



Photo 1. www.ksb.co.za



Photo 3. www.ksb.co.za



Photo 2. D. Wunderlich

# Brief



Photo 4. www.ksb.co.za



Photo 5. D. Wunderlich



Photo 6. D. Wunderlich

## Brief

### Thesis objective

The aim of this thesis is to analyse and interpret the existent and future needs of the people and environment of the mission station, Kwasizabantu, to ensure settlement growth that will enhance the social, economical and environmental aspects of the settlement. This will result in a development framework of the whole site, a master plan for the lifespan of the settlement and detailed design of the heart of the settlement (refer to Figure 1).

### Process

The planning methodology is not a linear process (although Figure 1 appears to be so), but rather an interactive process that grows from the initial problem to the end goal, as illustrated in Figure 2. The planning relies on the idea of cause- and effect-analysis, synthesis and implementation (Harris 1992: 2). Design depends on an intuitive creative process of evaluation, creating idea and conceptualisation (Harris 1992: 2).

### Approach

The approach is to postulate a perspective on criteria, principles, issues and concerns surrounding the issue of human settlements and the natural environment for the design of a positive environment of collective living for people and nature.

Fig 2. Motloch, 1991: 239

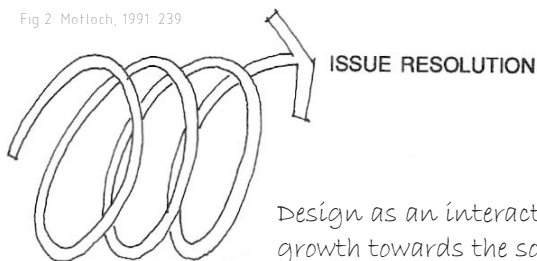


Fig 1. D.M. Wentzel



The baseline information is about understanding the site, and its cultural, environmental and economical context to make informed design decisions. Out of the baseline information the necessary data is collected for the planning and design of the site as a whole and then for the settlement.

Planning and design for the site:

1. Determining the development boundaries, Development Zones;
2. Waste Management;
3. Drainage Management;
4. Circulation Planning and Design; and
5. Natural Conservation Management.

(The planning of the waste and drainage systems is to holistically understand the site development context, and is



# Baseline information



subject to specialist opinion).

Planning and design for the settlement

1. Determine the ideal relationship of settlement functions with functional zones;
2. Remedial work of existing fabric; and
3. Determine the growth direction through structuring and holding actions.

The development framework is the synergy of the site planning and design layers, while the master plan is composed of the planning and design layers for the settlement. The sketch plan is a detailed part of the master plan that is refined into technical drawings of design exploration.

## Project challenges

1. The lack of adequate urban planning for existing development or future development within the Umvoti municipality, in terms of the social, environmental and economical context;
2. The location, type and density of development within development;
3. The lack of defined public, social and recreational places in the landscape;
4. The deterioration of the natural system; and
5. Place-making for a multi-cultural community.

## Limitations and delimitations

1. The locality of the site, as well as the economic situation of the Umvoti municipality, necessitates independent additional implementation of infrastructure and social services;
2. Due to the scale of the project and the speciality of the different sub-projects, infrastructure and community services, this discourse does not deal with the technical detail and planning of the individual projects, infrastructure elements or

services, but rather the planning and interaction of the different buildings, infrastructure and services in relationship to each other and their future growth. The aim is to minimise the overall waste of unused open spaces as well as improving the cost-effectiveness and maintenance of infrastructure. This is done through sensitive and careful planning to provide for the physical location and functioning of associated structures;

3. The natural environment is studied and evaluated in order to make informed decisions for development and rehabilitation, but it is not an environmental impact assessment (EIA) and cannot be legally used for the purposes of an EIA.

## Client profile

### Client introduced:

The clients are the people that live on the farm Kwasizabantu. Mr. T. Vermaak (the coordinator of the projects as a whole on the mission station), together with the project leaders of the twenty to thirty projects that are managed on the station, urgently need to reassess the planning of the site and its functions to solve the growth pains of the site.

The farm supports between 1200-4000 people daily, with up to 10 000 people for biannual events. Facilities for the upliftment of the individual and the community such as education, health, social/emotional support, rehabilitation and job creation, are provided on the site.

### Client's development objectives:

1. To provide more facilities for various training, health, educational, rehabilitation, social and emotional support projects, and general accommodation; and
2. To create a safe and secure environment for the rehabilitation programs.

The landscape architecture for this development

*From the eastern side of the station, a birds-eye view of the settlement with the avo plantations in the back.*







Photo 8: www.ksb.co.za



Photo 9: D. Wunderlich



Photo 10: D. Wunderlich



Photo 11: Unknown



Photo 12: D. Wunderlich



Photo 13: D. Wunderlich



Photo 14: D. Wunderlich



Photo 15: Unknown



Photo 16: D.M. Wentzel

Photos of some of the workers on the mission station, with the director, Mr. E. Stegen, on the far left.

is focused on the planning of these projects to fulfill the spatial need for the optimal functioning of people effecting the least amount of impact on the environment and the cost. It also proposes that the natural areas are rehabilitated and enhanced, and presents design guidelines to create places in the urban fabric.

planning and design must take the funds available into consideration.

The urban and natural areas must be viewed as a total system contributing to the diversity of place (different elements working together to a coherent whole) (Harris 1992: 8).

**Site selection**

The farm Kwazizabantu overlooks lush green valleys in the rural heart of the northern coast of KwaZulu Natal (KZN). The farm is situated halfway between the towns of Greytown and Stanger, on the R74 road, and covers approximately 349ha of fertile ground, richly supplied with mineral water and with a natural river.

Locality within South Africa

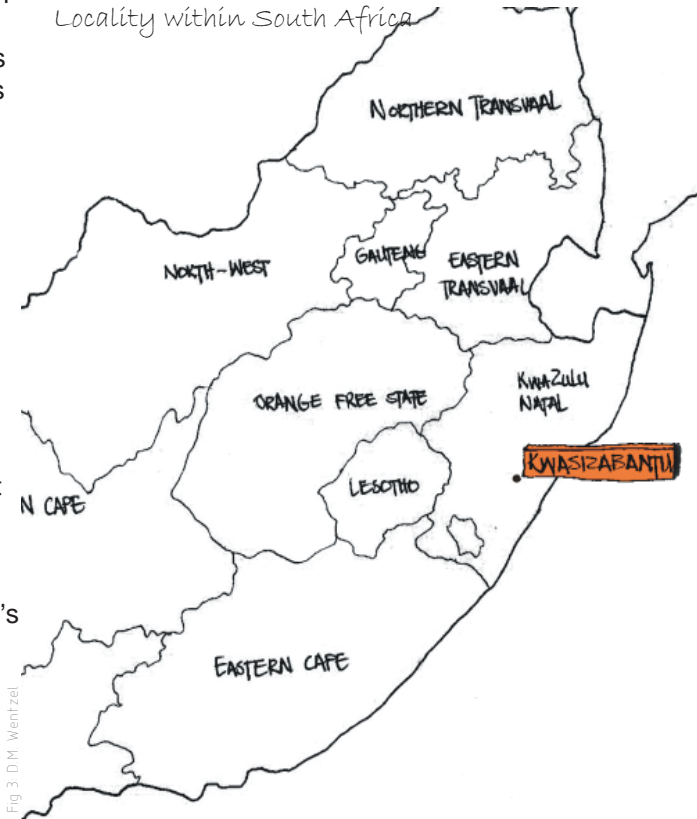


Fig 3. D.M. Wentzel

Locality within KwaZulu Natal



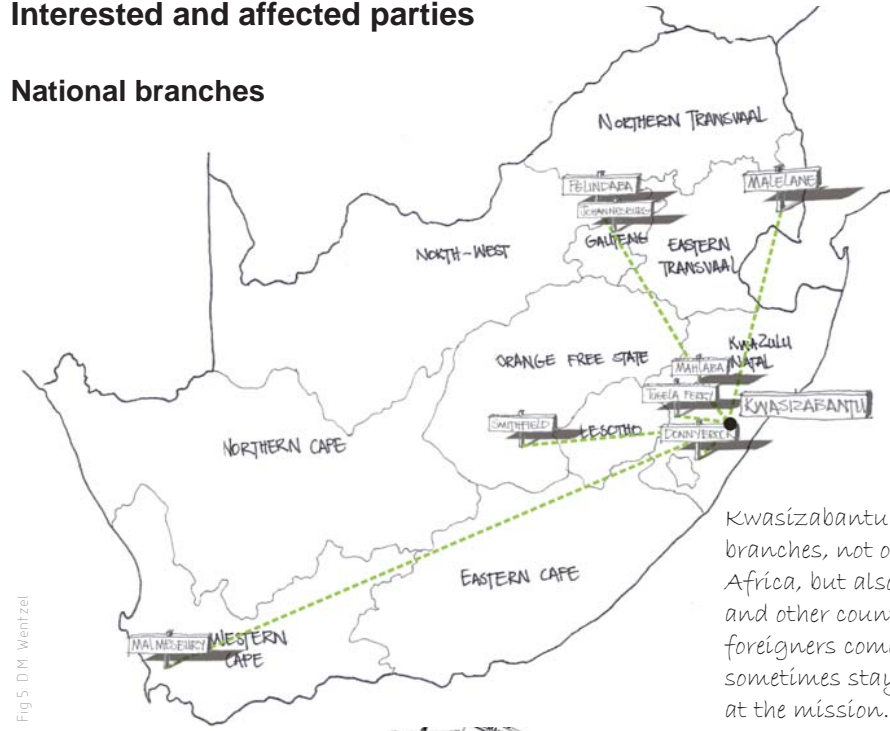
Fig 4. D.M. Wentzel

**Funding**

The administrative organisation of Kwazizabantu is a non-profit and non-governmental organisation. The people on the mission station generate their own supportive funding system through the many projects located on the mission station. Due to the location of the station, all services and infrastructure must be provided by the people themselves, with the result that the mission station is largely independent from the Umvuti municipality's services. During its forty years of existence the economic projects on the farm grew logarithmically from the provision of only the inhabitant's needs, to the provision of thousands of AIDS orphans' needs. The success of the economic projects, and funds for development and change are limited, and

### Interested and affected parties

#### National branches



Kwasizabantu has many branches, not only in South Africa, but also in Europe and other countries. Many foreigners come to visit and sometimes stay permanently at the mission.

#### International branches

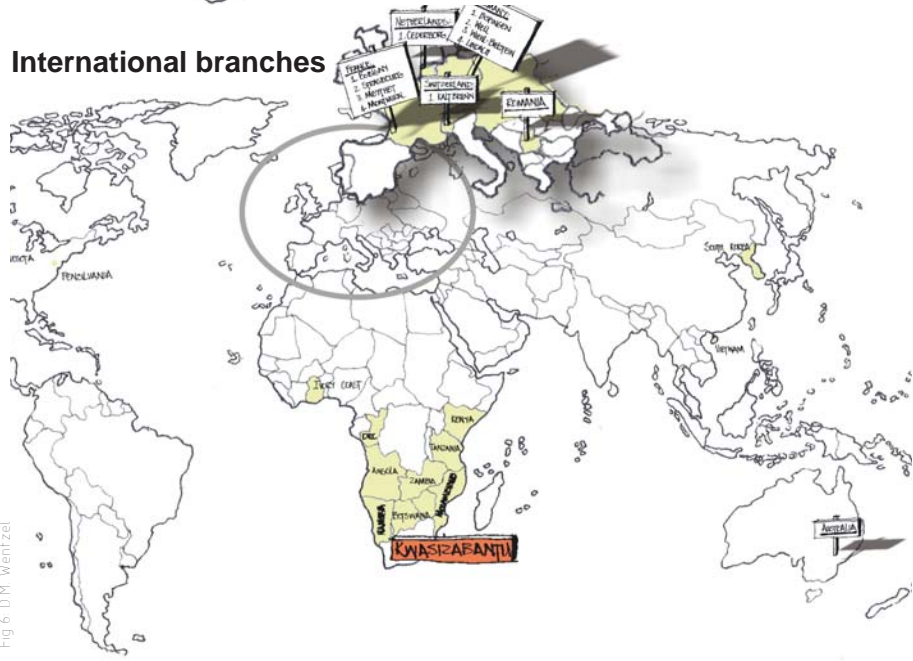


Fig 6. D.M. Wentzel

Fig 5. D.M. Wentzel





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