
KWAZULU-NATAL DEPARTMENT OF HOUSING

PART 1 : PRE FEASIBILITY APPROVAL FOR RURAL (INGONYAMA LAND) HOUSING PROJECTS

PLANNING : *Rural housing projects must be included in the Municipal IDP's or Housing Plans before initiating the project. Confirmation of this aspect must be provided by the municipality.*

The following must be assessed for pre feasibility approval of a project and should be submitted in the form of a business plan by the relevant municipality:

1. **LAND AUDIT :** An investigation of the land considered for development should address the following. Some of this information can be obtained from the Spatial Planning Process, IDP process or housing development plans if in place :

1.1 Preliminary Report

- § Comments on the key boundaries that might affect development (eg. ward, municipal, tribal, GP's, etc.)
- § Schedule of properties, registered owner, extent, title deed number, servitudes and restrictive conditions of title that may affect the project
- § Copies of title deeds or Deedsweb printouts.
- § Ascertain if there are any land claims, mineral rights or any other restrictive conditions that may adversely affect the proposed development.
- § what is the existing use/zoning process?(if not Ingonyama land).
- § Completion of proforma consent to develop Ingonyama land.

1.2 Designation Diagrams

Sets out the relationship between the municipal boundary, the traditional authority boundary and the project boundary.

2. GEOPHYSICAL CONDITIONS : DESKTOP :

Geotech : A desktop study is undertaken at this stage to establish whether the land is suited for human settlement or not, or in the in-situ type project, if people can remain on the land. A site visit is compulsory.

Topographical : The topographical desktop investigation is required to determine the slope of the land and whether a variation amount will be required.

Note: To be based on a desktop assessment, existing knowledge of the area and plans and topo maps provided by the project planner.

2.1 Preliminary report:

- § Identification of broad geotechnical conditions in the areas and implications for development, specifically with regard to roads, VIP's/on site sanitation, stormwater control, cut & fill, platforms and founding conditions, road construction materials.
- § Viability of this proposed project in terms of geotechnical conditions.
- § Recommendations in terms of development controls.

2.2 Drawings:

- § Boundary of project (phase 1 for housing) and Traditional Authority and sub-wards
- § Distribution of rock & soil types
- § Geotechnically sensitive or undevelopable areas (eg: seepage, shallow soil, boulders / rock outcrops, slope instability etc)

3. ENVIRONMENTAL SCOPING REPORT (EIA) :

The scoping report must include the following in terms of the Environment Conservation Act, Act No. 73 of 1989:

- A brief project description
- A brief description of how the environment may be affected
- A description of environmental issues identified
- A description of all alternatives identified; and
- An appendix containing a description of the public participation process followed, including a list of interested parties and their comments.

4. SOCIAL ISSUES : The following must be addressed :

- § To inform the community of the development
- § a socio-economic study
- § is there a development committee?
- § agreement between municipality & traditional authority
- § establish the subsidy route to be used
- § the issue of shortfalls in the qualifying subsidy amount must be addressed
- § Minutes from the meeting in which the community, tribal authority and local authority are made aware of the housing process and indicate their support for this process. This meeting should also highlight the financial and institutional structures and provide a brief description of the roles and duties of each party.

5. BULKS/ BASIC SERVICES:

Bulks and municipal support should be available in terms of the IDP. There needs to be a clear indication if bulk services are available, if not, there must be a commitment from the responsible service provider as to when and how it will be funded.

- Bulk Services status quo report
- Basic Services status quo assessment

6. PRELIMINARY SETTLEMENT PLAN AND PLANNING REPORT:

A preliminary topographical map or aerial survey depicting the nature of the settlement must be submitted. Projects covering vast areas need not show the entire area but at least a sample (preferably the proposed phase 1) of typical densities and highlight obvious restraints such as drainage lines, river, conservation areas and communal grazing or agricultural land.

The preliminary planning report should provide a consolidated overview of all aspects of the proposed development including proximity to substantial nodes and amenities, existing levels of service, proposed developments and highlight any obvious restraints.

7. THE PROJECT MANAGER

The project manager must co-ordinate all specialist reports/plans into a consolidated report or business plan to be submitted by the municipality.