criteria which is provided for in the Housing Policy. It forms part of, and aims to give effect to, the municipal housing agenda as outlined in the Integrated Development Plan and the associated Housing Sector Plan. It seeks to address the expressed housing need.

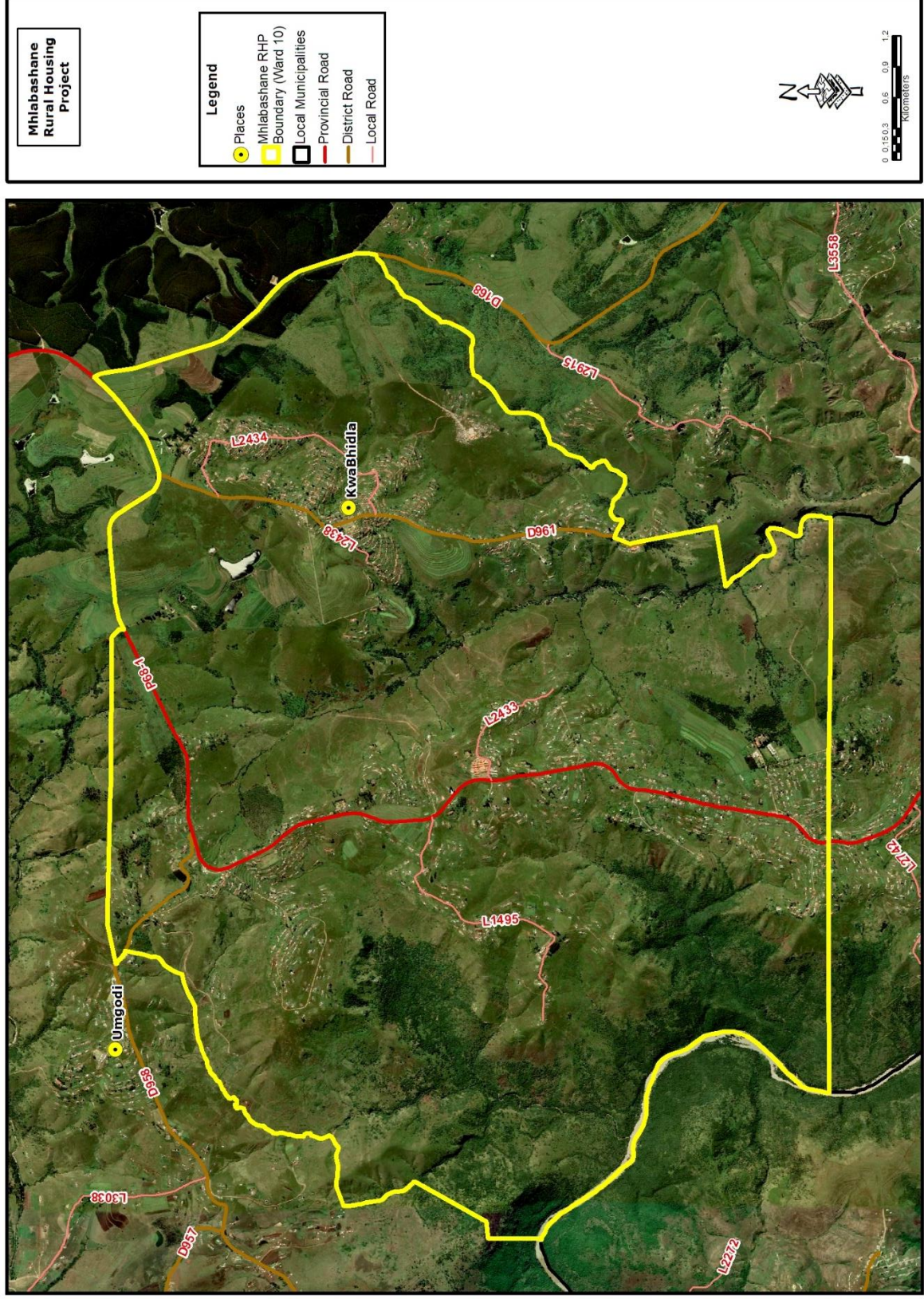
1.6 LOCATION OF THE PROJECT AREA

The project area is located in Ward 10 on the Southern part of Ubuhebezwe Local Municipality, within the administrative boundaries of Harry Gwala District Municipality (Refer to Map 1). The project area covers the entire extent of ward 10. It lies at an approximate latitudinal and longitudinal position of S30° 23' 03.91" and E30° 08' 50.14" respectively. The boundaries of the project area are indicated on Map 2.

Map 1: Locality Map



Map 2: Aerial Site Map



2 POLICY AND LEGISLATIVE FRAMEWORK

The various spheres of government, particularly, the Department of Human Settlements has introduced a number of policies and legislative prescripts dealing with the planning and development of human settlements in the South African context. These serve as a framework and encapsulate within them several programmes to the same effect. It is important for planning processes and development initiatives to capture what is pronounced in these prescripts. The planning and development of human settlements, including in the subject study area, should embrace and consider the aspirations, norms and standards articulated in the various policies outlined below:

2.1 NATIONAL POLICY DIRECTIVES

2.1.1 CONSTITUTION

The Constitution of the Republic of South Africa (Act 108 of 1996) is the supreme law of the country. It establishes housing as a right and identifies its delivery as a concurrent function between national and provincial spheres of government. Sections 26 of the Bill of Rights states that everyone has the right

to adequate housing. This is given effect through the Housing Act, (Act No. 107 of 1997) and the ensuing national human settlement development policy, which both identifies municipalities as a structure of government that is closer to the communities and thus strategically placed to facilitate the development of sustainable human settlements. This project is part of the municipality's housing programme and is intended to facilitate realisation of rights to housing by the impoverished.

2.1.2 1 NATIONAL HOUSING STRATEGY

The National Housing Policy and Strategy sets out the premise for establishing sustainable human settlements. It provides a policy framework that guides partnership between various tiers of government to ensure a sustainable delivery of housing. Furthermore, it guides the establishment of enabling environments that are attributed to well-integrated and sustainable human settlements. In this context, it is key to highlight that various points of departure in the policy advocate for housing provision that must be integrated with the social, economic, physical and institutional aspects of development. In the process of housing development and

providing enabling public environments, it is imperative to provide residential developments in close proximity to social and economic opportunities.

The Mhlabashane Rural Housing Project serves as an effective channel to achieve this. The project area is located within a reasonable distance to social and economic facilities. Furthermore, provision has been made for public and economic facilities within the project area itself through the settlement plan.

2.2 PROVINCIAL POLICY DIRECTIVES

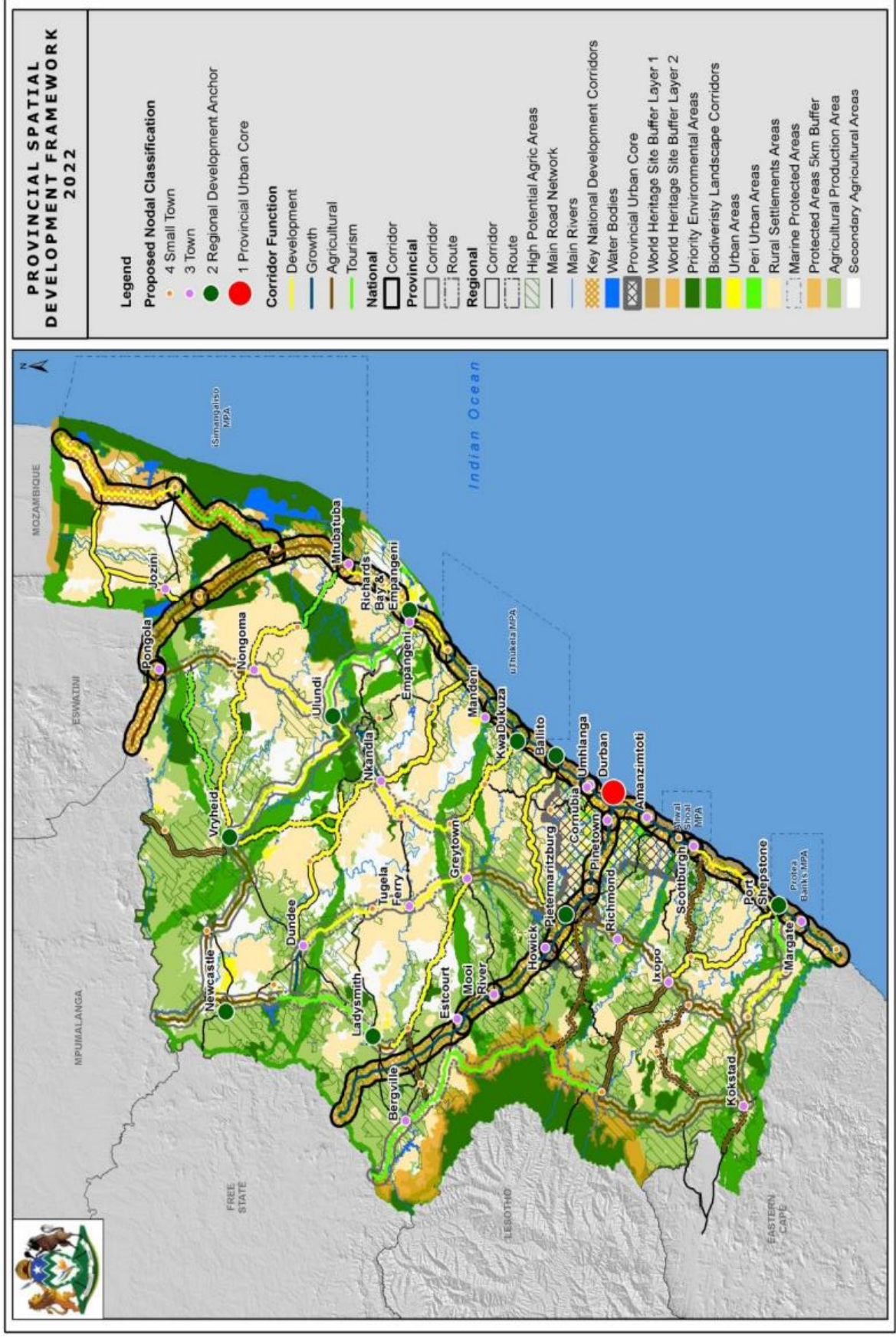
2.2.1 PROVINCIAL SPATIAL DEVELOPMENT FRAMEWORK (2022-2027)

The purpose of the Provincial Spatial Development Framework (PSDF) is to, inter alia, provide a spatial representation of the land development policies, strategies and objectives of the province, which must include the province's growth and development strategy. It also indicates the desired and intended pattern of land use development in the province, including the delineation of areas in which development in general or development of a particular type would not be

appropriate. The following is noted from the PSDF with regards to Ubuhlebezwe and with relevance to this report:

- ⇒ The PSDF identifies Highflats as a small town/ third order node in terms of the provincial hierarchy of nodes /centres. Small towns are seen as centres that provide services to the local economy and addresses community needs.
- ⇒ Ixopo is identified as a town in terms of the provincial hierarchy of nodes/centres. Towns are seen as important point for the transformation and provide vital support to small towns and other lower order nodes.

Map 3: KZN Spatial Development Framework



2.2.2 PROVINCIAL GROWTH AND DEVELOPMENT STRATEGY

The Provincial Growth and Development Strategy (PGDS), outlines the development vision and agenda for the KwaZulu-Natal Provincial Government. The PGDS provides KwaZulu-Natal with a reasoned strategic framework for accelerating and sharing economic growth through catalytic and developmental interventions, within a coherent equitable spatial development architecture, and building sustainable communities, livelihoods and living environments.

Furthermore, the PGDS identifies 7 strategic goals and 31 strategic objectives. This strategy commits the provincial government to ensuring that all households within the province have secure residential tenure and access to basic utility services. Some of the key performance indicators in this regard include:

- ⇒ Percentage of households living in formal dwellings per district.
- ⇒ Percentage housing backlog.
- ⇒ Percentage households with a registrable form of tenure.

- ⇒ Percentage of Provincial Human Settlement budget spent on formal settlement development.

- ⇒ Percentage of Social Housing and Rental Opportunities.

The proposed development of Mhlabashane Rural Housing Project can be seen as a response to these provincial policy directives. Housing development in the study area can contribute to the achievement of some of the indicators alluded to above, particularly the indicator on formal settlement development.

2.2.3 PROVINCIAL HUMAN SETTLEMENTS MASTER PLAN

The KZN Provincial Master Spatial Plan aims to translate the Provincial Growth and Development Plan into a detailed implementation plan for assisting with the identification of suitable land for housing delivery in the province. It focuses on strategic goal 3 (human and community development) and strategic objective 3.4 of the PGDP which talks to the promotion of sustainable human settlements. The plan broadly identifies focus areas for investment in human settlements in the province, in alignment with the Provincial Spatial Development Framework. It is acknowledged that these areas also have communities that are in need of housing and that

meet the norms and standards of the Department of Human Settlements.

2.3 MUNICIPAL POLICY DIRECTIVES

The proposals of this application comply with current planning and development principles, economic growth, residential needs to accommodate urbanisation, stimulating infill development and job creation principles, as outlined in the Ubuhebezwe Local Municipality Integrated Development Plan (IDP) and Spatial Development Framework (SDF). The proposed development will be in harmony with Ubuhebezwe municipality's strategic and spatial plans viz. the IDP and SDF; it will contribute to the attainment of development goals and objectives advocated in these guiding documents.

2.3.1 INTEGRATED DEVELOPMENT PLAN

The municipality, in partnership with the Department of Human Settlements, have identified the need for an alternative in solving the human settlement predicament. The proposed Rural Housing Project is one such project which the municipality aims to address the human settlement challenges.

The Integrated Development Plan (IDP), as a key strategic overall guiding framework of the municipality, indicates that there nyuluka road has been proposed for the upcoming financial year. The other proposed infrastructural project is Mhlabashene skills centre which proposed for the 2019/20 financial year. There is a need for more services, especially electricity, access roads, housing, renovation of halls and water.

2.3.2 SPATIAL DEVELOPMENT FRAMEWORK

The SDF advocates the need to create sustainable places, control, and management of land. The proposed development will contribute to the establishment of a more responsive urban structure and urban form that will enable more integration, mixed use and diverse "live, work, study and play" environments which speak to the current residential demands and more sustainable urban settlements.

The SDF further encompasses the below development principles which are relevant in a social housing proposal:

- ⇒ Promote the integration of the social, economic, institutional, and physical aspects of land development;

- ⇒ Promote integrated land development in rural and urban areas in support of each other;
- ⇒ Promote a diverse combination of land use, also at the level of individual erven or sub-division of land;
- ⇒ Discourage the phenomenon of “urban sprawl” and contribute to the development of more compact towns and cities;
- ⇒ Optimise the use of existing resources, including resources relating to agriculture, land minerals, bulk infrastructure, roads, transportation and social facilities.

2.3.3 HOUSING SECTOR PLAN

The Ubhlebezwe human settlements sector plan is a strategic management tool to assist this local municipality to focus its energy to ensure that all activities in the human settlements sector plan are working towards the goal of housing delivery. The human settlements sector plan aims at achieving the following objectives:

- ⇒ Poverty Alleviation Land Tenure Service Delivery Community Facilities Self Esteem Job Creation Policy Legislation Programmes Budget.

- ⇒ To integrate housing development plans into the municipality plans.
- ⇒ To develop a comprehensive human settlements plan for Ubhlebezwe Local Municipality providing strategic direction and guidance.
- ⇒ To develop a single shared vision and housing development plan between Ubhlebezwe Local Municipality and KZN department of Human Settlements. The Human Settlements Sector plan for the City of Ubhlebezwe is founded or guided in the context of National, Provincial and Municipal directives.

According to the HSSP the area around Mhlabashane has in recent housing needs analysis indicated that there is a backlog of about 2085 to be addressed. The Municipal Council have resolved to support this identified project. The KZN DOHS Planning section has been advised regarding the Municipal prioritised project. The identified Isigodis fall under the tribal leadership of Nhangwini Traditional Council in the Mhlabashane / Phungase Areas in Ward 10 within the Ubhlebezwe Municipal Area. The land parcels are both private and rural.

3 DEMOGRAPHIC AND SOCIO-ECONOMIC PROFILE

3.1 UBUHLEBEZWE LOCAL MUNICIPALITY

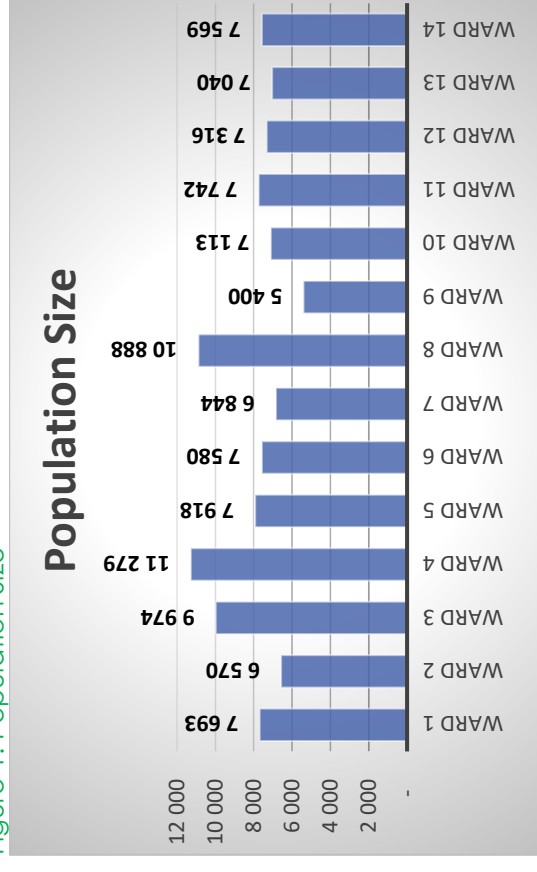
Ubuhlebezwe is located along the eastern boundary of the Harry Gwala District Municipality and borders onto the Dr. Nkosazana Dlamini Zuma, Richmond, Umzambe and Ubuhlebezwe local municipalities. It covers an area of approximately 1604 km² and has a total population of about 118 346 people (Community Survey 2016) spread throughout 14 wards. The municipal area includes twelve Traditional Councils, located along the periphery of the municipality.

Ubuhlebezwe has strong north-south and east-west linkages within its region. This is achieved via R56, which links it to areas such as Pietermaritzburg to the north and Kokstad to the south. R612 provides regional access and linkages with the South Coast tourism region in the east and Southern Drakensburg to the west. It is in one of the prime agricultural regions within the Province and it is well known for high agricultural potential, particularly dairy farming, livestock farming, forestry and dryland crop production.

Ixopo is identified as the primary node and plays an important role in the region. This recognizes its strategic location and potential role in regional development, service delivery and governance. The town is developed with social, economic, and physical infrastructure that benefit the entire municipal area and beyond. It is largely a rural town, which services the community, farmlands, and expansive rural settlements.

3.2 POPULATION SIZE

Figure 1: Population Size



Source: Stats SA (2011)

The project area is located in Ward 10; thus, the socio-economic analysis below will be based on Ward 10. However, it is acknowledged that the sphere of influence of the project is expected to extend beyond the ward boundaries and will include beneficiaries from various parts of the municipal area.

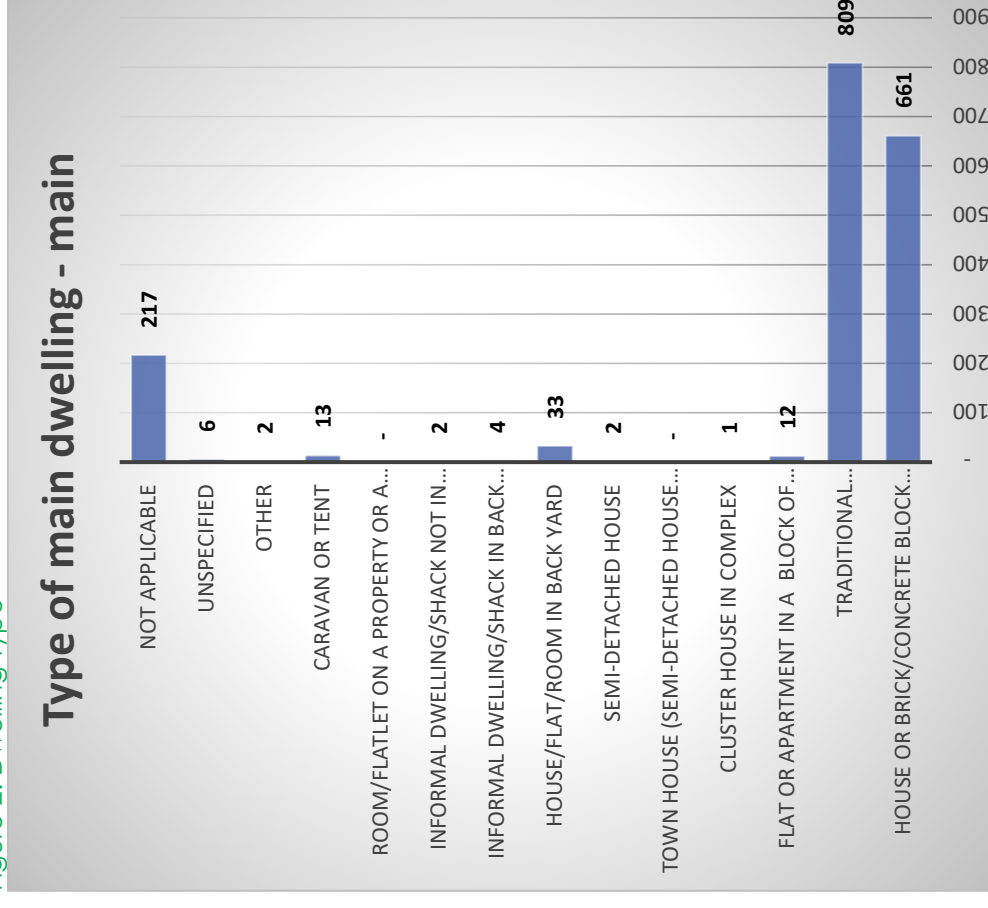
The population of Ward 10 was estimated at 7 113 people respectively in 2011. This population is likely to have increased significantly over the past decade. This ward accounts for approximately 6% of the population within the Municipality.

3.3 DWELLING TYPE

The most predominant housing type within the project area is “Traditional Dwelling” with the majority (60.4%) of household within the project area residing in structures of this nature; the second most predominant housing type is the “House/Brick Structure” with 36.8% of houses within the project area falling into this category. Traditional dwellings include mud houses, clay houses and huts made of animal manure. Other housing types exist within the study area but in relatively low numbers as depicted in the graph below. The overall figures for the municipality area depict a relatively similar housing profile with the most predominant and second most predominant housing

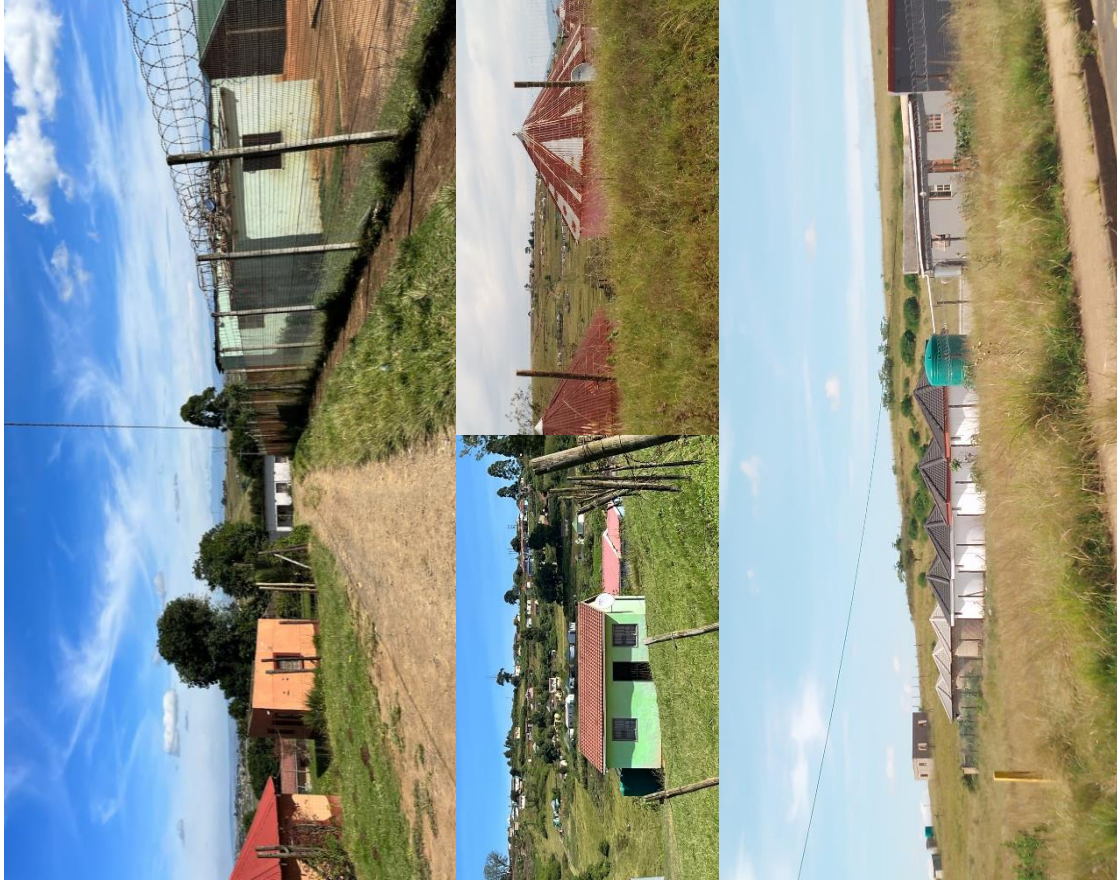
type being “Traditional Dwelling” (60.5%) and “House/Brick Structure” (25.9%) respectively.

Figure 2: Dwelling Type



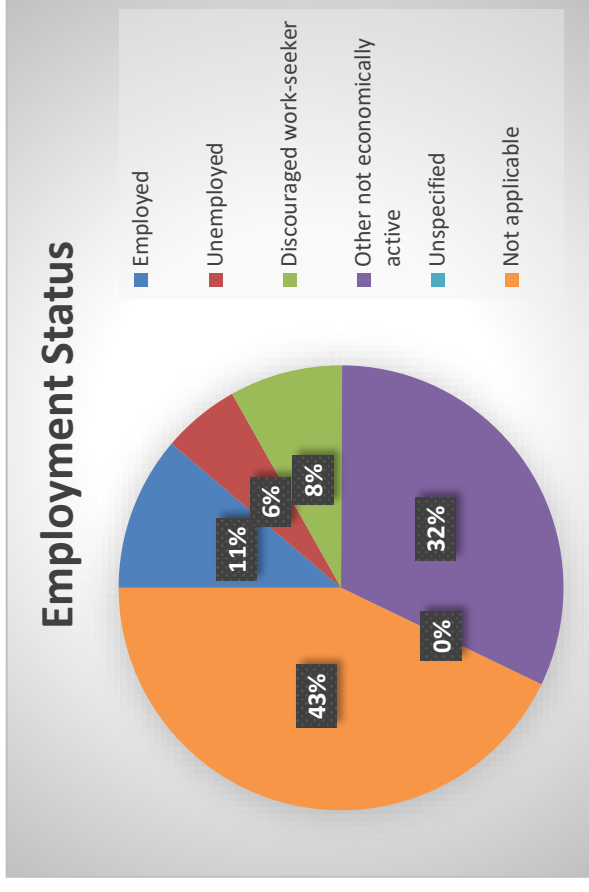
Source: Stats SA (2011)

Image 1: Type of Dwelling



3.1 EMPLOYMENT

Figure 3: Employment Status



Source: Stats SA (2011)

In analysing figure 2, it is evident that the ward experiences some levels of employment. 11% of the population in the ward is employed and 6% is unemployed. There are some discouraged work seekers (8%), which are individuals who have simply given up because they do not believe there are any jobs available. 32% of the population in the ward is not economically active.

The potential role of the envisaged housing project in providing some employment and income generating opportunities during the construction and implementation phases should clearly be a key consideration in the project plan. The development of technical skills relating to construction which could benefit the project beneficiaries after completion of the housing project should also be considered in the project implementation and management stages.

3.2 HOUSING NEED/DEMAND

This section outlines the extent of housing need, based on the income eligibility criteria for subsidized housing as provided for in the National Housing Policy. The development concept for this project is focused on the government supported Rural Housing Project.

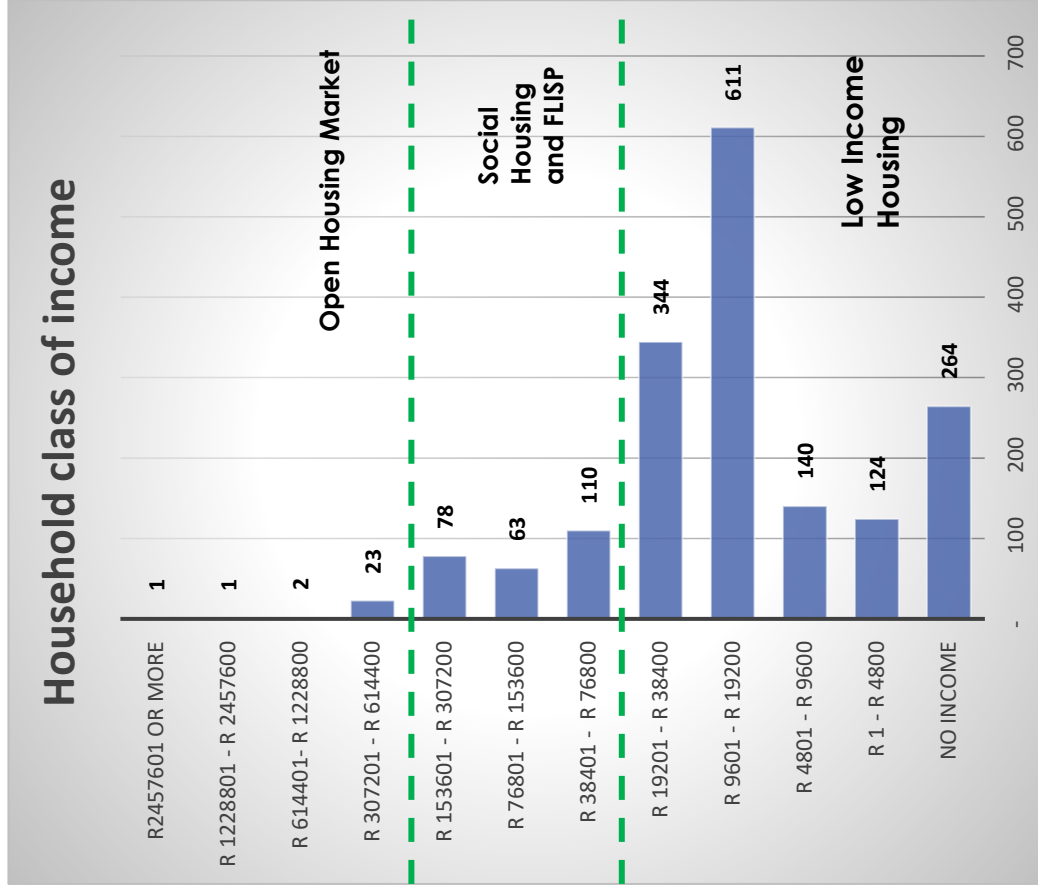
Figure 5 shows that 14 (251) of the households within the ward generate incomes between R38 201 – R307 600 per annum. The majority, approximately 1 483 households (84%) of households in the area are eligible for low-income housing subsidies based on income criteria. This includes about 261 (15%) of households who do not have access to disposable income at all. The

award is characterized by low to middle income earners and a large number of people who are grant dependents.

From the above brief demographic and socio-economic analysis of the area, a few key issues clearly stand out. The figures above indicate relatively low affordability levels within the project area and the municipality. The proposed rural housing project will benefit many households with low monthly income and who cannot afford proper housing. The ability of residents to pay for service levels above the minimum required standards will also be very limited. Accordingly, this housing project that has been initiated by the municipality should be viewed in light of such a status quo.

According to the HSSP the area around Mhlabashane has in recent housing needs analysis indicated that there is a backlog of about 2085 to be addressed. The Municipal Council have resolved to support this identified project. The KZN DOHS Planning section has been advised regarding the Municipal prioritised project. The identified Isigodis fall under the tribal leadership of Nhangwini Traditional Council in the Mhlabashane / Phungase Areas in Ward 10 within the Ubuhlebezwe Municipal Area. The land parcels are both private and rural.

Figure 4: Annual Household Income



Source: Stats SA (2011)

4 SPATIAL ANALYSIS

4.1 LOCATION OF THE SITE

The project area is located in Ward 10 on the Southern part of Ubuhlebezwe Local Municipality, within the administrative boundaries of Harry Gwala District Municipality (Refer to Map 1). The project area covers the entire extent of ward 10. It lies at an approximate latitudinal and longitudinal position of S30° 23' 03.91" and E30° 08' 50.14" respectively. The boundaries of the project area are indicated on Map 2.

Furthermore, the development will integrate well with the surrounding land uses and ensure complementary linkages between various land uses in this precinct.

4.2 ACCESS AND CONNECTIVITY

Ubuhlebezwe has strong provincial and district linkages on a provincial level; the municipality is connected to Pietermaritzburg to the north eastern direction and Kokstad to the south western direction via the R56. R612 links the municipality to Donnybrook and the South Coast (Umzinto) in Umdoni municipality.

Access to the Mhlabashane project area is obtained via the existing Provincial Road P68-1 which runs across the project area from South to North. The P68-1 is identified as the linking network between Highflats and Port Shepstone. It emanates from Highflats and provides access to various small rural areas and terminates at the N2 just north of Port Shepstone. The existing road networks to the east and south which link to the R56 also provide access to the project area.

In addition to these, there are several local access roads within the municipality that give access to settlements within the municipality. Some of these roads are also linked to middle order roads further strengthening the linkages of these settlements with nodal areas within the municipality. From the above, it can be deduced that the site enjoys good linkages and locational advantages, at a local and regional scale.

4.3 LAND USE ANALYSIS

The site land uses mainly include the following:

4.4 EXISTING ZONING/LAND USE MANAGEMENT

⇒ Residential use occurs in the form of homesteads (Imizi), which from a spatial perspective are spread unevenly in an unsystematic manner. Residents are allocated land following the traditional land allocation system.

⇒ Crop production occurs within the site allocated to each household.

⇒ Public facilities include schools, crèches, churches, community halls, and sports fields.

⇒ Commercial: economic facilities are very minimal within the area and exist on a very small scale. Commercial facilities occur in the form of small-scale shops, restaurants, convenience shops / tuck shops supporting the Mtwalume settlement.

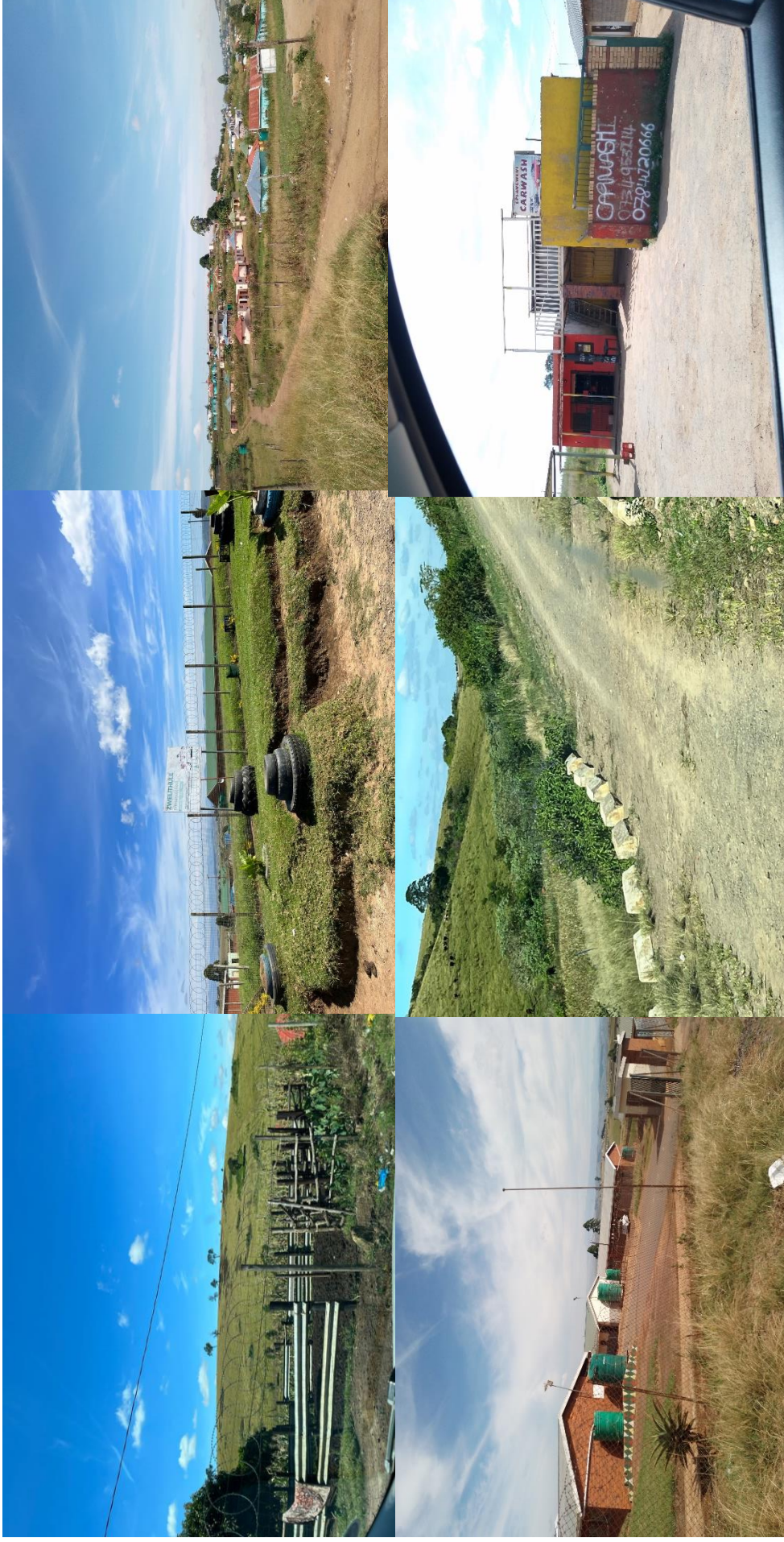
⇒ Bushlands / forestry: there are bushlands scattered throughout the area, which may have certain environmental sensitivities and be of particular biodiversity value.

Land use is managed through the Spatial Planning and Land Use Management Act and the associated Ubhuhlebezwe Local Municipality Spatial Planning and Land Use Management By-law. The project area forms part of the Ubhuhlebezwe Municipality Land Use Urban Scheme; thus, has existing scheme controls applicable to it. According to the Ubhuhlebezwe Land Use Urban Scheme, the subject property is zoned as "Rural Settlements", "Agriculture 1" and "Agriculture 2" (See Zoning Map as Map 10).

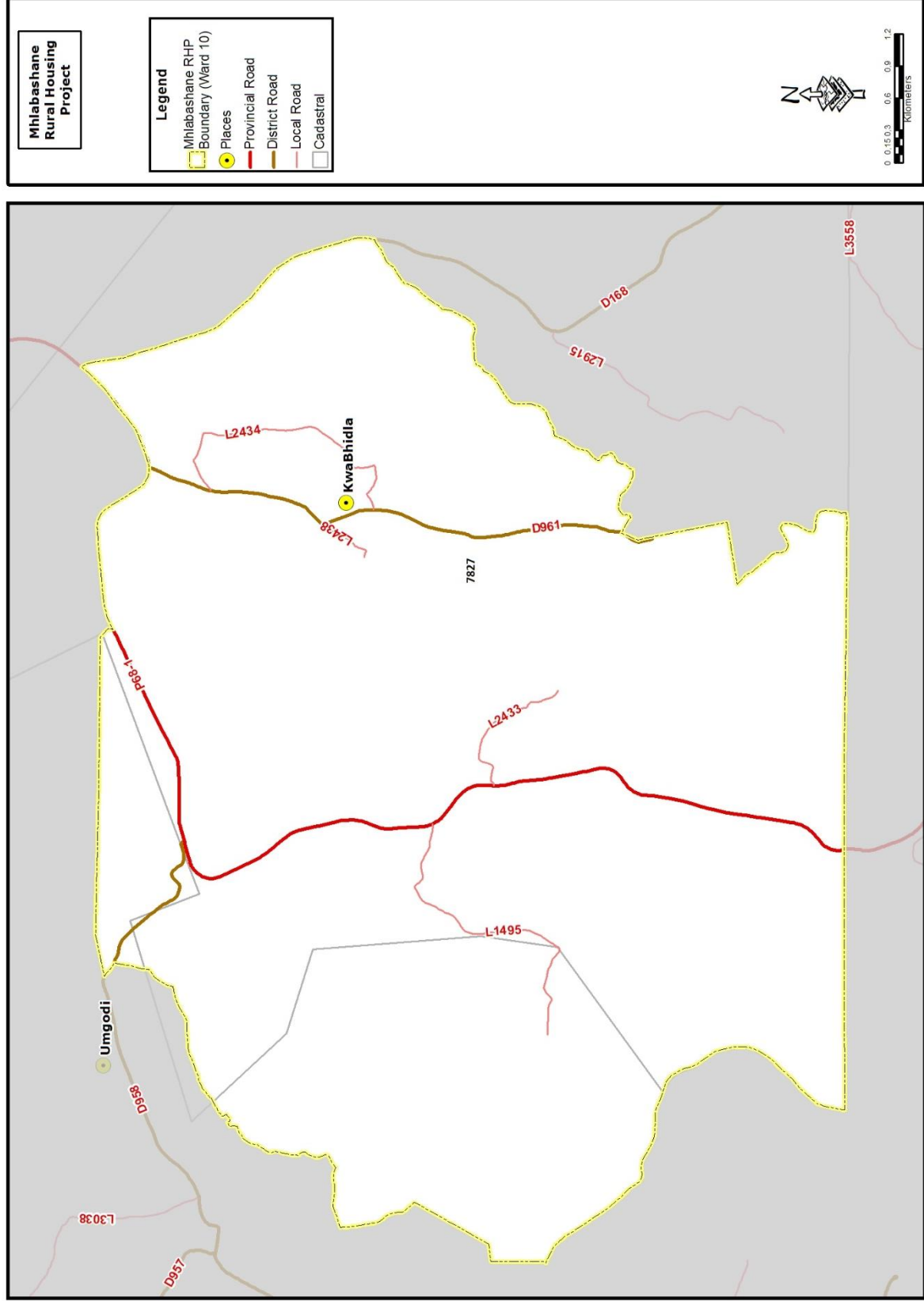
The surrounding properties are also mainly zoned as:

- ⇒ Rural Settlements
- ⇒ Agriculture 1
- ⇒ Agriculture 2

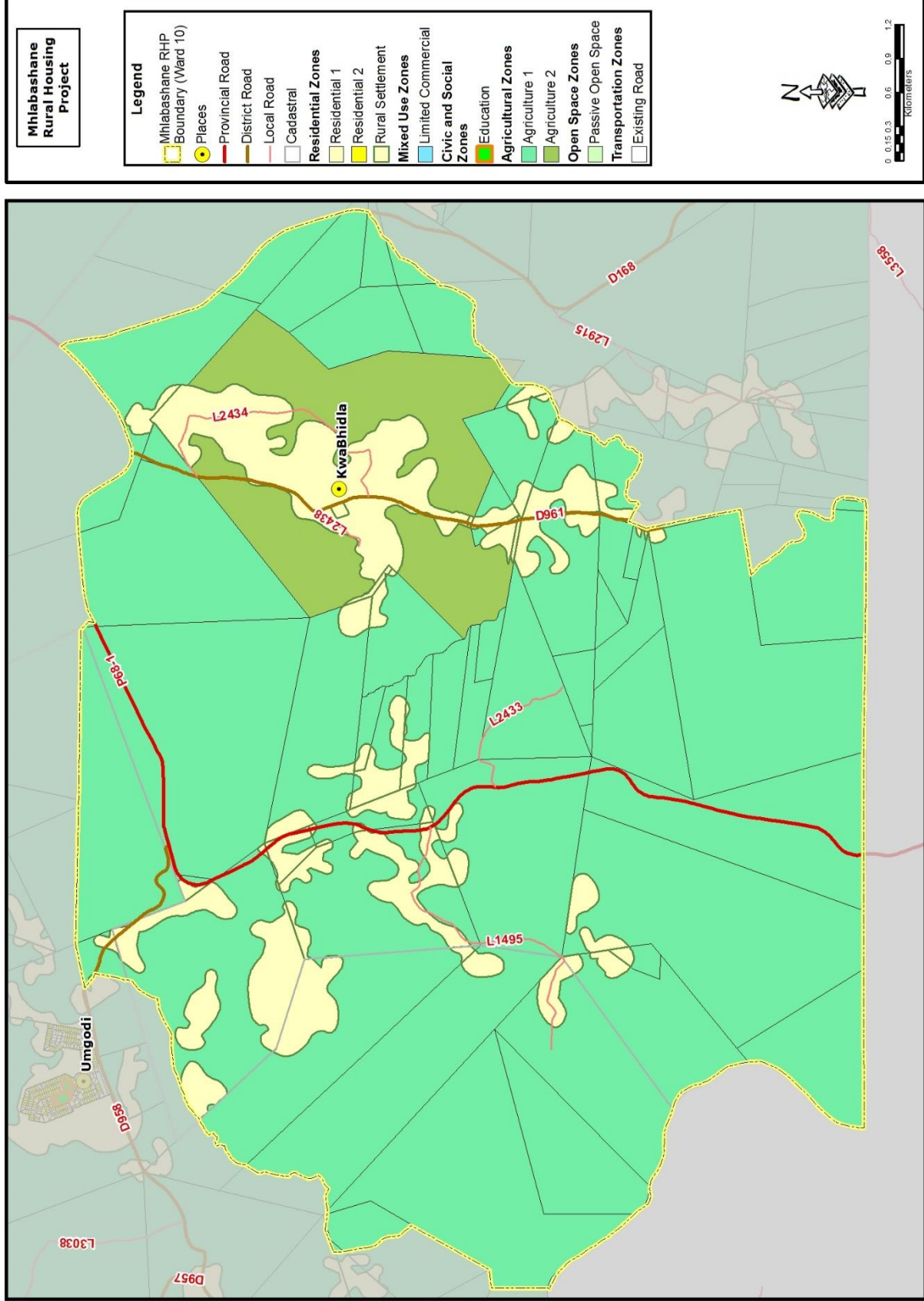
Image 2: Site Images



Map 4: Road Network



Map 5: Existing Zoning



4.5 SPATIAL/STRUCTURING ELEMENTS

The growth and spatial development of settlements is influenced by a number of structural elements and spatial features, some man-made and some natural. Some of these features are opportunities, while others can be seen as constraints. The main structuring elements within and immediately surrounding the study area include:

- ⇒ The roads traversing parts of study area and around the study area.
- ⇒ The watercourses which traverses the study area.
- ⇒ The topography of the study area.
- ⇒ Vegetation in a form of maize meal, trees and grasslands which are covering a large percentage of the site also exists and is one of the more dominant spatial features of the site.

4.6 SETTLEMENT/SPATIAL PATTERNS

The settlement pattern within and surrounding the site are mainly rural. Ward 10 is made up of Kwathathane, Mhlabashane, Ebhayi, KwaShinga and KwaMncinci under

Vusathina Tradition Council. It has grown informally, and no spatial structure or spatial planning principles have been followed. Therefore, there are scattered large gaps between households resulting in development being unsystematic with limited to no linkages between settlements. Land allocation is undertaken in terms of the traditional land allocation system.

4.7 ACCESS TO SOCIAL AND ECONOMIC FACILITIES

4.7.1 SOCIAL FACILITIES

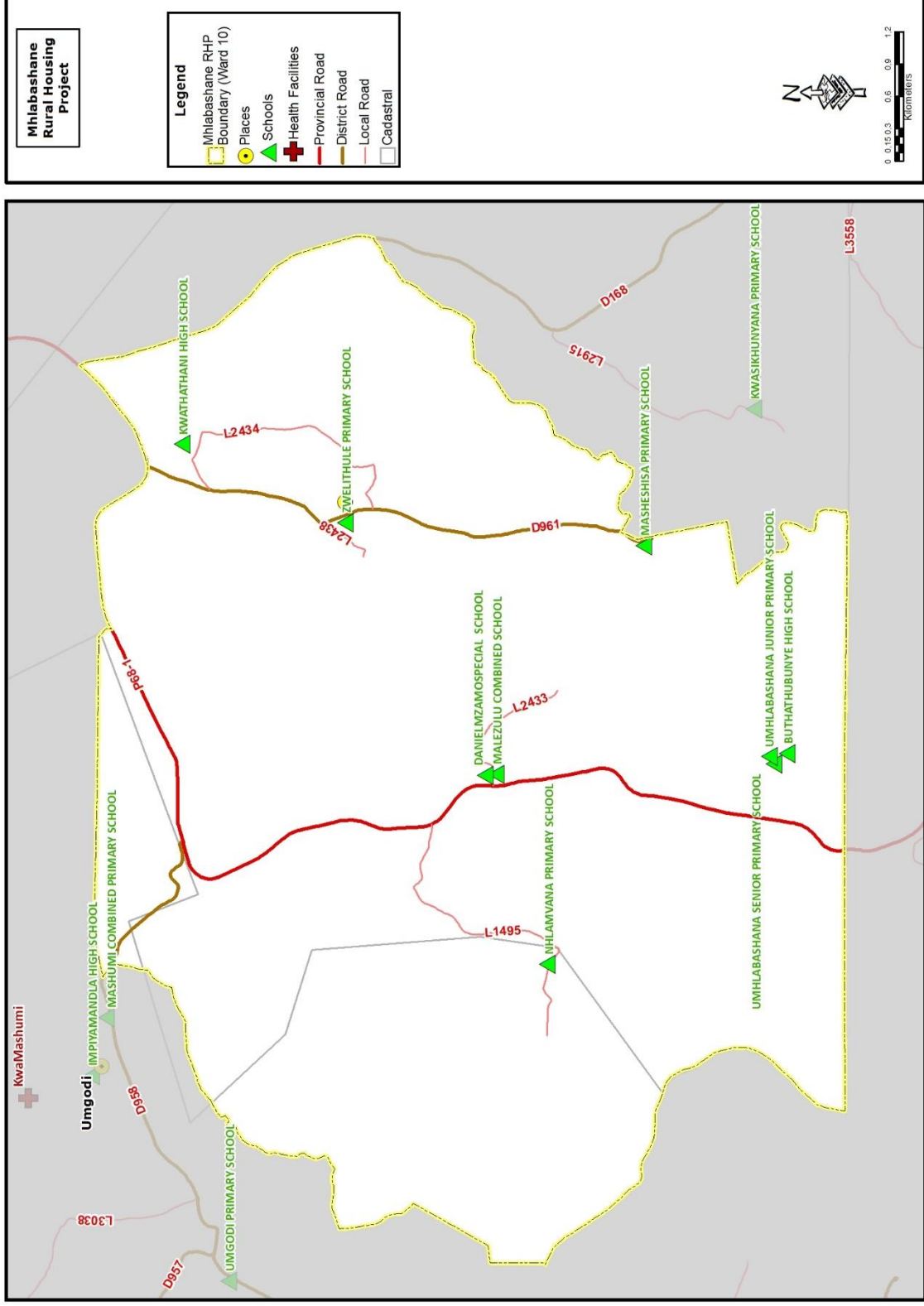
There are a number of public facilities within the project area. These include educational facilities in a form of a primary school, High school, a crèche and a special school. Other social facilities occur in a form of a community hall, post box, a church and a sports field.

It thus can be concluded that there is a fairly good access to social facilities for communities existing within the study area.

Image 3: Social Facilities



Map 6: Social Facilities



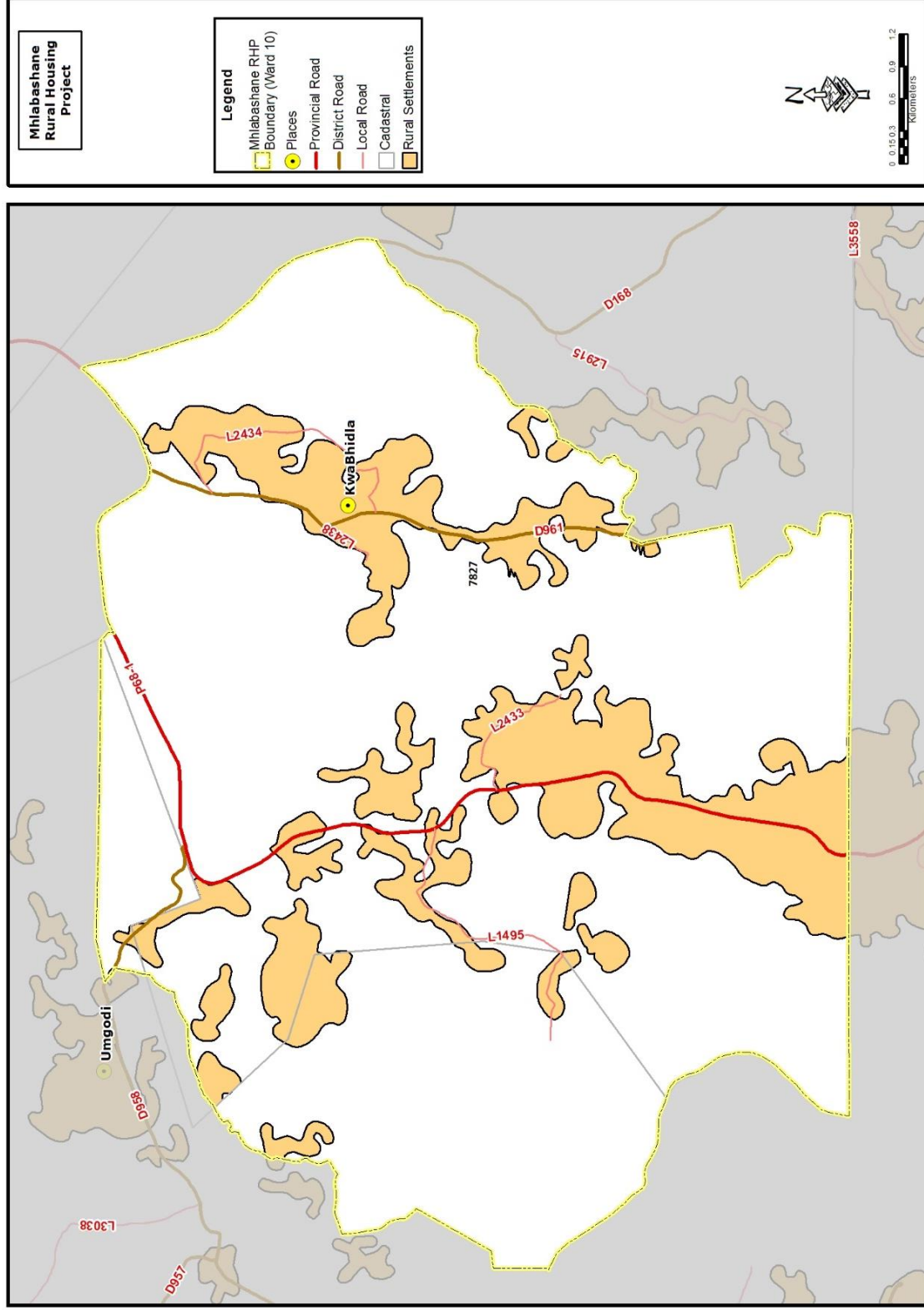
4.7.2 ECONOMIC FACILITIES

Economic facilities are very minimal within the project area and exist from a very small scale to a medium scale. Commercial facilities occur in the form of a small-scale shopping centre, convenience shops / tuck shops.

Image 4: Economic Facilities



Map 7: Settlement Typology



5 LAND AUDIT

5.1 PROPERTY DESCRIPTION

Table 2: Land Ownership and Property Descriptions

sgkey	ptnno	Farm Name	Ownership	Title Deed No.
N0ET0000000533400000	RE/5334	Lot 10 Umhlabatyan	National Government of RSA	T10381/1984 and T9715/2017
N0ET0000000533400001	1/5334	Lot 10 Umhlabatyan	National Government of RSA	T1350/1985 and T9715/2017
N0ET0000000733400000	7334	Lot 9B Umhlabatyan	National Government of RSA	T10381/1984 and T9715/2017
N0ET00000001042300000	10423	Lot 6 B Umgodi	National Government of RSA	T1028/1940 and T19491/2017
N0ET00000001148900000	11489	River View	National Government of RSA	T16781/1981 and T9715/2017
N0ET00000001557900000	RE/15579	Harper	National Government of RSA	T20438/1981 and T9715/2017
N0ET00000000967500000	9675	Penellas Lot	Regional and Land Affairs	T13705/1981
N0ET00000000967300000	9673	Lot AW	Regional and Land Affairs	T13705/1981
N0ET00000000967400000	9674	Lot AX	Regional and Land Affairs	T13705/1981
N0ET00000000967600000	9676	Ivanhoe	Regional and Land Affairs	T13705/1981
N0ET00000001025300000	10253	Lot AR	Regional and Land Affairs	T13705/1981
N0ET00000001165400000	11654	Haseley	Regional and Land Affairs	T2725/1940
N0ET00000001072200000	10722	Umhlabatyan	Regional and Land Affairs	
N0ET00000000800100000	8001	Lot AV	Ingonyama Trust Trustees	T1840/1940
N0ET00000000801700000	1/8017	Lot AS	Ingonyama Trust Trustees	T1840/1940
N0ET00000000801700001	RE/8017	Lot AS	Ingonyama Trust Trustees	T1140/1940
N0ET00000000737200000	7372	The Look-out	Ingonyama Trust Trustees	T1140/1940
N0ET00000000737300000	7373	Lot CG	Ingonyama Trust Trustees	T1140/1940
N0ET00000000947500000	9475	Lot 12 Umhlabatyan	Ingonyama Trust Trustees	T1140/1940
N0ET00000000737500000	7375	Lot C M	Conco Nozaza	T1256/1941
N0ET00000001166700029	29/11667	Helmsly Estate	Department of Land Affairs	T18951/2007
N0ET00000001072100001	1/10721	Lot 3 Umhlabatyan	Dhlamini Phathizizwe	T12127/1974
N0ET00000001072100004	4/10721	Lot 3 Umhlabatyan	Dhlamini Phathizizwe	T12127/1974
N0ET00000000821500002	2/8215	Lot 8A Umhlabatyan	Dhlamini Situli	T4162/1989
N0ET00000000740600000	RE/7406	Lot FF Umhlabatyan	Dlamini JA and Msomi J	T20239/1989 and T3473/1955

N0ET00000000740600001	1/7406	Lot FF Umhlabatyan	Dlamini JA and Msomi J	T20239/1989 and T3473/1955
N0ET00000000514300001	1/5143	Lot 6 Umhlabatyan	Dlamini Mondli	T21531/1987
N0ET00000000816400003	3/8164	Lot LU	Dlamini Nokuthula	T6409/2001
N0ET000000001557900001	1/15579	Harper	Duma Thembi Richard	T34528/1995
N0ET00000001072100000	RE/10721	Lot 3 Umhlabatyan	Gwazankomo	T1342/1929
N0ET00000001072100002	2/10721	Lot 3 Umhlabatyan	Gwazankomo	T1342/1929
N0ET00000001072100003	3/10721	Lot 3 Umhlabatyan	Gwazankomo	T1342/1929
N0ET00000000821500000	RE/8215	Lot 8A Umhlabatyan	Hadebe Conrad	T4754/1969
N0ET00000000821500001	1/8215	Lot 8A Umhlabatyan	Hadebe Conrad	T4754/1969
N0ET00000000769400000	RE/7694	Lot B A	Mbizweni Mdaulika	T7694/1910
N0ET00000000816400001	1/8164	Lot AU	Mkhize Siphamandla	T29586/1991
N0ET00000000816400007	7/8164	Lot AU	Mkhize Siphamandla	T29586/1991
N0ET00000000769400001	1/7694	Lot B A	Mkhize Vusamuzi	T2733/1940
N0ET00000000505100001	1/5051	Lot 4 Umhlabatyan	Mkize Heywood	T7226/1965
N0ET00000000773300000	7733	Lot CH Ixopo	Mngoma Mfana	T75/1978
N0ET00000000528200000	5282	Lot 7 Umhlabatyan	Mnguni T Sdongile	T18008/1975 and T35495/2022
N0ET00000000736200000	RE/7362	Lot 6A Umgodi	Mnyandu LS	T5850/1963
N0ET00000001158000000	11580	Patch	Msomi Frank	T4939/1948
N0ET00000000505100000	RE/5051	Lot 4 Umhlabatyan	Msomi Jubela	T4024/1936
N0ET00000000505100002	2/5051	Lot 4 Umhlabatyan	Msomi Jubela	T4024/1936
N0ET00000000505100003	3/5051	Lot 4 Umhlabatyan	Msomi Jubela	T4024/1936
N0ET00000000801000000	8010	Lot CL	Mtembu Nhavana	T7493/1970
N0ET00000000577800000	RE/5778	Lot 5 Umhlabatyan	Mthembu NF and Mncadi M	T7746/2009 and T24824/2010
N0ET00000000577800001	1/5778	Lot 5 Umhlabatyan	Mthembu NF and Mncadi M	T7746/2009 and T24824/2010
N0ET00000000577800002	2/5778	Lot 5 Umhlabatyan	Mthembu NF and Mncadi M	T7746/2009 and T24824/2010
N0ET00000000737000000	7370	Lot 8B Umhlabatyan	Mzamo D, Mzamo J, Mzamo G and Mzamo WA	T3349A/1917
N0ET00000000856200000	8562	Lot A Z A	Nhlangu Ndabenzima	T7362/1959
N0ET00000000782700000	7827	Lot EM	Nzimande Manzatshisha	T4222/1940
N0ET00000000800900001	1/8009	Lot CK	Nzimande Nkweleni	T4220/1940
N0ET00000000800900000	RE/8009	Lot CK	Nzimande Nkwengena	T3417/1955
N0ET00000000560600000	1/5606	Lot IA Umhlabatyan	Ogle Ellen	T4053/1947

NOET00000000560600001	RE/5606	Lot IA Umhlabatyan	Ogle Ellen	T4053/1947
NOET00000000797400000	7974	Lot AZB	Radebe Sibusiso	T2822/1999
NOET00000000959100000	9591	Ascott	Roman Catholic Church	T3220/1931
NOET000000001166700008	8/11667	Helmsley Estate	SAPPI Property Company	T6228/2009 and T7532/1997
NOET00000000514300000	RE/5143	Lot 6 Umhlabatyan	Zenani	T1711/1929
NOET00000000514300002	2/5143	Lot 6 Umhlabatyan	Zenani	T1711/1929

5.2 LAND OWNERSHIP

As indicated above, the area is predominantly rural in nature, and agricultural. As seen, the project area consists of rural dwellings and cultivated areas in the western and central portions of the project area with dense stands of indigenous forests and forestry plantations occurring in the eastern portion. In the findings of our study, land parcels within the project area are categorized into five (3) categories, and these can be classified as follows:

- ⇒ State land
- ⇒ Ingonyama Trust land
- ⇒ Private individual land.

It should be noted that the process of obtaining necessary consents and signatures from relevant owners is undertaken.

5.3 RESTRICTIVE CONDITIONS OF TITLE

There exist no onerous conditions of title and considering the fact that functional tenure will be issued and that no registrations are to be lodged in the Deeds Office, we do not recommend any of the current conditions be removed. The properties are subject to the terms and conditions of the original Government Grants as indicated in the respective title deeds, in so far as same are in force and applicable. There are no further endorsements.

5.4 OCCUPATIONAL RIGHTS

The land reflected on the designation diagram is rural in nature and falls under the custodianship of the Traditional Authority, Department of Rural Development and Land Reform, Family Trusts, And Private Individual Land. The current usage incorporates residential “umuzi” and subsistence farming.

Occupational rights for the Ingonyama Trust Land are controlled by the Nhangwini Traditional Authority. Registers of beneficiaries are held and maintained at the Tribal Courthouse. However, Land that is controlled by the Trusts, remains under the custodianship of the trust.

5.5 LAND CLAIMS

In accordance with the schedule of Gazetted land claims received from the Regional Land Claim Commissioner's office, Pietermaritzburg, claims have been lodged on the following properties:

- ⇒ The Remainder of Farm Lot AS No 8017
- ⇒ The Farm Lot 6B Umgodi No. 10423
- ⇒ The Remainder of Farm Lot 10 Umhlabatyan No. 5334
- ⇒ The Farm Lot 6B Umgodi No. 7334
- ⇒ The Farm Lot 9B Umhlabatyan No. 10423
- ⇒ The Remainder of Farm Harper No. 15579
- ⇒ The Farm River View No. 11489

The letter supplied by RLCC: KZN notes that there are claims for restitution in terms of the Restitution of Land Rights Act, 22 of

1994 lodged by Umgodi Community and Muziwandile Mkhize.

* A letter from land claims is attached as Annexure E.

6 GEOTECHNICAL ASSESSMENT

6.1 SITE DESCRIPTION

This section details the findings of an investigation wherein the local topography, geomorphology and geology were assessed and are described together with recommendations in respect of earthworks, founding and development practice in the area.

Five major Lithological Units occur in the study area namely the Dwyka Group Tillite, Natal Group Sandstone, Oribi Gorge Suite Granite and Quaternary Deposits, with Karoo age Dolerite which has intruded the host sedimentary rocks as sills and/or dykes.

The site boundaries were identified on a 1:50 000 topographical map. The proposed project area is located between Hlokozi and extends westwards towards the Mzimkhulu river.

6.1.1 TOPOGRAPHY AND DRAINAGE

The elevated Plateau type landform occurs through the majority of the project area, where prominent Dolerite, Tillite

and Sandstone Ridges form the high ground to the area. There area is moderate to undulating hillsides occurring along the lower slopes below the plateau area. All other steep slopes are prevalent immediately below the scarp formed by the Dolerite, Tillite and Sandstone Ridge.

Primary Drainage is dictated by the Mzimkhulu River, trending along the western boundary in a north to south direction. The general direction of flow for the river systems is in a southerly direction. Secondary drainage emanating from the major dolerite, tillite and sandstone ridge areas typically drains towards the southern boundary of the site and eventually towards the coastal areas.

6.1.2 PREVIOUS MINING ACTIVITY

The Department of Mineral resources database indicates no previous mining activity significant influence within the proposed development.

6.2 GEOLOGY AND GEOHYDROLOGY

6.2.1 SOILS PROFILE

In general, the derived subsoil cover capping the bedrock is generally relatively thick across the majority of the site. Shallow soils typically occur above weathered bedrock beneath the hilltop and high ground areas.

The typical subsoil profile comprises an upper medium brown slightly clayey SILT colluvial horizon overlying a medium reddish brown slightly clayey SILT residual horizontal varying between 0.2m and >1.0m in thickness.

The general soil profile consists of a colluvial and/or residual horizon overlying completely to highly weathered bedrock. Occasionally the bedrock appears on surface due to the absence of the overlying colluvium/residual clays.

6.2.2 DWYKA TILLITE

The Tillite bedrock is highly to completely weathered and very soft rock strength near surface with scattered hard corestone and boulders occurring within a silty and clayey residuum in certain areas. The NHBRC classification identified in the areas underlain by Dwyka Tillite varies from R/C1 where shallow

clayey and silty colluvium overlies Tillite bedrock to R/C2 where deep colluvium / residual soil overlies bedrock.

6.2.3 NATIONAL GROUP SANDSTONE

The Natal Group Sandstone bedrock generally occurs at varying depth beneath the site governed by topographical variances. The typical subsurface profile comprises a slightly moist, medium brown, intact, soft to stiff, slightly clayey SILT underlain by a slightly moist, medium reddish brown, fissured, soft to stiff, slightly clayey SILT (residual Silts), which in turn underlain by Sandstone bedrock.

The bedrock unit typically occurs either as completely weathered, residual rock, and becomes progressively less weathered with increasing depth or moderately weathered hard rock lies close to surface.

6.2.4 NATIONAL METAMORPHIC PROVINCE (NMP) – ORIBI GORGE SUITE GRANITE

Landforms typically requires that cut to fill platforms are undertaken to create building platforms. Accordingly, these platforms are likely to expose the Granite bedrock in the deeper cut portion of the layout, whilst colluvial and residual soils will be exposed towards the cut / fill line.

6.2.5 KAROO DOLERITE

Residual clayey soils derived from the in-situ weathering of the dolerite sills and dykes in the area generally comprise reddish orange, brown clays with scattered hard dolerite corestones.

The low density saprolitic doleritic soils are especially prone to consolidation following saturation of the soils under load and therefore precautionary building procedures will be necessary in these areas.

6.2.6 QUATERNARY DEPOSITS

The Quaternary-aged deposits comprise typically of very soft to soft, highly collapsible to compressible sandy clays derived from the deposition of streams and rivers which are present throughout the Mhlabashane Phungashe Rural Housing Project area. The sands typically extend to depths greater than 2m below existing ground level.

6.2.7 GROUNDWATER SEEPAGE

In the elevated hilltop and ridge areas no groundwater seepage activity is anticipated. Below the ridge line and hillside topographical areas the ground water seepage is

anticipated. The seepage may also occur over a broad portion of the site along the geological contacts between the several bedrock units with topographical low-lying areas.

6.3 GEOTECHNICAL EVALUATION

6.3.1 ENGINEERING AND MATERIAL CHARACTERISTICS

The laboratory tests were undertaken to assist with classifying the major subsoil materials across the site. This test was done to assess the suitability for use in earthworks and road construction.

Plasticity Indices typically ranged from 11 to 15 percent for the colluvial and residual clayey soils derived from the bedrock. Linear shrinkage values varied between 6.0 and 8.5 percent for the samples tested. Accordingly, the samples tested plot on the “Low Potential” expansive side of the Van der Merwe heave prediction graph and subsequently heave is generally not anticipated to occur.

6.3.2 SLOPES STABILITY

There are some areas (\pm 50-60% of area) where there are very steep slopes, a high erosion risk / poor founding conditions and

are thus considered to require precautionary development and have been classified as Potentially Unstable.

The are areas that do not fall within the potentially unstable/high erosion risk areas are considered stable although the silty sandy clay soil cover is potentially erodible and will require good stormwater management in order to ensure that long term stability of the soil cover in the event of extreme storms.

The potentially unstable/high erosion risk areas have been identified as such due to the occurrence of one or more of the following unfavorable geomorphological/geological conditions.

- i) Valley Head areas where a concentration of seepage on steep slopes can cause slumping or a wash away within the moderately thick, highly erodible, clayey silt soil cover;
- ii) Very Steep Hillides (slopes of greater than 15o). The presence of a loose soil horizon and localized areas of soil creep within the Tillite, Sandstone, Granite and Dolerite areas indicates that poorly planned development within the steep to very steep hillides

could result in localized failures in the soil cover should the soil become saturated.

- iii) Valley Bottom areas, where there is a continual high risk of erosion, as borne out by the existing eroded stream course;
- iv) Localized areas along the slopes where there is unfavorably orientated, downslope dipping Tillite, Sandstone, Granite, or Dolerite bedrock. In these areas there is a risk of translational-type failures occurring along clay filled bedding planes.

6.3.3 ERODABILITY

Based on the laboratory testing taken over a widely dispersed area it is evident that the erodibility index is anticipated to range from “medium risk” in flat lying to moderately sloping areas with the risk increasing to “high risk” in areas where steep slopes are encountered, although no development is anticipated in these areas.

6.3.4 EXCAVATION CLASSIFICATION

Due to the scale and the dispersed nature of the housing areas; the geotechnical conditions encountered during

construction may be at variance in places to the current findings, it is considered that the geotechnical professional be appointed to review the final planning and engineering design proposals prior to tendering for construction.

Given the slopes of portions of the area, cut and fill terraces will be formed on which to support some of the proposed developments.

6.4 DRAINAGE

It is anticipated that some form of subsoil drainage to facilitate construction within, for instance, any poorly drained slopes affected by perennial and seasonal shallow groundwater activity, will be required. In this regard, the requirement for subsoil drains along the cut layout of terraces and as a protection for the road prism from groundwater ingress should be confirmed on site during construction.

6.4.1 STORMWATER MANAGEMENT

It is considered essential to dispose of stormwater effectively as uncontrolled runoff can cause damage to property and may erode and destabilize fill banks. Disposal of stormwater and wastewater by subsoil percolation methods would require

specialized design. Adequate stormwater control of the erven should be planned.

6.5 CONCLUSION

Characterization of the general geology and subsoil conditions has been undertaken across the site. The ease of development across the site is related to the landforms and underlying geology. The undulating topography typical of the area does not place any real restriction for development. Steeper slopes, valley heads and valley lines provide only moderate development potential as they require more extensive earthworks and more elaborate founding measures.

6.6 RECOMMENDATIONS

Any potential cut embankment exceeding 2.0m in height should be reported to the Geotechnical Engineer conversant with site conditions in order that separate stability assessments can be made at these specific sites prior to earthworks proceeding. However, to obviate any potential for slope instability at the site a maximum design cut height of 2.0m is recommended. Fill heights not exceeding 1.5m are similarly indicated. The option of either a stiffened reinforced concrete

(RC) raft or RC strip footings/ground beam foundation to Engineer's design is recommended to cater for the range of subsoil conditions encountered across the site. To counteract the effects of differential founding conditions arising on cut to fill platforms, the strategic use of isolated concrete pads is recommended at this site.

7 ENVIRONMENTAL ASSESSMENT

The current land use within the project area is rural residential and agricultural. The project area consists of rural dwellings and cultivated areas in the western and central portions of the project area with dense stands of indigenous forests and forestry plantations occurring in the eastern portion. Several rivers and streams traverse the project area, most notably the Mzimkhulu and Mzumbe Rivers. The Mzimkhulu River flows along the southwestern corner of the project area while the Mzumbe River flows through the eastern portion of the project area.

7.1 TOPOGRAPHY / SLOPE ANALYSIS

The topography of the site is generally undulating with rolling hills, becoming especially steep in the eastern portion of the site.⁴

Generally, development cannot be undertaken on slopes greater than 1:3. However, as per general residential development principles, all areas that are not steeper than 1:3 are potentially developable as far as slope is concerned. At this stage slope is not expected to be a hindrance for the proposed development.

7.2 WETLANDS AND RIVER CATCHMENTS

There are several rivers and streams traversing the project area, most notably the Mzimkhulu and Mzumbe Rivers. The Mzimkhulu River flows along the southwestern corner of the project area while the Mzumbe River flows through the eastern portion of the project area. Map 9 shows that an existing resident separates the site and the river sensitive areas.

7.3 VEGETATION

7.3.1 VEGETATION TYPE AND CHARACTER

The project area contains the Eastern Valley Bushveld, Midland Mistbelt Grassland and Ngongoni Veld vegetation types, which comprise approximately 14.17%, 16.85% and 68.98% of the project area respectively.

As per the data provided by Mucina and Rutherford (2006), the vegetation units that occur within the Mhlabashane-Phungashe Rural Housing project area are discussed in further detail below:

Figure 5: Vegetation character on site



Eastern Valley Bushveld - This vegetation type occurs in the deeply incised river valleys of the Eastern Cape and KwaZulu-Natal, stretching from the Great Kei River to the Thukela River. It is characterised by semideciduous savanna woodlands in a mosaic of thickets (with a prominent succulent component) and dominated by species of Euphorbia and Aloe.

Midlands Mistbelt Grassland - This vegetation type occurs in the KwaZulu Natal Midlands and the Ubuhlebezwe region of the Eastern Cape. It is characterised by a hilly and rolling landscape dominated by forb- rich, tall Themeda triandra grasslands. More than half of the vegetation type has been transformed for cultivation, plantations, urban development, uncontrolled fires and overgrazing by livestock.

Ngongoni Veld - Occurring in the KwaZulu Natal and Eastern Cape Provinces, Ngongoni Veld is a vegetation type characterised by dense, tall grasslands dominated by Ngongoni grass (*Aristida junciformis*) and thus associated with low species diversity. With nearly 40% of this vegetation type having been transformed for cultivation, plantation and urban development and with less than 1% being statutorily conserved in the Ophathe and Vernon Crookes Nature reserves, the Ngongoni Veld is classified as Vulnerable.

7.4 CULTURAL / HERITAGE ARCHAEOLOGICAL RESOURCES

No detailed information is currently available on existing archaeological, historical or cultural sites within the boundaries of the study area. The KwaZulu-Natal Amafa and Research Institute Act (Act 05 of 2018) requires that the KwaZulu Natal Amafa has to comment on the need for an archaeological assessment for proposed development in accordance with Section 41 of the Act.

However due to the fact that the proposed project constitutes an in-situ type upgrade, it is not expected that the implementation and operation of the proposed project will result in any new adverse impacts on any archaeological, historical or cultural sites which may be present within the area. It is however recommended that documentation pertaining to the proposed development be submitted to KZN AMAFA for their comment.

7.5 AGRICULTURAL POTENTIAL

According to the Agricultural Land Potential Categories External Report, agricultural potential refers to the potential of

the land to produce sustainably over a long period without degradation to the natural resources base. This includes land under production for cultivation purposes (arable land) and for grazing purposes. A description of each category is provided below.

The majority (41.07%) of land within the project area is classified as Category D: Secondary agricultural Land, while 40.05 % of the land within the project area is classified as Category B: Threatened. Land with Secondary Agricultural Potential requires significant interventions to enable sustainable agricultural production which could include terracing, contours, high levels of fertility correction, lower stocking rate, supplementary feed etc.

Approximately 14.51% of the land is classified as Category C: Primary Agricultural Land, approximately 3.08% is classified as Permanently Transformed and the remainder of the land (1.30%) is classified as Category E: Mixed Agricultural land.

Table 3: Agricultural Potential

Agricultural Potential	Area (Ha)	Percentage (%)
Category B: High	1915.92	40.05

7.7 ENVIRONMENTAL CONCLUSION

In view of the above assessment, as well as the fact that the project entails the construction of new houses within the boundaries of existing iMizi (in-situ upgrading), it is our view that the project will not impact negatively on the environment. The project will in fact provide suitable living conditions to the rural community and contribute to Rural Development. Furthermore, an Environmental Management Plan (EMP) will be compiled to ensure that the client complies with Section 28 of NEMA, Duty of care and remediation of environmental damage.

It should be noted that from past experience on similar projects, Environmental Authorisation was not required. There will be no construction of roads and no development within 32m of any watercourses. It is important to ensure that no listed activities are triggered during construction. Should there be removal of 1ha or more of indigenous vegetation or should activities listed below be triggered, Environmental Authorisation from DEDTEA will then be required for the proposed project.

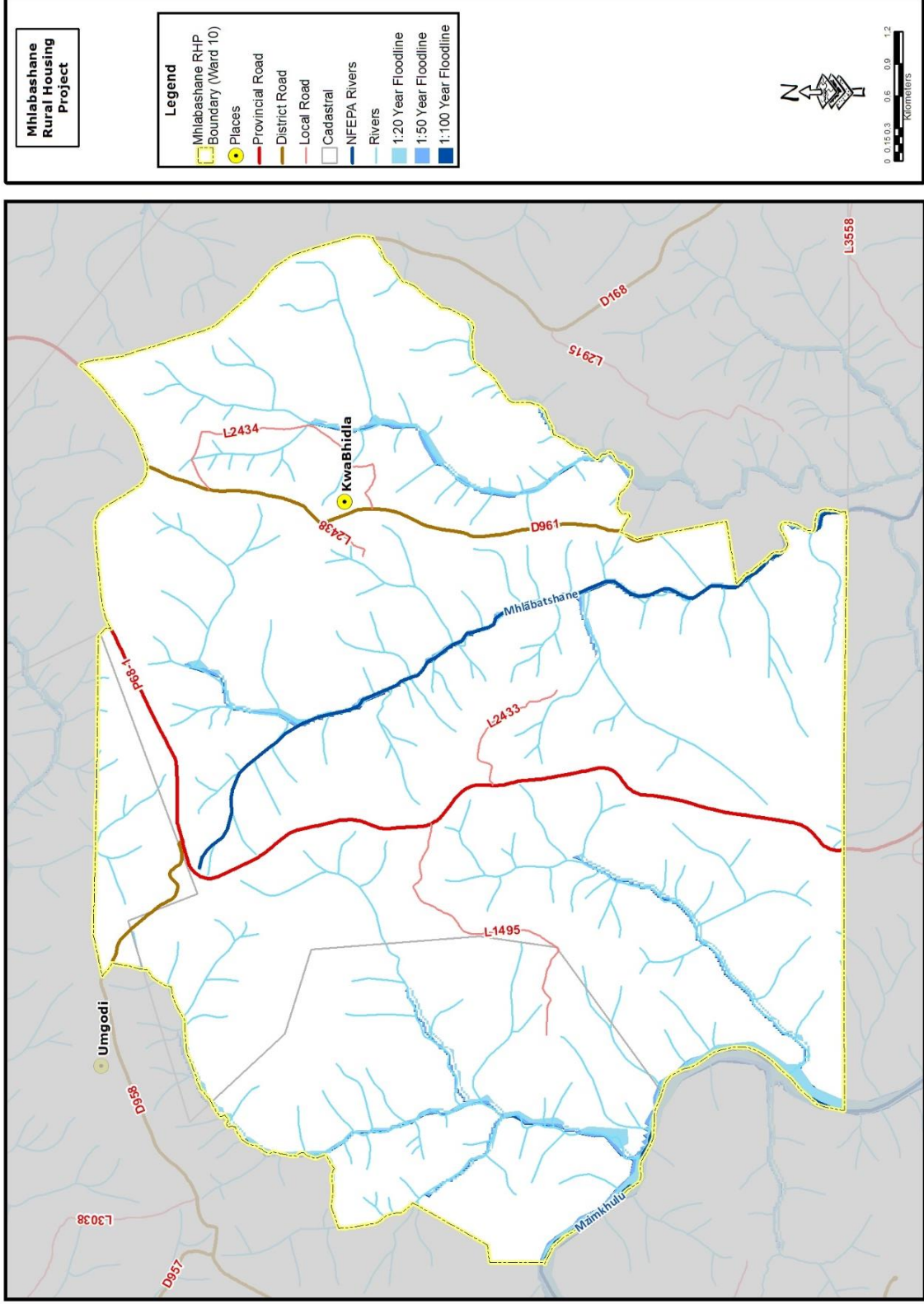
Category C: Moderate	649.17	14.51
Category D: Low	1965	41.07
Category E: Very Low	62	1.30
Permanently Transformed	147.26	3.08
Total	4784	100

7.6 CRITICAL BIODIVERSITY AREAS

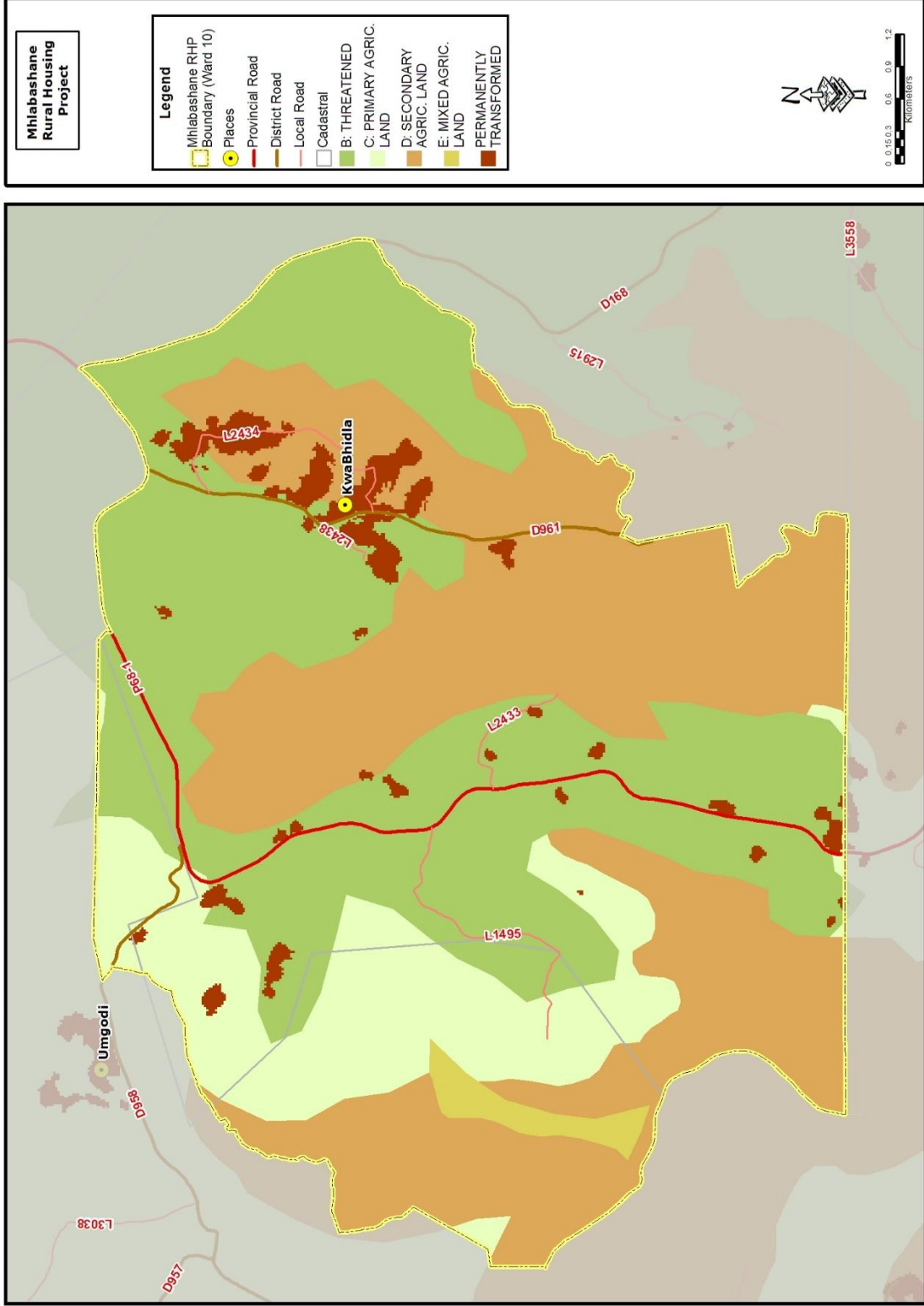
The project area is characterized by several Optimal Critical Biodiversity Areas (CBAs). CBAs are located in the western, central and eastern portions of the site.

The CBA: Optimal Areas are areas which represent the best localities out of a potentially larger selection of available PU's that are optimally located to meet both the conservation target but also the criteria defined by either the Decision Support Layers or the Cost Layer. The CBA Optimal Area has an Irreplaceability score of >0 and <0.8.

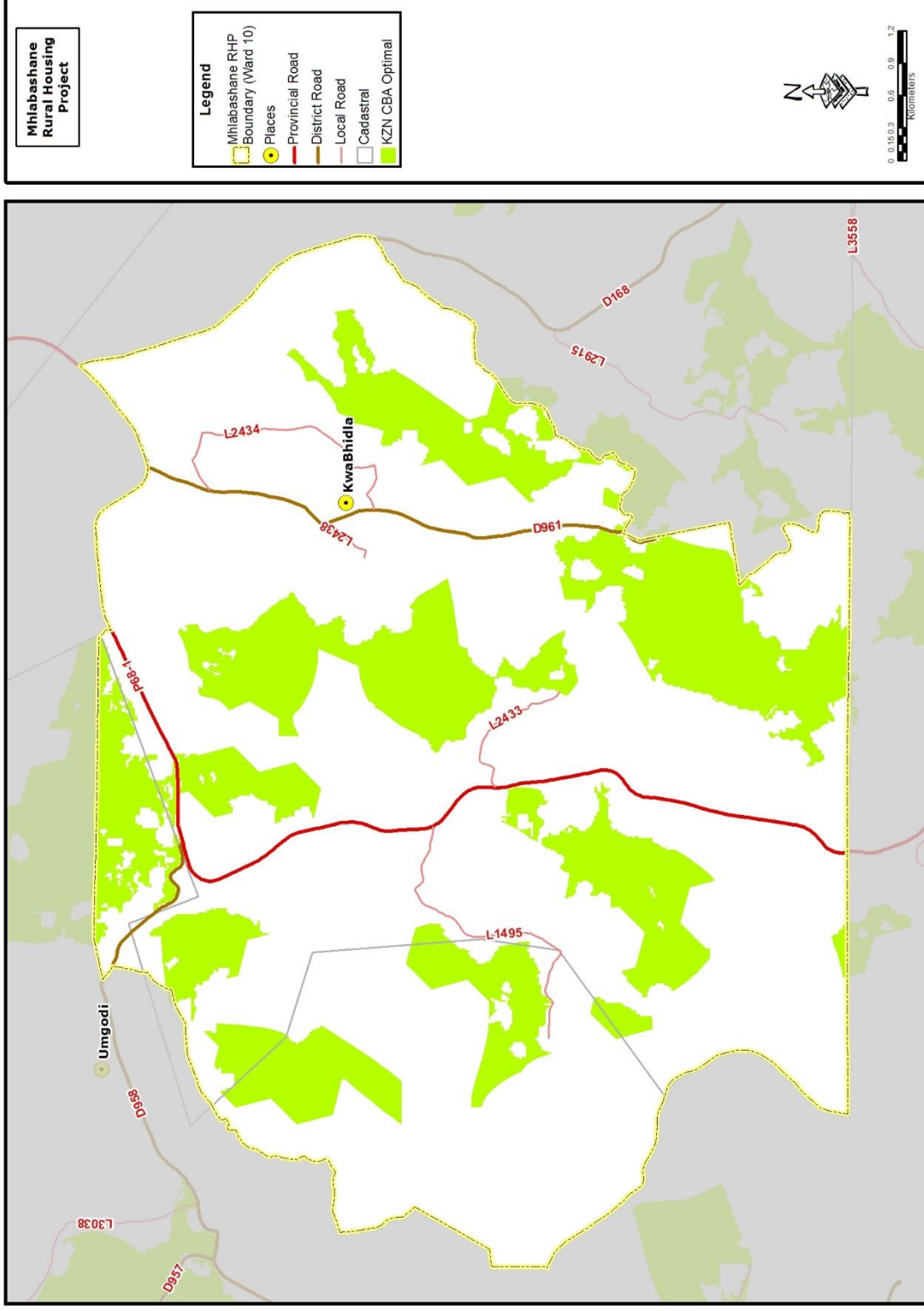
Map 8: Hydrology



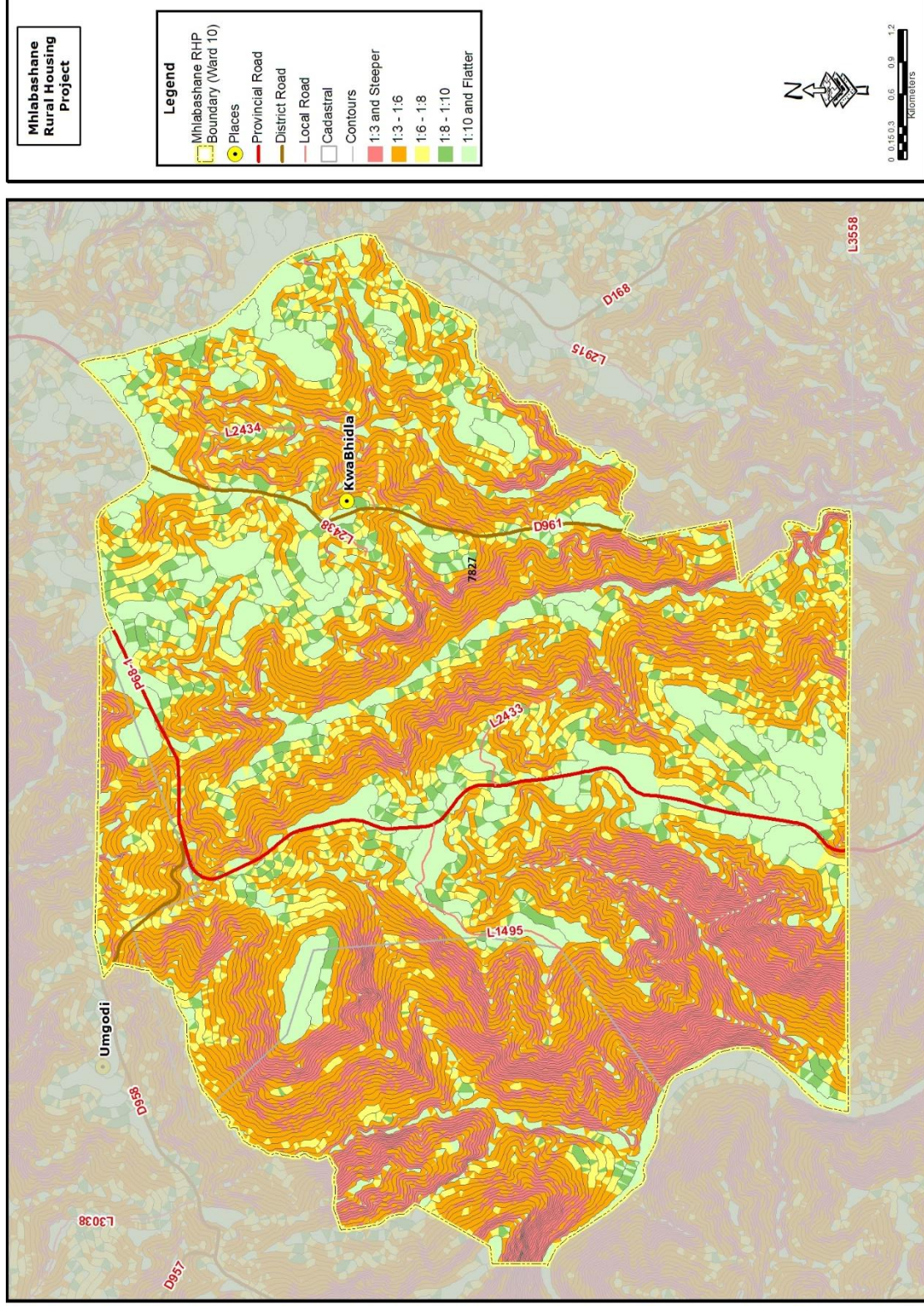
Map 9: Agricultural Land Categories



Map 10: Critical Biodiversity Areas



Map 11: Slope Analysis



8 FLOODLINE STUDY

There are several rivers and streams traversing the project area, most notably the Mzimkhulu and Mzombe Rivers. The Mzimkhulu River flows along the southwestern corner of the project area while the Mzombe River flows through the eastern portion of the project area

The floodline study results indicated that the 1:100-year flood extent is confined mostly to the areas surrounding the tributaries of the Mzimkhulu river. It is recommended that the layout considers the low lying/watercourse areas as 'green space'. As the catchment areas are small, the wetland extents will be greater than the flood extents in the higher lying areas. Additional measures should be taken to ensure that flows are managed within this area. Vegetated areas are encouraged to promote infiltration. It must be noted that this area is very flat and there are numerous pan-type wetlands. These pans would fill up with very slow flowing water after big events and may pose inundation risk. As such, the layout should take careful consideration of wetland areas.

The net discharge of water on the system would be higher than that of the pre-development state. As such, Stormwater needs

to be accommodated on-site. The risk on downstream users would be low assuming that the development adopts best practice measures as indicated on the Floodline Report attached as Annexure H. The findings and recommendations are:

- ⇒ The nearby watercourses are in a modified condition due to significant historical modification.
- ⇒ Flows have been significantly attenuated by upstream water uses.
- ⇒ The proposed expansion area should stay outside of the flood extent.
- ⇒ Strict adherence to best practice guidelines, spill management and erosion control must be throughout operation of the development.
- ⇒ Regular maintenance of culverts/drains/gutters must be undertaken to ensure that the flood risk is not increased due to blockages by debris.

⇒ The risk of the proposed development is low assuming adherence to mitigation measures. However, the risk should still be managed through appropriate storm water management and general maintenance.

9 BULK SERVICES ASSESSMENT

9.1 EXISTING ROADS

Access to the Mhlabashane project area is obtained via the existing Provincial Road P68-1 which runs across the project area from South to North. The P68-1 is identified as the linking network between Highflats and Port Shepstone. It emanates from Highflats and provides access to various small rural areas and terminates at the N2 just north of Port Shepstone.

⇒ P68-1 is a provincial route under the auspices of the KZN Department of Transport. P68-1 is classified as Class 2 roads with a road reserve boundary of 40m. The road traverses through the middle of the site. The road is on average 7m wide road with grassed verges and sidewalks. Due to the lack of maintenance the vegetation alongside the road is overgrown in places.

⇒ There are two District Roads that run through the project area, namely the D961 and D168, which traverse the eastern portion and run along the eastern border of the project area respectively.

⇒ There are four numbered local access roads around the site, namely the L1495 (in the central portion of the project area), the L2433 (central portion) and the L2438, the L2434, the L2915 (both of which traverse the eastern section).

Due to the roads providing access to residents in a rural area, the roads in places lack maintenance and have potholes. There are also various livestock such as cows, sheep and goats along the route that does pose a safety issue, especially at night.

9.2 TRAFFIC APPRAISAL

The 2800 rural houses will not have an impact on the surrounding road network as these homes are for the people already residing in the area. Many of these residents are reliant on subsistence or livestock farming and cannot afford vehicles. Public transport is available in the area and runs at regular intervals.

The purpose of Traffic Impact Assessments (TIAs) is to investigate and assess the feasibility of accommodating the

impact of a proposed change in land-use rights on the road and transportation system. An acceptable assessment means that the proposed change can be accommodated to an acceptable standard by the transportation system, possibly with the implementation of mitigating measures or improvements. However, an acceptable traffic assessment does not necessarily imply any approval or otherwise of the land-use application itself.

In the case of the proposed rural housing scheme, the residents of these houses already reside in the area and therefore there will be no additional trips on the external road network.

9.3 STORM WATER

The goals of stormwater management include protecting our environment; reducing flooding to protect people and property; reducing demand on public stormwater drainage systems; supporting healthy streams and rivers; and creating healthier, more sustainable communities. There are existing perennial streams or waterways within the proposed development. The Stormwater Management Report is to ensure that the additional runoff generated due to the

development will not adversely affect downstream and neighbouring areas.

Due to the shortage of water in the area, many homes have multiple Jojo tanks. Erosion within the area is also prevalent due to the mountainous terrain. Due to the nature and location of the area, been rural and the topography, stormwater water control will be a challenge.

9.4 WATER

Water touches every aspect of development, and it links with nearly every sustainable development goal. It drives economic growth, supports healthy ecosystems, and is essential and fundamental for life itself.

Umgeni Water implemented Phase 1 of the Mhlabatshane Bulk Water Supply Scheme (Section 11.3.3 (a)) as part of a larger regional scheme developed by Ugu District Municipality, aimed at reducing water services backlogs in certain rural areas in the Umzambe and Ray Nkonyeni Local Municipalities. This scheme extends from Phungashe, within the Nhangwini Tribal Authority in the north, to Assisi Mission, within the Shabeni Tribal Authority, in the south.

Water demands from this scheme exceed the assured yield of the Mhlabatshane Dam, and there is a need to develop the second phase of the project.

The phase 2 water scheme is completed. The consultant has confirmed that they are in the process of completing the snag list. It is anticipated that all work will be completed by the end of April 2023.

9.5 SEWER AND SOLID WASTE

The provision of appropriate sanitation to a community or development should take place in accordance with the national guidelines. The aim is as follows:

- Improve health and quality of life.
- Protect the environment.
- A toilet facility for each household.

The entire area does not have a formal sewer system. House have Ventilated Improved Pit latrines (VIP).

There are no formal water removal services. The current form of disposing of waste is by digging a hole and incinerating the waste material. A more permanent solution is required in terms

of acquiring a land fill site and waste management services to the area.

9.6 ELECTRICITY

The surrounding areas as well as the sites have electrical connections. The electricity demand will have to be calculated and checked if there is spare capacity to meet the demand. Comments received from Eskom Indicated that Electrical Power Lines exists on the site.

Alternative energy and energy saving technologies will have to be investigated and implemented for long term sustainability. Items like solar geysers and governments solar initiatives will need to be investigated.

Image 5: Water, Electricity and Road Infrastructure



10 SETTLEMENT PLANNING

10.1 GUIDING PLANNING PRINCIPLES

Any development should embrace certain principles, which manifest themselves as important concepts and values that should guide the development of the area. The proposed cemetery site and its associated layout plan is based on the following spatial planning principles and embraces the planning concepts alluded to herein.

The Spatial Planning and Land Use Management Act, Act No. 16 of 2013 (SPLUMA) is the foremost land use planning legislation in the country. Hence, it is pivotal that all developments occurring within the republic adhere to the principles advocated by SPLUMA. Thus, the proposed development takes cognisance of the following SPLUMA principles:

SPLUMA PRINCIPLES	
PRINCIPLE	APPLICATION
Spatial justice: the principle of spatial justice aims to redress the spatial imbalances of the past through	The proposed development will allow for the efficient use of land.

improved access to land and efficient use of land.	The proposed development is a housing development that will maximise the provision of housing and will contribute towards the development of a more sustainable settlements.
Spatial sustainability: the principle of spatial sustainability requires sustainable management and use of the resources making up the natural and built environment	The proposed development will create livelihood opportunities through jobs, at construction stage.
Spatial resilience: the principle of spatial resilience advocates for the formulation of plans that will help ensure the creation of sustainable livelihoods, particularly in communities highly vulnerable to climate change and concomitant natural calamities	The proposed development will facilitate maximum utilization of land within Mhlabashane. It will optimize the use of existing land resources and existing bulk
Efficiency: the principle of efficiency advocates for frugality in the use of resources such as land and optimal use of existing infrastructure	

<p>Good administration: this principle suggests the adoption of an integrated approach in spatial planning and land development</p>	<p>infrastructure in the form of roads, water, sewage and electricity. The application process has followed an integrated approach by seeking comments from relevant stakeholders.</p>
--	--

The Municipality has identified the project in the Housing Sector Plan and IDP. The municipality, as the developer, has enlisted the services of an implementing agent to drive the implementation of the project. This substantiates its support for the project.

10.2.3 KZN DEPARTMENT OF ECONOMIC DEVELOPMENT, TOURISM & ENVIRONMENTAL AFFAIRS

10.2 SUPPORT FOR THE PROJECT

10.2.1 KZN DEPARTMENT OF HUMAN SETTLEMENTS

The Department of Human Settlements identified a need for housing over the years and accordingly put policies in place to facilitate the development of housing. The department identified the area as, in principle, suitable for the development of sustainable human settlements. The department has also allocated stage 1 funding for the project after approval by the MEC for Human Settlements. Against this background, it is clear that the department is in support of the Mhlabashane - Phungashe Rural Housing Project.

10.2.2 UBUHLEBEZWE LOCAL MUNICIPALITY

The delivery of housing is considered one of the priority undertakings in the municipality's Housing Sector Plan and IDP.

The KZN Department of Economic Development, Tourism & Environmental Affairs has granted the development exemption from obtaining environmental authorisation, thus conceding that the development will have minimal environmental impacts. The Letter from the Department is attached herewith as Annexure K.

10.1 SPATIAL PLANNING CONCEPTS

The following presents some of the spatial planning concepts that have been embraced in the preparation of the settlement plan.

10.1.1 ACKNOWLEDGING THE EXISTING SETTLEMENT STRUCTURE

One of the principles that have informed the design of the settlement plan is the need to accommodate the existing settlement pattern and respect the existing land tenure rights. The settlement is well established with land tenure rights protected in terms of law.

10.1.2 ACCESSIBILITY

The existing movement pattern defines the current structure of the area. The main routes are well defined, but the next level of roads require serious attention. The Settlement Plan recognises these existing roads. These routes are important in establishing better linkages between different parts of the area and improving the legibility of the structure.

10.1.3 INTEGRATED DEVELOPMENT

Although the project relates mainly to housing development, it is critically important to provide for the provision of other public facilities and delivery of basic services in line with the provisions of the Integrated Development Plan. Thus, the settlement plan sets aside space within the existing settlement areas for the development of public facilities. This is in line with sustainable and integrated development principles.

10.1.4 ENVIRONMENTAL SUSTAINABILITY

The settlement plan recognizes and facilitates the protection of environmentally sensitive areas and keeps the watercourse and drainage areas free of settlement. Areas located along the valley lines are protected and should not be utilized for the purpose of settlement. Flood lines have been determined and used to restructure settlements. Households that are located within the flood prone areas will need to be advised to relocate.

10.2 SETTLEMENT PLANNING

The following are key components of the settlement plan:

- ⇒ Recognition of the existing homesteads which means that the plan, does not fundamentally result in mass relocation of homesteads, but provides for the construction of a house within the homestead in line with the provincial policy of “one house, one umuzi”. The only households not recognised in the settlement plan, and which may need to be relocated are those which are within the flood lines.
- ⇒ Densification of the existing settlements is achieved through the delineation of settlement clusters, where all

existing homesteads and also new homesteads should be accommodated.

10.3 ROAD NETWORK

The settlement plan reinforces the existing formal road network, which classifies roads in terms of their role in the collection and distribution vehicular traffic. The road reserves should be in line with the standards set by the Department of Transport and also SANRAL in the case of the national road. These road reserves will need to be observed during construction. They will also provide sufficient protection for housing structures during road construction or maintenance.

It is understood that the project excludes the construction or upgrading of roads, but the existing roads are indicated on the settlement plan for their future upgrading through other government or municipal programmes.

10.4 ENVIRONMENTAL MANAGEMENT

In line with guidelines on environmental management, the settlement plan facilitates environmental management as follows:

- ⇒ No new housing units should be developed as part of this project within flood lines and wetlands.
- ⇒ Open spaces have been identified in order to form an integrated open space system.
- ⇒ The allocation of residential sites on agricultural land / land currently used for agricultural purposes has been minimised or avoided.

10.5 LAND USE MANAGEMENT

This submission is a development application to the Ukhuhlebezwe Municipality in terms of the Spatial Planning and Land Use Management Act, Act No. 16 of 2013. The application seeks approval of the proposed development. The settlement plan can serve as a framework plan which can be used to guide land use management.

11 CONCLUSION AND RECOMMENDATION

The Mhlabashane - Phungashe Rural Housing Project seeks to ⇒ “Government Subsidised Dwellings”

address the housing need in Ubuhlebezwe municipality, as outlined in the Integrated Development Plan and the associated Housing Sector Plan. The project will aid in working towards the transformation of the area into a sustainable human settlement and will provide approximately 2800 low-income housing structures. It will have positive impacts to the general amenity of the area. It will provide appropriate and much needed residential opportunities which will help address the pervasive and critical problem of housing and also help lessen the municipality’s housing backlog. It also bares value-ads in the form of skills transfer, via training, and will create job opportunities in the project implementation (construction) stage.

Thus, it is recommended that this application to develop housing units within the area be approved in terms of the Spatial Planning and Land Use Management Act and Ubuhlebezwe Municipality Spatial Planning and Land Use Management By-Law. It is recommended that the following be approved:

ANNEXURE A: ITB CONSENT



Tel: 031 701 2293
Fax: 086 602 1411
Cell: 078 251 4833/ 072 288 4253
Email: ganwa@ganwaconsulting.co.za
<http://www.ganwaconsulting.co.za>

Physical and Postal Address
1a Shongweni Road
Suite 7. Bristol House
Hillcrest 3610

The Managing Director
UBUHLEBESU TRADING AND PROJECTS
54 Klipbank Road,
Ladysmith, 3370

09 January 2023

Attention Mr. L. Mabele

RE: Quotation for the services of a Town Planner (Detailed Studies) for Mhlabashane Phungashe Rural Housing Project, located in ward 10 within the Ubuhlebezwe Local Municipality (Contract number – HAD/KZN/2021/013)

We have been appointed by the Housing Development Agency to undertake specialist studies and packaging of the above mentioned project for a period of twelve (12) months, to determine its feasibility. We are pleased to advise you that your company has been appointed to conduct the necessary Town Planning Studies (Detailed Studies), and these will include the following activities: -

- Preparation of Settlement Plan
- Preparation of Town Planning report and SPLUMA Application, SPLUMA Application and Municipal Fees, Advertising and Notices,

Your appointment is based on your Quotation dated the 6th of January 2023 for an amount of **R169 625.00 VAT incl.** It must be noted that all payments will be made **30 days after receipt and approval by the client of your final report.** We are looking forward to a mutually beneficial working relationship with yourselves. Hope you find the above in order, however, should you require further information please do not hesitate to contact Mr. Thami Ninela on 078 251 4833 or via email – thami@ganwaconsulting.co.za

Kind regards

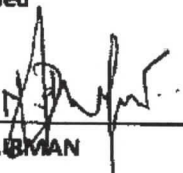
Thami Ninela

(Managing Member)


TRADITIONAL COUNCIL CONSENT

- Description of site - INSITU upgrade in WARD 10 (MHLABASHANE PHUNGASHE) areas - S30°23'03.91" and E30°08'50.14"
- At a meeting held on - 12 APRIL 2023 at the MHLANGWINI Traditional Council Office, the MHLANGWINI Traditional Council resolved that it had no objection to the application to acquire rights to land by UBUHLEBEZWE LOCAL MUNICIPALITY (give full particulars of the applicant) The form of tenure thereof to be agreed between the applicant and the Ingonyama Trust Board as land owner-in-law in terms of section 3 of the Ingonyama Trust Act, Act 3 of 1994, as amended. This consent is given in terms of section 2 (5) of that Act.
- The Traditional Council confirms that all persons occupying or having an interest in the said Land have been consulted and have no objections to the proposals.
- The applicant has been advised and confirms that he/she/it will not do anything or erect any structure on land until an appropriate tenure right has been agreed to and the necessary documents have been signed with the Ingonyama Trust Board.

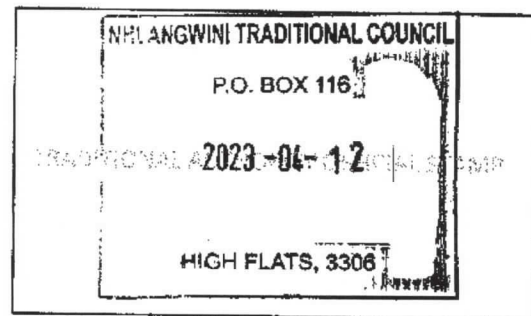
Signed


 CHAIRMAN

ZS Nkomo
 MEMBER


 MEMBER

J. D. D. D.
 SECRETARY

**Notes:**

- The consent submitted to the Trust must be an original, on Traditional Council headed notepaper and with a Traditional Council date stamp.
- Please provide a full legal description supported if possible by a site plan and co-ordinates.
- This consent together with the Ingonyama Trust Board standard application form (ITB1) must be submitted timeously to the Secretariat, Ingonyama Trust Board 188 Hoosen Haffeejee Street / Box 601, Pietermaritzburg 3201.

ANNEXURE B: SETTLEMENT PLAN



**UBUHLEBEZWE
MUNICIPALITY**

LAND USE TABLE

KEY	LAND USE
	Urban - Residential Neighbourhood
	Residential / Rural Settlements
	Open Space
	Primary School
	High School
	Sports Field
	Concrete
	Steep
	Existing Farm Stalls
	Rural Farm
	Community Hall
	Phase of servicing
	100yr Flood line area

NOTES :
 1. Final project boundary is subject to survey
 2. Access Road
 3. Secondary Road
 4. Major Road
 5. Project Boundary
 6. Contour Lines
 7. MIP Power Line Boundary
 8. 400 Power Line Boundary

**MHLABASHANE
RURAL HOUSING**

PRELIMINARY SETTLEMENT PLAN
 PROJECT NO. UBP/RES/DEV/001/2017
 DRAWING NO. UBP/RES/DEV/001/2017/01
 SCALE: 1:5000
 DATE: APRIL 2018

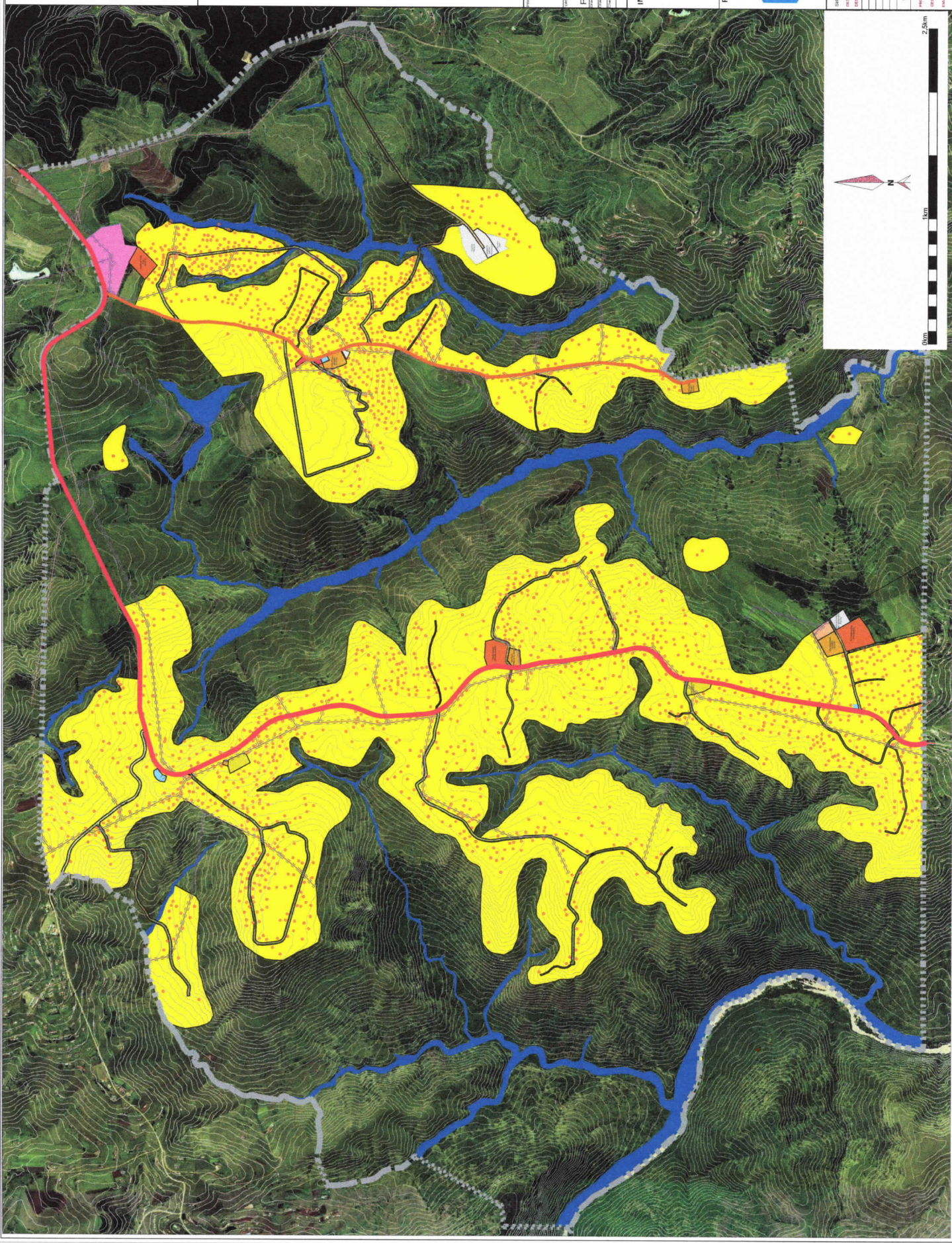
IMPLEMENTING AGENT:



PLANNING CONSULTANT :



SIGNATURE BY CLIENT :	DATE:
SIGNATURE BY :	DATE:
PROJECT MANAGER :	DATE:
DEVELOPMENT ENGINEER :	DATE:
APPROVED BY :	DATE:





UBUHLEBEZWE MUNICIPALITY

LAND USE TABLE

KEY	LAND USE
○	Urban - Residential Household
□	Residential / Rural Settlements
□	Open Space
□	Primary School
□	High School
□	Sports field
□	Concrete
□	Shop
□	Existing Farm Staffs
□	Rural Flats
□	Community Hall
□	Place of worship
□	100yr Flood line area

NOTES :

1. Final project boundary is subject to survey

— Access Road

— Secondary Road

— Major Road

--- Project Boundary

--- Contour Lines

--- M/V Power Line Right-of-Way

--- F/V Power Line Right-of-Way

--- 100yr Flood Line

--- 100yr Flood Line Area

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MHLABASHANE RURAL HOUSING

PRELIMINARY SETTLEMENT PLAN

PROJECT NAME: MHLABASHANE RURAL HOUSING
PROJECT NUMBER: MHLABASHANE RURAL HOUSING
PROJECT LOCATION: MHLABASHANE RURAL HOUSING
PROJECT DATE: MHLABASHANE RURAL HOUSING

IMPLEMENTING AGENT:

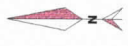
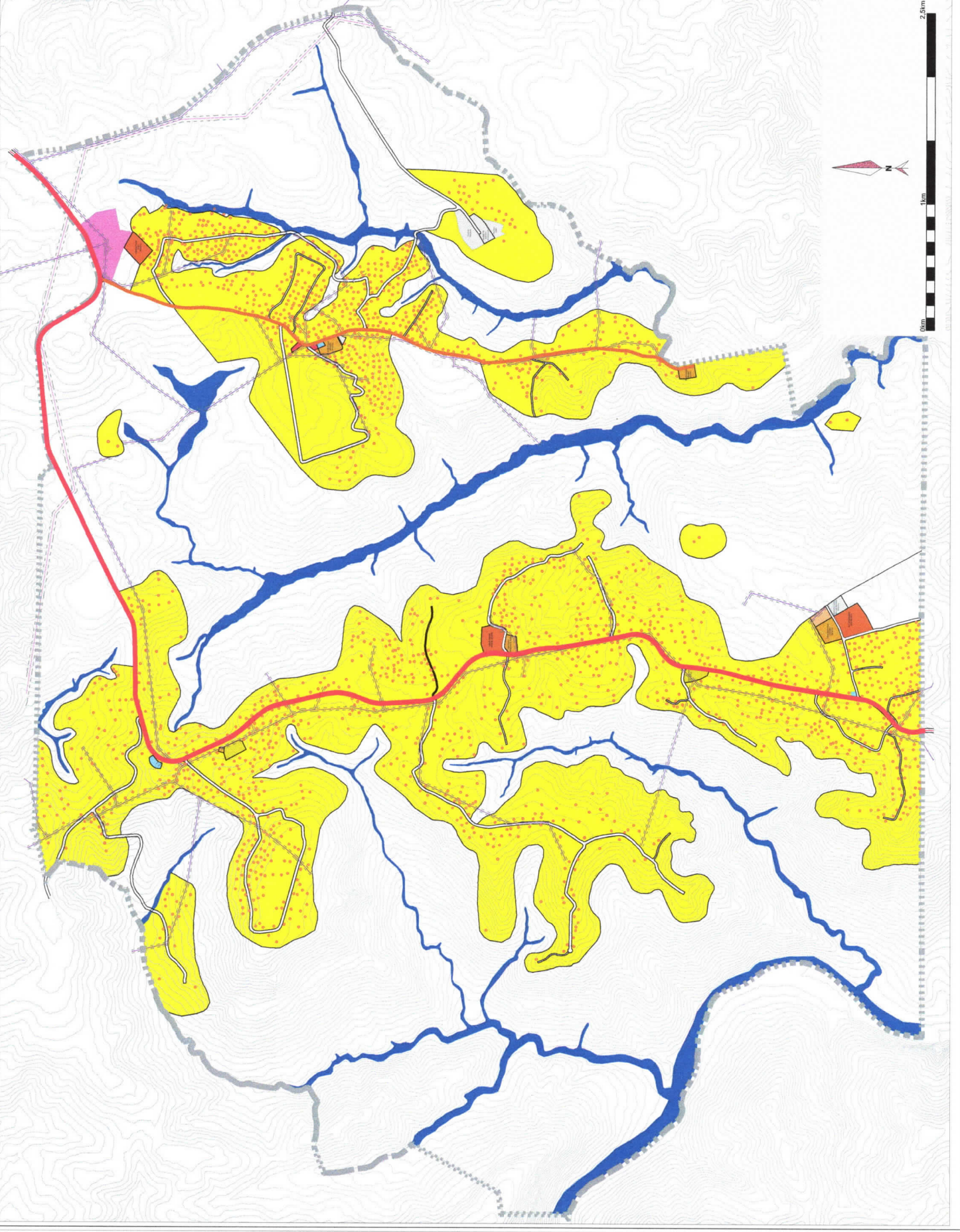


PLANNING CONSULTANT:



SIGNATURE BY CLIENT:

DESIGNATION	NAME
DATE	DATE
SIGNATURE BY:	NAME
DESIGNATION	NAME
DATE	DATE



ANNEXURE C: ENVIRONMENTAL ASSESSMENT REPORT

MHLABASHANE-PHUNGASHE RURAL SUBSIDISED HOUSING DEVELOPMENT LOCATED WITHIN THE UBUHLEBEZWE LOCAL MUNICIPALITY

PRELIMINARY ENVIRONMENTAL ASSESSMENT



JANUARY 2023

PREPARED FOR:



GANWA CONSULTING & DEVELOPMENT
79 Crompton Street
Office 307/308 Evennett Building
Pinetown
3610

Tel: (031) 701 2293

PREPARED BY:




K2M ENVIRONMENTAL (PTY) LTD
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DOCUMENT CONTROL RECORD

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1 INTRODUCTION

1.1 PROJECT BACKGROUND

The Ubuhlebezwe Local Municipality has, through its IDP process, and extensive consultation with respective beneficiary communities residing within the Ubuhlebezwe Local Municipality, identified the need to provide rural subsidised housing in its area of jurisdiction. This process was initiated as a means to address the municipality's predominantly traditional/informal housing profile, and in doing so improve the living conditions and quality of life of its rural communities. The provision and implementation of the rural subsidised housing projects will occur in accordance with the terms of the Rural Housing Subsidy Scheme (as described in Chapter 11 of the National Housing Code).

All rural subsidised housing projects require that an Environmental Assessment be conducted, as part of the initial rural housing application. This document provides an Environmental Assessment of the project area as part of the approval phase of the proposed rural housing project. The report is based on a combination of available desktop data sources. This assessment provides a summarized overview of key socio-economic, infrastructural and environmental aspects that will have to be considered in the implementation of the proposed subsidized housing project. The Ubuhlebezwe Local Municipality appointed Ganwa Consulting as the Implementing Agent for the proposed development. Subsequently, Ganwa Consulting appointed K2M Environmental (Pty) Ltd as the independent Environmental Assessment Practitioner (EAP) to undertake the Environmental Assessment for the proposed development.

The proposed Mhlabashane-Phungashe Rural Housing Development is located within Ward 10 of the Ubuhlebezwe Local Municipality and has a total extent of approximately 4784 ha. The entirety of the site consists of rural / traditional dwellings western and central portions of the project area with dense stands of indigenous forests and forestry plantations occurring in the eastern portion. The Mzimkhulu River flows along the southwestern corner of the project area while the Mzambe River flows through the eastern portion of the project area.

While the exact nature of the housing project in terms of the application of the subsidies and the location of individual beneficiaries within the study area has not yet been specified, it is known that the proposed Mhlabashane-Phungashe Rural Subsidised Housing project will result in the construction of approximately 2000 units and will therefore benefit approximately 2000 beneficiaries and their associated families. One VIP will be constructed per top structure. Construction of the top structure and VIP will be within each existing iMizi (development footprint). There will be no construction of roads or pipelines and development will not take place within any watercourses, within 32m of a watercourse, or within CBA: Irreplaceable areas.

According to Chapter 11 of the National Housing Code, rural housing subsidies may be used for any purposes which, in the discretion of the Housing Board, amount to housing purposes. Without limiting the discretion of any particular Housing Board, the following purposes may be regarded as housing purposes:

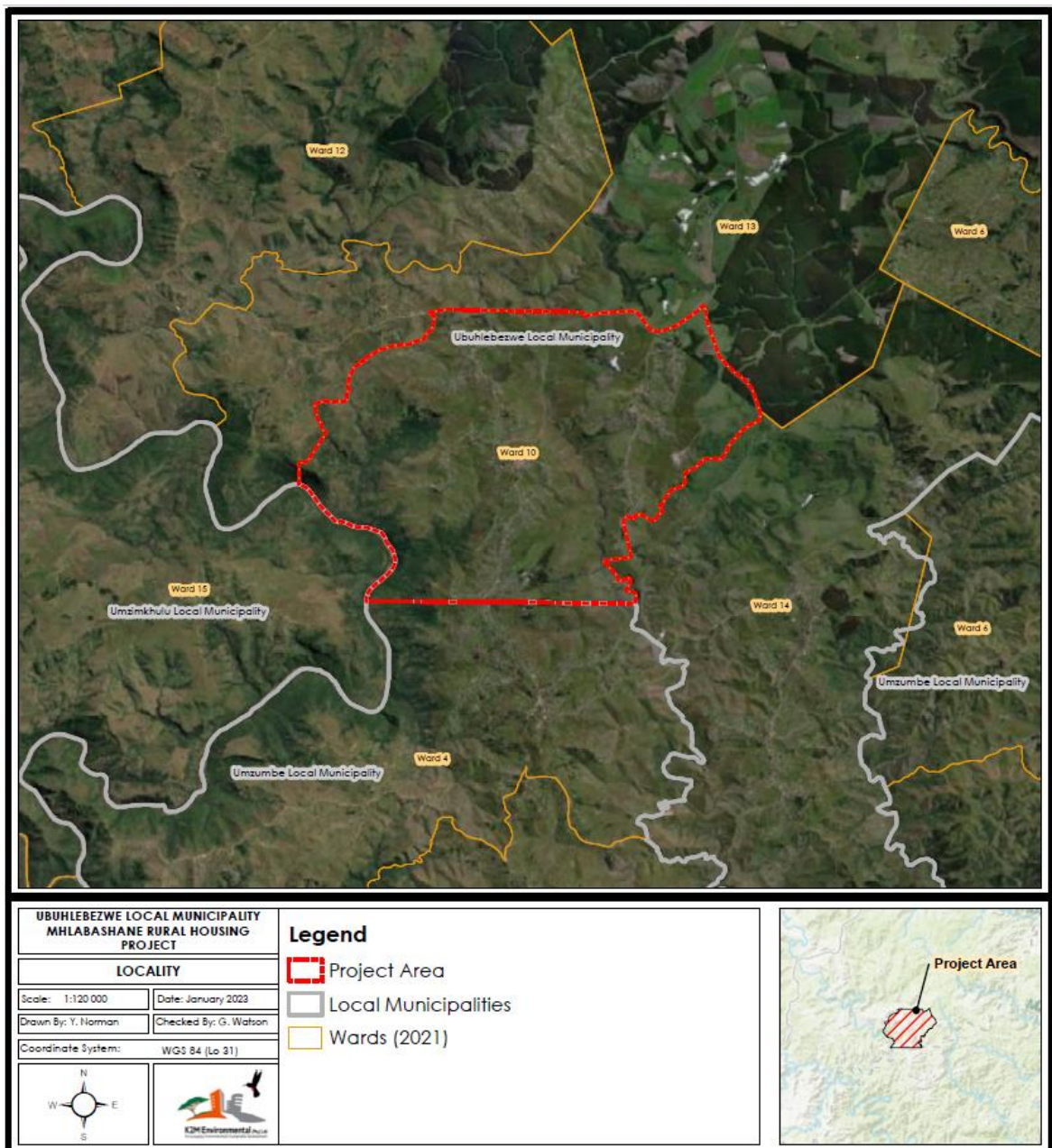
- ✚ The provision of sanitation facilities;
- ✚ The provision of roads and stormwater drains within the boundaries of any particular settlement;
- ✚ The provision of water;
- ✚ The construction or upgrading of dwellings;
- ✚ The purchase of building materials in order to enable a beneficiary himself or herself to construct or upgrade a dwelling

1.2 SITE DESCRIPTION

The project area falls within the jurisdiction of the Ubuhlebezwe Local Municipality, one of the four local municipalities that form part of the Harry Gwala District Municipality. The total population of the project area and local municipality is estimated at 7596 persons and 101 688 persons respectively.

The project area is located within Ward 10 of the Ubuhlebezwe Local Municipality and has a total extent of approximately 4784 ha with a population of 7596 persons. The entirety of the site consists of rural / traditional dwellings interspersed with thickets and woodland. The project area in relation to the surrounding wards is depicted in **Map 1.1** below.

Map 1.1: Project Area



2 APPROACH AND METHODOLOGY

2.1 APPROACH

2.1.1 Applicable Legislation

The National Environmental Management Act (No. 107 of 1998) provides for the control of certain listed activities which “*may have a detrimental effect on the environment.*” In terms of the Environmental Impact Assessment (EIA) Regulations Listing Notice 1, Listing Notice 2 and Listing Notice 3 of 2014 (as amended), such activities are prohibited until written authorisation is obtained from the Minister or her delegated authority. Activities listed in EIA Regulations Listing Notice 1 and Listing Notice 3 of 2014 (as amended) will require a Basic Assessment to be conducted while activities listed EIA Regulations Listing Notice 2 of 2014 (as amended) will require a thorough EIA process which includes a Scoping Report and an Environmental Impact Assessment Report.

The Department of Economic Development, Tourism and Environmental Affairs (DEDTEA) have in the past on similar projects indicated that it is their opinion that the development and construction of rural subsidised housing projects **does not constitute a listed activity** as identified in terms of Environmental Impact Assessment Regulations. This opinion was based on the fact that the Rural Housing Projects entail the construction of housing units within existing iMizi's (Brown Field Development). Due to the fact that such projects do not constitute listed activities they therefore did not require environmental authorisation in terms of the National Environmental Management Act) (Act 107 of 1998) (NEMA), and as such no environmental authorisation was required from the Department of Economic Development, Tourism and Environmental Affairs for projects of this nature.

The Department of Human Settlement has requested that cognisance needs to be taken in terms of the establishment of sustainable human settlements. This encourages the densification of settlements to enable for the provision of other supporting infrastructure at a later stage such as water connections to individual stand level as well as improved road and sanitation infrastructure. It is however important to understand that as part of this

project only housing units with a Ventilated Improved Pit Latrine (VIP) will be constructed within existing iMizi.

Should any Greenfield development occur as a result to this project, the extent of the cumulative area to be impacted must be limited to less than 1 hectare and should be restricted to degraded areas. Should the cumulative Greenfield Development footprint exceed 1 hectare, then an Environmental Authorisation will need to be applied for.

The purpose of this Environmental Assessment is thus to identify possible strategic environmental issues at the earliest possible stage in the planning process to:

- ✚ Ensure that environmental issues are addressed in a pro-active manner in the development of the housing process.
- ✚ Improve the assessment of strategic environmental impacts that might be caused by the envisaged developments, and
- ✚ Ensure that the concept of sustainability is integrated with developmental decision making.

This Environmental Assessment is prepared in terms of the Stage 1 application (reservation of beneficiaries) requirement of the Department of Human Settlement. This Report will be submitted to DEDTEA for official comment and to determine the way forward.

The overall approach towards this preliminary assessment is therefore based on the concept of sustainable development within the context of the official definition of sustainable development being: "*development that aims for equity within and between generations and adopts an approach where the economic, social and environmental aspects of development are considered in a holistic fashion*".

2.2 METHODOLOGY

This Environmental Assessment thus provides a summarized overview of some of the key aspects relating to the social, economic, infrastructural, service and biophysical environments, which impact on, and are similarly impacted upon by the Mhlabashane-Phungashe Rural Housing project area. The summarized overviews of various aspects contained within the Environmental Assessment have been based on a combination of existing available desktop information sources.

Available desktop information sources include information derived from the 2011 South African Census, as well as the Integrated Development Plan 2021/2022; and various spatial GIS information. These information sources were initially made use of to establish the general status quo conditions of various social, economic, service and infrastructural demographics which impact on and are subsequently impacted upon by the project area and its local population. As a supplement to the information provided and discussed within the assessment report a number of accompanying thematic maps have also been included within the report, which provide a graphical representation of various biophysical factors at play within the project area.

The report has generally been structured as follows:

- ✚ **Section 3** deals with the **Socio-Economic Development component** of the project area. The social component addresses aspects such as age, gender, education and housing, while the economic component addresses aspects such as monthly household income, employment status, and a profile of the economic sectors within which the employed proportion of the project area population are involved in within the Mhlabashane-Phungashe Rural Housing project area.

- ✚ **Section 4** deals with the **services and infrastructural component** of the project area. The services component therefore addresses residents' access to water, sanitation, electricity, telecommunication infrastructure and waste removal services, while the infrastructural component addresses the road network and stormwater management systems within the project area.

- ✚ **Section 5** deals with the **biophysical characteristics** of the project area, and therefore covers aspects such as land use, climate, land cover, topography and drainage, floodline areas, CBAs, Protected areas, corridors, mineral deposits, archaeological, cultural and historical sites, and potential sources of pollution.

- ✚ **Section 6** provides a brief overview of the **current settlement pattern** of the Mhlabashane-Phungashe Rural Housing project area and discusses some of the impacts associated therewith.

- ✚ **Section 7** provides a **summary conclusion** of the findings of the Preliminary Environmental Assessment Report and the potential impact of the proposed development on the environment and local population, while also providing some recommendations with which to minimize or negate any negative impacts.

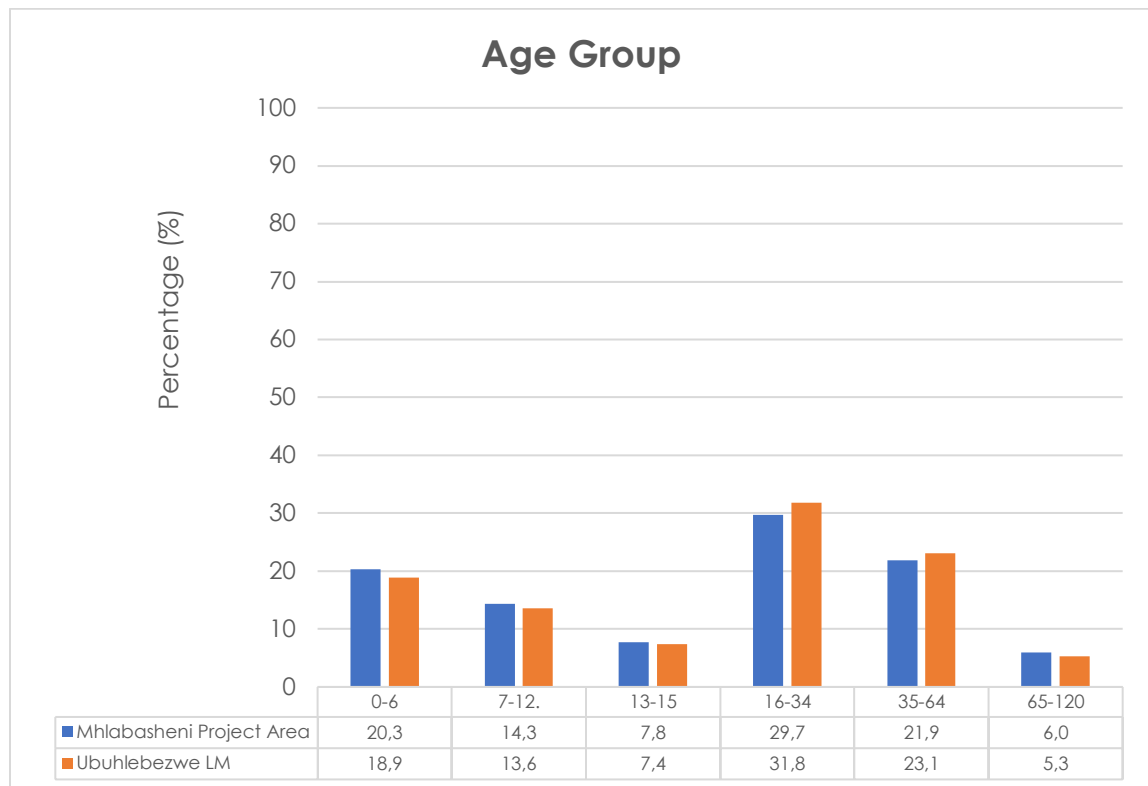
3 SOCIO-ECONOMIC COMPONENT

3.1 SOCIAL DEMOGRAPHIC CHARACTERISTICS

The figures illustrated below were prepared from the Census 2011 and Census 2016 data and present a socio-economic overview of the study area. The Mhlabashane-Phungashe Housing project area falls within the jurisdiction of the Ubuhlebezwe Local Municipality. The figures of the project area are therefore presented together with the overall figures of the municipality to yield a comparative socio-economic overview of the study area.

3.1.1 Age Profile

The age profiles of the project area and of the Ubuhlebezwe Local Municipality (LM) are depicted in Figure 3.1 below. As illustrated by graph below, approximately 72.1% of population in the project area is under 35 years of age. Similarly, 71.7% of the population in the Ubuhlebezwe LM is under 35 years of age. Approximately 21.9% of the project area population falls between the ages of 35 and 64 years, while 23.1% of the local municipal population fall under the same age bracket. The project area and Ubuhlebezwe LM have a low proportion of people older than 65 years of age, at 6% and 5.3% respectively. The age distribution figures suggest that the population of the study area mostly consists of young individuals who will become the adults in the near future.

Figure 3.1: Age Profile

Source: Statistics SA, Census 2011.

3.1.1.1 Implications for the Rural Subsidised Housing Project:

Age distribution patterns are of utmost importance when planning future developments and allocating subsidies as various subsidised facilities will be better enjoyed by individuals of certain ages now and in the future. Age distribution is also considered when determining the need for other supporting facilities necessary to ensure maximum yield of benefits of any given development, such as the proposed rural housing project. The age distribution structure of the population of the project area has various implications as far as subsidised housing is concerned, which must be considered during the planning (location) and implementation of the project, these include:

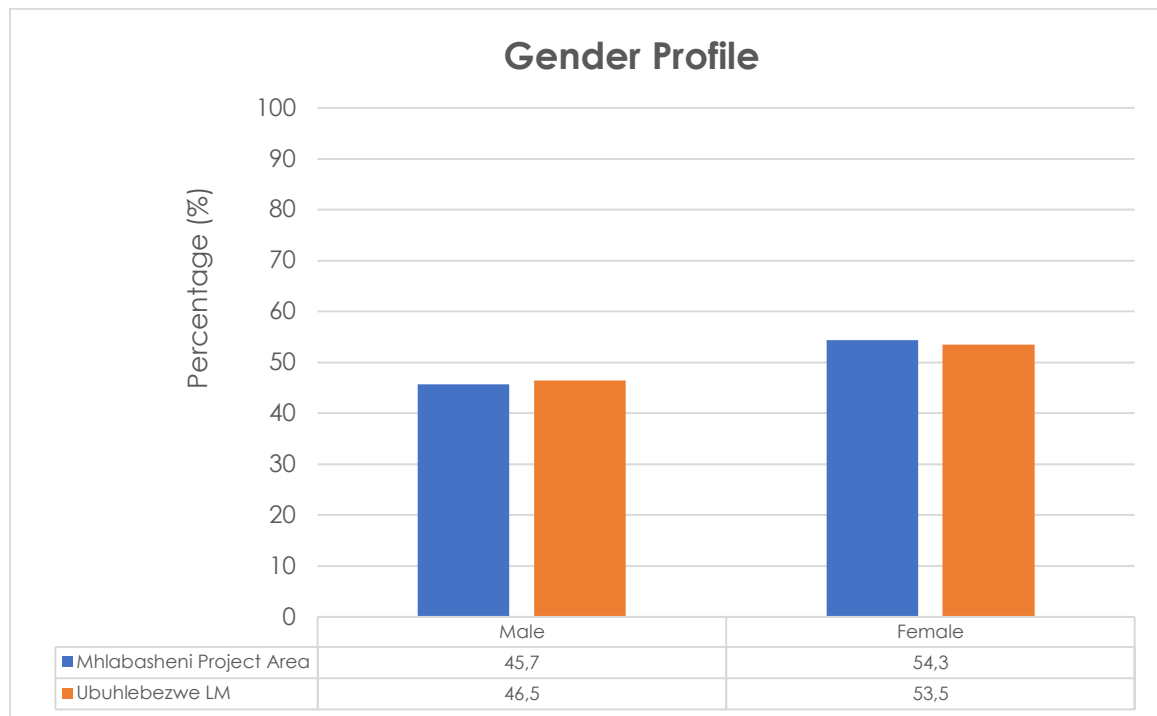
- ✚ Provision of sufficient and appropriate education facilities within close proximity to the housing development, and thereby ensuring that scholars do not travel unnecessary distances.

- ✚ Provision of economic and/ or employment opportunities within close proximity of the houses as a number of young people will be entering the economically active age category over the next five to ten years and will thus be seeking appropriate employment opportunities.
- ✚ Provision of adequate social services and amenities: as the young age profile increases the proportion of the population which are not yet economically active which results in a high dependency ratio which places increased pressure on social services, facilities, and amenities. Provision of such services will not only benefit young individuals but rather the community at large.

The lack of such facilities and services within close proximity to the area will result in the individuals and families relocating to areas where such services are available and therefore leaving the subsidised houses which were meant to improve their quality of life, thereby limiting the success of the proposed housing project.

3.1.2 Gender Profile

Figure 3.2 below illustrates a female dominant population within the study area and the overall municipality. According to the 2011 census information as much as 54.3% of the total population of the project area is female and 45.7% is male. Relatively similar trends of a female dominant population are evident for the overall Ubuhlebezwe municipal area with 53.5% of the total population being female and 46.5% being male.

Figure 3.2: Gender Profile

Source: Statistics SA, Census 2011.

3.1.2.1 Implications for the Rural Subsidised Housing Project:

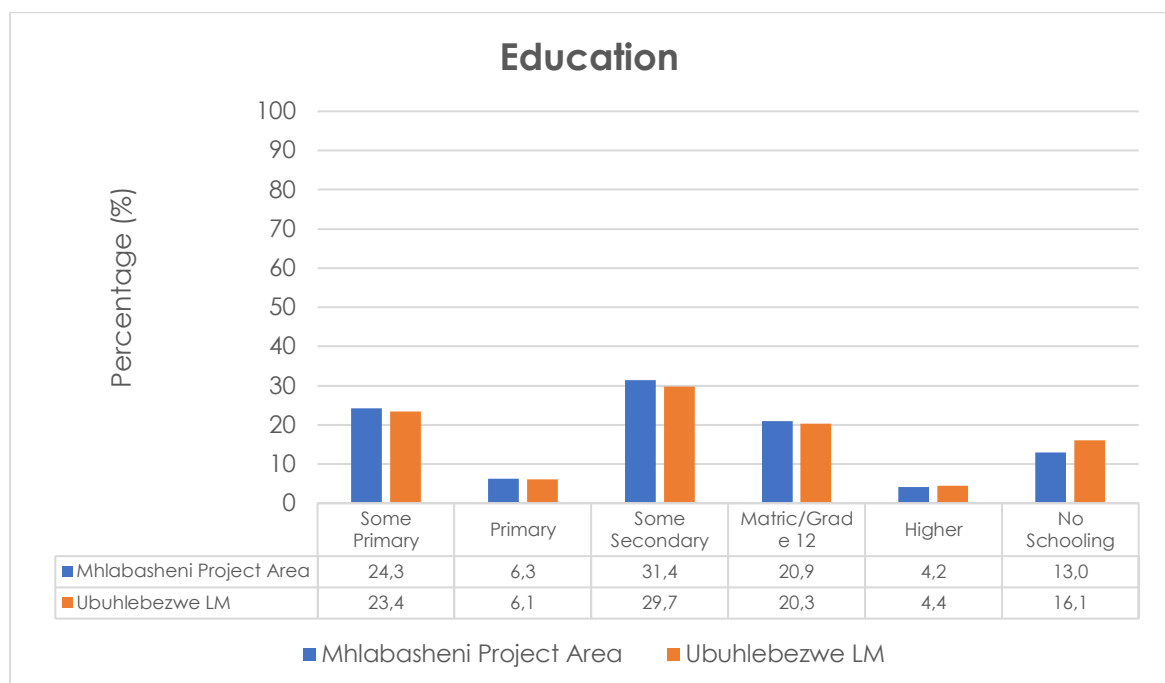
The implication of gender roles within the Mhlabashane-Phungashe Housing project area need to be given due consideration with regards to the implementation of the envisaged subsidised housing project. Practices of gender equality and empowerment are necessary to ensure that benefits derived from the implementation of the proposed development are distributed in such a way that is reflective of the population structure as a whole.

3.1.3 Education Profile

The 2011 education profile of the study area and the Ubuhlebezwe Local Municipality is illustrated in Figure 3.3 below. These figures illustrate the education levels of persons over the age of 15 years and therefore falling into the economically active categories of the population. The figures suggest moderate education and literacy levels within the study area with approximately only 13% of the population having indicated that they have not undergone any formal schooling. Approximately 24.3% of the population indicated to have

some primary education and only 6.3% have completed primary schooling. Only 31.4% of the adult population of the project area indicated to have some secondary education with only 20.9% of the population indicating to have completed Grade 12 and only 4.2% of the total population have undergone some form of post matric/ tertiary education training. The figures of the overall Ubuhlebezwe Municipal area indicate a similarly moderate education profile for the municipality with approximately 16.1% of the economically active population having undergone no formal schooling, 23.4% having received some primary level education and only 6.1% having completed primary education. Only 29.7% of the municipal population had received some secondary education and only 20.3% and 4.4% have completed Grade 12 and tertiary education respectively.

Figure 3.3: Levels of Education



Source: Statistics SA, Census 2011.

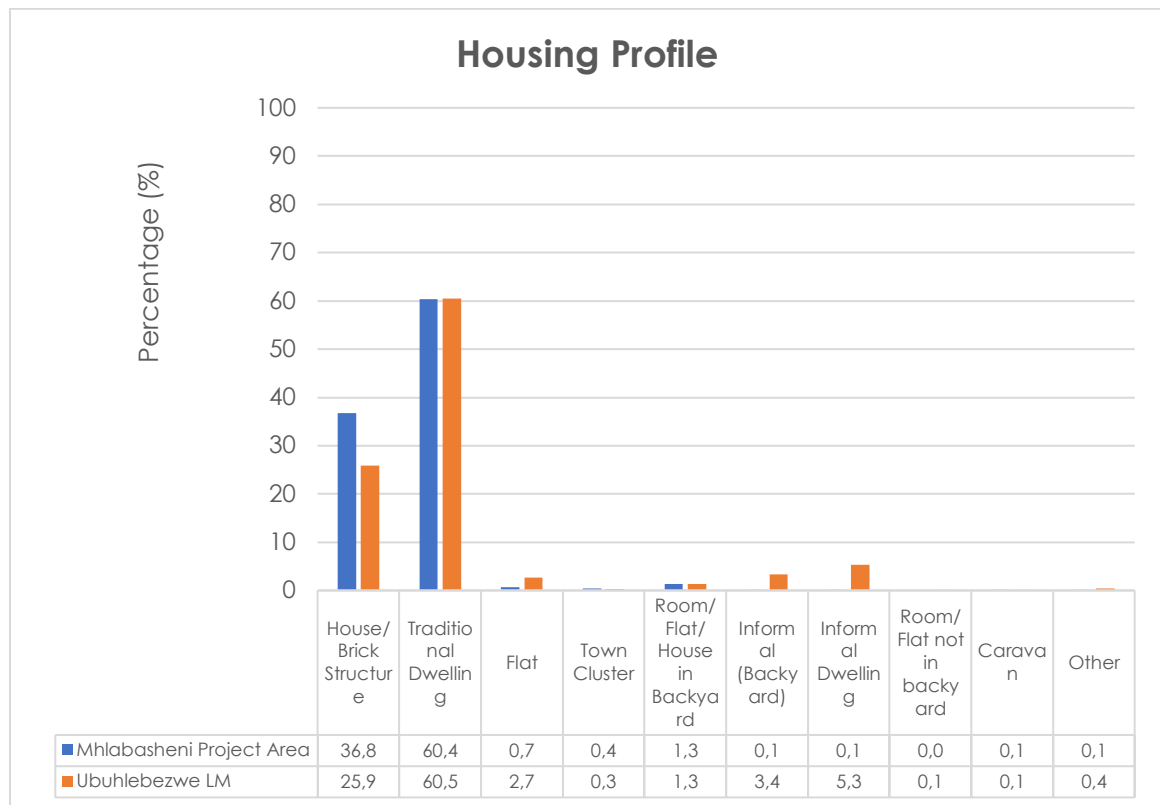
3.1.3.1 Implications for the Rural Subsidised Housing Project:

The level of illiteracy within the project area will need to be taken into consideration with regards to the implementation of the proposed project to ensure that that population within the project area who are illiterate are assisted, included and involved in community participation practices, and are not discriminated against as a result. Technical aspects of

the proposed housing project may have to be communicated as they need to be clearly understood by the beneficiary communities. Specific provisions will need to be made to include those members of the project area who may be illiterate in the development process, so as to avoid the possibility of exclusion of certain demographics. Facilities with which to cater to adult education could similarly constitute a viable option for future municipal developments of the area. In terms of overall project development and management it is important to ensure that all beneficiaries fully understand and grasp the implications and technical aspects relating to this housing initiative.

3.1.4 Housing Profile

Figure 3.4 below depicts the housing profile of the study area and for the Ubuhlebezwe Local Municipality. The most predominant housing type within the project area is "Traditional Dwelling" with the majority (60.4%) of household within the project area residing in structures of this nature; the second most predominant housing type is the "House/Brick Structure" with 36.8% of houses within the project area falling into this category. Traditional dwellings include mud houses, clay houses and huts made of animal manure. Other housing types exist within the study area but in relatively low numbers as depicted in the graph below. The overall figures for the municipality area depict a relatively similar housing profile with the most predominant and second most predominant housing type being "Traditional Dwelling" (60.5%) and "House/Brick Structure" (25.9%) respectively.

Figure 3.4: Housing Profile

Source: Statistics SA, Census 2011.

3.1.4.1 Implications for the Rural Subsidised Housing Project:

According to the Housing Act, 1997, it is pertinent that all citizens and permanent residents of the Republic will, on a progressive basis, have access to:

- ✚ Permanent residential structures with secure tenure, ensuring internal and external privacy and providing adequate protection against the elements.

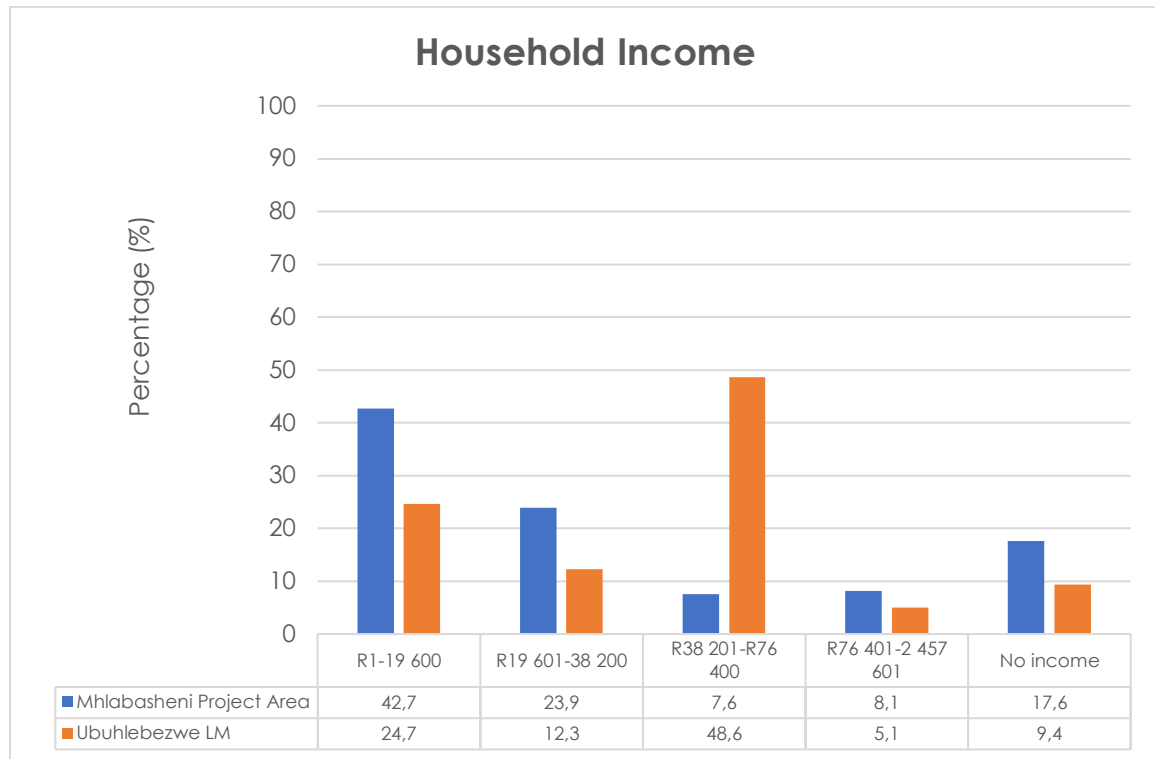
The National legislated (RDP) minimum norms and standards in respect of housing supply in South Africa is considered to be a brick top structure of 40 m² (minimum), of which 36.8% of households in the project area; and 25.9% of the households within Ubuhlebezwe Local Municipality; have access to housing services at this level. This national standard has been accepted by the Department of Housing as their minimum norms and standards for the rural housing instrument as far as subsidised housing provision is concerned.

Due to the traditional nature of a considerable number (60.4%) of houses situated within the Mhlabashane-Phungashe Rural Housing project area, the need for the implementation of a rural subsidized housing project is clearly evident. Such a factor should therefore support and favour the implementation of the proposed project on the Mhlabashane-Phungashe Rural Housing project area.

3.2 ECONOMIC DEMOGRAPHIC CHARACTERISTICS

3.2.1 Household Income and Affordability Profile

Figure 3.5 below illustrates a relatively low household income profile within the Mhlabashane-Phungashe Rural Housing project area and the overall Ubuhlebezwe Local Municipality. As much as 42.7% of the total number of households within the study area indicated a collective monthly household income of R19600 and less, 23.9% fall within the income range of R196001 – R38200, approximately 7.6% earn between R38201 and R76400 while only 8.1% of the total number of households indicating a collective monthly household income of more than R76400. The 2011 Census data also show that 17.6% of the population within the project area have no form of income. Relatively similar monthly household income trends can be seen for the overall Ubuhlebezwe Local Municipality in **Figure 3.5** below.

Figure 3.5: Monthly Household Income

Source: Statistics SA, Census 2011.

3.2.1.1 Implications for the Rural Subsidised Housing Project:

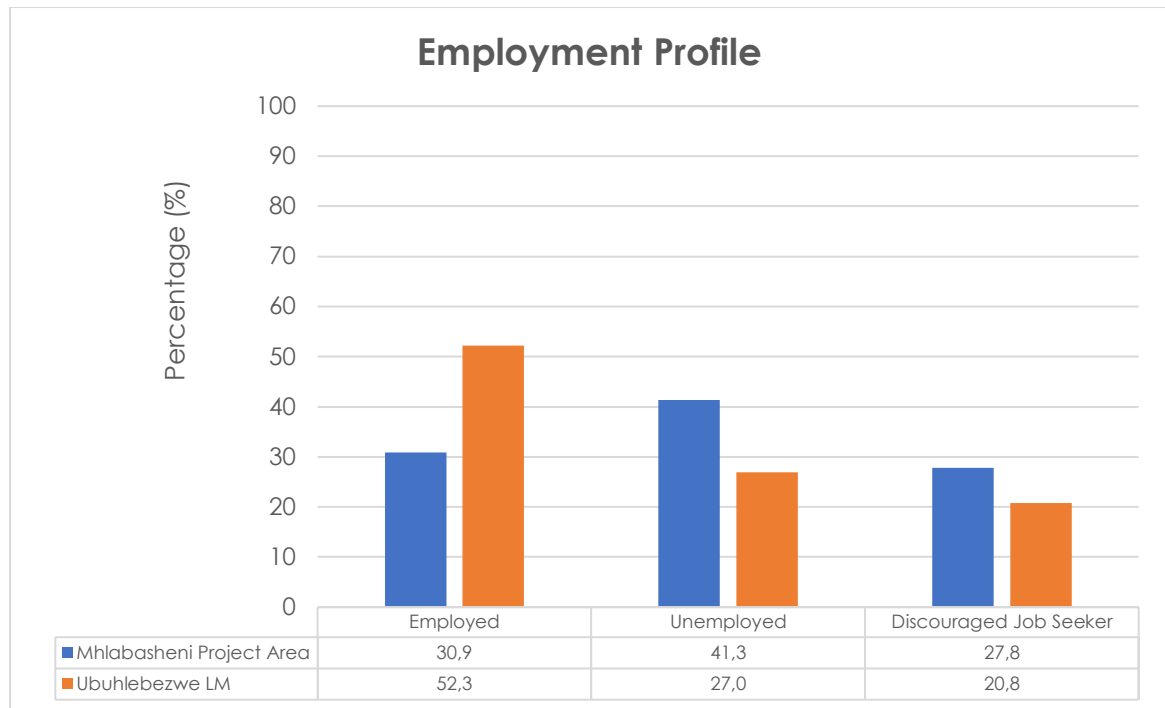
The figures above indicate relatively low affordability levels within the project area and the municipality. The proposed rural housing project will benefit many households with low monthly income and who cannot afford proper housing. The ability of residents to pay for service levels above the minimum required standards will also be very limited.

3.2.2 Employment Profile

Figure 3.6 below illustrates the employment profile of the project area and the overall municipal profile. Around 41.3% of the adult economically active population indicated to be unemployed, according to the narrow definition of unemployment. These figures include persons older than the age of 15 who indicated that they were unemployed at the time of the survey but seeking employment and that they were willing to take up any employment position should it be presented. Only 30.9% of the economically active population within the project area indicated that they were employed at the time of the survey. As much as 27.8% of the economically active population indicated that they were

discouraged job seekers. The survey on the overall employment profile of the Ubuhlebezwe Local Municipality indicated a relatively more optimistic situation with 52.7% of the population being employed, 27% being unemployed and 20.8% being discouraged job seekers. The very low affordability levels of the study area population are directly related to the high unemployment rate within the area.

Figure 3.6: Employment Profile



Source: Statistics SA, Census 2011

3.2.2.1 Implications for the Rural Subsidised Housing Project:

The potential role of the envisaged housing project in providing some employment and income generating opportunities during the construction and implementation phases should clearly be a key consideration in the project plan. The development of technical skills relating to construction which could benefit the project beneficiaries after completion of the housing project should also be considered in the project implementation and management stages.

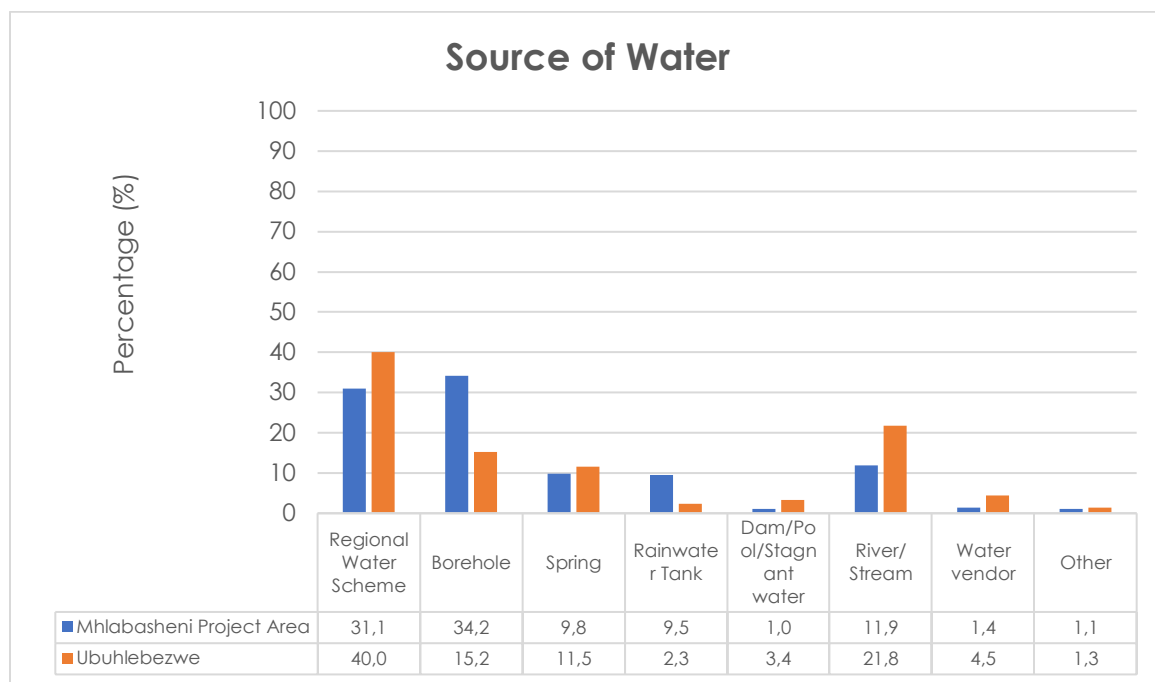
4 SERVICES AND INFRASTRUCTURE

4.1 SERVICES DEMOGRAPHICS

4.1.1 Access to Water Sources and Water Infrastructure

Figure 4.1 below illustrates the different types of water sources accessed by the local communities in the study area and in the municipality. In the study area, the majority of water used by the local community is sourced from boreholes (34.2%) and the Regional Water Scheme (31.1%). Only 11.9% of water utilized by the local community in the study area is sourced from rivers or streams. Other sources of water are utilized in the study area, but at relatively low levels as depicted in Figure 4.1.

At the municipal level, a similar trend is observed. However, 40% of the municipal population sources its water from the Regional Water Scheme and 21.8% source the water from rivers/streams. Only 15.2% of water utilized by the population is sourced from boreholes, with only 11.5% and 4.5% being sourced from springs and water vendors respectively (Figure 4.1). This suggests a higher dependence on natural water at the municipal level (compared to the study area) and therefore a lack of water infrastructure development in the Ubuhlebezwe Local Municipality as a whole.

Figure 4.1: Water Sources

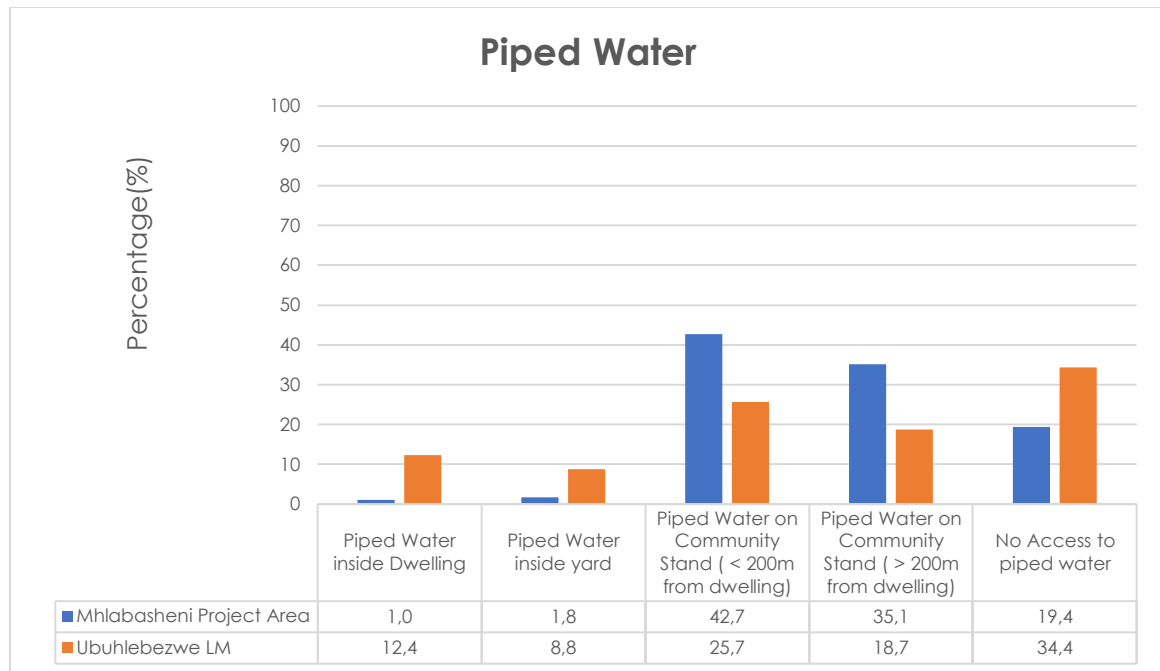
Source: Statistics SA, Census 2011.

Figure 4.2 below illustrates the levels of access to water infrastructure, for drinking and other auxiliary household uses, for communities residing within the project area and the overall Ubuhlebezwe Local Municipality. The figure shows severely limited access to running water in the project area with only 1% of the total number of households having access to piped water “inside dwelling” and only 1.8% having access to piped water “inside yard”. Approximately 42.7% of the households in the project are “access water from a communal stand pipe situated within 200m” from the dwelling while 35.1% “access water from a communal stand pipe situated further than 200m” from the dwelling with approximately 19.4% of households having no access to piped water. It is quite clear that access to clean reliable running water was quite limited at the time that the survey was conducted within the Mhlabashane-Phungashe area. Therefore, the area will benefit from further developments to their water infrastructure.

Ubuhlebezwe Local Municipality households has a relatively higher number of households that have access to running water with only 12.4% and 8.8% of households having access to piped water “inside dwelling” and “piped water inside yard” respectively. A further 25.7% of households indicated to source water from a communal tap situated within a distance

of 200 meters while 18.7% would source water from a communal tap situated more than 200 meters from the dwelling. However, most of the households (34.4%) do not have access to piped water.

Figure 4.2: Access to Water Infrastructure



Source: Statistics SA, Census 2011.

4.1.1.1 Implications for the Rural Subsidised Housing Project:

The levels of service delivery derived from acceptable national policy frameworks which are relevant for the level of water services indicate the following definitions as being applicable:

- A 'Survival' level of service providing five (5) to eight (8) litres of water per capita per day at 800 – 1500 meters walking distance;
- The RDP level of service providing twenty-five (25) litres of water per capita per day at 200 meters walking distance; and
- A higher level of service providing more than twenty-five (25) litres of water per capita per day and at less than 200 meters walking distance. It even includes a yard or house connection.

The National legislated (RDP) minimum norms and standards in respect of water supply in South Africa are therefore considered to be a maximum 200 m's walking distance between a communal stand pipe and one's residence, of which approximately 46.9% of the total Ubuhlebezwe Local municipal population and 45.5% of the Mhlabashane-Phungashe Rural Housing project areas total population have access to water services at this level. This national standard has been accepted by the Department of Housing as their minimum norms and standards for the rural housing instrument as far as subsidised housing provision is concerned. Therefore, due to the fact that the provision of water amounts to housing purposes in terms of the Housing Board/Department of Human Settlements explanation of rural subsidies, the provision of water at the minimum RDP level of service provision at least should constitute a key municipal objective for implementation in Mhlabashane-Phungashe Rural Housing project area, as well as the Ubuhlebezwe Local Municipality as a whole. The provision of Rural Subsidised Housing should therefore not occur in isolation but should be supported by various other necessary infrastructural and service provision projects.

4.1.2 Access to Sanitation Infrastructure

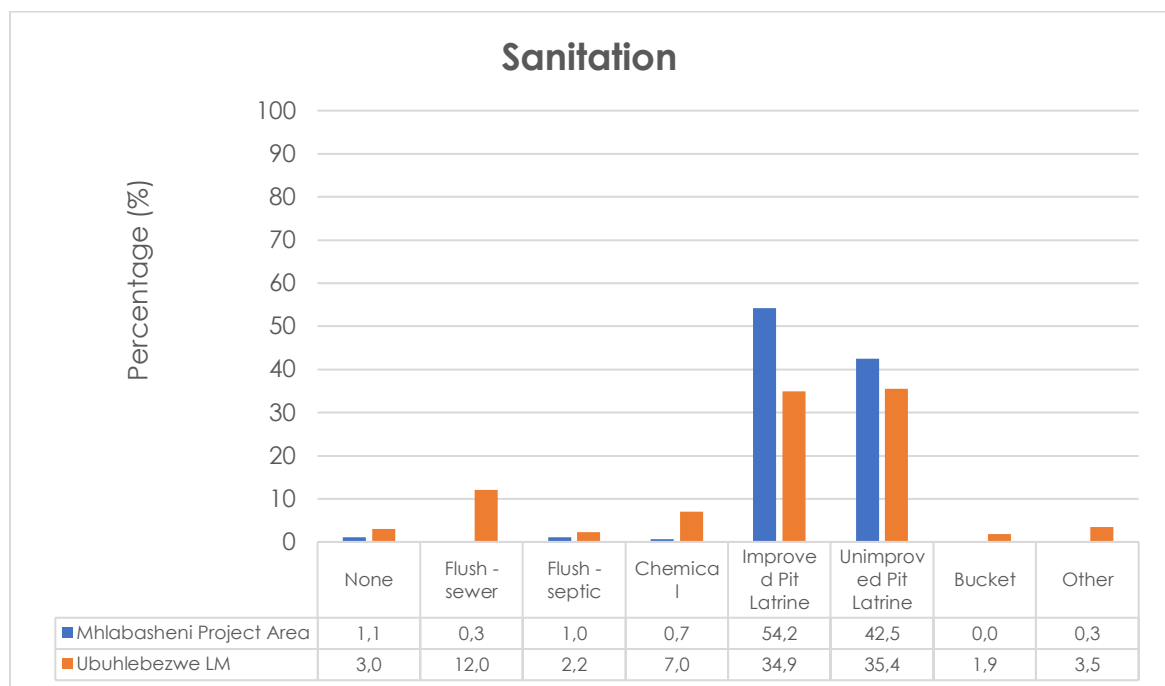
As shown by Figure 4.3 below, as much as 54.2% of the households in the project area make use of Improved Pit Latrine" toilet facilities and 42.5% use improved "Unimproved Pit Latrine" toilets. Only 1% of households indicated the use of flush toilets connected to a septic tank system and only 0.7% of households used chemical toilets. Approximately 0.3% of households used flush toilets connected to a sewerage system only 0.3% of households within the project area used other means of sanitation. Approximately 1.1% of the households have no means of sanitation.

The statistics of the overall Ubuhlebezwe Local Municipality indicated 35.4% of households making use of "Unimproved Pit Latrine" toilets and 34.9% using "Improved Pit Latrine" toilets. Approximately 12% of households within the Municipality use flush toilets connected to a sewerage system and 7% of households use chemical toilets. Approximately 2.2% of households used flush toilets connected to a septic tank system and 1.9% of households used the bucket system. Approximately 3.5% of households use other means of sanitation and 3% of households have no means of sanitation.

The absence of appropriate sanitation infrastructure in the project area is clearly evident from the information depicted in Figure 4.3 below. This is illustrated by the fact that flush toilets (both sewerage system and septic tank system toilets) are utilized by a very small minority in both the project area (1.3%) and the Municipality (14.35%). The average number of households with flush toilets in Ubuhlebezwe LM is relatively higher than that of the project area and pit latrines toilets (both improved and unimproved) are used more in the project area compared to the overall municipal area. The figures therefore indicate a relatively high need of proper sanitation facilities but the limited access to running water within the area could be a major reason for the lack of sanitation infrastructure in the Mhlabashane-Phungashe Rural Housing project area.

The potential impact of the extensive utilization of unimproved pit latrines and other forms of inappropriate sanitation infrastructure, on biophysical aspects such as surface and ground water, as well as the potential health implications is clearly evident from these figures, as is the need for improved access to sanitation infrastructure in both the Mhlabashane-Phungashe Rural Housing project area and the greater Ubuhlebezwe Local Municipality.

Figure 4.3: Access to Sanitation Infrastructure



Source: Statistics SA, Census 2011.

4.1.2.1 Implications for the Rural Subsidised Housing Project:

The levels of service delivery derived from acceptable national policy frameworks which are relevant for the level of sanitation services indicate the following definitions as being applicable:

- a Ventilated Improved Pit latrine (VIP) level of service;
- the interim level of service providing on-site sanitation that could include amongst others an on-site dry system (single, double pit or organic systems such as the Enviroloo) or an on-site wet system (such as a low flush or a septic tank and french drain); and
- a waterborne level of service providing treatment of raw sewage by means of a Sewage Treatment Works.

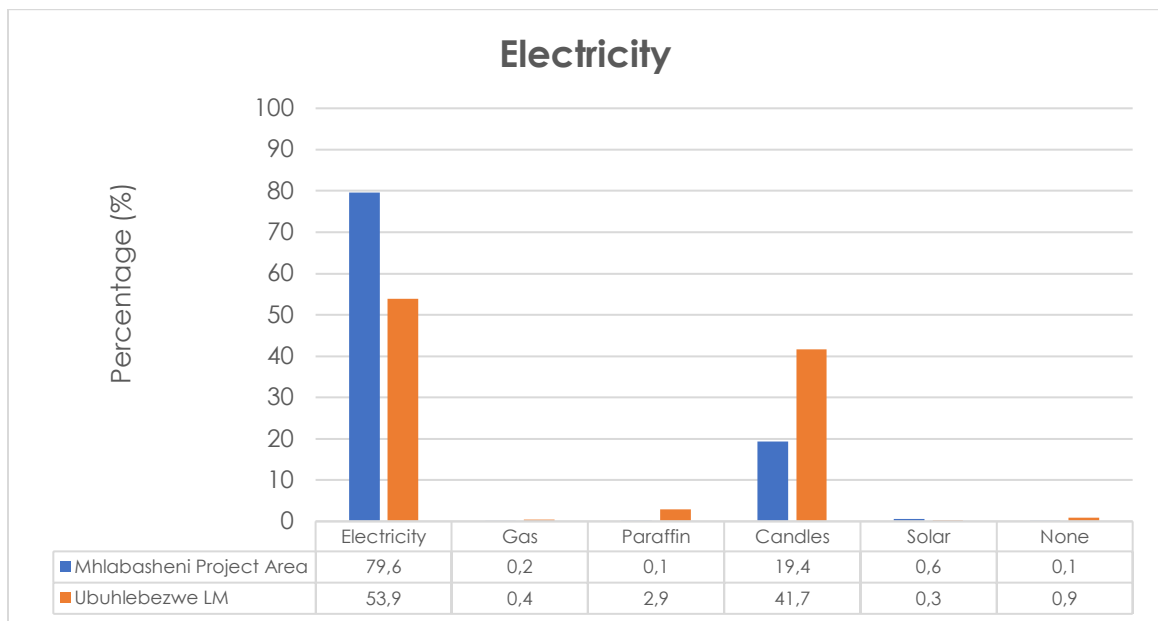
The National legislated (RDP) minimum norms and standards in respect of sanitation service provision in South Africa is considered to be ventilated improved pit toilet (VIP), of which approximately 34.9% of the total households in Ubuhlebezwe Local Municipal area and 54.2% of the Mhlabashane-Phungashe Rural Housing project areas total population have access to sanitation services at this level. This national standard has been accepted by the Department of Human Settlements as their minimum norms and standards for all rural housing instruments as far as subsidised housing provision is concerned. Therefore, due to the fact that the provision of sanitation amounts to housing purposes in terms of the Housing Board/Department of Human Settlements explanation of rural subsidies, the provision of sanitation at the minimum RDP level of service provision at least should constitute a key municipal objective for implementation in the Mhlabashane-Phungashe Rural Housing project area, as well as the Ubuhlebezwe Local Municipality as a whole. The provision of Rural Subsidised Housing should therefore not occur in isolation but should be supported by various other necessary infrastructural and service provision projects.

4.1.3 **Access to Electricity Infrastructure**

Figure 4.4 below indicates the various energy sources used for lighting purposes by households within the Mhlabashane-Phungashe Rural Housing project area and overall Ubuhlebezwe municipal area. During the time of the survey, the majority of households within the project area (79.6%) indicated that they used electricity while 19.4% used candles. Solar energy is utilized by only 0.6% of households. A further 0.2% and 0.1% made

use of gas and paraffin lighting respectively while 0.1% of households use other/no sources of electricity. The trends in “energy for lighting” statistics recorded for the overall municipal area were relatively similar with as much as 53.9% of the households within the overall Ubuhlebezwe municipality indicating to use electricity 41.7% used candles for lighting in 2011. A total of 2.9% of households within the municipal area indicated the use of paraffin as a source of lighting. Furthermore, gas (0.4%) and solar (0.3%) were also recorded as lighting source respectively; with 0.9% of households indicating that they used other or no sources of lighting. The proportion of households with access to electricity in the study area is relatively higher than the comparative figure for the Local Municipality (Figure 4.4).

Figure 4.4: Access to Electricity Infrastructure



Source: Statistics SA, Census 2011.

4.1.3.1 Implications for the Rural Housing Project:

The provision of an internal electrical reticulation network is not viewed as a minimum requirement as far as subsidised housing is concerned, and as such the provision of an internal electrical reticulation network does not form part of the proposed subsidised housing project. The absence of appropriate electricity infrastructure can often result in the extensive utilization of firewood for cooking and heating purposes with the resulting potential negative impact on natural vegetation. Limited access to electricity infrastructure

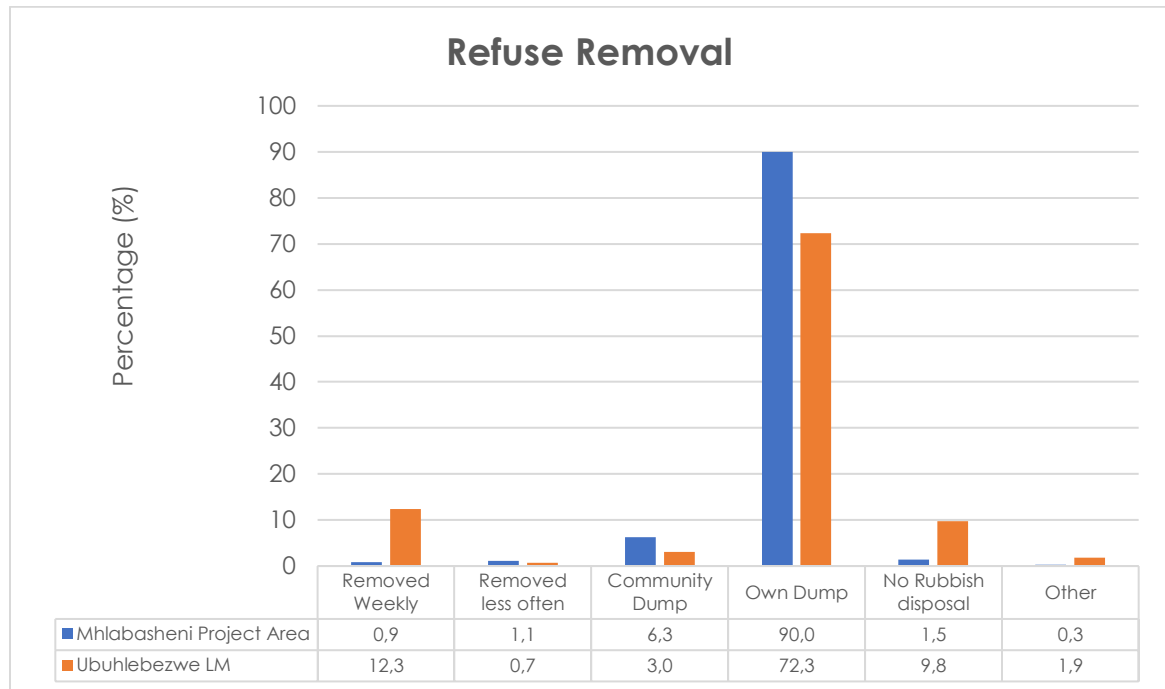
often contributes to the general deforestation of the surrounding area, and increased levels of air pollution arising from the use of firewood for cooking and heating purposes.

4.1.4 Access to Waste Removal Services

The graph in Figure 4.5 below depicts the various waste management/ removal methods recorded as being used by the various households within the project area and the overall local municipality. The limited availability of any form of formalized refuse removal system in the Mhlabashane-Phungashe Rural Housing project area and the overall Ubuhlebezwe Local Municipality at the time of the survey is clearly illustrated in the graph. As much as 90% of the total number of households within the project area indicated that they make use of their own refuse dump, be it pit holes in the yard or in close proximity to the house.

Only 0.9% of households within the project area had its refuse collected by the municipality once a week and 1.1% of households indicated that their refuse was collected by the local municipal authority less often than weekly basis. Only 6.3% of households in the project area made use of a communal dump. Approximately 0.3% of households in the project area made use of other waste disposal methods and 1.5% of households did not have access to any form of waste management.

The figures from the graph indicate that 12.3% of the households in Ubuhlebezwe Local Municipality had their refuse collected once a week and 0.7% collected less often than on a weekly basis while 3% made use of communal dump sites. Much like in the project area, the majority of households in the Ubuhlebezwe Local Municipality (72.3%) used their own dump (Figure 4.5). Approximately 1.95 of households in the Municipality use other methods of waste disposal and as much as 9.8% of households do not have access to any form of waste disposal. From the graph it is evident that the majority of households in the Mhlabashane-Phungashe Rural Housing project area and the overall Ubuhlebezwe Municipal Area have no access to any form of waste removal or disposal services and dispose of their refuse through means of their own refuse dumps.

Figure 4.5 Access to Waste Removal Services

Source: Statistics SA, Census 2011.

4.1.4.1 Implications for the Subsidised Housing Project:

The Ubuhlebezwe Local Municipality is the service provider responsible for the provision of a functional waste removal and disposal system within the study area. It must be noted that the absence of waste removal services in the study area can not only impact negatively on the biophysical environment, but also on the aesthetic appearance of the area, and the overall health profile of the resident communities, as well as their livestock as a result of livestock ingesting such waste.

4.2 INFRASTRUCTURE

4.2.1 Roads

This section of the report provides an overview of existing road networks occurring across and providing access to the Mhlabashane-Phungashe Rural Housing project area . This overview or the existing road networks is also illustrated in Map 4.1 below. **It must be noted that the scope of the proposed Mhlabashane-Phungashe Rural Subsidised Housing Project does not include any major construction of new roads to the project area, in some instances some individual access roads will be constructed but which will be well below the triggers for environmental authorisation. The accesses will be less than 4-meter-wide, with no construction activity being permitted within a 32m stream, dam, river and wetland.**

4.2.1.1 National Roads

There are no National Roads that have been proclaimed within the project area.

4.2.1.2 Provincial Roads

There is only one Provincial Road, the P68-1 that runs through the central portion of the project area.

4.2.1.3 District Roads

There are two District Roads that run through the project area, namely the D961 and D168, which traverse the eastern portion and runs along the eastern border of the project area respectively.

4.2.1.4 Local Access Roads

There are four numbered local access roads around the site, namely the L1495 (in the central portion of the project area), the L2433 (central portion) and the L2438, the L2434, the L2915 (both of which traverse the eastern section).

4.2.1.5 Implications for the Rural Subsidised Housing Project:

The National legislated (RDP) minimum norms and standards in respect of roads in South Africa are considered to be “access to all erven with graded or gravel paved roads”. This national standard has been accepted by the Department of Human Settlements as their minimum norms and standards for the rural housing instrument as far as road provision is concerned. It is important to note however that *no new access roads* are planned as part of the Mhlabashane-Phungashe Rural Housing Development. Grading processes may be conducted on some existing roads as part of the proposed project in an attempt to improve the current condition of these roads within the Mhlabashane-Phungashe Rural Housing project area and will therefore form part of a road maintenance programme, however such a process will not extend to the creation of any new road networks. Furthermore, due to the fact that no new road networks are planned as part of the proposed development, and due to the fact that grading purposes form part of routine road maintenance the surrounding natural environment will not be adversely impacted upon.

It should also be noted that all District Roads will be allocated a 20 m road reserve, to which an additional 10 m building line will be added onto either side, while all Local Access roads will be afforded a minimum 15 m building line within which no construction activities may occur. This therefore ensures that no construction activities associated with the proposed rural housing project will result in any adverse negative impacts on the existing road network.

4.2.2 Stormwater

Whilst low-income rural subsidised housing developments have huge budgetary constraints on the design and implementation of stormwater management and control systems, it is vitally important to dispose of stormwater as effectively and efficiently as possible. This is because uncontrolled stormwater runoff can cause damage to property and may erode and destabilise fill and cut banks. The objectives of the stormwater management system should be as follows:

- ✚ To adequately dispose of runoff from developed areas without causing soil saturation or erosion. This is particularly important on any sites underlain by erodible soils and on steep slopes;
- ✚ To provide overland flow routes through developments to cater for major storms and thereby minimising any risk of damage to property infrastructure and other immovable assets;
- ✚ Stormwater systems should be designed to function adequately with low maintenance in the long term, and should cater for silting, etc.

4.2.2.1 Implications for the Subsidised Housing Project:

While the National legislated (RDP) minimum norms and standards in respect of stormwater management in South Africa is considered to be "Lined open channels" the logistics and costs involved with the implementation thereof mean that such a minimum norm and standard is not feasible for implementation as part of the Rural Subsidised Housing development.

5 BIO-PHYSICAL COMPONENT

5.1 CURRENT LAND USE

The current land use within the project area is rural residential and agricultural. As seen in Figure 5.1 below, the project area consists of rural dwellings and cultivated areas in the western and central portions of the project area with dense stands of indigenous forests and forestry plantations occurring in the eastern portion. Several rivers and streams traverse the project area, most notably the Mzimkhulu and Mzumbe Rivers. The Mzimkhulu River flows along the southwestern corner of the project area while the Mzumbe River flows through the eastern portion of the project area.

Figure 5.1: Current Land Use



Source: Google Earth, 2022

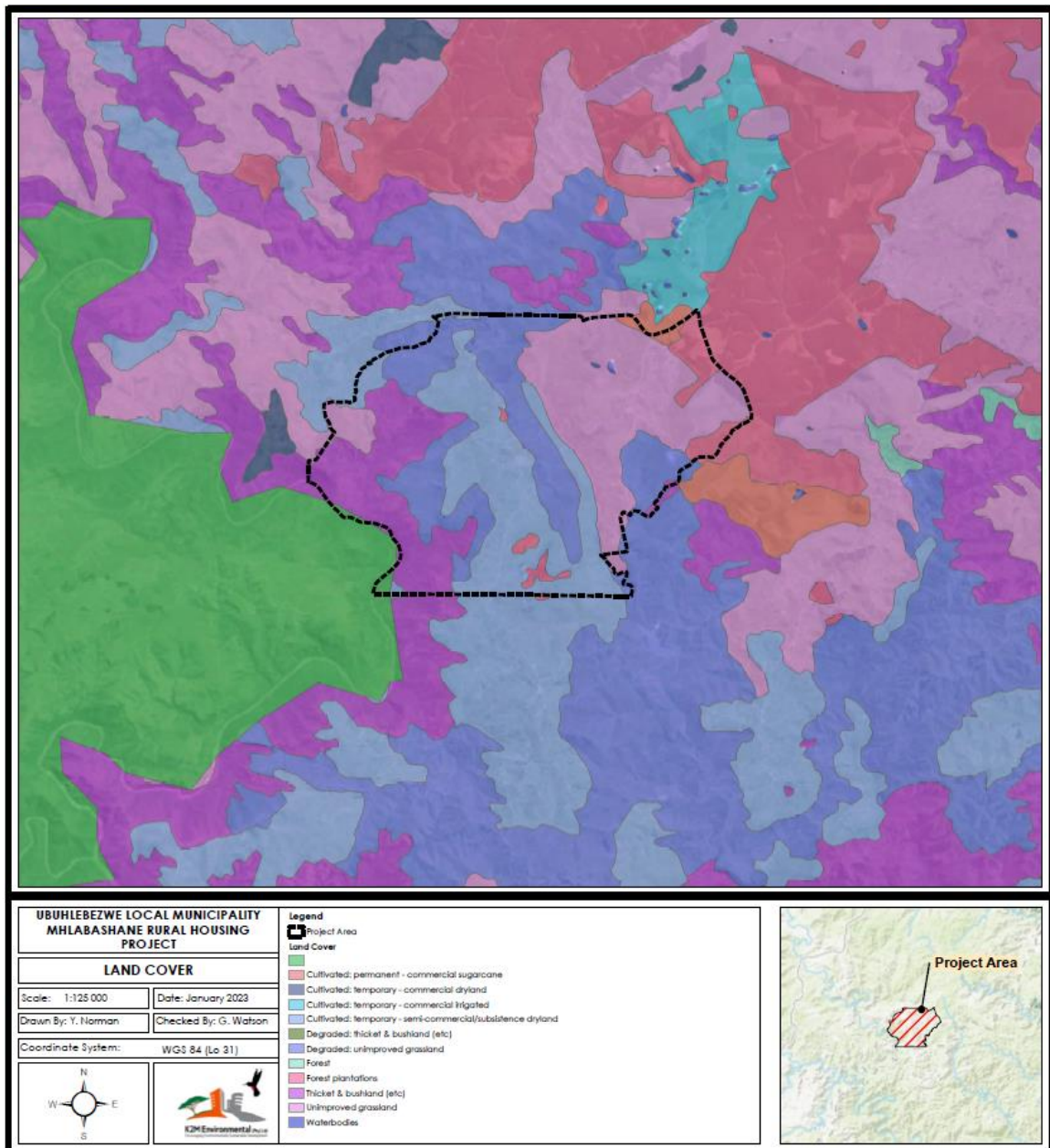
5.2 LAND COVER AND TOPOGRAPHY

The overall land cover within the study area is illustrated in **Table 5.1** below and graphically depicted on the **Map 5.1** below. The dominant land cover within the project area is “Unimproved Grassland”, followed by “Cultivated: temporary-semi-commercial/subsistence dryland” and “Degraded: Unimproved grassland”, making up 28.26%, 25.12% and 24.58% of the project site respectively.

Table 5.1: Landcover

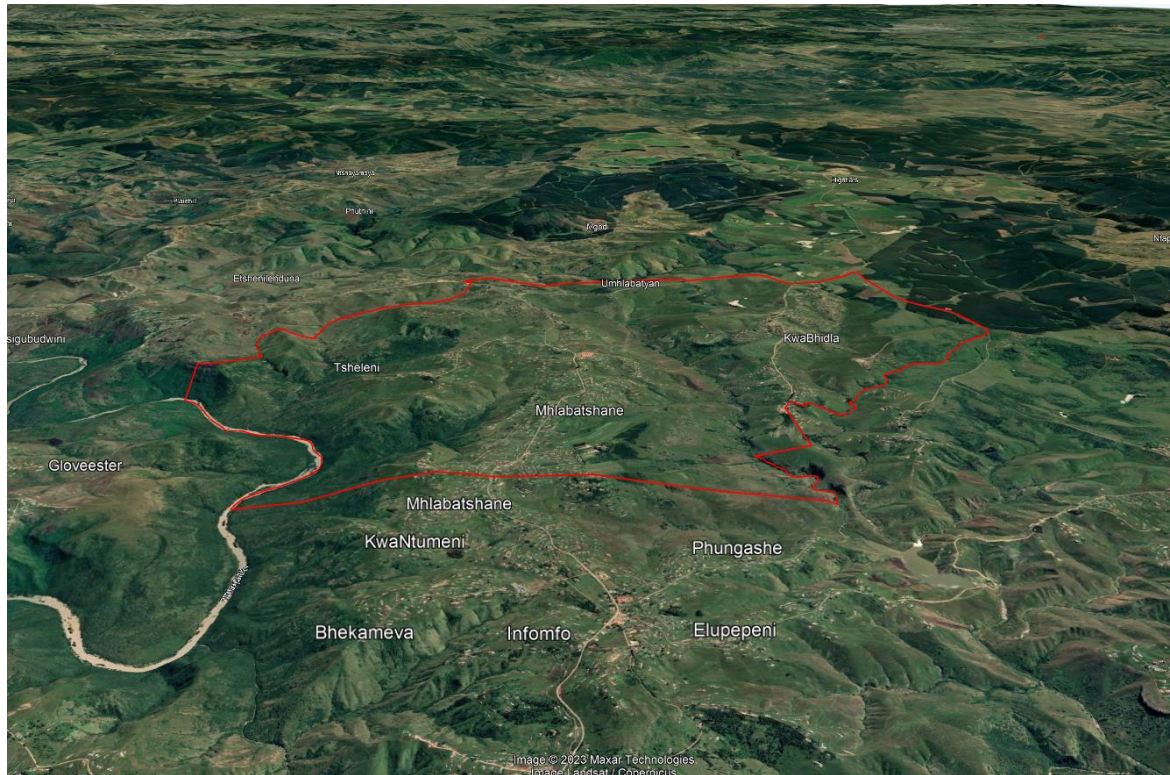
Landcover	Area (Ha)	Percentage (%)
Other	28.52	0.60
Cultivated: permanent - commercial sugarcane	33.46	0.70
Cultivated: temporary - commercial irrigated	0.75	0.02
Cultivated: temporary - semi-commercial/subsistence dryland	1201.72	25.12
Degraded: unimproved grassland	1176.97	24.58
Forest plantations	216.09	4.52
Thicket & bushland (etc.)	771.54	16.13
Unimproved grassland	1351.95	28.26
Waterbodies	4.51	0.09
Total Area	4784	100

Map 5.1: Landcover



Source: Landsat SA

The overall topography of the study area is clearly depicted on Figure 5.2 below. The topography of the site is generally undulating with rolling hills, becoming especially steep in the eastern portion of the site.

Figure 5.2: Topography

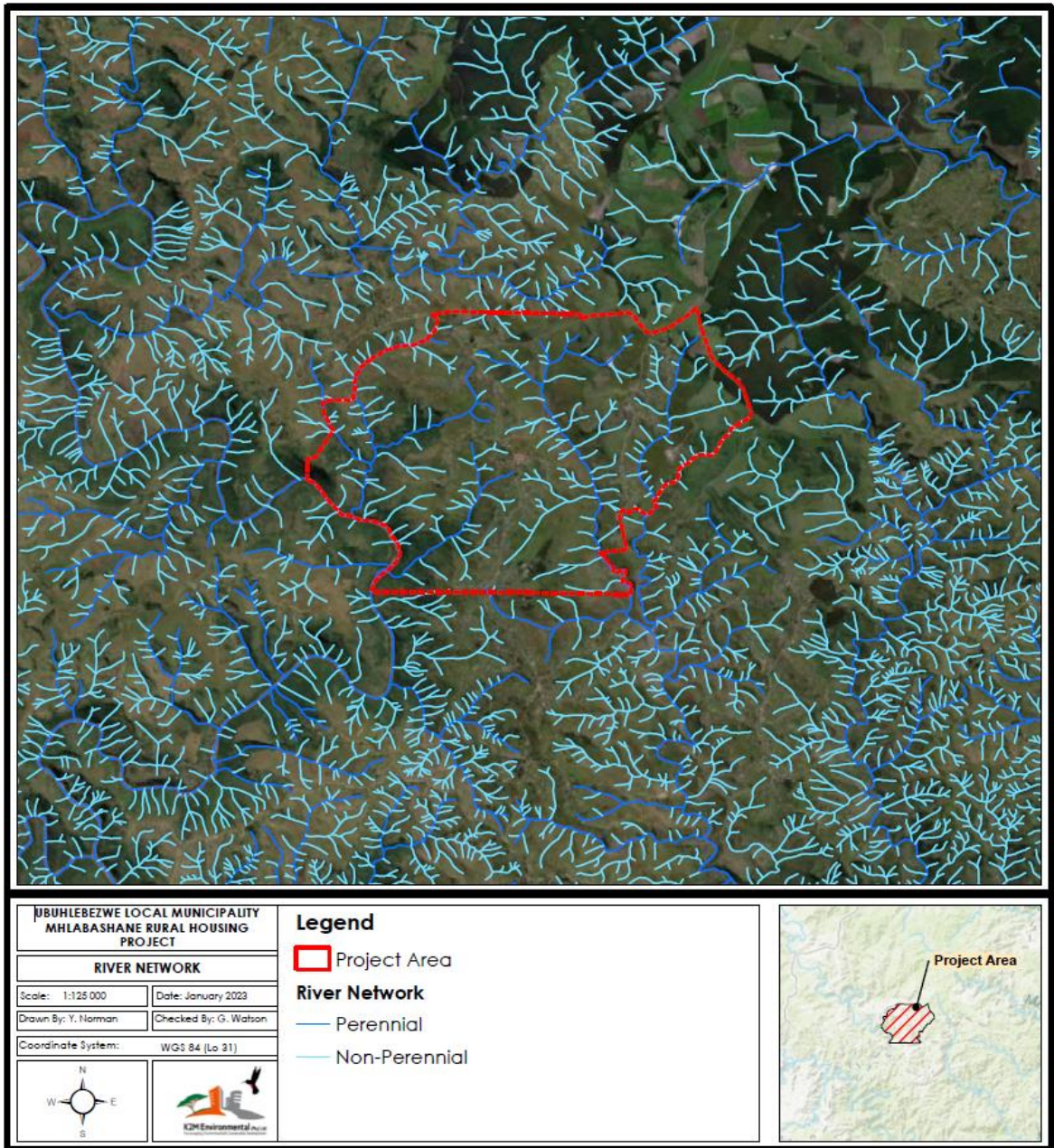
Source: Google Earth 2022

5.3 RIVER NETWORK

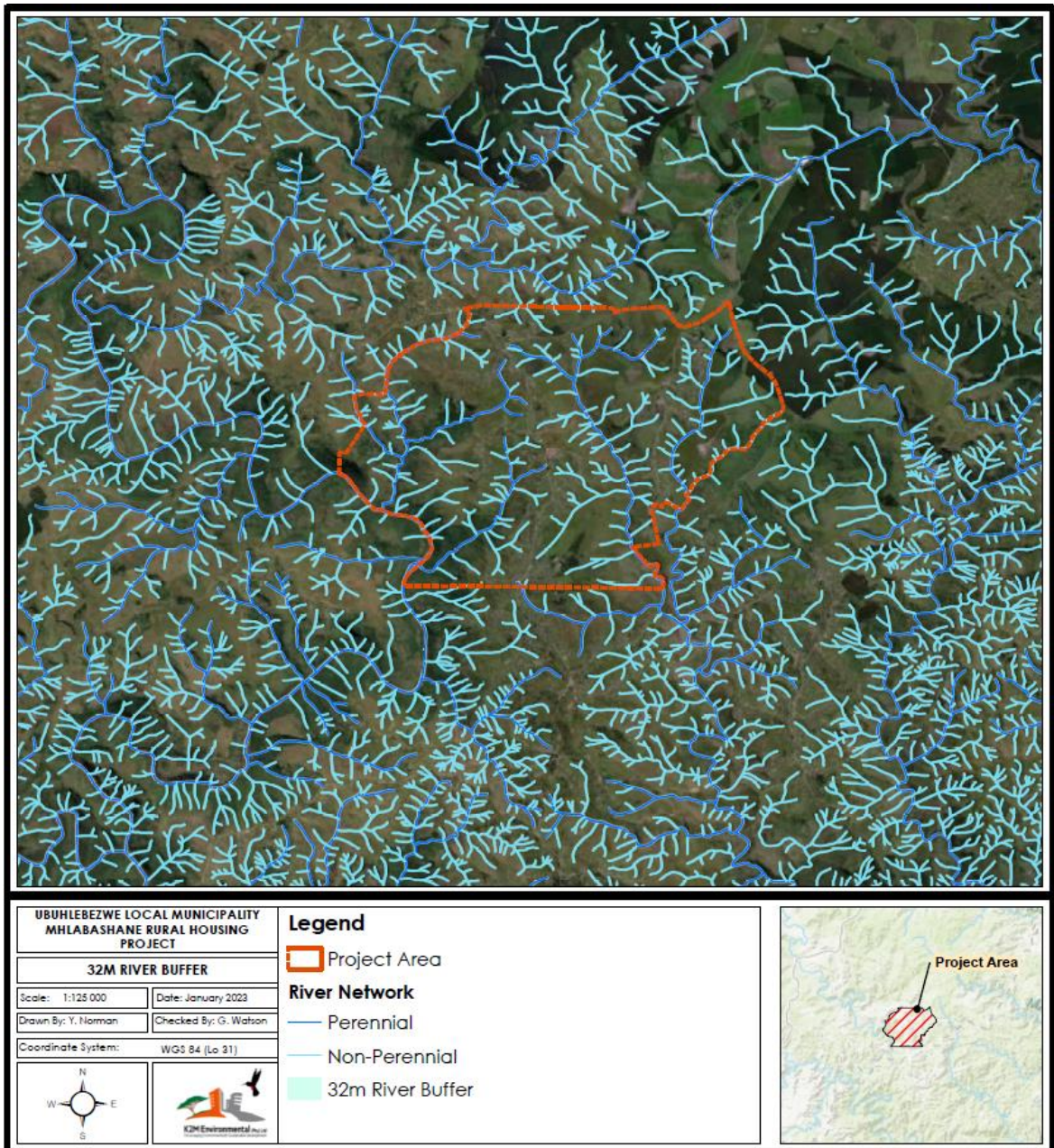
As indicated in **Map 5.2**, there are several perennial and non-perennial streams that have been identified within the project area. It should be noted that in terms of the National Water Act, as well as other developmental legislation which are applicable, should the project area be subject to a 1:100-year flood line, no development should occur within this area.

However, in terms of the 2014 EIA Regulations, all new development should be located at least 32m's away from the bank of any river or stream. Should construction take place within 32m from the bank of any river or stream, then an EIA will need to be applied for. **Map 5.3** below illustrates the 32m river network buffer.

Map 5.2: River Network



Map 5.3: 32m River Network Buffer



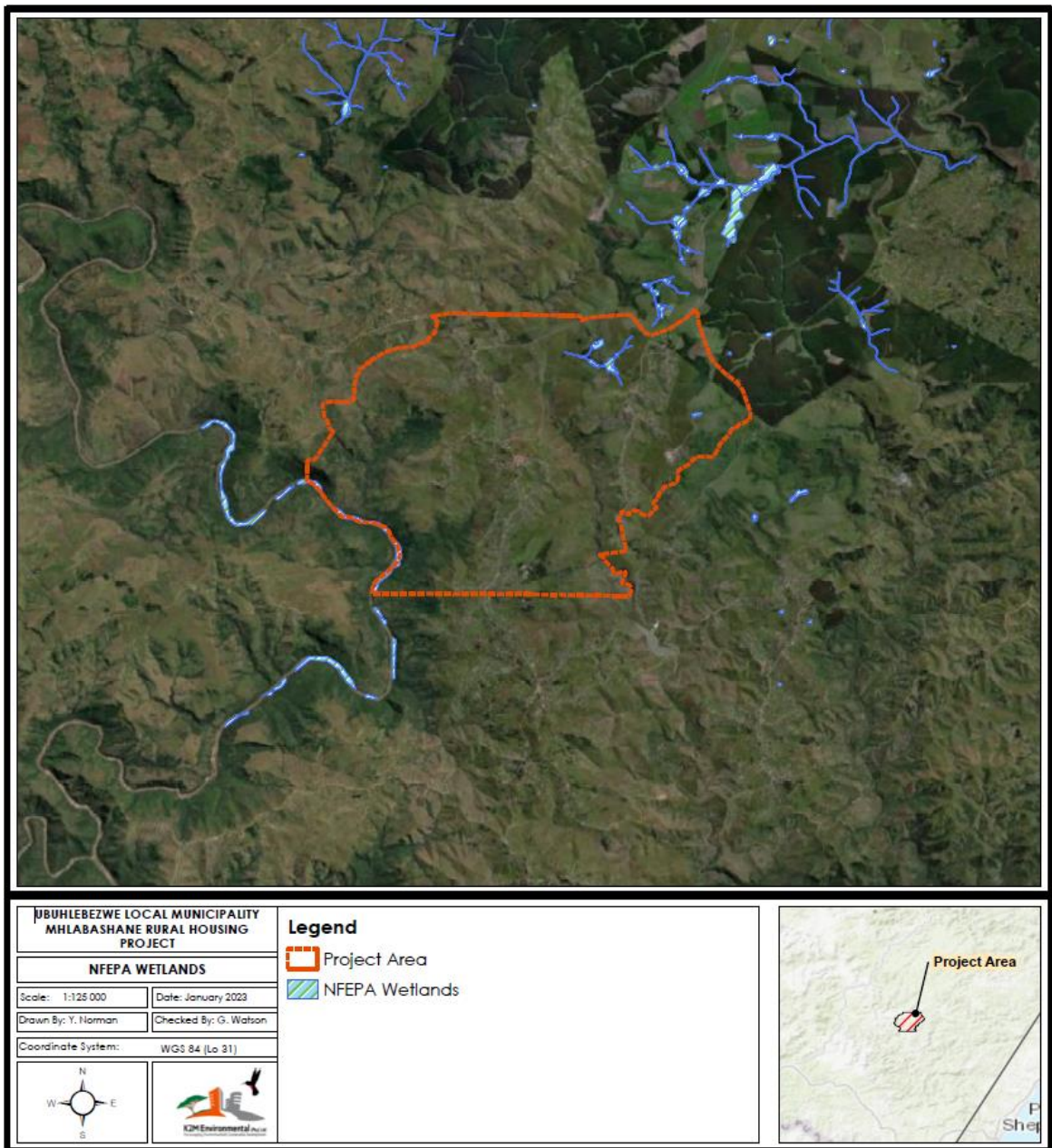
5.4 FRESHWATER ECOSYSTEM PROTECTED AREAS (FEPA'S)

Freshwater Ecosystem Protected Areas (FEPA's) according to the Water Research Council are strategic spatial priorities for conserving freshwater ecosystems and supporting sustainable use of water resources. Freshwater ecosystems refer to all inland water bodies whether fresh or saline, including rivers, lakes, wetlands, sub-surface waters and estuaries. FEPAs are often tributaries and wetlands that support hard-working large rivers and are an essential part of an equitable and sustainable water resource strategy. FEPAs need to stay in a good condition to manage and conserve freshwater ecosystems, and to protect water resources for human use (Water Research Council).

According to the National Water Act (1998), a wetland is defined as *“Land which is transitional between terrestrial and aquatic systems where the water table is usually at or near the surface, or the land is periodically covered with shallow water, and which land, in normal circumstances, supports or would support vegetation typically adapted to life in saturated soil”*.

As illustrated in Map 5.4 below, there is a small NFEPA Wetland that occurs along the north-eastern portion of the project area as well as a NFEPA Wetland which forms part of the Mzimkhulu River, along the south-eastern border of the project area.

Map 5.4: NFEPA Wetlands



Source: Department of Water and Sanitation

5.5 AGRICULTURAL POTENTIAL

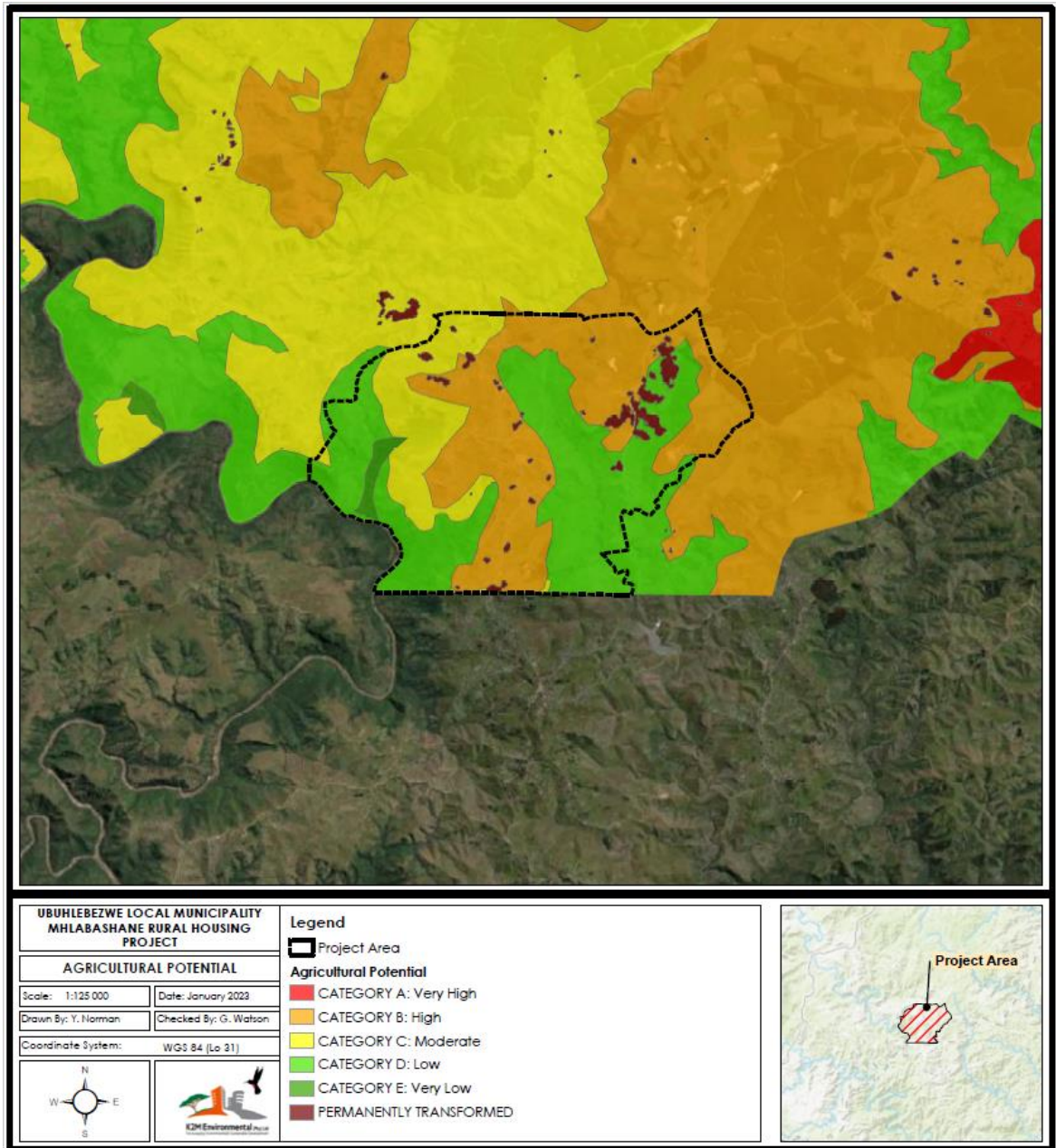
According to the Agricultural Land Potential Categories External Report, agricultural potential refers to the potential of the land to produce sustainably over a long period without degradation to the natural resources base. This includes land under production for cultivation purposes (arable land) and for grazing purposes. Table 5.2 and Map 5.5 illustrate the agricultural potential categories within the site. A description of each category is provided below.

The majority (41.07%) of land within the project area is classified as Category D: Low, while 40.05 % of the land within the project area is classified as Category B: High. Land with low Agricultural Potential requires significant interventions to enable sustainable agricultural production which could include terracing, contours, high levels of fertility correction, lower stocking rate, supplementary feed etc. (Collet & Mitchell, 2013). With respect to High Agricultural Potential, due to the scarcity of high potential agricultural land in the municipality, all efforts should be focused on retaining land within this Category for predominantly agricultural use. Land within this category has the potential to be used sustainably, with very few limitations to agricultural production (Collett and Mitchell, 2013). Approximately 14.51% of the lands is classified as Category C: Moderate, approximately 3.08% is classified as Permanently Transformed and the remainder of the land (1.30%) is classified as Category E: Very Low.

Table 5.2: Agricultural Potential

Agricultural Potential	Area (Ha)	Percentage (%)
Category B: High	1915.92	40.05
Category C: Moderate	649.17	14.51
Category D: Low	1965	41.07
Category E: Very Low	62	1.30
PERMANENTLY TRANSFORMED	147.26	3.08
Total	4784	100

Map 5.5: Agricultural Potential

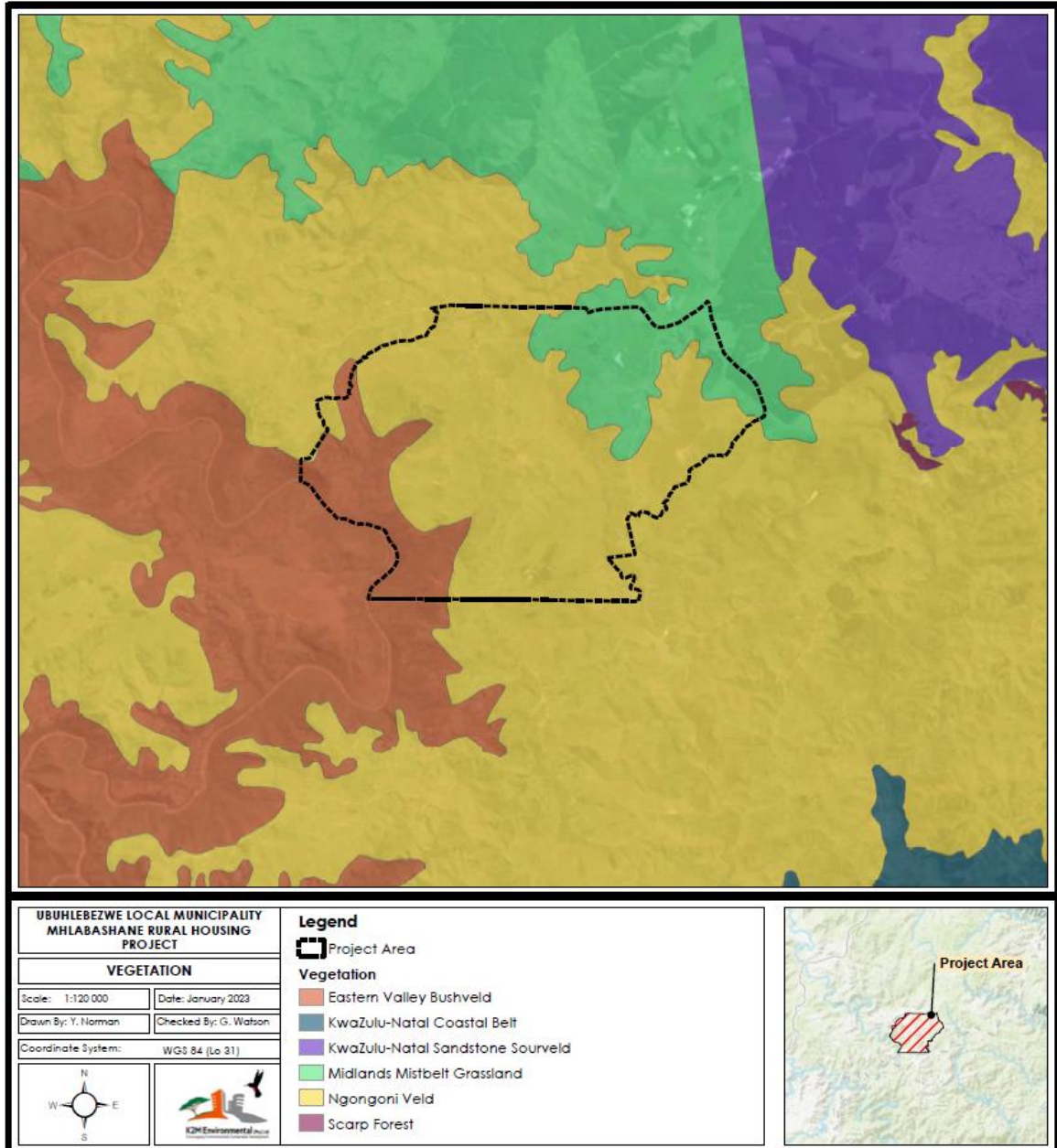


Source: Department of Agriculture and Rural Development

5.6 VEGETATION

As indicated in Map 5.6 and Table 5.3, the project area contains the Eastern Valley Bushveld, Midland Mistbelt Grassland and Ngongoni Veld vegetation types, which comprise approximately 14.17%, 16.85% and 68.98% of the project area respectively.

Map 5.6: Vegetation



Source: KZN Wildlife

Table 5.3: Vegetation

Vegetation	Area (ha)	Percentage
Eastern Valley Bushveld	678.78	14.17%
Midlands Mistbelt Grassland	802.92	16.78%
Ngongoni Veld	3303.07	68.98%
Total	4784	100

As per the data provided by Mucina and Rutherford (2006), the vegetation units that occur within the Mhlabashane-Phungashe Rural Housing project area are discussed in further detail below:

5.6.1 Eastern Valley Bushveld

This vegetation type occurs in the deeply incised river valleys of the Eastern Cape and KwaZulu-Natal, stretching from the Great Kei River to the Thukela River. It is characterised by semideciduous savanna woodlands in a mosaic of thickets (with a prominent succulent component) and dominated by species of *Euphorbia* and *Aloe*. Despite only 0.8% of its extent being statutorily conserved (in the Luchaba Wildlife Reserve and Oribi Gorge Nature Reserve) and 15% having been transformed for cultivation, the Eastern Valley Bushveld vegetation type is Least Threatened.

5.6.2 Midlands Mistbelt Grassland

This vegetation type occurs in the KwaZulu Natal Midlands and the Umzimkhulu region of the Eastern Cape. It is characterised by a hilly and rolling landscape dominated by forb-rich, tall *Themeda triandra* grasslands. As one of the most threatened vegetation types in the KwaZulu Natal Province, Midlands Mistbelt Grassland is classified as Endangered with only 0.5% being statutorily conserved in several nature reserves including Ngeli, Impendle, Blinkwater and Queen Elizabeth Park. More than half of the vegetation type has been transformed for cultivation, plantations, urban development, uncontrolled fires and overgrazing by livestock.

5.6.3 Ngongoni Veld

Occurring in the KwaZulu Natal and Eastern Cape Provinces, Ngongoni Veld is a vegetation type characterised by dense, tall grasslands dominated by Ngongoni grass (*Aristida junceiformis*) and thus associated with low species diversity. With nearly 40% of this vegetation type having been transformed for cultivation, plantation and urban development and with less than 1% being statutorily conserved in the Ophathe and Vernon Crookes Nature reserves, the Ngongoni Veld is classified as Vulnerable.

5.7 PROTECTED AREAS

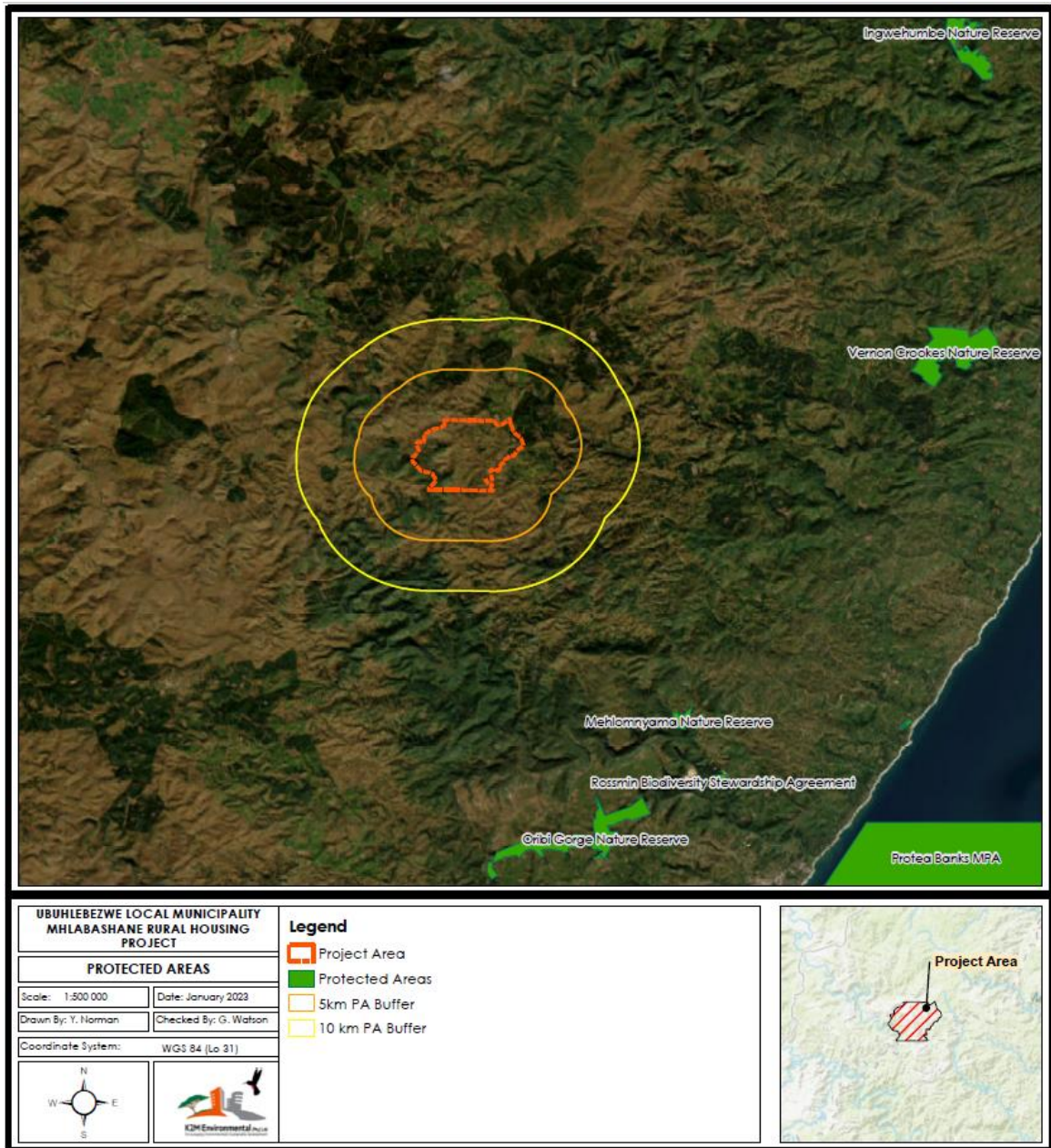
According to the Protected Areas Act (57 of 2003), protected areas are:

- a) special nature reserves, national parks, nature reserves (including wilderness areas) and protected environments;
- b) world heritage sites;
- c) marine protected areas;
- d) specially protected forest areas, forest nature reserves and forest wilderness areas declared in terms of the National Forests Act, 1998 (Act No. 84 of 1998); and
- e) mountain catchment areas declared in terms of the Mountain Catchment Areas Act, 1970 (Act No. 63 of 1970).

As illustrated in **Map 5.7**, there are no protected areas located within the project area. The closest protected areas are as follows:

- Ingwehumbe Nature Reserve, ~56km north-east of the project area
- Protea Banks Marine Protected Area, ~51.7km southeast of the project area
- Oribi Gorge Nature Reserve, ~40km south of the project area
- Rossmin Biodiversity Stewardship Agreement, ~39.8km southeast of the project area
- Vernon Crookes Nature Reserve, ~ 38.2km east of the project area
- Mehlomyama Nature Reserve, ~ 33km southeast of the project area

Map 5.7: Protected Areas



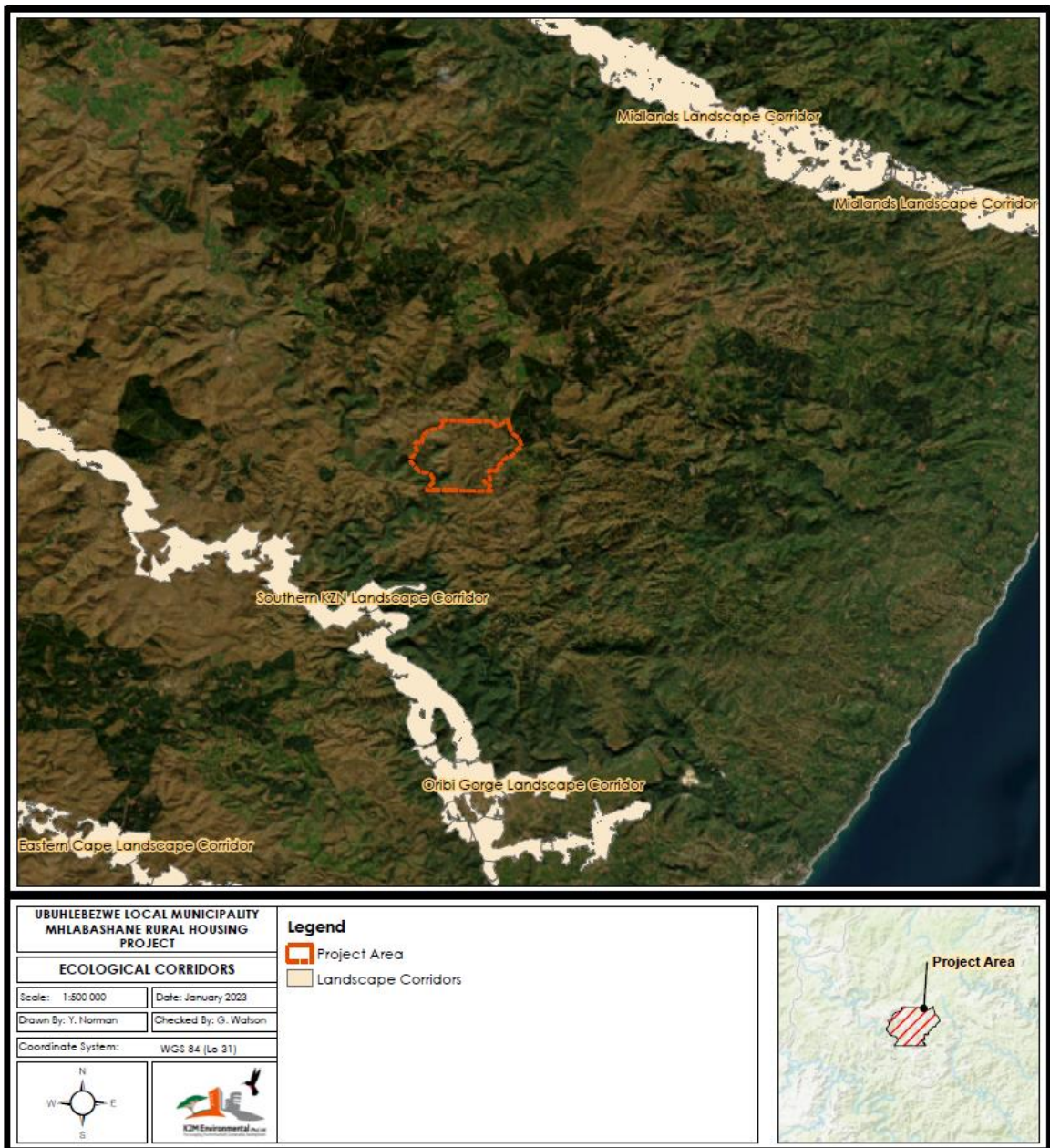
Source: KZN Wildlife, 2019

5.8 ECOLOGICAL CORRIDORS

There are two different types of corridors that have been created by Ezemvelo KZN Wildlife, namely, the Landscape Corridors and the Local Corridors. Landscape Corridors are a series of bio-geographic corridors, created to facilitate evolutionary, ecological and climate change processes to create a linked landscape for the conservation of species in a fragmented landscape. Local corridors were developed at a district scale to create fine scale links within the landscape that facilitate ecological processes and ensure persistence of critical biodiversity features.

As depicted in **Map 5.8**, there are no corridors located within the site. The Eastern Cape Landscape Corridor is located ~48km southwest of the project area; the Midlands Landscape Corridor is located ~37km north-east of the project area, the Oribi Gorge Landscape Corridor is located ~32km south of the project area and the Southern KZN Landscape Corridor is located ~17km southwest of the project area.

Map 5.8: Ecological Corridors



Source: KZN Wildlife, 2019

5.9 CRITICAL BIODIVERSITY AREAS

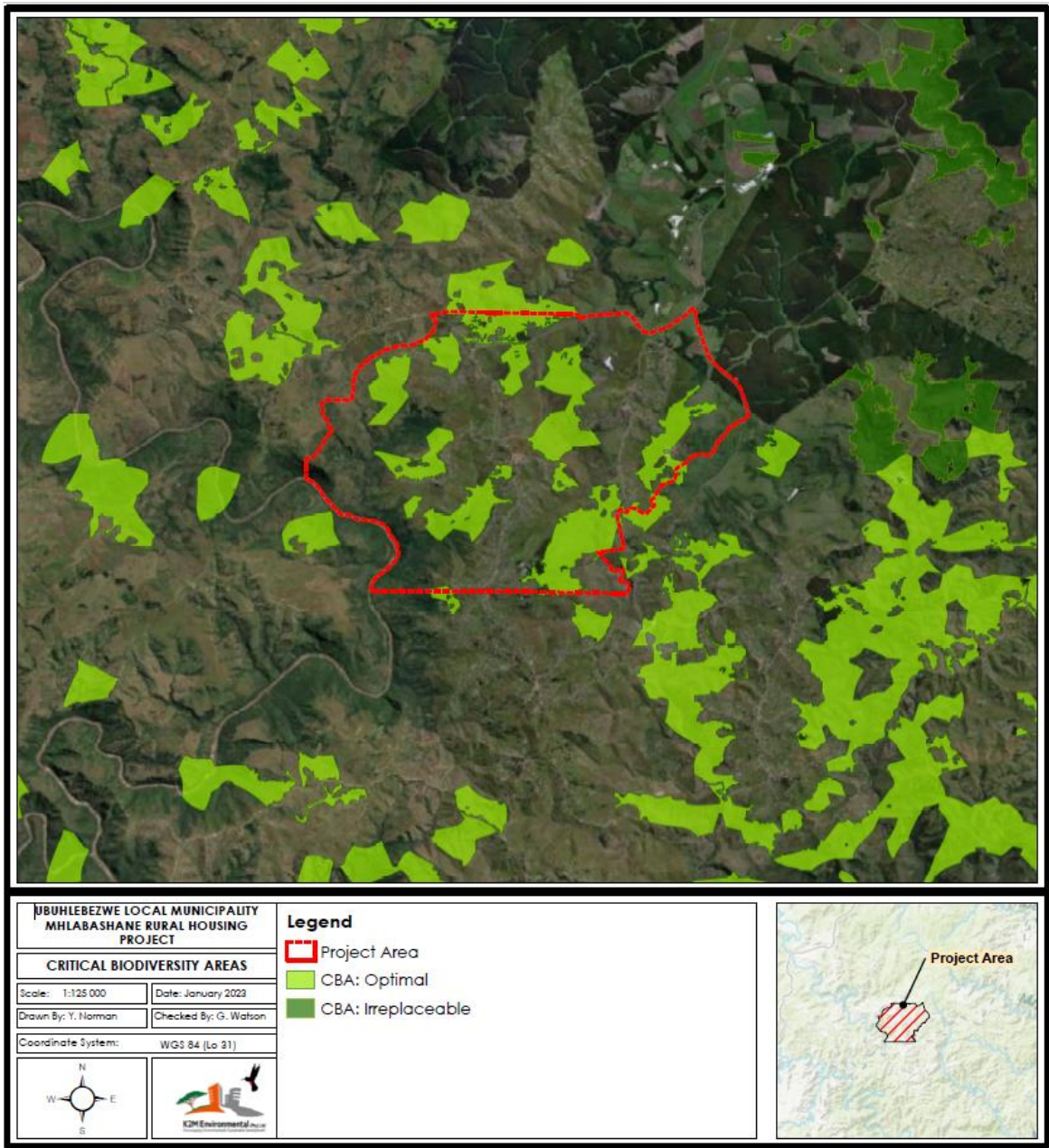
The Critical Biodiversity Areas (CBAs) can be divided into two subcategories, namely Irreplaceable and Optimal. The CBA categories are based on the optimised outputs derived using systematic conservation planning software, with the Planning Units (PU) identified representing the localities for which the conservation targets for one or more of the biodiversity features contained within can be achieved.

The CBA Irreplaceable Areas represent the localities for which the conservation targets of one or more of the biodiversity features that can be achieved. These areas are considered critical for meeting biodiversity targets and thresholds, and which are required to ensure the persistence of viable populations of species and the functionality of ecosystems. The CBA: Irreplaceable Areas are identified as having an Irreplaceability value of 1.

The CBA: Optimal Areas are areas which represent the best localities out of a potentially larger selection of available PU's that are optimally located to meet both the conservation target but also the criteria defined by either the Decision Support Layers or the Cost Layer. The CBA Optimal Area has an Irreplaceability score of >0 and < 0.8 .

Map 5.9 below depicts that there are several CBA: Optimal Areas located in the western, central and eastern portions of the site. Furthermore, there are no CBA: Irreplaceable Areas within the project area. However, there are two CBA: Irreplaceable Areas located approximately 2.5km east of the project area's eastern border.

Map 5.9: Critical Biodiversity Areas



5.10 MINERAL DEPOSITS

There are no mineral deposits occurring within the boundary of the Mhlabashane-Phungashe Rural Housing project area.

5.11 ARCHAEOLOGICAL, HISTORICAL AND CULTURAL SITES

No detailed information is currently available on existing archaeological, historical or cultural sites within the boundaries of the study area. The KwaZulu-Natal Amafa and Research Institute Act (Act 05 of 2018) requires that the KwaZulu Natal Amafa has to comment on the need for an archaeological assessment for proposed development in accordance with Section 41 of the Act:

- Development area is larger than 5 000m²
- Development is longer than 3 00m
- The development area contains known archaeological sites.

However due to the fact that the proposed project constitutes an in-situ type upgrade, it is not expected that the implementation and operation of the proposed project will result in any new adverse impacts on any archaeological, historical or cultural sites which may be present within the area. It is however recommended that documentation pertaining to the proposed development be submitted to KZN AMAFA for their comment.

6 EXISTING SETTLEMENT PLAN

The project area has a total extent of approximately 4784 ha and falls within Ward 10 of the Ubuhlebezwe Local Municipality, one of the local municipalities that form part of the Harry Gwala District Municipality. The total population of the local municipality is estimated at 101 688 persons.

The project area's leadership has the right to allocate residential sites to members of their Traditional Authority within the proclaimed Mhlabashane-Phungashe Rural Housing area. Each family is then permitted to build their own houses on these allocated sites, which are referred to as "iMizi". These iMizi comprise of a combination of a number of familial homesteads which are grouped together and constructed in close proximity to one another on the same "communal" patch of land, with patches of cultivated subsistence land which are made use of for subsistence agricultural purposes which are generally located adjacent to and around the homestead areas (**Photo 6.1**). Due to the fact that Zulu culture permits men to have more than one wife, this iMizi settlement pattern is beneficial with regard to polygamous families, where one male may reside in an iMizi with his various wives and their associated families. When children of the family's reach adulthood, they then generally build their own homesteads within the very same iMizi. These homesteads also get passed down from one generation to the next.

Photo 6.1: An example of a traditional Zulu homestead or uMuzi



Followers of traditional Zulu culture generally bury their dead within the iMizi area. Such a practice results in residents being very reluctant to leave their traditional iMizi areas to relocate to a new area, as their ancestors and loved ones would be left behind.

While most iMizi occurring within the project area had areas of land adjacent to their iMizi which were cultivated and/or planted to be made use of for subsistence purposes, the land throughout the area is available to all its residents for communal livestock to graze on.

The project area is largely characterized by medium density traditional rural iMizi settlements which is predominantly located to the east of the site. While homesteads incorporating a mix of round and rectangular structures constructed making use of both traditional (mud brick, wattle and daub, thatch roof) and more modern (cement grouted concrete blocks and corrugated iron roof) materials and techniques were observed within the project area,

the vast majority of the homesteads encountered were of a traditional nature comprising of traditional homesteads constructed making use of traditional materials and traditional techniques.

The spatial distribution of households across the area seems to be determined by a number of influencing factors which will be discussed accordingly below:

- The settlement pattern across the project area to a large extent correlates with the existing Provincial and District road network that provide access to the project area.
- A number of perennial and non-perennial river/stream networks traverse the project area. Aspects such as river networks are an influencing factor with regards to the settlement distribution of the project areas homesteads. Whereas previously the area may not have been adequately catered to with regards to water services and water infrastructure, residents would have traditionally relied predominantly on rivers and streams for their water needs. Historically, residents' dependence on water obtained from rivers and streams located within the area would have been an influencing factor with regards to their households' location. Households would therefore be located within close enough proximity to nearby rivers and streams but predominantly outside of low-lying, flat areas which may have been characterized by periodic flooding.

The spatial distribution of households within the project area is therefore influenced by a number of cultural, historical and natural features. It is important to note however that the spatial distribution of beneficiaries may pose a limiting factor with regards to the implementation of the proposed project. Those households which are located on steep slopes for example may be excluded from the beneficiary list for the project. Furthermore, due to the Zulu culture regarding the burying of one's deceased family members within the iMizi area may result in households being reluctant to move in order to benefit from the proposed project and such households may also be excluded from the proposed project. Similarly, due to legislative constraints, those households which are located within the stipulated 32m buffer of all rivers, streams and wetlands will also be omitted from the Mhlabashane-Phungashe Rural Subsidised Housing development. The proposed projects "in-situ" type nature therefore implies that the existing settlement plan and spatial distribution of households may have repercussions with regards to the implementation of

the proposed project. Such a notion would therefore require greater attention during the implementation phase of development. The “in-situ” type nature of the development is however very beneficial from an environmental perspective, this is due to the fact that the only construction activities associated with the project would occur within already established iMizi, and therefore no new/additional areas will be impacted upon as a result of the implementation and operation of the Mhlabashane-Phungashe Rural Subsidised Housing development.

7 SUMMARY AND RECOMMENDATIONS

As indicated in the Introduction and Background to this report, the exact extent of the housing project in terms of the application of the subsidies for the purposes outlined in the housing code, and the exact spatial location and distribution of beneficiaries within the broader study area are currently not specified. What is however known is that the total number of households in need of housing (including those residing in traditional houses constructed of traditional materials, backyard structures or informal structures) is approximately 60.79%. The purpose of this preliminary assessment is thus to provide a brief overview of the social, economic, biophysical and infrastructural characteristics of the broader area within which this total estimated housing need will have to be addressed.

7.1 SOCIO-ECONOMIC ASPECTS

A number of important aspects and recommendations relating to the **socio-economic characteristics** of the study area include:

- Approximately 72.1% of the total population of the study area is younger than 35 years of age. This implies two important aspects as far as the development and implementation of the proposed housing project is concerned:
 - Sufficient and appropriate education facilities according to accepted national norms and standards will have to be provided.
 - A large number of people will be entering the economically active age category over the next five to ten years and will thus be seeking appropriate employment opportunities.
- The study area is characterized as being female dominated with approximately 54.3% of the project area's total population being represented by females.

- The study area is characterized by moderate levels of literacy with approximately 13% of the population of the study area older than 20 years of age not having received any form of schooling.
- The information depicted in Section 3 indicated that the majority of all households are potentially in need of formalized housing is 60.79%. It was furthermore indicated in Section 4 that there are a number of households that are expected to qualify for housing subsidies in terms of their income profile.
- Affordability levels in the study area are very low with approximately 42.7% of all households earning less than R 19600 per household per month.
- The low affordability levels in the study area are clearly the result of the markedly high unemployment rate which is estimated to be 41.3% in the Mhlabashane-Phungashe project area, excluding the discouraged work-seekers (27.8%).

7.2 SERVICES ASPECTS

A number of important summary observations regarding the services characteristics of the study area population include:

- Approximately 42.7% of households in the study area receive water at levels above the minimum RDP standards according to the 2011 Census information (piped water within a 200 m radius). In addition, the majority of approximately 31.1% of households utilize water provided by the Regional Water Scheme. Approximately 11.9% of households utilize water directly from Rivers/Streams
- As much as 54.2% of all households in the study area rely on Improved Pit Latrines sanitation infrastructure, while as much as 42.5% are reliant on Unimproved Pit Latrines.
- As much as 79.6% of the total number of households within the study area has access to electricity for lighting purposes.

7.3 INFRASTRUCTURAL ASPECTS

A number of important summary observations regarding the **infrastructural characteristics** of the study area population include:

- There is only one Provincial Road, the P68-1 that runs through the central portion of the project area.
- There are two District Roads that run through the project area, namely the D961 and D168, which traverse the eastern portion and runs along the eastern border of the project area respectively.

There are four numbered local access roads around the site, namely the L1495 (in the central portion of the project area), the L2433 (central portion) and the L2438, the L2434, the L2915 (both of which traverse the eastern section).

7.4 BIO-PHYSICAL ASPECTS

As far as the **biophysical characteristics** of the study area are concerned, the key aspects can be summarized as follows:

- The current land use within the project area is rural residential and agricultural. The project area consists of rural dwellings and cultivated areas in the western and central portions of the project area with dense stands of indigenous forests and forestry plantations occurring in the eastern portion.
- The dominant land cover within the project area is "Unimproved Grassland", followed by "Cultivated: temporary-semi-commercial/subsistence dryland" and "Degraded: Unimproved grassland"
- There are two perennial rivers (Mzimkhulu and Mzumbe) and several non-perennial streams that have been identified within the project area.

- A small NFEPA Wetland occurs along the north-eastern portion of the project area.
- The project area is characterised mostly by the Eastern Valley Bushveld, Midland Mistbelt Grassland and Ngongoni Veld vegetation types.
- There are no protected areas located within the project area. The closest protected areas are the Vernon Crookes and Mehlomyama Nature Reserves, which occur ~38.2km east and ~33km southeast of the project area respectively.
- There are no corridors located within the site. The closest ecological corridors to the project area are the Oribi Gorge and Southern KZN Landscape Corridors, which occur ~32km south and ~17km southwest of the project area respectively.
- There are several CBA: Optimal Areas located in the western, central and eastern portions of the site and there are two CBA: Irreplaceable Areas located approximately 2.5 km east of the project area's eastern border.
- There are no known archaeological, cultural or historical sites or artefacts located within the Mhlabashane-Phungashe Rural Housing project area. Due to the "in-situ" type nature of the proposed project, should any sites or artefacts of archeological, cultural or historical significance be located within the project area, it is not expected or anticipated that these will not be impacted upon as a result of the proposed development. The Developer is however aware of his responsibilities with regards to the Amafa Heritage Act. Should there be any Greenfield Development, larger than 5 000m², a Heritage Impact Assessment will be required.
- No detailed quantifiable information is currently available on various forms of pollution in the study area. A number of important observations can however be made in this regard:

7.5 EXISTING SETTLEMENT ASPECTS

As far as the **settlement characteristics** of the study area are concerned, the key aspects can be summarized as follows:

- The project area is characterized by medium density scattered rural iMizi settlement.
- Residents are generally reluctant to move or relocate due to the fact that they bury their dead within their familial iMizi.

7.6 RECOMMENDATIONS

Based on the existing available desktop overview, it does not appear as if there are any material barriers to the proposed rural housing development from an environmental impact perspective. The specific impacts which can be anticipated and may have to be managed during the implementation phase will only be known once the exact project extent, location and characteristics have been finalized. Some potential mitigation measures include the following:

- Care must be taken to ensure that there are no significant disturbances (i.e., removal) to surrounding vegetation within the project site during the construction phase of the development.
- Remove all invasive alien vegetation at the project site.
- Soil erosion on site must be prevented during the pre-construction, construction and operational phases.
- Suitable erosion control measures must be implemented in all areas potentially sensitive to erosion such as near water supply points edges of slopes etc.

- Ventilated improved pit toilets must be located away from drainage lines, boreholes and natural springs and at a sufficient distance from the 1: 100-year flood line in watercourses.
- KwaZulu Natal Amafa has to comment on the need for an archaeological assessment for the proposed development in accordance with Section 41 of the KwaZulu Natal Amafa and Research Institute Act (Act No. 05 of 2018).
- A solid waste management plan must be formulated for the areas addressing aspects such as the collection, sorting, recycling and disposal of waste.
- Provision of litter containers in public places to address the litter problem.
- No development is to take place within the 32m buffer of rivers, streams and wetlands.
- No development is to take place on slopes that are steeper than 1:3.
- The following waste management principles should be taken into consideration during construction and operation phases:
 - The excavation and use of rubbish pits on site or the burning of waste at the construction camp is forbidden.
 - Refuse must be placed in designated skips or bins in the camp area and at construction sites. These should remain within demarcated waste areas and should be covered to prevent refuse from being blown out by wind and attraction of vermin.
 - Recycling is to be encouraged by providing separate bins for different types of waste and making sure that staff is aware of their uses.
 - Littering in the camp area or on site is forbidden and the site must be cleared of litter at the end of each working day.
 - Skips and bins must be emptied regularly (at least two-weekly), removed from the camp site and construction sites and transported to a DEDTEA-registered recycling and waste facility.
 - Waste from chemical toilets should be disposed of regularly at a certified waste facility by a registered waste contractor. Care must be taken to avoid

contamination of soils and water and pollution of construction sites and adjoining areas.

- Beneficiaries are not to burn any form of waste.
- Waste is to be moved on a weekly or bi-weekly basis.

7.7 LEGISLATIVE REQUIREMENTS

Possible considerations from a legislation point of view are briefly summarized in the Table below.

Table 7.1: Legislative Requirements

Act ¹	Section ₁	Summary of requirement ¹	Implication for project
National Water Act (Act 36 of 1998) and regulations	S21, 32, 41	"Water use" in terms of the Act includes "impeding or diverting the flow of water in a watercourse" and "altering the bed, banks, course or characteristics of a watercourse". Department of Water Affairs and Forestry will require water licences for all water uses unless the water use is an "existing lawful water use", or it is a permissible water use in terms of the Schedule 1 of the Act or can be generally authorized. It is advised that the Department of Water Affairs and Forestry be consulted as to their licensing requirements for each development. Licences are not required where water is obtained from the local council or another bulk water supplier.	If part of the rural housing subsidy will be utilized for the provision of water the necessary permits will have to be obtained from the Department of Water Affairs and Forestry (depending on the existing water service authority and water service provider arrangement in the area)
	S144	A person is prohibited from establishing a township unless the layout plan shows, in a form acceptable to the local authority, the 1/100 year flood level, for the purposes of ensuring that all persons who might be affected have access to information regarding potential flood hazards.	Depending on the exact location of the housing components, a 1/100 year floodline will have to be determined.
Water Services Act (Act 108 of 1997)	S6	Access to water services must be through a nominated water services provider, failing which approval should be obtained from the water services authority.	Applicable if water provision will form part of the subsidy application.
Water Services Act (Act 108 of 1997)	S7	Water for industrial use must be obtained through a nominated water services provider and no person may dispose of industrial effluent in any manner other than that approved by the water services provider nominated by the water services authority having jurisdiction in the area of question.	It is not anticipated at this stage that any industrial development will form part of the rural housing development project.
Environmental Conservation Act (Act 73 of 1989)	S20	Waste must be disposed of at a waste disposal facility licensed in terms of the provisions of the Act. Any hazardous waste such as paints, varnishes, waste oils etc accumulated at the construction sites must be disposed of at hazardous waste sites. If waste dumps are established for housing developments, a waste disposal license will be required from the Department of Water Affairs and Forestry.	A waste disposal license for a waste dump will be required if a formal waste collection and removal system is implemented as part of housing project. Waste which is may be generated during the construction process, will have to appropriately disposed of.
National Building Regulations and Building Standards Act (Act 103 or	Reg F6 of Part F	No person may on specified days and during specified times generate noise from a construction site which may unreasonably disturb or interfere with the amenity of the neighborhood, unless authorized to do so by the local authority.	Appropriate specifications will have to be included in the tender documentation

1997) and Regulations			
National Heritage Resources Act (Act 25 of 1999)	S34	No person may alter or demolish any structure or part of a structure that is older than 60 years without a permit issued by the relevant provincial heritage resources authority	The existence of graves, archaeological or palaeontological sites will have to be further investigated, once the exact location of the housing project components is known.
	S35	No person may, without a permit issued by the responsible heritage resources authority destroy, damage, excavate, alter, deface or otherwise disturb any archaeological or palaeontological site.	
	S36	No person may, without a permit issued by the South African Heritage Resources Association or a provincial heritage resources authority, destroy, damage, alter, exhume, remove from its original position or otherwise disturb any grave or burial ground older than 60 years which is situated outside a formal cemetery administered by the local authority. "Grave" is widely defined in the Act to include the contents, headstone or other marker of such a place, and any other structure on or associated with such place.	
National Forest Act (Act 84 of 1998)	CH 3 Part 1	There is a prohibition against damaging or cutting protected indigenous trees unless a license has been obtained or an exemption has been published in the Government Gazette.	Indigenous trees will have to be protected, where possible, during the implementation phase of the project
Conservation of Agricultural Resources Act (Act 43 of 1983 and GN R1048)		This regulation requires the control of weeds and invader plants, which occur on any land or inland water surface in SA. Category 1 plants are declared weeds and may only occur in biological control reserves. Category 2 plants are declared invader plants and may only occur in demarcated areas and biological control reserves. Category 3 plants are declared invader plants and may occur in biological control reserves. All weeds and invader plants not within the demarcated areas or biological control reserves must be eradicated and control methods are stipulated	Weeds and invader plants should be eradicated if occurring at the final project location.
National Building Regulations and Building Standards Act (Act 103 of 1997) and Regulations R2378	Reg F6 of Part F	The owner of any land on which excavation work is in progress must take precautions in the working area and on surrounding roads and footways to limit to a reasonable level the amount of dust arising from these areas.	Appropriate stipulations should be included in the tender documentation for construction.
Minerals Act (Act 50 of 1991)	S 5 and 9	No person may prospect or mine for any mineral without the necessary authorization granted to him in accordance with the provisions of the Minerals Act (Act 50 of 1991). Should construction material be excavated from borrow pits, the provision of the Minerals Act, are applicable and the Department of Minerals and Energy needs to be contacted in order to determine their requirements in this regard.	If any borrow pits are to be excavated during the construction process in the implementation phase, the necessary permits will have to be acquired from the Department of Minerals and Energy.

¹ National Department of Housing – Environmental services for Housing developments

8 CONCLUSION

In view of the summary conclusions outlined above, as well as the fact that the project entails the construction of new houses within the boundaries of existing iMizi (in-situ upgrading), it is our view that the project will not impact negatively on the environment. The project will in fact provide suitable living conditions to the rural community and contribute to Rural Development. Furthermore, an Environmental Management Plan (EMP) will be compiled to ensure that the client complies with Section 28 of NEMA, Duty of care and remediation of environmental damage.

It should be noted that from past experience on similar projects, Environmental Authorisation was not required. There will be no construction of roads and no development within 32m of any watercourses. It is important to ensure that no listed activities are triggered during construction. Should there be removal of 1ha or more of indigenous vegetation or should activities listed below be triggered, Environmental Authorisation from DEDTEA will then be required for the proposed project. Specific attention needs to be paid to the following activities that could be triggered if contractors are not made aware of it:

Table 8.1: Activities that may be triggered without proper monitoring

Listed Activities	Description of Activity	Potential to be Triggered
Activity 12 of GN.R. 327	<p>The development of –</p> <p>(ii) infrastructure or structures with a physical footprint of 100 square metres or more; Where such development occurs –</p> <p>(a) within a watercourse;</p> <p>(c) if no development setback exists, within 32 metres of a watercourse;</p> <p>Where such development occurs –</p> <p>(a) within a watercourse</p> <p>(b) in front of a development setback; or</p> <p>(c) if no development setback exists, within 32 metres of a watercourse, measured from the edge of a watercourse</p> <p>Excluding –</p> <p>(aa) the development of infrastructure or structures within existing ports or harbours that will not increase the development footprint of the port or harbour;</p> <p>(bb) where such development activities are related to the development of a port or harbour, in which case activity 26 in Listing Notice 2 of 2014 applies;</p>	<p>Although each iMizi to be constructed will be 42 square metres, the cumulative impact will be larger than 100 square metres hence no development is to take place within 32m of any watercourse.</p>

	<p>(cc) activities listed in activity 14 in Listing Notice 2 of 2014 or activity 14 in Listing Notice 3 of 2014, in which case that activities applies;</p> <p>(dd) where such development occurs within an urban area</p> <p>(ee) where such development occurs within existing roads, road reserves or railway line</p> <p>(ff) the development of temporary infrastructure or structures where such infrastructure or structures will be removed within 6 weeks of commencement of development and where indigenous vegetation will be cleared.</p>	
Activity 19 of GN.R. 327	<p>The infilling or depositing of any material of more than 10 cubic metres into, or the dredging of, excavation, removal of soil, sand, shells, shell grit, pebbles or rocks of more than 10 cubic metres from a watercourse;</p> <p>But excluding where such infilling, depositing, dredging, excavation, removal or moving –</p> <p>(a) will occur behind a development setback;</p> <p>(b) is for maintenance purposes undertaken in accordance with a maintenance management plan; or</p> <p>(c) falls within the ambit of activity 21 in this Notice, in</p> <p>(d) occurs within existing ports or harbours that will not increase the development footprint of the port or harbour; or</p> <p>(e) where such development is related to the development of a port or harbour, in which case activity 26 in Listing Notice 2 of 2014 applies.</p>	There are to be no sand mining or infilling activities that are to take place within the rivers or riverbeds.
Activity 27 of GN.R. 327	<p>The clearance of an area of 1 hectare or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for –</p> <p>(i) the undertaking of a linear activity;</p> <p>(ii) maintenance purposes undertaken in accordance with a maintenance management plan.</p>	This is an in-situ development and therefore there will be no need to clear vegetation. Therefore, no clearance of indigenous vegetation is to take place.
Activity 15 of GN.R.325	<p>The clearance of an area of 20 hectares or more of indigenous vegetation, excluding where such clearance of indigenous vegetation is required for—</p> <p>(i) the undertaking of a linear activity; or</p> <p>(ii) maintenance purposes undertaken in accordance with a maintenance management plan.</p>	Because this is an in-situ development, no vegetation will need to be cleared. Therefore, no clearance of indigenous vegetation is to take place.

ANNEXURE D: ENVIRONMENTAL AUTHORIZATION



KWAZULU-NATAL PROVINCE

ECONOMIC DEVELOPMENT, TOURISM
AND ENVIRONMENTAL AFFAIRS
REPUBLIC OF SOUTH AFRICA

DIRECTORATE: Environmental Management

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Programme: Environmental Quality Management

Enquiries: Ms Ntoyonke Dlamini

Cellphone: 0609639101

Email: Ntoyonke.Dlamini@kzndedtea.gov.za

Reference: DC43/TK/0011/2023

Ganwa Consulting & Development

79 Crompton Street, office 307/308 Evennett Building
Pinetown
3610

Attention : Mr Gert Watson
Tel : 031 701 2293/ 078 251 4833
Fax : 086 560 3324
Email : thami@ganwaconsulting.co.za

Dear Sir

RE: DC43/TK/0011/2023: THE RESPONSE TO THE ENQUIRY REGARDING THE PROPOSED DEVELOPMENT OF MHLABASHANE-PHUNGASHE RURAL SUBSIDIESED HOUSING PROJECT IN UBUHLEBEZWE LOCAL MUNICIPALITY WITHIN THE HARRY GWALA DISTRICT, DC 43.

Your enquiry re-submitted electronically on 18 April 2023 to the Department of Economic Development Tourism and Environmental Affairs (hereafter referred to as "the Department") has reference.

1. Based on the information provided, it is understood by the Department that the following is proposed:
 - 1.1 The applicant intends to construct 2000 units for 2000 beneficiaries.
 - 1.2 The 2000 units will have 1 VIP toilet each.
 - 1.3 The area is rural and the developments will be in situ upgrade.
 - 1.4 The developments will occur within the rural homesteads with minimal clearance.
 - 1.5 No developments will occur with the 32 meter buffer.
 - 1.6 No development will occur within any critical biodiversity areas.
 - 1.7 The entirety of the site consist of rural dwellings.
2. Based on the information provided by Mr. Gert Watson of K2M Environmental (Pty) Ltd on behalf of Ganwa Consulting & Development, the Department is of the opinion that the above mentioned do not trigger any listed activities in terms of the EIA Regulations, 2014 as amended and therefore environmental approval in terms of section 24 of the National Environmental Management Act (No. 107 of 1998) (NEMA) is not required.
3. Please note that this correspondence is not an approval to undertake any activities listed in terms of NEMA EIA Regulations, 2014 as amended, nor is it an exemption from undertaking an EIA process for listed activities.



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4. It must be noted that should the developer wish to undertake any activities listed in terms of the EIA Regulations, 2014 as amended, the due EIA process would need to be followed before such activities are undertaken.
5. Please be advised that it is the developer's responsibility to continually ensure that environmental requirements are met, especially if there are changes in the project description.
6. Although no Environmental authorisation is required, the applicant is responsible for ensuring appropriate environmental management of the site in terms of Section 28 of NEMA.
7. Please do not hesitate to contact this Department, should you have any queries regarding this correspondence.

Yours faithfully

Mr. N. Nkontwana

Head of Department:

KwaZulu-Natal Department of Economic Development, Tourism and Environmental Affairs

Signed on behalf of the Head of Department by: Ms. N Dlamini

Designation: Acting District Manager: Environmental Management - Harry Gwala District

Date: 02 May 2023

Cc: Yondela Masande Norman; K2M Environmental (Pty) Ltd; (c): 079 810 8194; email: Yondela@k2m.co.za

ANNEXURE E: PROOF OF PAYMENT



Notification of Payment

Nedbank Limited confirms that the following payment has been made:

Date of Payment : 23/08/2023
Reference Number : 2023-08-23/Nedbank/004175898846

Beneficiary details

Recipient : Amafa KZN Research Institute
Amount : R800.00
Recipient Reference : 22194-RHP-Mhlabashane
Bank : ABSA BANK
Account Number : ...356024
Channel : Internet payment

Payer details

Paid from Account Holder : *UBUHLEBESU TRADING AND PROJEC

Nedbank will never send you an e-mail link to access Verify payments, always go to Online Banking on www.nedbank.co.za and click on Verify payments.

This notification of payment is sent to you by Nedbank Limited Reg No 1951/000009/06. Enquiries regarding this payment notification should be directed to the Nedbank Contact Centre on 0860 555 111. Please contact the payer for enquiries regarding the contents of this notification.

Nedbank Ltd will not be held responsible for the accuracy of the information on this notification and we accept no liability whatsoever arising from the transmission and use of the information.

Payments may take up to three business days. Please check your account to verify the existence of the funds.

Note: We as a bank will never send you an e-mail requesting you to enter your personal details or private identification and authentication details.

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