

**APPLICATION IN TERMS OF SCHEDULE 3 OF SECTION 46(e) OF THE NQUTHU SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, READ TOGETHER WITH THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT (NO.16 OF 2013), FOR THE PROPOSED PLANNING AND DEVELOPMENT OF ISANDLWANA IN-SITU UPGRADING HOUSING PROJECT CONSISTING OF 1000 HOUSING UNITS WITHIN THE AMANGWE-BUTHANANI TRADITIONAL AUTHORITY, PORTION 20 OF RESERVE NO 18 15838 WITHIN THE AREA OF JURISDICTION OF THE NQUTHU LOCAL MUNICIPALITY**

**1. THE LAND DEVELOPMENT APPLICATION**

The land development application is submitted to the Nqutu Local Municipality.

The purpose of this document is to provide the motivation to enable the Municipal Planning Approval Authority to consider the following application/s:

- a) in terms of Schedule 3 of Sections 46(e) of the Nquthu Spatial Planning and Land Use Management By-Law, read together with the Spatial Planning and Land Use Management Act (No.16 of 2013), for the proposed planning and development of Isandlwana In-Situ upgrading housing project consisting of 1,000 housing units within the Amangwe-Buthanani Traditional Authority area, Portion 20 of Reserve No. 18 15838

The application is supported by various documents and specialist studies which are attached to this application and discussed in more detail in this motivation.

**2. THE APPLICANT**

This Application is submitted by Udid Project Development Company (Pty) Ltd on behalf of Kamawewe Development Consultant (the Implementing Agent) appointed by Nquthu Municipality (the Developer).

The Implementing Agent has appointed Udid to act on his/her behalf, and the relevant Power of Attorney (ie; Letter of Appointment) is attached.

**3. THE APPLICATION SITE**

**3.1 Locality of the Application Site**

The application site comprises areas falling within the boundaries of the Mangwe-Buthanani Traditional Council area within Ward 12 of Nquthu Local Municipality as shown in in Figure 1 below. The proposed housing units are to be constructed on Portion 20 of Reserve NO 18 15838. The SG Diagram is attached. The property is 8651.1240ha in extent.

Figure 1: Locality Map

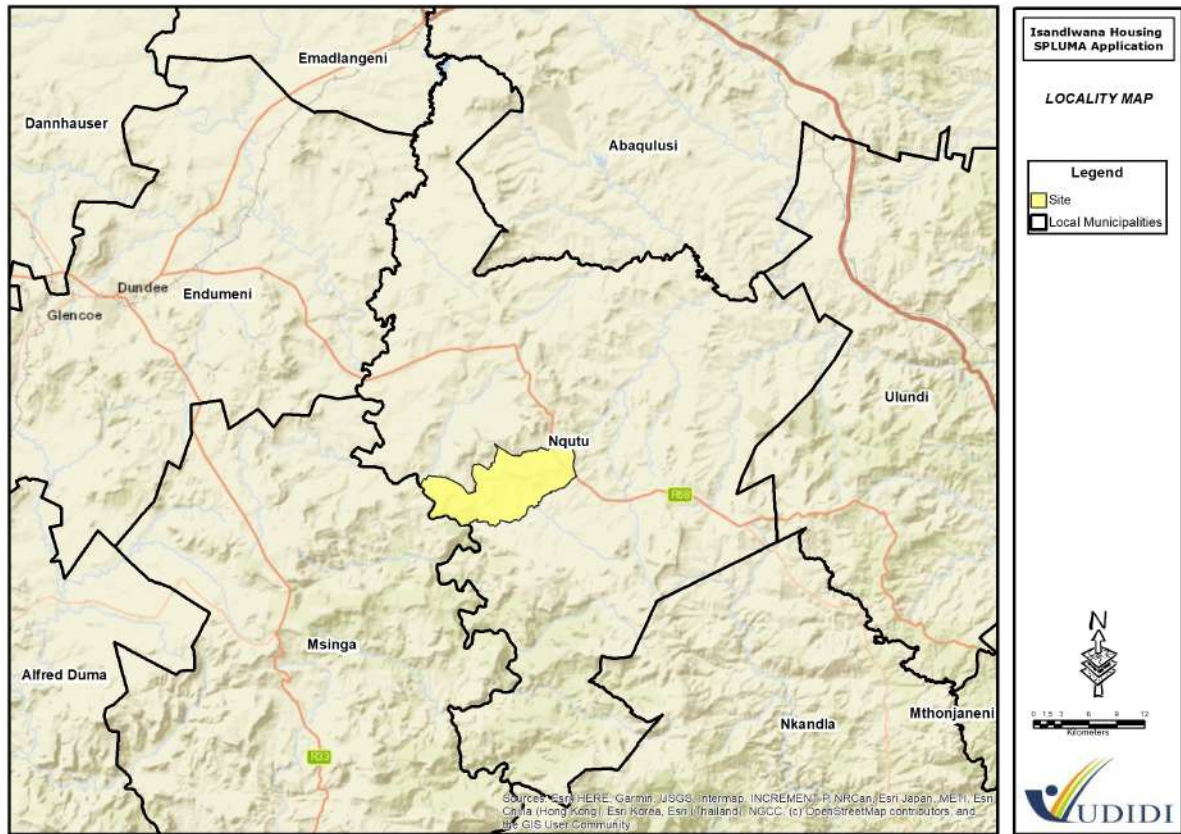
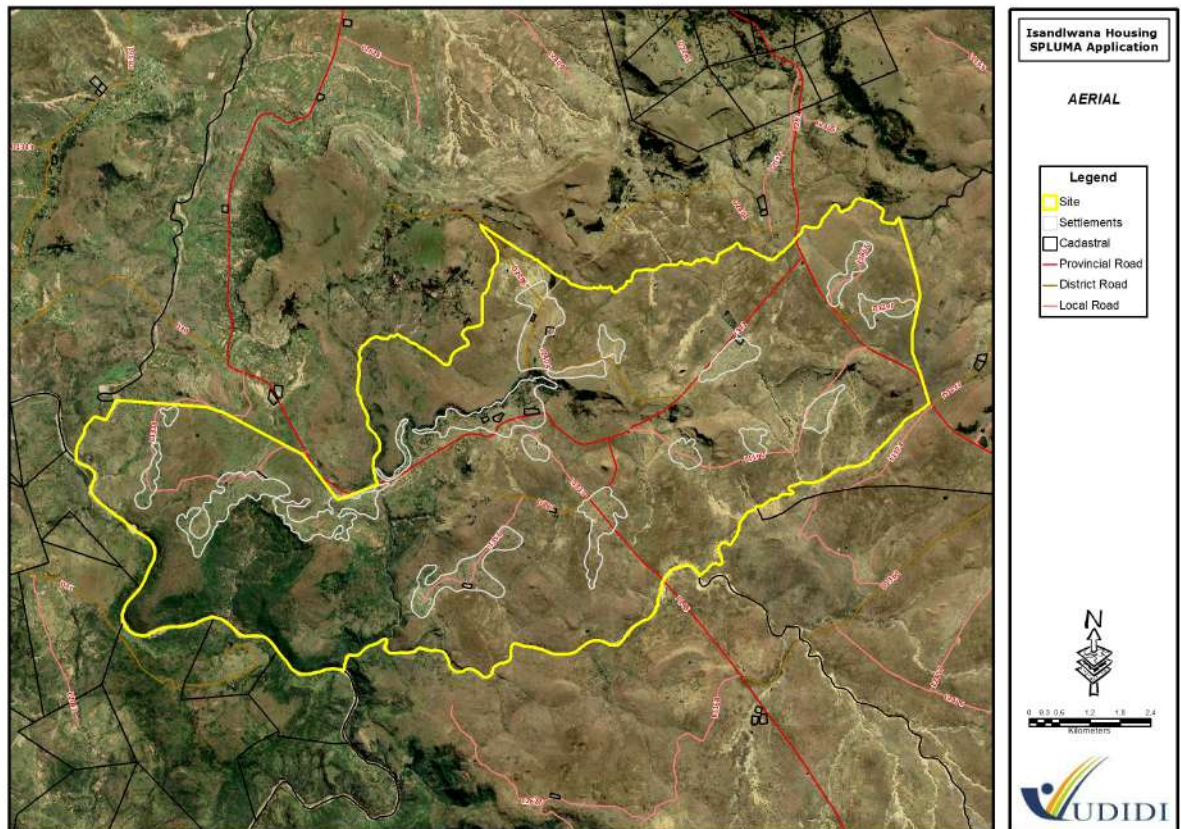


Figure 2: Nqutu Municipality, Ward 12 – Mangwe-Buthanani Traditional Council



## **4. MOTIVATION FOR THE DEVELOPMENT**

The motivation for the proposed development is supported by a number of factors, which are summarized below:

### **5.1 Need and Desirability**

The need for a housing project in Isandlwana area arises from a number of factors:

- The current living and housing condition in this area is very poor and in need of urgent intervention. It is for this reason, a dire need for development of rural housing arises.
- There is also a need to empower people via the provision of sustainable shelters for the community.
- It will provide an orderly environment in which people can live with acceptable environmental amenity
- Arising from the lack of income, a number of people who otherwise would have established their own households have remained in extended and in some instances, compounded family settings thus exerting more pressure to the limited resources available to the parent families.
- Housing is identified as one of the strategies for capacitate building and training of the members of the community. As part of the housing delivery process, members of the community will be trained and will acquire skills in various trades. This will enable them to compete for employment opportunities and be able to render the services to the fellow members of the community.
- A number of people will also be employed as unskilled labour for the duration of the construction period. Although these job opportunities will be temporary, they will bring the most required income for currently unemployed people.
- The project enjoys the support of the community and its leadership structures. This includes the Traditional Council and the local development committee.
- The project will deliver appropriate sanitation facilities and thus help to prevent the spread of cholera to the area.
- Storm water facilities will help to prevent soil erosion and environmental degradation.
- The Isandlwana housing project is one of the projects identified for implementation in terms of the Nquthu 2021/22 IDP.

### **5.2 Impacts on Access and Traffic Generation**

The proposed housing units will be provided within existing homesteads therefore; there will be no new access roads that will be provided as part of the housing project. The nature of the housing project will not attract any migration into the area and as such there will be no additional traffic generated except during the construction period. A Traffic Impact Assessment Statement has been prepared.

### **5.3 Impacts on Engineering Services**

#### **5.3.1 Access Roads**

As stated in Section 5.2, the proposed development will rely on the existing road network and there are no additional roads proposed.

### **5.3.2 Sewage**

The proposed housing development will include the provision of onsite pit latrines. A VIP Pit Latrine will be constructed to serve each proposed housing unit. A Typical VIP unit to be provided.

### **5.3.3 Water**

UMzinyathi District Municipality is responsible for the provision of water in this area and have given their commitment to supply water to the proposed development.

### **5.3.4 Stormwater**

In accordance with the Settlement Plan less than 60% of the site will be hardened, and a Stormwater Management Plan is therefore not required.

### **5.3.5 Electricity**

No electrical work will be undertaken as part of the housing project but once units are constructed a separate project using Eskom funding could be undertaken.

There are no households that are affected by Eskom powerlines and a letter of support from Eskom has been obtained (attached as **Annexure 19**)

## **5.4 Geotechnical Conditions and Slope**

According to the Geotechnical Investigation Report compiled by Geo-Caluza Consulting Engineers (attached as **Annexure 12**) the proposed development site is, with regards to slope stability, relatively on a flat terrain with no steep area recorded. It is indicated that the majority of the site is underlain by residual and weathered dolerite bedrock with the remainder comprising of shale bedrocks. Generally, the area in which the site is located is underlain by the Vryheid Formation and the Pietermaritzburg Formation which are regarded as stable and suitable for the intended development however, certain design considerations have to be adhered to. No cut and fills anticipated as part of the project due to the flat nature of the site. With regards to underground water, it was observed that there is slow seepage on part of the site, thus there is a need for subsoil drains assessment during development. From a geotechnical perspective, the report suggests that the site is suitable for the proposed development provided that recommendations stipulated in the report are adhered to. It is recommended that:

- The precautions are taken in the construction of the block/brickwork, drainage and plumbing;
- The buildings be founded on weathered shale or dolerite bedrock, or on moderately cemented ferricrete horizon;
- Should there be any cut and fills required, the buildings should be positioned in areas of cut of building platforms as far as possible;

- All buildings should have a concrete surround, minimum 1.2 metres, which falls away from the building to ensure drainage of stormwater is further away from the structure;
- All the roof water is to be collected via down pipes and discharged away and downslope of the building;
- No flowers beds or vegetation is to be planted within 3m of any structure; and
- Septic tanks and soakpits must not be located within 3m of the structure and downslope from structures.

## **5.5 Impact on the Environment and Heritage Resources**

### **5.5.1 Environmental Impacts**

According to the Environmental Feasibility Report compiled by Icebo Environmental Consultants (attached as **Annexure 9**) there are a number of streams and drainage lines traversing the proposed development site. The community uses most of the streams as their water source albeit there are communal taps along the roads. It is therefore of vital importance to ensure an efficient design of storm water management system to prevent hazardous pollutants from entering the water course. It is also important to develop a buffer around the wetlands and streams to avoid human interference and to control development. There are also priority biodiversity areas within the project area than need to be considered during the planning phase.

A detailed Environmental Management Plans has been prepared and addresses how potential impacts that may result from the proposed activity, and efficient mitigation measures will be provided. The proposed housing development is deemed feasible on the environmental perspective and an Environmental Exemption has been granted by EDTEA.

### **5.5.2 Heritage Resources**

A Preliminary Heritage Impact Assessment application has been submitted to Amafa a KwaZulu-Natal in line with the KZN Heritage Act, 2008, in order to ascertain if a full Heritage Impact Assessment will be required for the proposed development since the proposed development is an in-situ upgrade within the boundaries of the existing homesteads.

## **5.6 Impact on Agricultural Resources**

The nature of the proposed development will not have an impact on existing agricultural resources.

## **5.7 Socio-Economic Impacts**

The 2021/2022 IDP quotes the Stats SA 2016 Community Survey and states that the Municipal population for 2016 was estimated to be 171 325 people who resided in 32 622 households. This suggests that on average, there are 5.3 people per household. The IDP further states graphically there were 2613 households in Ward 9 and 3205 households in Ward 10 in 2016. The study area

comprises roughly half of these two Wards. Thus an approximate estimate of the number of households in the study area is 2 900.

The IDP also states that 40% of the population is younger than 14 years old, whilst 53% are between the ages of 15-64 years and a mere 7% is over 65 years old. This implies a relatively youthful population which suggests a higher demand for social amenities and infrastructure. This also implies higher dependency ratios. It is also evident from the statistics provided in the IDP that the majority of people are women who are 54% of the population. The majority of households are headed by women (61%).

#### **5.7.1 Local Benefits**

The local population will benefit from the project during the construction period and the local community are also the intended beneficiaries.

#### **5.7.2 Employment Opportunities**

There will be employment opportunities that will be created during the construction period. A labour intensive method will be employed during construction in order to benefit the local population. Scheme.

### **5.8 Comment from Relevant Stakeholders**

#### **5.8.1 Land Claims**

There are no land claims applicable to this application site, as confirmed by the KZN Regional Land Claims Commissioner in their letter dated 10/12/2015.