



SITE CLEARANCE: UMZINTO POLICE
STATION, KWAZULU-NATAL SITE
CLEARANCE: UMZINTO POLICE STATION,
KWAZULU-NATAL

PLANNING REPORT

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PREPARED BY



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1 INTRODUCTION AND BACKGROUND

Umzinto is a devolved police station and was prioritised for repair and upgrade on the 2015/2016 Building Programme. After inspection by the South African Police Service (SAPS), it was recommended that a new police station should be constructed on the same site (refer to **annexure A** for a copy of the building specifications). A site inspection which took place in 2018 and relevant documentations were compared and confirmed that Erf 123 and Erf 124 Umzinto were devolved to the South African Police Service (SAPS), except for the Magistrate Court. The re-establishment of the Police Station seeks to address the strategic objective of Umdoni IDP: to create a safe and secure environment for all Umdoni communities.

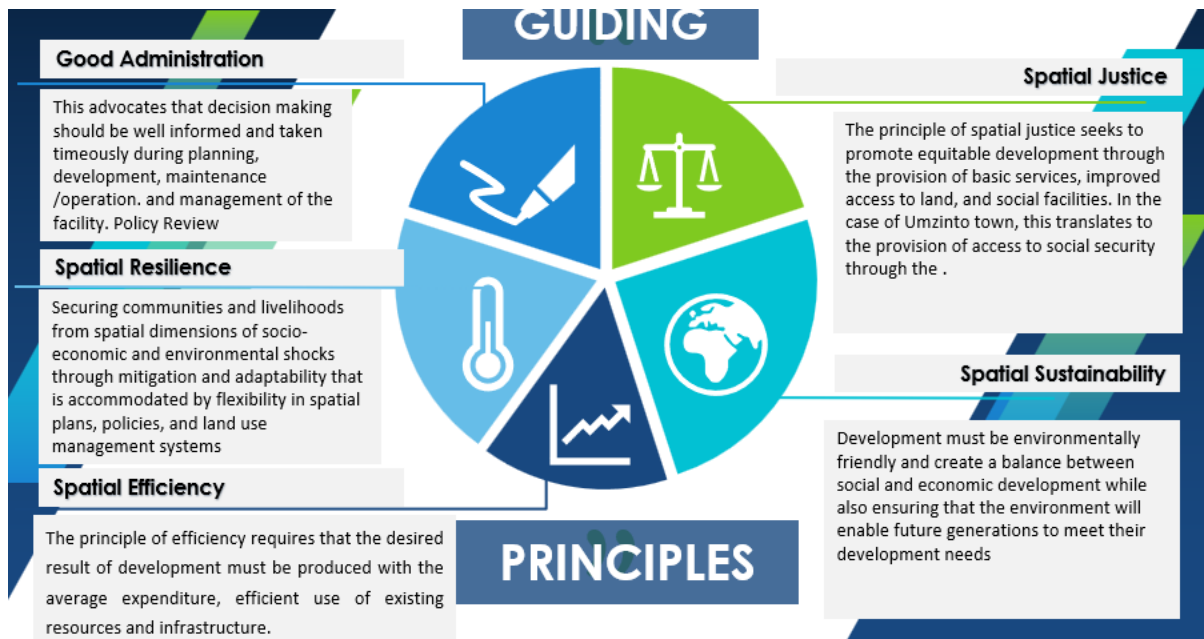
1.1 PURPOSE OF THE REPORT

This document presents a Planning Report for the re-establishment of Umdoni Police Station. This activity includes the repair and upgrade of the infrastructure in quest to upgrade and refurbish the existing Police Station. The report forms part of a series of deliverables that will be produced as part of the project. It undertakes a basic assessment, planning and spatial analysis of the area based on desktop information analysis and the findings of the site visit undertaken on the 17 February 2022. The key objective of the report is to:

- Provide a socio-economic analysis of the municipality and the affected wards, to identify the need of the project.
- Provide a land legal analysis of the project area.
- Provide the spatial and environmental analysis of the project area. At this stage, the analysis is solely based on the desktop analysis and the findings of the site visit.
- Provide recommendations based on the status quo analysis of the project area.

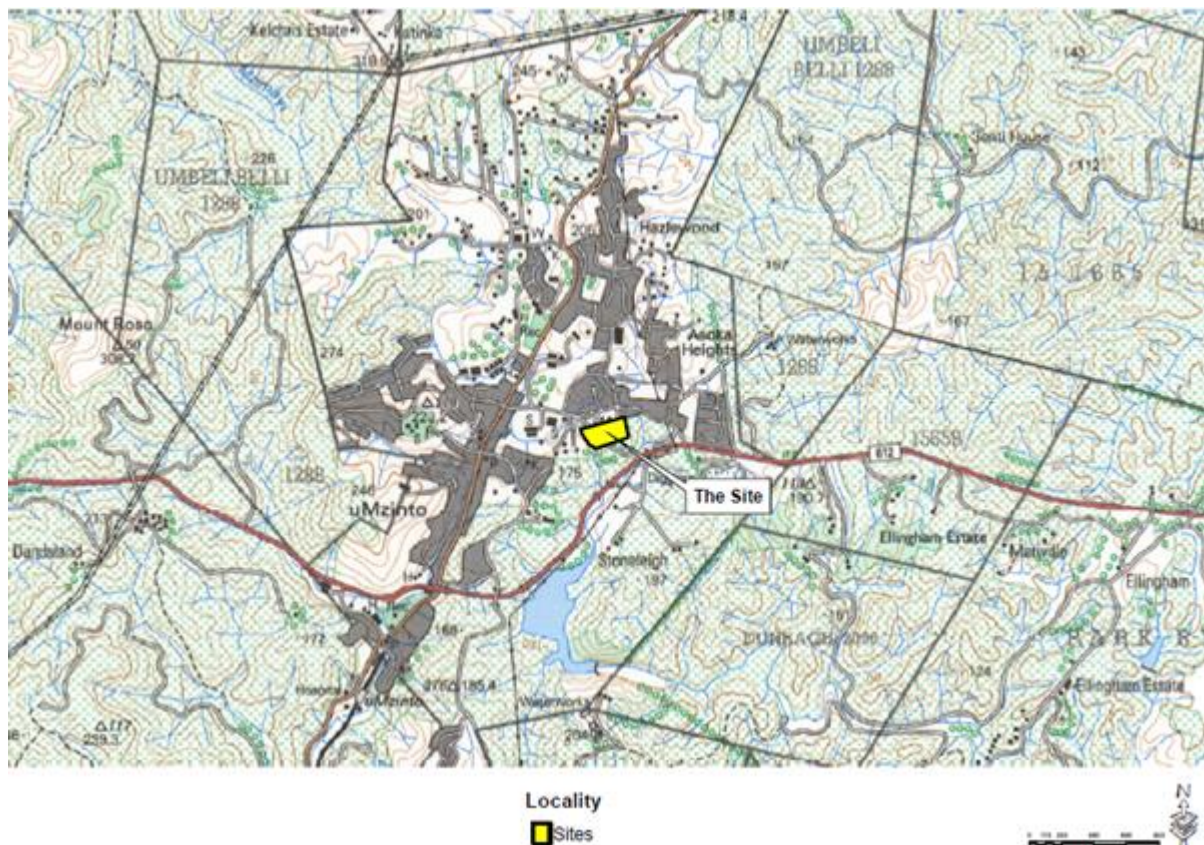
1.2 GUIDING PRINCIPLES

The site clearance for Umzinto Police Station is underpinned by the principles outlined in the Spatial Planning and Land Use Management Act (SPLUMA), Act No.16 of 2013. This will ensure that the outcomes thereof are consistent with the municipal development objectives as outlined in the municipality's Integrated Development Plan (IDP) and with provincial and national legislative requirements.



1.3 LOCATION OF THE PROJECT

MAP 1: LOCALITY



The project area is in Umzinto Town, within the administrative boundaries of Umdoni Local Municipality. Umdoni Municipality is one of the four municipalities that make up Ugu District Municipality. Other local municipalities include Ray Nkonyeni LM, Umuziwabantu LM and

Umzumbe LM. The project area is located within wards 11 and 12 of the Umdoni LM. However, the portion of the project area that falls under ward 11 is covered by forestry and the proposed development does not include the portion that falls under ward 11. The project area lies at an approximate latitudinal and longitudinal position of 30°18'31.13"S and 30°40'2036"E. The Police Station is located 352.18 meters away from the R612 via Court Road, 5 kilometres away from the N2 via the R612 road, and 670 meters away from the Nelson Mandela Road being the main town road. The R612 road provides access to Ixopo to the West and Park Rynie to the East. The N2 route provides access to Durban to the North and Port Shepstone to the South.

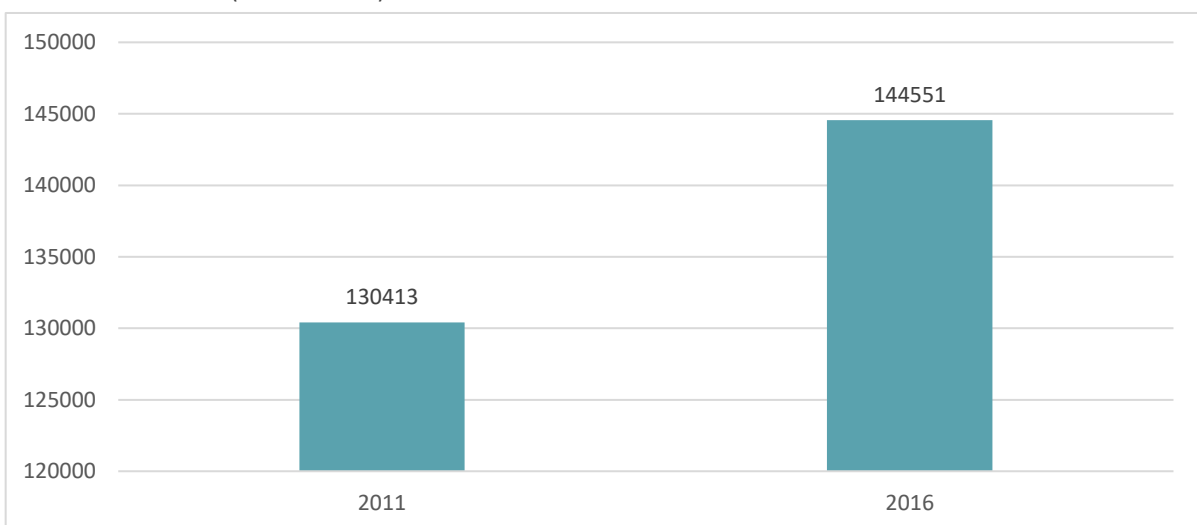
2 DEMOGRAPHIC AND SOCIO-ECONOMIC PROFILE

This section is based on the desktop analysis of socio-economic status of Umdoni Municipality, and wards 11 and 12 of the municipality. The data presented on this section is based on Statistics SA (Census 2011).

2.1 UMDONI LOCAL MUNICIPALITY

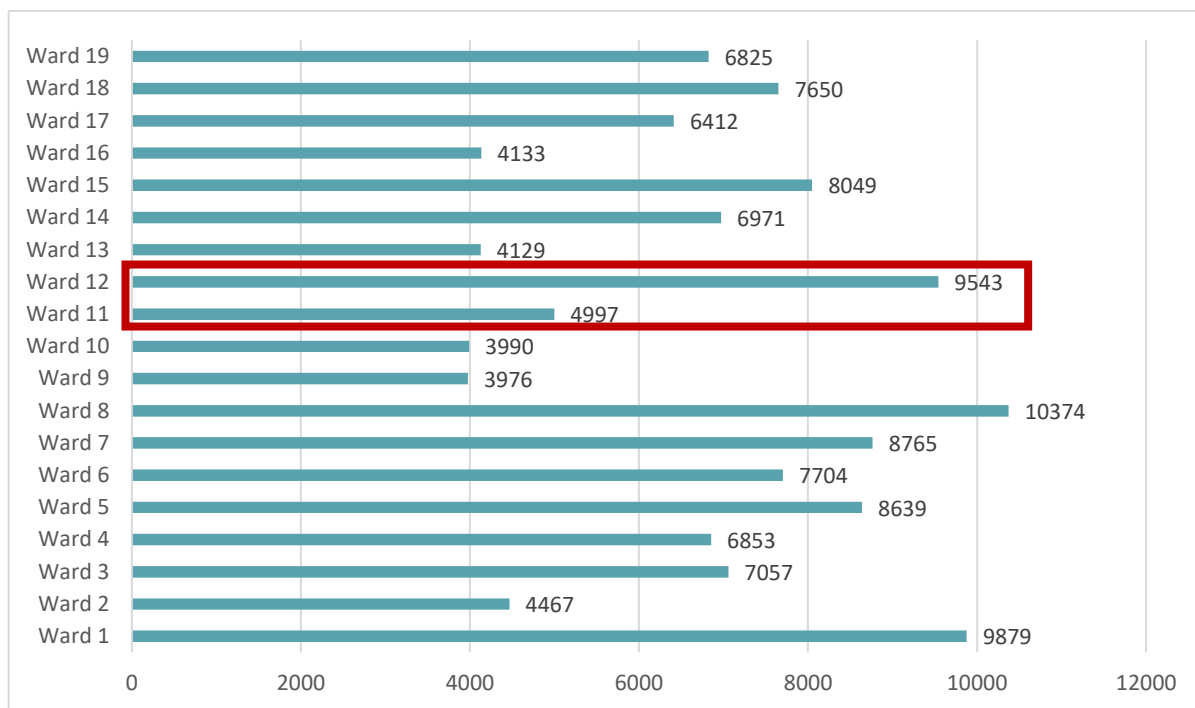
Umdoni municipality is the second least populated municipality with the Ugu District municipalities, accounting for only 18.89% of the district's population. The municipality's population is approximately 130 143 people distributed unevenly amongst 19 wards. The municipality experienced a population growth rate of 0.12% between 2011 and 2016. Wards 11 and 12 constitute of a combined population of 14 540, accounting for 11.15% of the municipality's population.

FIGURE 1: POPULATION (2011 VS 2016)



Source: StatsSA (Census 2011 and Community Survey 2016)

FIGURE 2: UMDONI MUNICIPALITY

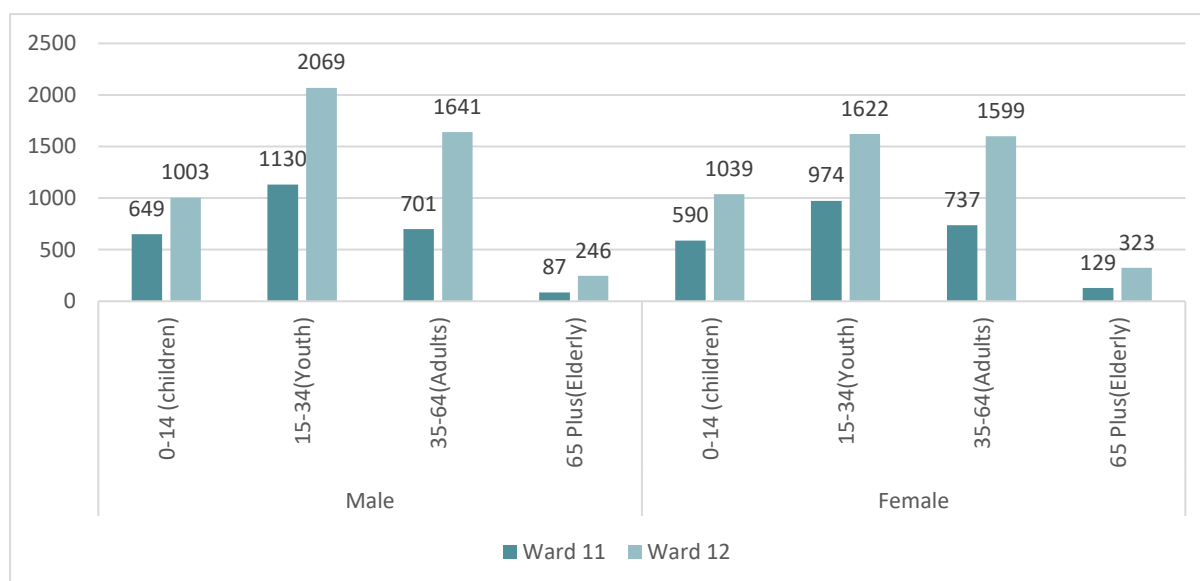


Source: StatsSA (Census 2011 and Community Survey 2016)

2.2 GENDER AND AGE COMPOSITION

According to StatsSA (census 2011), both wards 11 and 12 experience a higher number of the youth population group. Approximately 21.68% of the male population accounts for the youth (ages 15-34), while 17.10% accounts for the female counterparts.

FIGURE 3: AGE VERSUS GENDER

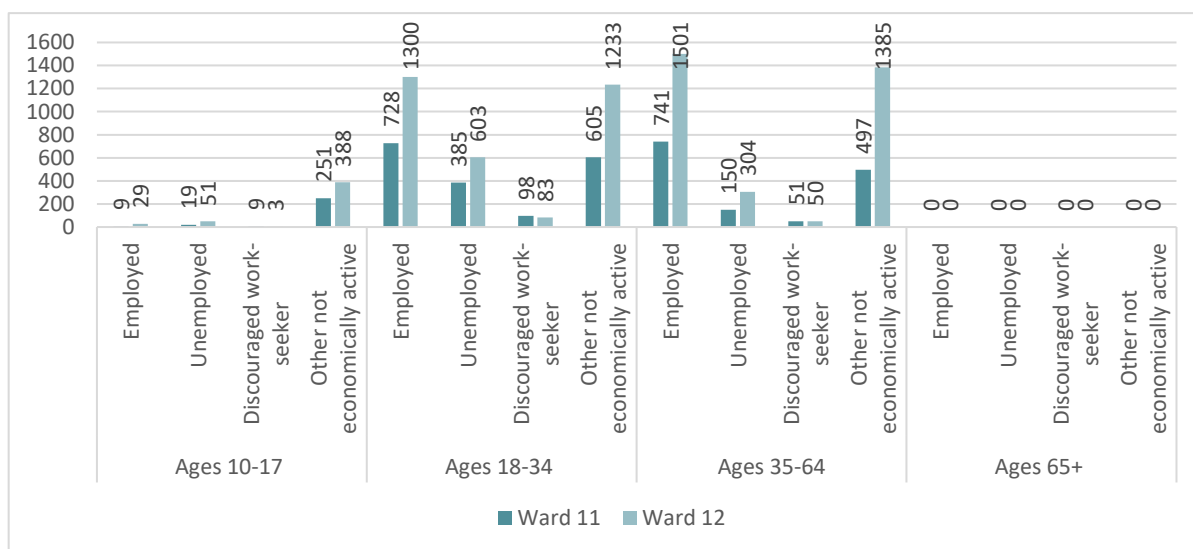


Source: StatsSA (Census 2011)

2.3 EMPLOYMENT STATUS

According to StatsSA (census 2011), the adults (ages between 35-64) constitute of the highest employed population group. In contrast, the youth have the highest number of the unemployed population compared to other age groups. There is a positive correlation between the unemployment rate and the crime rate: the higher the unemployment rate, the higher the crime rate. Therefore, the proposed development will create job opportunities during the construction phase of the development.

FIGURE 4: AGE VERSUS EMPLOYMENT STATUS



Source: StatsSA (Census 2011)

3 LAND LEGAL

3.1 PROPERTY DESCRIPTION

The development site is situated on two properties. Information relating the properties is depicted in the table below:

TABLE 1: PROPERTY DESCRIPTIONS

Property No.	Title deed No.	Extent (ha)	Property Description
Erf 123	T183/882	1,6187 ha	Erf 123 Umzinto Township, KwaZulu Natal
Erf 124	T369/864	2,1827 ha	Erf 124 Umzinto Township, KwaZulu Natal

3.2 LAND OWNERSHIP

Both Erf 123 and Erf 124 Umzinto, are registered under the National Government of the Republic of South Africa as per the title deeds No. T183/1882 and T8579//2010 respectively (refer to **annexure B** for a copy of the title deeds and SG diagram).

3.3 LAND CLAIMS

A letter received from the Regional Land Claims Commission shows that the project area is not subject to any land restitution claims in terms of the Restitution of Land Rights Act, 22 of 1994 (refer to **annexure C** for a copy of the land claims letter).

4 SPATIAL ANALYSIS

4.1 ACCESS AND CONNECTIVITY

The road network facilitating access to the project area is relatively well developed. Ingress to the project area is essentially obtained via the R612, which leads to Ixopo to the West and Park Rynie to the East. The R612 is accessed from the N2 route which leads to Durban to the North and Port Shepstone to the South. Direct access to the site occurs via Court Road which links directly from the R612.

Currently, access to the Police Station is via the Magistrate Court. Below is an image indicating the existing access and the proposed access. The proposed access to the police station is currently a gravel road and can be formalised. However, this is pending specialist investigations and recommendations

IMAGE 1: ACCESS TO THE POLICE STATION



4.2 SPATIAL FEATURES/STRUCTURING ELEMENTS

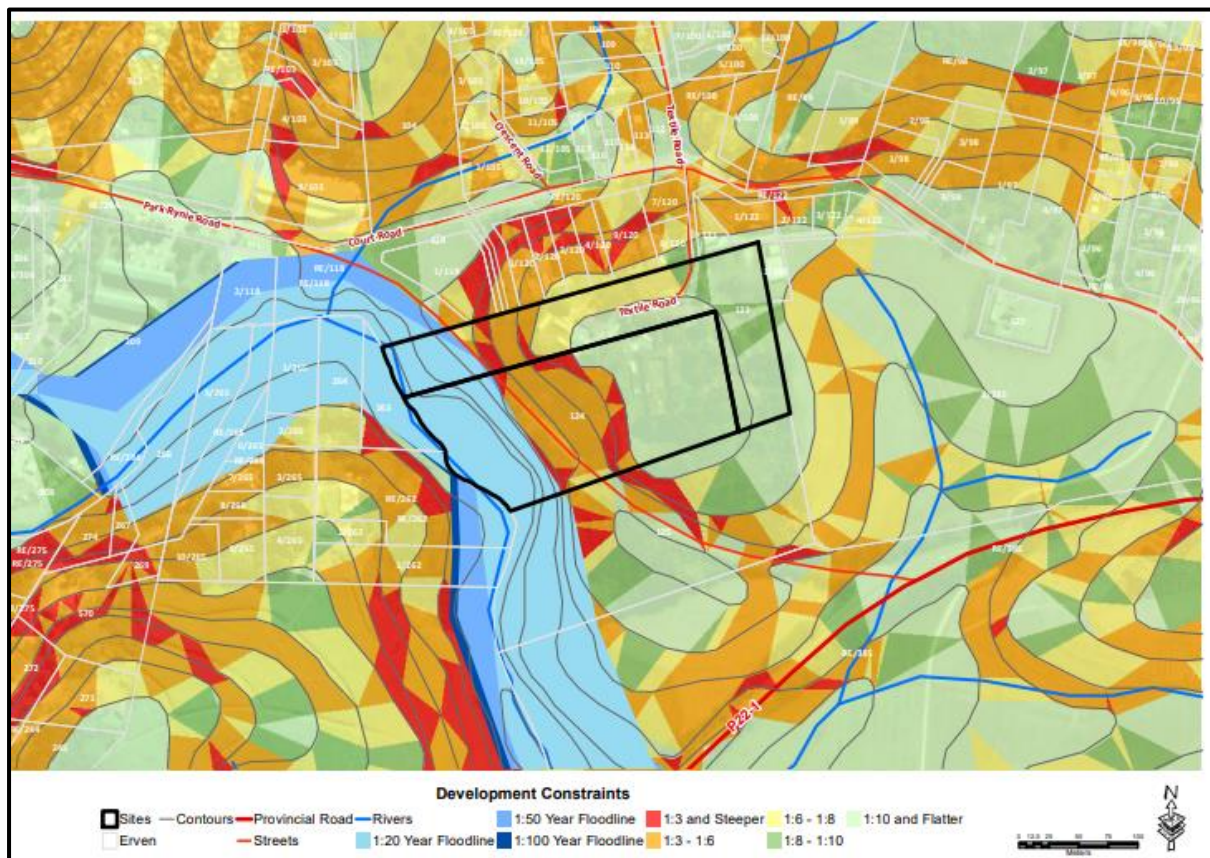
The spatial characteristics of Erf 123 and Erf 124 Umzinto is influenced by several structural elements and spatial features, some man-made and some natural. Some of these features are

opportunities, while others can be seen as constraints. These elements are within and outside boundary of the project area. The development constraints (See Map 2) include:

- Mzimayi river that runs adjacent the southern west portion of the project boundary.
- 1:20; 1:50 and 1:100 flood plains along Mzimayi river.
- Steep and unstable land on the southwestern region of the properties.

It should be noted that no development is proposed within the area of existing flood plains

MAP 2: DEVELOPMENT CONSTRAINTS



The development opportunities (see image 2) include:

- Approximately a space of 0.13 ha space is occupied by temporal buildings which are proposed to be removed. Additionally, 0,62 ha is occupied by permanent buildings which can be repaired and upgraded or demolished to suit the proposed development. are proposed to be demolished. This provides “additional space” for the proposed development.

IMAGE 2: PROPOSED DEVELOPMENT OPPORTUNITIES



- UMZINTO MAGISTRATE
- COURT SAP BUILDING
- FIREARM DEPARTMENT
- HERITAGE SITES
- PERMANENT BUILDING TO BE REPAIRED/ UPGRADED/ DEMOLISHED
- TEMPORAL BUILDINGS TO BE REMOVED
- AREA PROPOSED FOR DEVELOPMENT

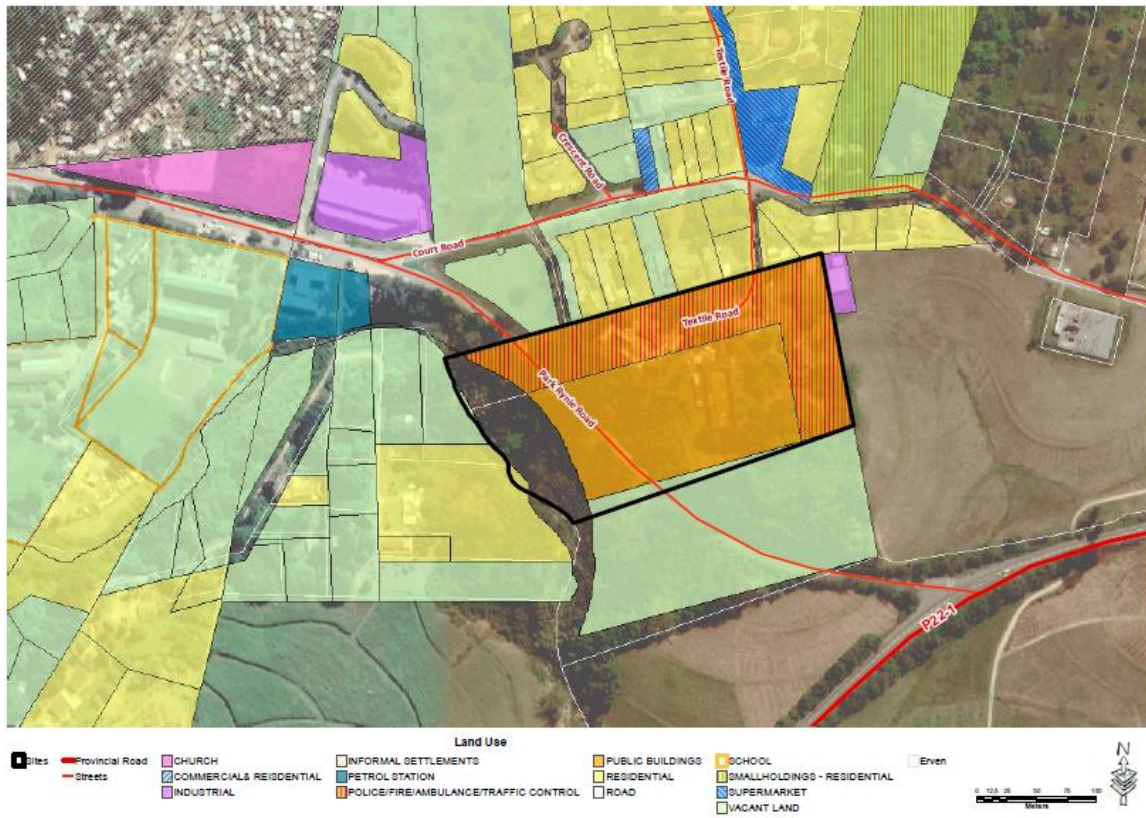
4.3 CURRENT LAND USE AND ZONING

4.3.1 CURRENT LAND USES

The project area is largely covered by the police station and the magistrate court. Surrounding land uses include:

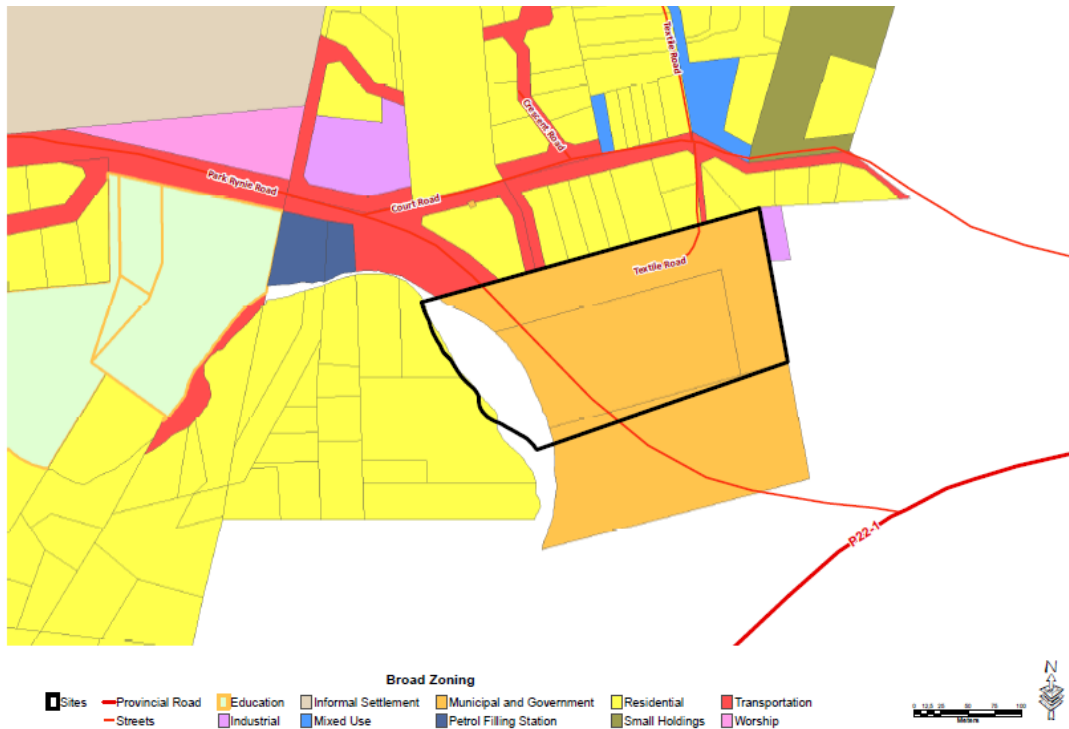
- School
- Supermarket
- Residential building
- Petrol filling station
- Vacant land.
- There is an existing informal settlement 389.57 meters from the Police Station.

MAP 3: EXISTING LAND USE



4.3.2 CURRENT ZONING

MAP 4: CURRENT LAND ZONING



The project area is currently zoned as Municipal and Government. Surrounding zonings include residential, mixed use, petrol filling station, worship, industrial, and education.

According to the zoning certificates, the proposed development (police station) falls under the permitted uses/buildings. The town planning development controls applicable to the site are included in the zoning certificates (refer to **annexure D** for a copy of the zoning certificates). The table below indicates a summary of the development controls:

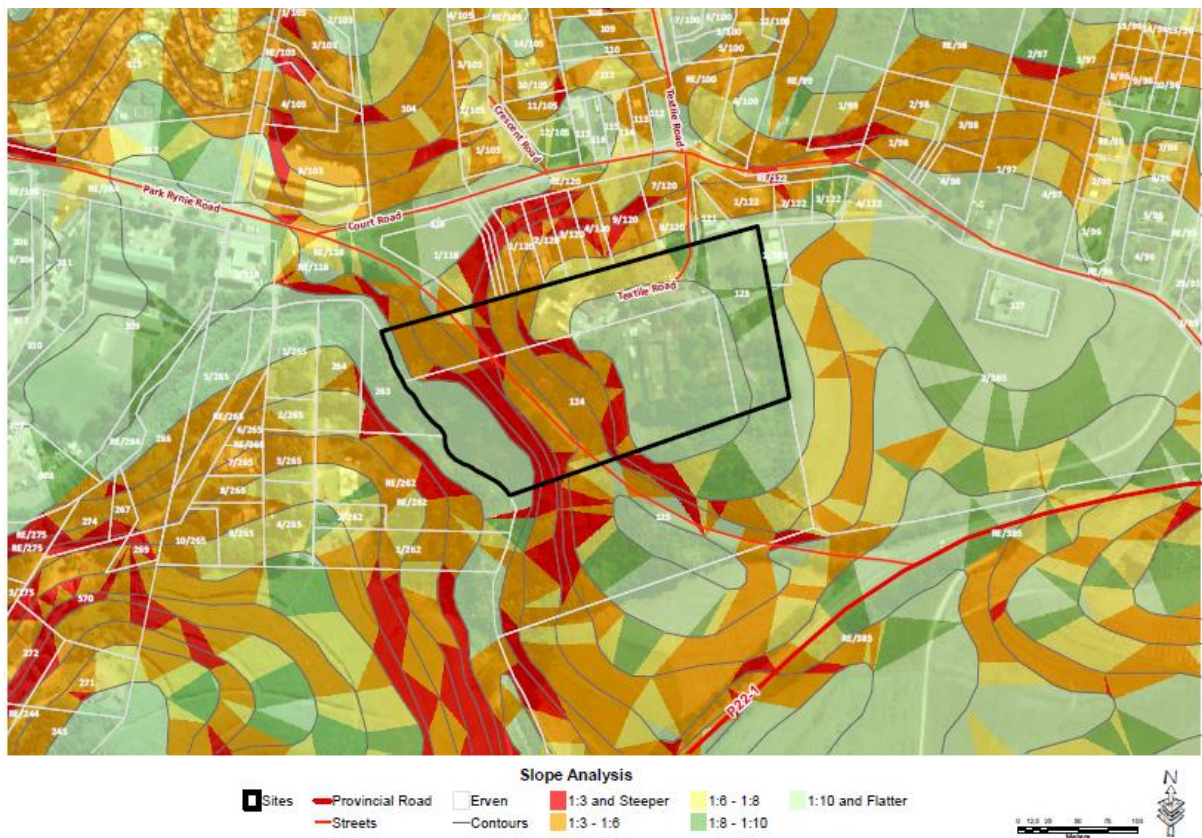
DEVELOPMENT CONTROL	
Minimum Erf Area (m)	At the discretion of the municipality.
Minimum Erf Width (m) Frontage	18
Depth to Frontage Ration	3.1
Building line (m)	7.5
Rear Space (m)	2.0
Side Space (m)	2.0
Floor Area Ratio (FAR)	1.00
Coverage (%)	60
Maximum Height	3
Minimum Width Access Way	6

5 NATURAL ENVIRONMENT

5.1 SLOPE ANALYSIS

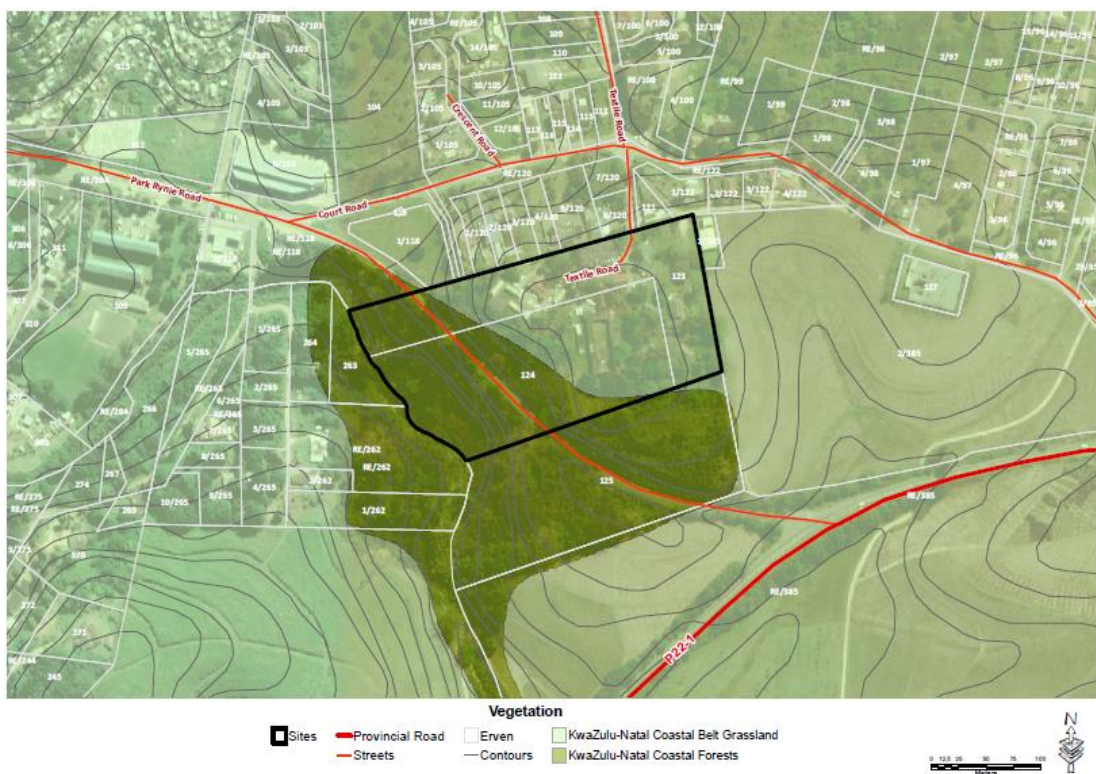
The southwestern region portion of the project area is relatively steep. This is part of the portion the project that will not be developed due to the existing forestry. The developed area and the portions of land proposed for development consist of a gentle slope terrain

MAP 5: SLOPE ANALYSIS



5.2 VEGETATION

MAP 6: VEGETATION



The project area is mostly covered by KwaZulu Natal Coastal Belt Grassland. The portion of the project area covered by forestry falls under KwaZulu Natal Coastal Forest (refer to map 6). There are existing tall rooted trees evident on the project area, an environmental study will determine whether the trees are removable or not.

MAP 7: VEGETATION AND UNSTABLE SOIL



6 RECOMMENDATIONS AND CONCLUSION

This report is based solely on the observation made on the site visit and desktop analysis. The following are the recommendations:

- Several possible areas for the proposed development have been identified. However, specialist studies need to be undertaken to determine the feasibility of the proposed development.
- Considering the instability of soil in some portions of the project area, multiple storey buildings, with a maximum of 3 storeys as indicated in Umdoni Scheme (2021), should be considered in the stable areas.
- The unused buildings to be renovated and restored or demolished to accommodate the proposed development.

-
- The project area is shared with the Department of Correctional Service. A site audit report to determine if any development application is required.
 - Engagements with the Department of Correctional Service to take place to get a buy-in of the proposed development.

Annexure A: Building Specifications

Annexure B: Title Deed

Annexure C: Land Claims Letter

Annexure D: Zoning Certificates