DRIEFONTEIN LOCAL AREA PLAN
DEVELOPMENT STRATEGY
DRAFT
2011
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1. INTRODUCTION

The Driefontein Complex is located within the administrative boundaries of Emnambithi/ Ladysmith Local Municipality in ward 14 – 19. It was originally intended to be a farming area and the first owners of the thirteen parent farms that make up this area were granted land by the Colonial Administration in early 1800s. In 1845, Rev. J Allison of the Wesleyan Mission formed a syndicate with three African Evangelists (Johannes Khumalo, Jonathan Xaba and Abraham Turala) who came from Endaleni near Richmond.

In 1867 the syndicate purchased Driefontein Farm, Kleinfontein Farm in 1868 and DoornHoek Farm in 1878. In 1882, Johannes Khumalo initiated the formation of the further syndicate that purchased Burford in 1882, Kirkintulloch in 1883 and Watersmeet in 1892. Subsequently the area slowly became heavily settlement as a result of forced removal of the Africans from nearby White farms. The syndicates were charging relatively cheap rentals and the area is within close proximity to Ladysmith CBD and Ezakheni Industrial Complex.

The area was designated as a black spot in 1985 under the consolidation proposals of the 1970s. Over the years the area expanded and grew with peri-urban but undeveloped settlements. The pressure of human and animals caused extensive degradation to the farming potential of the area.

In 1990, the Department of Development Aid (DDA) commissioned the preparation of Driefontein Structure Plan as a means to address this phenomenon and guide future development of the area. An interim report was produced within that year but it is neither clear whether the study was completed nor does it appear that it was implemented. The development challenges that persist within the area include relatively high population density, a lack of social, economic, bulk infrastructure and a poorly developed local economy.

Any potential for agriculture seem to have been undermined and even eroded by the spread of settlements. Emnambithi/ Ladysmith Municipality has identified a need to develop a clear and comprehensive Local Area Plan for Driefontein Complex. This is intended to fulfill the broader development vision of the Integrated Development Plan and give effect to spatial transformation agenda as outlined in the Spatial Development Framework.
2. DRIEFONTEIN DEVELOPMENT GOALS

The development strategy for Driefontein is based on a number of underlying planning principles and approaches. It outlines a development concept which is suggested to form the basis of the emerging spatial development structure. It is presented in the form of a vision and strategic intent for the future development of the area.

2.1 MUNICIPAL DEVELOPMENT VISION

Driefontein forms part of Emnambithi/ Ladysmith Municipality as such planning and development occurs within the framework set in the IDP and the associated sector plans. However, the development strategy may suggest strategic refinements to the municipal IDP and Spatial Development Framework (SDF) since it will afford Driefontein a great level of detail that may have not been explored on these broader strategic plans. The municipal development vision is as follows:

The vision commits the municipality to championing economic development within the key sectors that characterises Emnambithi/ Ladysmith. It also entrust the municipality with the responsibility of delivering services and creation of a safe and healthy environment. It should be recalled that the draft SDF identified Driefontein as one of the key intervention areas as such the development of this area should aim at advancing these development principles.

2.2 GUIDING PRINCIPLES

The development strategy and implementation plan for Driefontein should adopt the following as overarching concerns or guiding principles:

- Functional integration: Driefontein forms part of Emnambithi/ Ladysmith Municipality and is subject to development influences that pertain to the area at this level and vice versa. As such, it is critically important to ensure that its role is defined clearly and is functionally integrated into its sub-region.

- Sustainable development: Development in Driefontein should enhance the quality of the natural and social environment. Development should be sustainable from economic, social environmental and institutional aspects.
Establishment of structure: establishing development structure involves formulating a clear indication of where development should occur in the short to long term.

Equity: This implies equitable distribution of development, resources and opportunities. This principle featured prominently in the Redistribution and Development Program (RDP) and it is again a central concern in the Growth, Employment and Redistribution Strategy (GEAR).

Unique character: This entails identifying the unique character, background and development potential of the area and its wider context and utilizing this to create a unique, functional and attractive living environment.

People-centred planning: Planning and development in Driefontein should be based on and represent the needs and aspiration of the local community that is the inhabitants and investors should understand the planning intentions and that they are able and will contribute to the realization of goals.

Creating generative systems: That is encouraging the establishment of development which promotes the generation of appropriate additional activities, opportunities and growth and ensuring that such further development is channelled properly.

2.3 DEVELOPMENT OBJECTIVES

The following have been identified as the objective statements for Driefontein:

To facilitate spatial and functional integration of Driefontein into Emnambithi/ Ladysmith spatial and functional system;

To promote sustainable local economic development within the area;

To transform the existing settlements into sustainable human settlements in line with the housing development policies;

To enhance the quality of the environment through the protection of environmentally sensitive areas and promotion of agricultural development;

To address the service backlogs and improve the general quality of life.
3. DRIEFONTEIN DEVELOPMENT STRATEGY

The strategy will be implemented in phases with the first phase focusing mainly on developing and initiating concrete plans, programs and projects. This phase also entails mobilisation of resources and support. The second phase entails the implementation of projects and ongoing evaluation of progress in relation to the targets. The third phase is essentially the attainment of a long-term development vision, but may commence earlier than envisaged through initiatives designed to sustain improved quality of life and maintenance of infrastructure.
ENHANCE THE QUALITY OF THE ENVIRONMENT

The principle of sustainable development seeks to put into operation the provisions of the National Environmental Management Act (NEMA) and Local Agenda 21 (LA 21). It commits the present generation to engage with the natural resource base and meet their development needs in a manner that enables the future generations to meet their development needs as well. Land development within Driefontein must be undertaken in an economically, socially and environmentally sustainable manner.

Emnambithi/Ladysmith Municipality has made substantial progress in mapping the environmentally sensitive areas. However, this information needs to be refined and complemented by localised investigations and strategic assessments at a local level. Ecological zones such as wetlands, areas where there are endemic species, scenic areas, etc., provides opportunities for environmental conservation and tourism development, and should not be subjected to development pressure.

3.1.1 PROTECT ENVIRONMENTALLY SENSITIVE SITES

Driefontein is transversed by Klip River which adjoins other rivers such as Ngula and Mhlwane River. The catchment is currently under threat from over-grazing, inappropriate fire regimes, alien plant infestations, inappropriate arable, plantation development, unsustainable harvesting, which in turn leads to groundcover and biodiversity loss and soil erosion. Well managed catchments can perform their important ecological services in a far more effective and resilient manner than those which are under stress from development pressures. The following interventions are suggested over a short-term period:

- Identify and delineate all wetlands;
- Establish riparian zones;
- Establish development exclusion zones (areas where development should not occur);
- Educate current users and those located within wetlands and riparian corridors of the possible socio-cultural and environmental impacts on the sensitive areas;
- Restrict development on pristine grassland areas;
- Develop guidelines and by laws for use of areas identified as development exclusion zones;

Over a medium-term period the Municipality should focus on facilitating the following:

-
Development inter-governmental/sector relationships for the management of development exclusion zones;

Engage with relevant sector departments programmes such as Working for Water and Working for Wetlands to maintain riparian corridors; and

Engage with Alien Plant Control Programme to remove alien plants within wetlands and riparian zones.

The long-term desired situation would be the rivers and wetlands which are adequately protected. The focus will be on monitoring and reviewing the programmes that have been put in place.

3.1.2 RELOCATE HOUSEHOLDS FROM SENSITIVE ENVIRONMENTS

This will require the identification of all households which are located within wetlands and flood plains. Over a short-term period, the municipality is advised to prepare a relocation programme and use it to relocate affected households to safer areas. Over a medium-term a need will exists to rehabilitate the degraded areas.

The municipality must also liaise with parks and recreation department in order to replant the degraded vegetation (indigenous plants species). Over a medium to long-term, the municipality would need to establish measures to prevent future settlements in wetlands, riparian zones and flood plains.

3.1.3 REHABILITATE ERODED AREAS

This will require the identification of land uses that contribute to erosion in the area and the prevention of unlawful sand mining. The municipality must consider develop measures to control sand mining in the area as well as the restoration of vegetation, establishment of storm water attenuation and to rehabilitate degraded areas. Over a medium-term period, the municipality must develop by-laws to prevent unlawful sand mining.

3.1.4 PROMOTE INTEGRATED OPEN SPACE SYSTEM

The integrated open space system will be established as a link open spaces (wetlands, dongas, riparian zones and parks) within the area into the green belt system of the broader region. The promotion of this system will over a short period necessitate a need to identify open space goods and services (conservation or recreation) and a need will also exist to develop measures to prevent resettlement in open spaces.

The municipality will also need to monitor open space use and condition. Over a medium-term a municipality will need to facilitate the rehabilitation of the damages that occured within open spaces on a continuous basis. While on the long-term the focus should be taking pro-active measures to ensure that the open space system is adequately protected.
3.1.5 UPGRADE THE QUALITY OF STREETSCAPES AND PUBLIC ENVIRONMENTS

The upgrade of streetscapes and public environments involves facilitating the development of play lots and public parks in Driefontein. This can also include the development of walkways and pavements along major link roads.

The municipality can also consider undertaking an urban design framework of Driefontein and Watersmeet Node/Precinct, facilitating greening of Driefontein, Watersmeet and the introduction of indigenous trees. Over a long term this will improve the urban fabric within the area.

3.2 SUSTAINABLE LOCAL ECONOMIC DEVELOPMENT

Emnambithi/ Ladysmith Local Municipality IDP identifies Local Economic Development (LED) as one of the key performance areas (KPAs), and a strategic area of intervention. Investigations undertaken towards a comprehensive LED strategy and implementation plan suggests that the key sectors within Emnambithi are Agriculture, Commerce and Industry. With reference to the findings of the status quo report, this potential also exists within Driefontein to a larger extent. This is based on the bio-resource data and other specialists studies that have been undertaken within the area.

3.2.1 PROMOTE COMMERCIAL DEVELOPMENT

Driefontein is currently largely undeveloped in terms of commercial investments. The following short-term interventions are suggested in order to pursue commercial development within the area:-

- Investigate potential for commercial development in Driefontein (Retail Sector Study);
- Identify and package land for commercial development in Peacetown, Watersmeet and Driefontein settlement;
- Facilitate delivery of bulk infrastructure to all potential commercial sites;
- Facilitate marketing of commercial sites; and
- Facilitate development of an appropriately sized shopping centre in Driefontein.

On the long-term period, the focus can be to integrate development of commercial facilities into the broader development of Ladysmith.

3.2.2 PROMOTE INDUSTRIAL DEVELOPMENT

In order to promote industrial development, the first step would be to identify potential light industrial sites and deliver appropriate movement routes to these land parcels. The municipality should ensure that the potential sites are appropriately zoned for industrial
use and are serviced with bulk infrastructure. The short-term activities would include packaging and marketing these sites for development. The medium and long-term activities integrating light industrial development with the broader development of Ladysmith and Ezakheni industrial complexes.

3.2.3 PROMOTE AGRICULTURE

Agricultural development must be promoted on the basis of potential and the first step must be to identify areas with potential for agriculture. In addition to that the following activities may need to be undertaken:-

- Identify and mobilize potential markets.
- Package agricultural projects focusing mainly on niche products and designed to capitalize on Driefontein and Ladysmith market.
- Mobilize local community and relevant support agencies in support of the initiative.
- Establish appropriate institutions (cooperatives) for project implementation.

On the medium-term, there maybe a need to undertake aggressive marketing of niche products produced in Driefontein as well as providing on-going support to the agricultural projects. While over a long period the goal would be to ensure the sustainability of agricultural projects.

3.2.4 PROMOTE APPROPRIATE MINING ACTIVITIES

According to the discussions with D.K.D Trust, the potential for Driefontein in terms of coal mining and sand winning has been determined and the mineral rights were obtained from the Department of Minerals and Energy (DME). The following activities needs to be undertaken within a short-term period:-

- Reserve 500m as a blasting zone around the coal mining areas
- Ensure that the mining sites are appropriately zoned.
- Facilitate the development and marketing of the sites with potential for mining.
- Engage the Department of Minerals and Energy with regards to monitoring and regulating any illegal mining activities that may arise i.e. illegal sand winning.

The medium-term activities will include providing on-going support with regards to getting the products to the market and ensuring that the mining output is widely distributed throughout the markets in Ladysmith and Uthukela Region. While the long term activity will be to ensure that the mining output supports the other local sectors such as construction.
3.2.5 CREATE OPPORTUNITIES FOR SMME DEVELOPMENT

The opportunities must also be created for the SMMEs to participate on the economy since this is one of the sectors that encourages entrepreneurship at an infancy level. The first step may be to establish a database of all SMMEs that are based and operate from Driefontein. The following activities will need to be undertaken:

- Identify SMME development opportunities (including infrastructure projects).
- Undertake a skills audit of all existing SMMEs.
- Facilitate development of a trading centre (SMME trading facility) in Driefontein.
- Facilitate targeted skills training (prioritizing key sectors).
- Provide on-going support to SMMEs.
- Implement an electronic tender advisory system.
- Facilitate access to information and support.

Over a medium to long term basis, the focus will be to ensure the sustainability of local SMMEs and provide a ladder for them to develop into viable business entities.

3.3 CREATING SUSTAINABLE HUMAN SETTLEMENTS

In order to create sustainable human settlements within Driefontein the municipality in partnership with the Department of Human Settlements will need to embark on the three strategic interventions. These include clearing the area of all informal settlements, introduce a mixture of housing products and unlock land for housing development purposes.

3.3.1 CLEAR THE AREA OF ALL INFORMAL SETTLEMENTS

The process of clearing the area of all informal settlements will involve the following activities which can be undertaken within a short-term period:

- Fast-track the implementation of existing housing projects in Driefontein;
- Undertake an assessment of the existing informal settlements as a means to identify those that should be relocated;
- Conduct a census of all people currently residing on informal settlements and develop a housing list accordingly;
- Engage Department of Human Settlements about the prioritization of slums clearance projects;
Identify and package land for the resettlement of people living in informal settlements;

Package projects for approval by the Department of Human Settlements; and

Develop sustainable human settlements to house the poor and locate them close to job opportunities.

The municipality will need to introduce a land use scheme as a means to prevent informal occupation of land and effectively implement policies that prevents illegal informal occupation of land.

3.3.2 INTRODUCE A MIXTURE OF HOUSING PRODUCTS

The introduction of a mixture of housing products can also be undertaken as activities which include:

- Identify and package land for gap and medium density housing;
- Identify and zone land for medium density housing and general residential purposes;
- Promote site and service schemes using a public private partnership (PPP) model;
- Investigate feasibility for social housing in Driefontein;
- Mobilize banking industry for support in terms of gap housing

The above activities will lead to a development of Driefontein as a mixed/ integrated residential land use area and a sustainable human settlement.

3.3.3 UNLOCK LAND FOR HOUSING DEVELOPMENT PURPOSES

In order to unlock land for housing development purposes, the municipality must undertake the following activities:

- Identify and prioritize land suitable for housing development (different products);
- Engage the National Housing Agency about unlocking land for housing development in Driefontein;
- Explore the feasibility of partnership arrangements with the land owners in respect of medium density housing and gap housing;
- Facilitate acquisition/ securing of land for housing development purposes; and
- Facilitate development of Driefontein as a mixed/ integrated residential land use area and a sustainable human settlement.

The long-term development objective will be to facilitate full integration of settlements into the Ladysmith urban system.
3.4 INFRASTRUCTURE DEVELOPMENT

3.4.1 FACILITATE THE PROVISION OF BULK INFRASTRUCTURE

The provision of bulk infrastructure within Driefontein is crucial for unlocking social and economic development within the area. The responsibility for the provision of bulk does not solely lie with the Local Municipality. The following activities are proposed for facilitating the provision of bulk within the area:

- Support ESKOM on pursuing the new power station to increase the capacity of power supply in the area.
- Engage UThukela District on the development of a sewer system in Driefontein.
- Prioritize the economic development areas for water, sanitation, electricity reticulation and upgrading of roads.
- Ensure that all areas targeted for development are provided with bulk infrastructure.
- Facilitate development of a Waste Water Treatment Works and Sewer Pumpstation.

The long-term objective would be to ensure that the area is fully services with bulk infrastructure and basic services in order to warrant any appropriate development within the area.

3.4.2 UPGRADING OF TRANSPORTATION INFRASTRUCTURE

In order to improve movement, circulation and transportation infrastructure within the area, the following activities are proposed:

- Facilitate development of a taxi rank in Driefontein and Watersmeet;
- Facilitate development of taxi drop-off points and taxi shelters along the main roads;
- Facilitate upgrading of P189 and P208;
- Introduce road safety measures in key road intersections and some areas along P189 and P208;
- Facilitate the new linkage roads between D837 and D836; P189 and D797; D798 and P208 in order to improve accessibility and circulation; and
- Ensure public safety.

The interventions that will need to be undertaken within a medium to long-term period and these can be outlined as follows:

- Facilitate the development of road infrastructure that will unlock the social and economic development potential of the area;
- Facilitate functional linkages of Driefontein into the Ladysmith transport and road system; and
Ensure that Driefontein is strategically and functionally integrated into the Ladysmith economic system.

### 3.4.3 FACILITATE THE PROVISION OF SOCIAL INFRASTRUCTURE

The provision of social infrastructure and facilities at appropriate standards within Driefontein is considered important especially given the demographic profile (youthful population) of the area:

- Facilitate upgrading of sports fields and development of a multi-code sports centre;
- Facilitate access to health facilities in line with minimum standards;
- Facilitate access to educational facilities in line with the minimum standards;
- Explore feasibility or the establishment of an FET college in Driefontein;
- Identify land for the development of a new cemetery in Driefontein; and
- Facilitate the establishment of a skills training centre in Driefontein.

The municipality will, over the long-term need to facilitate the clustering of public facilities in order to give effect the ideal of a mixed land use node in Driefontein and Watersmeet. The improved quality of life measured in terms of relative access to public facilities and the associated services.

### 3.5 SOCIAL DEVELOPMENT

#### 3.5.1 PROTECTION OF CHILDREN HEADED HOUSEHOLDS

The protection of the children who lives within the child headed households is an important social issue. The following activities are suggested:

- Determining the child headed households in line with the National Guidelines for Statutory Services to Child-Headed Households;
- Submission of the list of child headed households to the Department of Social Development;
- Facilitate and assists the Department of Social Development on the undertaking of all necessary steps to render services to child headed households; and
- These steps should be undertaken in line with the National Guidelines for Statutory Services to child headed households. These include exploring the options such as foster care, adoption, support grants etc.
The status of the household(s) will need to be reviewed when the child/children in a child headed household turns 18.

### 3.5.2 TO PROMOTE YOUTH DEVELOPMENT

Youth development has also become one of the crucial aspects in terms of social development. The following activities are suggested in order to enrich this aspect:

- Undertake a skills audit in order to determine the youth with skills;
- Develop and maintain a database of youth with skills to participate in the economy and market activities within Driefontein;
- Organise the events with motivational speakers in order to encourage the youth to take responsible actions to better their own lives;
- Facilitate or co-ordinate events that instil the culture of entrepreneurship amongst the youth;
- Engage the Department of Education and Youth Agencies in terms of issuing bursaries and scholarships;
- Facilitate the introduction of school-based career guidance and Youth Career Guidance Centre;
- Creating a culture of sport and recreational; and
- Encourage the youth with entrepreneurship skills to register their companies or close corporations with the municipalities and government departments in order to render services for the state.
3.6 DRIEFONTEIN SPATIAL DEVELOPMENT CONCEPT

The Driefontein spatial concept is intended to be a flexible and adaptable strategy which seek to respond to a range of spatial planning informants and structuring elements. It is not intended to be a master plan nor a blueprint for spatial planning and development. It comprises of strategic areas for intervention which provides a guide for the formulation of a framework plan and integration of various elements into a coherent vision for the future development of the area.

3.6.1 SPATIAL AND FUNCTIONAL INTEGRATION

Spatial and functional integration is one of the important objectives for Driefontein. It includes the effective spatial arrangements of land uses that will facilitate integration between different areas in Driefontein and the Ladysmith urban fabric. The principle of integrated development focus on creating development which is integrated in terms of various scales of planning (local, district and regional development), integrating various sectors of development (physical/ spatial, economic, environmental) and integrating the various development components (facilities, movement, agriculture, residential). The following interventions are required in order to promote effective spatial integration of Driefontein with Ladysmith urban fabric:

- Redefine the role of Driefontein within Emnambithi/ Ladysmith Local Municipality
- Introduce development corridors
- Focus development in activity nodes/ selected areas
- Integration of different land uses
- Creating new linkages

3.6.2 REDEFINE THE ROLE OF DRIEFONTEIN WITHIN EMNAMBITHI/ LADYSMITH MUNICIPALITY

Redefining the role of Driefontein is necessary in order to appropriately facilitate spatial and functional integration of the area into Emnambithi/ Ladysmith Municipality. Driefontein complex is located on the northern part of Ladysmith urban fabric. It includes a number of peri-urban and rural settlements with some degree of infrastructure service provision as well as few economic activities and agriculture. The peri-urban environment is generally characterised by complexities in terms of how it should be managed. One of the major concerns is urban sprawl as well as uncontrollable/ unplanned spread of informal settlements and land uses which poses difficulties in terms of providing infrastructure services and maintaining agricultural land for food production.
However a number of opportunities exist to strengthen the role of Driefontein in a manner that is constructive and effective. These include the fact that Driefontein can be planned as future expansion Ladysmith CBD and integrated into the Ladysmith urban fabric.

3.6.3 DEVELOPMENT CORRIDORS

The development corridors as regional transport routes, which link a number of areas should be viewed as the logical focus areas of an orderly strategy for rural development and spatial integration. These routes should be seen as activity and investment lines. The structure they give to the area is articulated in the form of movement pattern and systematic distribution of land uses in space. The following are suggested for Driefontein:

- Strengthen P208 route as a development corridor. This route is currently the primary link mostly on the southern areas of Driefontein with Ladysmith. This route can be used to promote suitable economic
activities within Driefontein and curb the unmanageable spread of development within various parts of the area.

Another important routes are P189 and D713. P189 provide a link between Driefontein and N11 to Ladysmith CBD and Newcastle. D713 link with P263 to Bethlehem. These routes can be developed as a corridor which accommodate a mixture of agriculture and other economic activities.

D797 provide linkages between the area and R103 which in turn link with N3 to Free State. It can be developed as a corridor which accommodate agriculture and small scale economic activities.

### 3.6.4 IMPROVEMENT OF INTERNAL CIRCULATION ROADS

An improved accessibility and connectivity is based on the recognition of the role of different movement routes within the study area and a need for the provision and maintenance of an accessible movement system and network. The existing internal roads are characterized by inefficient discontinuity such that the routes do not connect to each other or pass beyond the settlement that they serve. A number of these roads (D798, D837, D836 and D799) emerge from the provincial routes (P189 and P208) and it
appears as if the government institutions were under pressure to provide these routes in order to grant access but without promoting efficient movement within the area. There are proposed linkage routes which would aim at ensuring that these routes function appropriately to link various parts and settlements within the study area with ease. These proposed routes would also promote efficiency in terms of connecting various settlements as well promoting the effective management of stormwater drainage.

3.6.5 ENVIRONMENTAL MANAGEMENT

Environmental management is undertaken on the basis of protecting and rehabilitating the environmentally sensitive areas. With reference to the map attached Klip River and its tributaries have been delineated as the riparian zones. This implies that no development should occur within these areas. The households that have constructed structures within these areas may need to be relocated. The agricultural land that has remained undisturbed by land invasion (settlements) has also been earmarked for appropriate commercial agricultural projects. Further measures will need to be
developed to prevent resettlements on these areas.

3.6.6 ACTIVITY NODES

In order to effect spatial integration, development should be focused in selected nodal areas. A node is a place of high accessibility onto which both high and private investments tend to concentrate and offers the opportunity to locate a range of activities. They are generally located along or at a cross-section of development corridors. Some areas in Driefontein have already benefited from public and private investment in services and infrastructure which needs to be managed and maintained. There are two nodes that have been proposed in the context of Driefontein. These are a node in a Driefontein settlement is identified as a core economic node and a node in Watersmeet settlement is identified as a social and administrative node.

In the context of the study area, these nodes will form the focal points for the clustering of
development and service provision and will ensure access to social and economic opportunities. Nodes in the study area have to be aligned to wider municipal SDF and will be less intense nature, due to its location on the outskirt of Ladysmith.

3.6.7 RURAL HUMAN SETTLEMENTS

Rural human settlements should include the following:

- Construction of housing units.
- Food security projects.
- Urban agriculture.
- Provision of basic services.
Provision of public facilities and the associated services.

It is envisaged that in the medium to long term, these settlements will be integrated into the urban fabric and be urbanised accordingly.

3.6.8 URBAN CONSOLIDATION

Existing formal townships should be consolidated through the provision of services such as sewer system, development of public facilities and improved quality of the environment. This will transform the areas from being dormitory suburbs into quality living spaces/environments.

These existing townships include Watersmeet, Burford and Kirkintulloch.
3.6.9 URBAN EXPANSION AND GAP HOUSING

The land parcels along P189, between Watersmeet and Burford settlements provides an opportunity for middle income housing. The municipality in partnership with the Department of Human Settlements can consider packaging the housing projects that are primarily targeting the gap housing and rental housing needs within this area.

Over a long terms this will enable Driefontein to be a mixed integrated residential area. The existing rural settlements may also appropriately expanded to address further housing demand over a long term. Over the long term this expansion will enable the area to be fully integrated with the Ladysmith
urban system.

3.6.10 ECONOMIC DEVELOPMENT

Future economic development within Driefontein will occur in a coordinated fashion with the following as major land uses:

- Commercial.
- Light Industrial.
- Sand Winning/ Mining.
- Coal Mining.

There are investigations that are currently being undertaken for commercial and mining investments within the area. According to the interview with D.K.D Trust the mineral rights have been obtained from DME regarding sand winning along Klip River. An application has also been lodged for Coal Mining and there are investigations underway for a shopping centre at Peace Town. These economic uses should be appropriately located within the area. The coal mining should also be given a 500m buffer in order to cater for a blasting zone.
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<td>PROJECT IMPLEMENTATION STRATEGIES</td>
</tr>
<tr>
<td>4.3</td>
<td>LAND RELEASE STRATEGIES</td>
</tr>
<tr>
<td>4.4</td>
<td>IMPLEMENTATION PROGRAM AND ACTION PLANS</td>
</tr>
<tr>
<td>4.5</td>
<td>LAND USE MANAGEMENT FRAMEWORK</td>
</tr>
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