KWANGQATHU  
(Ntshongweni) 
HOUSING PROJECT  

Preliminary Town Planning Report  
(Prepared as part of the Environmental Scoping Report)  

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December 2007
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Figure One : Preliminary Layout
1 Introduction

1.1 Background

Futureworks have been appointed by Ethekwini Housing Department to prepare the town planning layout for the KwaNgqathu housing project which is located in Ntshongweni in the Greater Mpumalanga Area and within the operational area of the Municipality’s Rural Area Based Management Initiative.

The project is part of the Ethekwini Municipality’s Accelerated Housing Programme and this project has also been initiated specifically for the accommodation of Ntshongweni families affected by flooding in 1999.

2 Land Status

2.1 Project Area
The project will be situated on the following properties:
- Portion of 7226 of Farm Sterkspruit No 907
- Portion of 15 of 90 of Farm Zig Zag No. 9064
- Portion of 16 of 90 of Farm Zig Zag No. 9064
- Portion of 52 of 90 of Farm Zig Zag No. 9064

The project area is 236.88 Ha in extent.

2.2 Ownership
The Municipality is in the process of purchasing the abovementioned properties.

2.3 Zoning
The portions of land referred to above fall within the proposed scheme boundary of the Outer West Consolidated Town Planning Scheme area although the sites forming the project area do not currently have a zoning it is proposed that they be zoned for agricultural settlement.

3 Planning Informants

3.1 Sub Metropolitan Planning

3.1.1 Municipal IDP
The housing project forms part of the Ethekwini Municipality’s Accelerated Housing Programme and is being undertaken as part of the Municipal IDP
objectives relating to the eradication of informal housing areas throughout the municipality.

3.1.2 Outer West Spatial Development Plan

The Municipality is in the process of preparing a Spatial Development Plan for the Outer West operational area and the project area falls within the areas of Ntshongweni that have been identified for settlement upgrading, future housing development and open space conservation.

3.1.3 Rural Development Framework

The project falls within the Rural Development Framework for Ethekwini Municipality and has been identified as future settlement as part of the proposed development of the rural areas of the Municipality.

This document also provides a broad scale framework for the establishment of a hierarchy of service nodes to provide community and commercial services to existing and future communities. The proposed housing project straddles the proposed Ntshongweni Rural Service node which is situated on the D210 and around the existing school.

3.2 Site Planning Informants

The preliminary layout has been informed by separate inputs from the planning team and include the following:

- Environment – Preliminary assessments relating to the identification of ecologically sensitive areas including MOSS areas and wetlands.
- Traffic and transportation – preliminary identification of the access points into the development off the D210 and D 999.
- Geology-Preliminary assessments indicating geology and soils conditions relating to the proposed development areas.
- Engineering Services – Preliminary assessments relating to the availability and provision of water, sanitation, roads, storm water disposal and electricity.

The inputs informing the layout are contained in separate reports and which form part of the Environmental Scoping Report.
4 Preliminary Layout

4.1 Description
The proposed preliminary layout relates to the developable portions of the site only which is 61.13 Has in extent and which is approximately 26.49% of the project site area.

The remainder of the site (i.e. 173,15 Has or 73.51% of the site) will be reserved for open space purposes. The final boundary of the proposed housing development footprint will be finalised in consultation with the Environmental Branch of the Municipality.

All of the clusters contain exiting dwellings and the layout has attempted to accommodate these where possible. Dwellings/structures will only be relocated where it absolutely necessary to accommodate roads and or services.

The proposed housing development will be integrated with the proposed Ntshongweni Service Node with respect to roads, pedestrian paths and services.

The topography of the site is such that three clusters of housing sites can be developed (viz. Western, Central and Eastern).

Access to the various clusters of sites will be gained off the D210, the D999 or existing district roads serving existing dwellings. These access points will be finalised with the approval of the Provincial Roads Authority.

The road reserve for the D210 is 30m and this will be finalised with the Provincial Roads Authority.

All sites will be planned to have vehicular access and will be served by a 10,5m, 8m, or 6m vehicular roadway. Pedestrian pathways of 3m will also be provided to ensure linkage to public transport routes.

4.2 Description of Yields
The proposed preliminary layout yields a total of 389 residential sites and 7 community facility sites with a minimum site size of 500m$^2$ (this may increase or decrease slightly during the detailed design process). Sites located in the western cluster will be larger to accommodate steeper topography.
5 Township Establishment

It is proposed that the township will be established through the submission of a Less Formal Township Establishment Application (LFTEA) with the Department of Local Government and Traditional Affairs (DLGTA).
Draft Layout For Purposes of Environment Scoping Application

- DMOS Undevelopable Zone
- Proposed Public Open Space
- Project Outside Figure Boundary
- Proposed Services
- Flood Line
- Existing Buildings
- Existing Power Line To Be Relocated
- Existing Telephone Line To Be Relocated
- Wetlands

Total Project Area = 236.88 ha
Total Node Area = 8.81 ha
MOSS Undevelopable Area = 173.75 ha
Proposed Residential Area = 54.32 ha
Minimum plot size = 500m sq
Number of residential sites = 389
Number of community facility sites = 7