



MEMORANDUM

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

**THE REMAINING EXTENT OF PORTION 79 (A PORTION OF
PORTION 4) OF THE FARM BLESBOKLAAGTE 296
REGISTRATION DIVISION J.S., PROVINCE OF
MPUMALANGA**

30 MAY 2014

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A. GENERAL INFORMATION

1. INTRODUCTION

Application is made for the establishment of a proposed township in terms of Section 96(3) read with Section 69(6) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), on the Remaining Extent of Portion 79 (a portion of Portion 4) of the Farm Blesboklaagte 296, JS province of Mpumalanga.

The proposed township will be known as **PINE RIDGE EXTENSION 1 - 4**, and will for the interim be referred to as such. This is a development to be accommodated in the Emalahleni Municipal area, as indicated on the locality map, refer to “**Annexure E**”.

2. EXTENT OF THE DEVELOPMENT

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

Table 1: Land use Differentiation of Pine Ridge Extension 1 - 4

Proposed uses	Erf/Erven* No	Ave. Size m ²	Height	Only for
Residential 1	779	1 dwelling unit per 300	2 storeys	Dwelling House
Residential 3	4	2 056	3 storeys	Residential Buildings
Residential 4	9	1 714	5 Storeys	Residential Buildings
Community Facility	7	390	3 storeys	Crèche, clinic, place of instruction & sport and recreation

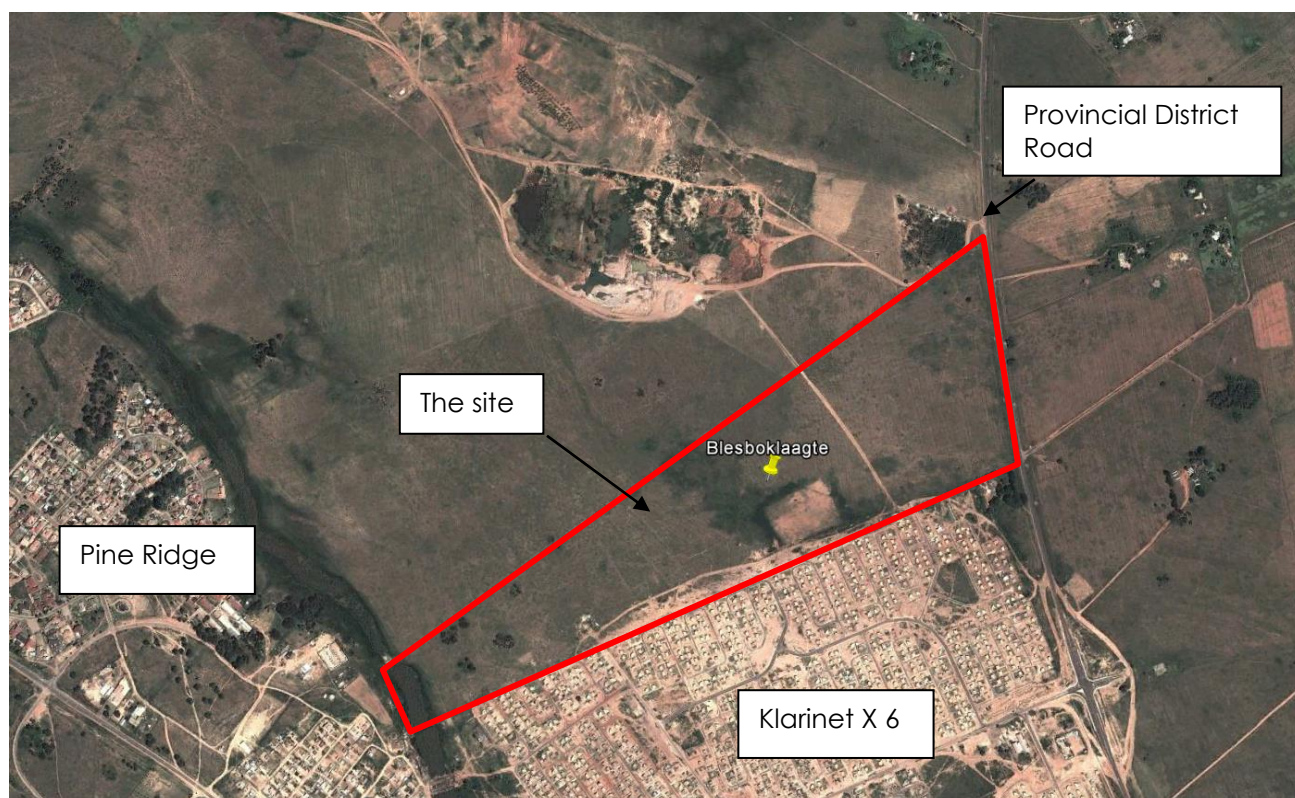
Industrial 1	12	1718	3 Storeys	Agricultural Buildings, Builders Yard, Filling Station, Industrial Purposes, Mechanical Workshop, Medical & Veterinary Consulting Rooms, Municipal, Parking Garage, Public Garage, Scrap Yard, Service Industry, Transport Yard, Warehouse, Wholesale Trade, Workshop	
Business 3	9	1 628	2 storeys	Business purposes, club, government, hotel, institution, medical & veterinary consulting rooms, motor dealer, municipal, offices, parking garage, place of instruction, place of refreshment, place of worship, residential buildings, shops & social hall.	
Park	5	4 087	n/a	Park and Sport & Recreation	
Commercial	3	1 515	3 storeys	Agricultural Buildings, Institution, Medical & Veterinary Consulting Rooms, Motor Dealer, Municipal, Parking Garage, Social Hall, Transport Yard, Warehouse, Wholesale Trade	
Private Road	4	n/a	2 storeys	Road	
Density Units per ha					
	Erf/Erven* No	Coverage	FAR	Height	Only for
Residential 1	779	50 %	0.7	2 storeys	Dwelling House
Residential 3	4	30 %	0.7	3 storeys	Residential Buildings
Residential 4	9	40%	0.4	5 storeys	Residential Buildings
Community Facility	7	50%	0.7	3 storeys	Crèche, clinic, place of instruction & sport and recreation
Industrial 1	12	70%	0.7	3 storeys	Agricultural Buildings, Builders Yard, Filling Station, Industrial Purposes, Mechanical Workshop, Medical & Veterinary Consulting Rooms, Municipal, Parking Garage, Public Garage, Scrap Yard,

					Service Industry, Transport Yard, Warehouse, Wholesale Trade, Workshop
Business 3	9	40%	0.4	2 storeys	Business purposes, club, government, hotel, institution, medical & veterinary consulting rooms, motor dealer, municipal, offices, parking garage, place of instruction, place of refreshment, place of worship, residential buildings, shops & social hall.
Park	5	n/a	n/a	n/a	Park and Sport & Recreation
Commercial	3	70%	0.7	3 storeys	Agricultural Buildings, Institution, Medical & Veterinary Consulting Rooms, Motor Dealer, Municipal, Parking Garage, Social Hall, Transport Yard, Warehouse, Wholesale Trade
Private Road	4	n/a	n/a	2 storeys	Road
As required by the Emalahleni Land Use Management Scheme, 2010					

3. LOCALITY

The proposed township is located approx. 6km north of the Emalahleni CBD and directly east of Pine Ridge, with the provincial district road forming the eastern boundary of the development site.

Figure 1: Aerial photo of the proposed development site



4. PRESENT ZONING

In terms of the Land Use Management Scheme of Emalahleni, 2010, the present zoning of the property is **“Agricultural”**.

5. LAND USE

The property is vacant at present and has been used for grazing previously.

As far as the land uses of the surrounding properties are concerned, the Remaining Extent of Portion 79 (a portion of Portion 4) of the farm Blesboklaagte 296-JS, province of Mpumalanga is situated in an area earmarked for residential expansion and within the urban edge as approved by Emalahleni local Municipality.

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

- North : Agricultural Land that also belongs to the developer, the proposed land will also be utilized for Township Establishment.
- East : Provincial District Road & Agricultural Land
- South : Klarinet Extension 6
- West : Pine Ridge Township

6. DEED OF TRANSFER DESCRIPTION

In terms of the Deed of Transfer, T12211/2012 the property is described as follows:

“REMAINING EXTENT OF PORTION 79 (A PORTION OF PORTION 4) OF THE FARM BLESBOKLAAGTE 296, REGISTRATION DIVISION J.S., PROVINCE OF MPUMALANGA”

7. REGISTERED OWNER

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

SAROVIC INVESTMENTS CLOSE CORPORATION
REGISTRATION NO: 2006/085393/23

8. SIZE OF PROPERTY

In terms of the Deed of Transfer the size of the property is 47, 1090 hectares.

9. RESTRICTIVE CONDITIONS

According to the Title Deed, T12211/2012, there are no conditions restrictive to this application.

10. LOCAL AUTHORITY

The property under discussion is situated within the jurisdiction of

EMALAHLENI LOCAL MUNICIPALITY.

11. ADVERTISEMENTS

The application will be advertised on **30 May 2014** & **6 June 2014** in the Provincial Gazette, Beeld and Citizen Newspapers.

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

12. BONDS

According to the Title Deed there are no bonds registered over the Property.

13. MINERAL RIGHTS

All mineral rights belongs to the state.

14. GEOLOGICAL CONDITIONS

David van der Merwe of Geoset cc was employed to conduct a geological survey to determine the engineering geological properties that influence township proclamation.

The site is underlain by shale and tillite of the Dwyka Formation, Karoo Supergroup, and sandstone, quartzitic sandstone and conglomerate of the Wilge River Formation, Waterberg Group. The bedrock is covered by transported material which is termed as "hillwash" in the test pit profiles.

Some problems regarding excavation ability to 1,5m in depth can be expected on the site. Zoning of the site revealed zones with constraints regarding the expansive potential or heave and compressibility or collapse potential of the soil, as well as areas with restricted excavation.

Foundations will require normal to modified normal foundation techniques described within each defined zone. Proper compaction techniques and lightly reinforced strip footings with articulation joints at some internal and all external doors and openings with light reinforcement (brick force) in masonry may be required. Site drainage and plumbing and service precautions must be used.

These proposed mitigation and precautionary measures need to be adhered to for successful development of the proposed residential township.

Engineering Geological Site Classes

Modified Normal Development:
Site Class C2H1/2A2C: Dark reddish brown sandy clay represents a medium expansive and compressible to highly collapsible soil, with a thickness in excess of 0.75m and an expected range of more than 1.5m of total soil replacement measured at surface from this zone. Foundations will therefore require modified normal foundation techniques such as lightly reinforced strip footings or reinforced bored steel in slightly widened strip foundations, the use of split contraction technique or consolidation joints at all internal and external doors and openings with light reinforcement (brickwork) in masonry, or soil replacement by an engineered fill soil with by removing all or part of the expansive horizon to 1.0m beyond the perimeter of the structure and replacing with inert backfill, compacted to 93% MOD AASHTO density at or near optimum moisture content, where after normal strip footing foundations can be used. Site drainage, a concrete apron of 1.0m around all structural sand plumbing and service precautions are advised. It is classified as C2H1 in terms of the NBRRC guidelines (1998) or the SACE Code of practice (1995) and 2A2C after the classification for urban development (Partridge, Wood & Bink).

Normal Development with Risk:
Site Class CHR/1A1C/1A: A thin layer of fill wash or a pebble marker consisting of clayey silt sand and gravel represents a low expansive or a slightly collapsible soil, with a thickness of less than 750mm, and an expected range of less than 7.5m of total soil movement measured at surface, underlain by a competent pebble marker or shallow rock or core stones which will restrict excavations for the placement of services and will require pneumatic tools, a compacted TLE and even blasting to reach the required depth for the placement of services. Normal foundations will be adequate including proper compaction with a wetter compactor of in situ soils below individual footings with soil near optimum moisture content, combined with good site drainage. It is classified as CHR according to the NBRRC guidelines (1998) & SACE Code of practice (1995) and 1A1C/1A after the classification for urban development (Partridge, Wood & Bink).

Land not suitable for development
Site Class PR: Rock outcrop and sub-outcrop will restrict excavability required during service installation as well as foundation excavations. Blasting or difficult excavation operations will dramatically increase the development cost in this zone.
Site Class PD: This zone represents the area within the 1:100 year flood line and development should be restricted to exclude these areas.

Figure 3: Engineering Geological Zone Map:
 Portion 79, Blesbokaagte 296JS, Witbank eMalahleni.

Modified Normal Development:

Normal Development with Risk:

Land not Suitable for development

Site Class PD: This zone represents the area within the 1:100 year flood line and development should be restricted to outside these areas.

ANNEXURE H.

15. ENGINEERING AND MUNICIPAL SERVICES

The proposed township Pine Ridge Extension 1 - 4 is situated within the jurisdiction of the Emalahleni Municipality, which will be responsible for the provision of water, electricity, and sewerage and refuse removal services.

15.1 Roads and Storm Water

Access

The proposed development will primarily have direct access from the Saaihoek Road as planned by WSP Consulting Engineers. Secondary access from the Verena road and Pineridge Township will be provided during later phases of the development.

Sufficient capacity will be available from Saaihoek Road for the phase 1 of the development.

Street classification

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

Street Reserve Width	Class of Road	Roadway width (m)	Road Description
13 m	Class 5	5 m	Local Access Roads
20 m	Class 4	6 m	Local Collector Roads
25 m	Class 3	7 m	Distributors / Secondary Roads

Surface Drainage

The road layout of the township leans itself to a good free drainage scheme.

Stormwater, as excess surface runoff during extreme events, can drain freely to kerb inlets that will be provided on all internal roads and spaced according to topography and therefore catchment size.

Releasing stormwater from this township to the nearby stream can be easily managed through minor outlet and energy dissipating structures located higher within the 1:100 floodline area.

Roads with sufficient reserve width for stormwater pipes have been provided along internal roads and existing stormwater from higher lying areas will be accommodated within and through this development.

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

Stormwater Routing

The safe routing of stormwater within municipal areas is very important.

Retention ponds may be considered at bulk stands depending on the density that will eventually be provided here. The requirement for retention ponds shall be in accordance with the bylaws of the Local Authority and shall be provided at detail design phase.

15.2 Water Services

Bulk Water Availability

The proposed land use will require and estimated water demand as follows:

Technical Parameter	Estimated value
Estimated total daily demand	406 kℓ/d
Estimated peak flow rate based on a peak factor of 5	40 ℓ/s
Peak flow rate – fire flow	100ℓ/s

The main water supply internally will likely be designed for fire water requirements and pipe sizes will likely vary from 110 mm diameter to 315 mm

diameter pipes. The pipes will have to be designed with the greater area in mind, i.e. the later phases of development.

The area is located relatively low compared to low level reservoirs at Point A and it is expected that sufficient pressure will be available for this development. The development of the greater Western area, together with the recently established Klarinet x6 will necessitate the building of a new reservoir group in the area.

The upgrading of bulk lines to this development will have to be provided and should be done in accordance with the Klarinet Integrated Housing Project currently implemented by Bigen Africa and ABSA's Development Company.

15.3 Sewerage

Bulk Sewer Availability

The development is generally situated topographically higher than the outfall sewer draining to the Pineridge Sewage Pumpstation. The outfall sewer line and pumping line from the Pineridge Sewage Pumpstation is sufficient for most of the phase 1 Klarinet Integrated Housing Development. A services agreement was signed whereby one can assume that no spare capacity is available on the pump line for the Sarovic Development.

The further phases of the Klarinet Integrated Housing Development will require a new outfall sewer line that will in theory serve the Sarovic Development from a topographical point of view.

Thus, the requirement for a new outfall gravity sewer to the Klipspruit Works is in our opinion the only feasible solution to drain the area with a sewage service. Such a line should be done in accordance with the Klarinet Integrated Housing Development and Bulk Services Contribution Policy of ELM.

Technical parameter	Estimated value
Estimated average daily dry weather flow	290 kℓ/d

Estimated peak wet weather flow rate	400 kℓ/d
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Internal sewer lines will likely vary from 160 mm to 250 mm diameter lines that will drain toward a bulk outfall sewer line to be implemented by ELM in the next 3 – 6 years. Certain pipes will be sized with the future development in mind.

15.4 Electricity

The proposed township land measures approximately 47,1090 Ha and will consist of mixed zoning. Based on the aforesaid zoning, the estimated bulk power required for the proposed rezoning development has been calculated as follows:

Electrical Load Estimate			
Proposed use	Area	Units	Loading
Residential 1	254 798 m ²	779	2 700 kVA
Residential 3	8 227 m ²		100 kVA
Residential 4	15 420 m ²	571	1 400 kVA
Community Facility	12 516 m ²		450 kVA
Industrial 1	15 491 m ²		550 kVA
Business 3	14 648 m ²		500 kVA
Park	20 435 m ²		600 kVA
Road	129 555 m ²		200 kVA
TOTAL	471 090 m²		6 500 kVA

The bulk electricity cannot currently be provided, but it is recommended that all application processes be exercised nevertheless, in tandem with the Town Planning processes. Adequate power should be available with the new primary substation to be built by Eskom.

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

The Civil and Electrical Engineering Reports are attached as **ANNEXURE F & G** respectively.

16. ENVIRONMENTAL IMPACT STUDY

Shangoni Management Services (Pty) Ltd has been appointed to lodge an environmental impact study. The EIA application will address all critical environmental issues related to the site of application.

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

17. FLOOD LINE REPORT

SCIP Engineering Group (Pty) Ltd. has been appointed to calculate the 1:100 year floodlines for all streams in the vicinity of the proposed township development. (Take note that the floodline report was conducted on both the remaining extent of Portion 79 (a portion of Portion 4) of the farm Blesboklaagte 296-JS, province of Mpumalanga & The Remaining Portion of the farm Leeuwpoort 283-JS, province of Mpumalanga).

The calculated 1:100 year floodline shows that some residence of Pine Ridge (south of river reach 1) run the risk of their property being flooded.

Any alterations to the stream channel or floodplain in whatever way will result in the calculated floodlines being invalid and care shall be taken to maintain the river as is.

It is recommended that a buffer zone of 50 m should be provided on either side of the 1:100 year floodline. The 50 m should be measured horizontally independently of the slope of the embankment under consideration.

The proposed development is affected by 1:100 year floodlines but not to a great extent. These floodlines can now be used a guideline for Town Planners to determine a land use layout for further discussion and evaluation.

18. TRAFFIC IMPACT STUDY

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

The proposed development will be known as Pine Ridge Extension 1 – 4 and it is estimated to generate a maximum of 850 vph during the weekday AM peak hour and 1 263 vph during the weekday PM peak hour, as shown in Figures 3a to 3f.

The impact of the additional development traffic will be acceptable from a traffic engineering viewpoint, with none of the key intersections requiring upgrades. The access onto road D1126 will however require upgrading as depicted on enclosed Drawing 17538.R/AL/01.

The proposed access into the development is located approximately 510 m north of the existing Flamingo Street intersection on road D1126 and a short separate right-turn lane from the north (road widening will be required on road D1126).

There are a minimum of six Minibus-taxi lay-by's proposed on the main roads within the proposed development as described in Chapter 7 of this report, of which the exact positions should be decided upon by the ELM with the input of the local Taxi Associations.

It can therefore be concluded that the proposed development is feasible in terms of the traffic generation and traffic impact viewpoints and is this supported from a traffic engineering perspective, provided that the proposed

lay-by's and site access road with relevant road widening on road D1126 is properly designed and constructed to the appropriate design standards of the relevant Road Authority.

19. EXTERNAL COMMENTS

Emalahleni Local Municipality has provided a list of the external Departments from whom comments must be obtained. Korsman & Associates has requested these comments via registered post to all relevant departments and will be submitted to council as soon as possible. Proof of submission will be submitted along with the affidavits for the advertisements that appear in the relevant newspapers.

20. PHYSIOGRAPHY

TOPOGRAPHY

The site is located on a gentle gradient sloping from 1517 meters above mean sea level at the lowest point at the Blesbokspruit to 1537 meters at the northern border.

CLIMATE

The region is characterized by summer rainfall with thunderstorms, with annual low rainfall figures of 735mm (Middelburg TNK), recorded at the closest weather station to the site. Winters are dry with frost common. The warmest months are normally December and January and the coldest months are June and July.

An analysis of the data confirms a Weinert's N-Value in the order of 2,6 for Middelburg. The chemical decomposition of rocks will therefore be dominant over mechanical disintegration, and deep residual soil horizons will be expected.

Storm water drainage and road pavement design must incorporate the climatic extremes above as well as the relative flatness of the area.

21. VEGETATION

The area is typically characterized by Bankenveld of the False *Grasveld veld* type (Acocks, 1988). The site is covered by sparse grasslands of which some was used as agriculture land, and no indigenous trees are present on site.

Figure 3: Photo of site showing the vegetation



B. MOTIVATION

1. GENERAL

Application is made for the proposed township **Pine Ridge Extension 1 - 4** in terms of Section 96 of the Town-Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), on the Remaining Extent of Portion 79 (a portion of Portion 4) of the Farm Blesboklaagte 296, JS.

The purpose of the application is to develop 832 erven on the above-mentioned property with the following zonings:

- | | | |
|------------------------|---|------------|
| • "Residential 1" | = | 779 erven; |
| • "Residential 3" | = | 4 erven; |
| • "Residential 4" | = | 9 erven; |
| • "Community Facility" | = | 7 erven; |
| • "Industrial 1" | = | 12 erven; |
| • "Business 3" | = | 9 erven; |

- “Commercial” = 3 erven;
- “Park” = 5 erven.

2. PUBLIC PARTICIPATION

The application in respect of the establishment of the proposed township Pine Ridge Extension 1 – 4 will be advertised in accordance with Section 108(1)(a) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) in the Beeld and Citizen on 30 May 2014 and 6 June 2014 as well as the Mpumalanga Gazette on 30 May 2014 and 6 June 2014. Objectors will be afforded a period of 28 days from 30 May 2014 to submit objections or comments in respect of the proposed township area to the Municipal Manager.

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

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

- South African National Roads Agency Limited

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

3. BACKGROUND INFORMATION

Korsman & Associates Inc. was appointed by Sarovic Investments CC to attend to the establishment of the proposed township area of Pine Ridge Extension 1 – 4 comprising of 832 residential erven. To allow for the integrated development of the area north of the proposed township Klarinet Extension 6 and Pine Ridge Proper situated to the west, the pre-planning studies conducted in respect of the initial demarcated development area were extended to include the entire area east of the existing township area of Pine Ridge. This afforded Korsman & Associates to compile an integrated layout plan in respect of the entire development area. The owner of the Remaining Extent of Portion 79 (a portion of Portion 4) of the farm Blesboklaagte JS, province of Mpumalanga also owns the land north of the proposed development which has also been taken into account in the Master Planning of the area. A township establishment application on this farm will also be submitted to council in due time.

The project in respect of the establishment of the township areas of Pine Ridge 1 – 4 stems from the urgent need experienced in the Emalahleni for vacant residential erven. The absence of vacant erven for occupation purposes has given rise to informal occupation of the area by informal residential structures.

The registered owner of the Remaining Extent of Portion 79 (a portion of Portion 4) of the Farm Blesboklaagte JS, province of Mpumalanga wants to develop a mixed density residential development on the proposed property. The proposed township establishment will be an extension of the existing township Pine Ridge and Klarinet Extension 6 that is situated adjacent the proposed site

on the south side. The proposed uses will fit in with the surrounding area which is also being utilized for residential purposes. The proposed township establishment has been earmarked for Residential expansion according to the Spatial Development Framework of Emalahleni, 2011.

4. PROPOSED DEVELOPMENT

The intention of the applicant i.e the Sarovic Investments CC is to utilize the concerned property for the establishment of the proposed township areas of pine Ridge Extension 1 – 4. The primary aim of the township area is to address the urgent need experience by Emalahleni for vacant residential erven. This need has given rise to illegal occupation taking place. It was estimated that as many as 40 000 people are without formal housing according to the IDP 2013/2014.

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

The purpose of the application is to develop 832 erven on the above-mentioned property with the following zonings:

Table 2: Table indicating all zonings per extension of the Township Establishment

PINE RIDGE EXTENSION 1					
Proposed use zone	Erf Numbers	Number of erven	Area/Size		
			Min. (m²)	Max. (m²)	Total (ha)
Residential 1	1-16, 20-69, 72-135	130	300	527	4,2462
Residential 3	18-19	2	1 825	2 240	0,4065
Residential 4	136-144	9	1 638	2 243	1,5429
Community Facility	70-71	2	300	422	0,0722
Industrial 1	145, 148-155, 160-162	12	1 307	2 159	2,0617

Business 3	146-147, 156-159, 163-165	9	1 512	1 756	1,4648
Park	17, 169	2	492	2 905	0,3397
Commercial	166-168	3	1 263	1 783	0,4546
Private Road	170	1	-	-	3,4540
TOTAL		170	-	-	14,0426
PINE RIDGE EXTENSION 2					
Proposed use zone	Erf Numbers	Number of erven	Area/Size Min. (m²) Max. (m²) Total (ha)		
Residential 1	1-257, 259-284	283	300	526	9,1411
Residential 3	258	1	2 932	2 932	0,2932
Private Road	285	1	-	-	3,6901
TOTAL		285	-	-	13,1244
PINE RIDGE EXTENSION 3					
Proposed use zone	Erf Numbers	Number of erven	Area/Size Min. (m²) Max. (m²) Total (ha)		
Residential 1	1-35, 38-242	240	300	544	7,6774
Community Facility	36-37	2	300	545	0,0845
Park	243-244	2	366	614	0,0980
Private Road	245	1	-	-	3,4172
TOTAL		245	-	-	11,2771
PINE RIDGE EXTENSION 4					
Proposed use zone	Erf Numbers	Number of erven	Area/Size Min. (m²) Max. (m²) Total (ha)		
Residential 1	1-54, 56-90, 92-98, 101-130	126	300	548	4,4038
Residential 3	55	1	1 230	1 230	0,1230
Community Facility	91, 99-100	3	300	462	0,1162
Park	131	1	16 058	16 058	1,6058

Private Road	132	1	-	-	2,4161
TOTAL		132	-	-	8,6649

Factors influencing the layout plan:

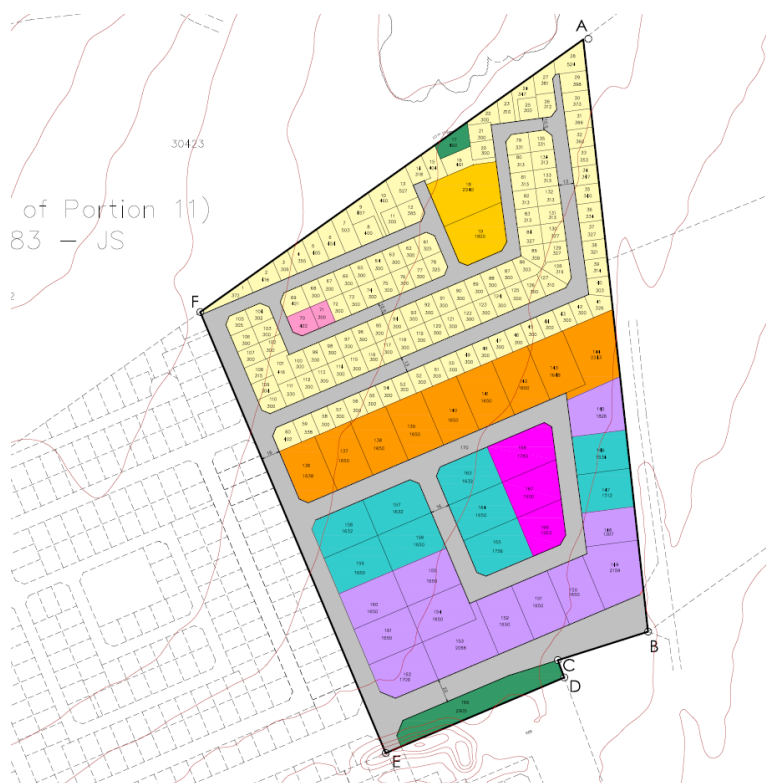
The layout plan of the proposed township area of Pine Ridge Extension 1 – 4 were influenced by the following factors:

- Providing access to the proposed township area from the adjacent existing townships Pine Ridge & Klarinet Extension 6 and the provincial district road on the eastern side of the development.
- The 1:100 year floodline located to the west of the proposed development area was determined and the layout plan accommodates the 1:100 year floodline and restricts development to the area outside the 1:100 year floodline – reserving a 20 m buffer area between the 1:100 year floodline and the residential development.
- Taking into consideration the access distance point to the provincial road of Klarinet Extension 6 as well as newly planned accesses for future planning from the farm Leeuwpoort that had to be a distance of 650m from each other.
- Ensuring adequate surface stormwater drainage;
- The layout plan makes provision for residential erven of minimum of 300 m² and an average of 327 m².

5. LAY-OUT PLAN

The layout plan makes provision for 4 extensions that will each be proclaimed in phases as the development progresses.

Figure 3: Pine Ridge Extension 1 layout plan



As shown on **Drawing 17538.R/AL/01 (Refer to the Traffic Impact Study “Annexure M”)**, the proposed mixed use development is planned to have one access next to the southern boundary of the site, on road D1126, approximately 510m north of the existing Flamingo Street intersection.

The proposed access road is also planned to allow access into the recently developed township known as Klarinet X6, which is the new residential township adjacent (and to the south) of the proposed Pine Ridge X1-X4 (development site).

The Shoulder Sight distance at the site access position was found to be more than adequate (more than 300m) in both directions on district road D1126.

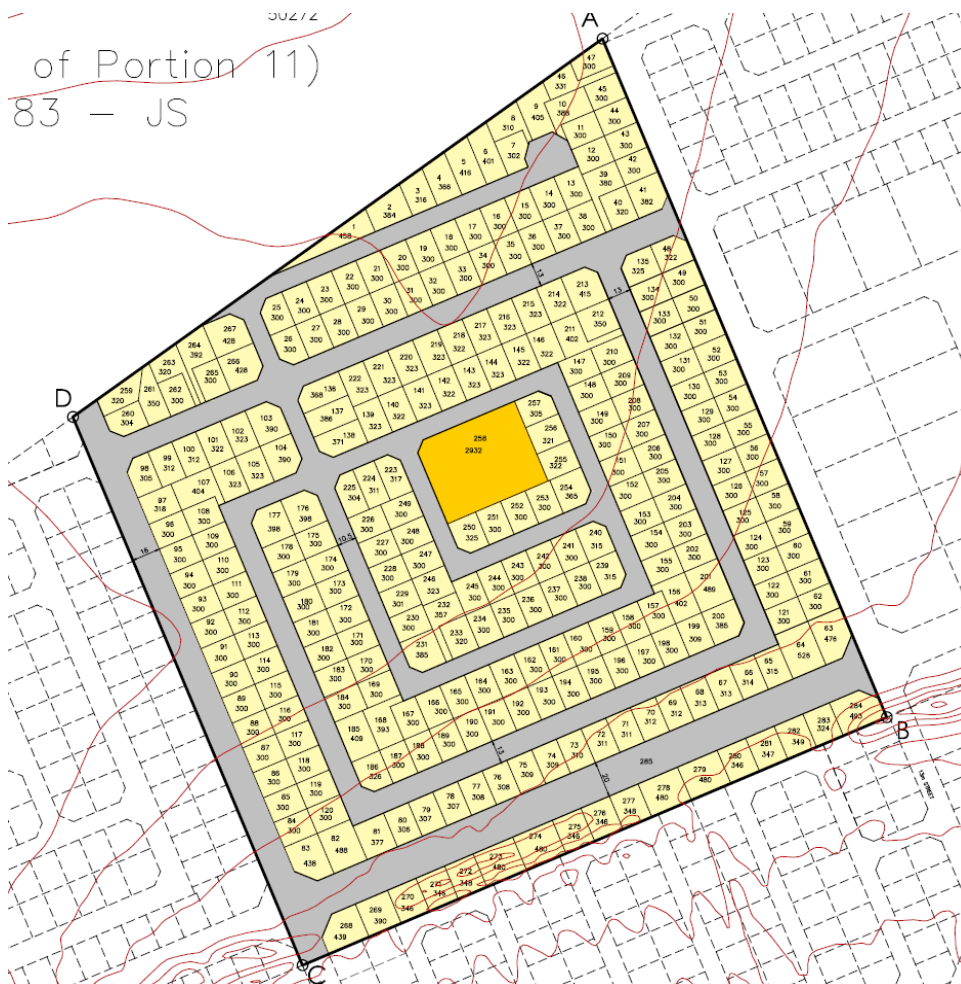
The proposed access layout is shown on enclosed **Drawing 17538.R/AL/01 (Refer to the Traffic Impact Study “Annexure M”)**, which shows a road widening of road D1126 with a deceleration lane from the south and a widening for the right turn from the north, which will be required.

Phase 1 of the development will consist of a combined business node and light industrial center. Provision was also made for some commercial stands. A buffer zone was created between the business node and the residential area to the north via a high density erven which can accommodate social housing projects such as flats for example.

Provision was also made for a church and crèche stand within the residential neighborhood.

PINE RIDGE EXTENSION 2 (PHASE 2):

Figure 4: Pine Ridge Extension 2 layout plan



Pine Ridge Extension 2 consist of full title 283 "Residential 1" erven with an average size of 300 m².

1 "Residential 3" stand was provided that will allow for sectional title duplex development in the centre of the township.

Acess to the site will be from Klarinet Extension 6 and Pine Ridge Extension 1.

PINE RIDGE EXTENSION 3 (PHASE 3):

Figure 5: Pine Ridge Extension 3 layout plan



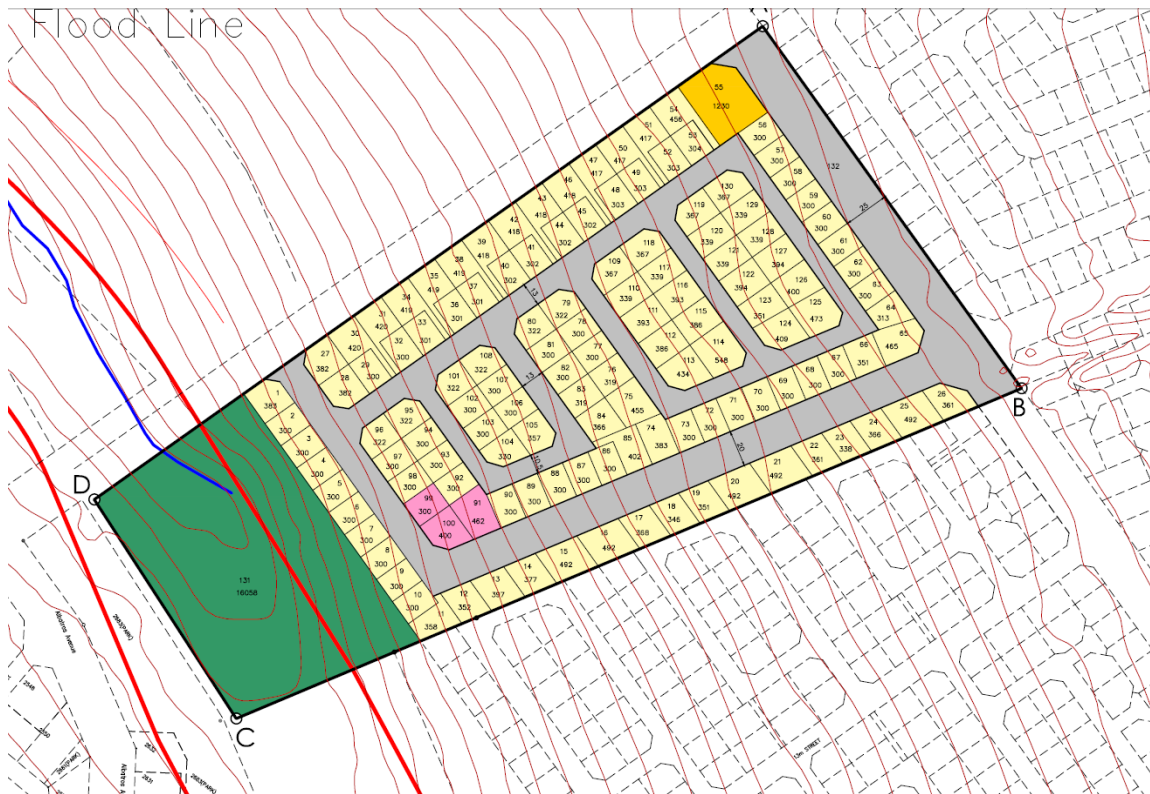
Pine Ridge Extension 3 consist of full title 240 "Residential 1" erven with an average size of 300 m².

One Church stand and one creche stand has been provided taking into the number of erven within the surrounding area.

Acess to the site will be from Pine Ridge Extension 2.

PINE RIDGE EXTENSION 4 (PHASE 4):

Figure 6: Pine Ridge Extension 4 layout plan



The proposed layout was mainly influenced by the 1:100 year floodline as well as the main access point connecting both Pine Ridge and Klarinet Extension 6 with the newly formed development.

A 20 m buffer zone was provided from the 1:100 year floodline and the residential neighborhood.

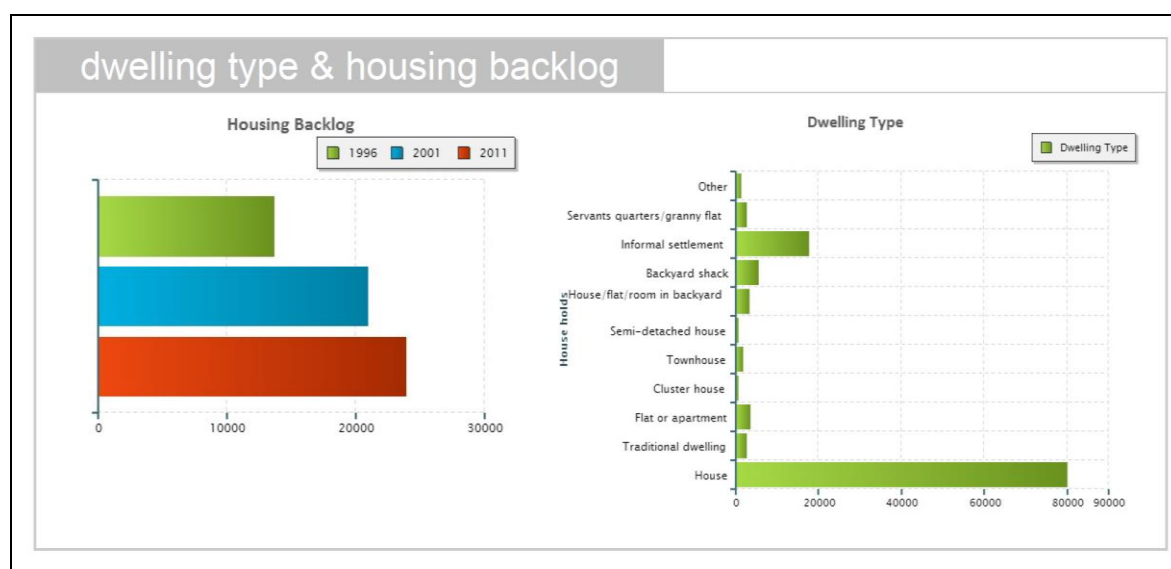
126 "Residential 1" erven has been provided with a minimum size of 300 m² and 1 medium density "Residential 3" zoned erf.

3 "Community Facility" erven has been provided for the use of perhaps a clinic and for sport & recreation purposes.

6. INTEGRATED DEVELOPMENT PLAN & SPATIAL DEVELOPMENT FRAMEWORK

According to the Emalahleni Local Municipality municipal profile as conducted by The Housing Development Agency (HDA) there is a growing need for proper residential or housing provision with the estimated housing backlog in 2011 at approximately 23 954 units and growing (Housing Development Agency. Emalahleni Local Municipality: Municipal profile. 2013:9).

Figure 7: Dwelling type and Housing backlog



According to the **IDP of Emalahleni 2013/2014** there is a high number of informal settlements and housing backlog. In order to improve the current housing situation we are faced with the following actions need to be taken:

1. Resuscitate the application process for accreditation;
2. Construction of low cost housing (RDP) / Social housing;
3. Upgrading of hostels;
4. Develop a housing needs register.

Seven areas within Emalahleni have been identified as major functional areas for the development of housing and will cater for the informal settlements. This is the first step in the Informal Settlement Formalization Program.

"These areas are:

- Lynnville;
- Kwa-Ququa/Hlalanikahle;
- **Pineridge / Klarinet;**
- South Eastern Suburbs;
- Phola;
- Ga-Nala / Rietspruit;
- Van Dyksdrift / Emagalasini.

The basic principle is that each of these areas should, as far as possible, cater locally for the local housing needs – either by way of in-situ upgrading and/or local relocations" (IDP Emalahleni: Informal settlements. 2013/2014: 139).

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"The Pine Ridge and Klarinet areas are not affected that extensively by undermining, but have poor linkages to the rest of the eMalahleni urban area. Residential expansions of approximately 7 000 erven around Klarinet are currently being planned, with an average erf size of approximately 300 m². The planning is done by way of a framework plan for the Klarinet, Pine Ridge and Blesboklaagte area."

Lynnville, Kwa-Guqa, Pine Ridge and Phola all serve as dormitory residential areas and are completely reliant on Emalahleni for the purchase of goods and services, and necessitate high levels of commuting to and from Emalahleni.

*"The **development of nodes** in these areas should be **actively promoted and encouraged**, by means of the following incentives:*

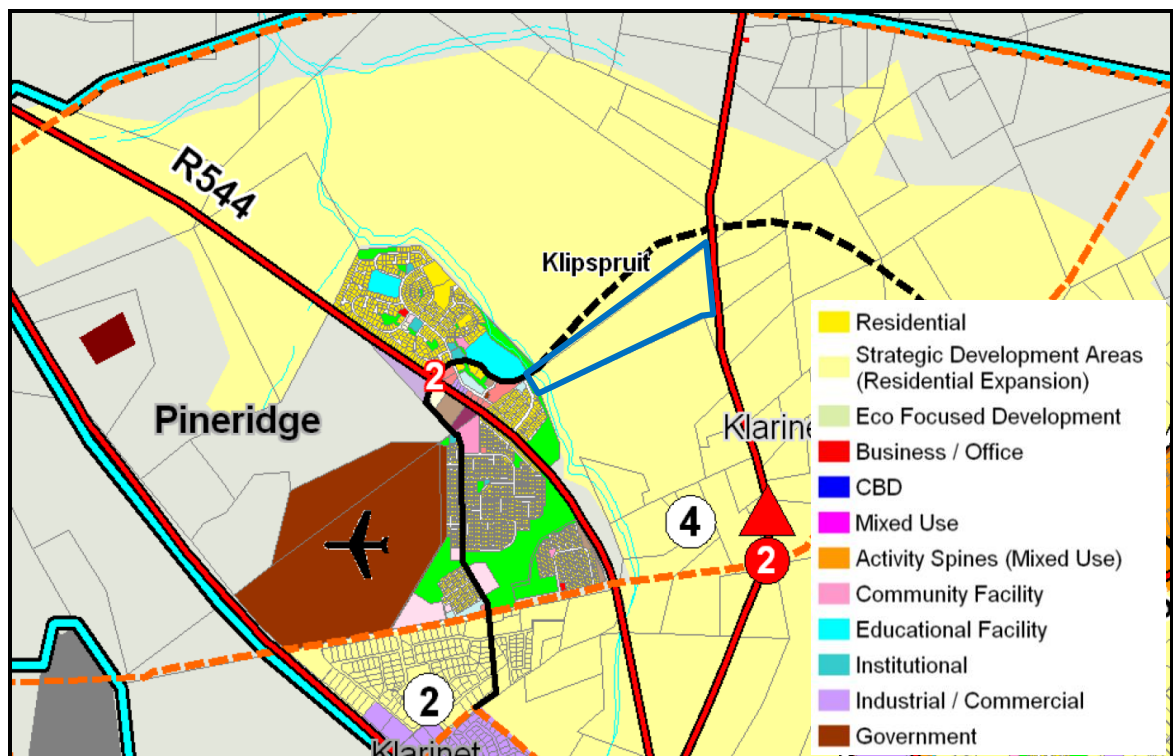
- *Detailed design, including aspects such as taxi ranks, informal trade, public space, public conveniences, street lights etc.;*
- *Rezoning of land, if required and advertising land by means of a tender process for alienation / lease agreement;*

- Offering incentives such as low rates and taxes, long term leases at low rent to attract developments; and
- Promoting the development of MPSDCs to attract private investment through pro-active public investment. “

SDF of Emalahleni Local Municipality 2011

The property is located in an area that has been identified as Strategic Development Areas (Residential Expansion).

Figure 8: Clip form Emalahleni Local Spatial Development Framework



7. NEED & DESIRABILITY

With the constant growth in the property market over the past few years, more and more residential developments are taking place in Witbank. A shortage of subsequent land uses became evident with more and more property

developers paying astronomical prices for vacant land. The recent increases in the interest rates do not yet show a change in the current market.

The Emalahleni region is not only experiencing growth in the residential markets but also in the most important sector viz the mining and industrial sector. The mining and industrial developments will create numerous new employment opportunities in the short, medium and long term, which will have direct influence on the demand for housing as well as vacant industrial sites in Witbank.

Referring to the need for the establishment of this specific Land Development Area, it is submitted that it was argued that the subject property is strategically located in relation to the existing townships, Pine Ridge that is located to the west of the development and Klarinet Extension 6 to the south, thus the proposed development can be seen as an infill development.

The Spatial Development Framework of Emalahleni, 2011 has earmarked the proposed property for Residential Expansion.

The Development Facilitation Act, 1995 (DFA) and the Integrated Development Plans for Emalahleni Local Municipality emphasize the need for infill development, in order to:

- Discourage the phenomenon of urban sprawl in urban areas,
- Contribute to the optimum use of undeveloped land;
- Infill development on vacant land within the municipal boundary
- Contribute to the optimum use of infrastructure, engineering services and social facilities; and

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

- The site is easily accessible via local and provincial roads, access to the development will be via the existing townships Klarinet Extension 6 and Pine

Ridge Proper as well as from the provincial road on the eastern boundary of the development.

- The proposed density of 1 dwelling unit per 300m² is compatible with other housing developments in and around the area. The nature and scale of the proposed development will therefore fit in with the general character of the area.
- The proposed development will diversify the residential structure of the area by providing an alternative and affordable form of housing.
- The proposed industrial area will answer to the increasing need and availability of industrial stands.
- Due to undermining, which is a constraint for expansion and development in Emalahleni, this site is ideal for mixed use development.
- The proposed development will be subject to a site development plan. This will enable the Municipality to consider aspects such as the siting of buildings, landscaping, the impact of the development on surrounding properties, etc. before the approval of building plans.

The proposed high-rise residential buildings will create a buffer between the industrial area and the existing residential developments to the north-eastern side of development.

8. CONCLUSION

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

1. The purpose of the application for the township establishment is to provide sufficient erven within Emalahleni to address the short term need for residential erven in order to avoid future informal settlement from taking place whilst similarly providing vacant erven to allow for orderly future settlement.
2. The proposed development area is located directly adjacent to existing township areas and constitute the logic exrtension of the existing built-up urban area of Pine Ridge/Klarinet. In this regard the proposed development constitutes infill development.
3. The location of the proposed development area in relation to the existing township area of Pine Ridge / Klarinet Extension 6 further allows for easy connection to existing services networks in order to service the erven within the proposed township areas.
4. The proposed development area is further easily accessible due to its location adjacent to the existing provincial road on the eastern boundary of the development.

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