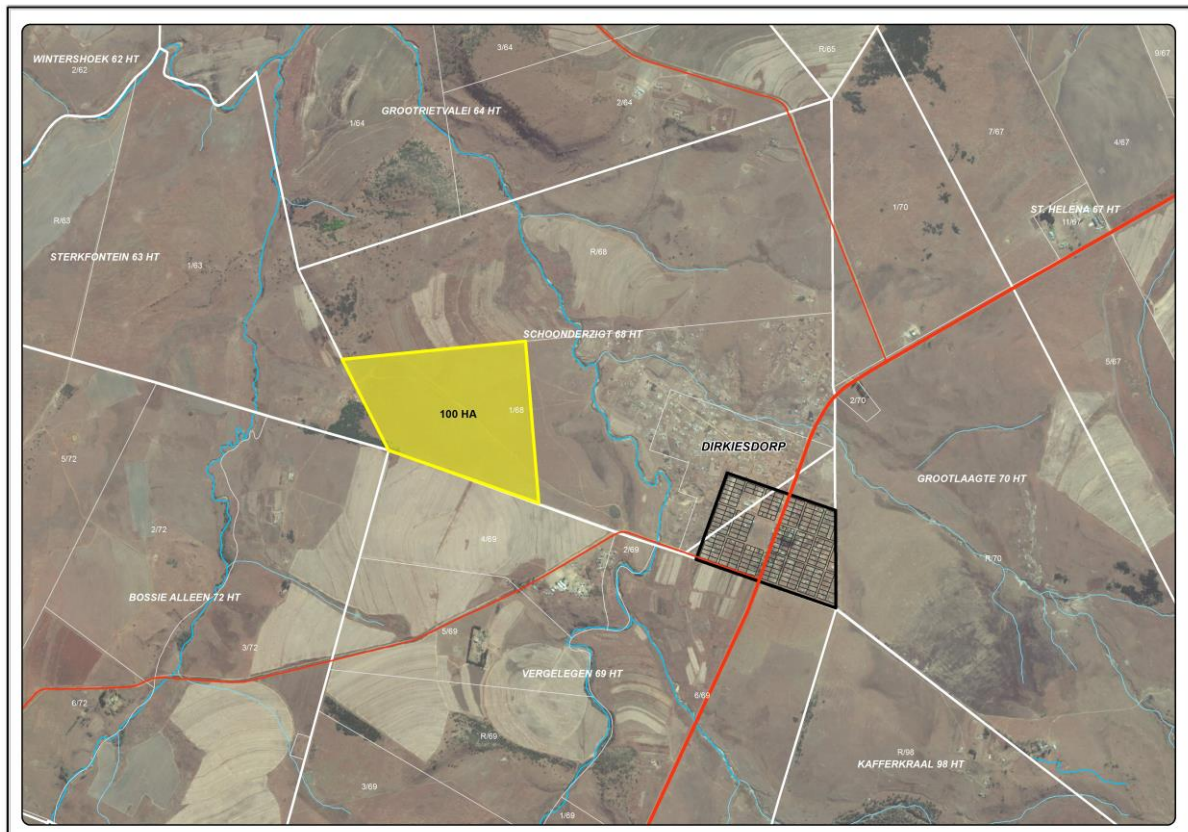




## MKHONDO LOCAL MUNICIPALITY

### BUSINESS PLAN:

# Provision of a Sustainable and Integrated Human Settlement in Dirkiesdorp, Mkhondo Local Municipality, Gert Sibande District



# 1 The Business Plan

The business plan provides a framework for funding/ assistance by the Mpumalanga Department of Human Settlements for the establishment of a sustainable and integrated human settlement on Portion 3 of the farm Schoonderzigt 68 HT, Mkhondo Local Municipality, Gert Sibande District, Mpumalanga.

This plan represents the first three phases of a process of providing a sustainable human settlement consisting of:

- Phase 1: Ensuring sustainable engineering services
- Phase 2: Land Development Application
- Phase 3: Engineering Infrastructure and Roads
- Phase 4: Housing
- Phase 5: Social Infrastructure

The application will include all actions required to provide a sustainable land development in terms of the Spatial Planning and Land Use Management Act, 2013.

## 2 Spatial Planning and Engineering Services

### 2.1 Mpumalanga SDF

In terms of the criteria set by the Mpumalanga SDF 2013 (Draft), Dirkiesdorp can be considered as a rural/ long distance commuter area. The following strategic actions need to be implemented with regard to infrastructure development within Dirkiesdorp.

	Basic Infrastructure	Social infrastructure	Economic Infrastructure
Rural/ long distance commuter areas	Eradicate backlogs and maintain basic services. Provide green infrastructure e.g. water tanks, renewable energy (e.g. solar)	Eradicate backlogs and improve education and health infrastructure. Provide public and non-motorised transport and facilities to improve accessibility to urban functions and job opportunities. Assess alternative utilisation of facilities e.g. underutilised schools	Provide ICT connectivity. Strengthen corridors to closest urban functional areas. Upgrade roads with highest volumes

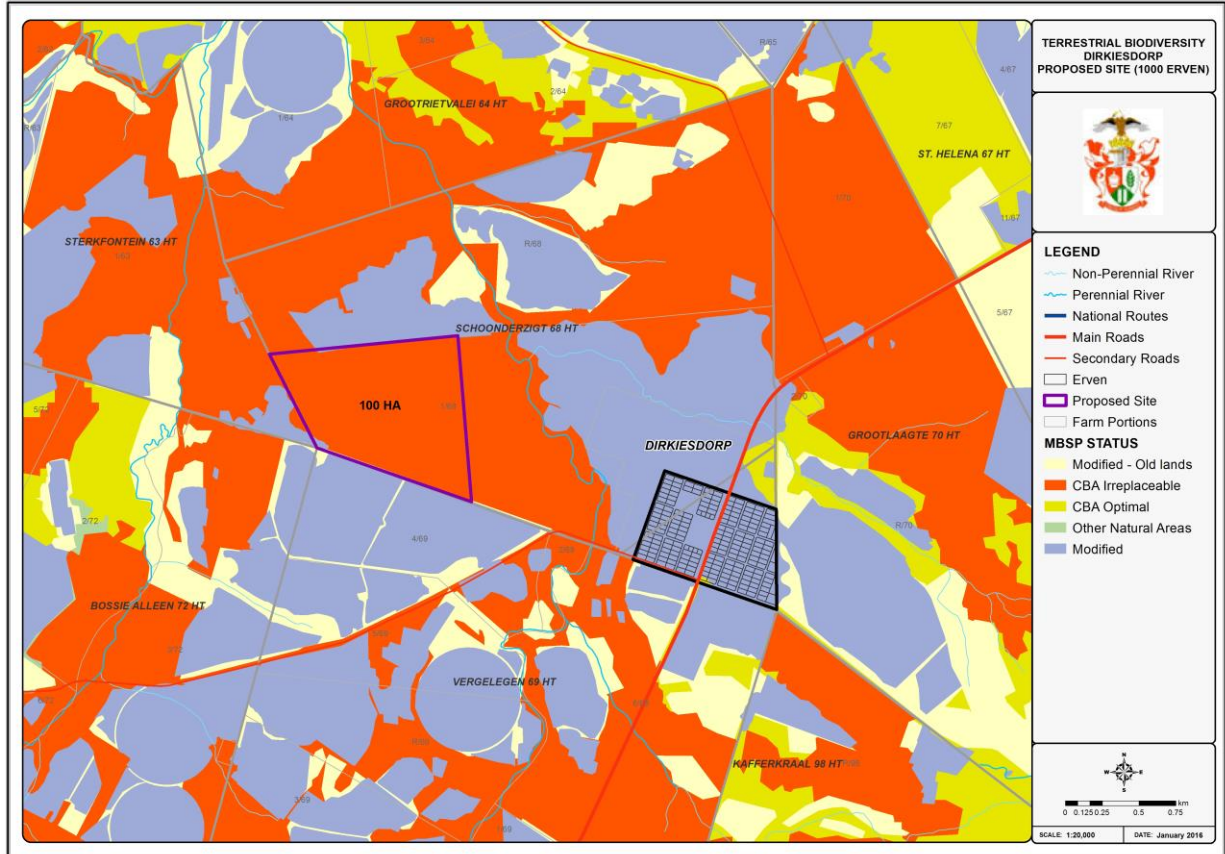
### 2.2 Mkhondo SDF

Dirkiesdorp node is regarded as a rural development node in terms of the Mkhondo SDF. Development proposals include the consolidating of future business activities and community facilities in the central part around route R543, expanding towards the farm Schoongezicht. The site of application is situated within a Strategic Development Area comprising of Council Owned Land.

## 2.3 Mpumalanga Biodiversity Sector Plan 2013

The Mpumalanga Biodiversity Sector plan indicates the area in which the site is situated as an Optimal Critical Biodiversity Area. The environmental aspects will be dealt with in the basic impact assessment.

**Map 2-1 Mpumalanga Biodiversity Sector Plan**



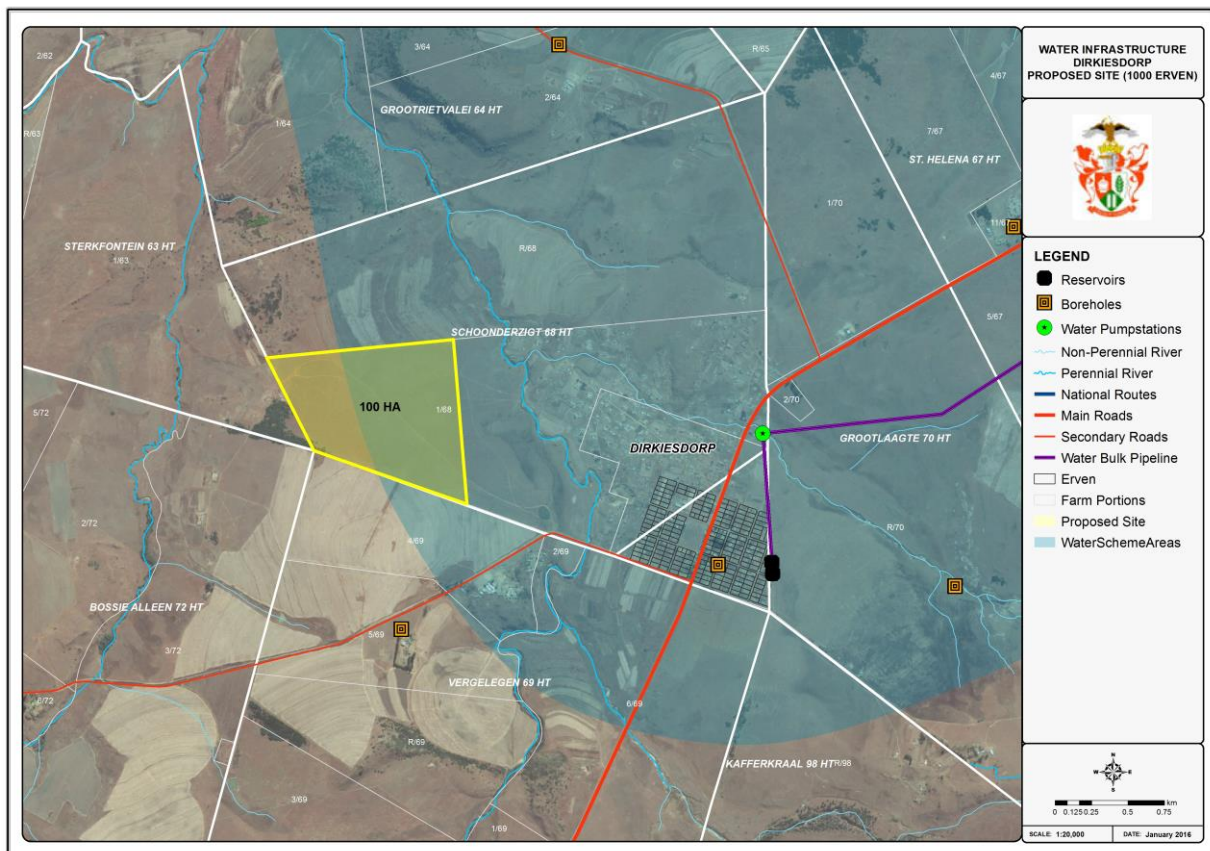
### 3 Engineering Services

Dirkiesdorp is provided with bulk water from the Driefontein Water Purification Works. The Driefontein works has a capacity of 7.5MI per day of which 20% is spare capacity.

A 2 MI water reservoir was recently provided, which can provide for two times the existing developments and is ample to provide for the proposed development of 1000 stands.

No sewerage is provided and pit toilets exist. A package plant needs to be provided for the proposed development. Such a package plant will be in the order of R 8.4m

**Map 3-1 Engineering Services Infrastructure**

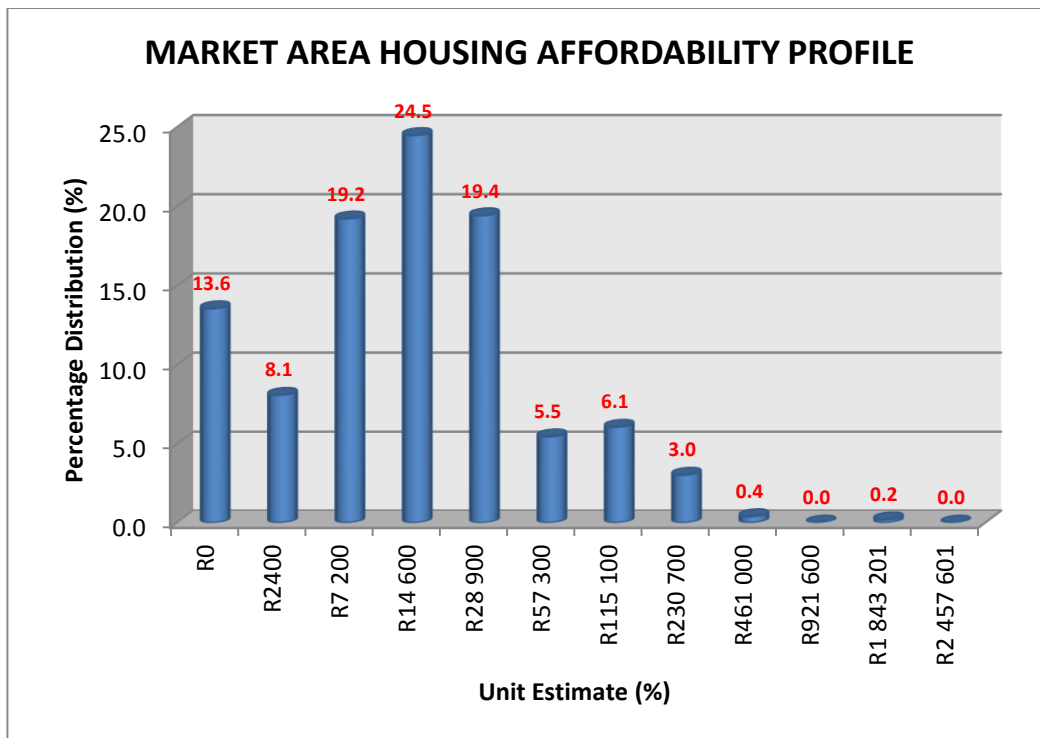


## 4 Profile of the Dirkiesdorp Area

### 4.1 Population Growth

The population growth of Dirkiesdorp over the period 2001 to 2011 was 1911 or 159 per annum. This provided a growth of 17% per annum.

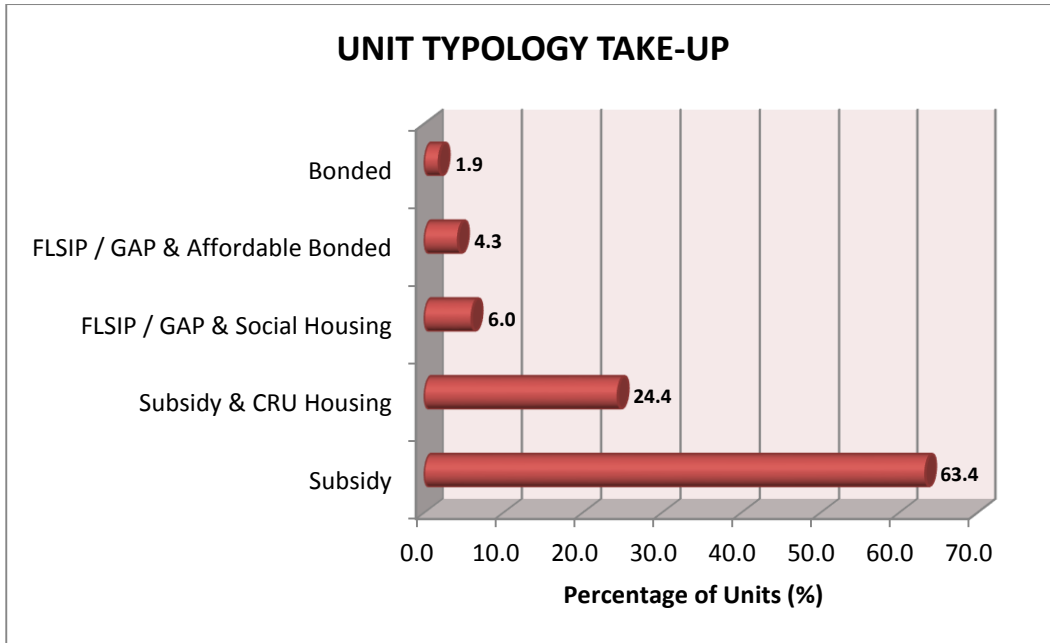
### 4.2 Affordability Profile



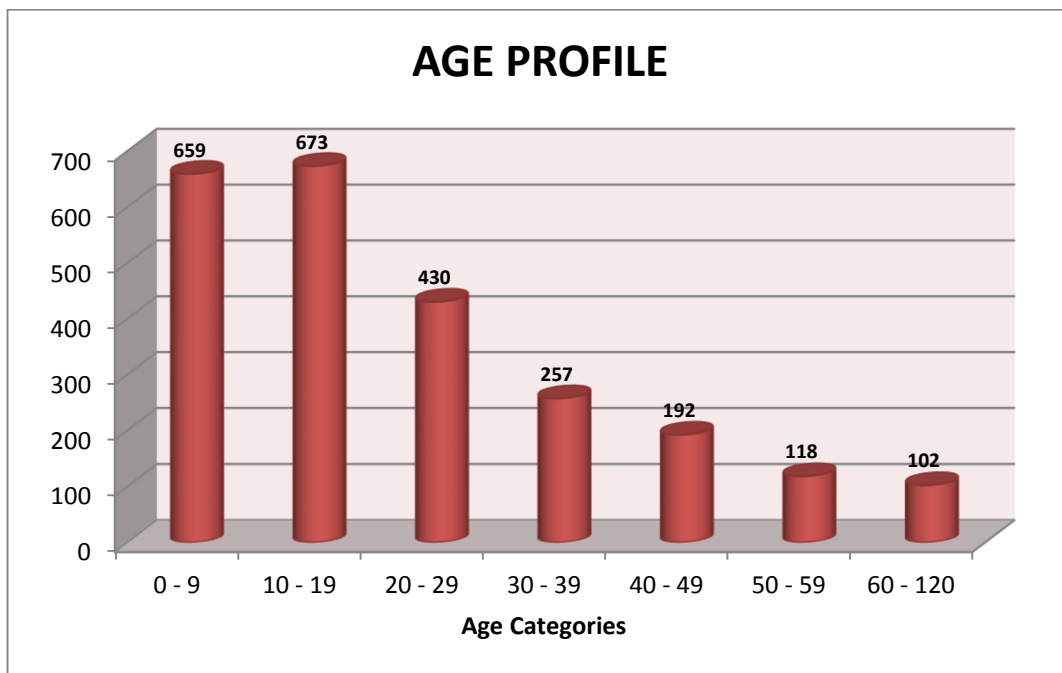
### 4.3 Unit Typology

The unit typology distribution based on income categories in the table below is indicated in the graph below.

Unit Typology Take-up Category	Income per month
Subsidy	R0 – R1 500
Subsidy & CRU Housing	R1 500 – R3 500
FLISP / GAP & Social Housing	R3 500 – R7 500
FLISP / GAP & Affordable Bonded	R7 500 – R15 000
Bonded	R15 000+

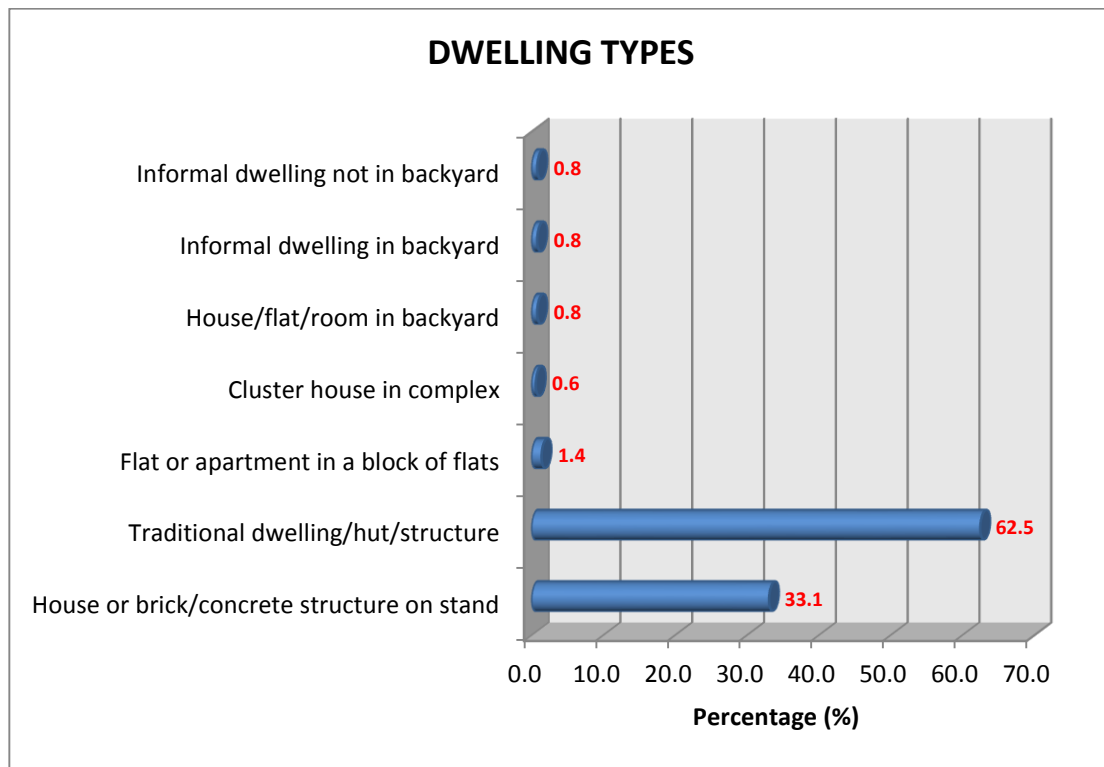


## 4.4 Age



Area	Number of people per age category				Total	Percentage per age category			
	0 - 19	20 - 39	40 - 59	60+		0 - 19	20 - 39	40 - 59	60+
Dirkiesdorp	1,332	687	310	102	2,431	54.8%	28.3%	12.8%	4.2%
Total	1,332	687	310	102	2,431	54.8%	28.3%	12.8%	4.2%

## 4.5 Existing housing types



## 5 Demand Analysis

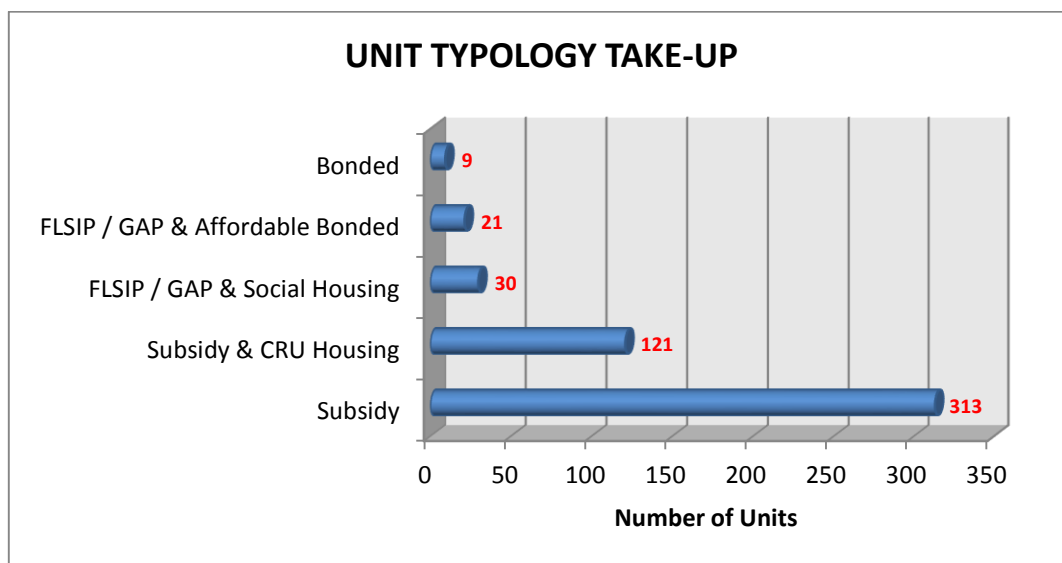
### 5.1 Housing

#### 5.1.1 Demand

The demand for housing in Dirkiesdorp over the next 6 years – given a growth in number of units of approximately 160 per annum – amounts to 1000 units.

#### 5.1.2 Types

Based on the income distribution, the unit typology take-up rate in Dirkiesdorp as basis for the provision of services, as indicated below, is accepted.



The estimated distribution of type of housing provided within the land development is determined in the table below.

Type	Percentage	Number
Subsidy	63.4	633.9
Subsidy & CRU Housing	24.4	244.4
FLISP / GAP & Social Housing	6.0	60.1
FLISP / GAP & Affordable Bonded	4.3	43.0
Bonded	1.9	18.7
<b>Total</b>	<b>100.0</b>	<b>1000</b>



## 5.2 Facilities

The demand for social facilities in the Dirkiesdorp node and the proposed settlement is determined by applying the CSIR Standards. <sup>1</sup>

Social Facility Requirements	Average threshold population	Acceptable Travel Distance	Total Area (Population = 6431)	Existing	Existing Demand	Proposed for Township (Population = 4000)
<b>Health and Emergency Services</b>						
Primary Health Clinic	5 000 – 7 000	90% of population served within 5 km	1	1	0	0
Police Station	Variable	Variable	1	1	0	0
<b>Social and Cultural (Public Service Facilities)</b>						
Library	5 000 – 20 000	25 km	1	0	1	0
<b>Civic</b>						
Solid Waste Disposal Site and Recycling Depot	N/A	Variable	1	0	1	1
<b>Social Services</b>						
Community Hall	10 000 – 15 000	25 km	0	2	0	0
ICT Access Point	5 000 – 10 000	At central point	1	0	1	1
Post Office/Agency with post boxes	Variable	Variable	1	0	1	0
SASSA Office (Social Service Office)	5 000	40 km (up to 100 km in low-density areas)	1	0	1	0
Cemetery (very small)	0.88 ha/5 000	25 km	0.88 ha	0	0.88 ha	0
<b>Education</b>						
Secondary School	12 500	5 km	0	1	0	0
Primary School	7 000	5 km	0		0	0
Grade R Class at Primary School	1 000	2 km (preferred) – 5 km	6			
Small Crèche/Early Childhood Development Centre	2 400 – 3 000	2 km	2			
<b>Recreation Provision (Sports and Parks)</b>						
Level surface playing field	3 000	2 km	2	1	1	1
Single hard surface court	3 000	5 km	2	0	2	1
Local/Neighbourhood Park (includes play equipment)	0.5 ha/1 000	Variable	3 ha	0	3 ha	2 ha

<sup>1</sup> CSIR Guidelines for the Provision of Social Facilities in South African Settlements First Edition: August 2012

## 6 The Property

### 6.1 Ownership

The property is owned by the Mkhondo Local Municipality in terms of Deed of Transfer T4463/1978. Title Deed attached hereto as Annexure A.

### 6.2 Size

The size of the property is 305.0339 Ha. Only approximately 100 ha will be utilised for the proposed development.

See SG Diagram A 4367/27 attached as Annexure B.

## 7 Assistance Required

### 7.1 Phase1: Engineering Services

A sewerage package plant is needed to provide for the proposed development

### 7.2 Phase 2: Land Development Application

Township establishment will take place in terms of The Mkhondo SPLUMA By Law 2015 which requires the following technical inputs:

#### 7.2.1 Technical Assistance

- Town Planning
  - Layout  
A layout for approximately 1000 residential units need to be provided
  - Report
  - Management of land use application process
  - Representing the municipality at Tribunal
- Terrain Mapping
  - Aerial mapping
  - Contour mapping
- Social Facilitation
- Geotechnical Survey
- Legal
- Engineering Services Report
- Traffic Report: Accesses on Provincial Roads
- Environmental Report
- Land Surveyors

## 8 Estimated Costs

### 8.1 Phase1: Engineering Services

- Sewerage package Plant: R

### 8.2 Phase 2: Land Development Application

Technical Assistance	Cost per erf - R	VAT Exclusive - R	VAT Inclusive - R
Town Planning			
Terrain Mapping			
Social Facilitation			
Geotechnical Survey			
Legal -Conveyancer			
Engineering Services Report			
Traffic Report: accesses			
Environmental Report <sup>2</sup>			
Land Surveyors			
Sundries 10%			
<b>Total</b>			

### 8.3 Phase 3: Engineering Infrastructure and Roads

The following engineering services estimates for the provision of basic services to each stand were calculated utilising the Municipal Infrastructure Grant (MIG) industry guide:

- Water Infrastructure : R
- Sewerage Infrastructure: R
- Roads Infrastructure : R

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<sup>3</sup> Environmental Report does not include specialist studies

## 9 RECOMMENDATIONS

It is recommended that the Department of Human Settlements assists Mkhondo Municipality by funding the whole project of Township Establishment and Infrastructure Development for Dirkiesdorp Sustainable Human Settlements Plan, which is estimated at.

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**MJS MABUZA**

**MUNICIPAL MANAGER**

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**DATE**