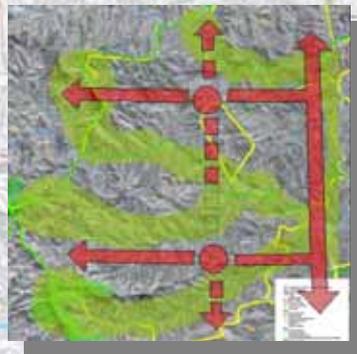
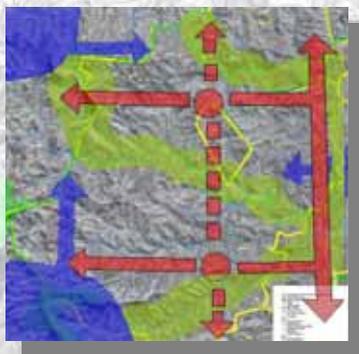
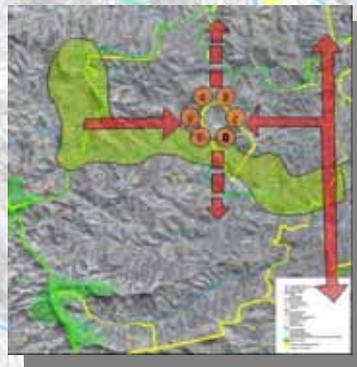
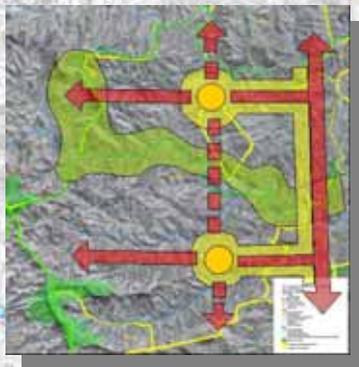


KWASHANGASE



PRELIMINARY SPATIAL DEVELOPMENT PLAN

DRAFT



KWASHANGASE

PRELIMINARY SPATIAL DEVELOPMENT PLAN

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1 INTRODUCTION

1.1 BACKGROUND AND PURPOSE OF THE PROJECT

In guiding the development of the Ndwedwe Municipality, the Ndwedwe IDP has inter alia suggested the necessity to upgrade the living conditions of the residents of Ndwedwe. Consequently a series of housing projects have been identified and initiated. The majority of the Ndwedwe area consists of relatively low density traditional settlement areas, and it has been one of the cornerstones of the IDP to ensure that, while all existing residential development is provided with appropriate services etc, potential densification only takes place in specific identified areas.

Much of the KwaShangase area consists of low density rural settlement and it is the intention to provide improved services and facilities to the area. This intention is in broad agreement with the Ndwedwe IDP.

Following the completion of the IDP, PPT has initiated a rural housing project for the KwaShangase area and Iyer Rothaug Collaborative was appointed in November 2003 to provide a preliminary spatial development plan for the area. It was agreed that, based on available information, the plan would largely be conducted as a “desk-top” study, relating however closely to other projects being conducted in the area.

Based on the existing development, the preliminary development plan would therefore provide broad guidance for the structuring of the future development within the wider Ndwedwe context, identifying residential areas, existing and future densities, agricultural development areas, environmentally sensitive areas and areas to be rehabilitated, location of facilities etc. The plan would also make suggestions concerning the potential phasing of the development.

Where necessary, more detailed investigations would follow at a later stage.

1.2 STRUCTURE OF THIS REPORT

Following this introduction, the report provides a contextual analysis of the area in terms of planning and development within the regional, subregional and local context. Section three establishes a local status quo analysis and identifies influences on the existing and future development and its implications.

Section four relates the broader IDP intentions to the study area, and proposes a series of underlying planning principles and development concepts.

Section five describes the proposed preliminary spatial development plan, identifies the individual development components, and establishes suggested priorities and development actions required. Section six finally provides some concluding remark and a suggested way forward.



2 PLANNING AND DEVELOPMENT CONTEXT

The following provides an outline of the context within which the KwaShangase area is located and identifies existing and potential influences from this wider context onto the local area in terms of planning and development.

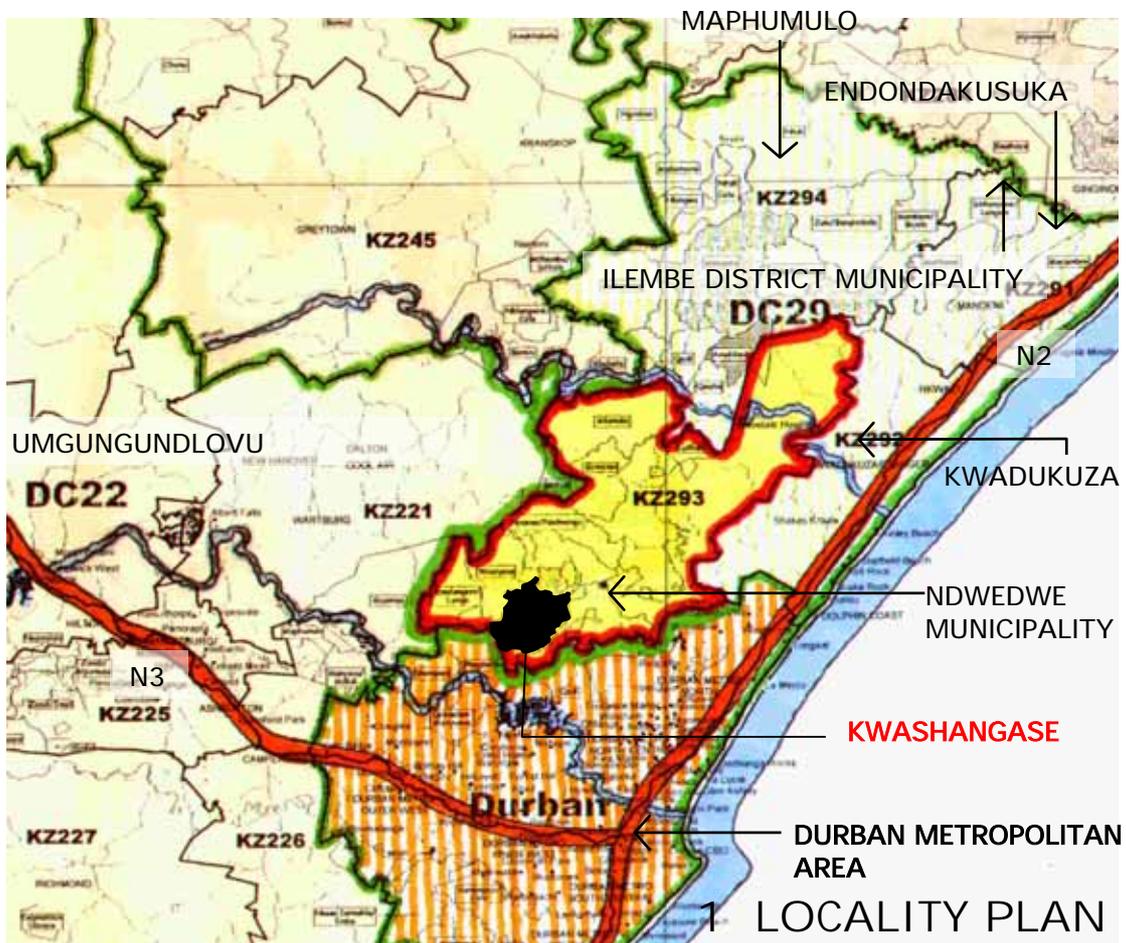
2.1 REGIONAL CONTEXT

The Ndwedwe Municipality forms part of the Ilembe District and abuts in the south onto the Ethekewini Municipality and in the west onto the Mshwati Municipality. While the adjacent Durban Metro is the major development engine of the region, previous approaches to separate development have provided little benefit to the Ndwedwe area and its residents, except for providing employment opportunities within the Metro.

Although the urban areas of the Metro are located at a distance of only 10km from the study area, this proximity has had little effect on the development of the area.

The Ndwedwe IDP highlights the necessity of improving linkages to the Metro and within the Ndwedwe Municipality, inter alia including the P100 located in the east of the study area, as a primary access and activity corridor. This is also contained in the Ethekewini IDP and the Ethekewini Rural Development Framework (RDF) which inter alia identify the tourism and recreation opportunities surrounding the Inanda Dam. The dam itself is located only 5km south of the study area.

Development implications emanating from the wider regional context consist therefore on the one hand in improved linkages to the activities and opportunities in the adjacent Metro, while on the other hand maintaining the unique rural environment of the study area and creating local activities which are compatible and complimentary with those in adjacent metropolitan areas.

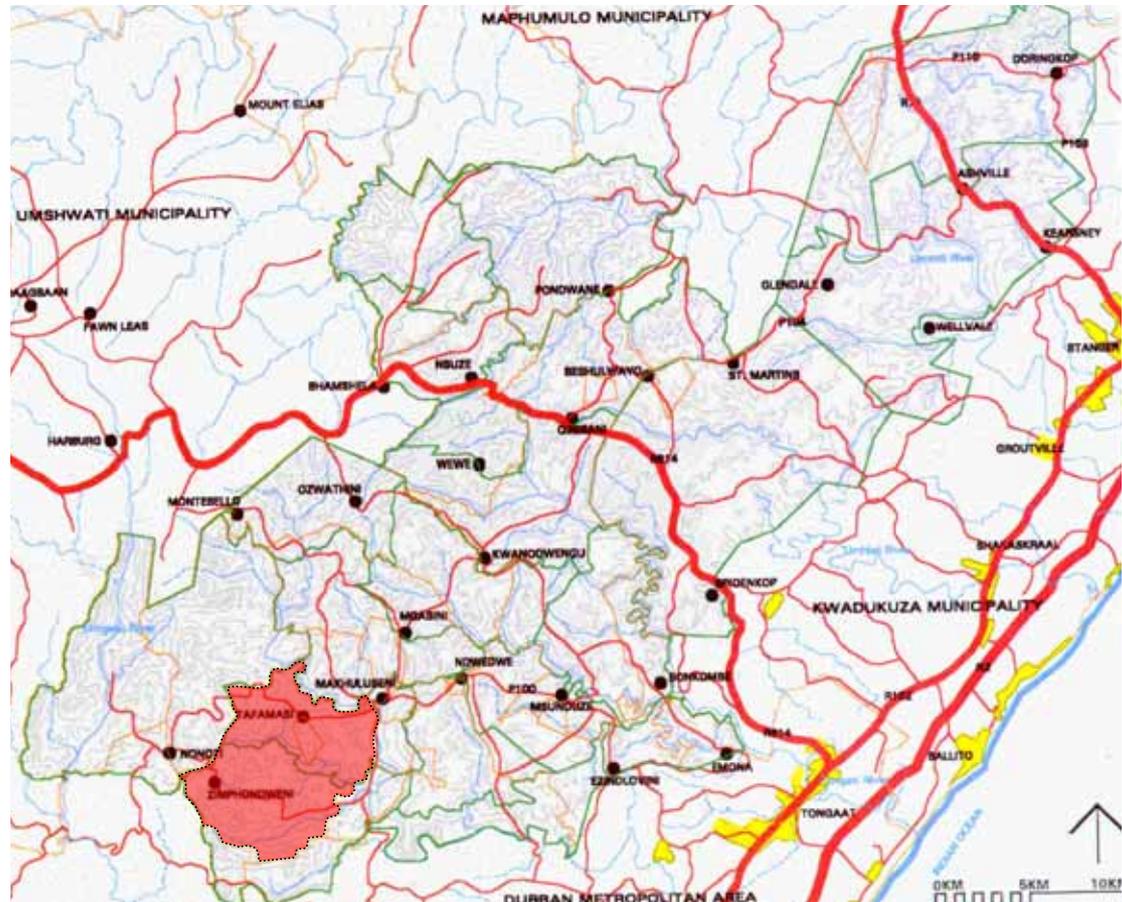


2.2 SUBREGIONAL CONTEXT

Being located within the south-western extremity of the Ndwedwe Municipality, the study area represents one of the numerous traditional low-density settlements located in severely fragmented topographic conditions within the municipality. Its subregional location creates however some advantages over other comparable situations in that it is located in close proximity of the Ethekewini Municipality in the south, and in particular the Inanda Dam region, in that areas directly to the west exhibit dramatic and scenic landscapes and that the P100, located in the east of the study area, is envisaged to be developed into a primary access and activity corridor, linking the remainder of the municipality and the Ndwedwe Village to the Metro.

Implications for the development of the study area would therefore again relate to utilising the opportunities arising from its location and condition by

- Establishing development within the P100 primary access and activity corridor which benefits from the passing traffic,
- Maintaining a rural and attractive atmosphere within the area,
- Maintaining and upgrading the natural environment of the study area,
- Creating appropriate linkages to tourism, recreation and cultural activities in the surrounding areas,
- Further developing the existing cultural and historical heritage.



2 SUBREGIONAL CONTEXT

3 STATUS QUO ANALYSIS

The following local status quo analysis is based on existing information and mapping available and background and contextual information gathered via extensive involvement in planning and development in the Ndwedwe Municipality.

The analysis is only based on limited community input and it is understood that it is envisaged that the preliminary spatial development plan will generate a more extensive and appropriate local involvement.

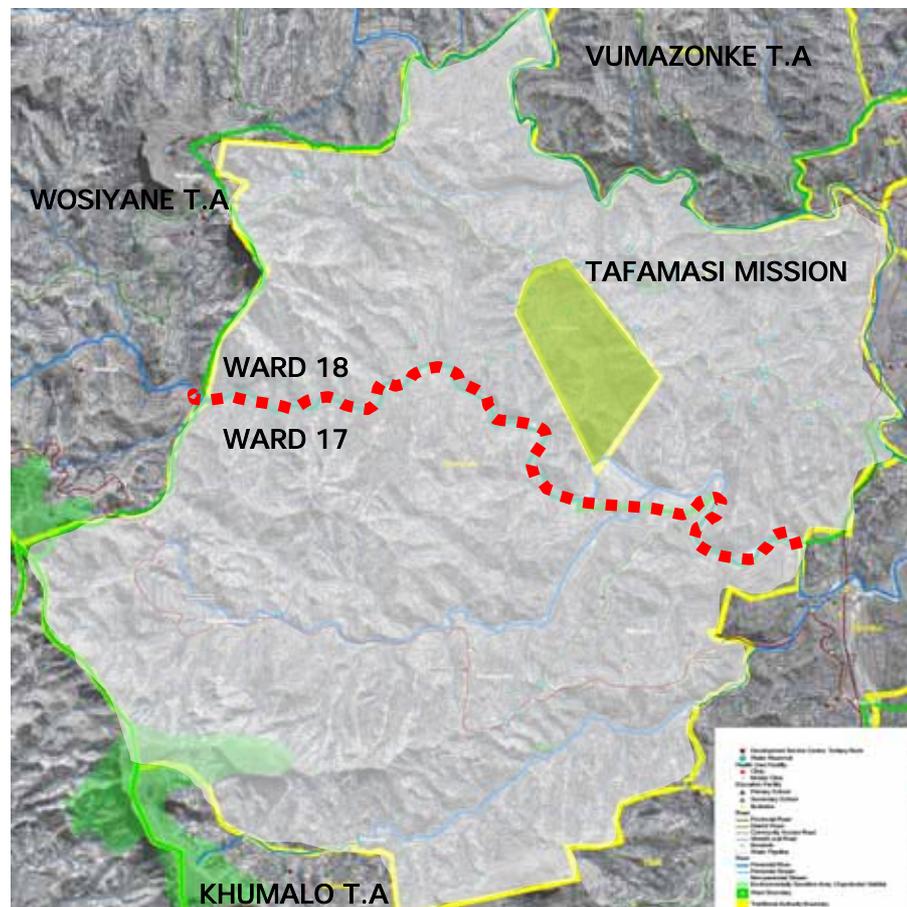
3.1 INSTITUTIONAL AND LAND ISSUES

The study area represents the area of the KwaShangase Traditional Authority being in extent of approximately 75km². Surrounding traditional authority areas include Wosiyane and Vumazonke in the west and north, Qadi and Ngcolosi in the east and Chili and Khumalo in the south.

The above excludes however the reserve for the former Tafamasi Mission located within the KwaShangase area. The reserve is in the ownership of ..., while the traditional authority areas are in the ownership of the Ingonyama Trust with communal tenure allocated to the members of the community via the traditional structures. There are, to our understanding, no PTOs allocated within the study area.

The study area forms part of two municipal council wards, i.e. wards 17 and 18.

Implications for the future development include the question of providing a more secure title to the existing residents and the question of access to the land of the former mission reserve.



3 INSTITUTIONAL ISSUES

3.2 LAND FORM

The study area is severely fragmented consisting of the valleys of the Umdloti River, forming part of the northern and eastern boundary of the area, three major and a host of minor tributaries. Elevation ranges from 240m in the south-east to a high of 900m above sea level in the north-west.

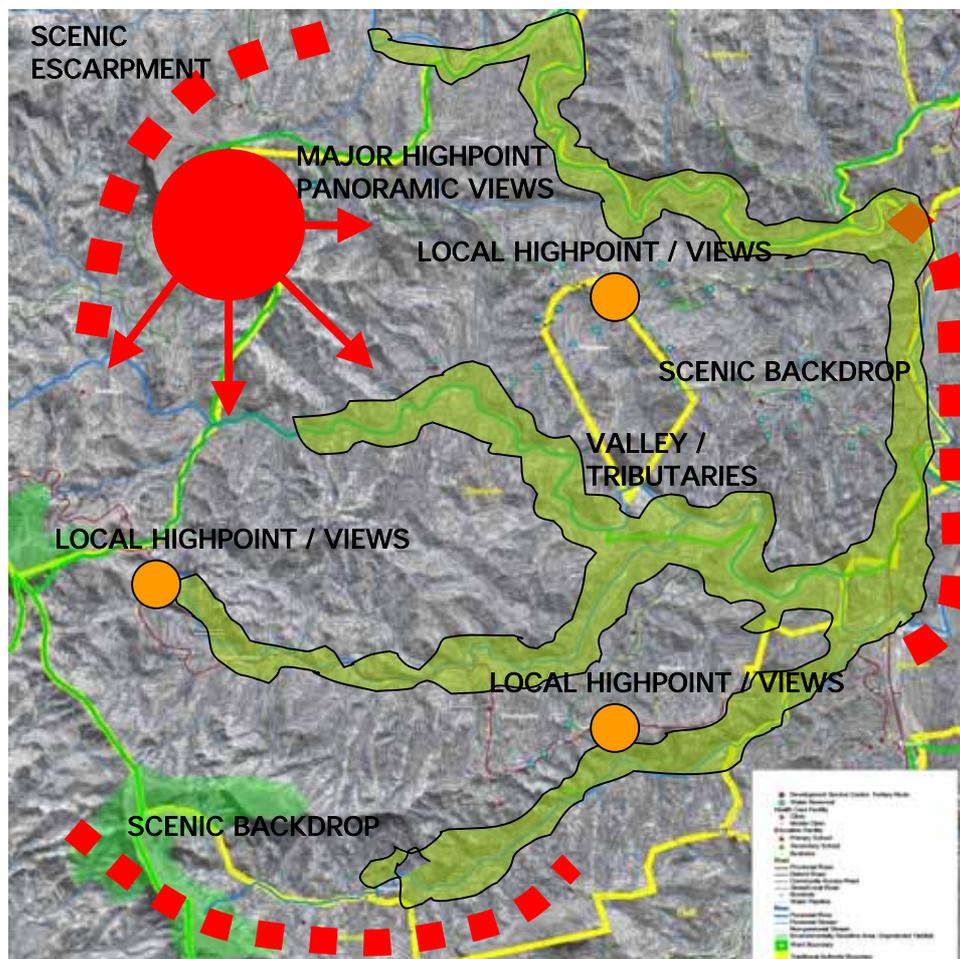
Except for the areas on which existing nodes are located, e.g. at Tafamasi, Zimpondweni and Embuyeni, and on the relatively narrow spurs, much of the topography of the area consists of slopes of 1 : 5 and steeper. Although there exist some wide valley bottoms, they should largely be excluded from development.

Since the majority of the rivers and tributaries run in a west-easterly direction, much of the land slopes in either northerly or southerly directions.

The study area forms part of the Umdloti catchment area.

The existing land form is suggested to have the following development implications:

- With the exception of the flatter areas around the existing nodes, much of the area should remain as a lower density residential / agricultural area,
- Both highpoints as well as steep valley sides and valley bottoms should be excluded from development,
- Road linkages within the area and to areas outside of the study area will continue to be limited and, with the exception of the P100, north-south linkages will for topographic reasons remain at a lower level.

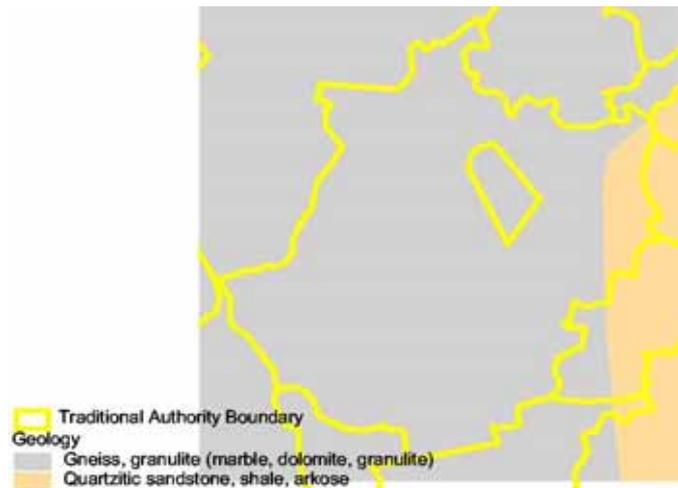


4 LANDFORM

3.3 GEOTECHNICAL INFLUENCES

In broad terms existing geotechnical information suggests, as indicated on the attached map, that the majority of the area is underlain with gneiss / granulite while the most easterly extremity, forming part of the Umdloti River valley, is underlain by sandstone and shale.

In general it is understood that development problems will not so much arise from geotechnical issues per se but relate to steep slopes and seepage areas.



In general seepage areas should not be developed and rather be rehabilitated as natural zones providing a structuring element to the development and contributing to preventing soil erosion. Because of the envisaged continued low density development, moderately steep slopes should also not present any problems.

3.4 LAND USE AND DEVELOPMENT

Much of the area is covered by low-density traditional rural settlement, with lower densities prevailing in particular in the north-west of the study area, while there is a visible tendency of densification, at a rural level, in the eastern areas.

Residential settlement is in general accompanied by various degrees of subsistence agriculture.

Much of the residential development is in the form of traditional “umuzi” arrangements including both traditional round and more modern rectangular structures. More “modern” arrangements tend to prevail in the eastern portions of the study area.

From available aerial photography it is estimated that there are in the region of 1500 Households within the study area. Assuming an average occupancy rate of 5 persons / household would suggest a total population of approximately 7500 people.

Existing facilities are relatively limited and are located around the three nodes indicated, i.e. Tafamasi, Zimpondweni and Embuyeni. They consist of:

- Primary School 8
- Secondary School 3
- Clinic 1

There are approximately 15 stores located within the study area, most of which are situated along the two main access roads, i.e. the road from the P100 to Tafamasi and the road from the P100 to Embuyeni and Zimpondweni.

Besides the subsistence agriculture activities associated to most households, there is some very limited small scale sugar cane growing in the study area.

The following development implications are suggested to arise from the existing development:

- Numerical standards for the provision of primary and secondary education facilities appear to have been met, this obviously does not relate to any qualitative standards etc,
- There appear to exist no formal pre-primary and crèche facilities within the area, the former may be attached to existing primary schools, while the latter should be located within the nodes identified,
- There appear to exist no halls, administration offices, recreation facilities, market opportunities or worship facilities, most of those facilities, together with the creation of local economic development opportunities, would eventually form part of the various activity nodes,

A3 LANDUSE

3.5 EXISTING SERVICES

- ROADS

There are no surfaced roads within the area. External access is substantially gained via the P100 linking the area to Inanda in the south and the Ndwedwe Village in the east. This road is planned to be upgraded. Other roads in the study area include the P716 providing access for the southern portion of the study area, i.e. linking the P100 to Embuyeni and Zimpondweni and beyond, the D1510 and 1512 providing access to the northern part of the area and linking Tafamasi to the P100 in the east and the Wosiyane area in the west, as well as the D1604 linking Tafamasi to Nhlangakazi. All other internal linkages are of minor nature.

Within the context of KwaShangase, the improvement of internal and external linkage must be considered as one of the most important elements of upgrading.

- WATER

It is understood that a development programme for providing water to all households is underway.

- SANITATION

It is understood that a programme for providing appropriate sanitation to all households is underway.

- ELECTRICITY

It is understood that a programme for the supply of electricity to all households is underway.

- REFUSE

It is understood that at present no service exists within the study area for the collection and disposal of refuse.

- TELECOMMUNICATION

It is understood that both telephone and cellphone service is available in the area on individual application.

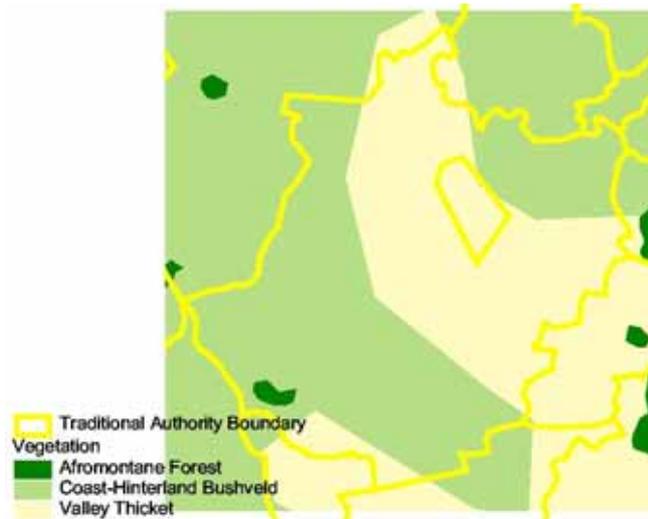
The provision of basic services to the residents of the KwaShangase area forms one of the basic necessities to improve living conditions and to facilitate social and economic development.

3.6 ENVIRONMENTAL ISSUES

As indicated above, the KwaShangase area is severely fragmented consisting of numerous major and smaller valleys containing substantial areas of steep topography. At the same time much of the area has been exposed to human habitation for a considerable period of time, although at a fairly low rural density.

A table mountain formation located in the extreme south-west of the study area is considered as particularly environmentally sensitive. None of the areas within KwaShangase are however formally protected.

Human habitation, subsistence agriculture and the presence of domestic animals has over time resulted in much of the indigenous vegetation retracting to inaccessible areas, excessively steep slopes, some valley bottoms and hill tops. While no significant areas of soil erosion have been observed, it appears essential that, within the context of upgrading the existing development, appropriate attention is given to maintaining and upgrading the natural environment of the area.



3.7 SOCIAL AND SOCIO-ECONOMIC ISSUES

Details to be established

3.8 COMMUNITY NEEDS, INTENTIONS AND ASPIRATIONS

Details to be established

3.9 SUMMARY OF ISSUES AND INFLUENCES

In summary the following issues are suggested to be of influence on the future development of KwaShangase:

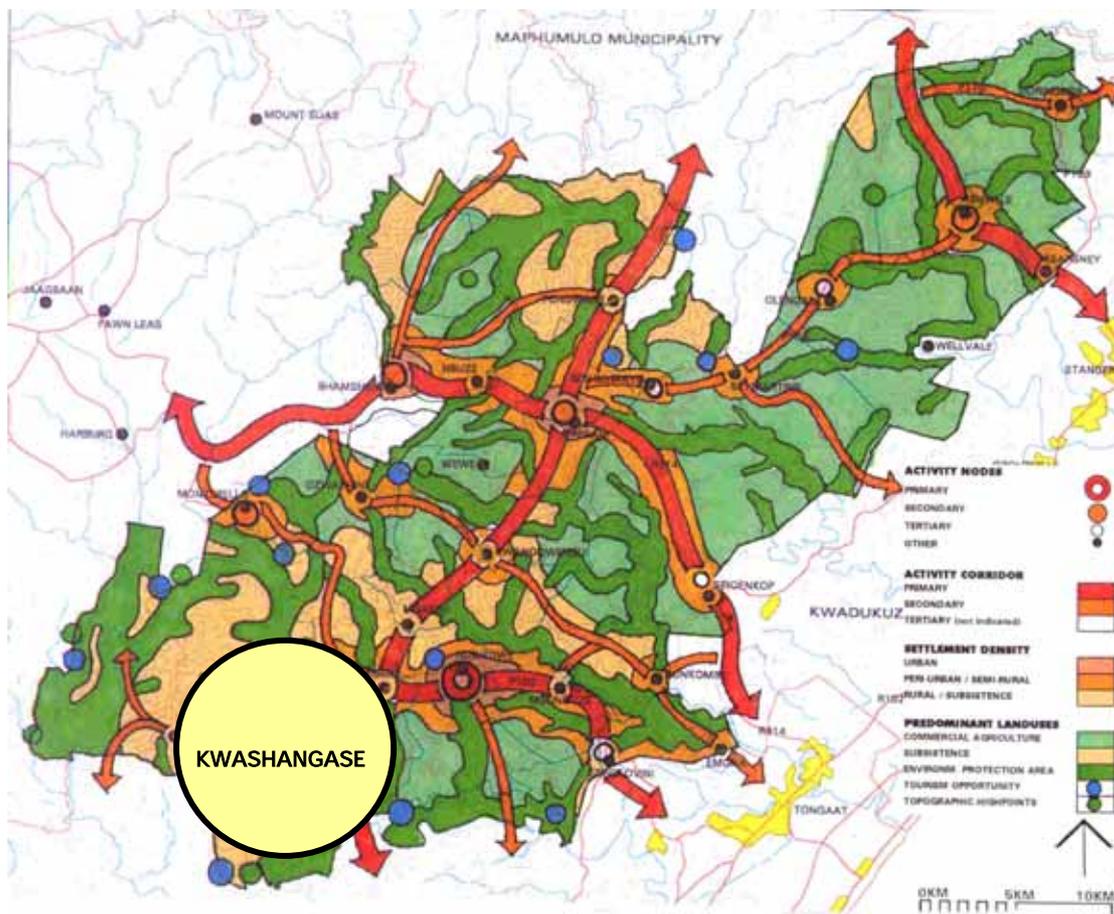
- The area is of low density rural character located within a predominantly rural municipality,
- KwaShangase is however also located in relatively close proximity of the major activities and development opportunities of the Metro,
- The area exhibits severely fragmented topographic conditions with sometimes dramatic and scenic natural features,
- The upgrading of living conditions is essential and includes the provision of basic services, facilities and improved local economic development,
- The protection of the unique natural resources of the area appears important in maintaining and utilising its unique development potential,
- Such potential is primarily seen to be in the fields of improved agricultural development and the creation of tourism-related activities,
- It is essential that appropriate guidance is provided to ensure that the creation of improved living conditions and growth will not detract from the positive rural character of the area.

4 DEVELOPMENT CONCEPTS

Having established an understanding of the existing development and its underlying causes, the following section describes the wider planning context and the intentions of the IDP as they relate to the study area, it establishes a series of underlying planning principles and approaches and outlines a number of development concepts suggested to form the basis of the preliminary spatial development plan.

4.1 IDP CONTEXT AND INTENTIONS

The IDP for the Ndwedwe Municipality, i.e. the plan whose function it is to guide and co-ordinate the development within the municipality, is based on the notion of concentrating future development along access and development corridors and activity nodes, providing basic services to all areas where people at present reside, concentrating further residential growth however in areas where better facilities, services and opportunities can be provided, encouraging more efficient agricultural development, maintaining and rehabilitating the natural environment, creating opportunities for tourism-related development etc.



8 NDWEDWE IDP

A3

IDP

INTENTIONS

In terms of the study area, the IDP suggests that

- the P100 acting as primary access and activity corridor, linking KwaShangase to other areas in Ndwedwe and the Metro areas forms the major development focus at the municipal level,
- the P716 and D1512 represent secondary access corridors which, together with the identified activity nodes, form the development focus within the community,
- Tafamasi represents a secondary activity node, a centre which serves the entire study area, while Embuyeni and Zimpondweni form tertiary local activity nodes,
- Much of the additional facility development necessary for the upgrading of the area is envisaged to take place within these nodes,
- Residential growth should primarily take place within areas adjacent to the local nodes and access corridors as indicated,
- All river valleys, steep slopes, hill tops etc should be kept free from additional development and should form part of an environmental protection and management zone,
- Where appropriate, in all other areas, increased and more efficient agricultural production should be encouraged,
- Linkages to tourism activities in adjacent areas, both physical and institutional, should be improved and tourism activities complimentary to adjacent areas should be established.

4.2 PLANNING PRINCIPLES AND APPROACHES

The following provides an overview of the basic principles underlying the establishment of the spatial development plan.

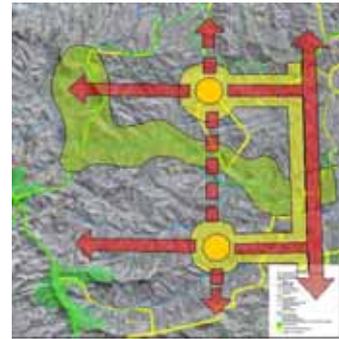
- **Participatory planning process**, i.e. establishing a planning process whose outcome reflects both the needs and aspiration of the community and the realities within which such development takes place, ensuring ownership of the plan and the development by the community,
- **Integrated development**, i.e. creating development which is integrated in terms of various scales of planning, e.g. local, district, regional development, integrating the various sectors of development, i.e. physical / spatial, social, economic, environmental etc, and integrating the various development components, i.e. residential, agriculture, movement, facilities etc.
- **Sustainable development**, i.e. ensuring that the envisaged development is sustainable both in terms of social, economic, institutional and environmental aspects,
- **Implementation orientated planning**, i.e. focussing planning on implementability and delivery, identifying realistic, practical and implementable projects, establishing associated budgets and linkages to potential funding sources, including the provision of guidance for the local management of the development,
- **Development as continuous process**, i.e. realising that development does not consist of a finite event but rather takes the form of an ongoing process of actions and reactions, creating during the process new realities whose implications may not always be predictable, while defining the basic elements around which development takes place, and providing a necessary development sequence, appropriate planning needs to be flexible to allow for potential future changes,
- **Establishment of structure**, i.e. creating a settlement structure which facilitates the integration of the various functions of the settlement, contributing at the same time to place-making and development efficiency,

- **Unique character**, i.e. acknowledging and building on the existing uniqueness of the area and its community and reinforcing existing qualities, contributing to identity and variety.

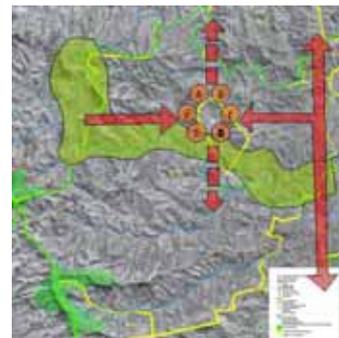
4.3 DEVELOPMENT CONCEPTS

Emanating from the above underlying principles and relating to the particular conditions of the study area, the following development concepts form the basis on which the preliminary spatial development plan is established. Most of these concepts also form the basis of the wider IDP.

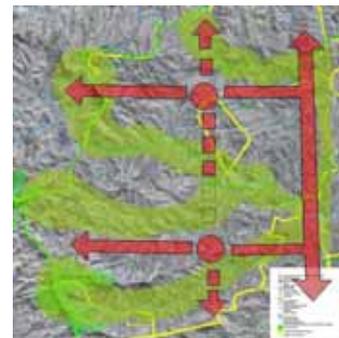
- **STRUCTURING DEVELOPMENT**, i.e. creating a development structure which is based on the existing conditions of the area and which makes best usage of its opportunities, locating the various development components in close relationship to each other and in locations easiest accessible, while reducing pressures on areas which are unsuitable for development and which should be protected from an environmental point of view,



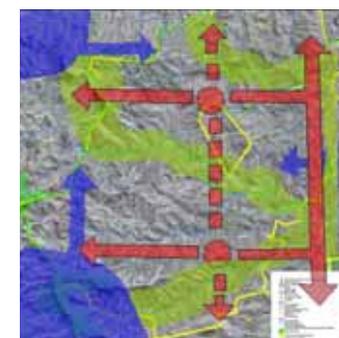
- **CLUSTERING FACILITIES**, i.e. establishing a hierarchy of nodes and locating the relevant facilities and amenities in close proximity to each other in the best accessible locations, ensuring at the same time the creation of appropriate thresholds for local economic development,



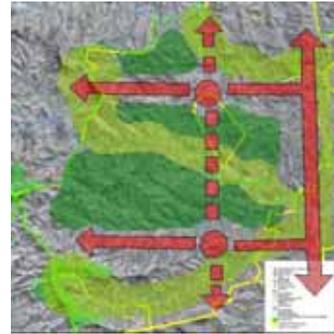
- **PROTECTING NATURAL RESOURCES**, i.e. ensuring that development pressures on environmentally sensitive areas and unique rural features are reduced, rehabilitating areas where necessary, creating protection and management structures with appropriate local involvement, ensuring that a balanced natural and living environment is created,



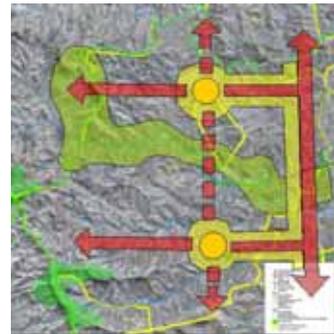
- **PROTECTING AND MANAGING THE TOURISM POTENTIAL**, i.e. utilising the potential that exists within and adjacent to the area in terms of tourism and related activities, this includes the maintenance of an appropriate rural character, the protection of the natural environmental conditions and the appropriate linkage to tourism opportunities in adjacent areas,



- ENCOURAGING MORE EFFICIENT AGRICULTURAL DEVELOPMENT, i.e. utilising the agricultural development potential of the area for the benefit of the local community, ensuring the improved economic development of the area while at the same time protecting the environmental resources of the study area.



- GUIDING GROWTH AND ADDITIONAL DEVELOPMENT, i.e. ensuring that growth takes place in a co-ordinated, structured and planned manner, improving the living condition of the community while retaining and further developing the unique character of the area.



5 PRELIMINARY SPATIAL DEVELOPMENT PLAN

The following provides an overall description of the proposed preliminary spatial development plan and its components.

5.1 OVERALL DESCRIPTION

Having been established on the basis of both strategic approach as well as physical reality, the spatial development plan follows closely the development intentions established in the IDP.

- ACCESS AND DEVELOPMENT CORRIDORS

The **P100**, located in the eastern part of the study area, linking KwaShangase to the Ndwedwe Village and the metropolitan areas, is envisaged to function as the primary access and development corridor. While the environmental considerations related to the Umdloti River should be noted, development within this corridor can be of a higher density and should relate to the opportunities arising from the corridors function.

The **P716** providing access from the P100 to Embuyeni and Zimpondweni and the **D1512** linking Tafamasi to the P100 are envisaged to function as secondary access and development corridors providing major internal access and linkage. Portions of the area surrounding the relevant roads may over time accommodate higher residential and mixed use development as indicated elsewhere.

All other roads are envisaged to be developed as tertiary access roads, including the D1510, D1604, D1503, A3810, A3815. The latter ones are important in providing improved internal linkage.

- **ACTIVITY NODES**

Tafamasi is suggested to form the primary local focal point. Within the context of the Ndwedwe Municipality it would be considered as one of the secondary nodes. As such it should both provide facilities and services to the entire study area as well as provide local level amenities to the immediately surrounding communities.

Therefore the Tafamasi node should ultimately accommodate the following functions: pre-primary school and crèche, primary school, secondary school, clinic, community hall, administration offices, market facility, recreation facilities, worship sites, commercial and economic activities, tourism-related activities etc.

Embuyeni and **Zimpondweni** are suggested to function as tertiary, local nodes, providing facilities and services to the surrounding communities and should therefore accommodate the following amenities: pre-primary school and crèche, primary school, secondary school, local recreation facilities, worship sites, local economic activities etc.

While the development of the nodes should reflect the rural character of the area, it should not result in sprawling ad hoc development but develop into attractive villages with appropriate public spaces, integrated natural environment etc.

- **RESIDENTIAL DEVELOPMENT**

With exceptions as indicated, much of the existing residential densities should remain as at present. While the present development should be appropriately formalised, including the provision of improved services, facilities, tenure etc, any potential growth should be directed into areas which are easier accessible and are located in closer proximity of support services and facilities.

Areas of potential future residential growth are suggested to be located within reasonable topographic conditions surrounding the three nodes and within portions of the secondary and primary access/development corridors indicated. Potential future densities should however not exceed in the region of 5 units/ha. Appropriate mixeduse development should be promoted.

- **AGRICULTURAL DEVELOPMENT**

While present subsistence agriculture activities will remain, more efficient agricultural development should be encouraged. Local realities need inform the format of such activities, i.e. on individual, communal or other basis.

In broad terms agricultural activities would be promoted in areas indicated in the framework as "residential / agricultural", details would however be determined by soil and slope conditions, access to irrigation, type of agriculture etc.

- **ENVIRONMENTAL PROTECTION**

The study area is, and will remain, a rural area and the protection of its natural environment must form one of the basic components of the future development. This is important both from the point of view of soil and environmental protection, maintaining the unique and attractive character of the area and of maintaining a rural living environment.

The framework suggests the inclusion into a local environmental protection zone of all river and stream valleys, excessively steep slopes, high points and natural features, low-lying areas, existing areas of indigenous vegetation etc. No development, including

agricultural activities should be allowed within these areas, which would also include all seepage areas within KwaShangase.

While the framework provides a broad indication of which areas should be included into such environmental protection zone, a detailed environmental resource and management plan should in time be established. This would have to be conducted in close co-operation with the local communities who would have to be involved in the protection and management of the areas identified.

- **TOURISM ACTIVITIES**

To our understanding the KwaShangase area does not accommodate at present any particular developed tourism attractions. The area is however located in proximity of the Inanda Dam which is expected to be developed into a major metropolitan feature, areas to the west containing attractive dramatic topographic features, the Umdloti River valley and the Nhlankakazi Mountain to the north of the study area being a religious feature and attraction.

It is suggested that the study area could play a supportive and complimentary role, providing nature trails, rural cultural events, potential rural accommodation etc. For this purpose it would be important on the one hand to maintain the rural character of the area and maintaining the natural features of KwaShangase, while on the other hand ensuring that new development, e.g. nodal development, additional facilities, commercial development etc, if anything improves the rural character of the area.

- **OTHER ECONOMIC DEVELOPMENT OPPORTUNITIES**

In overall terms, economic activities addressing the local community should be located within the nodes identified, while activities related to the wider Ndwedwe context and passing traffic should be located within the P100 activity corridor. Potential economic activities beyond agriculture and tourism could typically include the local benefitation of agricultural production, the development of local skills and entrepreneurial activities relating to the further development of the area, local commercial activities, the creation of area-related handicraft, tourism-related activities etc.

5.2 SERVICES AND LEVELS

It is expected that the envisaged development process will provide the following services:

- Provision of individual water supply,
- Upgraded on-site sanitation for individual residential development, septic tank or similar for communal facilities and commercial development,
- Upgrading of roads, in particular the P100 (upgrading forming part of the wider Ndwedwe development intentions), the P716 to Embuyeni and Zimpondweni, the D1512 to Tafamasi, as well as link roads within the area,
- Electricity supply to the identified nodes, its facilities and the residential development of the area,
- Appropriate stormwater management for all existing and new development,
- Formal refuse collection and appropriate disposal.

5.3 DEVELOPMENT PRIORITIES

It is understood that the present Rural Housing Programme is envisaged to provide in the first hand for the upgrading of the existing residential development and the improvement of services to the existing communities. Besides upgrading the existing residential structures this would therefore primarily provide:

- Improved water supply
- Improved sanitation
- Upgrading of access roads.

It is also understood that Eskom is in the process of extending the electricity supply in Ndwedwe.

It is understood that no changes are made to the present system of land ownership and tenure.

It is expected that further development priorities in terms of facility provision would consist of:

- Improvement of health services,
- Improvement of education amenities, in particular education facilities covering adult and tertiary education, as well as skills and entrepreneurial training,
- Establishment of basic recreation facilities,
- Provision of a community hall and administration offices.

A3 DEVELOPMENT PLAN

6 CONCLUSION AND WAY FORWARD

The present preliminary spatial development framework represents largely a desktop study providing input into the necessary discussions with the community, the Ndwedwe Municipality stakeholders and project funders.

Based on existing conditions and context, the framework identifies and locates the individual development components and opportunities and establishes appropriate relationships. It argues that, while the living conditions of the community need to be substantially improved, such development needs to maintain the unique rural character of the KwaShangasae area. If addressed appropriately, it will be this rural character which will provide the basis for improved local economic development.

This will entail *inter alia* the protection, local management, local ownership and further development of the unique natural resources of the area, guiding growth such as to improve living conditions while not detracting from the character of the area, and utilising the unique opportunities for the benefit of the community.

The major development opportunities for KwaShangase are suggested to be in the fields of agricultural and tourism-related development and associated activities. Both development opportunities require a functioning natural environment.

Additional built development, such as the formalisation and growth of residential accommodation and the establishment of additional facilities should take account of the rural character and the envisaged nodal development should create an appropriate rural attractive and functional village character. In order to ensure that such development is not the result of a series of *ad hoc* developments, a conceptual village framework should be established. This would *inter alia* ensure the appropriate relationship of the individual components to each other, the creation of public space not as an afterthought but as an intention, the establishment of guidelines for the architectural treatment, landscaping input etc.

We believe that the appropriate development of the KwaShangase area would significantly contribute to the improvement of living conditions of the local community.