

MAY
2016

PRELIMINARY TOWN PLANNING REPORT FOR THE
MPUSHINI PARK SUBSIDISED HOUSING DEVELOPMENT
WITHIN THE UMLALAZI LOCAL MUNICIPALITY



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PRELIMINARY TOWN PLANNING REPORT

FOR

THE PACKAGING OF A 3000 UNIT SUBSIDISED HOUSING DEVELOPMENT AT MPUSHINI PARK WITHIN PORTIONS OF WARDS 7 AND 11 OF THE UMLALAZI LOCAL MUNICIPALITY

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1 INTRODUCTION AND PURPOSE OF THE REPORT

The report is to address various Town Planning issues applicable to the proposed Mpushini Park Subsidised Housing Development. This relates to a technical report prepared as part of the stage 1 DOHS application prior to the obtaining of planning consent from the Umlalazi Municipality.

1.1 INTRODUCTION

The uMlalazi Local Municipality has, through its IDP process, and extensive consultation with respective beneficiary communities residing within the Municipality, identified the need to provide low cost housing throughout its entire area of jurisdiction. Such a process was initiated as a means to address the municipality's predominantly traditional/informal housing profile, and in doing so reduce the current backlog within the uMlalazi Local Municipality. The provision and implementation of such subsidised housing projects will occur in accordance with the terms of the Housing Subsidy Scheme (as described in Chapter 11 of the National Housing Code). The Mpushini Park Subsidised Housing Project, situated within Portions of Wards 7 and 11 of the uMlalazi Local Municipality forms part of this initiative.

According to Chapter 11 of the National Housing Code, 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.

The uMlalazi Local Municipality is one of the six local municipalities forming the uThungulu District Municipality. The total population of the uMlalazi Local Municipality, as recorded in the Census 2011 is estimated at 213 601 persons. The project area is located adjacent to Eshowe and is depicted on the attached thematic map. The Mpushini Park Project Area entails the establishment of a township on the current vacant land. The Mpushini Park Housing Development has been earmarked for a potential of 3000 housing subsidies, the purpose of this project is to determine the suitability of the project area for development and whether the proposed housing units can be accommodated on the project site.

UMLALAZI LOCAL MUNICIPALITY

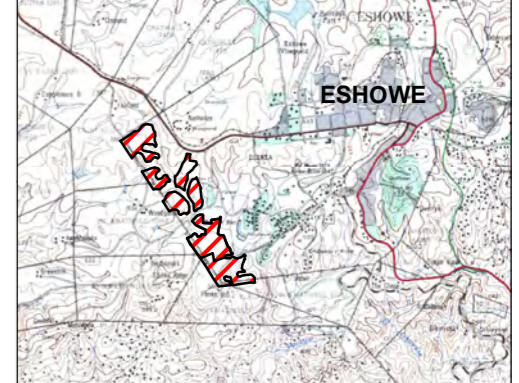
MPUSHINI PARK HOUSING PROJECT (3000 UNITS)

Locality Map

Legend

 Project Area

LOCALITY MAP:



SCALE :
0 0.15 0.3 0.6 0.9
Kilometers
1:40 000



DATE : MAY 2016

MAP REFERENCE/ VERSION NUMBER: KZN P - 150: Version 1

COORDINATE SYSTEM : Municipal WGS84 (Lo31)

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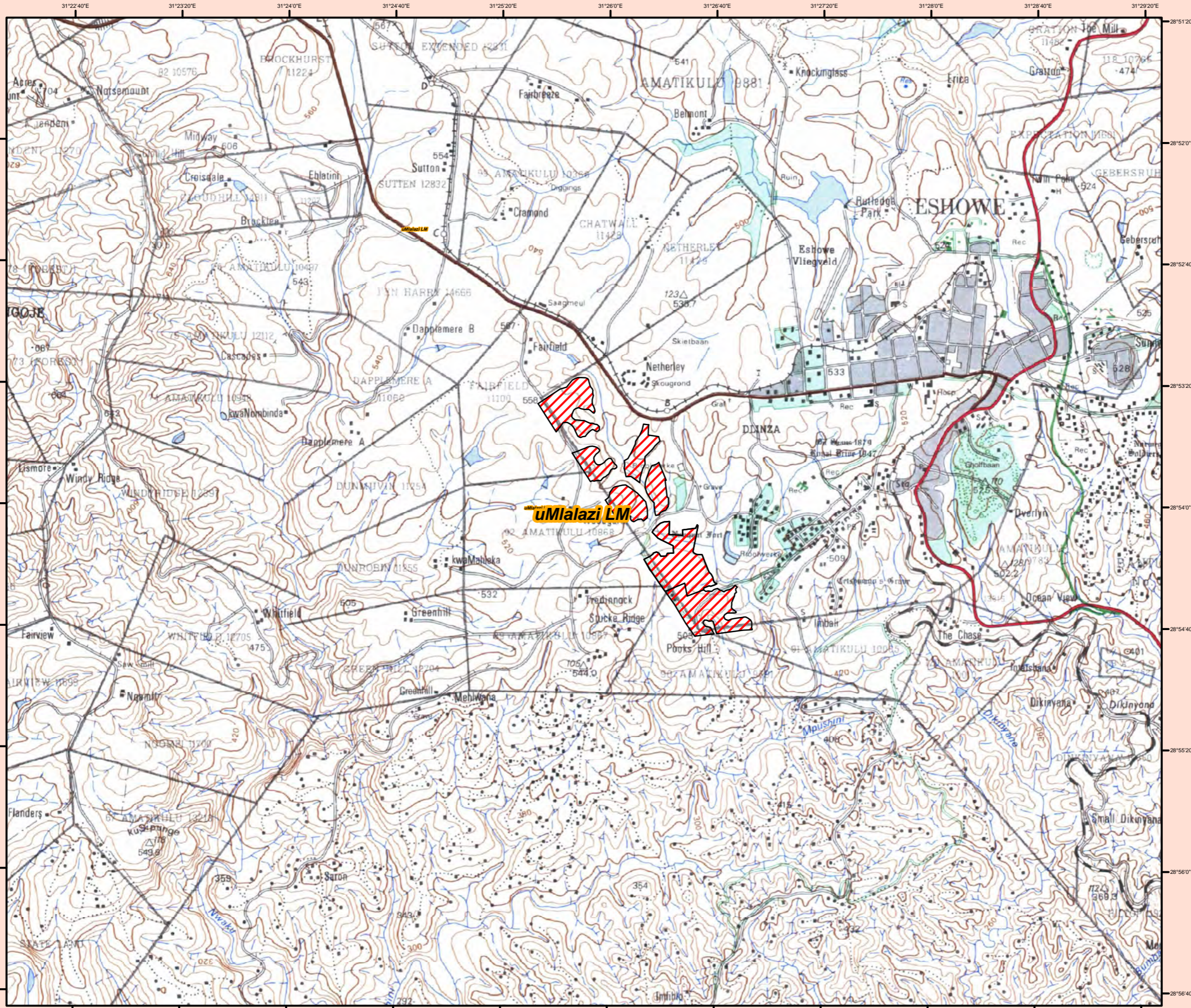


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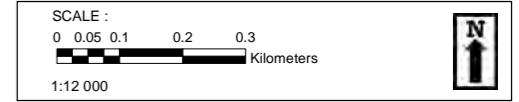
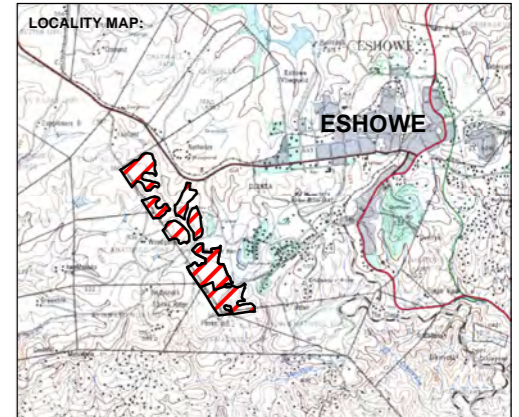
UMLALAZI LOCAL MUNICIPALITY

MPUSHINI PARK HOUSING PROJECT (3000 UNITS)

Project Area

Legend

-  Project Area
-  20m Contours
- River Network**
-  PERENNIAL CENTER LINE
-  NON-PERENNIAL CENTER LINE
- Road Network**
-  National Road
-  Provincial Road
-  District Road
-  Local Access Road



DATE : MAY 2016

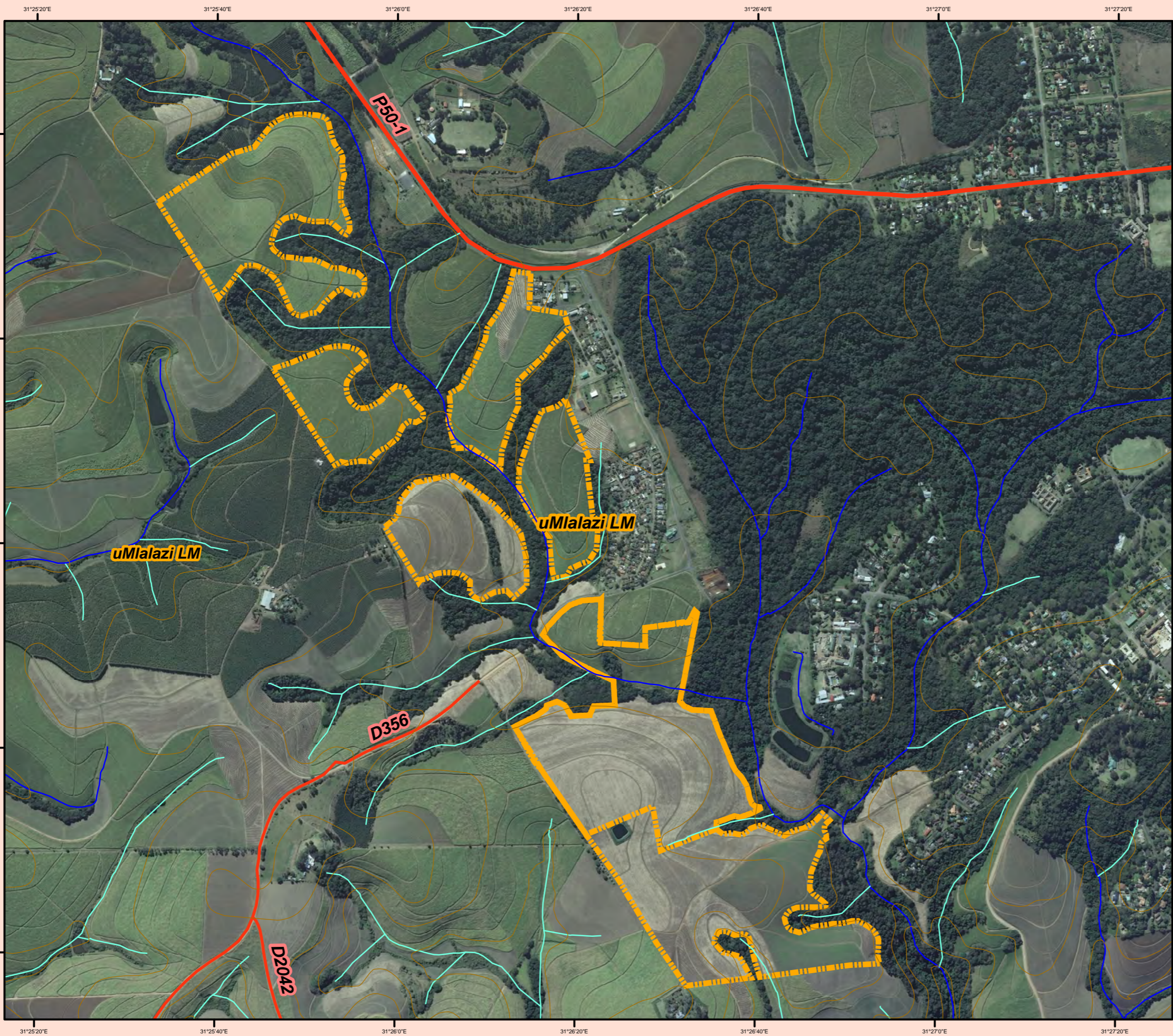
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1.2 REPORT STRUCTURE

The purpose of this document is thus to provide a preliminary overview of the proposed Mpushini Park project, in terms of the current municipal development plans and other relevant planning legislation, as part of the approval phase of the proposed housing project. The report is based on a combination of available desktop data sources and the findings of a recent site inspection conducted across the project area. This report provides some preliminary planning information relevant to the envisaged housing project. The document is structured as follows:

- **Section 3** considers the planning and development guidelines and principles contained in the IDP's of the uMlalazi Local Municipality and the Uthungulu District Municipality
- **Section 4** considers the Provincial Growth and Development Strategy for KwaZulu-Natal as well as the White Paper on Integrated Rural Development for the province and its potential relevance to the study area.
- **Section 5** provides a brief summary of other relevant national level policy and legislation, which may impact on the envisaged housing project.
- **Section 6** outlines a summary overview of key physical and socio-economic characteristics of the study area.
- **Section 7** considers the existing settlement pattern within the project area.
- **Section 8** discussion on the development proposal.
- **Section 9** provides a summary conclusion.

2 APPROACH AND METHODOLOGY

The methodology that was adopted in preparing the preliminary planning report focused on two aspects:

- Firstly, to determine the potential linkages and alignment of the proposed project with relevant planning and development guidelines at a local level (including IDP's of District and Local Municipality), Provincial, as well as National level. It also considers the possible implications and relevance of these existing planning guidelines and principles to the envisaged housing project.
- Secondly, it provides a summary overview of the physical and socio-economic characteristics of the study area.

The preliminary planning input is based on existing available desktop sources and site visit and does not include any detailed fieldwork or land use surveys. This aspect will be addressed in the more detailed planning process that will commence after preliminary approval for the project has been granted.

3 PLANNING AND DEVELOPMENT GUIDELINES AND PRINCIPLES CONTAINED IN MUNICIPAL IDP AND SPATIAL DEVELOPMENT FRAMEWORK

3.1 UMLALAZI LOCAL MUNICIPALITY INTEGRATED DEVELOPMENT PLAN

3.1.1 Municipal Vision and identified Strategic Focus Areas

3.1.1.1 Vision

“To provide sustainable services and development to all communities by 2030 with emphasis on infrastructure, social and economic development in a safe and healthy environment managed by visionary and ethical leadership”

3.1.1.2 Mission

The uMlalazi Municipality shall deliver on six strategic city-wide outcomes to achieve this vision, as follows:

- To develop the institution and to facilitate institutional transformation
- To provide infrastructure and services to all, with emphasis on rural communities, in a sustainable manner
- To develop and support sustainable local economic development, through focusing on tourism, agriculture development, industrial development which incorporates the youth
- To develop and support social development initiatives, particularly those focused on the youth and the vulnerable
- To ensure good governance through leadership excellence and community participation
- To ensure continued sound financial management
- To ensure effective and efficient Land Use Management, taking cognizance of sound environmental practices
- To support job creation through employment programmes

3.1.1.3 Key Performance Areas

The following Key Performance Areas have been identified in the 2014/2015 Municipal IDP:

DEVELOPMENTAL GOALS	OBJECTIVE REF.	OBJECTIVE	STRAT REF.	STRATEGY (strategic activity)
KPA 1: MUNICIPAL TRANSFORMATION AND ORGANISATIONAL DEVELOPMENT				
<ul style="list-style-type: none"> • Institutional development & Municipal Transformation • To ensure progressive compliance with institutional and governance requirements 	1.1	To improve Service Delivery and the image of uMlalazi Municipality	1.1.1	Fill all funded prioritized vacant posts in the organogram
			1.1.2	To ensure that all S54/56 Performance Agreements are signed by 31 July 2015.
	1.2	Organisational Skills Development and Capacity Building	1.2.1	Implement and support internship, learnership and in-service training programmes
			1.2.2	Undertake training for staff and Councillors as per skills development plan by 30 June 2015
	1.3	Policy Development	1.3.1	Develop new Policies and Review existing Policies
	1.4	To Improve Contract Management	1.4.1	Conduct needs assessment for use of Service Providers and monitoring of Service Providers in terms of SLA
			1.4.2	Ensure updating of Contracts Register
	1.5	Improve ICT Systems within the Municipality (Computer Audits, Document Management Systems, Communication Plan, Switchboard, Website)	1.5.1	Submit Quarterly reports to ICT Steering on ICT Systems (Computer, Document Management Systems, Communication, Switchboard, Website) in the organisation
			1.5.2	Implementation of MSP (Master Systems Plan)
	1.6	Ensure effective and efficient Municipal Administration & Communication	1.6.1	Administer Council, EXCO, Portfolio and staff meetings
		1.6.2	Implementation of communication strategy	
1.7	Strengthen and Improve Employment Equity in the Municipality	1.7.1	Implementation of EEP in compliance with approved employment equity plan and report to LLF	
1.8	To Expand the existing Municipal infrastructure / buildings	1.8.1	Ensure the provision of adequate office space within one civic centre by expanding the existing civic centre at Hutchinson Street by 31 May 2016.	
KPA 2: BASIC SERVICE DELIVERY				
			1.8.2	Ensure that the plan for the new Testing Station is completed by 31 December 2015
	1.9	To ensure effective Management of Capital Assets	1.9.1	Develop a consolidated Asset Management Plan for all departments
KPA 2: BASIC SERVICE DELIVERY				
DEVELOPMENT GOALS	OBJECTION REF.	OBJECTION	STRAT REF.	STRATEGY
<ul style="list-style-type: none"> • To ensure access to free basic services to community members within uMlalazi Municipality. • To ensure provision of basic community infrastructure and services as per acceptable norms and standards • To ensure social cohesion and development within uMlalazi Municipality. 	2.1	To provide Basic Services to all households and address Service Delivery Backlogs	2.1.1	Compile an Indigent Register for uMlalazi Municipality area
			2.1.2	Provide free basic services to all indigent households with available resources
			2.1.3	Replacement of existing conventional meters with pre-paid meters in terms of cost saving initiative.
	2.2	Facilitate with uThungulu to ensure alignment of water and sanitation provisioning to all Municipal Capital and other large scale Projects	2.2.1	Attend quarterly alignment meetings with Uthungulu District Municipality
	2.3	Facilitate with Eskom to ensure alignment of Electricity provisioning to all Municipal areas	2.3.1	Attend quarterly alignment meetings with Eskom
			2.3.2	Investigate and implement green energy programmes in relation to energy saving projects such as solar water geysers
	2.4	Ensure the effectiveness of waste management services in all areas and the provision of recycling facilities at appropriate locations)	2.4.1	Submit reports to the Portfolio Committee on the effectiveness of waste management services in all wards

DEVELOPMENTAL GOALS	OBJECTIVE REF.	OBJECTIVE	STRAT REF.	STRATEGY (strategic activity)
	2.5	Ensure the provision and maintenance of municipal roads, access roads and causeways	2.5.1	Construct 15km of road / causeways as per MIG budget by 30 June 2016
			2.5.2	Review of Pavement Management Systems (Urban Roads)
			2.5.3	Ensure the Upgrade/rehabilitation of 1.5km of urban roads as per MIG/capital budget
			2.5.4	Implement rural roads programme with hired graders by grading 2000km of rural access road
	2.6	To ensure the effective functionality of the Municipal Pound Facility	2.6.1	Ensure that the Municipal Pound is functional and submit reports to the Portfolio Committee
	2.7	To facilitate adequate provisioning and management of community facilities at appropriate locations	2.7.1	Facilitate the transfer of rural community facilities to the municipality
	2.8	Plan and support the acceleration of sustainable human settlement	2.8.1	Review the Housing Sector Plan by 30 June and submit quarterly reports on implementation of housing projects to Portfolio Committee
		2.9	Formalise trading areas in the Municipality area	2.9.1
2.10		Ensure quality control of infrastructure projects	2.10.1	Undertake site visits to Capital projects
2.11		Mitigate the effectiveness of disasters	2.11.1	Ensure the functionality of Disaster Management in the Municipality and submit quarterly reports to the Portfolio Committee
2.12		Facilitate the implementation of Operation Sukuma Sakhe (Flagship Programme)	2.12.1	Report quarterly on the Operation Sukuma Sakhe initiatives implemented in all wards
2.13		Provide for the cemetery needs in the Municipal area	2.13.1	Submit reports to the Portfolio Committee on initiatives implemented for the provision of cemetery needs
2.14		Contribute towards the development of Sports in the Municipal area	2.14.1	Report to the Portfolio Committee on the Sports Development Programmes initiated
2.15		Contribute towards the prevention of Crime	2.15.1	Report to the Portfolio Committee on crime prevention strategies implemented in partnership with the relevant stakeholders

DEVELOPMENTAL GOALS	OBJECTIVE REF.	OBJECTIVE	STRAT REF.	STRATEGY (strategic activity)
	2.16	To Ensure Road Safety in the Municipal area	2.16.1	Implement Road Safety Initiatives in the Municipal area and report to the Portfolio Committee
	2.17	Facilitate early childhood development	2.17.1	Ensure an healthy environment for childhood development

DEVELOPMENT GOALS	OBJECTION REF.	OBJECTIVE	STRAT REF.	STRATEGY
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KPA 3: LOCAL ECONOMIC & SOCIAL DEVELOPMENT

<ul style="list-style-type: none"> To facilitate, encourage and support the development of an enabling environment for socio-economic development and job creation 	3.1	Local Economic Development	3.1.1	Ensure that businesses within uMlalazi Municipality are licensed through the LED department
			3.1.2	Ensure a fully functional Youth Business Advisory Centre by providing assistance to youth to register co-ops and businesses and submit reports to the Portfolio Committee
			3.1.3	Promote Local Economic Development by implementing LED & Tourism initiatives across Municipal area with available resources and submit reports to the Portfolio Committee
	3.2	Contribute towards the reduction of unemployment	3.2.1	Create 1650 jobs through various municipal projects / EPWP /CWP/ programmes

KPA 4: MUNICIPAL FINANCIAL VIABILITY AND MANAGEMENT

<ul style="list-style-type: none"> To achieve effective financial management 	4.1	Advance and maintain the financial viability of the Municipality	4.1.1	Enhance revenue collection
			4.1.2	Maintain acceptable norm of municipal liquidity management
	4.2	Improve the financial performance of the municipality	4.2.1	Minimise service delivery distribution losses

DEVELOPMENTAL GOALS	OBJECTIVE REF.	OBJECTIVE	STRAT REF.	STRATEGY (strategic activity)
	4.3	Optimise budget implementation in the municipality	4.3.1	Ensure that at least 90% of the operating budget amount is spent in the municipality by 30 June 2016
			4.3.2	Ensure that at least 90% of the Capital budget amount is spent in the municipality by 30 June 2016
DEVELOPMENT GOALS	OBJECTION REF.	OBJECTIVE	STRAT REF.	STRATEGY
KPA 5: GOOD GOVERNANCE AND PUBLIC PARTICIPATION				
<ul style="list-style-type: none"> To achieve sound governance, management, administration and equity within uMlalazi Municipality in line with organised local government guidelines To improve service delivery through implementation of Batho Pele principles To promote public participation through effective consultation 	5.1	Clean Audit	5.1.1	To ensure that the Municipality receives / maintains a Clean Audit in 2015/2016 by submitting a report to EXCO on the measures taken to ensure that matters raised in the 2013/14 Audit have been resolved
	5.2	Mitigate the Impact of HIV/Aids in the Municipality area	5.2.1	Ensure the effective functioning of uMlalazi Aids Council by ensuring regular meetings are held
			5.2.2	Approval of HIV/Aids Strategy by 30 June 2016
	5.3	To reduce Risk to the Organisation	5.3.1	Review Enterprise Risk Plan
			5.3.2	Review Fraud Risk Plan
	5.4	To effectively Implement the Back to Basics programme	5.4.1	Ensure the implementation of Back to Basics programme and report quarterly to EXCO on initiatives implemented
	5.5	Ensure that public participation structures are established, capacitated and functional	5.5.1	Roll out IDP and Budget public participation through road shows
			5.5.2	Facilitate functionality of all Ward Committees (include training and development) and ensure that 26 Ward Committees are functional by 30 June 2016 in terms of COGTA functionality tests
	5.6	To Promote International and National Relations	5.6.1	Support twinning with Songdal Municipality (Norway)
DEVELOPMENTAL GOALS	OBJECTIVE REF.	OBJECTIVE	STRAT REF.	STRATEGY (strategic activity)
			5.6.2	Support Cross Border Partnership
	5.7	To ensure effective oversight by the Municipality	5.7.1	Development of SMART Organisational Performance Management Systems
			5.7.2	Hold Bi-annual Performance Audit Committee meetings
			5.7.3	Hold Quarterly Municipal Public Accounts Committee (MPAC) meetings
			5.7.4	Hold Quarterly Audit Committee meetings
			5.7.5	Submission of annual report to AG
			5.7.6	Approval of Oversight Report of annual report
DEVELOPMENT GOALS	OBJECTION REF.	OBJECTION	STRAT REF.	STRATEGY
KPA 6: CROSS CUTTING ISSUES				
<ul style="list-style-type: none"> To promote the sustainable development of a safe and healthy environment in line with the applicable legislation. 	6.1	To ensure sustainable planning and development of the municipal area	6.1.1	Prepare & Review Land Use Management Scheme for Rural and Urban Areas by 30 June 2016
			6.1.2	Participate in the management of the coast via the Coastal Management Working Group
			6.1.3	Develop & Review uMlalazi IDP for by 30 June.
			6.1.4	Database of Municipal land to be reviewed by EXCO by 30 June 2016.

3.1.2 Projects identified in the IDP for implementation within the project area

The information contained within Table 3.1 provided below gives an indication of various other potential development projects to be implemented in and around the proposed development area. An extensive list of projects relating to the Municipality as a whole was provided for within the uMlalazi Local Municipality's 2015/2016 IDP. The projects identified in the IDP of the municipality do not in all instances specify specific project locations, but rather ward locations. It should thus be noted that the Mpushini Park subsidised housing project area covers Portions of Wards 7 and 11 of the uMlalazi Local Municipality, and therefore for this reason projects with relevance to these Wards in particular have been included.

The uMlalazi Local Municipality Integrated Development Plan projects provided below are representative of the fact that the implementation of the Mpushini Park subsidised housing development will occur as an integrated project in relation to various other projects proposed for the area. The development will therefore not occur in isolation, but will be supplemented and integrated with various other implementation projects thereby benefiting from and contributing towards numerous projects of diverse natures, thereby assisting with the sustainable development of the area.

Table 3.1: Projects identified in the uMlalazi Local Municipality IDP

Project Location	Project Name
Ward 7	<ul style="list-style-type: none"> - Re-gravelling of D133 - Re-gravelling of D528 - Middledrift Phase 2 - Saroni Phase 2
Ward 11	<ul style="list-style-type: none"> - Eshowe SSA 1 - Eshowe WCDM - Inina Art and Craft

3.2 UMLALAZI SPATIAL DEVELOPMENT FRAMEWORK (SDF)

The following has been extracted from the draft uMlalazi Spatial Development Framework. A copy of the SDF map is attached at the end of this Sub-Section.

3.2.1 SDF Development Nodes and Corridors

The uMlalazi SDF is based on a concept of Hierarchy of nodes, connected by a system of corridors. This is summarised in the tables below:

3.2.1.1 SDF Nodes

Primary Administration Centre:

Eshowe is the most dominant urban area within the uMlalazi Municipality and is referred to as the Primary Administration Centre, owing to its diverse economy (when compared to the other main centers), superior level of infrastructure and service, and sphere of influence. The Mpushini Park project area is located on the periphery of Eshowe, which will contribute towards increasing the sphere of influence.

Upper Secondary Centres:

These settlements are the key links to the rural hinterland, as they are the only “trading posts” for these areas. The definitive reason behind these towns being classified as Secondary Centres, is their development potential as well as the thresholds of service that exist which are significant smaller to those within the major town centre of Eshowe. There are two types of Secondary Centres within the uMlalazi Context i.e. Upper Secondary Centres and Lower Secondary Centres. The Upper Secondary Centers are important at a municipal level and reflect minimum levels of economic diversification, where limited tertiary services are available and marginal value-adding activities take place. These include:

Name	Location/Description
Mtunzini	This town is well established and offers a modern residential environment. It is attractive from the point of view that is located on the Indian Ocean. The business infrastructure is relatively poorly developed and little employment opportunities exist. The town serves as a dormitory town for the University of Zululand and the urban areas of Richards Bay and Empangeni. The center is located in proximity to both the R102 and N2 Motorway, allowing significant mobility for commuters
Gingindlovu	The town is located at the intersection between the R102 and the R66, with the N2 Motorway in proximity. Importantly, the N2 Motorway can be accessed or left in proximity to Gingindlovu. The center provides a high level of services from an engineering point of view, but social services are somewhat lacking. It is in competition with both Mtunzini and Eshowe internally and externally with Mandeni.

Lower Secondary Centres:

Lower Secondary Centres are a number of smaller settlements within the Municipality which have developed as a result of population concentration. These minor centres service the adjacent rural areas and are complimented by basic engineering services/infrastructure and community facilities, transport nodes and basic public and administration facilities. They include:

Name	Location/Description
Nqutshini	Located in proximity to the R34 and N2 Motorway between Gingindlovu and Empangeni/Richards Bay. It is a center, which has developed as a result of proximity to both Gingindlovu and Mtunzini, where a higher level of services is available. The proximity to both the R102 and the N2 Motorway has also influenced the development of this area as a Secondary Centre.
Ndlangubo	This center is located on the P230, between Empangeni/Ngwelezane and the R66. The P230 links with the R66 approximately 10km north of Eshowe. It is an important transportation route and is also an identified tertiary corridor. The importance of this route is that it shortens the traveling distance between Richards Bay/Empangeni and Eshowe, as it offers a more direct route than the R34 and R66. The R34 is a Primary Corridor and has a tarred surface. On the other hand, the P230 is a gravel-surfaced road, which is in a poor condition in certain areas.
Nkume	Along the R66, approximately 10km north of Eshowe. This settlement has grown rapidly over the past 5 years and certainly constitutes an emerging settlement. The proximity of this center to the junction between the P230 and the R66 has influenced the development thereof. Proximity to Eshowe as the economic hub of the area makes the center a popular destination in respect of residential accommodation.
Mbongolwane	The area is also an emerging development node with a hospital and other community facilities centered therein. It is located approximately 25km to the west of Eshowe, on the P50. The P50 also links Eshowe and Nkandla, further to the north-west of Eshowe.
Khomo	This center is located on the uMlalazi/Nkandla Local Municipality border and is closer to Nkandla than Eshowe. It is located in proximity to the P50, at the P15 and P50 split. The P50 is a Secondary Corridor from a transportation point of view.

Tertiary Centres:

In general terms, the Tertiary Centers are emerging centers characterized by population densification, with basic administrative functions being available. There are localized services such as a primary school, a pension pay point, postal service, public phones, local (informal) markets, transport facilities and minor commercial enterprises. It is again of significance to note that the Tertiary Centers are also located on or near important transportation routes. These include:

Name	Location/Description
Nkwaleni	This center has a strategic locality, as it is located at the junction between the R34 from Empangeni and the R66 between Eshowe and Melmoth. It is a highly accessible center and development in and around it should be encouraged. It is surrounded by commercial farming areas and has been slow to develop, given its strategic locality. A police station was in existence in this center, but was closed down. The reason for its slow development can be ascribed to the fact that the center is approximately 30km north of Eshowe and that the commercial farmers have a high ratio of vehicular ownership, allowing for a high level of mobility. Travel by road in a privately owned vehicle to Eshowe, is therefore no obstacle

Name	Location/Description
Nteneshane	It is located in the east of the municipal area on the D518, which links the R102 and the P230, both roads being tertiary transportation corridors. These roads have played a significant role in the establishment of this center. It however is in proximity to Ngwelezane and Empangeni, and development in this center will in all likelihood be slow.
Ondini	This center is located on the P230, almost midway between Empangeni and Eshowe. The role that the P230 is fulfilling in the context of linking settlements again comes to the forefront. Development may be regarded as a result of proximity to Ndlangubo, a Secondary Centre.
Oquqeni	It is also a center that is located on the P230, further underlining the importance of this transportation route as a functional route. The rate of development of this center may also be regarded as a result of proximity to Nkume, a Secondary Centre.
Ziphambanwani	This center is emerging as a Tertiary Centre because of its locality on the R66, midway between Gingindlovu and Eshowe. Ease of access to both Eshowe (The Primary Administrative Centre) and Gingindlovu (Secondary Centre) will popularize this center. It is also located at the junction between the D884 and the R66, the first mentioned road linking the R102 and the R66.
Nyanini	It is only a few kilometers to the south-east of Eshowe on the R66. Proximity to the Primary Administrative Centre will tend to slow the tempo of development in this center.
Impatala	It is located to the west of Eshowe, on the P50, a secondary transportation corridor. It is located midway between Mbongolwane (Secondary Centre) and Eshowe (Primary Administrative Centre). Development is therefore expected to be slow.
Nkulisbantwana	It is located at the junction between the D356, a tertiary transportation corridor linking Eshowe with the P710, and the P710, a secondary transportation corridor to the west and south-west of Eshowe. The importance of a locality on or near important transportation routes is again emphasized.
Shayinga	This center is also located on the P710 and is in relative close proximity to Nkulisbantwana to the north of it.
Samungu	This center is located on the D356 and is showing a steady population growth rate over the past five (5) years.
Danyini	It is also located on the D356, in relative close proximity to Eshowe. It can be expected that the growth rate will be slow, given the proximity to Eshowe and the proximity to Samungu, which is showing a faster growth rate.

3.2.1.2 SDF Corridors

The definition and (and even ranking) of the above mentioned Development Centers is highly influenced by the transport routes that service them. The uMlalazi Integrated Development Plan has identified a number of roads that form part of their Development Corridor network based on condition of roads, level of access afforded by the roads and its importance at a district/regional scale.

Primary Corridors:

Name	Location/Description
The N2 Highway (and R102)	The two routes are aligned parallel to each other in the south-eastern sector of the uMlalazi municipal area. It offers access to Richards Bay/Empangeni, as well as the three Secondary Centers (Gingindlovu, Nqutshini and Mtunzini).
The R66	The R68 can be considered to be an as important transportation route within the uMlalazi Area as the N2 Highway. Emphasis is placed on the R66 in that it forms an almost central spine through the municipal area as well the location of the Primary Administrative Centre, two Secondary Centers and three Tertiary Centers on it. It is a road that links the uMlalazi Area with the rest of the KwaZulu Natal interior and with the N2 Highway which in turn links to Richards Bay/Empangeni to the north, and Durban to the south.
The R34	This route is located in the north of the municipal area and is the current most effective link between The R66 (between Melmoth and Eshowe) and Richards Bay Empangeni. Only one Tertiary Centre has been identified in relation to this road (Nkwaleni). The reason is the fact that the area, within which this road is aligned through the uMlalazi Local Municipality, is dominated by commercial farming, which discourages nodal development. The importance of this road is in its link with the District Centre of Richards Bay/Empangeni.

Secondary Corridor:

Name	Location/Description
The P710	This route is aligned along the western/south-western boundary of the municipal area. It links Mandeni to the south of Eshowe, with Mbongolwane, a Secondary Centre. Two other Tertiary Centers are located along the route. The road is presently gravel-surfaced, and has been identified in the uMlalazi IDP for upgrading by means of tarring. The route serves the farming areas alongside it as well as scattered human settlements.
The P50	This route links Eshowe and Nkandla to the north-west of Eshowe. It also links Entumeni with Eshowe and Mbongolwane is on this route. This corridor services an agricultural area of considerable size and will become increasingly important with the implementation of the Mbambiswano/Entumeni Agricultural project. The route is aligned through areas of outstanding agricultural quality
The P15	This corridor establishes a road link between Kranskop and the P50. It is aligned through areas that accommodate the poorer section of the uMlalazi population. The road is generally in a poor condition and has a gravel surface. If improved to an acceptable standard, it will encourage traffic movement between the areas of Greytown/Kranskop and Eshowe, as it will shorten the traveling distance to a considerable extent. The route also serves farming areas and areas of human settlement.

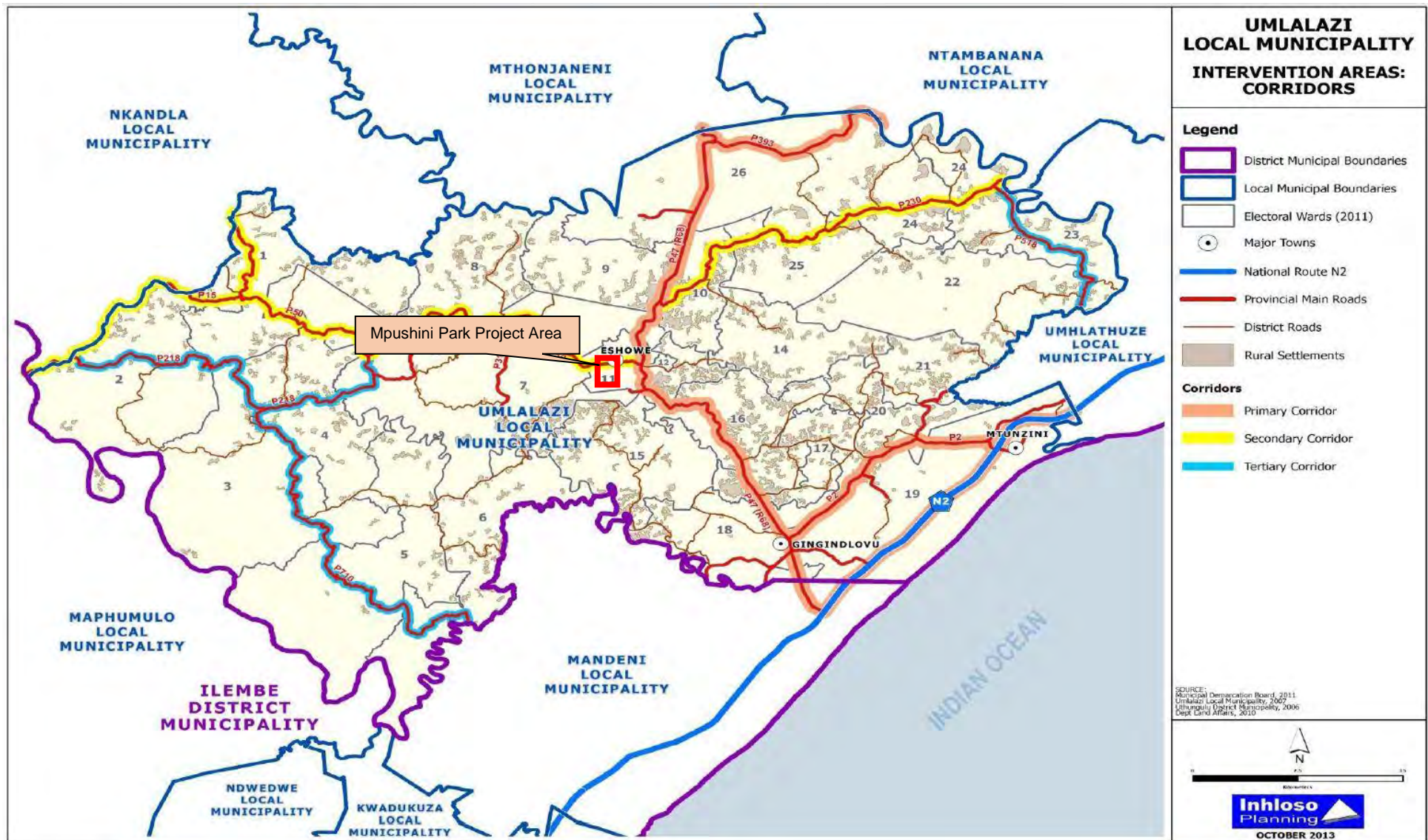
Tertiary Corridors:

Name	Location/Description
The P230	This is identified as a Tertiary Corridor for the present, but it is expected that this route, which is identified for upgrading will develop over the medium term into a Secondary Corridor. Not only the improved condition of the road will contribute to this, but also there are already two Secondary Centers (Ndlangubo and Nkumo) and two Tertiary Centers (Ondini and Oquqeni), located along it. It is also a route, which is used extensively by tourists visiting the area. Added to this, it presents a shorter traveling distance between Richards Bay/Empangeni and Eshowe, when compared to the R34. The alternative route is the R34, which is aligned to the north of the municipal area and has a tarred surface.
The D528	This tertiary corridor links the R102 (Primary Corridor) with the P230 and is aligned through an area of agricultural production to the east of the Ongoye Forest. The importance of this corridor is the link it provides between the two aforesaid corridors
The D356	This tertiary corridor is aligned between Eshowe and the P710 and serves some scattered human settlements and areas of agricultural production

Diagram 4.4: uMlalazi Local Municipality SDF Nodes & Settlements



Diagram 4.5: uMlalazi Local Municipality SDF Intervention Areas: Corridors



3.3 RELEVANCE AND IMPLICATIONS OF THE UMLALAZI IDP AND SDF FOR THE PROPOSED MPUSHINI PARK HOUSING PROJECT

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

- One of the broad strategies identified in the Municipal IDP was that of the accelerated and sustainable provision of infrastructure and basic services.
- The implementation of the proposed project is in line with the Municipality's Housing Plan.
- The housing backlog will be addressed by implementing this project. The current housing backlog stands at 17 199 houses, as per the 2011 census data. With this project proposing 3000 households, it will contribute very positively towards the current housing backlog.
- The KPA's in the uMlalazi municipal IDP states that the municipal target is to achieve 100% of all households to have a municipal water connection to the yard level which will have a positive impact on the Mpushini Park project area.
- The target set out in the KPA which is 100% of households is rendered a waste collection and disposal service at least once a week will include the Mpushini Park Housing Development.
- The project area is also located adjacent to the Primary Development Node of the Municipality, Eshowe and with this project being an urban development will also help to implement the densification principle of the Department of Human Settlement.

4 PROVINCIAL PLANNING AND DEVELOPMENT GUIDELINES AND PRINCIPLES

Apart from ensuring the projected alignment with the Integrated Development Plan and Spatial Development Framework of the local municipality, it is also imperative to ensure that the proposed subsidised housing development project take cognisance of relevant provincial policies of specific relevance in this regard is the Integrated Rural Development White Paper for KZN, the Provincial Growth and Development Strategy and the Provincial Spatial Economic Development Strategy. The key aspects of the three provincial policies are briefly summarised in the subsequent sections and the relevance to the proposed Subsidised housing project outlined thereafter.

4.1 INTEGRATED RURAL DEVELOPMENT WHITE PAPER FOR KZN

The Integrated Rural Development White Paper for KwaZulu-Natal was developed in response to the extent of rural population in KwaZulu-Natal the majority of which are women and children. The White Paper identifies the essential concepts and approaches to rural development and identified a number of key strategies to ensure its successful implementation, these include:

- Effective and targeted land reform programme
- Agricultural support system
- Tourism development and the creation of jobs
- Small business opportunities
- Improved access to financial services.
- Poverty alleviation

The Integrated Rural Development White Paper sets out a vision for rural development which includes the following goals:

- There needs to be a balance between urban and rural development and rural communities should have fair access to development resources and opportunities;
- Different systems of power, such as Traditional Authorities and elected local Government councillors operating in rural areas need to work together in harmony;
- The policies of government (National, Provincial and local) should complement each other;
- Rural people should be allowed to have a say in how development should affect them. They need to make decisions about their own lives;
- Poverty must be reduced.

The key concepts and strategies of rural development as outlined in the Integrated Rural Development White Paper for the KwaZulu-Natal province is focused on 5 key concepts i.e. Land

reform, Agricultural production opportunities, Tourism, Development opportunities for entrepreneurs to emerge, and Rural financial services.

4.1.1 Land Reform

As well as making sure that poor rural people acquire land, the land reform programme should take a long-term view about how having land will improve people's lives. This will involve the building of partnerships between institutions and organisations.

Some of the projects could include:

- Projects to assist people, who show potential in farming to get access to finances, secure training and support services.
- Rural and peri-urban projects aimed at benefiting households with no means to raise money on their own. These could include peri-urban allotments and municipal common land.

To make sure that land reform projects are economically viable, several strategies should be put in place:

- Projects need to be located close to services and to markets;
- Land grants could be used to access other finances and support; and
- Opportunities need to be provided for land owners to generate a living by assisting them to get support from provincial departments and from land service organisations.

4.1.2 Agricultural production opportunities

Agriculture support systems should respond to the needs of all land users and should help people improve their livelihoods. Agricultural support programmes need to focus on the following:

- The development of markets (especially within towns and in the urban and peri-urban areas) and the provision of finances is one important area of assistance.
- Research about how communities live and survive must be linked to research about promoting agriculture so that the support given can be more effective.

4.1.3 Tourism

Tourism or eco-tourism may be the only local activity from which people in some low potential areas might benefit. The development of tourism can contribute to rural development in a number of ways:

- The creation of employment opportunities. Tourism can open up many more job opportunities than agriculture in some areas. There will be possibilities of jobs in the service,

building and trading sectors and in industry;

- Joint tourist ventures between rural communities who own land may provide an excellent opportunity for skills transfer and capacity building for rural communities; Land reform projects could be strengthened if they are linked to the development of eco-tourism projects, through joint ventures; and
- Tourism brings roads, water and electricity to remote areas. Infrastructure development also creates jobs.

Training and finance are central to enabling local people to take up the opportunities created through the development of tourism.

4.1.4 Developing opportunities for entrepreneurs to emerge

Entrepreneurs are people who have started a business providing goods and services to communities where a demand has been created. Selling goods at pension pay points in rural areas is an example of entrepreneurs taking advantage of an opportunity. Entrepreneurial opportunities in rural areas include construction, brick and block-making, vehicle repairs and panel beating; garment-making; craft production and shop keeping. Entrepreneurs should be supported in places where there is a lot of small business activity because there would be a high demand for goods and services.

4.1.5 Rural financial services

Three areas of financing may have a dramatic effect on providing and supporting economic opportunities in the rural areas. These are:

- the financing of land;
- the financing of agricultural production; and
- the financing of small, medium, and micro enterprises.

4.1.5.1 Financing land

Rural people who acquire land through the land reform programme can pay for it through a settlement grant of R15 000. This grant should be linked with opportunities for promoting production. Other ways to finance the buying of land are through loans from banks and through commercial farmer settlement schemes.

4.1.5.2 Financing agricultural production

Farmer credit programmes are more likely to be successful if they are based on secure production and marketing opportunities.

The availability of credit has been a critical factor in encouraging small producers to get involved in agricultural or livelihoods projects. Guaranteed markets have meant that a number of small farmers have been able to make use of credit systems.

4.1.5.3 Financing small, medium and micro enterprises

The rural economy works mainly on a cash basis and few small enterprises have access to credit. The primary source of start-up funds for rural communities is their own savings. A savings-first approach might assist some entrepreneurs to get credit and to improve the assets they own and increase the size of their businesses.

4.2 PROVINCIAL GROWTH AND DEVELOPMENT STRATEGY

The Provincial Growth and Development Strategy (2011) clearly set out the Development vision for KwaZulu-Natal and the vision reads as follows:

“By 2030, the PROVINCE OF KWAZULU-NATAL should have maximized its position as a GATEWAY to South and Southern Africa, as well as its human and natural resources so creating a safe, healthy and sustainable living environment.

Abject poverty, inequality, unemployment and current disease burden should be history, basic services must have reached all its people, domestic and foreign investors are attracted by world class infrastructure and a skilled labour force.

The people shall have options on where and how they opt to live, work and play, where the principle of putting people first and where leadership, partnership and prosperity in action has become a normal way of life.”

The PGDS sets out seven strategic goals with specific strategic objectives being identified for each of these strategic goals. The Strategic Goals are:

- Job Creation
- Human resource development
- Human and community development
- Strategic infrastructure
- Responses to climate change
- Governance and policy
- Spatial equity

The proposed urban housing project will satisfy a number of the above-mentioned strategic goals, which includes Job Creation, Human Resource Development and Human and Community Development amongst others. The Human and Community Development strategic goal pertains specifically to housing and the provision of housing in the province. The strategic objectives identified for this goal are:

- Poverty alleviation and social welfare
- Enhancing health of communities and citizens
- Safeguard sustainable livelihoods and food security
- Sustainable human settlements
- Enhancing safety and security
- Advance social cohesion
- Promote youth, gender and disability advocacy and the advancement of women.

The sustainable human settlements objective specifically relates to the housing within the province. The PGDS states that the provision of housing has previously dominated the approach to human settlements in the Province as in South Africa in general. Whilst the provision of a house remains an important part of human settlements it is now common because that liveable human settlements require decent planning that involves: **designing a safe environment, infrastructure that allows and enables economic activity, delivery of services and social facilities as well as good maintenance capacity.** This has not been an easy ideal to achieve given the historical issues related to land availability and the slow progress, almost a stalemate, on land reform in the Province. Provision of decent housing in the urban setting has taken the mode of in-situ upgrading as well as provision of new sites. However, there are land-related constraints. There is also a need to do serious analysis to see whether housing programmes cover all income groups in the Province.

The challenges related to the provision of human settlements with all the elements of sustainability in rural areas are also highlighted in the PGDS. **The PGDS states that the densification of human settlements is recommended to enable equitable provision of basic water, sanitation and electricity.** Access to social facilities such as schools and clinics as well as provision of road linkages to markets must begin to inform the manner in which human settlements are designed in the near future. Thus stakeholders involved in land allocation, establishment of social facilities, designing human settlements must begin to think about promoting polycentric planning in order to achieve sustainable livelihoods and sustainable human settlements.

The PGDS highlights as a possible intervention, the implementation of polycentric nodal development in line with the Provincial Spatial Economic Development Strategy (PSEDS) to achieve sustainable livelihoods. These development nodes have been mapped on the attached Project Area: PGDP Alignment map for the Project. The uMlalazi area has been identified as a Secondary Node (PDGS Development Node 2), which is a centre which should provide service to the regionalised economy. The total extent of the project area is situated within this node.

The PGDS also identified areas of highest need within the province and the Mpushini Park project area has been classified as Priority Intervention Area 2 and 3.

4.3 PROVINCIAL SPATIAL ECONOMIC DEVELOPMENT STRATEGY

The Provincial Spatial Economic Development Strategy has been developed in order to achieve the objectives of ASGISA within the framework of the NSDP. The Provincial Spatial Economic Development Strategy (PSEDS) sets out to:

- Focus where government directs its investment and development initiatives to ensure sustainable and maximum impact (Massification)
- Capitalise on complementarities and facilitate consistent and focused decision making
- Act as a tool to help government to move beyond mere focusing on integration & coordination procedures to establishing processes & mechanisms to bring about strategic coordination, interaction and alignment.

It is recognised that social and economic development is never evenly distributed and spatial disparities will always exist due to the spatial distribution of natural resources, historical imperatives and cultural factors. These spatial disparities have been aggravated by apartheid spatial planning. This has resulted in a disjuncture between where people live and where social and economic opportunities are concentrated. This spatial marginalization from economic opportunities of the majority of the population needs to be addressed in order to reduce poverty and inequality and ensure shared growth.

In recognition of the above it is imperative that Government spatially references its plans. This ensures that plans take account of the inevitable spatial disparities and ensure that optimal investment decisions are made. It is towards this end that the PSEDS has been developed.

The PSEDS focuses fixed infrastructure investments in areas of economic development potential (whether realised or dormant), and prioritises areas of greatest need based on poverty densities. This does not imply that other areas, with lower economic growth potential, will be neglected. **All areas in the Province will receive investments in development and the provision of basic services.**

The sectors of the provincial economy which will drive the growth of the province and address unemployment and poverty are the following sectors:

- Agriculture – including agri-industry
- Industry including heavy and light industry and manufacturing
- Tourism including domestic and foreign tourism

- Service sector including financial, social, transport, retail and government

An analysis of the areas of potential within these sectors follows.

4.3.1 Agriculture and agri-processing

This sector is key to addressing poverty in the province since most areas of poverty are rural. Its contribution to the provincial economy is currently small but it has the potential to increase this contribution significantly if its full potential were realised. The commercial agriculture sector is the major employer in the majority of municipalities and forms the economic anchor of these municipalities. Subsistence agriculture is by far the most important source of sustenance for rural households. In order to achieve a reduction of unemployment and poverty the challenge is to grow and transform the commercial agricultural sector and improve the linkages between the First Economy commercial agriculture and the Second Economy subsistence agriculture in order to develop such subsistence agriculture into small scale commercial agriculture. The Agricultural Revolution and the Land Reform Programme are key instruments for the achievement of these objectives and they need to be aligned.

In spatially locating areas of agricultural potential in the province emphasis is placed on the need to release latent potential which mostly exists in the Ingonyama Trust lands, and the support of the land reform initiatives in the province.

4.3.2 Industrial development

The potential for industrial development in the province is anchored by the nodes of eThekweni and Umhlatuze. The corridors between these two nodes and extending up to Howick form the primary zone of industrial development in the province. The cities of Newcastle, Ladysmith and Port Shepstone serve as important secondary nodes of industrial development potential.

4.3.3 Tourism

The primary tourism potential within the province is in the beach tourism cultural tourism and eco-tourism markets. The areas of national tourism importance within the province are the Southern Uthungulu and Dolphin Coast, the Elephant Coast and surrounds, the greater Pietermaritzburg and Durban region, and the Drakensberg region. The tourism products of provincial importance are:

- Arts & crafts routes in Midlands Meander and Albert Falls Amble
- Durban, south coast and north coast beach tourism linked to cultural tourism in the interior
- Drakensberg region
- Greater St Lucia & surrounding big five reserves

- Zulu Heritage & Cultural Trail
- Battlefields Route

4.3.4 Service sector

Analysis of the respective contribution of the various sectors to the economies of the districts in the province indicates that with the exception of two districts the service sector, which includes government services, is the largest contributor to district economies. The service sector is in fact the largest sector in the provincial economy, contributing 52.8% to GGP. The sector comprises the following:

- Wholesale/retail trade
- Transport/storage
- Communication
- Financial/insurance
- Real estate
- Business services
- Community/social/personal services
- Government services

The Provincial Spatial Economic Development Strategy takes the implications of the importance of the service sector in most districts into account. Many of the smaller rural centres and towns represent important centres of service, and particularly government activity. The PSEDS builds on the concept of developing a comprehensive network of centres throughout the province which would support the delivery of services. Services delivered would be determined by various nodes according to a hierarchy of places. In identifying the hierarchy of places existing service centres are strengthened but, more importantly, new or emerging service centres are developed.

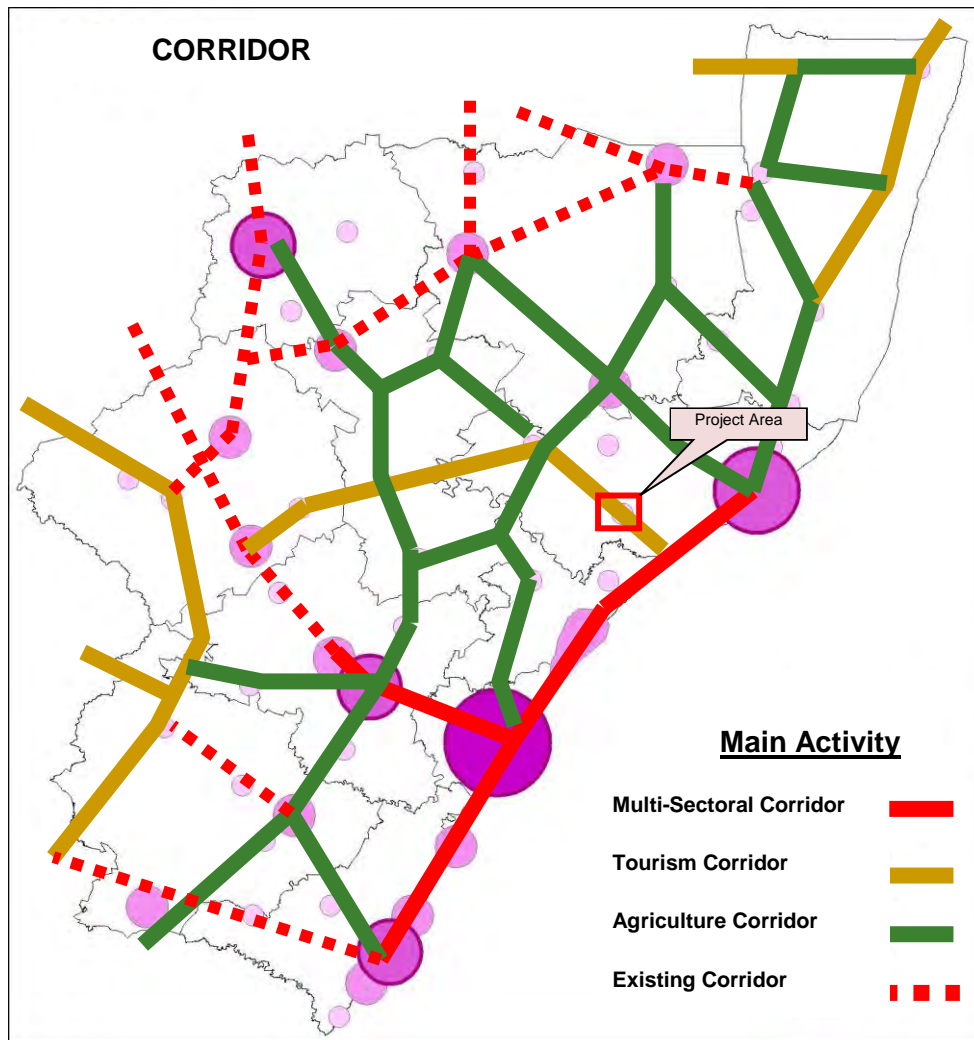


Diagram 4.1: Activity Corridors as identified in the PSEDS

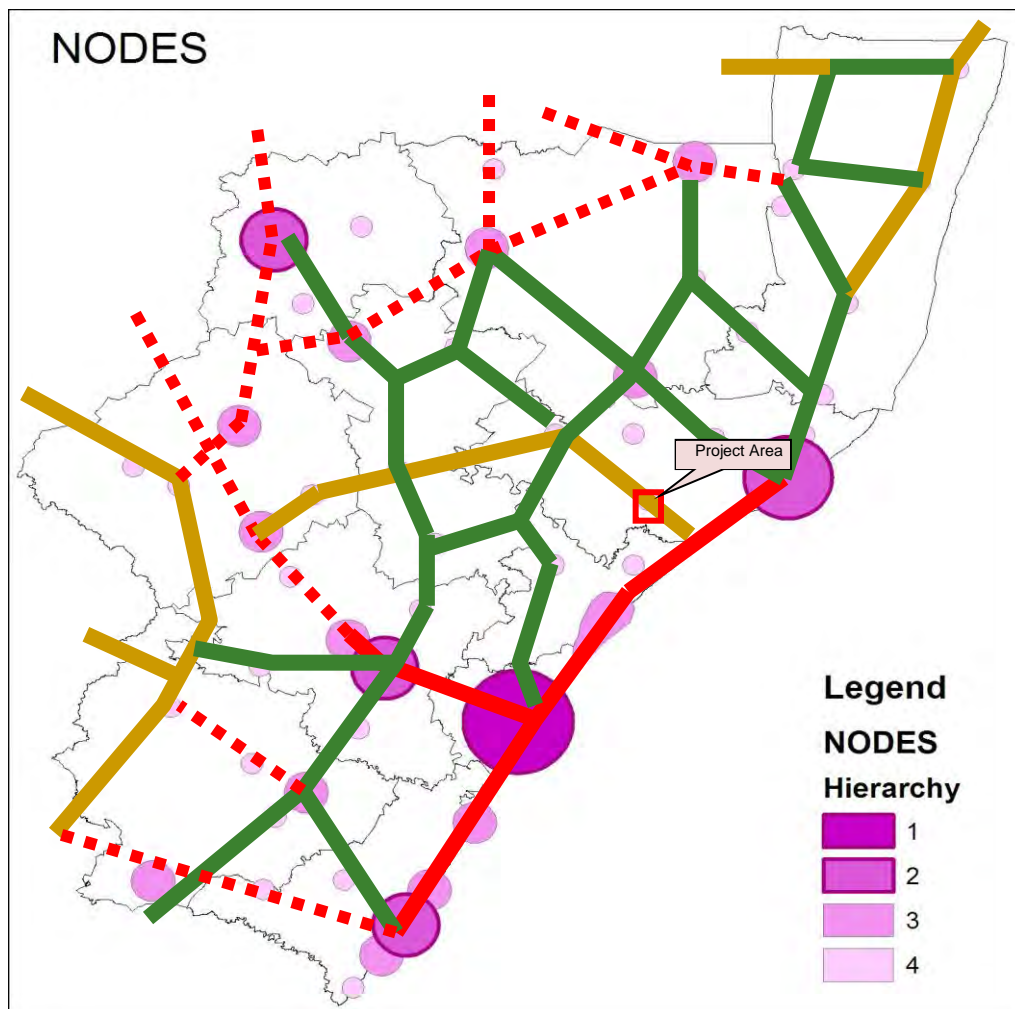


Diagram 4.2: Development Nodes as identified in the PSEDS

4.4 KWAZULU NATAL PLANNING AND DEVELOPMENT ACT (ACT NO 6 OF 2008)

The KwaZulu-Natal Planning and Development Act, 2008 (Act No. 6 of 2008) ("the PDA") directs and regulates planning and development in the Province and ensures that all planning and development decisions now occur at municipal level. The PDA replaced previous provincial legislation including the Town Planning Ordinance of 1949, and all its amendments, the Pietermaritzburg Extended Powers Ordinance of 1936, and the Durban Extended Powers Consolidated Ordinance of 1976, the Removal of Restrictions Act of 1967, the Statutory Bodies Period of Office Ordinance of 1985, several proclamations, the KwaZulu-Natal Planning and Development Act of 1998 and its amendments, and the KwaZulu-Natal Rationalisation of Planning and Development Laws Act of 2008. The PDA applies to the whole province, including Ingonyama Trust land.

It is also important to take cognizance of the fact that the Planning and Development Act, 2008 (Act No 6 of 2008) also limits the use of the Development Facilitation Act.

A municipality may thus only approve developments in terms of the PDA. Therefore, no application for the development of land in terms of the Development Facilitation Act, 1995 (Act No. 67 of 1995) or the Less Formal Township Establishment Act, 1991 (Act No. 113 of 1991) will be permitted within KwaZulu-Natal.

The PDA makes provision for a number of applications to be made simultaneously (Section 23(3)). In relation to the subdivision and consolidation of land, it is possible to combine an application for the subdivision or consolidation of land with one or more of the following applications:

- Amendment to the scheme;
- Consent in terms of the scheme;
- Development of land situated outside the area of a scheme;
- Altering, suspending or deleting restrictions relating to land; and
- Permanent closure of a municipal road or a public place

4.5 RELEVANCE AND POTENTIAL IMPLICATION FOR HOUSING PROJECT

The potential relevance and implications of the Provincial Integrated Rural Development White Paper, Provincial Growth and Development Strategy and the Provincial Spatial Economic Development Strategy to the uMlalazi Local Municipality Subsidised housing project can be summarised as follows:

- The implementation of the rural housing project will contribute positively towards the objective of achieving a balance between urban and rural development and ensuring future access to rural communities to development resources and opportunities.
- The development of the rural housing project in the study area should be accompanied by appropriate parallel economic development initiatives, specifically potential opportunities which may exist for tourism or eco-tourism (one of the key strategies of the Provincial Rural Development Strategy).
- Existing entrepreneurial activities located within the study area (e.g. construction, brickmaking, making of window frames etc.) should be optimally utilised and involved in the implementation of the envisaged housing project, thereby supporting the emergence of local entrepreneurs (aligned with one of the key programmes of the Integrated Rural White Paper).
- The implementation of a rural housing project in the Mpushini Park project area will support

one of the principles of Provincial Growth and Development Strategy which is to reduce spatial inequities and to meet the basic needs of marginal areas and communities.

- The implementation of the uMlalazi Local Municipality Subsidised housing project will contribute in a tangible manner to one of the outcomes of the Provincial Growth and Development Strategy which is defined as overcoming services and infrastructure backlogs of rural communities.
- The project area has been identified within the PGDS as an area in desperate need of intervention.
- The implementation of the uMlalazi Local Municipality Subsidised housing project will contribute positively towards addressing the needs of the poor through the future provision of associated infrastructure such as social welfare services, public works programmes and health systems.
- In terms of the current KZN PDA Rural Development is excluded, however planning consent is still required to satisfy the requirements of the Department of Human Settlement. Planning consent application still needs to be made to the Municipality, this application needs to observe the PDA requirements set out in Chapter 4 due to the fact that the project area do not fall within any Town Planning Scheme.

5 NATIONAL LEVEL PRINCIPLES FOR HOUSING DEVELOPMENT AND THE DEVELOPMENT OF SETTLEMENTS

5.1 NATIONAL DEVELOPMENT PLAN

The National Development Plan (NDP) offers a long-term perspective for South Africa. It defines a desired destination and identifies the role different sectors of society need to play in reaching that goal.

As a long-term strategic plan, it serves four broad objectives:

- Providing overarching goals for what we want to achieve by 2030.
- Building consensus on the key obstacles to us achieving these goals and what needs to be done to overcome those obstacles.
- Providing a shared long-term strategic framework within which more detailed planning can take place in order to advance the long-term goals set out in the NDP.
- Creating a basis for making choices about how best to use limited resources.

The Plan aims to ensure that all South Africans attain a decent standard of living through the elimination of poverty and reduction of inequality. The core elements of a decent standard of living identified in the Plan are:

- Housing, water, electricity and sanitation
- Safe and reliable public transport
- Quality education and skills development
- Safety and security
- Quality health care
- Social protection
- Employment
- Recreation and leisure
- Clean environment
- Adequate nutrition

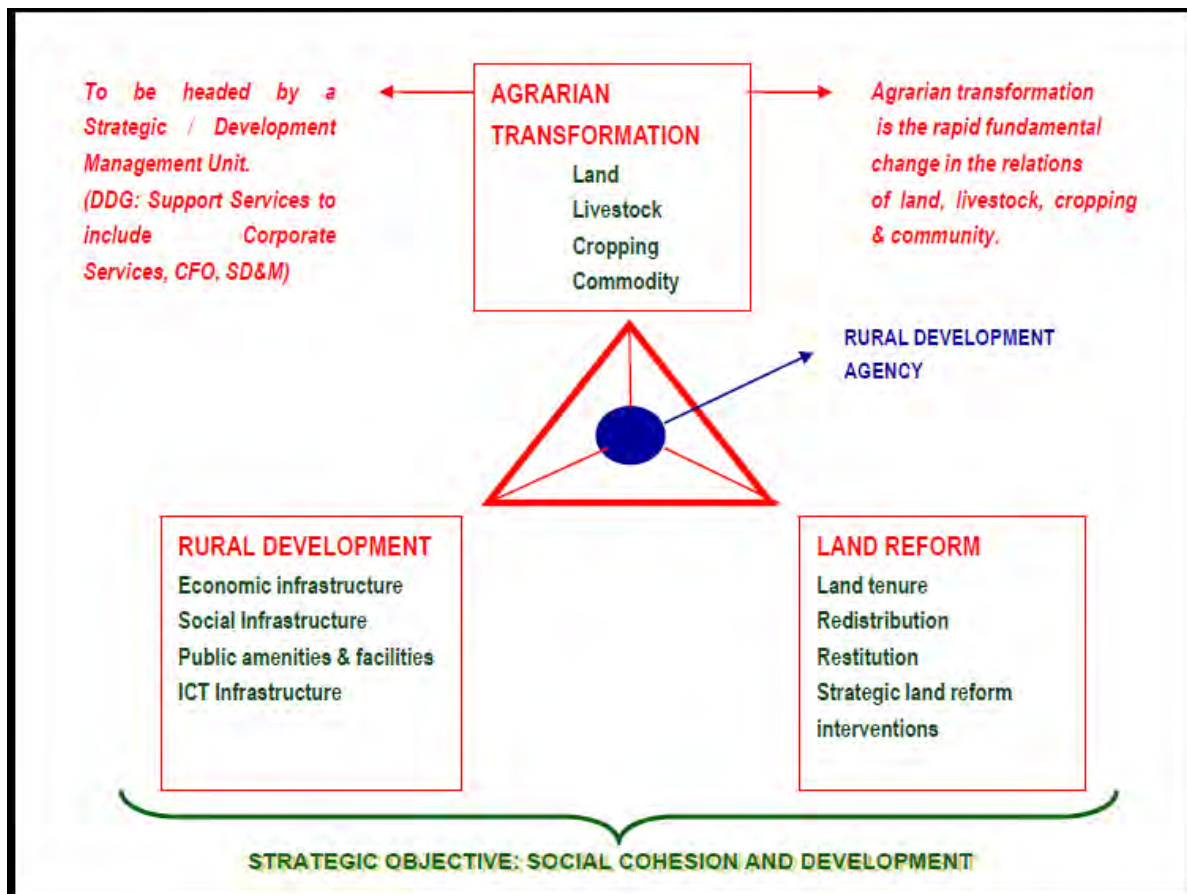
5.2 NATIONAL COMPREHENSIVE RURAL DEVELOPMENT PROGRAMME (CRDP)

The national Comprehensive Rural Development Programme (CRDP) is strategic priority number 3 within the current Medium Term Strategic Framework with the vision to create vibrant, equitable and sustainable rural communities that include contributing to the redistribution of 30% of the country's agricultural land; improving food security of the rural poor; creation of business opportunities, de-

congesting and rehabilitation of over-crowded former homeland areas; and expanding opportunities for women, youth, people with disabilities and older persons who stay in rural areas. The ultimate vision of creating vibrant, equitable and sustainable rural communities will be achieved through a three-pronged strategy (also see Figure 5.1) based on:

- a coordinated and integrated broad-based **agrarian transformation**;
- strategically increasing **rural development**; and
- an improved land reform programme

Figure 5.1: Components of the National Comprehensive Rural Development Programme (CRDP)



Source: Department Rural Development and Land Reform, 2009

The key lessons from the pilot projects under this programme provided a number of guiding principles for the rollout of the implementation of the CRDP in other areas:

- The Department of Rural Development and Land Reform act as an initiator, facilitator and coordinator and catalyst in rural development interventions.
- Inter-departmental collaboration (resources, coordination, project management) at all spheres of government is essential for the successful implementation of the CRDP.
- Projects must be undertaken in a manner consistent with the integrated development plans, provincial growth and development strategies, area-based plans and other planning frameworks.
- Projects must be undertaken within a participatory community-based planning approach.

- Projects must be packaged and coordinated at provincial level in consultation with local level structures.

Using this overall framework has a guideline, the proposals applicable to the project area relating to rural development is summarised in terms of the following broad categories:

- Agrarian transformation
- Rural development
- Land reform

(i) Agrarian transformation

The types of projects and priorities of this component of the CRDP are focused on the following aspects:

- Livestock farming & related value chain development (exploring all possible species for food & economic activity)
- Cropping & related value chain development (exploring all possible species, especially indigenous plants, for food & economic activity)

(ii) Rural development

The types of projects and priorities of this component of the CRDP are focused on the following aspects:

- The establishment of business initiatives, agro-industries, cooperatives, cultural initiatives and vibrant local markets in rural settings;
- The empowerment of rural communities, especially women and the youth, through facilitating and mediating strong organisational and institutional capabilities and abilities to take full charge of their collective destiny;
- Capacity building initiatives, where rural communities are trained in technical skills, combining them with indigenous knowledge to mitigate community vulnerability to, especially climate change, soil erosion, adverse weather conditions and natural disasters, hunger and food insecurity; and
- Revitalisation and revamping of old, and the creation of new economic, social and information communication infrastructure and public amenities and facilities in villages and small rural towns.

(iii) Land reform

The national land reform programme consist of three components i.e. tenure reform, restitution and land redistribution. In relation to the CRDP, the land reform agenda focuses on reviewing the Restitution, Redistribution and Tenure Reform Programmes. In relation to Restitution, the focus is on expediting the processing of settled claims and the settlement of outstanding claims. The focus of

the Redistribution and Tenure Reform Programmes will be to develop less costly alternative models of land redistribution while reviewing legislation and policies that apply to both programmes.

5.3 HOUSING ACT

Other development principles contained in national level legislation as relevant to the envisaged rural housing project is contained in the Housing Act (Principles for Housing Development). The principles outlined in Table 5.1 below apply to all housing developments, and should thus also be applied to the proposed rural housing project.

Table 5.1: Principles for the Development of Settlements

Housing Act, 1997: Principles for Housing Development	
<ul style="list-style-type: none"> • Prioritise the housing needs of the poor. • The Housing Process: Housing development should: <ul style="list-style-type: none"> ➤ Provide as wide a choice of housing and tenure options as is reasonably possible. ➤ Be economically, fiscally, socially and financially affordable and sustainable. ➤ Be based on integrated development planning. ➤ Consider and address the impact on the environment. ➤ Be administered in transparent, accountable and equitable manner, based on the principles of good governance. • Empowerment Through Capacitation: Government should encourage and support individuals and communities, including co-operatives, associations, and other community based bodies, in fulfilling their own housing needs in a way that ensures skills transfer and community empowerment. • Aspects of Housing: The following must be promoted in respect of housing development: <ul style="list-style-type: none"> ➤ Housing consumer education and protection. ➤ Socially and economically viable communities. ➤ Safe and healthy living conditions. ➤ Racial, social, economic and physical integration in urban and rural areas. ➤ Effective functioning of the housing market and level playing fields. ➤ Effective equality in respect of gender, race, creed, class, etc. ➤ Higher densities and the economical utilization of land and services. ➤ The meeting of special needs, including those of the disabled. ➤ Community and recreational facilities in residential areas. ➤ The housing needs of the marginalized, including women and other disadvantaged groups. ➤ The expression of cultural identify and diversity in housing development. • Participation: Individuals and communities affected by housing development must be meaningfully consulted and the active participation of all relevant stakeholders in housing development should be facilitated. • Geographic Application: Housing development in urban or rural areas must not be inhibited. • Constitution: All sections of the Constitution must be respected, protected, promoted and fulfilled. • Policy Uniformity: Consensus around housing development policies among the three spheres of government should be striven for by applying the principles of co-operative government in a balanced fashion. • Development Facilitation Act, 1995: The principles of the Development Facilitation Act, 1995 should be observed and maintained. 	

- **Gearing:** Government investment in housing should gear additional financial and other investment by the private sector and individuals.

Source: *National Housing Code, 2000.*

Other relevant national legislation and policies potentially applicable to the proposed rural housing project include:

- Environment
 - White Paper on Environmental Management (1998)
 - National Environmental Management Act (No 107 of 1998)
 - White Paper on Integrated Pollution and Waste Management
 - National Environmental Management: Protected Areas Act (2003)
 - World Heritage Convention Act (No 49 of 1999)
 - National Heritage Resources Act (1999)
- Transportation
 - Moving South Africa Strategy (1998)
 - White Paper on National Transport Policy
- Services infrastructure
 - White paper on energy
 - National Water and Sanitation Policy
 - Water Services Act
 - White Paper on Municipal Services Partnerships
 - Guidelines for Compulsory National Standards: Gazetted in Terms of Section 9 of Water Services Act
- Local Economic and Tourism Development
 - National Employment Strategy Framework
 - Integrated Industrial Strategy for Sustainable Employment and Growth
 - National responsible tourism guidelines for South Africa (2002)
 - Domestic tourism growth strategy (2004-2007)

5.4 SPATIAL PLANNING AND LAND USE MANAGEMENT ACT (SPLUMA – ACT NO 16 OF 2013)

The Development Principles listed in Section 7 of the Spatial Planning and Land Use Management Act (SPLUMA) which applies to spatial planning, land development and land use management are listed in Table 5.2 below.

Table 5.2: Extent to which development complies with Section 7 of SPLUMA

Development Principle	Application to Land Development Area
a) The principle of spatial justice, whereby—	
(i) past spatial and other development imbalances must be redressed through improved access to and use of land;	The Mpushini Park Housing Development expands over two Land Use Designations according to the 2015/16 uMlalazi LM SDF. The project area is considered to be of high land capability, classified as class 2 & 3. There is currently an Environmental Impact Assessment (EIA) being conducted to illustrate areas that are most suited for development.
(ii) spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterised by widespread poverty and deprivation;	The 2015/16 uMlalazi LM SDF indicates the land on the periphery of Eshowe (where the project area is situated) is classified as residential.
(iii) spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons;	The Mpushini Park area is in the process of being incorporated into the uMlalazi wall to wall Scheme.
(iv) land use management systems must include all areas of a municipality and specifically include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former homeland areas;	The Mpushini Park area is in the process of being incorporated into the uMlalazi wall to wall Scheme.
(v) land development procedures must include provisions that accommodate access to secure tenure and the incremental upgrading of informal areas; and	This project entails the establishment of a formal township and the beneficiaries that receive houses will receive a title deed for their property.
(vi) a Municipal Planning Tribunal considering an application before it, may not be impeded or restricted in the exercise of its discretion solely on the ground that the value of land or property is affected by the outcome of the application;	The municipality should take into account the social benefit of the project to the community as a whole, specifically those who will receive an improved house to live in.
(b) the principle of spatial sustainability, whereby spatial planning and land use management systems must—	
(i) promote land development that is within the fiscal, institutional and administrative means of the Republic;	The proposed development proposes sustainable land development, and the proposed development of the land is well within the fiscal, institutional and administrative means of the Municipality, the Uthungulu District Municipality and Department of Human Settlement.
(ii) ensure that special consideration is given to the protection of prime and unique agricultural land;	There is currently a full Environmental Impact Assessment being conducted as the extent of the project entails “Greenfield development”.
(iii) uphold consistency of land use measures in accordance with environmental management instruments;	The proposed development encourages environmentally sustainable land development practices and processes, and the application has been submitted to the Department of Agriculture and Environmental Affairs for official comment regarding this matter. The environmental sensitive areas within the proposed development area have been included in the conservation system of the development.
(iv) promote and stimulate the effective and	The development layout provide for a range of land

equitable functioning of land markets;	uses to accommodate the need of the community as per the recommendations made in the Guidelines for Human Settlement Development.
(v) consider all current and future costs to all parties for the provision of infrastructure and social services in land developments;	Relevant infrastructure will be constructed and services implemented. The infrastructure will utilise the P50-1 and the D356 as the collector roads from which all the local access roads will be constructed. Service agreements will be entered into with the relevant Service Providers for Water, Sanitation and Electricity.
(vi) promote land development in locations that are sustainable and limit urban sprawl; and	The Mpushini Park area is in the process of being incorporated into the uMlalazi wall to wall Scheme and the project area will therefore not have an impact on urban sprawl.
(vii) result in communities that are viable;	The development layout provide for a range of land uses to accommodate the need of the community as per the recommendations made in the Guidelines for Human Settlement Development.
(c) the principle of efficiency, whereby—	
(i) land development optimises the use of existing resources and infrastructure;	The Mpushini Park Housing Development will utilise the existing infrastructure efficiently with local access roads that will be constructed through the area. Service agreements will be entered into with the relevant Service Providers for Water, Sanitation and Electricity.
(ii) decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts; and	The project will benefit the community at large through the transferring of skills during construction as well as receiving a house to live in safely.
(iii) development application procedures are efficient and streamlined and timeframes are adhered to by all parties;	The municipality and stakeholders should be encouraged to adhere to the recommended timeframes.
(d) the principle of spatial resilience, whereby flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks; and	This Principle relates to a promotion of efficient Land Development Processes. The efficient use of land must be ensured.
(e) the principle of good administration, whereby—	
(i) all spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems as embodied in this Act;	Other Departments should be encouraged to come on board with the project and to provide their input and contribute. In terms of this project Stakeholders were requested to provide comment such as DOT, DMR, DEDTEA, Eskom, etc.
(ii) all government departments must provide their sector inputs and comply with any other prescribed requirements during the preparation or amendment of spatial development frameworks;	This principal calls for a holistic approach to land development and the fact that broad consultation and input is required to prepare development plans.
(iii) the requirements of any law relating to land development and land use are met timeously;	This application is made in terms of Chapter 4 of the KwaZulu-Natal Planning and Development Act.
(iv) the preparation and amendment of spatial plans, policies, land use schemes as well as procedures for development applications, include transparent processes of public participation that afford all parties the opportunity to provide inputs on matters	This principle of the Act stresses the importance of public participation. The PDA requires the public to actively participate and have the opportunity to influence the planning decisions. The beneficiary administration process involves an extensive public participation process prior to the commencement of



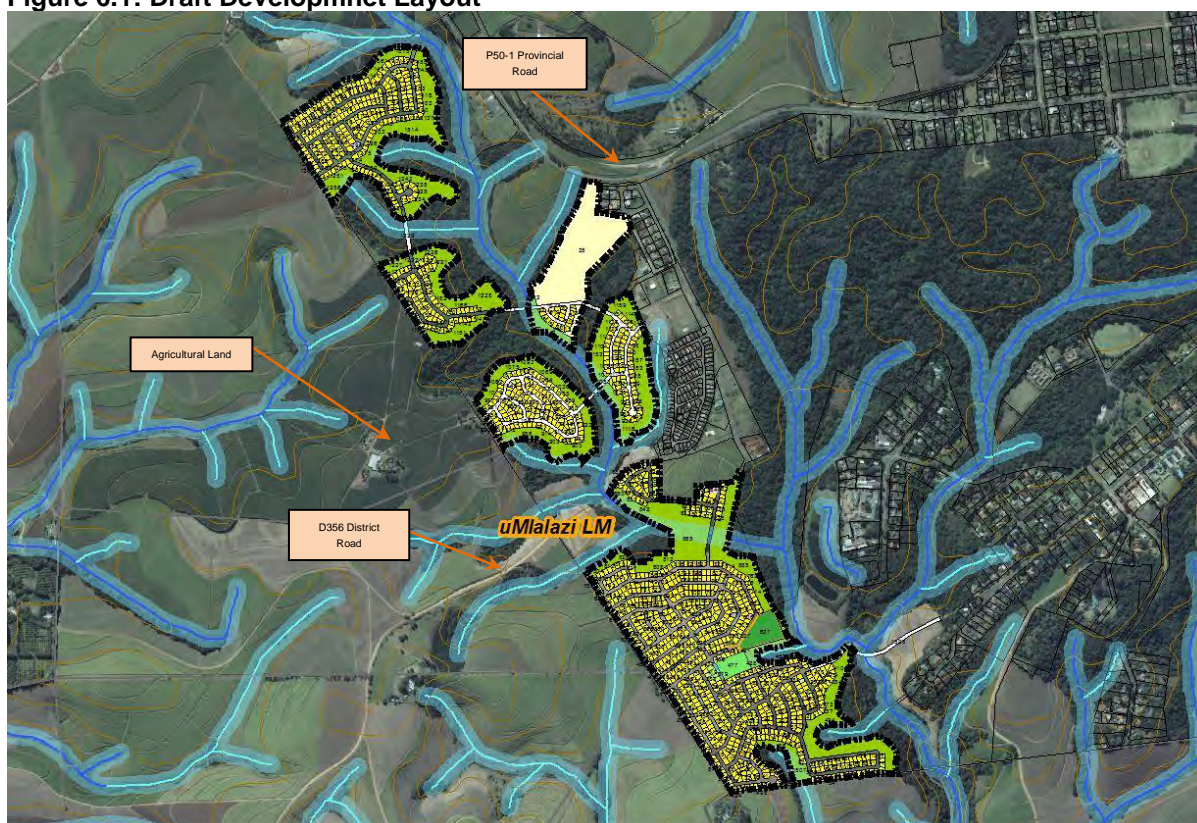
affecting them; and	the PDA public participation process.
(v) policies, legislation and procedures must be clearly set in order to inform and empower members of the public.	The public participation process is conducted in terms of the requirements set out in the KwaZulu-Natal Planning and Development Act and Spatial Planning and Land Use Management System (SPLUMA).

6 PHYSICAL CHARACTERISTICS OF THE STUDY AREA

6.1 SITE DESCRIPTION

The Mpushini Park project area is situated within Portions of Wards 7 and 11 of the uMlalazi Local Municipality of KwaZulu-Natal. The size of the project area is approximately 108.96.58 Ha. The whole extent of the project area will consist of “Greenfield” development thus creating new access roads with additional services.

Figure 6.1: Draft Development Layout



The uMlalazi Local municipality is one of the six local municipalities forming the Uthungulu District municipality and covers an approximate total area of 2 214km² (221 400 ha). The total population of the uMlalazi Local municipality, as recorded in the Census 2011, was estimated at 213 601 people.

6.2 PHYSICAL CHARACTERISTICS

The overall land cover within the study area is summarized in Table 6.1 below and graphically depicted on the attached thematic map. The dominant land cover within the study area is described as “Cultivated: permanent – commercial sugarcane” covers 69.57% of the Mpushini Park Housing project area. The “Urban/Built-up land: residential” covers approximately 27.88% of the project area.

As seen in the photos below the southern and northern sections of the project area consist of commercial sugarcane.

Photo 6.1: Southern section of the Project Area



Photo 6.2: Northern section of the Area



A land cover thematic map is attached to give a visual illustration of the distribution of the land covers discussed above and listed in Table 6.1 below.

Table 6.1: Land Cover

Land Cover	Area (Ha)	Percentage of Total Area
Cultivated: permanent - commercial sugarcane	75.80	69.57%
Urban/Built-up land: residential	30.38	27.88%
Forest plantations	2.77	2.54%
Total Area	108.95	100%

Source: LANDSAT Landcover

6.3 CULTURAL SIGNIFICANCE

No detailed information is currently available on existing archaeological, historical or cultural sites within the boundaries of the study area. The KwaZulu-Natal Heritage Act requires that Amafa Akwazulu Natali (Heritage KwaZulu-Natal) is to comment on the need for an archaeological assessment for proposed development if:









- Development area is larger than 10 000 m²

UMLALAZI LOCAL MUNICIPALITY

MPUSHINI PARK HOUSING PROJECT (3000 UNITS)

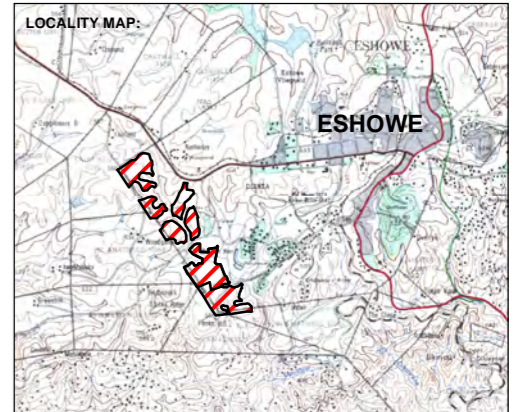
LANDCOVER

Legend

-  20m Contours
-  PERENNIAL CENTER LINE
-  NON-PERENNIAL CENTER LINE
-  Project Area
-  National Road
-  Provincial Road
-  District Road
-  Local Access Road

Land Cover

-  Cultivated: permanent - commercial sugarcane
-  Forest plantations
-  Thicket & bushland (etc)
-  Unimproved grassland
-  Urban / built-up land: commercial
-  Urban / built-up land: industrial / transport
-  Urban / built-up land: residential



DATE : SEPTEMBER 2015

MAP REFERENCE/ VERSION NUMBER: KZN P - 150: Version 1

COORDINATE SYSTEM : Municipal WGS84 (Lo31)

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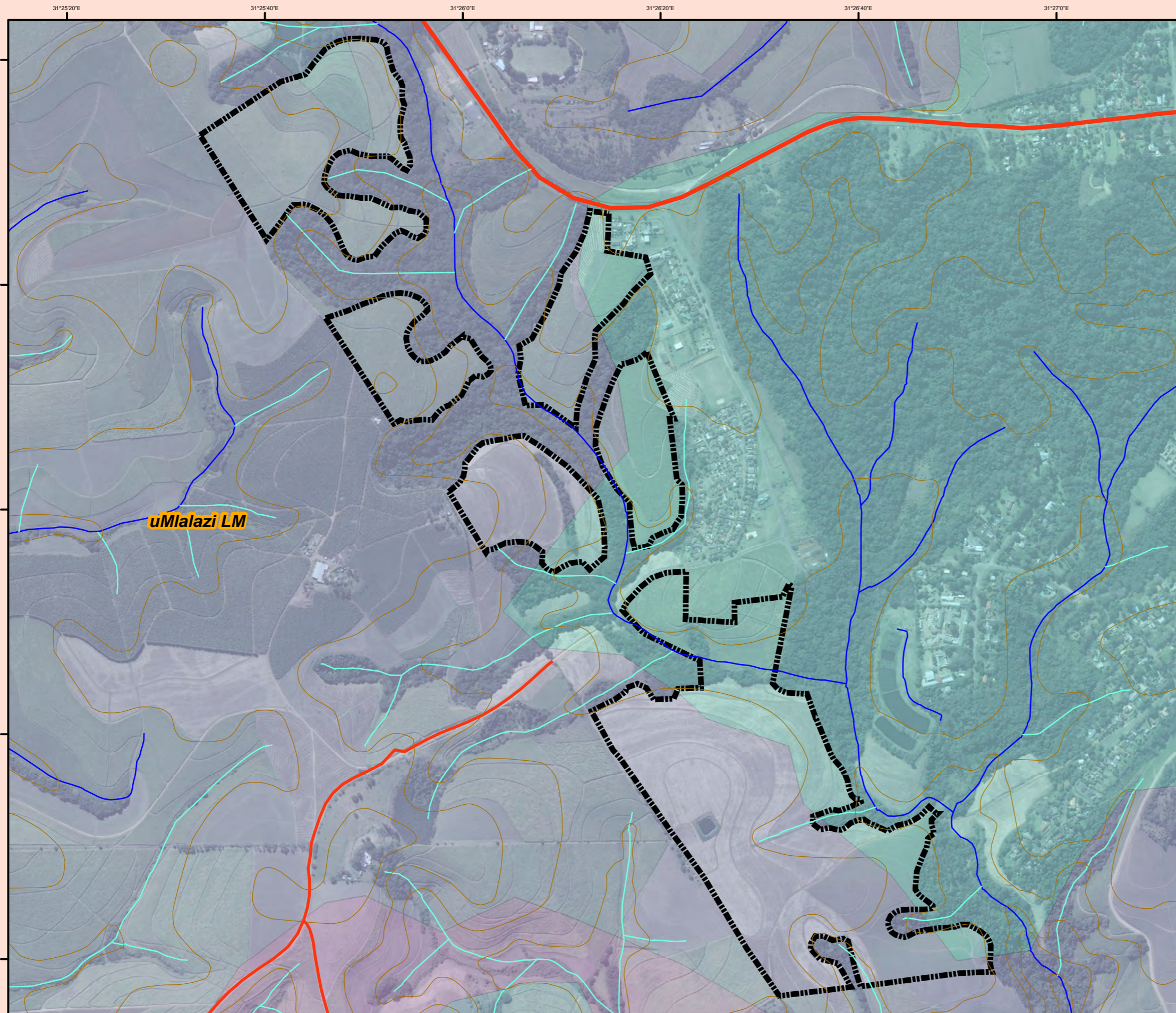


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uMlalazi LM

- Development is longer than 300m
- The development area contains known archaeological sites.

It is highly unexpected that the project area will contain any cultural significance as the majority of the project area is based on agricultural land covered by commercial sugarcane.

6.4 INFLUENCING FACTORS OF THE PROJECT AREA

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

6.4.1 Access Roads

The project area entirely consists of “Greenfield” development and therefore additional access roads will be constructed. In a GIS spatial analysis performed on the Mpushini Park area it was found that the majority of the project area is accessible via existing access roads used for agricultural purposes.

The provincial road P50-1 runs on the north east boundary of the project area and the district road D356 traverses the project area from west to east and will serve as the main roads (Collector Roads) for the local access roads in the project area as seen below.

6.4.2 Slope

The overall topography of the study area is summarized in Table 6.2 below and clearly depicted on the attached thematic map. The slope analysis study indicates that the majority of the project area (58.95%) is characterized by flat slopes (Flatter than 1:20) and 9.10% of the area’s topography has a slope character “Between 1:20 – 1:10” while 8.46% of the area has a slope of “Between 1:10 – 1:7.5. The Mpushini Park project area is therefore characterised by flat topography mainly. The nature of the slope and landscape of the project area will not impose any form of challenges or limitations to the proposed housing project and therefore appropriate planning and design principles suitable for this type of topography must take due cognizance of the characteristics of the area during the detailed planning stages of the envisaged housing process.

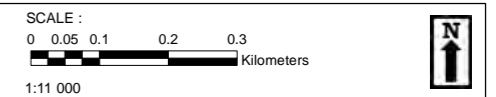
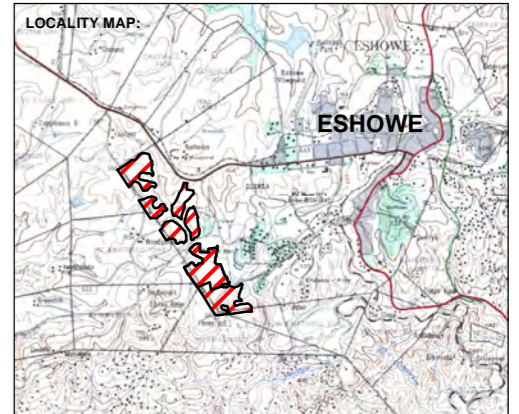
UMLALAZI LOCAL MUNICIPALITY

MPUSHINI PARK HOUSING PROJECT (3000 UNITS)

ROAD NETWORK

Legend

- Project Area
- 20m Contours
- River Network**
 - PERENNIAL CENTER LINE
 - NON-PERENNIAL CENTER LINE
- National Road
- Provincial Road
- District Road
- Local Access Road



DATE : SEPTEMBER 2015

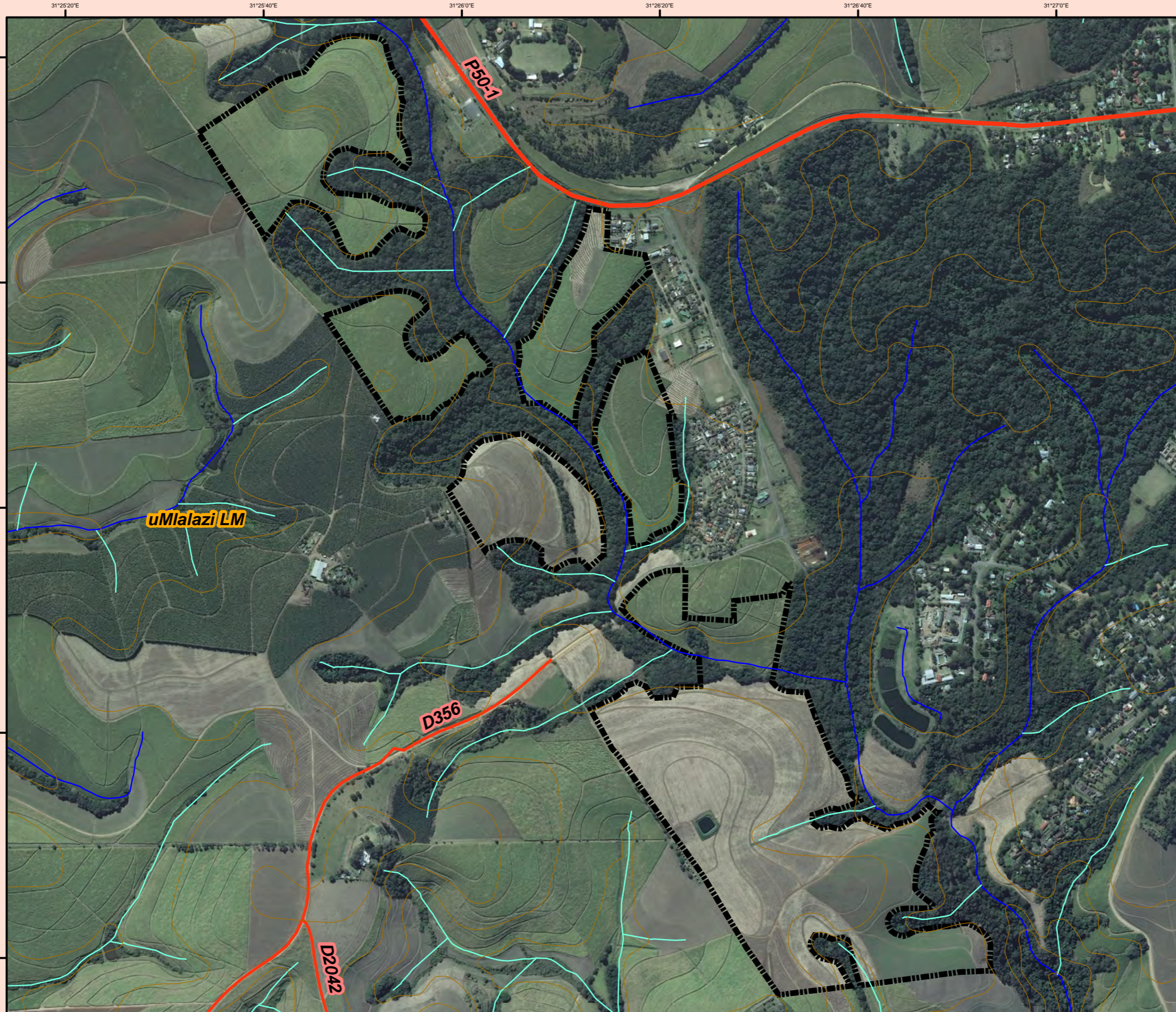
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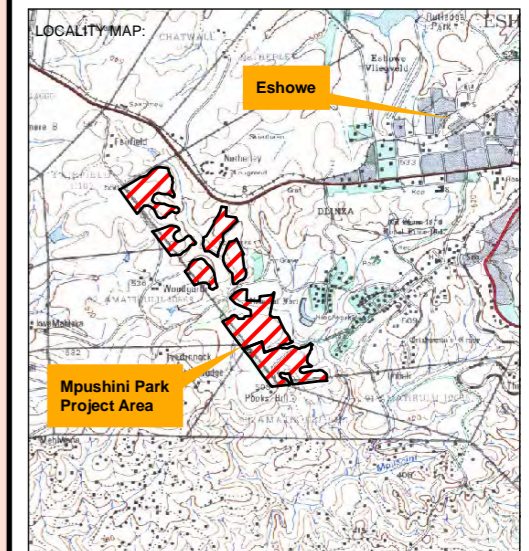


**UMLALAZI
LOCAL MUNICIPALITY**

**MPUSHINI PARK
SUBSIDISED HOUSING
DEVELOPMENT
(3000 UNITS)**

SLOPE ANALYSIS

TOPOGRAPHY ON SITE		
CATEGORY	TYPE	AREA (Ha)
1	Flatter than 1:20	65.93
2	Between 1:20 - 1:10	10.18
3	Between 1:10 - 1:7.5	9.46
4	Between 1:7.5 - 1:5	18.37
5	Between 1:5 - 1:3	6.94
6	Steeper than 1:3	0.97



DATE : MAY 2016

MAP REFERENCE/ VERSION NUMBER: KZNP-150: Version 1

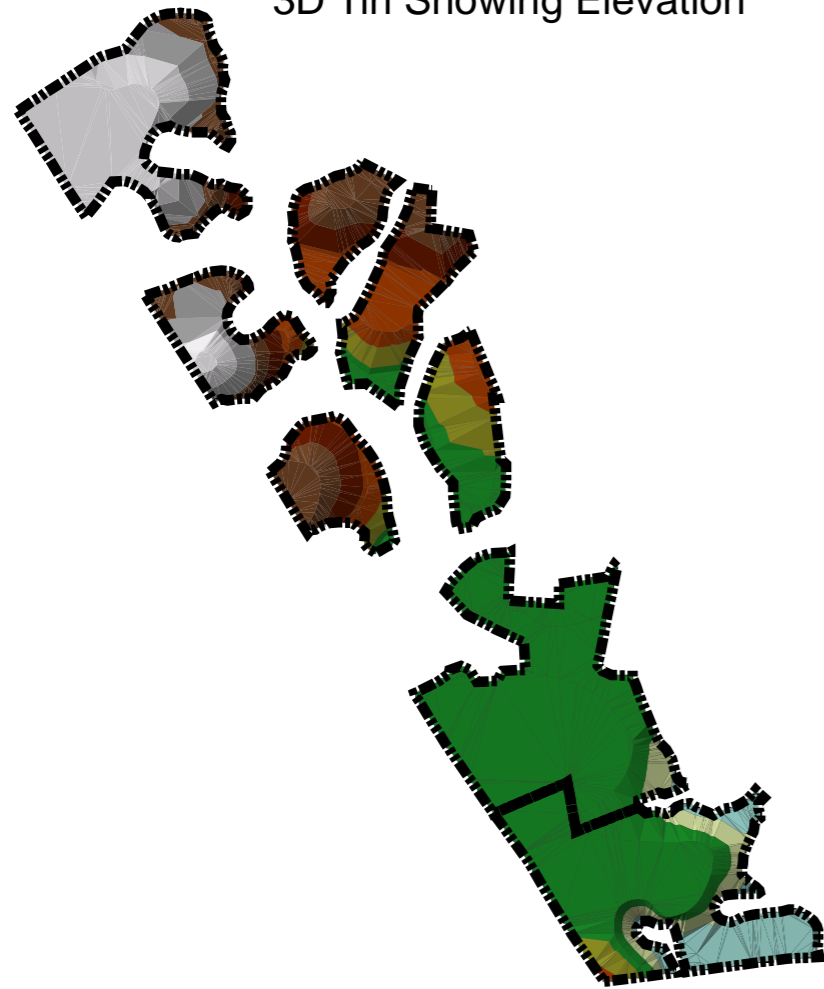
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3D Tin Showing Elevation



Slope Analysis Using 3D - Tin and Creating a 100m x 100m Grid



Histogram graphically depicting slope analysis across the project area

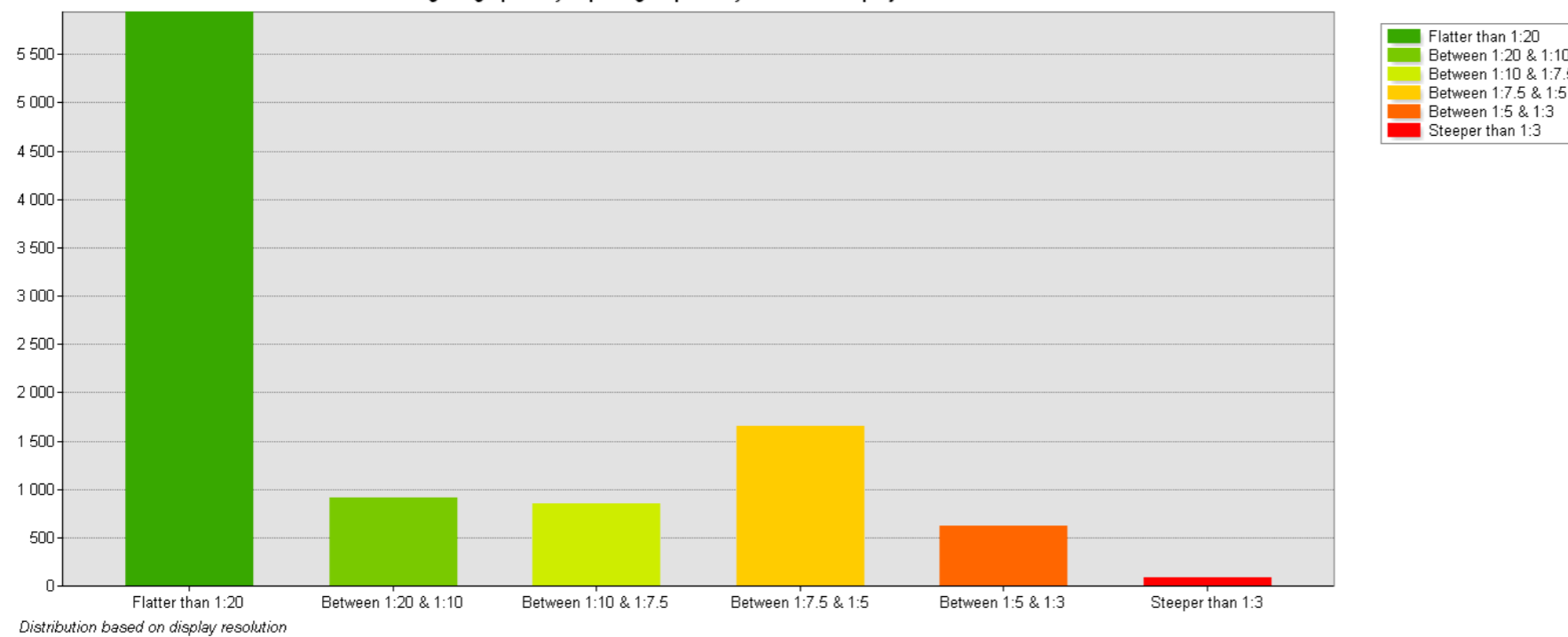


Table 6.2: Slope Analysis

Slope Analysis	Area (Ha)	Percentage of Total Area
Flatter than 1:20	65.93	58.95%
Between 1:20 - 1:10	10.18	9.10%
Between 1:10 - 1:7.5	9.46	8.46%
Between 1:7.5 - 1:5	18.37	16.42%
Between 1:5 - 1:3	6.94	6.20%
Steeper than 1:3	0.97	0.87%
Total Area	111.85	100.00%

Source: Own Calculations

6.5 FLOOD LINE AREAS

The proposed project area has a number of perennial and non-perennial water courses in close proximity. In terms of the Water Act, as well as various other applicable developmental legislation, these areas are subject to a 1:100-year flood line restriction as far as any form of formal development is concerned.

A floodline will have to be calculated for the development by the project engineer to ensure no development occur within the 1:100 –year flood area.

6.6 AGRICULTURAL POTENTIAL









As indicated in Table 6.3 below and on the attached thematic map, five land categories occur within the Mpushini Park project area. The dominant land category in the project area can be described as “Category A” which is regarded as very high potential agricultural land and underlies approximately 77.44% of the total project area, and is located across the whole project area. The second land category is the “Category B” which is also considered to be high agricultural potential land and covers 14.99% of the total surface of the project area.

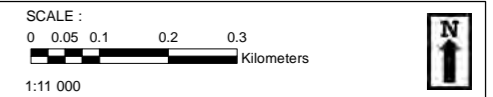
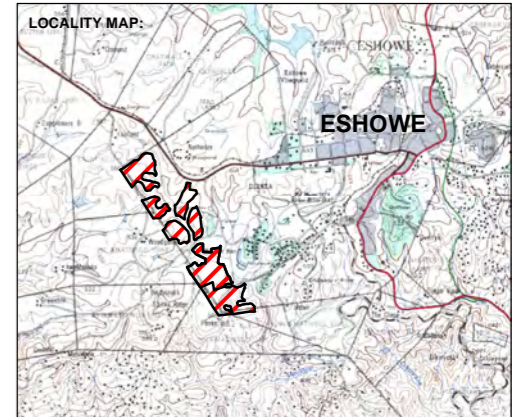
UMLALAZI LOCAL MUNICIPALITY

MPUSHINI PARK HOUSING PROJECT (3000 UNITS)

AGRICULTURAL POTENTIAL

Legend

-  Project Area
-  20m Contours
-  CATEGORY A
-  CATEGORY B
-  CATEGORY C
-  PERMANENTLY TRANSFORMED
-  PROCLAIMED RESERVES
-  Local Municipal Boundaries



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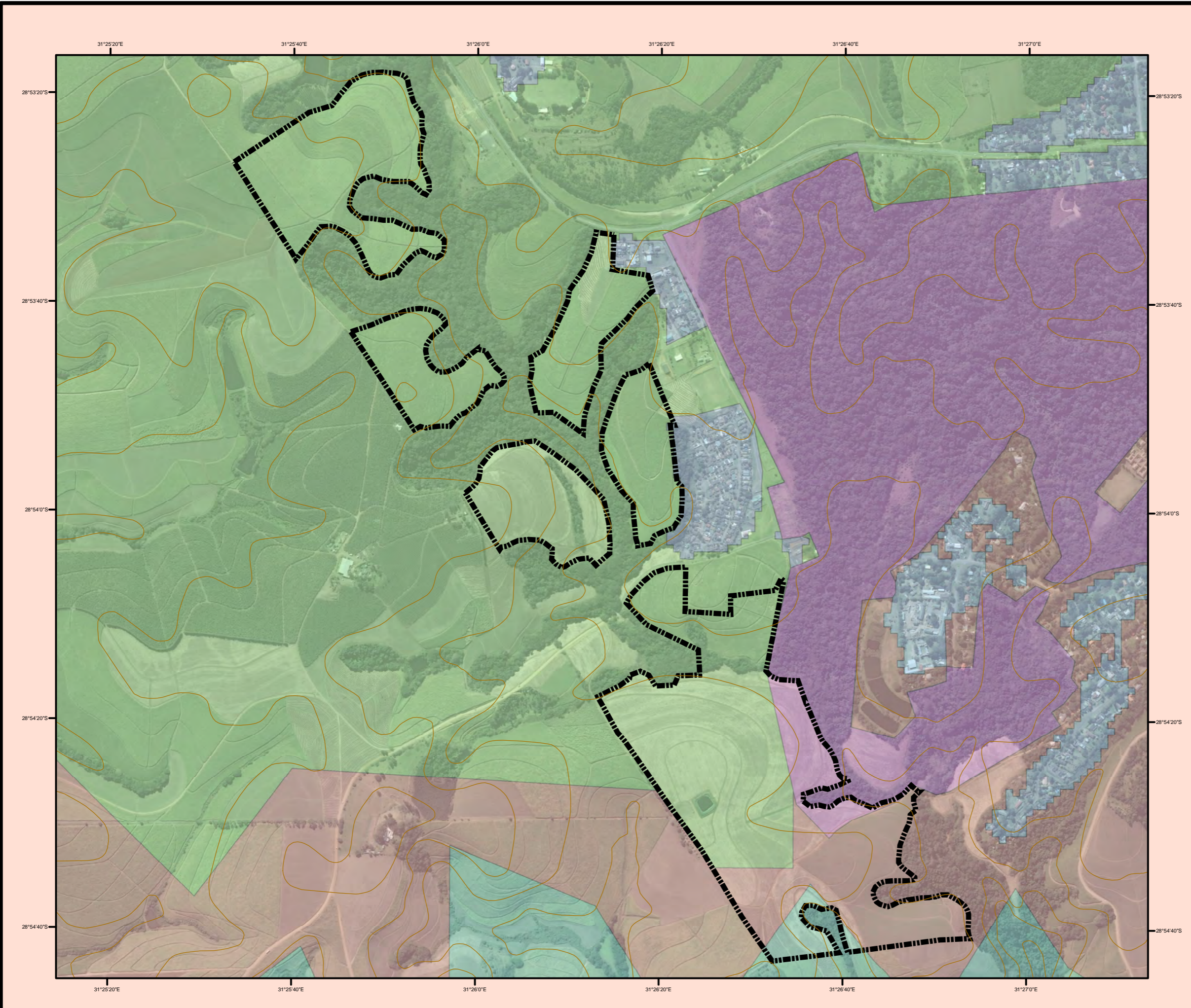


Table 6.3: Agricultural Potential

Agricultural Potential		
Category A	81.95	77.44%
Category B	15.86	14.99%
Category C	2.55	2.41%
Permanently Transformed	0.17	0.16%
Proclaimed reserves	5.3	5.01%
Total Area	105.83	100%

Source: KZN Environmental Potential Atlas

7 SOCIO-ECONOMIC ANALYSIS OF THE STUDY AREA

7.1 SOCIO-ECONOMIC CHARACTERISTICS

Cognizance needs to be taken of the fact that the socio-economic figures illustrated below were prepared from the Census 2011 data and present a socio-economic view of the entire population of the uMlalazi Local Municipality. This is due to the project being a “Greenfield” Development and thus will the Mpushini Park Project Area also benefit from the services of the surrounding areas.

7.1.1 Social aspects

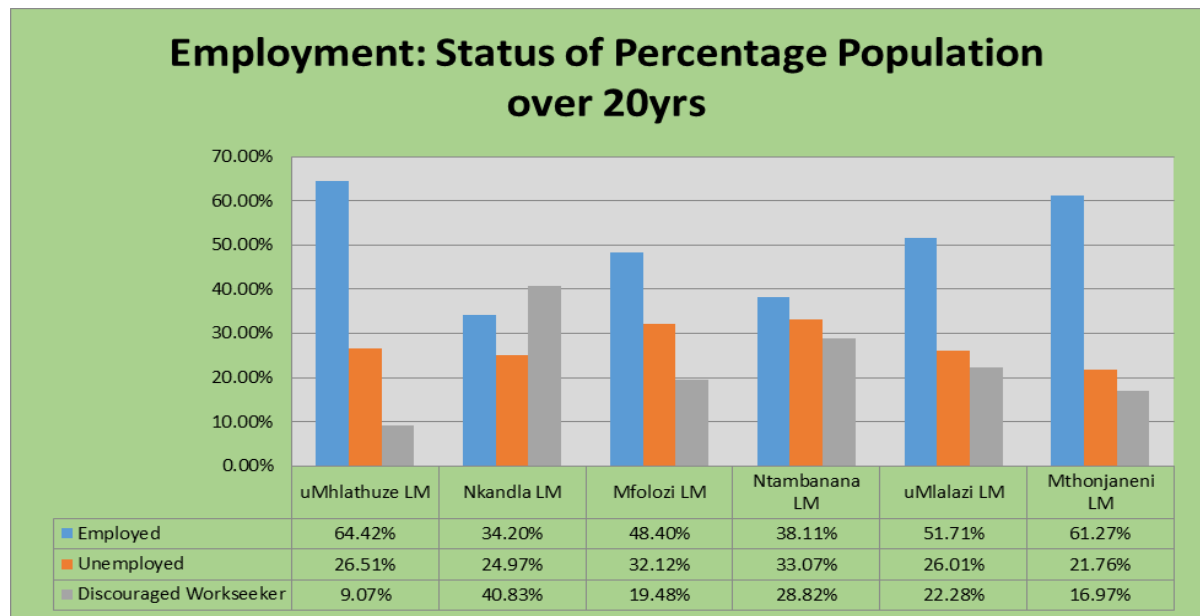
A number of important aspects and recommendations relating to the social characteristics of the study area include:

- Approximately 49.68% of the total population of the uMlalazi Local Municipality is younger than 19 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 uMlalazi Local Municipality is characterized as being female dominated with the majority of approximately 53.18% of the project area’s total population being represented by females. Measures with which to ensure gender equality will thus have to be implemented as part of the proposed projects development phase.
- The uMlalazi Local Municipality is characterized by low levels of literacy with approximately 19.03% of the population of the study area older than 20 years of age not having received any form of schooling. 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.
- A total of 17 199 (38.17%) of all households within the uMlalazi Local Municipality is potentially in need of formalized housing. The Mpushini Park Project Area will be well serviced in this regard and highly accessible in this regard.

7.1.2 Economic aspects

Summary observations regarding the **economic characteristics** of the local municipality shows an unemployment rate of 26.01% of the labour force and 22.28% is regarded as discouraged work seekers.

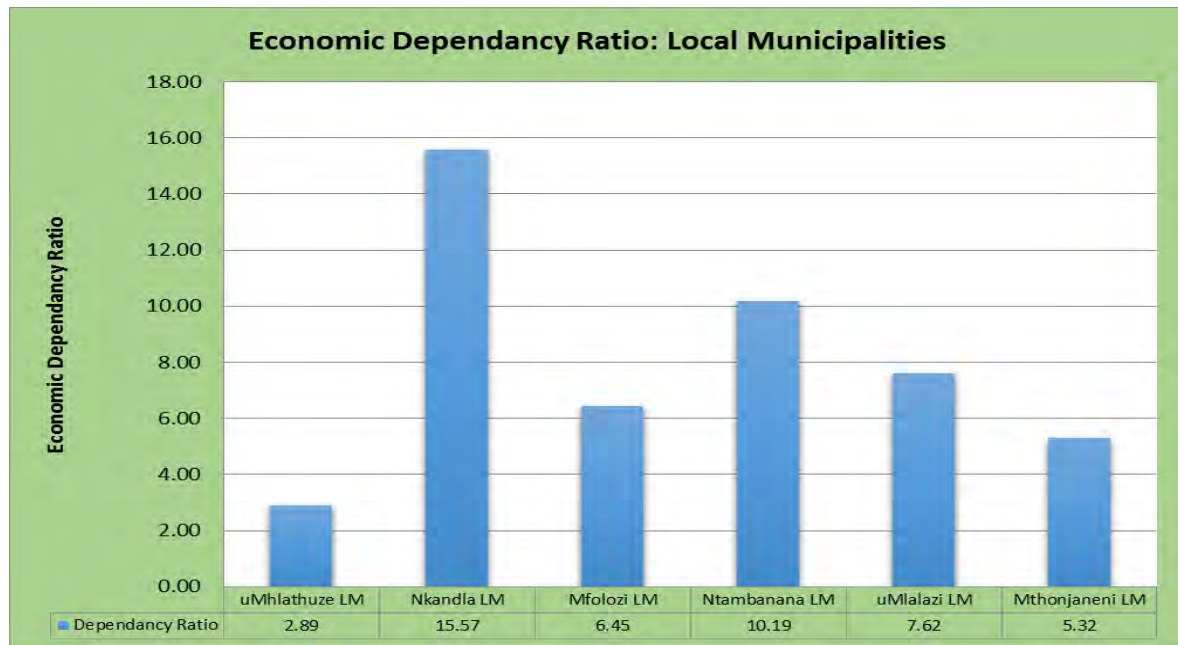
Figure 7.1: Employment: Status of Percentage Population over 20 years



Source: Stats SA Census 2011

Illustrated below is a graph depicting the Economic Dependency Ratio for all the Local Municipalities within the uThungulu District Municipality. uMlalazi Local Municipality's dependency ratio of 7.62 just proves how many of the unemployed people and discouraged work seekers rely on the income of the employed work force.

Figure 7.2: Economic Dependence Ratio: Local Municipalities



Source: Stats SA Census 2011

8 DEVELOPMENT PROPOSAL

8.1 OVERALL APPROACH AND INTENTION

FMA Engineering has been appointed by the uMlalazi Local Municipality as implementing agent for the proposed Mpushini Park Subsidised Housing Project. As a first task it is required to submit an application pack to the Department of Human Settlement to obtain conditional approval for the housing project. 3000 Beneficiaries has been proposed for the Mpushini Development.

8.2 MOVEMENT AND CIRCULATION

The whole layout consists of a “Greenfield” development thus new access roads will be constructed and services will be provided. Access to the proposed development can be obtained through the provincial road P50-1 that links the Mpushini Park project area with Eshowe. The central section of the project area is linked to district road D356. The P50-1 and D356 will serve as collector roads with a road reserve of 30m and the proposed development access roads will have a road reserve of 12m. The proposed collector roads provide access to the project area through the central and north eastern sections of the project area.

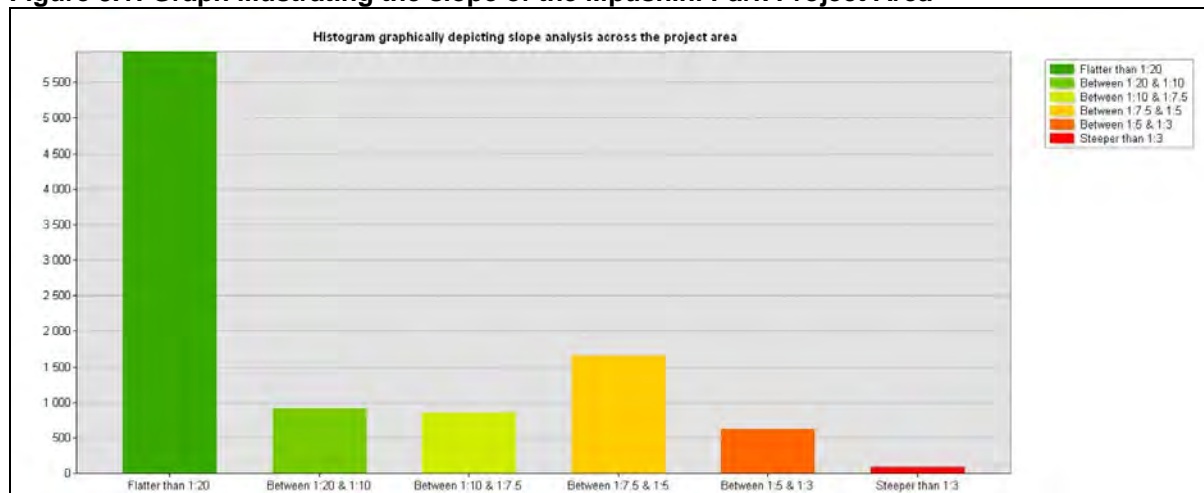
The collector roads are situated on fairly even slopes with the highest point being 561m and the lowest 490m over a distance of approximately 3 500m.

It is recommended that use is made of pedestrian footpaths (3m wide) between fairly long blocks to provide “short cuts” to the community. In some cases, it could also serve as drainage and stormwater servitude areas, due to the specific characteristics of the landscape. These footpaths provide for pedestrian circulation between neighborhoods and quick access to urban collector roads/ public transport route.

8.3 RESIDENTIAL DEVELOPMENT

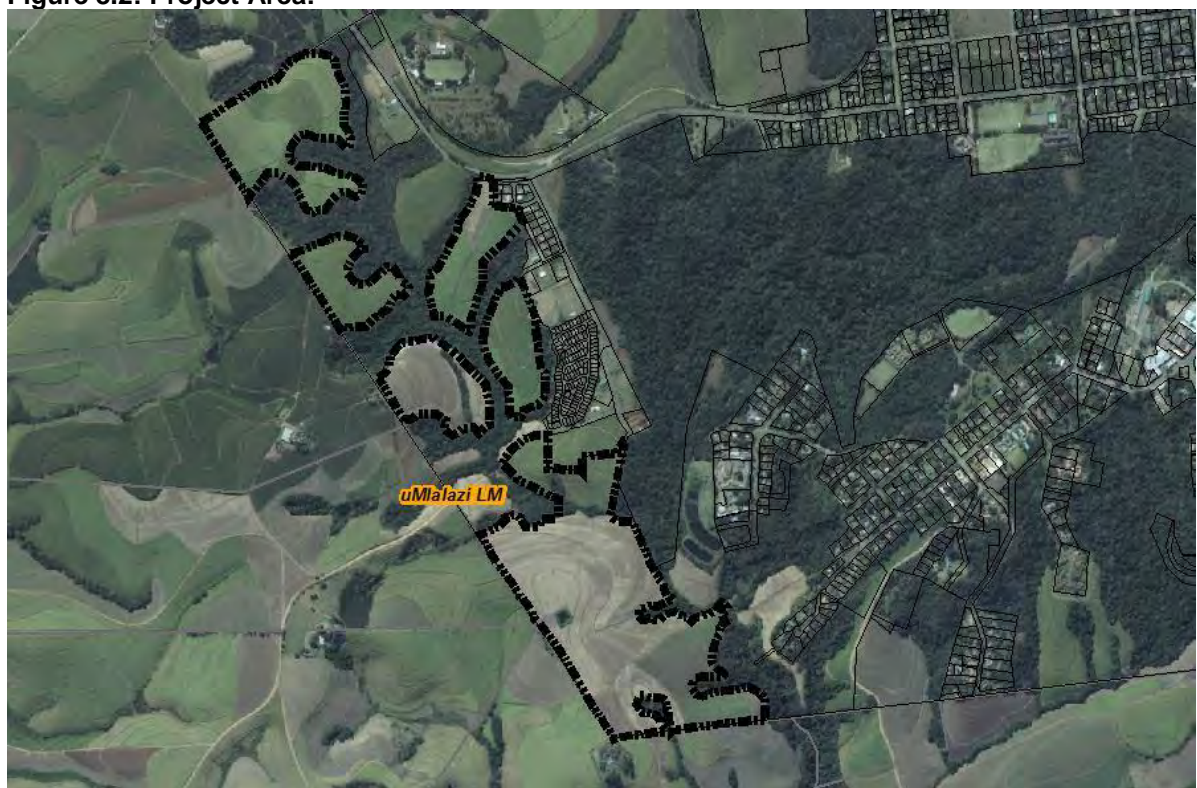
The whole project area will entail “Greenfield” development thus the relevant services will be implemented. The project will consist of approximately 3000 top structures and the Project area is approximately 108.96 Ha thus triggering a full Environmental Impact Assessment (Listing Notice 2 - Activity 15: “*Physical alteration of undeveloped, vacant or derelict land for residential, retail, commercial, recreational, industrial or institutional use where the total area to be transformed is 20 hectares or more*”). According to the Slope Analysis most of the area consist of a slope labeled as “Flatter than 1:20” thus meaning that the development of the residential units will have no constraints regarding the slope of the project area (see below).

Figure 8.1: Graph illustrating the slope of the Mpushini Park Project Area



It is however important to take cognizance of the fact that due to the limited information currently available to the planner other factors such as servitudes could however impact the final layout design.

Figure 8.2: Project Area:



8.4 SOCIAL FACILITIES

The municipal SDF identified Eshowe as a Primary Administration Centre. The project area is

situated to the west of Eshowe and therefore falling under this node. The Guidelines for Human Settlement Planning and Design (Section 5.5 of the “Red Book”) provides further guidelines in terms of required facilities per population size. Table 8.1 summarize the prescribed facilities as well as proposed facilities for the development of the Mpushini Park Subsidised Housing Development. For the calculation of the prescribed facilities use are made of it was assume that the average household size would be 4 per households which are in line with the 2011 Census data. These results indicate an estimate population of approximately 12 000 people.

Table 8.1: Social Facility Requirements as per the Guidelines for Human Settlement Planning and Design

Facility	Threshold Population	Threshold Distance to Facility	Area for Facility	Estimated Population	Pre-scribed	Proposed
Crèche	5 000 persons	0.75Km	130m ²	12 000	2	2
Primary School	3 500 persons	1.5Km	2.4 Ha	12 000	3	3
Secondary School	7 000 persons	2.25Km	4.6 Ha	12 000	2	2
Clinic	5 000 persons	2Km	0.1 Ha	12 000	2	2
Worship	2 000 persons	1.5Km	0.12 Ha	12 000	6	6
Community Centre	10 000 persons	2.25Km	0.5 Ha	12 000	1	1
Sport Facility	Depends on the community composition.		1 Ha	12 000	1	1

Three Primary Schools and two Secondary Schools are necessary (see attached thematic map) according to The Guidelines for Human Settlement Planning and Design (Section 5.5 of the “Red Book”). Six Worship sites are proposed for the Mpushini Park project area. It is further proposed that a Worship area be provided for as it is seen as an important gathering place for the religious community. The total area required for the provision of social facilities within the study area is approximately 18.82 hectares. The following criteria should be used in positioning the above-mentioned facilities during the detail planning phase of the project:

Table 8.2: Placement criteria

Facility	Location Criteria
Community Centre	<ul style="list-style-type: none"> ➤ Clustering of community hall, library and civic offices. ➤ On a major public transport route in a highly accessible location. ➤ Close to other higher order facilities, such as a community health centre, old age home, post office, police station and a sports complex.
Clinic	<ul style="list-style-type: none"> ➤ Accessible from a public transport route but off main road ➤ Close to other facilities such as a community hall, administrative offices and shops. ➤ Away from areas threatened during times of disaster eg. Floods. ➤ At most 5 minutes walking time from public transport stop. ➤ Should accommodate primary health services, health education, maternity and antenatal care.
Primary Schools	<ul style="list-style-type: none"> ➤ Positioned along public transport routes. ➤ Could be combined with high school, community hall. Playground. ➤ Should ideally be accessible by foot or bicycle within 20 minutes.
Worship	<ul style="list-style-type: none"> ➤ Within a community area. ➤ As required for church/temple/mosque. ➤ In close proximity to public park.

8.5 DRAFT DEVELOPMENT LAYOUT

A draft development layout that been prepared for the project area that has been made available by the Municipality for the proposed Mpushini Park Development. A copy of the Draft Development Layout is included under **Annexure A** of this report, with a summary of the Draft Development Layout indicated in Table

Table 8.3: Summary of Draft Development Layout Land Use Table

Facilities	Total Erven	Area (HA)	Percentage
Active Open Space	1	0.70	0.91%
Conservation & Buffer Areas	16	33.81	42.59%
Crèche	1	0.04	0.06%
Education	1	1.25	1.62%
Health & Welfare	1	0.07	0.08%
Municipal & Government	1	0.04	0.06%
Planned Unit Development	2	7.28	9.60%
Road Network	10	5.29	6.82%
Worship	4	0.16	0.21%
TOTAL	1524	1 08.98	100%

The following assumption where made during the preparation of the Draft Development Layout

- Minimum erf size of 300m²
- Road reserves of 12m
- A 40m buffer has been allocated to most environmental sensitive areas, which includes potential wetland areas and sensitive forest areas.
- Planned unit development area will be developed at a density of 45 units per ha.

From the Draft Development Layout it is clear that the current extend of the project area will only allow for the development of approximately 2000 residential units. It is strongly proposed that the Municipality should start with the process of identifying additional land for the remaining 1000 beneficiaries to be accommodated, however not to delay the development of the 2000 units that can be accommodated on the available land a phased approached should be taken. Mpushini Park Phase 1 should refer to the existing available land and accommodate approximately 2000 units with

the remaining beneficiaries being accommodated on an alternative piece of land referred to as Mpushini Park Phase 2.

It should however be noted that the available land for development as part of Phase 1 could still change due to the Environmental Impact Assessment still to be conducted.

9 SUMMARY CONCLUSIONS

The preliminary assessment of the project area as well as the planning perspective provided within this document illustrates that the project area is ultimately developable and definitely needed. The available developable land consists of 2000 units. The current available land is not big enough for 3000 units, the uMlalazi Local Municipality will identify additional portions of land where the remaining 1000 units will be constructed.

The implementation of the envisaged housing project would contribute towards achieving the vision of the municipality which is primarily aimed at improving the quality of life of all the people. The implementation of the envisaged housing project would also impact positively on the provision of basic services such as water and sanitation, which in turn will support the objectives and strategies, which have been set in the IDP in this regard.

The proposed housing project will make a meaningful contribution towards realising the recommended land uses for the Primary Administration Centre as specified in the spatial development framework of the municipality.

Existing entrepreneurial activities located around the study area (e.g. construction, brickmaking, making of window frames etc.) should be optimally utilised and involved in the implementation of the envisaged housing project, thereby supporting the emergence of local entrepreneurs (aligned with one of the key programmes of the Integrated Rural White Paper).

The implementation of a housing project in the project area will support one of the principles of Provincial Growth and Development Strategy which is to reduce spatial inequities and to meet the basic needs of marginal areas and communities.

This document serves as an initial planning input towards identifying the key strategic development elements which should inform the further planning and execution of the proposed Subsidised Housing Development project in uMlalazi Local Municipality. The implication and relevance of the aspects outlined in the preceding sections can be summarized as follows:

- The implementation of the envisaged housing project is in line with the priority development issues of the uMlalazi Local Municipality
- The implementation of the envisaged housing project could contribute towards achieving the vision of the municipality which is primarily aimed at improving the quality of life of its entire people. The implementation of the envisaged housing project will also impact positively on the provision of basic services such as water and sanitation which in turn will support the

objectives and strategies which have been set in the IDP in this regard.

- The proposed housing project will make a meaningful contribution towards the housing principle outlined under the spatial development framework focusing on areas of highest need.
- Land reform and housing has been identified as critical issues in the District IDP. The envisaged project could thus make a positive contribution in this regard.
- The primary role of the district municipality in housing provision is to play a facilitating planning and coordination role. The detailed planning and implementation of the project would thus have to be executed in close consultation with the Uthungulu District Municipality.
- The implementation of the housing project will contribute positively towards the objective of achieving a balance between urban and rural development and ensuring future access to rural communities to development resources and opportunities.
- The development of the housing project in the study area should be accompanied by appropriate parallel economic development initiatives, specifically potential opportunities which may exist for tourism or eco-tourism (one of the key strategies of the Provincial Rural Development Strategy)
- Existing entrepreneurial activities located within the study area (e.g. construction, brick making, making of window frames etc.) should be optimally utilized and involved in the implementation of the envisaged housing project, thereby supporting the emergence of local entrepreneurs (aligned with one of the key programmes of the Integrated Rural White Paper)
- The implementation of a housing project in the Mpushini Park area will support one of the principles of Provincial Growth and Development Strategy which is to reduce spatial inequities and to meet the basic needs of marginal communities.
- It is evident that the planned project is directly intended within the planning scope of the uMlalazi IDP and SDF.
- Cognisance needs to be taken of Chapter 2 of the Planning and Development act of KZN during the preparation of the planning consent application.
- The development will also be subject to an Environmental Impact Assessment due to the project being a “Greenfield” development as a result which will trigger listed activities.

ANNEXURE A: **DRAFT DEVELOPMENT LAYOUT**

UMLALAZI LOCAL MUNICIPALITY

MPUSHINI PARK HOUSING PROJECT (3000 UNITS)

Draft Development Plan

LEGEND:

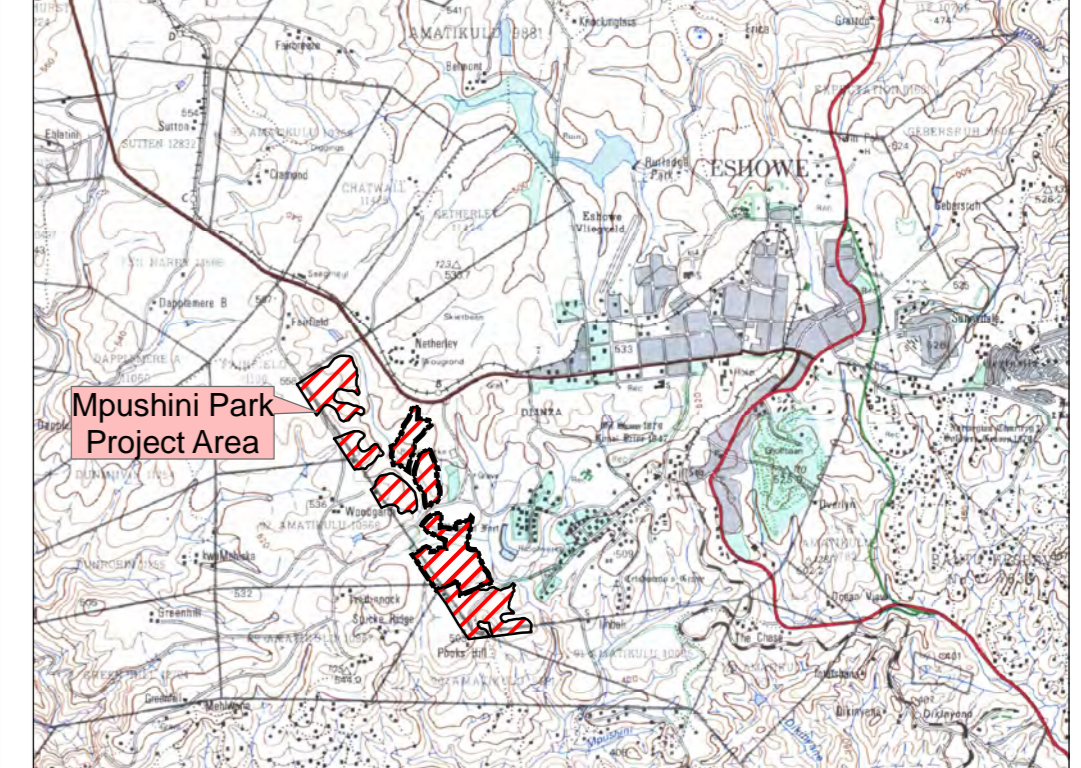
- Project Area
- Cadastral
- Farm Portions
- 20m Contours
- River Network**
 - PERENNIAL CENTER LINE
 - NON-PERENNIAL CENTER LINE
 - 32m Buffer of River Network

Facilities	Total Erven	Area (HA)	Percentage
Active Open Space	1	0.70	0.91%
Conservation & Buffer Areas	16	33.81	42.59%
Croche	1	0.04	0.06%
Education	1	1.25	1.62%
Health & Welfare	1	0.07	0.08%
Municipal & Government	1	0.04	0.06%
Planned Unit Development	2	7.28	9.60%
Residential	1485	46.04	59.35%
Road Network	10	5.29	6.82%
Worship	4	0.16	0.21%
Total	1 524	108.98	100%

Notes:

1. Cognizance needs to be taken of the servitudes as indicated on the Conveyancer Certificate
2. The minimum Residential site size is: 202m²
3. The average Residential site size is: 300m²
4. No Construction should take place within 32 meters of a wetland or water course
5. A 40m Buffer was used around pristine vegetation, as depicted by the development layout
6. 15m Building line applies to all Provincial Roads and a 10m building line to all District Roads
7. A 12m clearance should be kept from Eskom overhead medium voltage lines and 3m from low voltage lines.
8. Planned Unit Development = 45 units p/ha (413 units total)

LOCALITY MAP:



SCALE :
0 0.05 0.1 0.2 0.3
Kilometers

1:6 000



DATE: MAY 2016

MAP REFERENCE/ VERSION NUMBER : KZN-P-150 - Version 1

COORDINATE SYSTEM : Municipal WGS84 (Lo31)

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Environmental Impact Assessments

Environmental Management

Environmental Auditing

Geographic Information Systems

Rural Development

uMlalazi LM

