

## REVIEW OF THE THE UMZIMVUBU LOCAL MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK PHASE 3 & 4: SPATIAL DEVELOPMENT FRAMEWORK

APRIL 2015



**UMZIMVUBU**  
LOCAL MUNICIPALITY



TOURISM DEVELOPMENT  
DEVELOPMENT CO-ORDINATORS  
**TOWN & REGIONAL  
PLANNERS**  
LOCAL ECONOMIC  
DEVELOPERS  
PROJECT MANAGERS

# REVIEW OF THE UMZIMVUBU LOCAL MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK: SPATIAL DEVELOPMENT FRAMEWORK

**APRIL 2015**

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REVIEW OF THE UMZIMVUBU LOCAL MUNICIPALITY SDF



# CONTENTS

<b>SECTION A:</b>	INTRODUCTION .....	1
<b>A1.</b>	BACKGROUND.....	1
<b>A2.</b>	THE OBJECTIVES OF THIS PROJECT .....	1
<b>A3.</b>	METHODOLOGY .....	2
<b>A4.</b>	THE CONSULTATIVE PROCESS FOLLOWED .....	3
<b>SECTION B:</b>	ALIGNMENT WITH SPATIAL DEVELOPMENT POLICIES .....	4
<b>SECTION C:</b>	LOCALITY.....	5
<b>C1.</b>	PROVINCIAL LOCALITY .....	5
<b>C2.</b>	DISTRICT LOCALITY .....	6
<b>SECTION D:</b>	KEY ISSUES .....	8
<b>D1.</b>	BUILT ENVIRONMENT.....	8
<b>D2.</b>	SOCIO- ECONOMIC .....	8
<b>D3.</b>	BIOPHYSICAL.....	8
<b>SECTION E:</b>	SWOT ANALYSIS.....	9
<b>SECTION F:</b>	SYNTHESIS.....	10
<b>F1.</b>	BIOPHYSICAL.....	10
<b>F2.</b>	BUILT ENVIRONMENT.....	11
<b>F3.</b>	SOCIO ECONOMIC .....	11
<b>SECTION G:</b>	STRATEGIC FRAMEWORK .....	12
<b>G1.</b>	IDP VISION .....	12
<b>G2.</b>	IDP MISSION .....	12
<b>G3.</b>	ULM IDP: DEVELOPMENT OBJECTIVES AND STRATEGIES.....	12
<b>G4.</b>	ALIGNMENT WITH NATIONAL AND PROVINCIAL PLANS.....	13
<b>G5.</b>	KEY NATIONAL LEGAL POLICY INFORMANTS.....	16
<b>SECTION H:</b>	SPATIAL PLANNING VISION.....	18
<b>SECTION I:</b>	SPATIAL DEVELOPMENT FRAMEWORK .....	21
<b>I1.</b>	BIOPHYSICAL FRAMEWORK.....	21



<b>I2.</b>	SOCIO-ECONOMIC .....	34
<b>I3.</b>	BUILT ENVIRONMENT .....	47
<b>SECTION J:</b>	OVERALL SPATIAL DEVELOPMENT PLAN .....	67
<b>SECTION K:</b>	LAND USE MANAGEMENT GUIDELINES .....	68
<b>SECTION L:</b>	IMPLEMENTATION PLAN .....	73

## FIGURES

<b>FIGURE NO. 1:</b>	The key spatial directive chapters of the National Development Plan .....	14
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## TABLES

<b>TABLE NO. 1:</b>	IDP OBJECTIVES AND STRATEGIES .....	12
<b>TABLE NO. 2:</b>	POTENTIAL LAND USE PER LAND CAPABILITY CLASS (SOURCE: AGRIC RESEARCH COUNCIL) .....	31
<b>TABLE NO. 3:</b>	DEMAND FOR ADDITIONAL CRECHES .....	35
<b>TABLE NO. 4:</b>	PROVISION OF HOUSEHOLD SANITATION .....	65

## PLANS

<b>PLAN No. 1:</b>	PROVINCIAL LOCALITY .....	5
<b>PLAN No. 2:</b>	DISTRICT LOCALITY PLAN .....	6
<b>PLAN No. 3:</b>	MUNICIPAL LOCALITY .....	7
<b>PLAN No. 4:</b>	CRITICAL BIODIVERSITY AREA .....	22
<b>PLAN No. 5:</b>	LAND COVER .....	25
<b>PLAN No. 6:</b>	BIOPHYSICAL FRAMEWORK: ENVIRONMENTAL PROPOSALS .....	28
<b>PLAN No. 7:</b>	LAND CAPABILITY .....	32
<b>PLAN No. 8:</b>	AGRICULTURE PROPOSALS .....	33
<b>PLAN No. 9:</b>	CLINICS .....	36
<b>PLAN No. 10:</b>	HOSPITALS .....	37

**PLAN No. 11:** POLICE STATION .....38

**PLAN No. 12:** POST OFFICE .....39

**PLAN No. 13:** PRIMARY SCHOOLS .....40

**PLAN No. 14:** SECONDARY SCHOOLS .....41

**PLAN No. 15:** SOCIAL FACILITIES .....42

**PLAN No. 16:** TOURISM.....43

**PLAN No. 17:** DEVELOPMENT NODES .....49

**PLAN No. 18:** MOUNT AYLIFF LAND USE PROPOSALS .....50

**PLAN No. 19:** MOUNT FRERE LAND USE PROPOSALS .....51

**PLAN No. 20:** ZONING MOUNT AYLIFF .....52

**PLAN No. 21:** ZONING MOUNT FRERE .....53

**PLAN No. 22:** CORRIDORS & LINKAGES P.....58

**PLAN No. 23:** MOUNT FRERE URBAN EDGE P.....58

**PLAN No. 24:** MOUNT AYLIFF URBAN EDGE P .....60

**PLAN No. 25:** SETTLEMENT EDGE PLAN.....62

**PLAN No. 26:** HOUSING PROJECTS.....64

**PLAN No. 27:** INFRASTRUCTURE PLAN .....666

**PLAN No. 28:** SPATIAL DEVELOPMENT FRAMEWORK .....677



## SECTION A: INTRODUCTION

The Umzimvubu Local Municipality (hereafter referred to as “ULM”) has appointed Tshani Consulting cc to assist the municipality in reviewing its Spatial Development Framework (SDF). The Umzimvubu SDF was first developed in 2011 and it’s been four (4) years since the SDF has been reviewed.

In accordance with the requirements of Section 26 (e) of the Municipal Systems Act (Act No. 32 of 2000), a Spatial Development Framework (SDF) in respect of a Municipality’s area of jurisdiction is a legally required component of a Municipality’s Integrated Development Plan (IDP).

The purpose of the review of the Umzimvubu Spatial Development Framework is to update the SDF content to make it a credible comprehensive and meaningful document. The review of the SDF is also to align with the three (3) pillars/frameworks of the DRDLR spatial development framework guidelines.  
As well as the Alfred Nzo District SDF

This report outlines how the Alfred Nzo District Municipality Spatial Development Framework has been from the Umzimvubu Local Municipality’s IDP (2012-2017), and related initiatives to inform the shared impact or priority area for spatial development and investment, set out below.

### A1. BACKGROUND

The Spatial Development Framework is intended to create a holistic approach for the development of Mount Frere and Mount Ayliff, thereby unleashing development potential, attracting investment and removing blockages inherited from previous planning methods.

This project is seen as an important tool for supporting adequate planning, service delivery and infrastructure needs. Mount Frere and Mount Ayliff have existing infrastructure and amenities. The SDF therefore, needs to be crafted in such a manner that it takes into consideration the existing operations.

The subject towns are currently faced with some of the following issues:



**LIMITED MIXED LAND USAGE**



**NEED FOR LOCAL SUPPLY OF BASIC NECESSITIES/ CONVENIENCE GOODS**



**NEED FOR SOCIAL INFRASTRUCTURE**



**NEED FOR AGRICULTURE DEVELOPMENT**



**NEED FOR CULTURAL DEVELOPMENT**

Based on present and future economic activities, the SDF should entail a new spatial layout, as well as economic development interventions.

The new spatial layout will need to be guided by inter alia, the identification of economic development opportunities and their requirements, the assessment of which these could realistically / financially be established (considering economically feasible aspects, government priorities, current provision of infrastructure and services, private investment opportunities vs. government funding).

### A2. THE OBJECTIVES OF THIS PROJECT

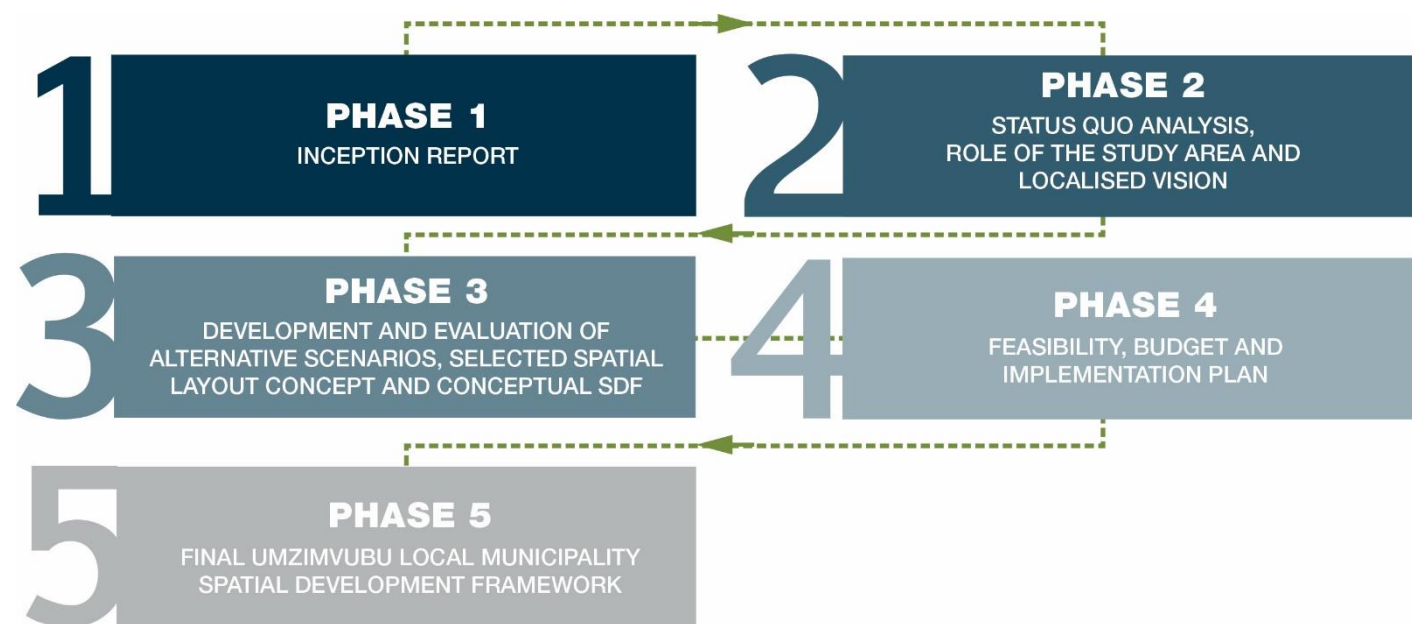
Some of the detailed objectives of the SDF are but not limited to:

- Identify and locate services and infrastructural needs such as:
  - Road connections
  - Identify intensive agricultural activities
  - Social Services such medical care (e.g. clinic), schooling, training facilities, child care etc.
  - Residential areas (e.g. middle to high income housing)
  - Water and sanitation access (e.g. purification plants)
  - Solid waste management
- Identify economic opportunities to maximise impact and create development synergies.
- Identify economic opportunities in the tourism sector.
- Develop a guiding implementation plan for governmental interventions to support economic and social development at Rural Development Nodes.
- Develop a spatial development layout that can attract private investment to the area.
- Take into consideration the existing plans on municipal (e.g. ULM Rural Spatial Development Plan Framework) and provincial level and their impacts on the Towns.
- Ensure that there is a maximum participation of all stakeholders and role players on the development of the SDF.
- Develop and evaluate different scenarios for the spatial and socio- economic development.
- Lead discussions and consultations process on proposed scenarios and facilitate selection of the most appropriate one.
- Set objectives, develop strategies and determine actions that need to be undertaken, in response to the opted scenario.

- Develop an implementation plan which includes a list of development interventions stating spatial location, cost and budget estimates, timing and phasing, sources and finance.
- Develop a plan that will:
  - Provide vision and strategy for the Rural Development Nodes, link it with the ULM Rural Settlement Development Plan.
  - Identify economic opportunities and areas for the implementation (according to capacity to deliver services)
  - Identify areas for uses (settlement, agriculture, tourism retail mixes use etc.)
  - Areas where special problems are to be resolved e.g. land ownership tenure upgrading and restitution.
  - Environmentally sensitive areas and areas where development will not be allowed or limited.

### A3. METHODOLOGY

The following approach (phases) was followed during the preparation of this project. Guidance were taken from the Department of Rural Development of Land Reform Guidelines to create this project and the phases are as follows:



The detailed methodology for each of the afore-mentioned phases, explained below:

#### PHASE 1: INCEPTION REPORT

Within 2 weeks of appointment, the appointed consultant will be required to produce an Inception Report, unpacking the objectives of the project and detailing how these will be developed and achieved. The report should detail the scope of work project approach process to be followed, timelines (project programme), key deliverables and cash flow, and is to be developed in close consultation with the Municipality.

#### PHASE 2: STATUS QUO ANALYSIS, ROLE OF THE STUDY AREA AND LOCALISED VISION

The status quo analysis (situational analysis), particularly with regard to spatial issues, should include the identification and evaluation of the existing, planned and needed issues of:

- Land use (including land ownership, current zoning, map of area showing the erf numbers)
- Spatial planning impacting on current and future developments
- Economic activities and opportunities
- Bulk infrastructure provision
- Settlement and housing
- Transport
- Water and sanitation, waste management
- Specific features of the current spatial environment (natural elements and built environment)
- Social and economic linkages to the surrounding area
- Population/Migration

Based on the outcome of the socio-economic profile, the function and strategic intent (localised vision) must be formulated.

#### PHASE 3: DEVELOPMENT AND EVALUATION OF ALTERNATIVE SCENARIOS, SELECTED SPATIAL LAYOUT CONCEPT AND CONCEPTUAL SDF

The purpose of this Phase is to develop a detailed understanding of the local and regional development trends, issues, pressures, opportunities and constraints that impact on the study area. This should not be the main focus of the project, but should provide an analysis of the current role of Mount Frere and Mount Ayliff. Once a scenario has been agreed to by the project steering committee, a spatial layout needs to be developed for the chosen scenario.

The Spatial Layout has to consider the following elements:

- Provide clear spatial logic that would enable private sector investment in the built environment
- Should provide detailed information on where state investment in service delivery and infrastructure provision is needed (feasible)
- Natural resource management, land issues and subdivision of urban and rural land.
- Synergies between and integration of adjacent developments
- Consideration of available resources opportunities and potentials
- Take into account legislation and policy, available resources, inter linkages, competing developments.
- Overlay, integrate and analyse information and proposals in order to ensure alignment and synergy.
- Facilitate the decision on the most feasible development scenario as a basis for the Spatial Layout implementation plan.

The drafting of the Spatial Layout Plan has to take into consideration existing spatial and sectoral plans avoiding duplication and ensuring the development of a fitting spatial plan.

#### PHASE 4: FEASIBILITY, BUDGET AND IMPLEMENTATION PLAN

The purpose of phase 4 is to ensure that the most feasible development plan based on the layout plan is translated into detailed requirements and a plan of action. In order to develop this, a thorough investigation of the social, economic and environmental feasibility and practicability needs to be conducted.

Implementation plan needs to include:

- Prioritized list of the developmental intervention stating:
- Spatial Location
- Cost and budget estimates
- Sustainability
- Timing and phasing
- Sources of finance
- Institutional recommendations

A thorough stakeholders consultation process with local businesses and stakeholders must be undertaken in all four phases and minutes given to the project steering committee (PSC).

#### PHASE 5: FINAL UMZIMVUBU LOCAL MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK

Deliverable: Final document of the Spatial Development Framework

This SDF has to be presented to and adopted by PSC, Management Committee and Council.

#### DOCUMENTATION AND INFORMATION RELATED TO BRIEF

- Tshani Consulting CC will be expected to review and take into account all relevant national, provincial local legislation, policy and planning frameworks.
- Ownership of factual information, collected by consultants and paid for by ULM, shall vest with the ULM Municipality.
- All report should be submitted to ULM in paper copy and electronic format.
- The service provider is expected to minute all stakeholder meetings and PSC and provide copies to the PSC.
- The service provider is expected to provide 15 hard copies and 10 CD's of the final agreed Spatial Development Framework.

- All service providers to ensure that spatial information is captured in GIS according to the following specifications.
  - Format : Arc View shape file
  - Projection : To be geographic
  - Datum : WGS 84
  - Spheroid : WGS 84

#### PHASE 6: IMPLEMENTATION AND MONITORING

Implementation of the SDF includes the monitoring of the goals or key performance indicators as well as the implementation of capital investment and policies. This process will be driven by the Town Planning Section of the Municipality as this will be an ongoing procedure.

#### A4. THE CONSULTATIVE PROCESS FOLLOWED

In compiling the Spatial Development Framework for ULM, the Municipality engaged in a process of consultation internally as well as with external stakeholders representing different organisations and civil society in general.

From Umzimvubu Local Municipality side, the formulation of the Reviewed Spatial Development Framework was managed and co-ordinated by a Task Team comprising officials and councillors from different Municipal departments. **Table 1** below indicates relevant meetings and workshops held during the consultative period.

Consultation with various stakeholders and municipal officials was considered a vital aspect of the planning process. This was achieved through:-

- ▶ *Stakeholder and Municipal Official Meeting – to present the Inception Report*
- ▶ *Workshop – to present Situation Analysis to Stakeholders and Municipal Officials.*



## SECTION B: ALIGNMENT WITH SPATIAL DEVELOPMENT POLICIES

Over the years, Guidelines on how to develop Spatial Development Frameworks have been prepared by various National Departments, Provincial Departments and Local Municipalities. All these guidelines worked for the areas they covered, however they never looked at linkages and interaction of adjoining, Municipalities, Districts, Provinces, etc.

The latest guidelines developed in the Eastern Cape in 2010, was the Eastern Cape Provincial Spatial Development Plan (ECPSDP) see figure 2, however it was never formally adopted by the Office of the Premier, however it was used as a guide by the authors of SDF's within the province. The ECPSDP developed seven (7) pillars aligned to the Provincial Growth and Development Strategy Of The Province.

In 2014, the Spatial Planning Land Use Management Act (SPLUMA) developed draft regulations and specific guidelines for SDF's. The guidelines identified three (3) pillars as depicted in figure 1 below. Although the guidelines are only in draft format currently, (September 2014) we are utilising the guidelines. Should there be any changes in the future to the guidelines, the report will be aligned accordingly.

We propose integrating the seven (7) pillars of the ECPSDP into the three (3) pillars of the DRDLR spatial development framework guidelines, to guide the seamless integration of the two processes.

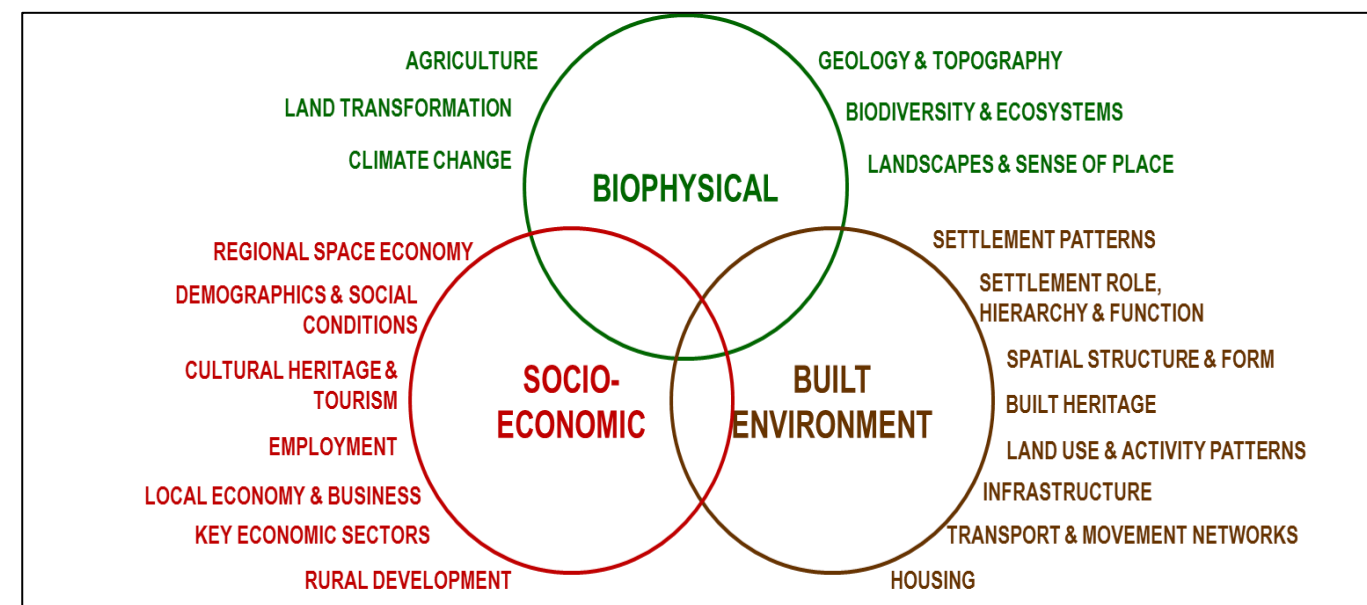


FIGURE NO. 1: RDLRSDF GUIDELINES



FIGURE NO. 2: ECPSDP 7 PILLARS

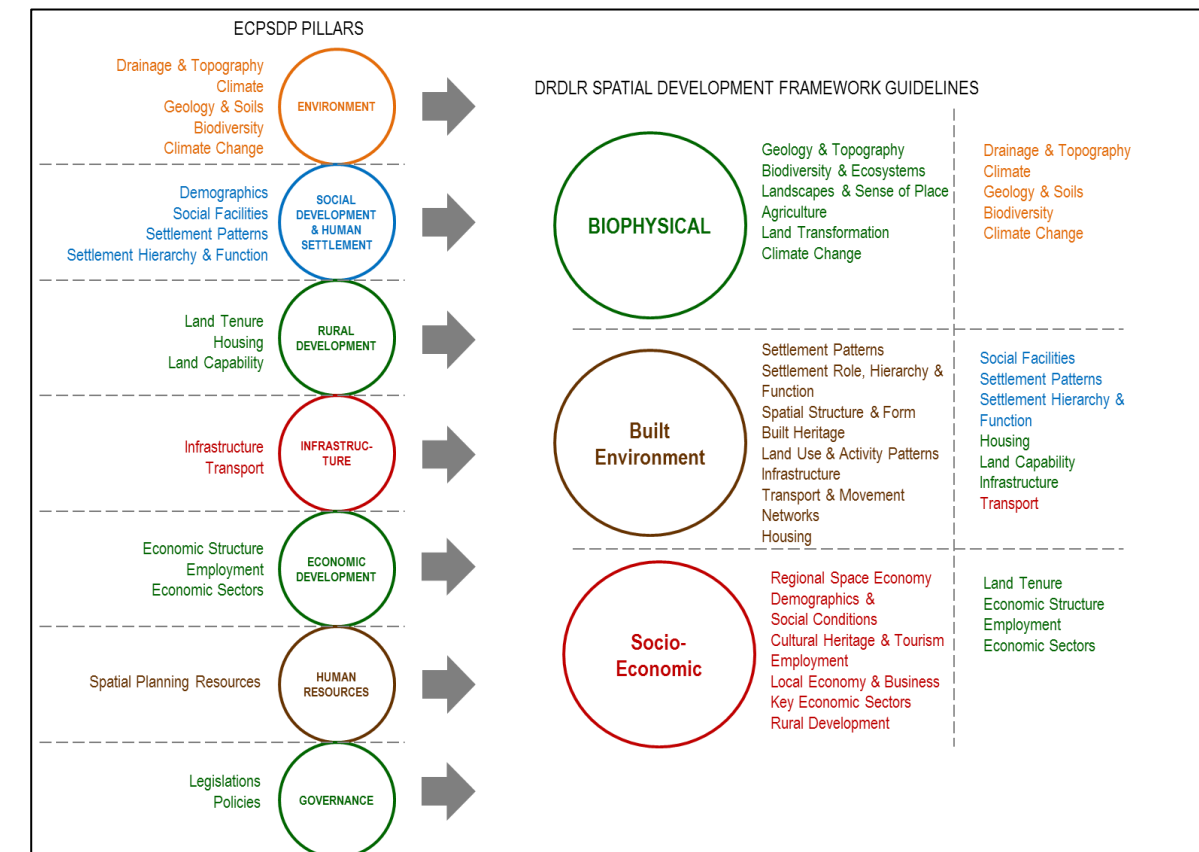


FIGURE NO. 3: INTEGRATION OF PILLARS

## SECTION C: LOCALITY

### C1. PROVINCIAL LOCALITY



The Alfred Nzo District Municipality encompasses the Northern boundary of the Eastern Cape Province, sharing a boundary with KwaZulu Natal

The Eastern Cape Province is bordered by the Western Cape, Northern Cape, Free State, and KwaZulu Natal Province, as well as the hinterland of Lesotho. The National Road (N2) connects the Eastern Cape with the Western Cape and KwaZulu Natal, while the N6 connects the Eastern Cape to the Free State and Gauteng, and lastly, the N10 connects the Eastern Cape to the Northern Cape, refer to Plan No. 1: Provincial Locality Plan.

The National Road (N2) connects the Coastal Provinces and District Municipalities of the Western Cape, Eastern Cape and KwaZulu-Natal; and the N6 links the Coastal Municipalities of the Eastern Cape Province to the interior of South Africa i.e. Free State, Gauteng, etc.

PLAN No. 1: PROVINCIAL LOCALITY.

## C2. DISTRICT LOCALITY



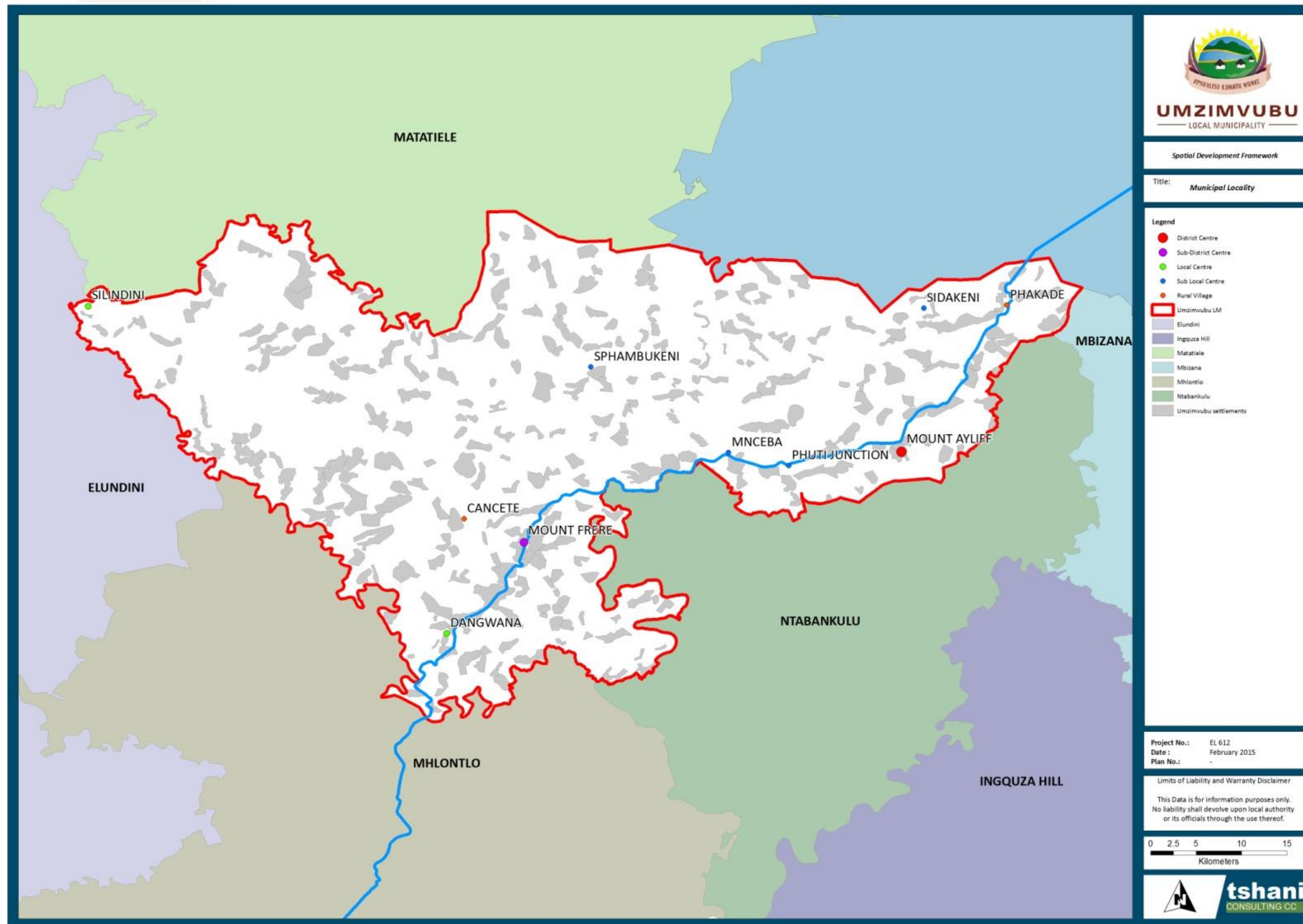
PLAN No. 2: DISTRICT LOCALITY PLAN

The Alfred Nzo District is bordered by the Districts of Joe Gqabi and O R Tambo to the west and south respectively, within the Eastern Cape Province and the Districts Sisonke and Ugu to the north-east and east respectively, within the KwaZulu Natal Province. The Alfred Nzo District also shares a border with Lesotho to the north.

The Alfred Nzo District contains the following four (4) local municipalities:

- **Matatiele Local Municipality:** comprising of the towns of Cedarville, Harry Gwala Park, Itsokolele, Matatiele and Mzingisi, as well as numerous rural settlements accumulating to a total population of 203 843 people within an area of 4.35 km<sup>2</sup>.
- **Mbizana Local Municipality:** comprising of the towns of Bizana, Xesibe and various rural settlements housing 281 905 people within an area of 2.42 km<sup>2</sup>.

**MUNICIPAL LOCALITY**



The Umzimvubu Local Municipality falls within the Alfred Nzo District Municipality in the Province of the Eastern Cape. It is bounded to east by the Mbizana Local Municipality, the Ntabankulu Local Municipality to the south, and Mhlontlo Local Municipality to the south-west, Elundini Local Municipality to the west and the Greater Kokstad Municipality to the North.

The two main towns within the Umzimvubu Local Municipality is Mount Ayliff and Mount Frere.

Mount Frere was founded in the 17th century by Sir Henry Bartley Edward Frere. Mount Frere when translated in Xhosa is “place of the Bhaca people”, who settled here while fleeing the advance of the Shaka Zulu.

Mount Frere is situated between the towns of Kokstad and Mthatha along the N2.

Mount Ayliff is a smaller town situated within the Umzimvubu Local Municipality.

The town is situated approximately 36km south of Kokstad, along the N2 to Mthatha. The town was named after Rev John Ayliff, a Methodist minister who founded a mission near the town

PLAN No. 3: MUNICIPAL LOCALITY

## SECTION D: KEY ISSUES

This section of the report highlights all the issues captured from the workshop and from analysing reports as well as from interviews with relevant stakeholders.

### D1. BUILT ENVIRONMENT

- Existing legislation, Act 15, Land Use Regulation Act of 1987 does not contain procedures for land use recording, zoning recommendation and subdivisions.
- Minimal cadastral information and land ownership details available, therefore the need to research and increase cadastral information becomes pivotal, so as to also enhance proper land use management.
- Land use within the Umzimvubu jurisdiction is extremely rural, therefore the majority of the land is used for grazing of livestock instead of crop farming.
- Untapped resources.
- Improve the provision of basic water service within the area so as to capacitate even those areas that are not supplied with water.
- Upgrade the villages with unventilated pit latrines to ventilated improved pit latrines (VIP), villages located close to the dams will require an in depth assessment of the site conditions before the type of latrine to be used is proposed to avoid underground pollution of water.
- Electric substations need to be upgraded or added, so as to provide electricity even to those places that do not have supply of electricity.
- People are residing within the 36m wide Electricity Servitude in the town of Mount Frere.
- Not Policy relating to Land Invasion.
- Formulate a proper maintenance plan for the gravel access roads, and try to attain the relevant funding so as to improve the roads within the town, this will also enhance investor confidence.
- Ailing infrastructure
- Panels are very old and need to be replaced
- No signage on exterior of substations and mini subs
- Links and conductors damaged
- Lack of funds to commence with the rehabilitation
- Ownership information on the valuation roll is incorrect in terms of unregistered properties having
- ownership details;
- 56% of properties in Mount Ayliff are unregistered; and
- 74.55 % of properties in Mount Frere are unregistered;

### D2. SOCIO- ECONOMIC

- Low income levels.
- High unemployment rate.
- Low education levels.
- Additional high schools required.
- Lack of business opportunities.
- Lack of arable land.
- Communities requiring additional facilities such as pre-schools, playgrounds, crèches, fenced grazing lands, stadium, dipping tanks, shearing sheds, etc.
- Decline in the Agricultural sector.
- Lack of proper business management skills.
- Lack of assistance by the municipality and government departments.

### D3. BIOPHYSICAL

- Irrigation potential that is not in use.
- Poor agricultural management.
- High capital and production costs.
- Lack of proper infrastructure.
- Uneven rainfall patterns, due to change in climatic patterns.
- Lack of proper skill to achieve optimum yield.
- Severe overgrazing.
- Land erosion
- Inappropriate land use management.
- Contamination of water courses.
- No stormwater monitoring.
- Alien vegetation to be managed.

## SECTION E: SWOT ANALYSIS

This section of the report is based on the SWOT analysis which reflects the Strengths, Weaknesses, Opportunities and Threats found within the study area

SWOT ANALYSIS				
ISSUE	STRENGTH	WEAKNESS	OPPORTUNITIES	THREAT
<b>BUILT ENVIRONMENT</b>	<ul style="list-style-type: none"> <li>▶ Mount Frere is the main economic hub within the municipal area.</li> <li>▶ There is great potential for development within the municipal area</li> <li>▶ There is bulk infrastructure available within the municipal area.</li> <li>▶ The N2 runs through the municipal area.</li> <li>▶ Mount Ayliff is the administrative service of the district and Mount Frere</li> <li>▶ Mount Frere supports Ntabankulu residents</li> </ul>	<ul style="list-style-type: none"> <li>▶ Mount Frere CBD does not cater for all the Economic needs of the people within Umzimvubu Municipality.</li> <li>▶ Not enough water to sustain development.</li> <li>▶ Infrastructure in a poor condition</li> <li>▶ Roads not well maintained especially in the rural settlements</li> <li>▶ No formal public transport system</li> <li>▶ Service backlog</li> <li>▶ The Mount Frere and Mount Ayliff towns are not fully developed which means that tourists don't stop and spend money in the town.</li> <li>▶ There is only one FET college located in the local municipality</li> <li>▶ Road condition is very poor.</li> </ul>	<ul style="list-style-type: none"> <li>▶ There is opportunity for developers to invest in the towns of Mount Frere and Mount Ayliff</li> <li>▶ Opportunities exist for the municipality to develop properties owned by the municipality.</li> <li>▶ Opportunities exist for the towns to grow and to be developed in a way which will attract tourist to stay and spend money.</li> <li>▶ Use of natural materials for infrastructure (boardwalks etc.)</li> </ul>	<ul style="list-style-type: none"> <li>▶ No growth will leave the economy dormant.</li> <li>▶ Municipal owned land not used means loss of possible income.</li> <li>▶ Investors lose confidence because of lack of infrastructure such as water.</li> <li>▶ Loss of investment and retention of business due to poor road network and infrastructure.</li> </ul>

<b>SOCIO ECONOMIC</b>	<ul style="list-style-type: none"> <li>▶ Population is youthful</li> <li>▶ Positive population growth.</li> <li>▶ There is arable land within the municipal area.</li> <li>▶ Natural biodiversity</li> <li>▶ Tourism promotion through provision of access and advertising</li> <li>▶ Mount Frere and Mount Ayliff are the most important location for LED and serve as service centres for surrounding settlements</li> </ul>	<ul style="list-style-type: none"> <li>▶ No private or commercial development of land.</li> <li>▶ Poverty levels are high.</li> <li>▶ High level of discouraged workers</li> <li>▶ High levels of income poverty</li> <li>▶ Low levels of employment</li> <li>▶ High levels of youth unemployment</li> <li>▶ Low levels of tertiary education</li> <li>▶ Not all wards have clinics and some are too far away from the hospitals</li> </ul>	<ul style="list-style-type: none"> <li>▶ Opportunities exist to grow the Tourism Sector, with the help of external department as well as Department of Tourism.</li> <li>▶ Opportunities to develop Educational activities and facilities</li> <li>▶ Eco-tourism and nature-based tourism - Mountain scenery and wild life etc.</li> </ul>	<ul style="list-style-type: none"> <li>▶ The lack of Government support</li> <li>▶ The high level of youth unemployment leads to crime.</li> </ul>
<b>BIOPHYSICAL</b>	<ul style="list-style-type: none"> <li>▶ Passive nature based recreational activities.</li> <li>▶ Natural biodiversity.</li> <li>▶ There is livestock farming.</li> <li>▶ Potential exist to sustain Agriculture Development.</li> <li>▶ The Umzimvubu and Kinira River pass through the Municipality area from the north-eastern to the south western quadrant. This perennial river provides a reliable water supply for the municipal areas and is suitable for irrigation and recreational purposes</li> </ul>	<ul style="list-style-type: none"> <li>▶ Poor land management can harm the environment.</li> <li>▶ Uncontrolled urban sprawl will harm the environment.</li> <li>▶ Decline in employment in Agriculture.</li> <li>▶ Poor agriculture infrastructure.</li> <li>▶ No produce market.</li> <li>▶ Lack of fencing to protect agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>▶ Natural environment needs to be conserved and protected</li> <li>▶ LED Strategy stated that there is opportunities for river adventure canoe trails and flying fish potential with the rivers.</li> <li>▶ There is opportunities to support and provide infrastructure to emerging farmers.</li> </ul>	<ul style="list-style-type: none"> <li>▶ Climate Change</li> <li>▶ Water pollution.</li> <li>▶ Minimal disturbance to natural vegetation - no large infrastructure footprints</li> <li>▶ The loss of natural areas or degradation due to human activities.</li> </ul>

	<p>► <i>Municipal land is arable and capable of commercial grazing, forestry and crop production</i></p>			
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## SECTION F: SYNTHESIS

### F1. BIOPHYSICAL

The topography of Umzimvubu Municipality is directly influenced by two main geomorphological formations i.e. River Valleys and Mountainous formations. The Umzimvubu River Basin, comprised of a number major river including the Umzimvubu River, Mzintlava River, Tina River, the Kinira River, and other small tributaries, which traverse through the Municipality, mainly drains the municipal area. The river basins range from a low of about 600m –1400m above sea level, while the Plateau and Steep slopes and ridges in the western side of the Umzimvubu Municipality leading towards the Drakensberg Mountains rise up to above 1800 – 2000m above sea level. A slope map showing the topography of the Municipality shows that large portions of the Municipality lie within steep areas.

Agriculture forms one of the Local Economic Development focus areas, as agriculture proves to have great potential in this area. The Umzimvubu Local Municipality has agricultural potential in both crop and livestock farming; this is due to the suitable climatic conditions and the availability of water supply.

The soils have high potential for growing various crops and the unique climatic conditions are suitable for various crops at different seasons. Umzimvubu has high water availability levels afforded by the rivers that run through the area. Land is also available in abundance for both commercial and subsistence farming.

Forests are evident in the western region of Umzimvubu Local Municipality, adjacent to the R405 and in a small area in the eastern region adjacent to the N2. Forestry is available in the form of indigenous forests and commercial plantations. Indigenous forests consist mainly of the mist belt forest known for its fine yellowwood specimens. Indigenous forests are however not as well protected as they should be.

Commercial plantation forests occur along the R405 route (Manzamyana forest), in the western region of Umzimvubu Local Municipality. The plantations provide wood for a variety of reasons, such as timber for poles. Plantations consist predominantly of pine species. These plantations are not natural features of the environment and are therefore not under any threat. They do however pose a threat to other elements, such as the water table, by utilizing vast amount of groundwater. Some of the plantations occur adjacent to or are buffer zones for indigenous forests and tree felling operations need to be carefully monitored to prevent destruction of indigenous forests.

Agriculture and the forestry sector has potential for growth and could be a key development pillar in achieving economic growth and development for the area.

Agricultural potential is hindered by a number of factors that have prevailed for many years. There is overemphasis on subsistence farming over commercial farming. This has a negative impact on the general economy of the area. As a result of low skills in the area, farmers are unable to market agricultural projects and there is a lack of knowledge in crop and livestock care, which has led to poor land management.

There are large pieces of vacant arable land within the municipal area. The major agricultural zones are adjacent to the Umzimvubu and Kinira Rivers. These pieces of land need to be explored and utilized to the fullest. The employed population in the agriculture sector is very low, but has potential for growth should more investment occurred by the municipality.

The municipal area has scattered potential for wildlife and this opportunity for game farming could boost the tourism sector with consequential employment opportunities.

While addressing the demand for human settlement; maintaining agricultural land for food production and sustenance, as well as for viable economic activities today and for future generations, is imperative.

Due to development pressures and the associated loss of natural areas, it has become increasingly important to preserve the remaining environment. Environmentally Sensitive Areas must be safeguarded in their natural or near-natural state, as they are critical for conserving biodiversity and maintaining the ecosystem.

The Eastern Cape Biodiversity Conservation Plan, indicates a large number of Category 1 Areas (critical environmental areas) are evident in the district. Any habitat loss inevitably leads to losses in biodiversity. The most affected are those rare species with limited ranges and much specialised habitat requirements

The Municipality lies in a region that has mostly summer rainfall, with Mean Annual Precipitation (MAP) of 780, mm ranging from 620-816mm. The nearest South African Weather Services (SAWS) station in Kokstad records 88 rain days in a year and three of those occur in the midwinter (June-July). Both mist and snow occur less frequently than in this region (Kokstad 26 misty days per year) and much of the rain comes in a form of thunderstorms (Kokstad 45 days). MAT 12.9-15.6 °C (overall MAT14.7 C). Moderately severe frosts occur 30 days in a year. Mean annual evaporation 1 457-1 723 mm (Camp 1999b).

The climate in this summer rainfall area ranges from very pleasant warm summers to mild winters. Annual rainfall ranges between 620mm and 816mm, with thunderstorms and hail a common feature in summer. The evaporation rate ranges from approximately 1500mm to 2000mm.

Summer months are warm with winter months being cold with snow in high lying areas. The average minimum temperature ranges from 7 to 10 degrees centigrade in winter for 18 to 25 degrees centigrade in summer. The annual rainfall of the district is 671 mm per annum. The area falls within the summer rainfall area (October to March). The municipal area experiences climatic extremes in the form of storms, tornadoes and floods which have resulted in soil erosion and deep crevices.

## F2. BUILT ENVIRONMENT

After analysing the settlement patterns over the ten (10) years, there has been a negative growth rate because most people seem to be migrating to other towns to seek better opportunities and a better life. A more noticeable feature is the decrease of the population and settlements in the rural periphery of Umzimvubu Local Municipality mainly attributed by the lack of rural development within the municipality.

Land use varies within the Umzimvubu Municipality area. There is very little industry in the Mount Frere area **Residential and Commercial:** Land within the towns is mostly used for residential or commercial purposes. The rural areas are used mainly for residential use and activities relating to subsistence farming are evident in most of the villages.

The Umzimvubu Municipality comprises of two main urban centres being Mount Frere and Mount Ayliff. The most common form of tenure in the rural areas is the communal land tenure system where land is owned by the State and the common form of tenure in the urban areas is privately and municipal owned land.

A substantial amount of land is communally-owned and unregistered. This situation results in difficulty in obtaining land for development purposes. There have been calls by people in the rural areas to be given title to their land on an individual basis. This will ensure tenure security and also safeguard them against future claims from others or loss through potential reorganization of village land at a later stage.

It is important to note that, due to the limited number of housing subsidies per municipality, housing projects are delivered primarily in areas where there is the greatest need.

The following definitions relating to housing should be taken note of. **Need** refers to the total housing need according to the backlog and forecasts. **Demand** refers to the ability of a household to afford a house via a subsidy, bank loan or their own funds.

The presence of 723 households presently residing in “informal” flats and/or rooms in backyards indicates that there is a demand for rental accommodation provision in the urban areas of the municipality.

Although the scale of this demand is very small, the demand still exists and potential supply options can be investigated further between the private sector and the municipality.

The 458 households that presently reside in informal settlements clearly indicate a demand for informal settlement upgrade or rental housing (in cases where occupants of shacks are using the shack as temporary accommodation as opposed to being homeless).

The Alfred Nzo District Municipality is the authority responsible for planning and reticulation of both water and sanitation within the Umzimvubu jurisdiction, and the provision of such services thereof. The Umzimvubu Local Municipality is a small municipality that suffers from high levels of poverty and backlogs as it slowly transcends from rural to urban settlement patterns, this therefore stipulates that there is uneven or inadequate distribution of infrastructure and services within the area, this notion is supported by the whole of Alfred Nzo District Municipality, and it is within the aims of the district municipality to slowly achieve 100% service delivery within its jurisdiction be it rural areas and or urban centres.

The upgrading of the N2 toll highway from East London to Durban will result in increased traffic volumes, and since it traverses through Umzimvubu Local Municipality, Umzimvubu Local Municipality will need to identify how it can make use of opportunities.

Both town centres are fully accessible by road; surfaced roads exist along the main streets while the remaining roads are gravel roads. The roads in the rural areas are all gravel roads and only few communities are fully accessible by road. The rural areas with full accessibility are those in close proximity to the N2. Rural roads are poorly constructed and maintained and are frequently water logged and do not survive heavy rains in the summer, as a result the storm water channels become blocked. The major reason for the lack of maintenance was cited as fiscal. The dire construction of roads has led to environmental degradation by means of soil erosion, and removal of vegetation. It appears that the contractors do not implement the Environment Management Plan (EMP) properly.

## F3. SOCIO ECONOMIC

In terms of the Socio economic pillar, the Umzimvubu Local Municipality area suffers from a lack of social facilities. Many rural settlements fall out the walking distance range allocated by the CSIR development guidelines. There is also a need within the municipality to upgrade existing facilities as they are old and dilapidated. There is a high prevalence of dependency within the Umzimvubu Municipality as there is a high number of economically Inactive people living in the Umzimvubu Local Municipality. The municipality suffers from a lack of secondary and higher educational institutions. Which results in scholars having to walk great distances to school or having to travel by taxi and buses to educational facilities.

There are 20 clinics in Umzimvubu LM, There are two district Government Hospital in Umzimvubu Municipality namely the Mount Ayliff Hospital and Madzikane ka Zulu Hospital which is situated in Mount Frere.

The towns, Mount Frere and Mount Ayliff have existing sport fields however they are not properly maintained and cater for soccer only. However the municipality is planning to introduce more sporting codes such as tennis, netball, hockey and rugby etc. The municipality is upgrading the existing facilities and the existing facilities will cater for school and local community events. There is a shortage of adequate sports facilities in the Umzimvubu Local Municipality and additional sports facilities will boost the social interaction between the youth and physically active members of society.

The economy of Umzimvubu Local Municipality is driven by the public sector. The traditional economic driver, agriculture is still present although in general this is busy declining in terms of providing employment.

Umzimvubu municipality is currently challenged in terms of infrastructure levels, which are very low. The unpaved roads are a great problem especially for the extension of infrastructure as well as for the provision of future services. The negative influence it has on access to available tourism products and local businesses has a detrimental effect on the economy. The upgrade and maintenance of these roads will be of great importance to the economy of the Umzimvubu Municipality.



## SECTION G: STRATEGIC FRAMEWORK

This section outlines how the Spatial Development Framework has taken its guidance.

### G1. IDP VISION

“Is to be the best run municipality”

### G2. IDP MISSION

“Is to properly plan, deliver quality and sustainable services to improve the socio-economic status within the broader Umzimvubu community.”

#### ULM IDP: DEVELOPMENT OBJECTIVES AND STRATEGIES

The following objectives and strategies as depicted in the Umzimvubu LM 2012-2017:

TABLE NO. 1: IDP OBJECTIVES AND STRATEGIES	
<b>Key Performance Areas</b>	<ul style="list-style-type: none"> <li>▶ Alignments of Objectives to the National Key Performance Areas</li> </ul>
<b>Financial Viability</b>	<ul style="list-style-type: none"> <li>▶ To Achieve 100% of rate collection by the end 2017, consistently over the 5 years maintain an unqualified audit status rating by the auditor general and to earn the clean audit political tag.</li> </ul>
<b>Good Governance</b>	<ul style="list-style-type: none"> <li>▶ To strengthen the ULMs IGR participation and influence to improve collaboration with government departments at provincial and national levels in order to co-ordinate services delivery on concurrent and functions performed by other spheres.</li> <li>▶ To enhance public participation and inclusivity in support of ELM programmes to deepen democracy and the partnership between the municipality, communities and all stakeholders.</li> </ul>

<b>Institutional Development and Transformation</b>	<ul style="list-style-type: none"> <li>▶ To build the municipality’s profile as a caring and employer of choice to current and prospective employees (through skills retention, skills development, wellness programme, sound labour relations, recognition of good performance etc.)</li> <li>▶ To undertake the transformation of the municipality’s systems and policies across the board, as a cornerstone of building a modern and world class development organisation.</li> <li>▶ To promote, deepen and champion the understanding of pack values and batho pele principles as the foundation for transforming the way things are done and the things that are done in and on behalf of the municipality.</li> </ul>
<b>Local Economic Development</b>	<ul style="list-style-type: none"> <li>▶ The development of agriculture as a primary and number one economic base for the municipality.</li> <li>▶ To sustain EPWP financed and run programmes and project beyond the partnership through effective planning and prudent budgeting.</li> <li>▶ To create conditions that are conducive for investment and to attract investors for job opportunities and other economic development.</li> <li>▶ To increase business opportunity of local business (SMME) through ULM SCM policies and processes</li> <li>▶ TO develop a comprehensive spatial planning environment or the entire municipality including rural areas.</li> <li>▶ The development of the Smakamaka Mountain Lodge and entertainment centre.</li> <li>▶ To build the municipality’s human capital by lobbying for increased provisioning of educational institutions to cater for the needs of the municipality.</li> </ul>
<b>Service Delivery Improvements</b>	<ul style="list-style-type: none"> <li>▶ To facilitate the development of middle income and social housing in the two urban town of the municipality to create space to a boom of middle income citizens brought by the relocation of provincial department of middle income and social housing in the two urban towns of the municipality to create space to a boom of</li> </ul>

	<p>middle income citizens brought relocation of provincial departments to the municipality.</p> <ul style="list-style-type: none"> <li>▶ To develop a modern civic centre with conference facilities to ensure the reduction of reliance on other municipality's and the KZN province.</li> <li>▶ To sustain the access roads maintenance programme and build on the success in co-ordinating efforts to modernise the municipality's road network.</li> <li>▶ To expand the municipality's service offerings to include municipal services previously not performed by the municipality.</li> <li>▶ To co-ordinate bulk service provisioning and eradication of backlogs e.g. Electricity, water and sanitation.</li> </ul>
Sourced: ULM SDF 2012/2017	

The following high level strategic objectives are linked to the above-mentioned Focus Areas, Objectives and Strategies:

- ▶ *To promote a culture of participatory democracy and integration*
- ▶ *To promote and uphold principles of good governance*
- ▶ *To facilitate the creation of a safe environment for all inhabitants*
- ▶ *To manage institutional risks*
- ▶ *To ensure sustainable institutional capacity*
- ▶ *To fast track the spatial, economic and social integration*
- ▶ *To ensure financial sustainability and management*
- ▶ *To promote, facilitate and implement pro-poor economic development interventions*
- ▶ *To uphold treasury norms and standards*
- ▶ *To reduce dependency on grant transfers and actively seek alternative revenue*
- ▶ *To provide sustainable water and sanitation infrastructure*
- ▶ *To promote and facilitate public infrastructure investment*
- ▶ *To maintain high quality of water and sanitation services*
- ▶ *To provide universal access to water and sanitation*
- ▶ *To promote a healthy and hygienic safe environment, which support sustainable utilization of natural resources, and creates an environmentally educated society.*

### G3. ALIGNMENT WITH NATIONAL AND PROVINCIAL PLANS

In addition to the strategic direction provided by the key planning instruments of the Great Kei Municipality, the Spatial Development Framework needs to ensure that it is cognizant of the planning being undertaken by other government bodies, which may have effect on the approach adopted by Great Kei or which may have implications for the way the Spatial Development Framework deals with certain informants.

For the purposes of this document, the following are identified as plans requiring alignment or providing strategic direction for the Great Kei Spatial Development Framework: -

- ▶ *National Development Plan*
- ▶ *Eastern Cape Provincial Development Plan, 2010*
- ▶ *Municipal Systems Act (2000)*
- ▶ *The White Paper on Wise Land Use: Spatial Planning and Land Use Management*
- ▶ *Spatial Planning and Land Use Management Act No. 16 of 2013 (SPLUMA)*

#### G4.1 NATIONAL DEVELOPMENT PLAN (2012)

The National Development Plan 2030 was developed by the National Planning Commission in the office of the President in 2012. The NDP sets out an integrated strategy for accelerating growth, eliminating poverty and reducing inequality by 2030. The NDP, supported by the New Growth Path and other relevant programs, provides a platform to look beyond the current constraints to the transformation imperatives over the next 20 to 30 years.

Its 2030 goals are to eliminate income poverty and reduce inequality. The NDP's human settlement targets, as set out in Chapter 8, focuses on transforming human settlements and the national space economy. They include: more people living closer to their places of work; better quality public transport; and more jobs in proximity to townships. To achieve these targets the NDP advocates strong measures to prevent further development of housing in marginal places, increased urban densities to support public transport, incentivizing economic activity in and adjacent to townships; and engaging the private sector in the gap housing market.

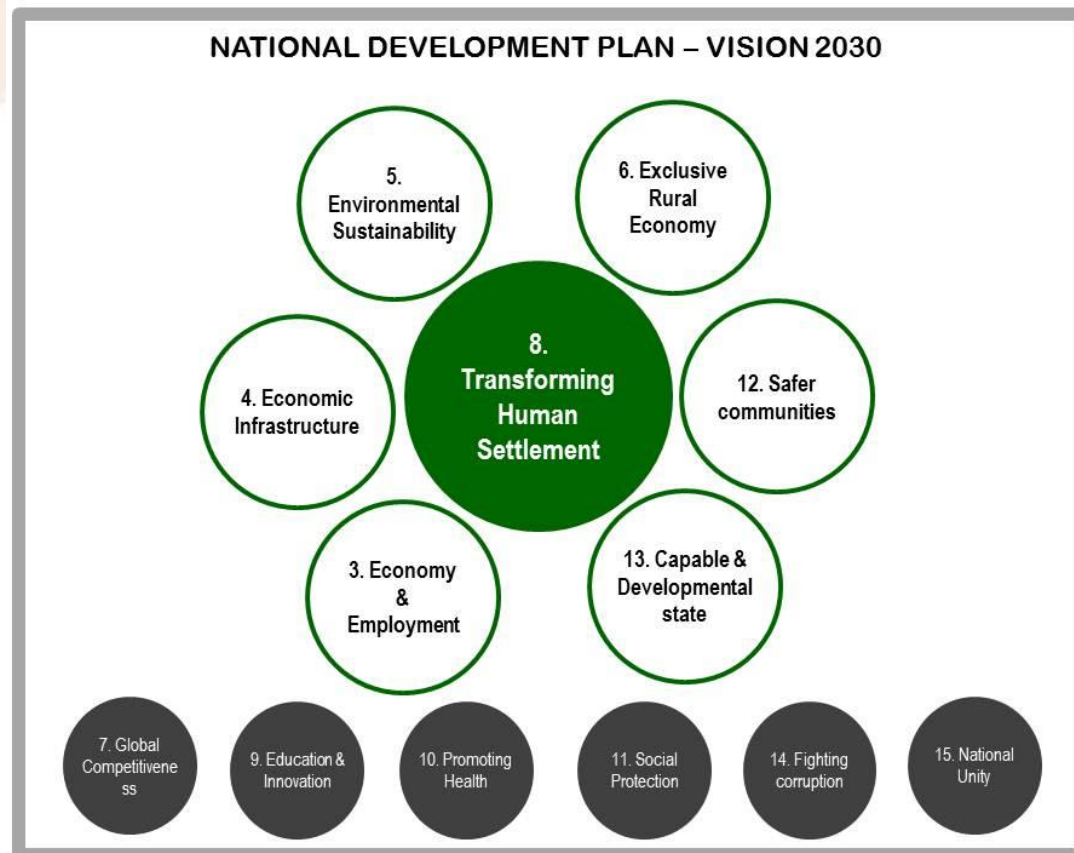


FIGURE NO. 1: THE KEY SPATIAL DIRECTIVE CHAPTERS OF THE NATIONAL DEVELOPMENT PLAN

Other goals relevant to achieving the desired spatial form and a more viable space-economy are:

- ▶ building of safer communities through developing community safety centres to prevent crime, and
- ▶ improvement of education, training and innovation through strengthening youth service programs and introducing new, community based programs to offer young people life skills training, as well as entrepreneurship training and opportunities to participate in community development programs while expanding the number of further education and training (FET) colleges.

**Chapter 5** of the NDP focuses on environmental sustainability and resilience through an equitable transition to a low-carbon economy, which will also have implications on the way the spatial planning and development in South Africa is approached.

**Chapter 6** sets out specific targets and goals towards establishing a more inclusive rural economy through integrated rural development. The focus here is on increased investment in new agricultural technologies, research and the development of adaptation strategies for the protection of rural livelihoods and expansion of commercial agriculture.

**Chapter 8**, which focuses on the country's spatial planning system, requires that:

- ▶ all municipal and provincial SDFs are translated into '*spatial contracts* that are binding across *national, provincial and local governments*';
- ▶ the current *planning system* should 'actively support the development of plans that cross *municipal and even provincial boundaries*', especially to deal with *biodiversity protection, climate-change adaptation, tourism and transportation*; and
- ▶ Every municipality should have an '*explicit spatial restructuring strategy*' which must include the identification of '*priority precincts for spatial restructuring*'.

#### PRINCIPLES

- ▶ Sustained *rapid economic growth* - amongst which poverty alleviation is key
- ▶ Constitutional obligation to provide basic services to all citizens (e.g. *water, energy health and educational facilities*) wherever they reside
- ▶ *Government spending* on fixed investment, should be focused on localities of *economic growth* and/or *economic potential* in order to :
  - *gear up private sector investment*
  - *stimulate sustainable economic activities*
  - *create long-term employment opportunities*
- ▶ Efforts to address *past & current social inequalities* should focus on people not places.
- ▶ To overcome the *spatial distortions of Apartheid* - future settlement and economic development opportunities should be channelled into activity corridors and nodes that are adjacent to or link the main growth

#### NATIONAL OUTCOMES

- ▶ Improve quality of basic education – Facilitate planning processes
- ▶ All people in SA protected and feel safe – Planning and *design for safer environments*
- ▶ Decent employment through inclusive economic growth – *Streamline planning application processes*
- ▶ Efficient, competitive, responsive economic infrastructure network – *Spatial plans to provide for commuter rail corridors and other public transport*
- ▶ Vibrant, equitable, sustainable rural communities and food security – *Improve transport links with urban centres*
- ▶ Sustainable human settlements and improved quality of life – *Integrated human settlements – Breaking New Ground; densification*
- ▶ Responsive accountable effective efficient local government – *community consultation*
- ▶ Protection and enhancement of environmental assets and natural resources - Identify *environmentally sensitive areas*

#### G4.2 PROVINCIAL GROWTH AND DEVELOPMENT PLAN (PGDP), 2004-2014

The Provincial Growth and Development Plan (PGDP) 2004-2014 contains a strategic framework, sector strategies and programs that are aimed at improving the quality of life of the poorest people living in the Eastern Cape Province.

The vision of the PGDP is to *“make the Eastern Cape a compelling place to live, work and invest in”*

The PGDP promotes diversification of industrial and economic production through the following four inter-dependent objectives and strategies:

Objectives	Strategies
<ul style="list-style-type: none"> <li>■ A holistic, integrated and multi-dimensional approach to pro-poor programming.</li> </ul>	<ul style="list-style-type: none"> <li>■ Developing agro-industries to enhance local beneficiation and spread economic opportunity in rural communities.</li> </ul>
<ul style="list-style-type: none"> <li>■ Transform the agrarian economy and strengthen household food security.</li> </ul>	<ul style="list-style-type: none"> <li>■ Transforming the auto sector to enhance local content and increase competitiveness.</li> </ul>
<ul style="list-style-type: none"> <li>■ Consolidate, develop and diversify the Province’s tourism potential.</li> </ul>	<ul style="list-style-type: none"> <li>■ Diversifying manufacturing by enhancing export capacity and downstream beneficiation.</li> </ul>
<ul style="list-style-type: none"> <li>■ Develop the key enablers of human and infrastructure resources.</li> </ul>	<ul style="list-style-type: none"> <li>■ Promoting provincial tourism to create employment and raise incomes in rural areas.</li> </ul>

**G4.3 EASTERN CAPE PROVINCIAL SPATIAL DEVELOPMENT PLAN**

The Provincial Spatial Development Plan provides a policy context for all municipal SDFs and in this regard the Umzimvubu Local Municipality Spatial Development Framework (SDF) recognizes the need to align with the Provincial Framework, as explained below.

The Key problems identified in ECPSDP involve:

- ▶ Numerous un co-ordinated implementation of programs with spatial implications by Provincial sector departments, municipalities, entities and agencies
- ▶ As a result of land hunger and limited access to economic opportunities in rural areas, there is a **burgeoning growth of less formal and informal settlements** without regard to environmental sensitivities and economic realities
- ▶ Sector Departments receive independent allocations of limited resources leading to the **fragmented prioritisation of investment**
- ▶ Land Administration system collapse and inappropriate and inefficient land release programs is aggravated by inequitable and fragmented legislation both at Provincial and National levels
- ▶ Different parts of the Province are affected by different and outdated laws governing land use change and development.

**SPATIAL VISION OF THE PSDP:**

The future spatial perspective would comprise a spatial development framework of

- ▶ managed urban and rural human settlements clustered in settlement regions and corridors, alongside productive precincts,
- ▶ managed ecological natural resource areas;
- ▶ Connected to a network of strategic transportation corridors open to the global, national and provincial economy.

Core Values of the ECPSDP	
<ul style="list-style-type: none"> <li>■ Environmental integrity and sustainability</li> </ul>	<ul style="list-style-type: none"> <li>■ Economy and efficiency of development</li> </ul>
<ul style="list-style-type: none"> <li>■ Safeguarding all natural resources</li> </ul>	<ul style="list-style-type: none"> <li>■ Achieving synergy and linkages between urban and rural areas</li> </ul>
<ul style="list-style-type: none"> <li>■ Densification</li> </ul>	<ul style="list-style-type: none"> <li>■ Participatory community based planning as a basis of going forward</li> </ul>
<ul style="list-style-type: none"> <li>■ Integrated Land Use</li> </ul>	<ul style="list-style-type: none"> <li>■ Emphasis being placed on “brownfield” development before adopting “greenfield” development</li> </ul>

**URBANISATION**

- ▶ The pressure of urbanising poverty and urban unemployment has resulted in massive growth of informal settlements and the collapse of municipal infrastructure; in turn inhibiting the potential for economic growth.
- ▶ The urban regions often extend well beyond the border of the municipality and have an environmental and economic footprint that encompasses a much larger area
- ▶ Urban sprawl, is the symptom of a divided, dysfunctional city. “It is not only wasteful, it adds to transport costs, increases energy consumption, requires more resources, and causes the loss of prime farmland. “

**RURAL SETTLEMENTS**

- ▶ Underlying the rural development spatial framework is the lack of tenure security and weak land administration system having a spatial impact in the way development is taking place in a haphazard manner
- ▶ Erosion of valuable agricultural and forestry potential through change of land use to enable settlement growth, residential estates and commercial uses on the periphery of urban areas are of major concern

**SPATIAL PLANNING PRINCIPLES**



**G4. KEY NATIONAL LEGAL POLICY INFORMANTS**

**G5.1 Municipal Systems Act 2000**

The Municipal Systems Act No. 32 of 2000 was promulgated to ensure financially and economically viable municipalities. A Chapter of the aforementioned Act that deals with Integrated Development Planning, requires every municipality to adopt a Strategic Plan for development of a municipality.

The key aspect of the Act, is the requirement that every IDP include: “a Spatial Development Framework, which must include provision of basic guidelines for a land use management system for the municipality”.

It should also be noted that the IDP and its components, once adopted by the Council of a Municipality, “is the principle strategic planning instrument, which guides and informs all planning and development; and all decisions with regard to planning, management and development, in the municipality” and also indicates that “a Spatial Development Framework contained in an Integrated Development Plan, prevails over a plan, as defined in Section 1 of the Physical Planning Act 1991 (Act No. 125 of 1991)”.

It is therefore apparent that a Spatial Development Framework fulfils the role of being a Forward Plan that describes the intended pattern of spatial development, in a municipal area.

Section 26(e) and the subsequent regulations in terms of the Municipal Systems Act (32 of 2000) stipulate the following requirements of a SDF:

A SDF reflected in a municipality’s IDP must:

- ▶ Comply with DFA Principles;
- ▶ Determine spatial priorities;
- ▶ Set out guidelines for a land use management system;
- ▶ Set out capital expenditure framework
- ▶ Identify spatial programmes and projects
- ▶ Provide a visual representation
- ▶ The White Paper of Wise Land Use Spatial Planning and Land Use Management

The White Paper (2001) builds on the conceptual approach to land use and development embodied in the Development Facilitation Act and **entrenches the normative approach to spatial planning and land use management.**

The normative approach to planning endorsed in the White Paper is presented in the form of directive *principles* and *norms*. Both the principles and norms are focused on the field of spatial planning and land use, but need further actualisation in specific, concrete contexts (i.e. *spatial development frameworks*). These SDFs, it is implied, would be broad and not prescriptive or deterministic as they rely on illustrating areas of focus for land development and related investment decisions by the public sector. This, in turn, provides the private sector with insight into where government intends directing its resources.

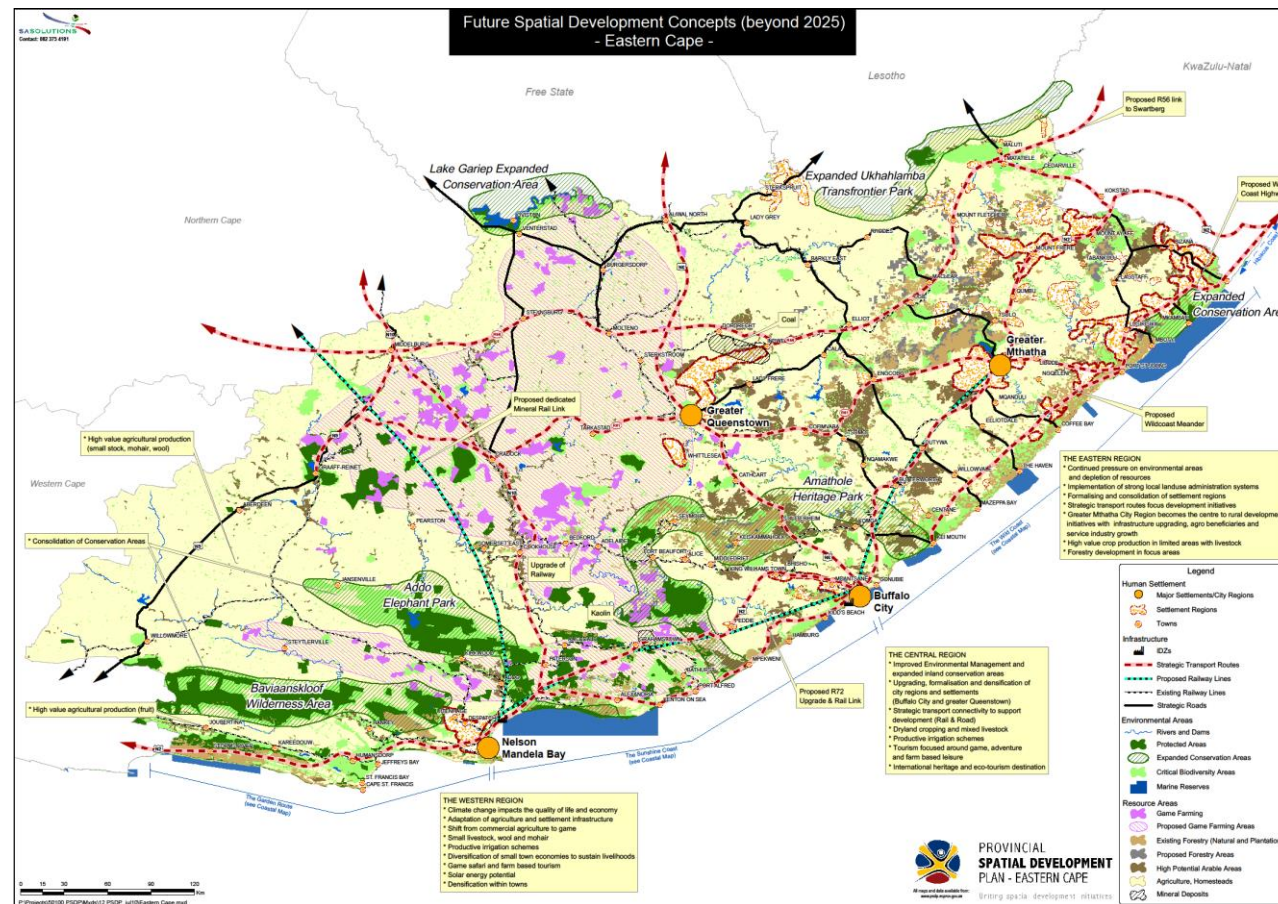


FIGURE NO. 4: EASTERN CAPE SPATIAL DEVELOPMENT CONCEPTS (BEYOND 2025)

The purpose of a normative approach is 'to ensure wise land use'. Wise land use is inspired by humane considerations regarding the responsibility society and the state has to preserve the earth's natural assets for present and future generations in a sustainable and economic way. Wise land use is premised on the consideration that by rational planning of all uses of land in an integrated manner, it is possible to link social and economic development with environmental protection and enhancement, making the most efficient trade-offs, and minimising conflicts.

As with the DFA General Principles, the approach of using principles and norms as recommended in the White Paper does not lead to the prescription of clear yes-or-no outcomes, but rather serves to ensure that decisions are made with reference to a uniform and coherent set of desired policy outcomes.

The normative or principle-led approach means essentially that a SDF is to be guided by applicable legislated principles and norms but would need to respond to the specific conditions prevailing in the area of its application.

Therefore, the *Spatial Development Framework is required to give practical effect to the principles and norms established in law* (presently, the DFA General Principles for Land Development, as set out above).

## G5.2 SPATIAL PLANNING AND LAND USE MANAGEMENT ACT NO. 16, 2013

The Spatial Planning and Land Use Management Act No. 16 of 2013 (SPLUMA) was assented to by the President on 5<sup>th</sup> August 2013. SPLUMA is a framework act for all spatial planning and land use management legislation in South Africa. It seeks to promote consistency and uniformity in procedures and decision-making. Other objectives include addressing historical spatial imbalances and the integration of the principles of sustainable development into land use and planning regulatory tools and legislative instruments.

The five founding principles as set out in Section 7 (a) to (e) of SPLUMA that apply throughout the country and to the all SDFs covered in these Guidelines are:

### **(a) The principle of spatial justice, whereby –**

- (i) past spatial and other development imbalances must be redressed through improved access to and use of land;*
- (ii) spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterized by widespread poverty and deprivation;*
- (iii) spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons;*
- (iv) land use management systems must include all areas of a municipality and specifically include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former homelands areas;*
- (v) land development procedures must include provisions that accommodate access to secure tenure and the incremental upgrading of informal areas; and*
- (vi) a Municipal Planning Tribunal considering an application before it, may not be impeded or restricted in the exercise of its discretion solely on the ground that the value of land or property is affected by the outcome of the application;*

### **(b) the principle of spatial sustainability, whereby spatial planning and land use management systems must –**

- (i) promote land development that is within the fiscal, institutional and administrative means of the Republic;*
- (ii) ensure the special consideration is given to the protection of prime and unique agriculture land;*
- (iii) uphold consistency of land use measures in accordance with environmental management instruments;*
- (iv) promote and stimulate the effective and equitable functioning of land markets;*
- (v) consider all current and future costs to all parties for the provision of infrastructure and social services in land development;*
- (vi) promote land development in locations that are sustainable and limit urban sprawl; and*
- (vii) result in communities that are viable;*

### **(c) the principle of efficiency, whereby –**

- (i) land development optimizes the use of existing resources and infrastructure;*
- (ii) decision-making procedures are designed to minimize negative financial, social, economic or environmental impacts; and*
- (iii) development application procedures are efficient and streamlined and timeframes are adhered to by all parties;*

### **(d) the principle of spatial resilience, whereby flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks; and**

### **(e) the principle of good administration, whereby –**

- (i) all spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems as embodied in this Act;*
- (ii) all government departments must provide their sector inputs and comply with any other prescribed requirements during the preparation or amendment of spatial development frameworks;*
- (iii) the requirements of any law relating to land development and land use are met timeously;*
- (iv) the preparation and amendment of spatial plans, policies, land use schemes as well as procedures for development applications, include transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them; and*
- (v) Policies, legislation and procedures must be clearly set in order to inform and empower members of the public.*

## G5.3 OTHER LEGISLATION

Several other pieces of legislation provide guidelines and input on spatial development and the need for land use management and appropriate management of resources. Amongst the most noteworthy are: -

- ▶ **The Conservation of Agricultural Resources Act (No. 43 of 1983)**, which empowers the Minister of Agriculture to prescribe control measures relating to (amongst others) the utilisation and protection of land that is cultivated; the maximum number and the kind of animals that may be kept on veld; the utilisation and protection of vleis, marshes, water courses and water sources etc.

- ▶ The **National Environment Management Act (NEMA – No. 107 of 1998)**, which establishes in law certain principles that provide a framework for environmental management in South Africa. Environmental Impact Assessment Regulations (Government Notice. R.543 -546) are promulgated under NEMA and provide listed activities which are regarded as potentially having a detrimental effect on the environment.
- ▶ These listed activities require environmental authorisation by way of an application for environmental authorisation by means of a full Scoping and EIA or a Basic Assessment Process. Critical Acts which fall under the framework of NEMA include:
  - National Environmental Management: Waste Act
  - National Environmental Management: Protected Areas Act
  - National Environmental Management: Integrated Coastal Zone Act
  - National Environmental Management: Biodiversity Act
- ▶ The **National Heritage Resources Act (No. 25 of 1999)**, which provides for the creation of the South African Heritage Resources Agency (SAHRA). SAHRA and provincial heritage resources authorities are obliged to identify those places that have special national and/or provincial significance in terms of heritage assessment criteria. Once declared, a heritage resource site is protected in law from certain actions, including alteration, subdivision and/or a change in the planning status unless the relevant heritage resources authority issues a permit for such action.
- ▶ The **National Forests Act (No. 84 of 1998)**, which enacts special measures to protect coastal and other natural forests from disturbance, damage or destruction.

The **National Water Act (no. 36 of 1998)**, which provides that no person or authority shall establish a township unless the Layout Plan or Site Development Plan indicates in a clear manner (that is acceptable to the approving authority) the maximum level likely to be reached by floodwaters on an average once in 100 years (i.e. the 1 in 100-year flood line). However, in practice, development is sometimes permitted up to the 1 in 50-year flood line, as this was previously the norm. In addition, the Act provides for a range of protective and preventative measures against the pollution of wetlands, watercourses and estuaries, coastlines/shorelines etc. Finally, of importance for spatial planning is the fact that the Act makes provision for river flow management and allows the Minister of Water Affairs to regulate land-based activities that impact on stream flow.

## SECTION H: SPATIAL PLANNING VISION

### H1. INTRODUCTION

This section focuses on the elements that together make up the forward planning mechanism of the spatial development framework for the Umzimvubu Local Municipality. The elements set out below are based on the conceptual approach and guidance gained from the Alfred Nzo District Municipality Umzimvubu Municipality’s IDP and key policy and planning instruments provided by other spheres of government.

### H2. SPATIAL PLANNING VISION

The preferred spatial Vision as selected by the stakeholders during the Key Issues and Vision Phase:-

*“To ensure delivery of quality services that promote economic growth, support development and respond to the community needs in accordance with our development mandate”*

### H3. SPATIAL ISSUES

Spatial issues in respect of spatial planning have been categorized into the following themes:

KEY SPATIAL DEVELOPMENT ISSUES	
<b>Spatial Fragmentation vs Basic Needs</b>	These issues highlight the problems inherent in attempting to provide housing and a basic level of service to all residents, whilst dealing with the reality of spatial fragmented settlement and economic development pattern. The challenge to sustainability is significant.
<b>Land Development Trends and Urbanisation</b>	This refers to the current pressure for urban development and/or so-called “Lifestyle” developments within the Municipal area. The challenge here is to manage spatial development so as to permit development at scale in areas where services and facilities can be delivered on a more sustainable basis, and implies focusing on a coherent service policy in tandem with an applied land use management approach.
<b>Environmental Management</b>	This refer to the sustainable use of the natural environment and the protection/conservation of environmentally sensitive areas, which form a unique endowment in the Umzimvubu area and this is seen as the basis of the attraction of the area for tourism development (resorts etc. Clearly if the endowment is comprised too much, the attraction dissipates and the accompanying demand will recede over time.
<b>Local Economic Development</b>	The IDP clearly highlights the importance of the provision of a platform for economic growth and the need to promote economic growth in their vision and strategic objectives

<b>Land use Management</b>	This issue highlights the need to ensure the policies and institutional structures are set in place to allow the Umzimvubu Local Municipality to practice wise land use management in both the urban and rural areas under its jurisdiction.
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**H4. SPATIAL OBJECTIVES**

KEY SPATIAL DEVELOPMENT ISSUE	PROPOSED SPATIAL DEVELOPMENT OBJECTIVES
<b>Spatial Fragmentation vs Basic Needs</b>	To fulfil basic needs obligations and address spatial integration within available means
<b>Land Development Trends and Urbanisation</b>	To manage land development in line with a structured approach to ensure sustainability.
<b>Environmental Management</b>	To adhere to environmental law and protect environmentally sensitive areas.
<b>Local Economic Development</b>	Reduced unemployment through local economic skills development, access to land for emerging farmers and community tourism growth.
<b>Land use Management</b>	To manage land development in line with the General Principles of the new Spatial Planning and Land Use Management Act No. 16 of 2013 (SPLUMA)

**H5. SPATIAL OBJECTIVES AND STRATEGIES**

Key Spatial Development Objectives	Proposed Spatial Development Strategies
<b>To fulfil basic needs obligations and address spatial integration within available means</b>	<ul style="list-style-type: none"> <li>Provides a spatial representation of the location of the strategic development projects in line with the spatial transformation agenda.</li> </ul>

<b>To manage land development in line with a structured approach to ensure sustainability.</b>	<ul style="list-style-type: none"> <li>sets out spatial objectives and provides spatial strategies that indicate desired patterns of land use, address spatial transformation, and provide decision making processes relating to the nature and location of development;</li> <li>Introduces guidelines for decision making and alignment of development programs that impact on the spatial structure and land use pattern in the area.</li> <li>Provide visual representation of desired spatial form and land use pattern.</li> <li>Creating an efficient and integrated settlement pattern in ULM</li> <li>Align the local SDFs.</li> <li>Ensuring availability of acceptable level of infrastructure and service delivery.</li> <li>Well-structured road network system to ease movement; and efficient and effective links between nodes, relevant products and services.</li> </ul>
<b>To adhere to environmental law and protect environmentally sensitive areas</b>	<ul style="list-style-type: none"> <li>Gives effect to principles contained in the National Environmental Management Act No. 107 of 1998 (NEMA) and other relevant policies.</li> <li>Protecting environmentally sensitive areas.</li> </ul>
<b>To manage land development in line with the General Principles of the new Spatial Planning and Land Use Management Act No. 16 of 2013 (SPLUMA)</b>	<ul style="list-style-type: none"> <li>Provide basic guidelines for a Land Use Management System and development of a spatial Capital Investment Framework.</li> </ul>

**H6. DEVELOPMENT SCENARIOS**

Development scenarios are intended to give options for development in order to guide where investment could be directed, what development would be feasible and how stakeholders could participate, given the likely benefits expected to arise from each scenario. In addition, scenario planning enables the stakeholders to achieve common consensus on the best spatial development form for the Umzimvubu Local Municipality and the prioritization of expenditure to reach the desired development outcome. The preferred scenario is then used as the framework for the preparation of the Spatial, Economic and Infrastructure Plans.

The following are the alternative scenarios investigated by the professional team:-



### H6.1 Scenario 1

The municipal area remain in its current form, with no development, no tertiary facilities, poor infrastructure and no proper Land Use Management or control. The continual decay of the CBD's with no vision to expand, no investment from the government and the CBD's continue to service only existing needs.

This will result in an unsatisfactory socio-economic situation with deterioration of the existing infrastructure and the environment. The residents in the area would suffer as a result of inadequate or no basic services, no or minimal access to social facilities and no job opportunities.

This scenario is considered "**undesirable**" and in the interest of the residents within the area, it should be avoided.

### H6.2 SCENARIO 2

The municipal area are allowed to grow in a haphazard manner with no spatial direction. This will result in poor land use management, loss of revenue to each local municipality, decline in the environment, uncontrolled settlement growth, etc. From an infrastructural point of view, this scenario does not offer an opportunity for forward planning, which could result in costly services in the future.

Implementation of this scenario is also considered as an "**undesirable**" scenario and should be avoided.

### H6.3 SCENARIO 3

Regenerated municipal area, catering for the existing and future needs of its residents, with enough water and other basic infrastructure to invite investors into the towns with confidence. Future development needs to be identified and catered for in the towns.

- ▶ *Vibrant towns with controlled development.*
- ▶ *Upgrading of the local existing public transport facilities.*
- ▶ *Upgrading of all basic infrastructure such as roads, stormwater, electricity, sewerage and water. Increase in municipal revenue.*

This scenario will also make provision for job opportunities and subsequently having a ripple effect on its surrounding areas.

This scenario is considered as the "**preferred**" scenario, whereby development, infrastructure and service demand would be concentrated in areas of higher density development and be controlled.

## H7. CONCEPTUAL DIAGRAM

The Umzimvubu SDF vision, key issues and the synthesis of the Situation Analysis have been taken into account in the formulation of the Umzimvubu Local Municipality Conceptual Plan. It has been found that the settlements throughout

Umzimvubu have been growing in size; also the decline in agriculture and population; the growth and resilience of the tourism industry and its subsequent potential for further growth considering the infrastructure projects that will boost connectivity with surrounding municipalities and allow easier access to amenities within Umzimvubu Local Municipality.

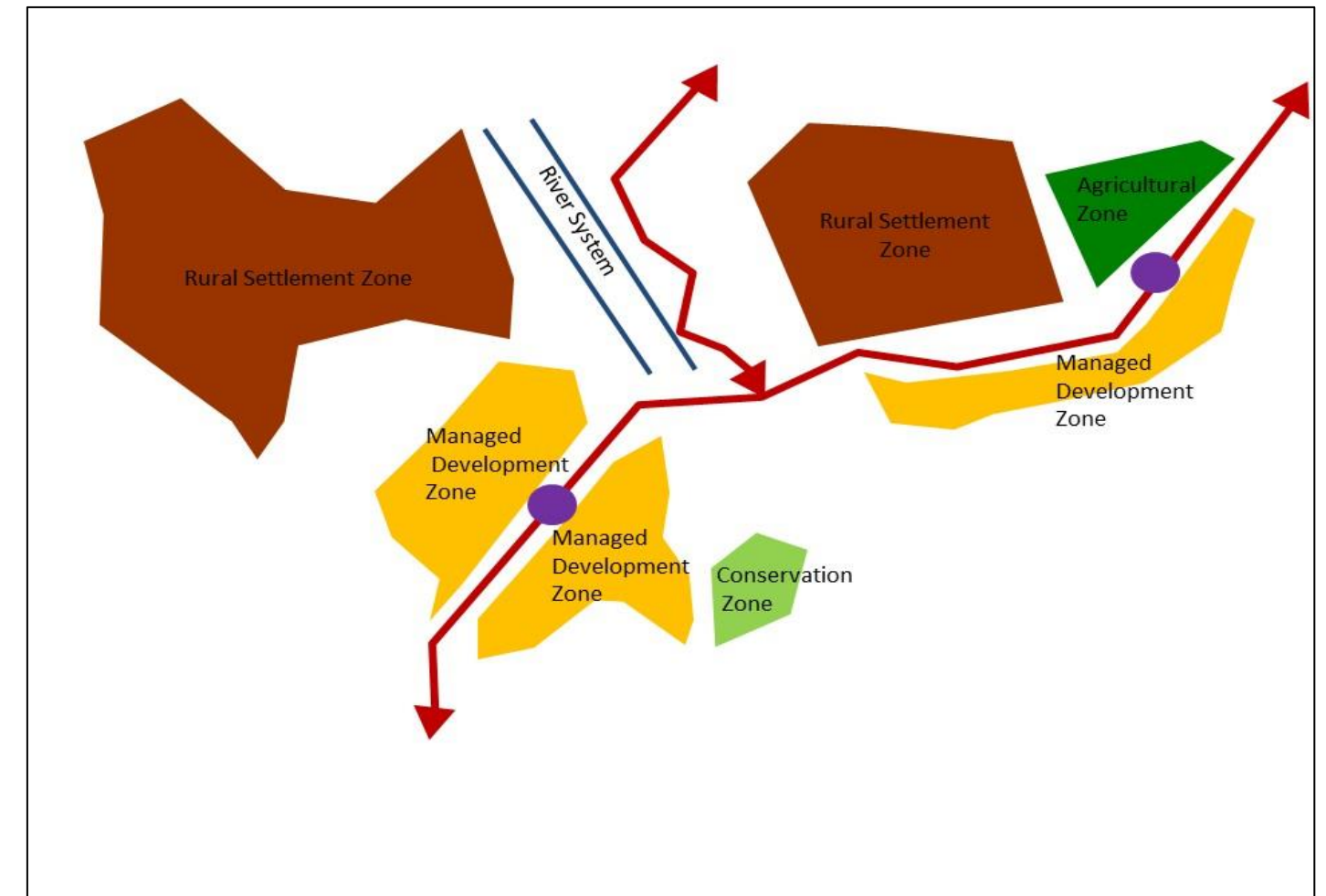


FIGURE NO. 5: CONCEPTUAL DIAGRAM

In terms of the conceptual plan above it is important to note that a large area of the municipality is rural and therefore the focus in terms of development should be within the rural areas.

Agriculture is another important concept that the SDF should focus its attention on as there is land that can be used for agricultural purposes mostly. Forestry is an agricultural activity that can contribute to the local economic development of the municipality by generating income and creating jobs that will uplift the social well-being of the population.

The two towns situated within the municipality, Mount Frere and Mount Ayliff must be developed in a way that is manageable and sustainable. Development must take place around the two towns because they are situated near the N2 and therefore makes them easily accessible for local tourists travelling to and from KwaZulu Natal and the Eastern Cape.

## SECTION I: SPATIAL DEVELOPMENT FRAMEWORK

The Spatial Frameworks for the Umzimvubu Local Municipality have been aligned with the three (3) Pillars of the Draft Regulations and Guidelines developed by the Spatial Planning Land Use Management Act No. 16 of 2013.

The combination of the elements discussed in the sections below results in the draft Spatial Development Framework Plan, as well as the proposed connections relating to Environmental, Infrastructure, Agriculture, Tourism Potential Areas, Special Development Area etc.

### 1.1. BIOPHYSICAL FRAMEWORK

The biophysical framework is one of the pillars that guide the formulation the SDF and will include proposals in terms of the following for the Umzimvubu Local municipality



**AGRICULTURE**



**LAND TRANSFORMATION**



**CLIMATE CHANGE**



**BIODIVERSITY & ECOSYSTEMS**



**GEOLOGY & TOPOGRAPHY**



**LANDSCAPES & SENSE OF PLACE**

The plan below depicts areas within the municipality that are of a critical biodiversity nature and therefore when developing land it is urged for environmental precautional measures to be taken.

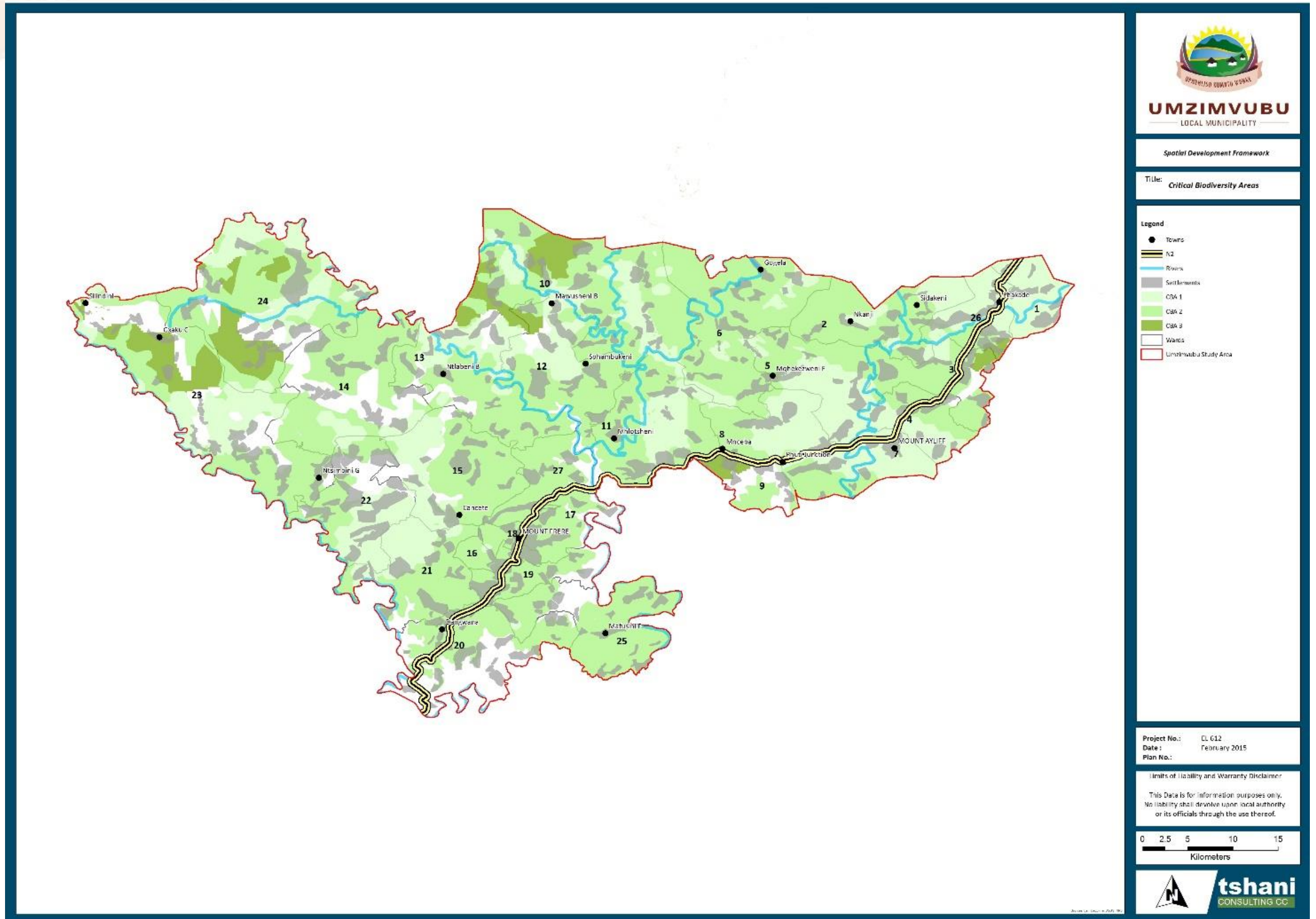
#### 11.1 Environmental Objectives

This section of the report provides a background on the current status of the Environmental conditions and characteristics within Umzimvubu Local Municipality with a view to inform the final SDF. This section will also reflect the key issues facing the environment within the municipal area.

#### 11.2 Eastern Cape Biodiversity Conservation Plan (ECBCP)

Due to development pressures and the associated loss of natural areas, it has become increasingly important to preserve the remaining environment. Environmentally Sensitive Areas must be safeguarded in their natural or near-natural state, as they are critical for conserving biodiversity and maintaining the ecosystem.

The Eastern Cape Biodiversity Conservation Plan, indicates a large number of Category 1 Areas (critical environmental areas) are evident in the district. Any habitat loss inevitably leads to losses in biodiversity. The most affected are those rare species with limited ranges and much specialised habitat requirements.



PLAN No. 4: CRITICAL BIODIVERSITY AREA



The ECBCP land use guidelines are based on the following ten (10) principles:

1. Avoid land use that results in vegetation loss in critical biodiversity areas.
2. Maintain large intact natural patches – try to minimize habitat fragmentation in critical biodiversity areas.
3. Maintain landscape connections (ecological corridors) that connect critical biodiversity areas.
4. Maintain ecological processes at all scales, and avoid or compensate for any effects of land uses on ecological processes.
5. Plan for long-term change and unexpected events, in particular those predicted for global climate change.
6. Plan for cumulative impacts and knock-on effects.
7. Minimize the introduction and spread of non-native species.
8. Minimize land use types that reduce ecological resilience (ability to adapt to change), particularly at the level of water catchments.
9. Implement land use and land management practices that are compatible with the natural potential of the area.
10. Balance opportunity for human and economic development with the requirements for biodiversity persistence.

To facilitate the use of the ECBCP information, a land management objectives-based approach has been adopted. This approach rests on the concept of Biodiversity Land Management Classes (BLMCs). Each BLMC sets out the desired ecological state that an area should be kept in to ensure biodiversity persistence.

A decision to approve a land use change should be guided by the objective of the BLMC for that land. In the same way, forward planning in an area should also be guided by the objectives of the BLMCs for that area.

The table below sets out the Terrestrial BLMCs and the recommended land use objective for each class. To further guide land use decision-making, the ECBCP recommends permissible land use types for each terrestrial BLMC, based on the impact of these land uses on biodiversity. It should be noted that this list does not include every possible form of land use. These guidelines are not able to provide this level of detail, but instead provide a broad framework to assess proposals for land use change. It also calls attention to land use changes that require environmental authorization (e.g. and EIA). These are listed as “conditional”.

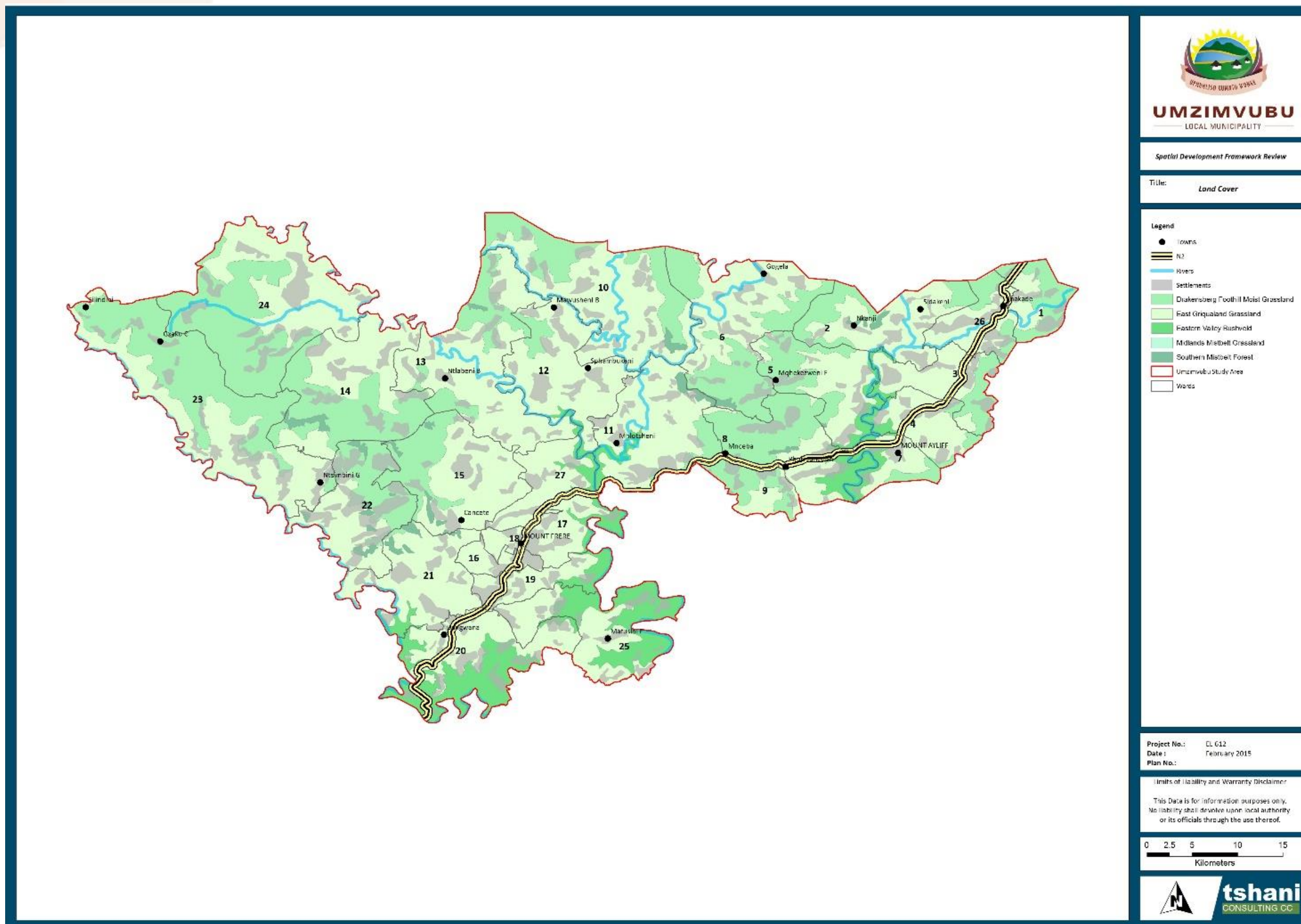
TERRESTRIAL BLMCs AND LAND USE OBJECTIVES AND RECOMMENDED PERMISSIBLE LAND USES					
BIODIVERSITY LAND MANAGEMENT CLASS					
		BLMC1	BLMC2	BLMC3	BLMC4
	<b>Recommended land use objectives</b>	<b>MAINTAIN BIODIVERSITY IN AS NATURAL STATE AS POSSIBLE. Manage for no biodiversity loss.</b>	<b>Maintain biodiversity in near natural state with minimal loss of ecosystem integrity. No transformation of natural habitat should be permitted.</b>	<b>Manage for sustainable development, keeping natural habitat intact in wetlands (including wetland buffers) and riparian zones. Environmental authorizations should support</b>	<b>Manage for sustainable development</b>
<b>Land use</b>	Conservation	Yes	Yes	Yes	Yes
	Game farming	No	Yes	Yes	Yes
	Communal livestock	No	Yes	Yes	Yes
	Commercial livestock ranching	No	No	Yes	Yes
	Dry land cropping	No	No	Conditional	Yes
	Irrigated cropping	No	No	Conditional	Yes
	Dairy farming	No	No	Conditional	Yes
	Timber	No	No	Conditional	Yes
	Settlement	No	No	Conditional	Yes
Source: ECBCP,2007					

### 11.3 Land cover

The table below shows Land cover data for the Umzimvubu Local Municipality, this table there illustrates the current land uses within the municipal area.

Description	Count	Area (HA)	%
Barren Rock	12	358.115	0.14
Cultivated: temporary – commercial dryland	3	84.917	0.03
Cultivated temporary-semi-commercial/subsistence dryland	82	30672.887	12.22
Degraded: unimproved grassland	13	82 589.007	32.89
Forest	23	3041.836	.21
Forest Plantation	36	5589.305	2.23
Thicket and bushveld (etc.)	185	12 284.347	4.89
Unimproved grassland	26	106398.453	42.38
Urban / Built-up land: Residential	57	10010.035	3.99
Waterbodies	4	4.753	0.02
<b>Total</b>	<b>441</b>	<b>21068.656</b>	<b>100.00</b>

The table above indicates that 42% of the surface area is unimproved grassland that could be productively used for livestock farming and 4 % pf the surface is urban built up residential and 32 % is degraded unimproved grassland



PLAN No. 5: LAND COVER



## 11.4 Subtropical Thicket Ecosystem Planning (STEP) Project - Biodiversity Priority Areas

### ECOSYSTEM STATUS

STEP vegetation types are used to represent ecosystems. These vegetation types are more up-to-date and detailed than previous

The area consists of a mix of three biomes (grassland, thicket and forest) and the following main types of vegetation are evident:

- Drakensberg Foothill Moist Grassland - 31%
- East Griqualand Grassland - 61%
- Eastern Valley Bushveld - 7%
- Southern Mistbelt Forest- 1%

### GEOLOGY AND SOILS

In terms of a study conducted by the Agricultural Research Council (ARC), soils are mostly red – yellow apedal freely drained soils. In Umzimvubu there is a mixture of red-yellow apedal freely drained soils and plinthin catena upland duplex and megalithic soils.

The duplex and dispersive soils found widely in this area are subject to severe erosion. The shales and mudstones have thin topsoil of very poor quality and with little nutritive value for the production of crops. The dolerite intrusions, characterised by their dark red soils, provide the best cropping lands due to their high levels of iron and other minerals.

The geology and soils of the district exhibit the following characteristics;

#### Cape Super Group

The succession of the Cape Super Group rocks allows the identification of the three groups, namely the Witteberg Group- quartzites and subordinate shales, the Bokkeveld Group – Shales, flagstones and sandstones, and the table Mountain Group – thick unfossilised grits with scattered pebbles.

#### Red, yellow and grey soils

The majorities of soils occurring in the Alfred Nzo District are of about the same age, derived from similar parent material, and occur under similar climatic conditions but with different characteristics due to variation in relief and drainage. The area is characterized by red, yellow and grey shales with red and yellow ochres occurring concurrently. The red soils usually occur on the higher lying, well drained sites, the yellow soils with plinthic (mottles or iron concretions) sub-soils on moderately well drained sites; the grey soils with plinthic sub-soils on somewhat poorly drained, low lying sites; the dark coloured greyed soils in poorly drained, bottomland areas. In most areas the top soils are very thin with the shales underlying them becoming exposed when erosion occurs.

### **Duplex and paraduplex soils**

The widespread erosion found in the Alfred Nzo District is in large part due to the widespread occurrence of duplex and paraduplex soils. These are characterized by soils with top soils that differ markedly from the sub-soils in texture, structure and consistency, e.g. a relatively coarse-textured, soft, structure-less topsoil overlying relatively clay, slowly permeable, strong structured subsoil. In duplex soils the topsoil always overlies the subsoil abruptly, whereas in paraduplex soils an abrupt transition between top soil and sub-soil is not present. The soil process taking place implies a downward movement of clay into sub-soils, causing colour variations and a higher clay content, manifested as prominent clay cutans.

Duplex soils are prone to erosion due to the weak structure of the soils that break down rapidly when exposed to the weather. Tracks formed by people, animals and sledges, ploughing on unsuitable soils and poorly designed road drainage systems are the three major ways in which duplex soils are opened up enabling rapid erosion to take place.

### Weakly developed soils on rock (lithosols)

The dominant soils of this association exhibit a profile consisting of only topsoil overlying rock or weathered rock. They are therefore shallow and in texture resemble the rock from which they have originated (e.g. shale yields loamy to clayey soils, and granite, sandstone and quartzite sandy soils). Dominant soil forms are Mispah, Glenrosa, Mayo, and Swartland (where shale or granite are the parent material), or Cartref, Houwhoek, Groenkop and Jonkersberg (Where sandstone or quartzite are the parent material)

### Dolerite

There are numerous dolerite intrusions in the form of dikes and sheets. These contain large boulders that break down upon exposure into an iron rich red soil that is highly prone to water erosion. In terms of road construction, dolerite becomes extremely slippery when wet and may cause roads that are not properly constructed to become impassable during the wet.

## 11.5 Environmental Proposal

- Ensure environmentally sustainable land-use practices within Corridors to ensure connectivity
- Minimise development-expansion within corridors to low-impact activities and environmentally sustainable development.
- Minimise development within close proximity to rivers and streams
- Building regulations that are environmentally sustainable must be enforced

## 11.6 Spatial Planning Recommendation for Conservation area

- Proposals identified in the environmental management plan for Alfred Nzo District Municipality need to be adhered to.
- Adopt and adhere to STEP conservation targets and principles

## 11.7 Climate Change

Climate Change is regarded by many as the most significant environmental challenge in our era and is already having and will continue to have far reaching impacts on human livelihoods. As a result, policy and development plans must take cognizance of the changes.

### THESE CHANGES WILL HAVE NEGATIVE IMPACTS SUCH AS:



Increased health problems due to heat stress, a serious problem for the very young and those wh



Loss of biodiversity and ecosystems due to loss of climate sensitive indigenous species, erosion, floods and increased growth of invasive alien species



Rainfall

### RISKS OF HIGH SIGNIFICANCE

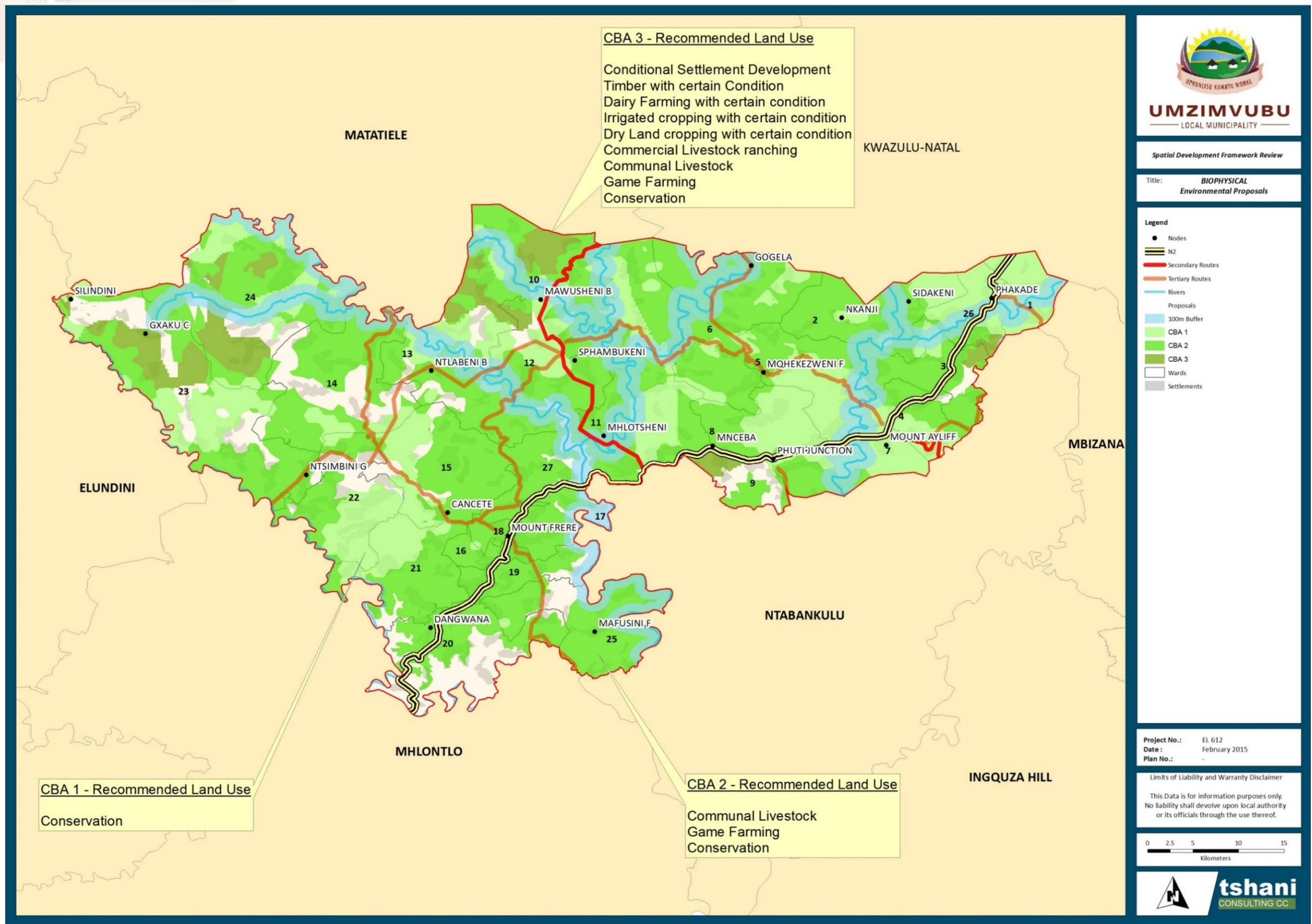
The following climate change related risks were determined to be of high significance in ULM:

### OVERALL ENVIRONMENTAL PROPOSALS

- Implement an **educational programme** addressing issues as identified in the Implementation Manual for the different target groups.
- Initiate and maintain a **5 year extension programme** within the **ANDM** to promote **best-practice range management** and catchment protection, including **conservation farming, rangeland management and CBRNM extension** to the various projects and communities. This is a cross-cutting action for all issues.
- Where practical and important (e.g. near rivers that are used for potable water), implement **reclamation projects** to stabilise and reclaim erosion gullies.
- Diligent monitoring of implementation of environmental assessment recommendations

- Produce a detailed and **spatially-explicit alien plant intervention** plan for the district.
- Conduct feasibility and business plan studies on infestations that appear to be **economic opportunities** for **charcoal, plantations, etc.**
- Reduce the area of **alien tree infestation** in the District by 20% focusing on priority areas identified in the intervention plan. Partner with WFW for budget.
- Identify areas where there is **leadership control** to implement **good range management practices** and where there is a reasonable chance of reversing the trend. Use extension staff and budget.
- Use extension officers to interact with those communities to develop **sound range management practices** that promote **rotation, rest and good fire practice**. Use extension staff and budget.
- Partnership with **EC Parks** and **DEAET** to formally protect key areas through stewardship or other mechanisms within the priority biodiversity areas.
- Establish a team to provide **conservation farming, rangeland management** and **CBRNM** extension to the various projects and communities. Use extension staff and budget.
- Conduct an assessment to identify which communities (people) and habitats and species are **most vulnerable to climate change** and how their vulnerability can be reduced.
- Monitor roads and bridges to ensure proper designs for **minimum 1:50 year flood events**, and construction according to specification.
- Manage burning and provide **education improve range land management** to increase **ground cover, biodiversity and resilience to extreme weather events**
- More protection for existing water resources (**wetlands, dams, springs and rivers**) to support their natural function and resilience. Partner with Working for Wetlands.
- Improve quality of sewage systems through appropriate **design, location, monitoring, maintenance and upgrading to prevent floodwater infiltration** and consequent damage and contamination
- Improved management of surface run-off through appropriate **drainage design** to reduce **storm water damage and impacts on outfall areas** e.g. rivers adjacent to towns becoming filled with solid waste after storms from run-off, and side drains becoming incised from storm run-off.
- Increase public awareness about the need for **resilient landscapes** and infrastructure design, and possible **alternative agricultural** production strategies





PLAN No. 6: BIOPHYSICAL FRAMEWORK: ENVIRONMENTAL PROPOSALS

## 11.8 Agriculture

As an outcome of the Situation Analysis Phase of this project, it was revealed that agricultural activities taking place within Umzimvubu Local Municipality are in the form of livestock farming and crop farming, at a subsistence level.

Agriculture forms one of the Local Economic Development focus areas, as agriculture proves to have great potential in this area. The Umzimvubu Local Municipality has agricultural potential in both crop and livestock farming; this is due to the suitable climatic conditions and the available of water supply.

The soils have high potential for growing various crops and the unique climatic conditions are suitable for various crops at different seasons. Umzimvubu has high water availability levels afforded by the rivers that run through the area. Land is also available in abundance for both commercial and subsistence farming.

Agriculture and the forestry sector has potential for growth and could be a key development pillar in achieving economic growth and development for the area.

Agricultural potential is hindered by a number of factors that have prevailed for many years. There is overemphasis on subsistence farming over commercial farming. This has a negative impact on the general economy of the area. As a result of low skills in the area, farmers are unable to market agricultural projects and there is a lack of knowledge in crop and livestock care, which has led to poor land management.

There are large pieces of vacant arable land within the municipal area. The major agricultural zones are adjacent to the Umzimvubu and Kinira Rivers. These pieces of land need to be explored and utilized to the fullest. The employed population in the agriculture sector is very low, but has potential for growth should more investment occurred by the municipality.

The municipal area has scattered potential for wildlife and this opportunity for game farming could boost the tourism sector with consequential employment opportunities.

While addressing the demand for human settlement; maintaining agricultural land for food production and sustenance, as well as for viable economic activities today and for future generations, is imperative.

**Agriculture in Umzimvubu may be classified under the following categories:**

- Forestry
- Commercial Agriculture
- Emerging Farmer livestock rearing
- Subsistence mixed cultivation

### FORESTRY

Forestry involves both commercial plantations managed by various entities for profit, and natural forest used by communities around the locality for their household consumption.

Forests are evident in the western region of Umzimvubu Local Municipality, adjacent to the R405 and in a small area in the eastern region adjacent to the N2. Forestry is available in the form of indigenous forests and commercial plantations. Indigenous forests consist mainly of the mist belt forest known for its fine yellowwood specimens. Indigenous forests are however not as well protected as they should be.

Commercial plantation forests occur along the R405 route (Manzamyana forest), in the western region of Umzimvubu Local Municipality. The plantations provide wood for a variety of reasons, such as timber for poles. Plantations consist predominantly of pine species. These plantations are not natural features of the environment and are therefore not under any threat. They do however pose a threat to other elements, such as the water table, by utilizing vast amount of groundwater. Some of the plantations occur adjacent to or are buffer zones for indigenous forests and tree felling operations need to be carefully monitored to prevent destruction of indigenous forests.

DAF has undertaken a Strategic Environmental Assessment (SEA) of areas that are biophysically suitable for forestry in Water Management Area 12 which includes Umzimvubu as well as the majority of the Eastern Cape Province. The study also looked at the current state of forestry in the province.

Ownership of plantations in Umzimvubu			
Ownership	Hectares	Percentage of total	
Private	419	12.3	
State	2812	64.1	
Community	203	5.96	
Status quo of forestry			
Type	Total geographical extent (Ha)	Number	People permanently employed
Commercial plantation's	3149	6	118
Woodlots	285	26	-
Natural forest	4597	-	3

With reference to the tables above it is notable that Umzimvubu area has high forestry potential. Umzimvubu is also known to have the lowest requirements for water as it has a relatively higher rainfall.

Statistics South Africa has the following household's numbers in terms of the specific type of agriculture activity.

Type of Specific activity	Number
Livestock Production	1 793
Poultry Production	2 278
Vegetation Production	969
Production of other crops	160
Other	158

### Land suited to cultivation

#### CLASS I: LAND VERY SUITABLE FOR INTENSIVE AND WELL ADAPTED CULTIVATION

Land in this class has few limitations that restrict its use and it may be used safely and profitably for cultivated crops. The soils are nearly level and deep, they hold water well, and they are generally well drained. The land is very responsive to fertilization although it might be well provided with natural nutrients.

#### CLASS II: LAND SUITABLE FOR INTENSIVE CULTIVATION

Land in Class II has some limitations that reduce the choice of plants or require moderate conservation practices. The land may be used for cultivated crops, but with less latitude in the choice of crops or management practices than Class I. However, limitations are few and shows the effects of gentle slopes, moderate susceptibility to wind and water erosion. There are slight climatic limitations on soil use and management.

#### CLASS III: LAND FOR MODERATE WELL ADAPTED CULTIVATION

Land in this class has severe limitations that reduce the choice of plants or require special conservation practices, or both. When used for cultivated crops, the conservation practices are usually more difficult to apply and to maintain. The number of practical alternatives for average farmers is less than that for soils in Class II. Limitations may result from a range of factors ranging from steep slopes, susceptibility to erosion, problems with the water holding capacity and climatic conditions.

#### CLASS IV: POORLY ADAPTED CULTIVATION

Land in Class IV has very severe limitations that restrict the choice of plants and normally require very careful management. It may be used for cultivated crops, and conservation practices are more difficult to apply and maintain. It may be well suited to only two or three of the common crops or the harvest produced may be low in relation to inputs over a long period of time.

Its limitations is the result of the effects of one or more permanent features such as steep slopes, severe susceptibility to water or wind erosion or severe effects of past erosion, shallow soils and a moderately adverse climate.

### Land with limited use – generally not suited to cultivation

#### CLASS V: INTENSIVE GRAZING

Land in this class has little or no erosion hazard but have other limitations impractical to remove. That limits its use largely to pasture, range, woodland or wildlife food and cover. These limitations restrict the kind of plants that can be grown and prevent normal tillage of cultivated crops. Pastures can be improved and benefits from proper management can be expected. It is nearly level and some occurrences are wet or frequently flooded while other are stony, have climatic limitations, or have some combination of these limitations.

#### CLASS VI: MODERATE GRAZING

Land in Class VI has severe limitations that make it generally unsuited to cultivation and limits its use largely to pasture and range, woodland or wildlife food and cover. Land in this class has continuing limitations that cannot be corrected, amongst others, steep slopes, severe erosion hazard, effects of past erosion, stoniness and severe climate.

#### CLASS VII: LIGHT GRAZING

Land in this class has very severe limitations that makes it unsuited to cultivation and that restrict its use largely to grazing, woodland or wildlife. Restrictions are more severe than those for Class VI because of one or more continuing limitations that cannot be corrected. Physical conditions are such that it is impractical to apply such pasture or range improvements as seeding, liming and fertilizing. Depending on soil characteristics and climate, land in Class VII may be well or poorly suited to woodland.

#### CLASS VIII: WILDLIFE

Land in Class VIII has limitations that preclude its use for commercial plant production and restrict its use to recreation, wildlife, water supply or aesthetic purposes. Limitations that cannot be corrected land in Class VIII cannot be expected to return significant on-site benefits from management for crops, grasses or trees, although benefits from wildlife use, watershed protection or recreation may be possible. Badlands, rocky outcrop, sandy beaches, river wash, mine tailings and other nearly barren lands are included in Class VIII.

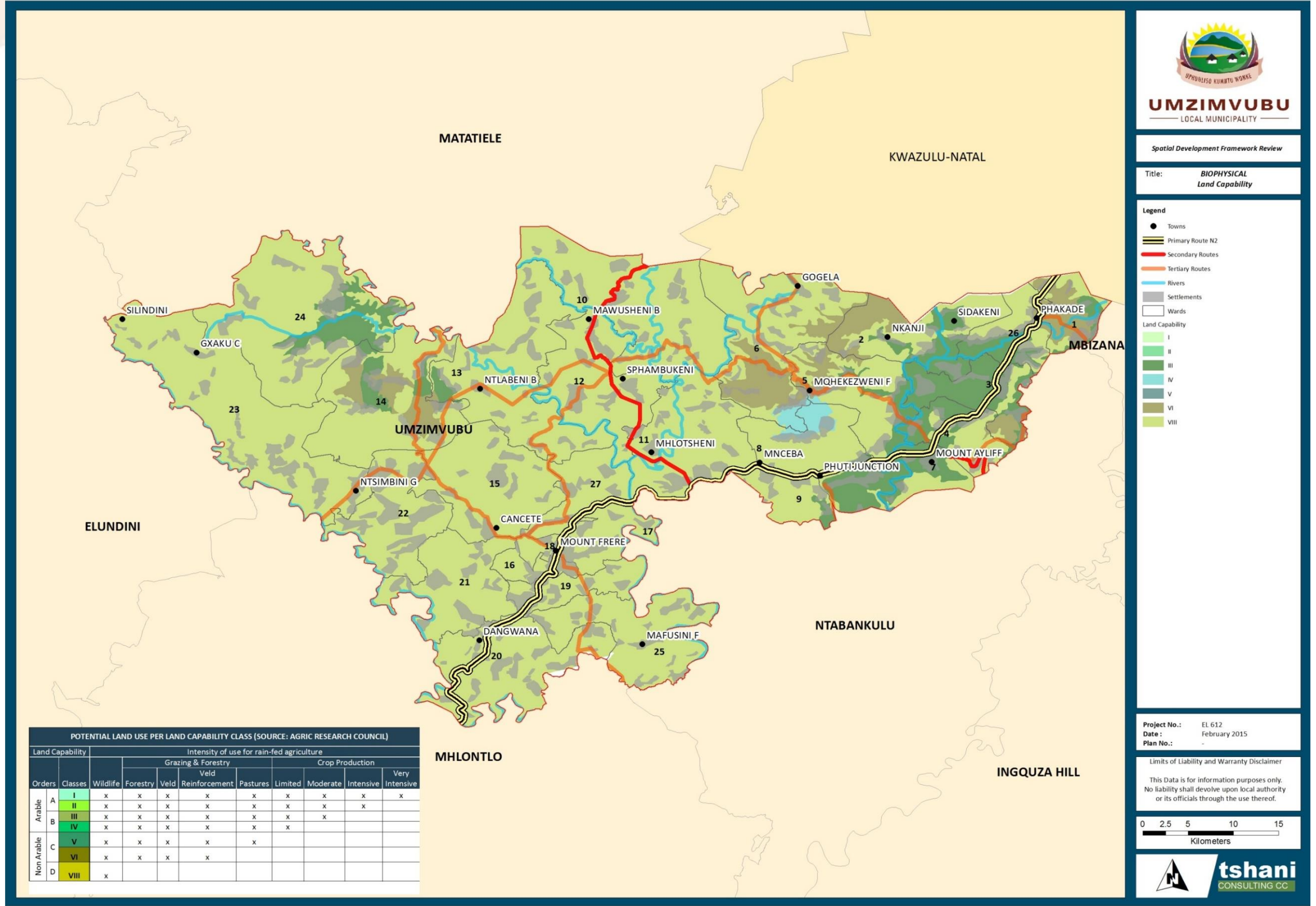
The table below indicates the potential land use for each land capability class.

TABLE NO. 2: POTENTIAL LAND USE PER LAND CAPABILITY CLASS (SOURCE: AGRIC RESEARCH COUNCIL)											
Land Capability			Intensity of use for rain-fed agriculture								
Orders	Classes	Wildlife	Grazing & Forestry				Crop Production				
			Forestry	Veld	Veld Reinforcement	Pastures	Limited	Moderate	Intensive	Very Intensive	
Arable	A	I	x	x	x	x	x	x	x	x	x
		II	x	x	x	x	x	x	x		
	B	III	x	x	x	x	x	x			
		IV	x	x	x	x	x				
Non arable	C	V	x	x	x	x	x				
		VI	x	x	x	x					
	D	VII	x	x	x						
		VIII	x								

### 11.9 Agriculture Proposals

- Restructure land use management through appropriate land reform models that have the ability to increase productivity of agriculture in the district or local municipality
- Improvement of carrying capacity of the veld through proper management systems, which allow for rotational grazing.
- Capacitate farmers in Umzimvubu Local Municipality through the provision of training for the shift to commercialization.
- Promote hidden potential of high production land reserved mainly for agricultural purposes.
- Consider establishing smallholdings where there is limited processing of agricultural products within a five to ten kilometre radius from urban centres and farms immediately along corridors
- Recognize the importance for the creation of the value chain in forestry that feeds the downstream processing activities.
- Support the agricultural base economy in Umzimvubu Local Municipality whilst fostering downstream linkages with smaller and emerging farmers.

- Diversify the agricultural economy and provide support in Umzimvubu Local Municipality to take advantage of emerging opportunities, particularly agri-processing.
- Promote the development of additional community-based with adequately support system in Umzimvubu Local Municipality.
- Dry Land Crop Production – Initiatives have been undertaken such as the Massive Food Programme, AsgiSA Cropping Programme. They have had some form of success, but one needs to ask the question. Have the local landowner's/farmers learnt anything and will they adopt the new techniques of cropping applied?
- Introduce plantation crops in areas of Umzimvubu Local Municipality where suitable and where assistance can be sourced from already farmers in close proximity:
- Land tenure requires serious intervention and resolution to allow emerging farmers to utilise assets to source funding.
- Sheep, Cattle & Goats although have the lowest employment opportunity their potential is greatest in terms of area. Added to this is a large capital investment already exists. The wool schemes with the support of NWGA have generally been very successful and must be supported. Similar systems for beef need to be developed with partners in the Red Meat Industry.
- Other areas of intervention that need to be considered:
- Other initiatives such as the development of Berry industry this could cover a large proportion of the area using different varieties as well as the use of different hybrids that are adapted to different climates.
- Macadamia Nuts require deep well drained soils and water for irrigation. To be successful an area of 300 ha's would have to be sourced.
- The new road being constructed between Mount Frere and Matatiele, in an area having clusters of forestry and arable agriculture potential. This focus area could facilitate the SDF proposal to establish a rural service centre at Qili and unlock the agricultural and forestry potential existing in this area.



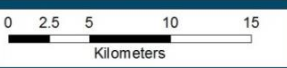
Spatial Development Framework Review

Title: **BIOPHYSICAL Land Capability**

- Legend**
- Towns
  - ▬ Primary Route N2
  - ▬ Secondary Routes
  - ▬ Tertiary Routes
  - ▬ Rivers
  - ▬ Settlements
  - ▭ Wards
  - Land Capability
    - I
    - II
    - III
    - IV
    - V
    - VI
    - VIII

Project No.: EL 612  
 Date: February 2015  
 Plan No.: -

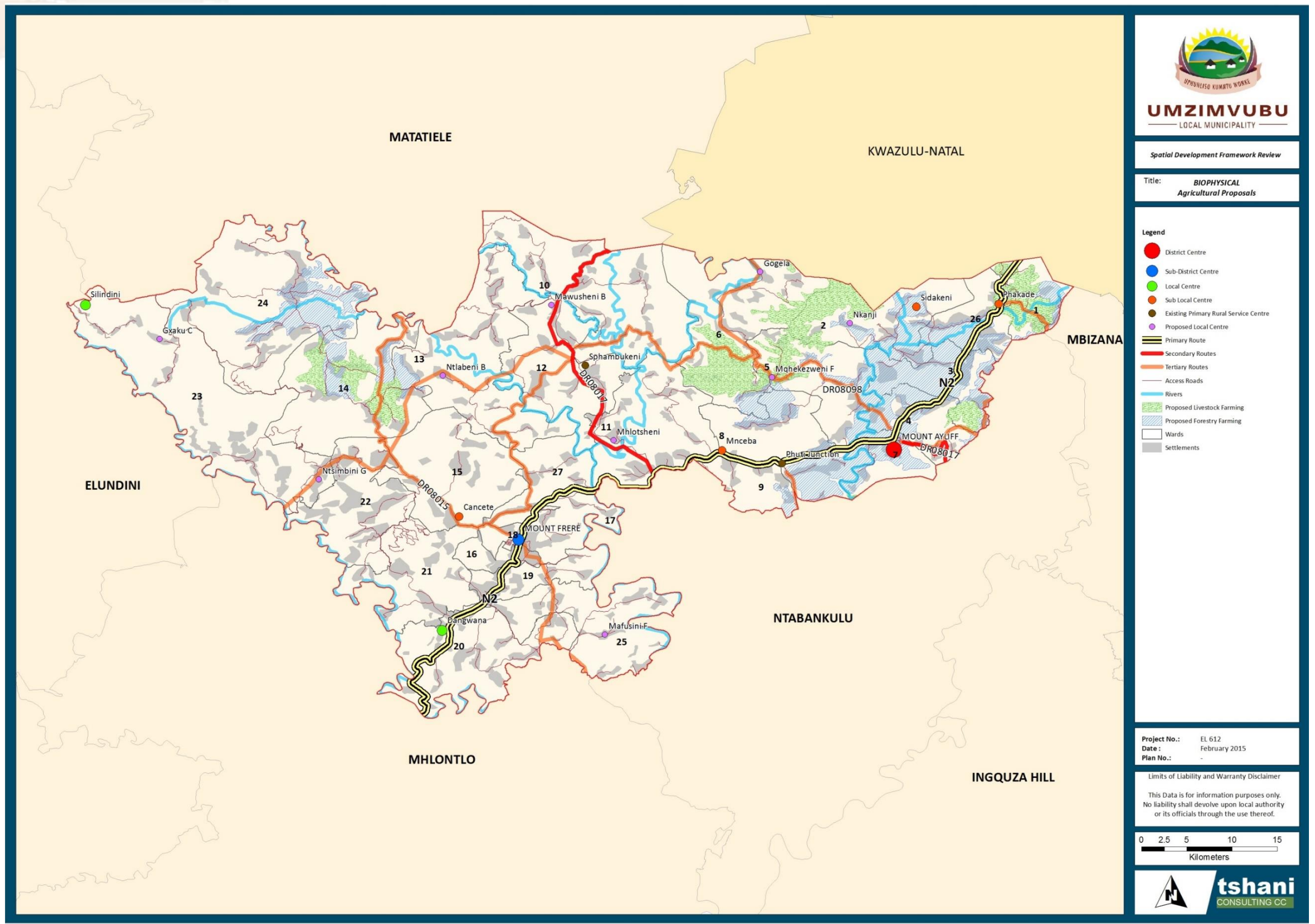
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POTENTIAL LAND USE PER LAND CAPABILITY CLASS (SOURCE: AGRIC RESEARCH COUNCIL)

Land Capability	Classes	Intensity of use for rain-fed agriculture								
		Grazing & Forestry				Crop Production				
		Wildlife	Forestry	Veld	Veld Reinforcement	Pastures	Limited	Moderate	Intensive	Very Intensive
Arable	A I	x	x	x	x	x	x	x	x	x
	A II	x	x	x	x	x	x	x	x	x
	B III	x	x	x	x	x	x	x		
	B IV	x	x	x	x	x	x			
Non Arable	C V	x	x	x	x	x				
	C VI	x	x	x	x					
	D VII									
	D VIII	x								





PLAN No. 8: AGRICULTURE PROPOSALS

REVIEW OF THE UMZIMVUBU LOCAL MUNICIPALITY SDF



## 12. SOCIO-ECONOMIC

The following information on demographic and Social Facilities is in a summary form for ease of reference. For a more detailed breakdown, refer to the Situation Analysis Report.

### 12.1 INTRODUCTION

The vision of the municipality is to address all issues related to the socio-economic well-being of the population and the way to achieve this is to make sure that all social facilities are provided as per the CSIR guidelines which outlines the number of facilities in an area and distance according to the population size of that particular area.

The socio-economic section is one of the pillars that guide the formulation of the SDF it seeks to include the following proposals for the Umzimvubu Municipality:



In terms of the analysis completed in the review of the SDF the municipality's objectives are listed as follows:

- To provide more secondary and tertiary schools to improve access to education and the literacy levels of the people of Umzimvubu as it is very low.
- To provide and distribute more clinics and possibly have an additional hospital to cater for the population of Umzimvubu which has a high number of people who are suffering from HIV/Aids
- To provide better sporting facilities
- To provide cemeteries that are clean and easily accessible
- To boost the tourism sector
- To source more funding for Local Economic Development projects that will contribute to the financial and social upliftment of communities in Umzimvubu

### 12.2 DEMOGRAPHICS

#### POPULATION

A population of approximately 191 619 people and 51 609 number of households with an average of 3.7 persons per household.

#### POPULATION GROWTH

Statistic South Africa indicate that Urban areas within Umzimvubu Local Municipality experienced a growth rate of 1.5% per annum, while the municipal growth rate shows a negative growth of -1.31% during the years 2001 and 2011.

The table below illustrates the estimated growth per urban centre within the next 5 years. Accurate calculation is a difficult process when elements like migration, death, HIV, tourism, changes in farming practices are considered.

Main Place	Population	2015	2016	2017	2018	2019
Mount Frere	1270	1289	1291	1310	1330	1350
Mount Ayliff	426	432	439	445	451	458

### 12.3 SOCIAL FACILITIES

The social facilities within the Umzimvubu Municipal area are limited and scattered around the area, villages and the towns. The table below indicates the Planning Thresholds in terms of the CSIR Human Settlement Guidelines. An analysis was completed of the facilities available in the Municipal area of Umzimvubu:

PLANNING THRESHOLDS IN TERMS OF THE CSIR HUMAN SETTLEMENT GUIDELINES		
Facility	Estimated Minimum Population	Radius
Crèche	5 000	1km
Primary School	3 000 - 4 000	1,5km
High School	6 000 – 10 000	2,25km
Clinic	5 000	1,5km
Post Offices	11 000	2km
Police Stations	25 000	1,5km
Municipal Offices	50 000	2,5km

## EDUCATION

Within the Umzimvubu Municipality area there is a notable shortage of in secondary schools available resulting in this municipality being forced to send their pupils to secondary schools outside the municipal area.

## CRÈCHE

The following wards are in need of new crèches and renovation as indicated in the Umzimvubu Rural Settlement Development Plan 2014.

TABLE NO. 3: DEMAND FOR ADDITIONAL CRECHES	
Wards	Location of the Crèche
1.	Mjikweni A requests construction of crèches
4.	Building of Crèche, Needs progress on building of Eluqolweni Crèche, Skills Development Centre for youth
5.	Building, renovation of Ngxingxolo, Lusizini, Slatsh' and Makhazi. Magrangxeni School needs windows, ceiling and fencing. Silatsha, Magrangxeni, Lusizini, Ncalukeni need new crèches to be built.
4.	N/A
7.	N/A
8.	Bhola needs scholar transport, Bhola request scholar transport, High School
9.	N/A
10.	N/A
12	N/A
13	N/A
14	N/A
17	N/A
23	N/A
26	N/A
27	N/A

There is a believing that the educational facilities within the urban areas are of a better quality and regular maintenance is being undertaken as opposed to schools in the rural areas. Most of the population is leaving the municipal area to receive further secondary and tertiary education and they do not return to the municipality after completing their education.

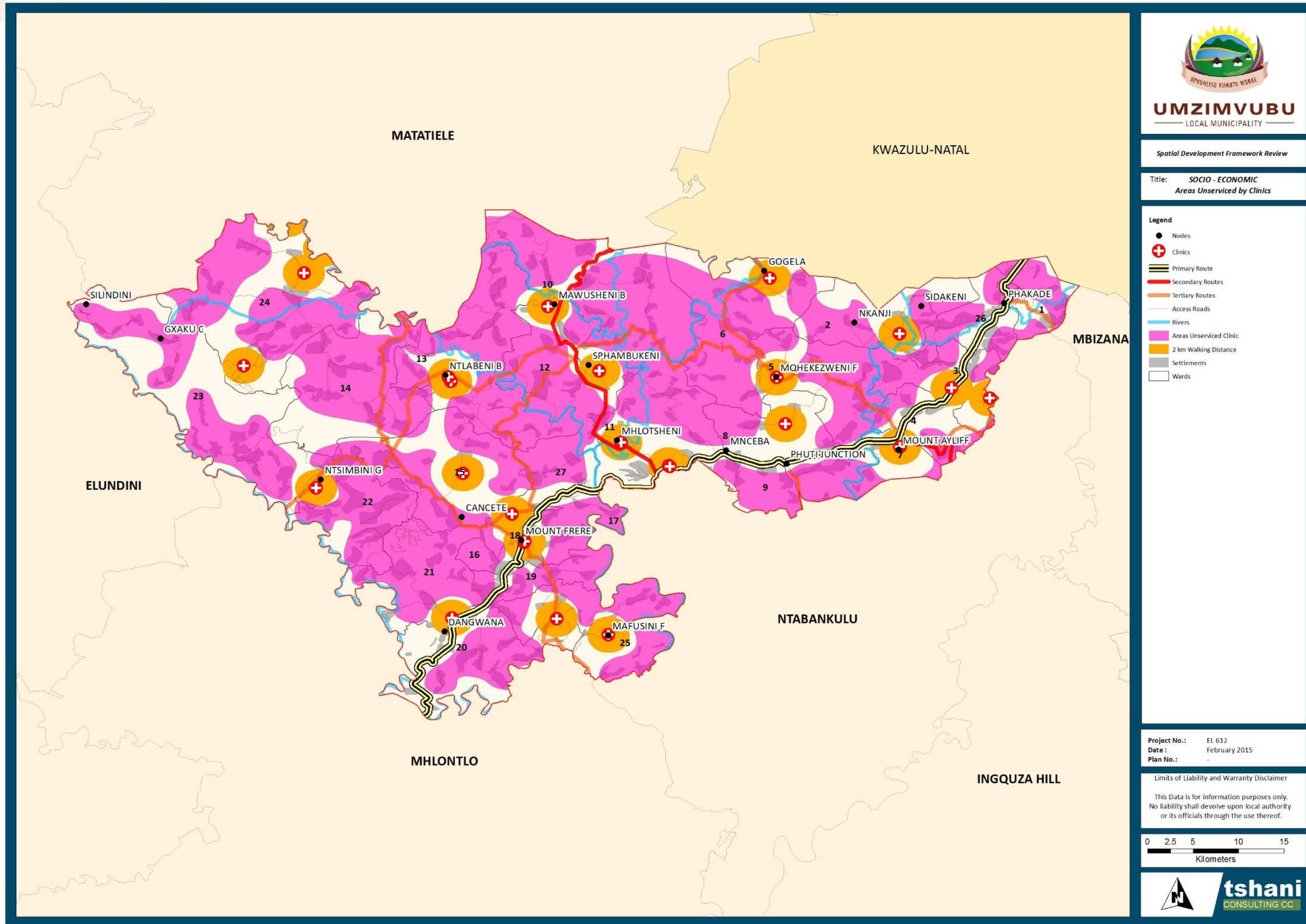
## PROPOSAL

- In terms of Educational facilities it is proposed that existing schools be upgraded to cater for the needs of the people living within the Municipal area.
- Feasibility study: Investigate options around a satellite office in terms of tertiary education.
- In terms of social facilities additional land is required for identification to provide the following:

- Crèche
- Community Hall
- Clinic
- Old Age Home
- Post Office
- Churches
- Skills Centre
- In terms of infrastructure many of the wards require electricity and water services as well as sanitation services the upgrade of roads in the Umzimvubu Municipality is a major need as this will assist in easy access to areas that still require the provision of basic service



CLINICS

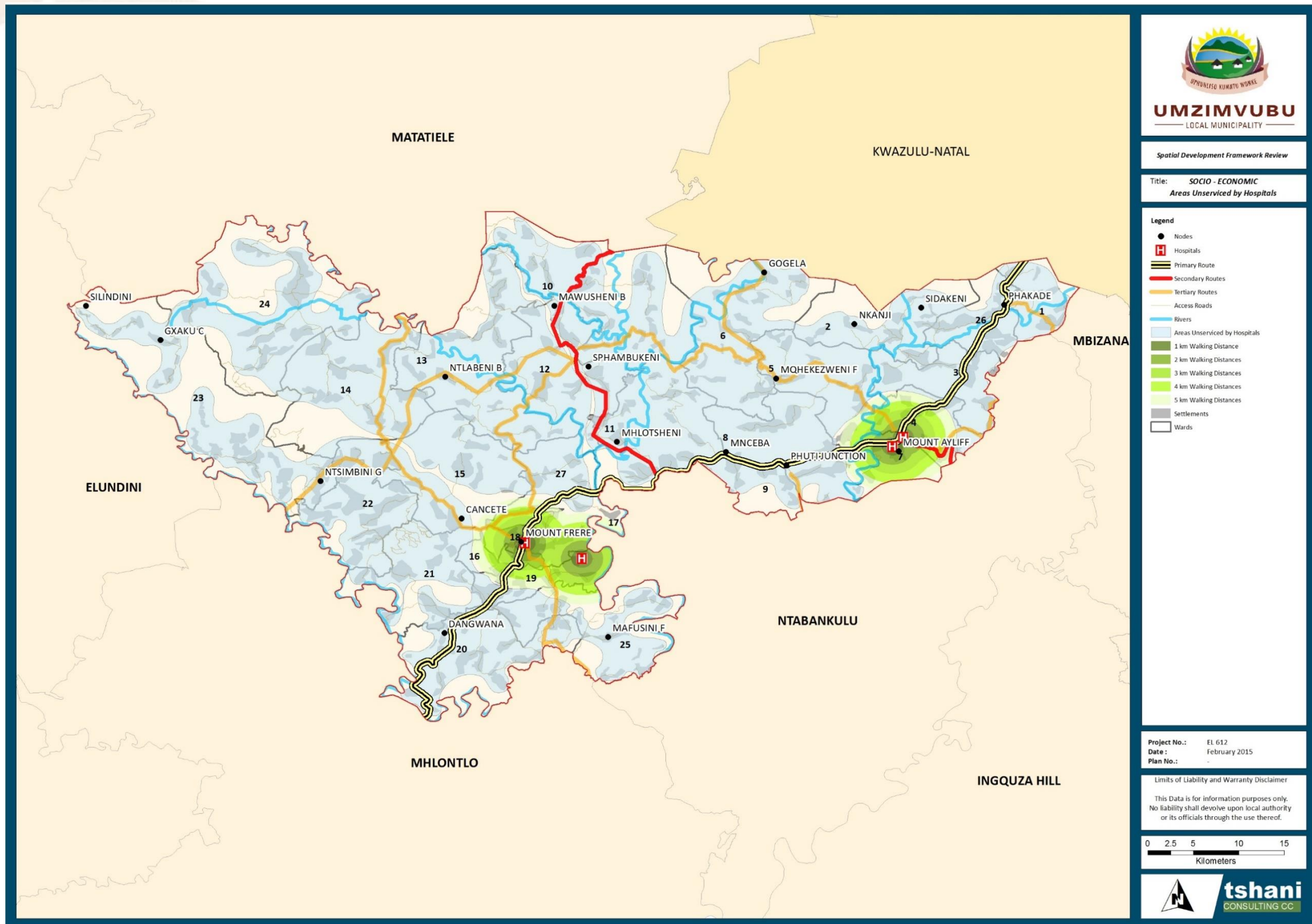


The plan on the left depicts the number of clinics distributed across the municipality and it's also depicts areas that do not have access to clinics in terms of the CSIR guidelines.

It is proposed that the municipality seek funding from the Department of Health to provide more clinics within the municipality.

PLAN No. 9: CLINICS

HOSPITALS

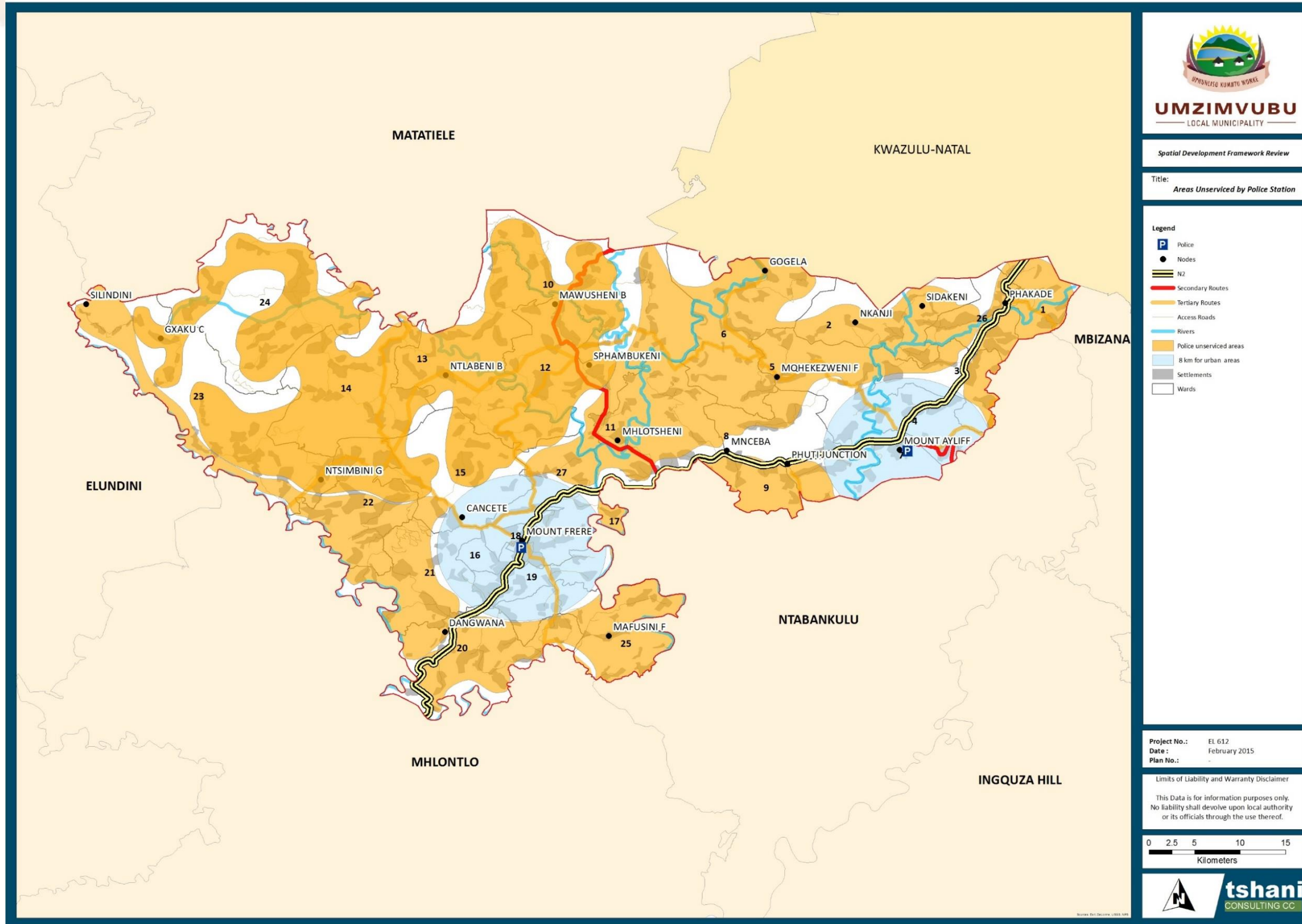


The plan on the left depicts the number of hospitals distributed across the municipality and it also depicts areas that do not have access to hospitals in terms of the CSIR guidelines.

It is proposed that the municipality seek funding from the Department of Health to provide more hospitals within the municipality.

PLAN No. 10: HOSPITALS

**POLICE STATIONS**

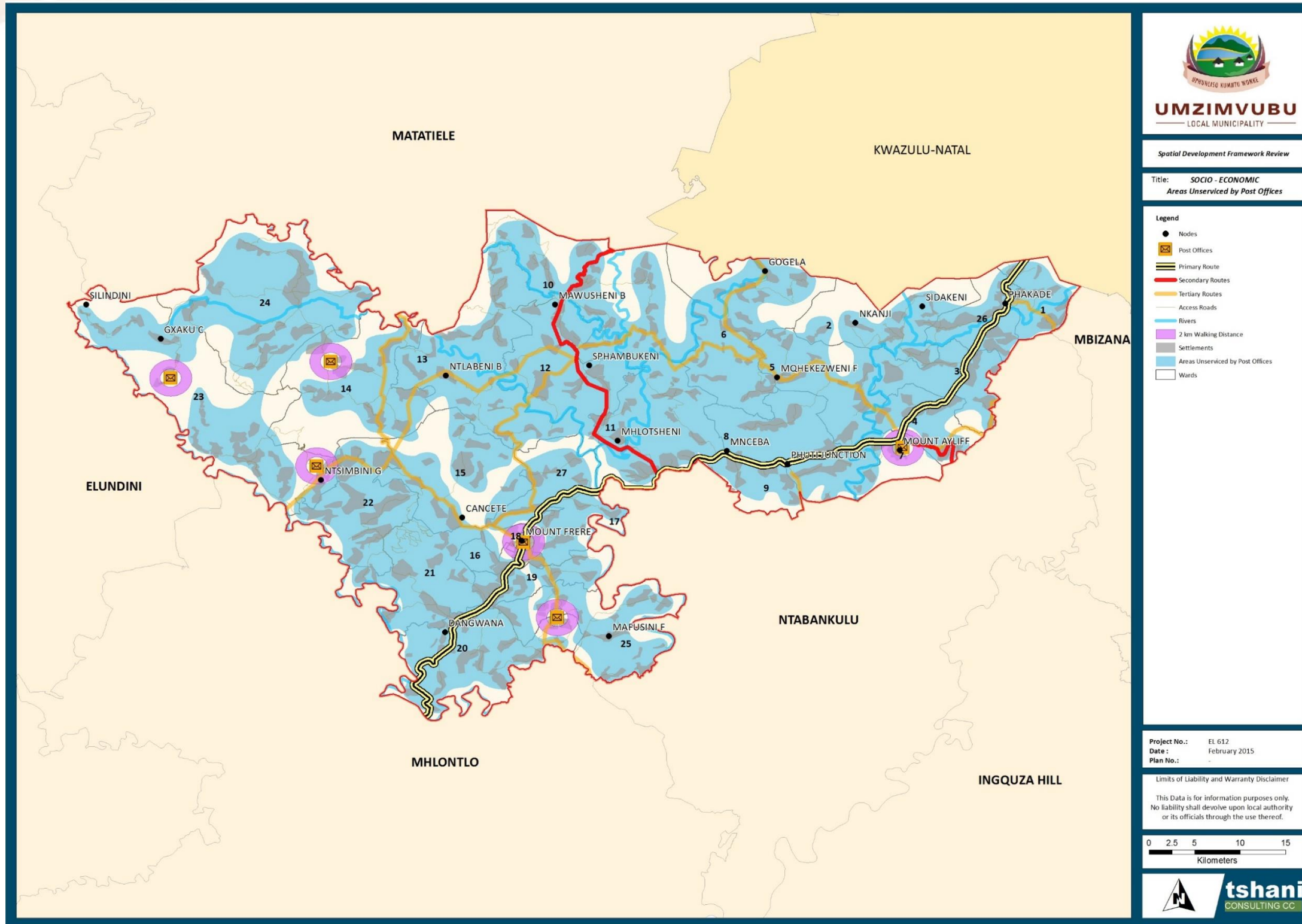


The plan on the left depicts the number of police stations distributed across the municipality and it also depicts areas that do not have access to a police station in terms of the CSIR guidelines.

It is proposed that the municipality seek funding to provide more police stations within the municipality that will provide better safety and security for the population.

PLAN No. 11: POLICE STATION

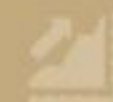
**POST OFFICE**



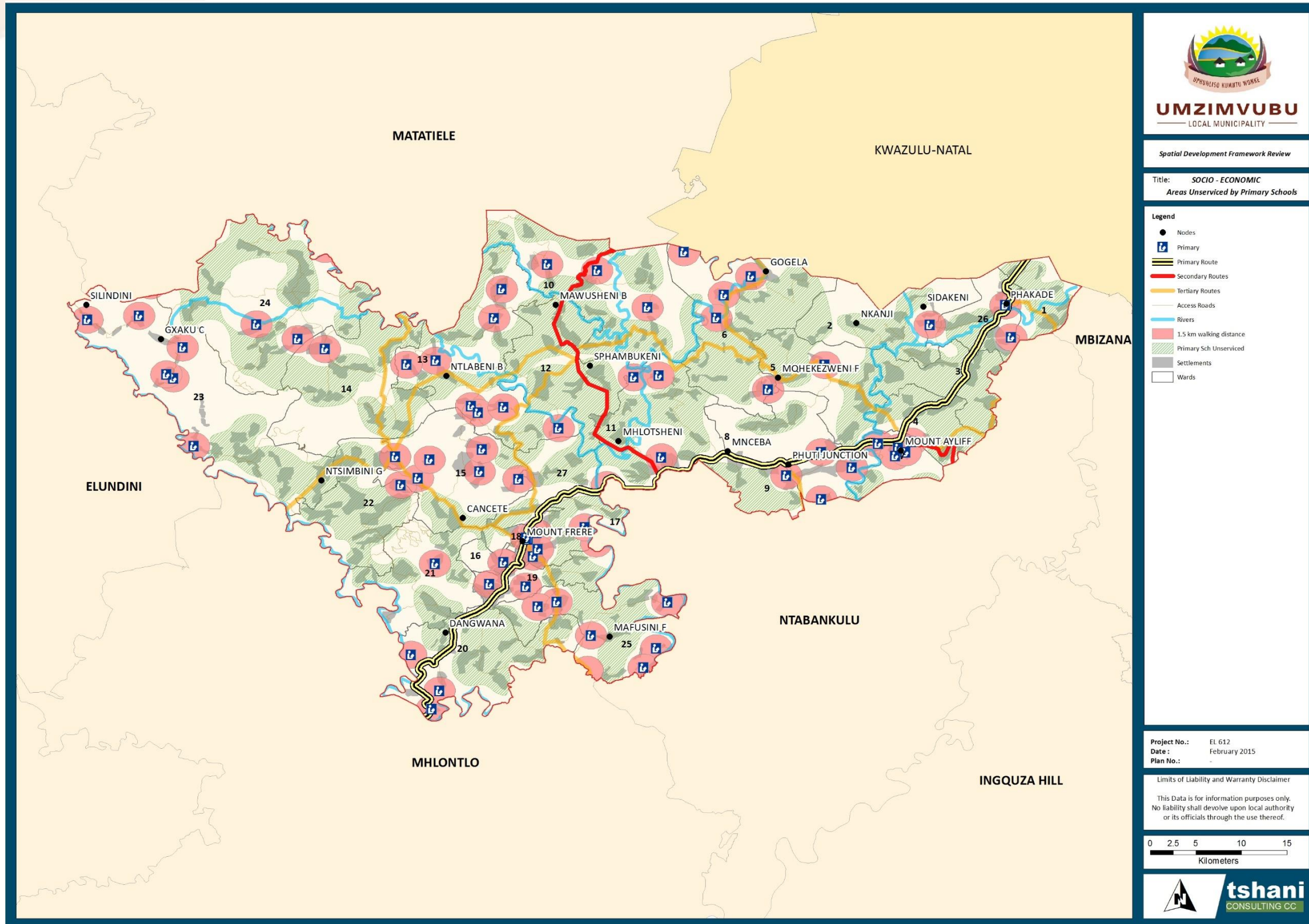
The plan on the left depicts the number of post offices distributed across the municipality and it also depicts areas that do not have access to a post office in terms of the CSIR guidelines.

It is proposed that the municipality seek funding to provide more post offices within the municipality.

PLAN No. 12: POST OFFICE



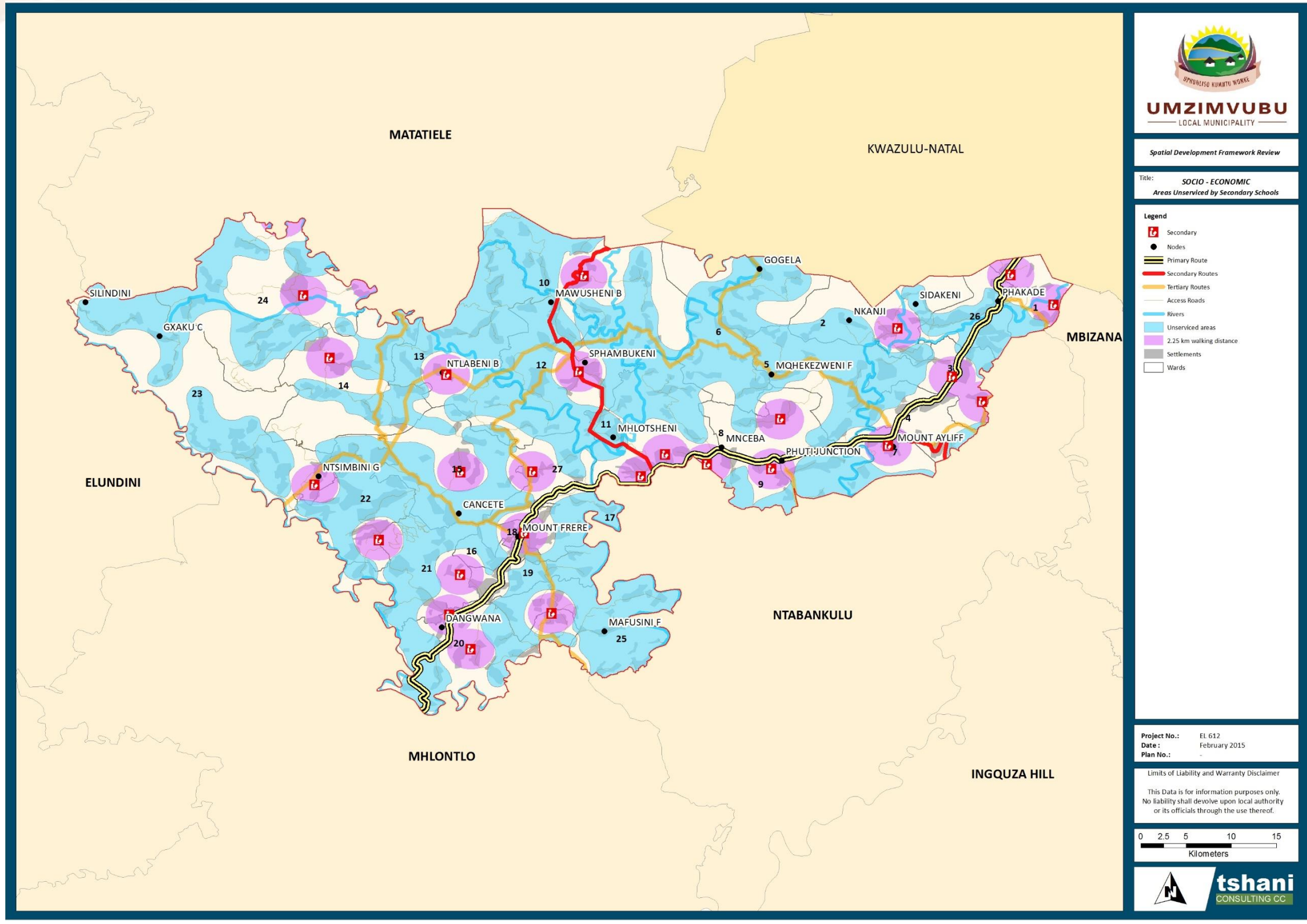
PRIMARY SCHOOLS



The plan on the left depicts the number of primary schools distributed across the municipality and it also depicts areas that do not have access to primary schools in terms of the CSIR guidelines.

It is proposed that the municipality seek funding to provide more primary schools within areas that do not have primary schools.

**SECONDARY SCHOOLS**

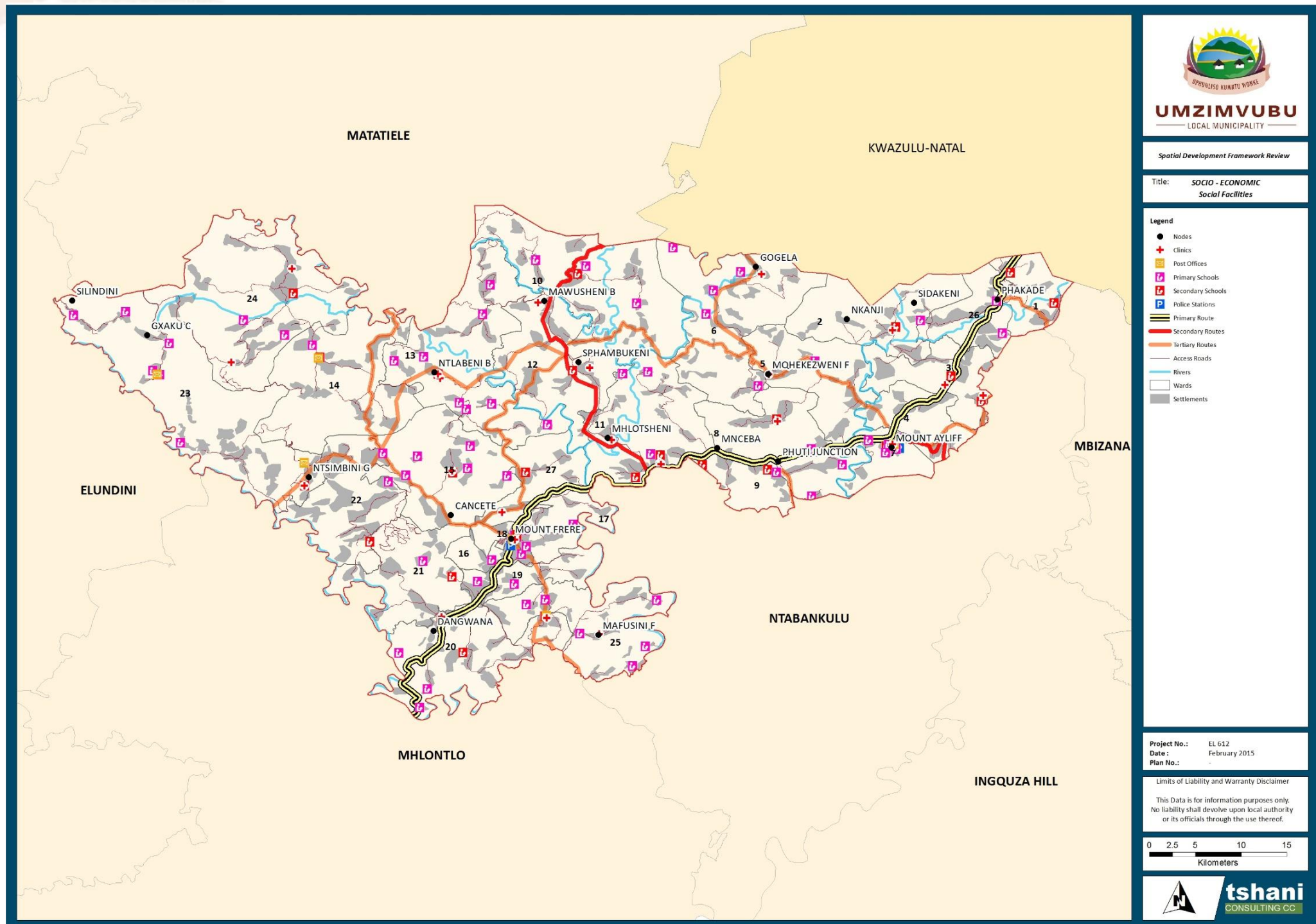


The plan on the left depicts the number of secondary schools distributed across the municipality and it also depicts areas that do not have access to secondary schools in terms of the CSIR guidelines.

It is proposed that the municipality seek funding to provide more secondary schools within the municipality as the plan clearly depicts a shortage of secondary schools within the municipality.

PLAN No. 14: SECONDARY SCHOOLS

**SOCIAL FACILITIES**



**UMZIMVUBU**  
LOCAL MUNICIPALITY

Spatial Development Framework Review

Title: **SOCIO - ECONOMIC Social Facilities**

**Legend**

- Nodes
- Clinics
- Post Offices
- Primary Schools
- Secondary Schools
- Police Stations
- Primary Route
- Secondary Routes
- Tertiary Routes
- Access Roads
- Rivers
- Wards
- Settlements

Project No.: EL 612  
Date: February 2015  
Plan No.: -

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0 2.5 5 10 15  
Kilometers

**tshani**  
CONSULTING CC

**PRIMARY AND SECONDARY SCHOOLS**

Umzimvubu Municipality has sufficient Primary Schools but insufficient High School facilities and the quality of the buildings need to be upgraded.

**HEALTHCARE FACILITIES**

There are 20 clinics in Umzimvubu LM, There are 2 district Government Hospital in Umzimvubu Municipality namely the Mount Ayliff Hospital and the Madzikane ka Zulu Hospital. The permitted walking distance according to the CSIR guidelines is 1.5 km.

**COMMUNITY HALLS**

There is a large amount of community halls within the Umzimvubu Local Municipality and the municipality lets them out to generate revenue, however these halls are not distributed equally amongst all the wards within the municipality.

**SPORTS FACILITIES**

There is limited budget allocated for sports and recreational facilities maintenance. This is evident on the status of the sports fields in the municipal area. Other funding institutions on sporting and recreational facilities need to be explored as the municipal budget for this purpose is not sufficient.

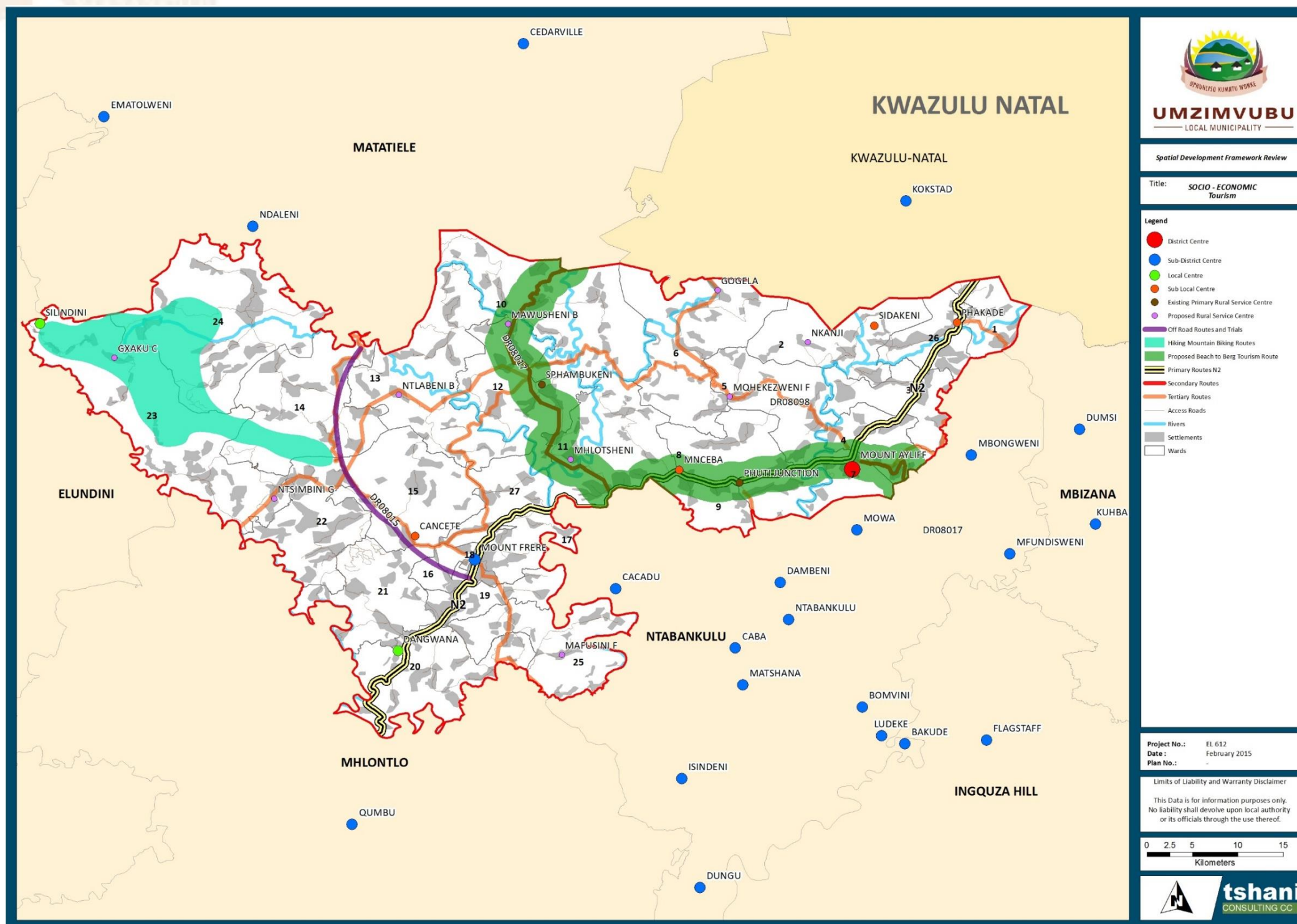
**CEMETERIES**

There are cemeteries located within both the towns of Mount Frere and Mount Ayliff and there are proposals to extend the existing cemeteries as the death toll in the area is on the increase due to HIV/Aids, poverty and other illnesses.

**POLICE STATIONS**

There are 2 Police Stations in Umzimvubu Municipality located in wards 7 and 18. One is located in Mount Frere and the other is located in Mount Ayliff. The permitted walking distance to a Police Station is 1.5km.

PLAN No. 15: SOCIAL FACILITIES



### I2.1 TOURISM

The vision statement for the ANDM’s vision as a tourism destination is to offer: **“the most accessible, unique and pristine coastal and mountainous environment and the most authentic heritage and cultural experiences in South Africa attracting eco-tourists, nature lovers, cultural tourists, adventure seekers, and sports and business people”.**

The different types of tourism sectors that exist within the Umzimvubu Local Municipality is

-  **HERITAGE TOURISM**
-  **CULTURAL TOURISM**
-  **ADVENTURE TOURISM**
-  **AGRI - TOURISM**

#### HERITAGE TOURISM

The heritage route that runs across the Umzimvubu Local Municipality is called the beach to berg tourism route which seeks to have tourist attractions along this route leading up to the Drakensberg Mountain.

PLAN No. 16: TOURISM



## 12.4 LOCAL ECONOMIC DEVELOPMENT

The Local Economic Development Strategy is found on the Vision stated below.

### Vision

“To promote sustainable economic growth and thus to ensure the improvement in the quality of life for all who reside in the municipality”

The following goals and objectives were based on LED vision and specifically identify the desired outcome of the future economic process of Umzimvubu Local Municipality.

Goals	Objectives
<b>Promote Business Development</b>	<ul style="list-style-type: none"> <li>■ Increase number of formal businesses by 2020.</li> <li>■ Securing grant funding to four interventions in prioritized sectors</li> <li>■ Provision of business support service to SMMEs by 2016</li> <li>■ Increase in informal business employment</li> </ul>
<b>Goal 2: Increase Local Employment Opportunities</b>	<ul style="list-style-type: none"> <li>■ Municipal Employment Rate of 39% by 2020 in line with NDP target</li> <li>■ Half local youth unemployment rate to 24%</li> </ul>
<b>Goal 3: Provide Targeted Social and Economic Infrastructure and Services</b>	<ul style="list-style-type: none"> <li>■ Invest in road, water and sanitation for key economic nodes</li> <li>■ Promote land use management within municipality.</li> </ul>

The economic vision, goals and objectives guide the formulation of strategic development pillars Five main pillars have been identified that will stimulate local economic development ensuring that it is environmentally sensitive, namely:-

- Pillar 1: Tourism Sector Development
- Pillar 2: Investment in Infrastructure
- Pillar 3: Institutional support and capacity development
- Pillar 4: agriculture and agro-culture processing development
- Pillar 5: Enterprise Development Assistance

### LED STRATEGY IDENTIFIED PROJECTS

The following project has been identified as part of promoting sustainable growth to ensure the improvement in the quality of life for all the residents of Umzimvubu Local Municipality.

### TOURISM SECTOR DEVELOPMENT PROJECTS

Themes	Project Name
<b>Product Development and Marketing</b>	<ul style="list-style-type: none"> <li>■ Cultural village development</li> <li>■ Promotion and investment in Heritage Tourism Route</li> </ul>
<b>Planning and Research</b>	<ul style="list-style-type: none"> <li>■ Heritage Management Plan</li> <li>■ Ongoing Statistics Collection</li> </ul>
<b>Institutional Support</b>	<ul style="list-style-type: none"> <li>■ Support of LTO</li> <li>■ Support of Tourism events and festivals</li> </ul>
<b>Human Resource Support</b>	<ul style="list-style-type: none"> <li>■ Mentorship, training and support programme to emerge black owned tourism operators.</li> </ul>

### INVESTMENT IN INFRASTRUCTURE PROJECTS

Investment in infrastructure Projects

Theme	Project Name
<b>Implementation of Existing Plans</b>	<ul style="list-style-type: none"> <li>■ Implement Land Use Management</li> </ul>
<b>Planning and Research</b>	<ul style="list-style-type: none"> <li>■ Housing Sector Plan Review</li> <li>■ Integrated Infrastructure Plan</li> </ul>
<b>Investments</b>	<ul style="list-style-type: none"> <li>■ Water and sanitation upgrade and maintenance</li> <li>■ Renewable energy for green economy</li> <li>■ Road Maintenance</li> <li>■ Access Funding</li> </ul>

### INSTITUTIONAL SUPPORT AND CAPACITY DEVELOPMENT PROJECTS

Theme	Project Name
<b>Institutional functioning</b>	<ul style="list-style-type: none"> <li>■ Red tape Reduction Programme</li> </ul>

	<ul style="list-style-type: none"> <li>■ Creation of Internal Process Diagrams</li> <li>■ Fill vacant key positions</li> </ul>
<b>Strategic Partnership</b>	<ul style="list-style-type: none"> <li>■ Identified and linked up with strategic partners</li> <li>■ Develop and strengthen LED Forum</li> </ul>
<b>Capacity building</b>	<ul style="list-style-type: none"> <li>■ Capacitation of officials on LED principles</li> </ul>

#### AGRICULTURE AND AGRI-CULTURE PROCESSING DEVELOPMENT PROJECTS

Theme	Project Name
<b>Value adding in agriculture programme</b>	<ul style="list-style-type: none"> <li>■ Community aquaculture projects</li> <li>■ Umzimvubu Peach Value Addition.</li> <li>■ Umzimvubu Fresh Produce Market.</li> <li>■ Umzimvubu Pole Treatment Plant.</li> <li>■ Umzimvubu Commercial Nursery</li> <li>■ Aloe Value Project.</li> <li>■ Organic farming</li> <li>■ Poultry rearing</li> <li>■ Ploughing of maize fields for 2013/14</li> </ul>
<b>Emerging Farmer Development</b>	<ul style="list-style-type: none"> <li>■ Support and training for emerging farmers</li> <li>■ Provision of infrastructure for emerging and subsistence farmers</li> </ul>
<b>Productivity improvements</b>	<ul style="list-style-type: none"> <li>■ Investment to support infrastructure for key agriculture projects i.e. aquaculture</li> </ul>

#### ENTERPRISE DEVELOPMENT ASSISTANCE PROJECTS

Theme	Project Name
<b>Business services and support</b>	<ul style="list-style-type: none"> <li>■ Thusong Service Centre</li> <li>■ Support to existing co-operators</li> </ul>
<b>Emerging Farmer Development</b>	<ul style="list-style-type: none"> <li>■ Promotion of business chamber</li> </ul>
<b>Research Planning</b>	<ul style="list-style-type: none"> <li>■ Establish extent of mining industry and its opportunities in municipality.</li> </ul>

#### LIST OF THE CURRENT PROJECTS

The Umzimvubu Municipality Local Economic Development Department has confirmed that they have numerous projects running within the various rural settlements situated in Mount Frère and Mount Ayliff. The municipality has stressed about the lack of funding of these projects as a major risk to the successful completion of them.

#### **The projects in the Umzimvubu Municipality are listed below:**

- Umzimvubu Peach Value Addition.
- Umzimvubu Fresh Produce Market.
- Umzimvubu Pole Treatment Plant.
- Umzimvubu Commercial Nursery
- Aloe Value Project.
- Organic farming
- Poultry rearing
- Ploughing of maize fields for 2013/14

#### **Mount Frere and Mount Ayliff including the following specific communities:-**

- Brooks-nek (ward 1) mount Ayliff for the Peach Value Addition
- Mount Frere town for Fresh Produce Market (ward 18).
- Lubhacweni village (ward 17) Umzimvubu Commercial Nursery
- Organic farming (ward 14) Mandileni, (ward 15) Gubuzi and Zwelitsha.
- Poultry rearing 12, 19,26
- Ploughing 15 wards namely 1,3,4,5,6,7,9,11,12,14,16,17,21,22,23,26 and

Project Name	Status of Project
<b>Peach Value Added</b>	<ul style="list-style-type: none"> <li>■ Feasibility study have been done.</li> <li>■ Soil samples have been taken.</li> <li>■ Fencing and planting of 1000 peach trees has been done.</li> <li>■ The 30 beneficiaries has been trained.</li> <li>■ Project registered as cooperative.</li> <li>■ Business plans have been drafted.</li> <li>■ Construction of Peach store room s and peach processing plant building are under construction.</li> <li>■ Acquiring of land from relevant authorities</li> <li>■ Partnerships</li> <li>■ Construction of borehole</li> <li>■ Clearing of the site</li> <li>■ Installation of irrigation system.</li> </ul>
<b>Fresh Produce Market</b>	<ul style="list-style-type: none"> <li>■ Fencing of the site has been done.</li> <li>■ Fresh Production Market is under construction.</li> <li>■ Acquiring of land from relevant authorities</li> <li>■ Partnerships</li> </ul>
<b>Pole Treatment Plant</b>	<ul style="list-style-type: none"> <li>■ The planning phase of the project has been done with the help of the funding from DEAT, and the following has been accomplished:</li> <li>■ Feasibility study</li> <li>■ Business Plan</li> <li>■ Acquiring land from relevant authorities</li> <li>■ Partnerships</li> <li>■ Training of co-operative in community Based Natural Resource Management, Core Management and Financial Management.</li> <li>■ The following activities have been also been done</li> <li>■ Fencing of the project</li> <li>■ Clearing of the site.</li> <li>■ Purchasing of CCA treating plant.</li> </ul>

<b>Umzimvubu Commercial Nursery</b>	<ul style="list-style-type: none"> <li>■ Feasibility study</li> <li>■ Business Plan</li> <li>■ Acquiring land from relevant authorities</li> <li>■ Partnerships</li> <li>■ Training of co-operative in community Based Natural Resource Management, Core Management and Financial Management</li> <li>■ Fencing of the project</li> <li>■ Construction of borehole</li> <li>■ Clearing of the site</li> <li>■ Installation of irrigation system</li> </ul>
<b>Aloe Value Project</b>	<ul style="list-style-type: none"> <li>■ Feasibility study</li> <li>■ Business Plan</li> <li>■ Acquiring land from relevant authorities</li> <li>■ Partnerships</li> <li>■ Training of co-operative in community Based Natural Resource Management, Core Management and Financial Management</li> <li>■ Fencing of the project</li> <li>■ Construction of borehole</li> <li>■ Clearing of the site</li> <li>■ Installation of irrigation system</li> </ul>
<b>Poultry Rearing</b>	<ul style="list-style-type: none"> <li>■ Project registered as cooperative.</li> <li>■ Business plans have been drafted</li> <li>■ Acquiring land from relevant authorities</li> <li>■ We don't Partnerships</li> <li>■ Construction of Poultry rearing structure will take place on February for Cabazana ward 26 as a priority ward hence we fully need financial assistance.</li> </ul>

## ORGANIC FARMING

Umzimvubu Local Municipality is currently implementing Organic farming on two wards that's ward 14 &15. We need to expand this program through the assistance from other Departments to ensure that this program is sustainable. Implementing on the home-stead food garden for 100 beneficiaries.

## PLOUGHING OF MAIZE PRODUCTION IN 15 WARDS NAMELY

Umzimvubu Local Municipality is currently ripping and disking of 15 wards. We need to expand this program through the assistance from other Departments to ensure that this program is sustainable.

## 13. BUILT ENVIRONMENT

In response to the Conceptual Framework, the Spatial Development for Umzimvubu Local Municipality elaborates clear and detailed objectives and elated planning tools for the management and direction of spatial development and land use management to achieve the proposed development vision set out in the Spatial Development Framework.

### 13.1 Spatial structuring elements

Spatial Structuring Elements are used to manage and guide future development into certain patterns, which will lead to a better and more efficient municipality in the future.

The structuring elements are clustered into the following main components:

- Nodes
- Development Corridors
- Urban Edges and Settlement Edges
- Spatial Development Areas/Mixed Use

### 13.2 Definitions

**“Nodes”** is a term usually ascribed to cities, town’s rural service centre and villages. This tends to work against the need to achieve rural development through integration of urban and rural areas. It is accordingly proposed the term node is to be less prominent and less significant in future SDFs with the emphasis rather being placed on identifying “human settlement” where integrated programmes can be shared. Such settlement can be both rural and urban in nature and could serve to bridge diversity between these communities.

**Metropolitan or Primary Nodes**– these are nodes that are of such significance in terms of scale, location, diversity and agglomeration of function (facilities, services and economic activities), that they impact on the metropolitan region as a whole (or have potential to do so in the context of the SDF).

**Local Nodes** – these are modal interchanges and lower-order intersections within a corridor or Activity Street where a range of lower-level activities and services, aimed at local needs, tends to locate.

**“Development Corridors”**– The notion of development corridors both as structuring elements to guide spatial planning as well as special development areas with specific types of development potential has been well established internationally. Typically, development corridors have been identified as roads or other transport routes along which existing and/or potential land developments at a higher than average intensity (can) occur Development corridors can also be refined and described as follows: -

- ▶ **Activity Corridors**, which are described as bands of high-density urban development up to 800 metres wide along a public transportation route. Typically, activity corridors link areas of greater intensity of land use, which are commonly called nodes. Activity corridors are generally considered the highest order of corridor.
- ▶ **Activity Spines**, which are defined as the central road or railway line within an activity corridor that links major or minor nodes.
- ▶ **Activity Street**, which is usually defined as a local street that is located within the sphere of influence of an activity corridor and reinforces it. To be classified as an activity street, vehicle and pedestrian access to a mix of land uses is a priority.
- ▶ **Mobility Routes**, which are defined as roads with limited access that principally, carry traffic between major nodes. An example of a mobility route would be the N2 linking Durban to East London.

**“The Urban Edge”**- is a demarcated line and interrelated policy that serves to manage, direct and limit urban expansion. Certain types of urban development outside the continuous development of the urban core area should only be allowed:

- ▶ Within small towns and rural nodes, and
- ▶ Where the natural environment and agriculture are not compromised.

The urban edge forms the boundary between urban development and the valuable natural and agricultural hinterland and serves to contain the lateral growth of the urban areas.

Urban Edge areas are areas where the transition from the urban area is proposed to change to peri-urban and rural development; involving differing land use characteristics and density of development.

**“Services Edge”**- is a demarcated line, which indicates the extent to which municipal services are currently able to provide a Level 1 type of service.

**“Proposed Settlement Edges”** – can also be used to manage the investment and characteristics of infrastructure levels according to the needs of communities and economic activities located within settlement edges or outside settlement edges; the settlement edge can be used to encourage more efficient use of underutilized land existing in a settlement or town; through development of vacant land or the re-use of brownfield degraded land areas,

**“Mixed Uses”**– Mixed-Use development is the horizontal and vertical integration of suitable and compatible residential and non-residential land uses within the same area or on the same parcel of land. It is aimed at facilitating a wide range of residential types within close proximity to employment, educational, social and recreational opportunities.

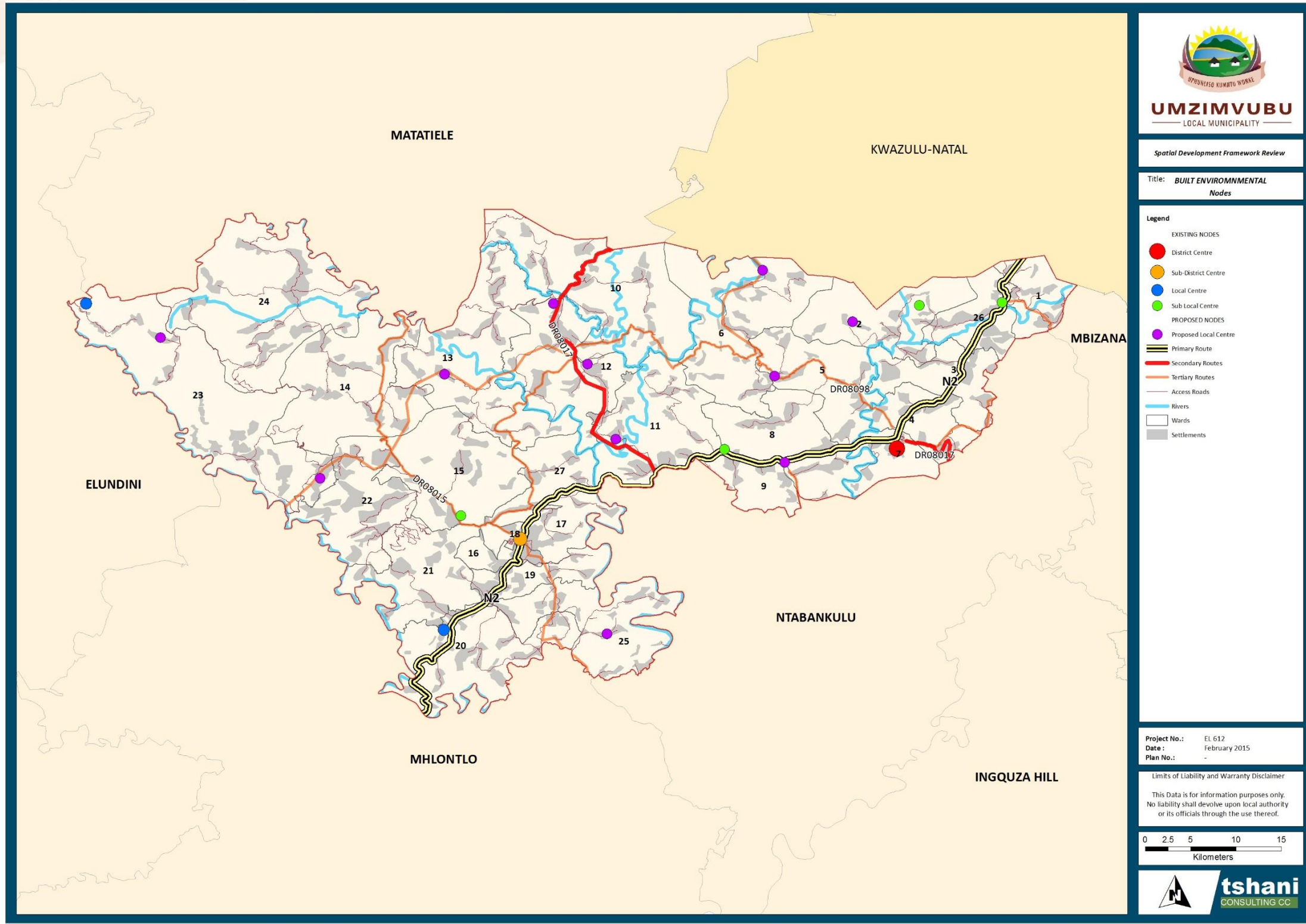
### 13.3 Development Nodes

Nodes are generally described as areas of mixed land use development, usually having a high intensity of activities involving retail, traffic, office, industry and residential land uses. These are the places where most interaction takes place between people and organizations, enabling most efficient transactions and exchange of goods and services. Nodes are usually located at nodal interchanges to provide maximum access and usually act as catalysts for new growth and development.

The following categories of nodes, as indicated in the table below, have been identified and proposed:

HIERACHY OF SETTLEMENT/NODES		
Node Type	Locality	Function of settlements and associated typical and land uses
District Centre	Mount Ayliff	<ul style="list-style-type: none"> <li>■ District-Level administrative centre</li> <li>■ Major district service centre for commercial goods and services</li> <li>■ Centre of educational excellence</li> <li>■ Residential development (high and low income)</li> </ul>
Sub district Centre	Mount Frere	<ul style="list-style-type: none"> <li>■ Municipal-scale Administrative Centre</li> <li>■ Municipal scale service centre for commercial and social goods and services.</li> <li>■ Residential development covering full range of economic bands (middle-income low-income)</li> <li>■ Potential for value-adding agro-industrial processes</li> <li>■ Potential for event related tourism events.</li> </ul>
Existing Local Centre	Cancele Pakade	<ul style="list-style-type: none"> <li>■ Municipal-scale Administrative Centre</li> <li>■ Local-scale Service Centre for commercial and social goods and services</li> <li>■ Residential development covering limited range of economic bands (Middle-income – Low-income)</li> <li>■ Potential for value-adding agro-industrial processes</li> </ul>

Proposed Local Centres	Sphambukini Phuti	<ul style="list-style-type: none"> <li>■ Minor Administrative Functions</li> <li>■ Minor service centre for social goods and services</li> <li>■ Focused support of local economic initiatives – agriculture-based</li> </ul>
	Esikolweni	
	Ntlabeni B	
	Gxaku C	
	Ntsimbini G	
	Dangwana C	
	Mafusisni F	
	Mawusheni B	
	Mhlotsheni	
	Mqhekezweni F	
	Gogela	
	Nkanji Dundee	



**UMZIMVUBU**  
LOCAL MUNICIPALITY

*Spatial Development Framework Review*

Title: **BUILT ENVIRONMENTAL Nodes**

**Legend**

- EXISTING NODES
- District Centre
- Sub-District Centre
- Local Centre
- Sub-Local Centre
- PROPOSED NODES
- Proposed Local Centre
- Primary Route
- Secondary Routes
- Tertiary Routes
- Access Roads
- Rivers
- Wards
- Settlements

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Project No.: EL 612  
Date: February 2015  
Plan No.: -

Limits of Liability and Warranty Disclaimer  
This Data is for information purposes only. No liability shall devolve upon local authority or its officials through the use thereof.

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CONSULTING CC

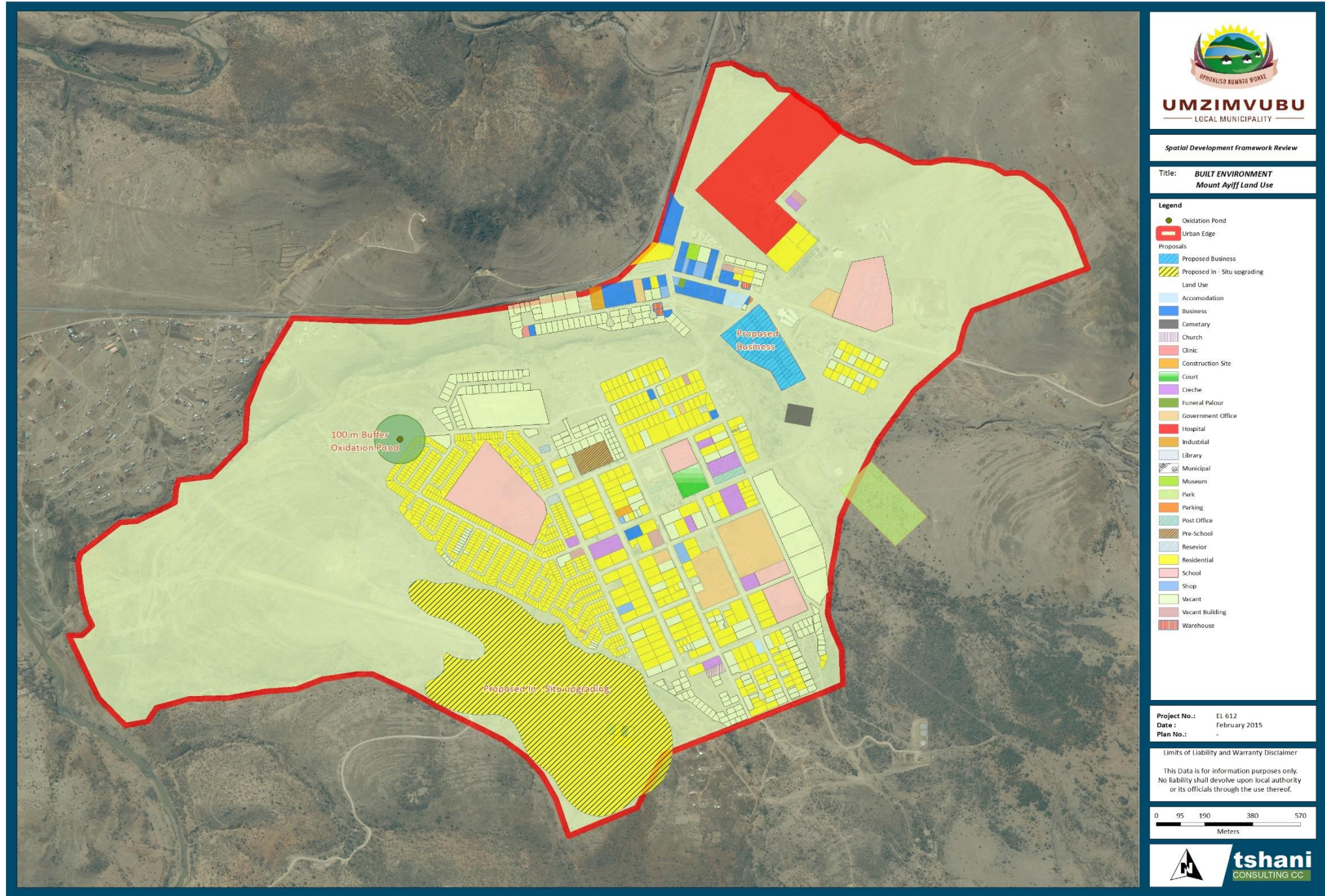
The nodes within the municipality have been identified and depicted on the plan. During the Rural Settlement Development Plan Study, new Local Centre Nodes were proposed and have been depicted on the plan on the left.

PLAN No. 17: DEVELOPMENT NODES

13.4 Development Nodes: Land Use Proposals

MOUNT AYLIFF LAND USE PROPOSALS

The land uses within the town of Mount Ayliff are predominantly commercial and residential, some parts of the town on the outskirts is being utilised for industrial purposes but however some of the land uses are illegal and do not comply with the Transkei Town Planning scheme which is the town planning legislation used for the development of Mount Ayliff.

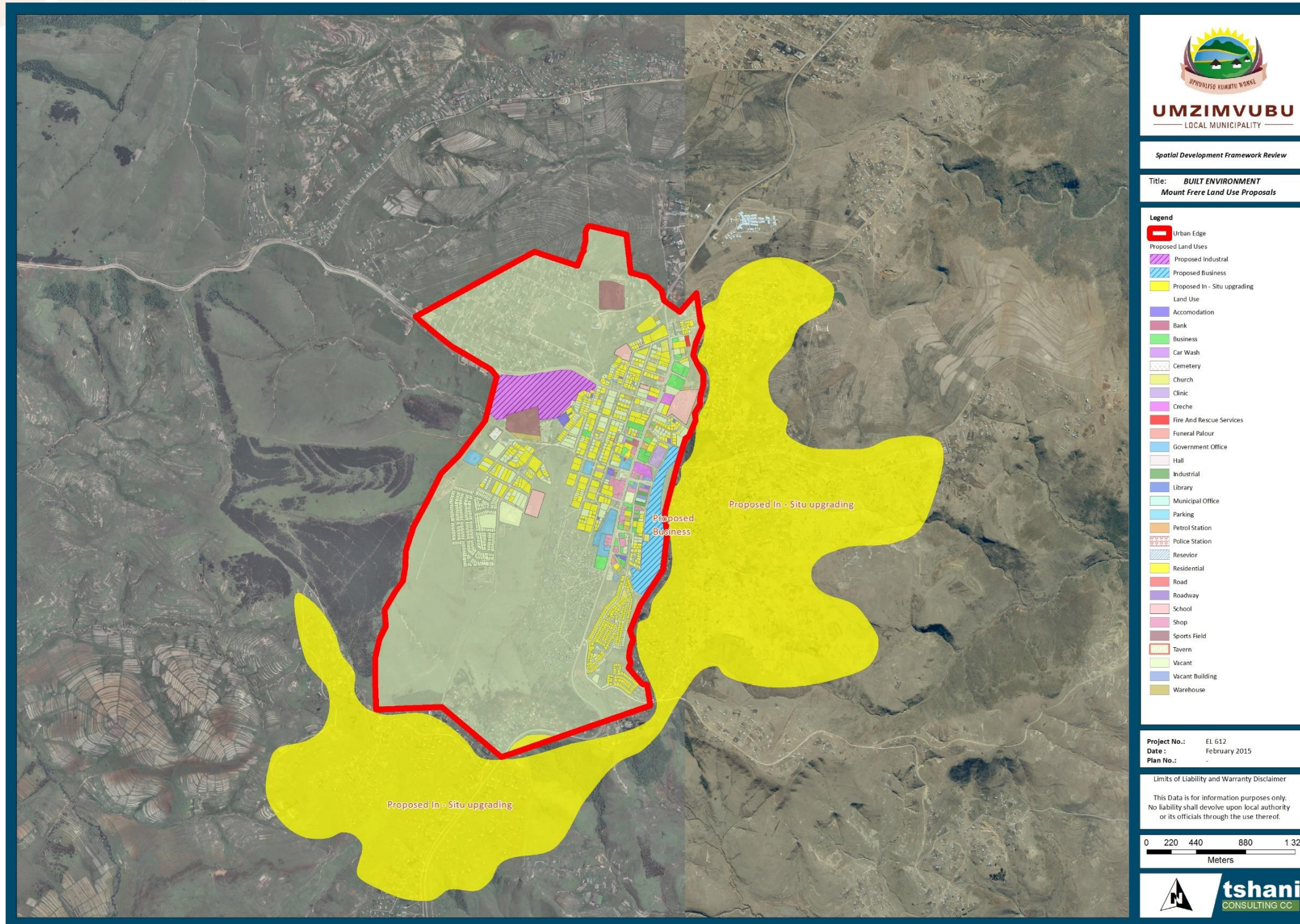


The land use proposals for Mount Ayliff are depicted on the plan below and include the following:

- The settlement below the proposed land uses must be formalized by surveying the settlements and getting approval from the surveyor general office.
- A buffer that does not allow for any development to take place within 100m of any river must be included in the land use plan as this will eradicate the problem of developing in areas that are within close proximity to rivers, which can cause water pollution and the risk of disasters in the form of floods.
- Where there are abandoned buildings, the municipality should propose measures to compensate owners financially to renovate and take occupancy of these buildings, because if they are left abandoned for too long, vagrants will move in and this will further deplete the condition of the buildings and trigger criminal activities within the towns. The municipality will not be able to generate revenue from a building that is abandoned because municipality rates are generally not paid.

PLAN No. 18: MOUNT AYLIFF LAND USE PROPOSALS

**MOUNT FRERE LAND USE PROPOSALS**



The land use proposals for Mount Frere are depicted on the plan below and include the following:

- The settlement below the proposed land uses must be formalized by surveying the settlements and getting approval from the surveyor general office.
- A buffer that does not allow for any development to take place within 100m of any river must be included in the land use plan as this will eradicate the problem of developing in areas that are within close proximity to rivers, which can cause water pollution and the risk of disasters in the form of floods.
- Where there are abandoned buildings, the municipality should seek to propose to compensate owners financially to renovate and take occupancy of these buildings, because if they are left abandoned for too long, vagrants will move in and this will further deplete the condition of the buildings and trigger criminal activities within the towns. The municipality will not be able to generate revenue from a building that is abandoned because municipality rates are not paid.
- It is proposed that land uses within the town are situated along the N2 must comply with their respective zonings and building regulations to reduce congestion and chaos within the town.

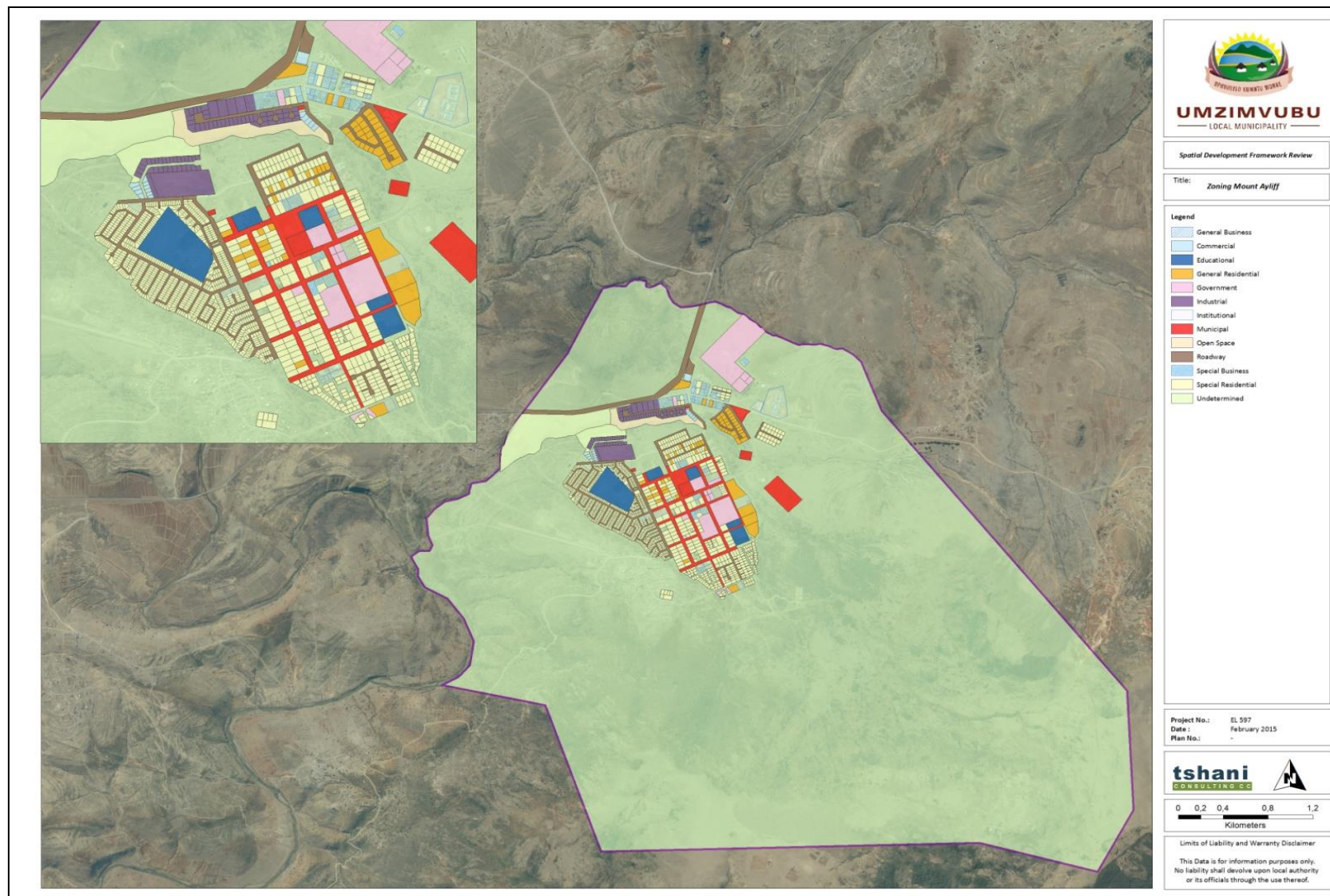
PLAN No. 19: MOUNT FRERE LAND USE PROPOSALS



### 13.5 Development Nodes: Zoning

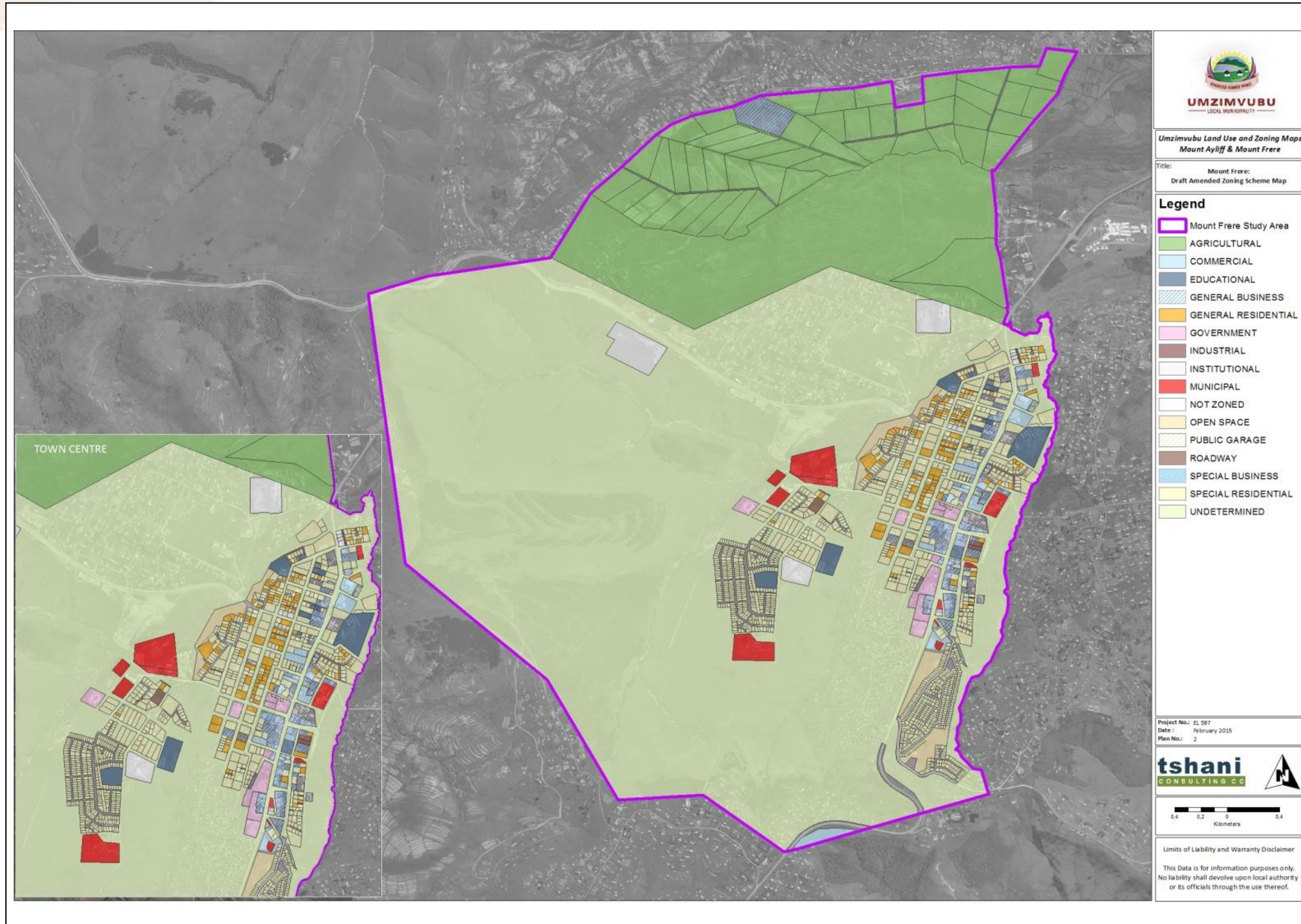
- **Umzimvubu Local Municipality** appointed service providers to undertake the preparation of **Land Use and Zoning Maps for Mount Frere and Mount Ayliff** and the **Development of Municipal Policy/By-Law** to deal with specific land development challenges.
- **The Zoning Scheme Maps** have been amended in terms of the available zoning information that was provided by the municipality. There are certain properties in both towns that have yet not been allocated zonings and the municipality is busy assessing these properties in terms of allocating zonings to them. Once this information is made available, the Zoning Scheme Maps will be finalized and forwarded to the Municipality.
- **The plan below depicts the proposed zonings within the urban edge applicable to the town of Mount Ayliff**

The zoning proposals for Mount Ayliff are depicted on



PLAN No. 20: ZONING MOUNT AYLIF

The plan below depicts the proposed zonings within the urban edge applicable to the town of Mount Frere.



PLAN No. 21: ZONING MOUNT FRERE

The zoning proposals for Mount Frere are depicted on the plan below and includes the following:

- Most of the land is zoned as *undetermined* and that is mainly because the land surrounding the town is unregistered land.
- There are a few municipal buildings within the towns and that is caused by the lack of institutional capacity within Umzimvubu.
- In terms of the zoning map a mixture of land use is evident within the town as the integration residential, commercial, general business, and education, institutional and open space.

The zoning map of the towns are guidelines used to regulate the land uses on properties that are situated in the towns and it assists the municipality in determining what type of development is suitable on particular piece of land.

The municipality needs to take note of the land use map and compare it to the zoning map, should the land use of a particular site not correspond with the proposed zoning of that site, then the municipality must inform the owner of that site that a rezoning application would require in order for that particular site to comply with the zoning map. It is important for the municipality make sure that properties comply with the zoning scheme because for example if a property is zoned for business purposes and is currently utilized for residential purposes, that particular property is not generating the revenue it should for the municipality as the rates payable for the property is low because its residential, therefore when a property is being utilized for business purposes it generates more revenue for the municipality as the rates payable on that property will increase.

### 13.6 Development Nodes: Land Ownership

#### Umzimvubu Land Use Audit and Analysis

A land use audit and analysis study was completed for the Umzimvubu Municipality in 2014 and the purpose of the study was to analyse the existing land within the municipality in terms of the ownership, extent, cadastral boundaries, zoning and institutional capacity that is designated to organise the land.

The study was completed for the Alfred Nzo District Municipality and included the two towns, Mount Frere and Mount Ayliff.

The information gathered from the study will assist the municipality in terms of identifying land that is viable for development, land that is owned that is owned by the municipality must be utilised accordingly by providing social facilities that lack in certain areas of the municipality.

THE FOLLOWING TABLE DEPICTS A SUMMARY OF THE KEY ISSUES, IMPLICATIONS AND PROPOSALS THAT WERE IDENTIFIED DURING THE STUDY:

SUMMARY OF KEY ISSUES, IMPLICATIONS & PROPOSALS			
	KEY ISSUES	IMPLICATIONS	PROPOSALS
<b>CADASTRAL DATA</b>	<ul style="list-style-type: none"> <li>▶ Cadastral data incorrectly captured by the Surveyor Generals Office;</li> <li>▶ Subdivisions captured without any SG diagrams being approved;</li> <li>▶ Data not being updated on a frequent basis by the Surveyor Generals Office;</li> <li>▶ Changes to geo-referencing standards where not undertaken by the Surveyor Generals Office when new datum replaced old datum;</li> <li>▶ Geospatial data captured at different scales and map projections;</li> </ul>	<ul style="list-style-type: none"> <li>▶ Incorrect information being provided to the public;</li> <li>▶ Impacts on billing clients correctly; and</li> <li>▶ Incorrect data leads to delays in projects being undertaken by the municipality.</li> </ul>	<ul style="list-style-type: none"> <li>▶ Cadastral Data is to be downloaded by the ULM Land Surveying Section on a monthly basis from the Surveyor Generals Office. Once the downloads have been completed, the GIS operator is to ensure that all new cadastral data is checked for any discrepancies in terms of:                             <ul style="list-style-type: none"> <li>■ All newly created properties are captured in the correct co-ordinate system, which is WGS84. This will required co-ordinates from the approved SG Diagrams being compared to the co-ordinates on the cadastral data.</li> <li>■ All new consolidations and subdivisions as reflected on the cadastral data have approved SG Diagrams.</li> <li>■ All new cadastral data are captured at the correct scale and map projections.</li> </ul> </li> </ul>
<b>REGISTERED &amp; UNREGISTERED LAND</b>	<ul style="list-style-type: none"> <li>▶ Ownership information on the valuation roll incorrect in terms of unregistered properties having ownership details;</li> <li>▶ 56% of properties in Mount Ayliff are unregistered; and</li> <li>▶ 74.55 % of properties in Mount Frere are unregistered;</li> </ul>	<ul style="list-style-type: none"> <li>▶ Financial loss to the municipality – rates and taxes as well as municipal service cannot be billed for;</li> <li>▶ Home loans cannot be applied for by the beneficiary of the unregistered property; and</li> <li>▶ Incorrect information being supplied to the public from the valuation roll.</li> </ul>	<ul style="list-style-type: none"> <li>▶ The Land Surveying Section of Umzimvubu Local Municipality is to download property registration information from the Deeds Office on a monthly basis to verify whether all newly created properties have been registered or not.</li> <li>▶ A detail valuation study being done.</li> <li>▶ All existing approved and surveyed municipal</li> </ul>

			developments that have not yet been registered, their status needs to be determined and if it is found that there are no issues, a conveyancer is to be appointed to undertake the registration of the properties. Should it be found that there are issues preventing the properties being registered, a report needs to be tabled at Council to address the issues.
<b>SERVITUDES</b>	<ul style="list-style-type: none"> <li>▶ People are residing within the 36m wide Electricity Servitude area in the town of Mount Frere.</li> <li>▶ No Policy relating to Land Invasion.</li> </ul>	<ul style="list-style-type: none"> <li>▶ People living in hazardous conditions.</li> <li>▶ The municipality cannot enforce any form of legal action against illegal land occupiers.</li> </ul>	<ul style="list-style-type: none"> <li>▶ The municipality is required to identify land, to relocate those people that reside within the 36m Electricity Servitude.</li> <li>▶ Once the land has been identified, the municipality is to appoint a Team of Consultants (Town Planner, Engineer, Environmentalist, etc.) through a tender process to undertake a Feasibility Study to ascertain whether the identified land is suitable for a housing development or not.</li> <li>▶ Should the Feasibility Study conclude that the identified land is suitable for a housing development, the municipality is to appoint a Team of Consultants ((Town Planner, Engineer, Environmentalist, Land Surveyor, etc.) through a tender process to undertake a Township Establishment Application.</li> <li>▶ The municipality to develop a Land Invasion Policy.</li> </ul>
<b>LEASED PROPERTIES</b>	<ul style="list-style-type: none"> <li>▶ No lease information available for Erf 188, Mount Ayliff in terms of who the lessee is, lease agreement,</li> </ul>	<ul style="list-style-type: none"> <li>▶ Financial loss to the municipality – monthly payments and municipal service cannot be billed for.</li> </ul>	<ul style="list-style-type: none"> <li>▶ The Property Department of the municipality is to meet with the occupier of Erf 188, Mount Ayliff in order to obtain a copy of the</li> </ul>

	area of ground leased and period of lease.	<ul style="list-style-type: none"> <li>▶ Risk, should anything happen, the land owner becomes responsible i.e. Municipality.</li> </ul>	<p>lease agreement for their record purposes. Should a lease agreement not be available, the Property Department is to submit a report to council in order to obtain a decision as to whether Erf 188, Mount Ayliff should be leased or not.</p> <ul style="list-style-type: none"> <li>▶ Should Council resolve not to lease Erf 188, Mount Ayliff, the Property Department is to notify the current occupier of councils decision, and requests that he or she relocate within a certain period of time.</li> <li>▶ Should Council decide to lease Erf 188, Mount Ayliff, the Property Department is to appoint a professional land surveyor to prepare a lease diagram of Erf 188, Mount Ayliff and obtain approval for such diagram from the Surveyor General.</li> <li>▶ Once the lease diagram has been approved by the Surveyor General, a conveyancer is to be appointed to draw up a lease agreement, which is to be signed between the municipality and the person leasing the property.</li> <li>▶ On finalisation of the lease agreement, the Property Department is to create a Lease Register in electronic and hard copy format to record the details of the lease and any other future leases.</li> </ul>
<b>ZONING SCHEME</b>	<ul style="list-style-type: none"> <li>▶ Zoning Scheme Maps not update since its inception in 2010.</li> <li>▶ No Town Planning Register available.</li> </ul>	<ul style="list-style-type: none"> <li>▶ Zoning Scheme cannot be used to confirm zoning of properties created after 2010.</li> <li>▶ The absence of a Town Planning Register makes it</li> </ul>	<ul style="list-style-type: none"> <li>▶ The municipality is currently in the process of preparing Land Use and Zoning Scheme Maps for the towns of Mount Ayliff and Mount Frere and it is to ensure that the Zoning Scheme</li> </ul>

		<p>difficult to source information with regards to the history of the properties in the town.</p>	<p>Maps are captured electronically in Arc View GIS. This will assist in updating these maps with ease as and when required.</p> <ul style="list-style-type: none"> <li>▶ The Town Planning Department is to ensure that all rezoning applications that are approved are forwarded to the GIS Department in order for the Zoning Scheme Maps to be updated accordingly.</li> <li>▶ The municipality is to develop and maintain a register. In terms of the Appendix 3 (Keeping of a Register) in the Transkei Standard Town Planning Scheme (1984), it is a requirement of the Scheme that the Town Clerk maintains a register of all applications made to the municipality and all decisions of the municipality and MEC in this regard.</li> <li>▶ In terms of SPLUMA, the municipality is to develop Land Use Scheme Regulations and Maps within five years of its date of implementation.</li> </ul>
<b>NON CONFORMING LAND USES</b>	<ul style="list-style-type: none"> <li>▶ 104 properties in the town of Mount Ayliff, which are being illegally used.</li> <li>▶ 122 properties in the town of Mount Frere, which are being illegally used.</li> </ul>	<ul style="list-style-type: none"> <li>▶ Non-compliance with municipal regulations;</li> <li>▶ Financial loss to the municipality – incorrect billing for rates and taxes; and</li> <li>▶ Precedent will be set for other land owners to follow suit if not rectified.</li> </ul>	<ul style="list-style-type: none"> <li>▶ The Transkei Standard Town Planning Scheme (1984) and the Township Ordinance 33 of 1934 are not clear in terms of the process that needs to be followed in dealing with illegal land uses. It is therefore, recommended that the municipality develop a By-Law relating to Illegal Land Uses.</li> </ul>
<b>BILLING</b>	<ul style="list-style-type: none"> <li>▶ There are number of registered properties in the towns of Mount Ayliff and Mount Frere that are not</li> </ul>	<ul style="list-style-type: none"> <li>▶ Financial loss to the municipality.</li> </ul>	<ul style="list-style-type: none"> <li>▶ The responsible departments in the Alfred Nzo District Municipality and the Umzimvubu Local Municipality</li> </ul>

	<p>being billed for rates, water and sanitation.</p> <ul style="list-style-type: none"> <li>▶ There are number of properties in the towns of Mount Ayliff and Mount Frere that are not being billed for rates according to their zonings.</li> <li>▶ There are number of properties in the towns of Mount Ayliff and Mount Frere that are not being billed for water and sanitation according to their land uses</li> </ul>		<p>are to review their current billing information data in terms of the data contained in this study and correct them accordingly.</p>
<b>INSTITUTIONAL CAPACITY</b>	<ul style="list-style-type: none"> <li>▶ The Town Planning Section is not functioning at its capacity, due to it being understaffed.</li> <li>▶ No Land Surveying Section to assist with cadastral information.</li> </ul>	<ul style="list-style-type: none"> <li>▶ Current staff not being able to attend to all planning related matters efficiently thereby creating a backlog.</li> <li>▶ Town Planning Section reliant on other sections and the District Municipality to assist where possible.</li> <li>▶ Low productivity levels being experienced.</li> <li>▶ No enforcement of Planning Regulations, Legislations and By-Laws.</li> </ul>	<ul style="list-style-type: none"> <li>▶ The municipality expands its organogram in order to develop its capacity.</li> <li>▶ The staff complement of the Town Planning Section is increased to include two Town Planners, Two Technical Planners, one GIS operator, and an Administration person.</li> <li>▶ The municipality includes a Land Surveying Section under the Infrastructure and Planning Department to deal with all cadastral data. In this section a Senior Land Survey, Land Surveyor and an Admin person is to be employed.</li> </ul>

### 13.7 Corridors and Linkages

The notion of development corridors, both as structuring elements to guide spatial planning, as well as special development areas with specific types of development potential, has been well established internationally.

Typically, development corridors have been identified as roads or other transport routes along which existing and/or potential land developments at a higher than average intensity (can) occur.

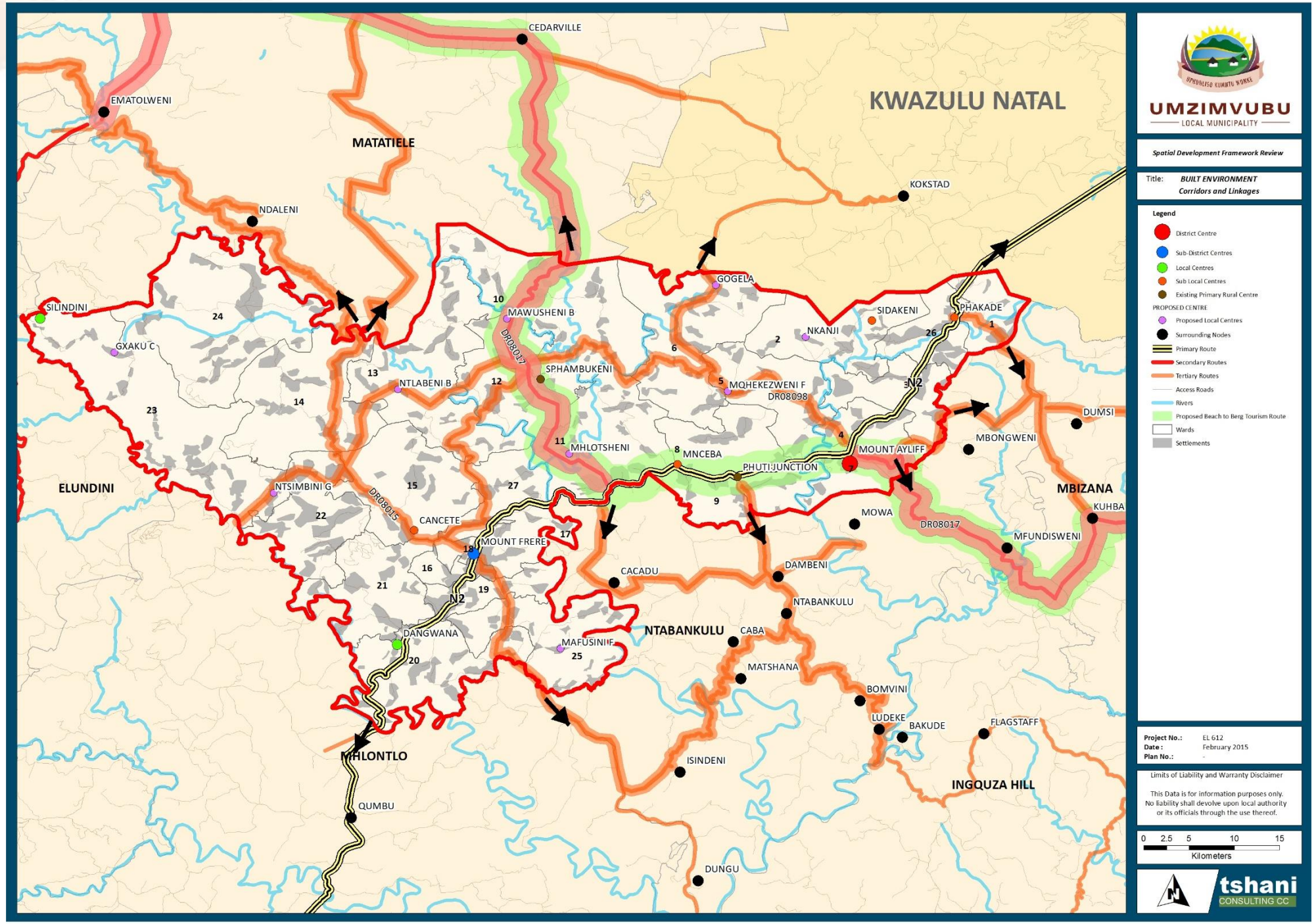
The notion of development corridors both as structuring elements to guide spatial planning as well as special development areas with specific types of development potential has been well established internationally,. Typically, development corridors have been identified as roads or other transport routes along which existing and/or potential land developments at higher than average intensity can occur.

- ▶ **Activity corridor** is normally used to symbolise the area where important economic activities are to be encouraged along a particular transport route.
- ▶ The term **“transport corridors”** be adopted in future because it places emphasis on the transportation activity, which is critical for economic clusters to grow in both urban and rural environments

Transport corridors and activity corridors/routes can also be refined and described variously as indicated in the table below:

DEVELOPMENT CORRIDORS		
TYPE	LOCATION	
Primary Corridor	<ul style="list-style-type: none"> <li>■ N2 which runs From East London through Umzimvubu Municipality to Kokstad</li> </ul>	<ul style="list-style-type: none"> <li>■ These routes carry passing traffic and provide access between local areas in Umzimvubu and centres further afield.</li> </ul>
Secondary Corridor	<ul style="list-style-type: none"> <li>■ R61 which runs from the N2 through Mount Frere to Matatiele.</li> </ul>	<ul style="list-style-type: none"> <li>■ Currently carries medium volumes of traffic</li> </ul>
Tertiary Corridor	<ul style="list-style-type: none"> <li>■ Refer to plan below.</li> </ul>	<ul style="list-style-type: none"> <li>■ This road provides access to the so-call east coast resorts and is associated with the Wild Coast</li> </ul>

The corridors mentioned in the table above link the municipality with surrounding areas and it is proposed that development take place along the corridors that link to other areas as this makes transportation of goods, access to industries and the location of services is easier to access off these routes easily.



It is proposed that the corridors depicted on the plan on the left must be upgraded and maintained as to ascertain prospects for future development along the corridors.

PLAN No. 22: CORRIDORS&LINKAGES

### 13.8 Urban Edges

An 'urban edge' is normally used to define the limit of urban built up areas and enables limitations to high capacity infrastructure provision. There is belief that the use of the term 'urban edge' causes confusion because it only applies to urban areas. An Urban Edge is a distinguished line that serves to manage, direct and control urban expansion.

Urban edges help the municipality to control future expansion the plans below indicate the urban edges for the towns in Umzimvubu Local Municipality. The plan below depicts the demarcation of the urban edge around the town of Mount Frere and as indicated on the plan it includes the town of Mount Frere and all areas outside the urban edge are classified as rural.



PLAN No. 23: MOUNT FRERE URBAN EDGE





The plan depicts the demarcation of the urban edge around the town of Mount Ayliff and as indicated on the plan it includes the town of Mount Frere and all areas outside the urban edge are classified as rural.

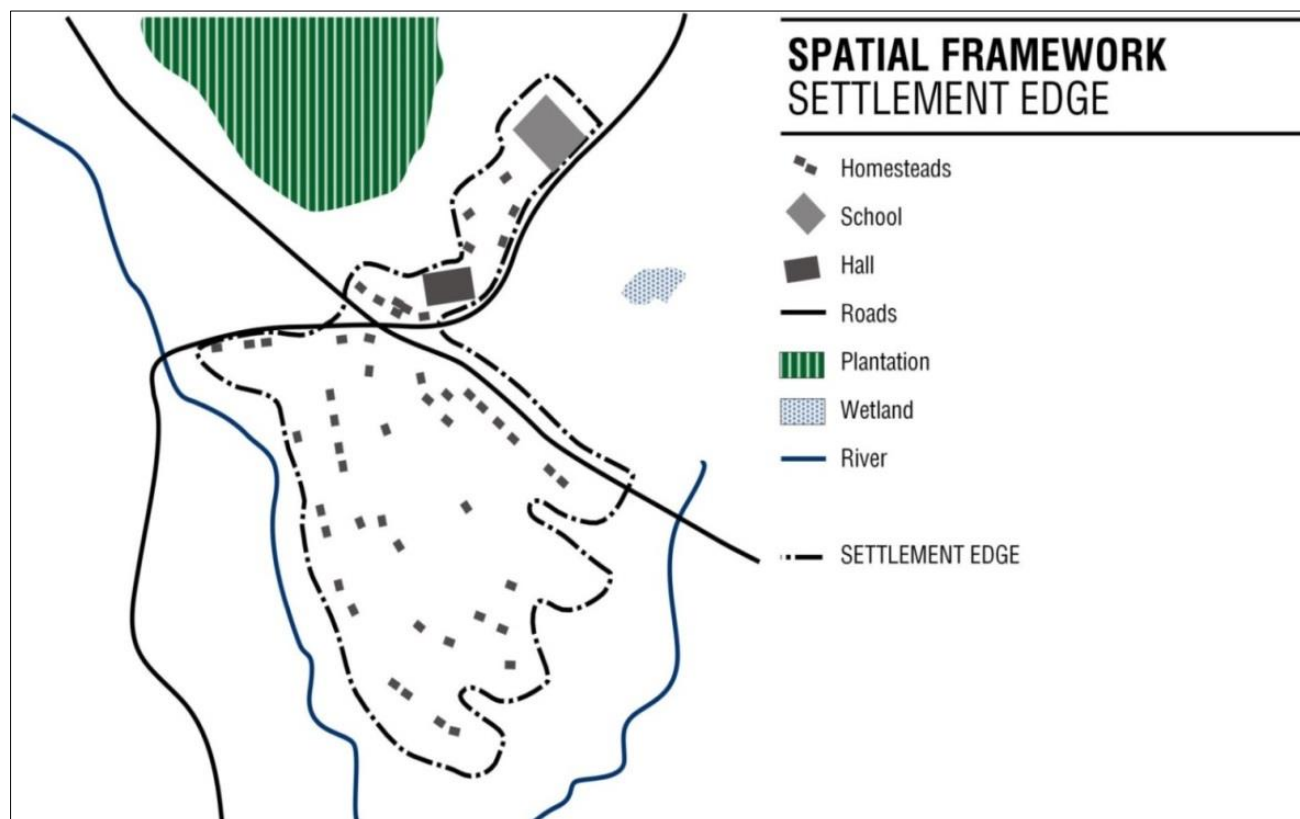
in terms of the land use analysis we have identified settlements that are situated outside the urban edge but are within close proximity to settlements within the urban edge and this could be a result of the population growth within the urban edge and therefore proposals to the Umzimvubu Local Municipality will be made to include these settlements in the urban edge so that they can have access to the basic services and infrastructure provided by the municipality.

PLAN No. 24: MOUNT AYLIF URBAN EDGE

### 13.9 Settlement Edges

A 'settlement edge', as illustrated on the diagram below, is the dividing line or boundary between areas of urban development (a settlement) and non-urban or rural development. It also defines the logical boundary between areas with different features and purposes, such as the boundary between areas considered environmentally sensitive and those suitable for development.

Settlement edges are used to manage investment and characteristics of infrastructure levels according to the needs of communities and economic activities located within settlement edges or outside settlement edges; and are used to encourage more efficient use of underutilized land existing in a settlement or town, through development of vacant land or the re-use of "brownfield" degraded land areas.

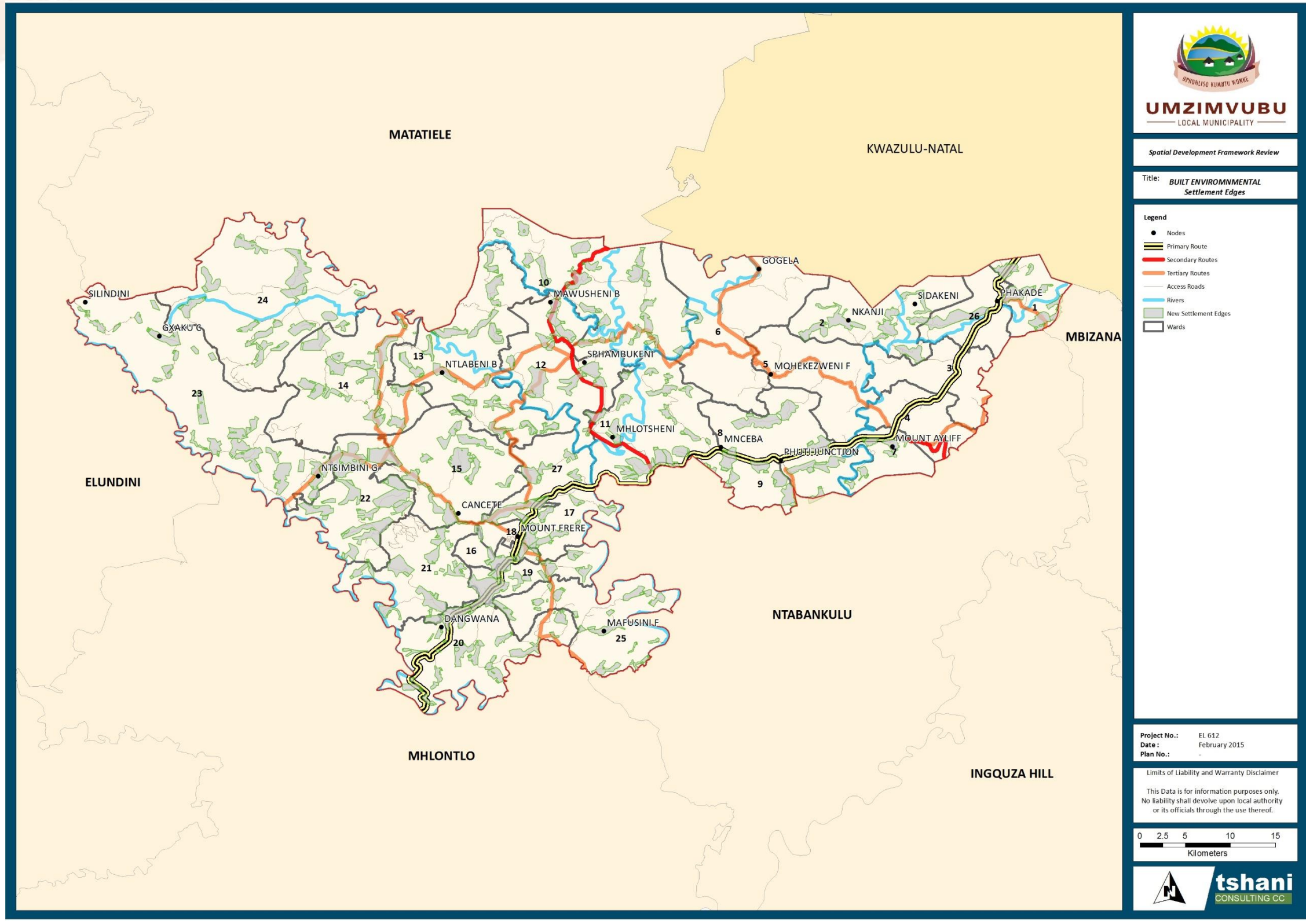


In 2013 the Umzimvubu Local Municipality having realised the situation of its rural areas identified the need to appoint service providers to assist with the development of a Rural Settlement Development Plan in order to determine the number of settlements within the Umzimvubu Local Municipality. During this study an analysis of all rural settlements was completed and these were the outcomes:

- Existing settlements had expanded due to population growth
- Some settlements had never been captured on the previous plans of Umzimvubu
- Settlement edges were not correct in terms of the demarcation of the settlements

- Settlement areas were incorrect
- The names of settlements were incorrect on the plans previously completed for the Umzimvubu Municipality

In terms of the above-mentioned outcomes, a plan was developed on ArcView GIS to address the above the issues to form the final Rural Settlement Development Plan that has the correct information of the settlements within the municipality which assisted in determining the correct settlement edges as depicted on the plan below:



**UMZIMVUBU**  
LOCAL MUNICIPALITY

Spatial Development Framework Review

Title: **BUILT ENVIRONMENTAL Settlement Edges**

**Legend**

- Nodes
- Primary Route
- Secondary Routes
- Tertiary Routes
- Access Roads
- Rivers
- New Settlement Edges
- Wards

Project No.: EL 612  
Date: February 2015  
Plan No.: -

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Kilometers

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PLAN No. 25: SETTLEMENT EDGE PLAN



### 13.10 Housing

In terms of STATS SA, South Africa has seen a notable increase of 3 244 456 households from the year 2001 to 2011; this is indicative of an increase of 2.54% per annum.

The Eastern Cape is indicative of a 1.3% increase per annum over a 10-year period, which equates to 205 745 households. Households within the Alfred Nzo District have increased by 19 940 between the years 1996 and 2011.

Although Umzimvubu Local Municipality has experienced a decline in population, statistics reveal that the number of households have, over a 15-year period, increased by 6 174.

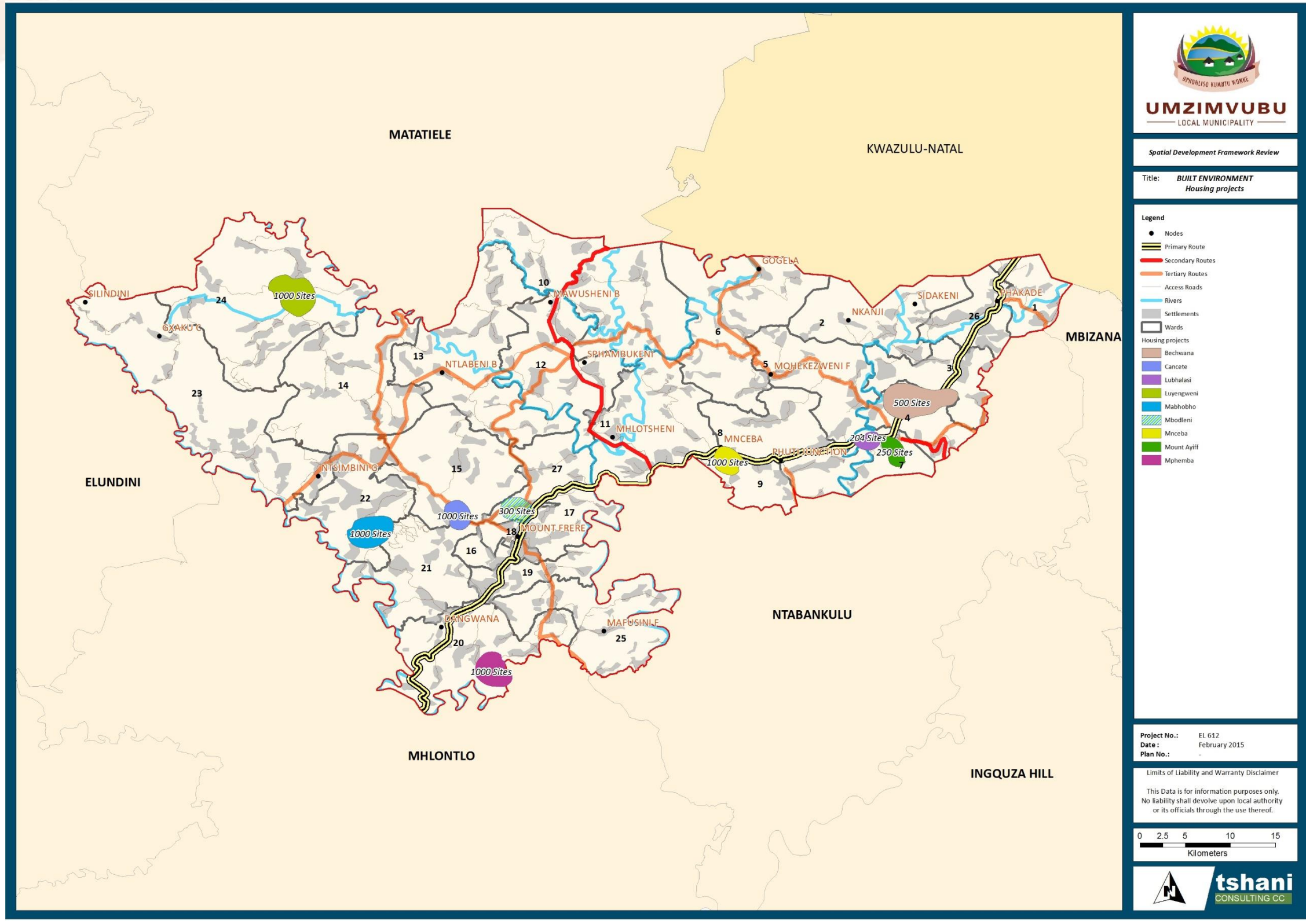
The table below indicates the number of existing households within South Africa, the Eastern Cape Province, Alfred Nzo District and the Umzimvubu Local Municipal area.

HOUSEHOLD STATISTICS				
	1996	2001	2011	Average Growth % Per Annum (2001-2011)
South Africa	9 254 281	11 205 706	14 450 162	2.54%
Eastern Cape	1 343 873	1 481 640	1 687 385	1.3%
Alfred Nzo District	149 321	164 667	169 261	0.28%
Umzimvubu Local Municipality	40 717	46 460	46 891	0.09%

The statistics have also indicated that, within the Umzimvubu Local Municipal area, there is an average of 3.8 persons per household. The projected households, per settlement, have therefore been calculated according to the projected number of persons and the estimated average of persons per household; which ultimately reveals the number of households/sites to be provided for.

The table below depicts proposed housing projects as per the Umzimvubu Local Municipality Housing Sector Plan:

PROPOSED HOUSING PROJECTS			
Project Title	No Of Sites	Project Value	Comments
Bechwana rural housing	500	R27,5m	Implementation of the housing projects needs to be of high priority because access to housing is an issue in the municipality.
Lubhacwen i Rural housing	500	R27,5m	
First Gate Rural Housing	500	R27,5m	
Mbodleni rural housing	500	R27,5m	



**UMZIMVUBU**  
LOCAL MUNICIPALITY

*Spatial Development Framework Review*

Title: **BUILT ENVIRONMENT**  
**Housing projects**

**Legend**

- Nodes
- Primary Route
- Secondary Routes
- Tertiary Routes
- Access Roads
- Rivers
- Settlements
- Wards
- Housing projects
- Bechwana
- Canete
- Lubhalasi
- Luyengweni
- Mabhobho
- Mbodeni
- Mnceba
- Mount Ayliff
- Mphemba

Project No.: EL 612  
Date: February 2015  
Plan No.: -

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PLAN No. 26: HOUSING PROJECTS



### 13.11 INFRASTRUCTURE

This section of the report shows the proposals in terms of infrastructure.

#### WATER

The Alfred Nzo District Municipality is the authority responsible for planning and reticulation of both water and sanitation within the Umzimvubu jurisdiction, and the provision of such services thereof. The Umzimvubu Local Municipality is a small municipality that suffers from high levels of poverty and backlogs as it slowly transcends from rural to urban settlement patterns, this therefore stipulates that there is uneven or inadequate distribution of infrastructure and services within the area, this notion is supported by the whole of Alfred Nzo District Municipality, and it is within the aims of the district municipality to slowly achieve 100% service delivery within its jurisdiction be it rural areas and or urban centres.

The following schemes listed below supply water to the Umzimvubu Local Municipality;

- Alfred Nzo District Municipality Water Policy,

#### WATER PROPOSALS

The Draft Basic Assessment for Umzimvubu Water Supply Scheme prepared by EnviroPro Consulting identifies a number of alternative regional water supply schemes for the area. We proposed that:-

- This will include the development of a water source and reticulation to RDP standards in the villages of Nqalweni, Sahlulo, Mandileni, Mt Horeb, Bethel, Ngwetsheni, KuMndini A, KuMndini B, KuMndini C, Niona A, Niona B, and Niona C.
- The water will be supplied from a network of strategically placed boreholes from three groundwater schemes which will supply the entire water supply scheme. The three schemes are as follows:
  - 1) Nqalweni Scheme – 1,195 HH (2021 AADD = 430m<sup>3</sup> or SPD of 6.6l/s (568m<sup>3</sup>))
  - 2) Sahlulo Scheme – 1,613 HH (2021 AADD = 581m<sup>3</sup> or SPD of 9.0l/s (767m<sup>3</sup>))
  - 3) KuMndini Scheme – 818 HH (2021 AADD = 295m<sup>3</sup> or SPD of 4.5l/s (390m<sup>3</sup>))
- The construction and implementation of a series of reservoirs, bulk and village reticulation pipelines, and associated infrastructure and equipment (pumps, tanks, valves etc.).

#### SANITATION

There is great disparity in sanitation levels between the urban and rural areas. It is estimated that approximately 40% of the households do not have access to proper sanitation facilities. Households that do not have proper facilities are utilising pit latrines.

Poor sanitation causes diseases such as cholera and diarrhoea. The municipality has to take serious decisions to implement the objectives of the PGDP. This includes provision of adequate sanitation facilities and total eradication of the bucket systems.

TABLE NO. 4: PROVISION OF HOUSEHOLD SANITATION

	Flush /Chemical Toilets		Pit Latrines		Bucket Toilets		No Toilets	
Umzimvubu	7 060	16%	32 666	72%	156	1%	5 133	11%

Source: SA STATS 2011

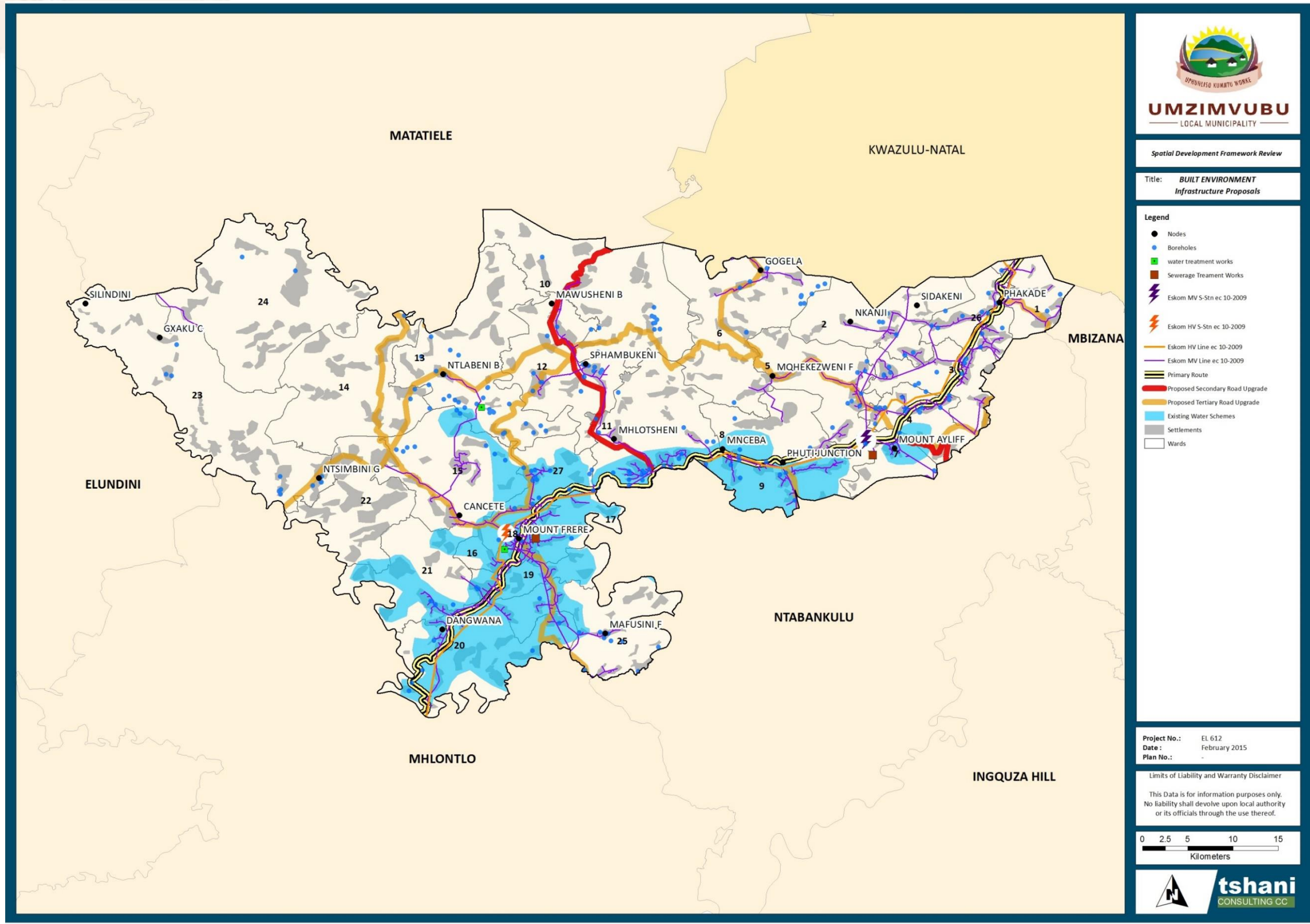
#### ELECTRICITY

Eskom is responsible for provision of electricity to the municipal area. Figure 4.9 below illustrates the number of household that have access to electricity for lighting purposes. The municipality currently has 24% of households that have access to electricity thus highlighting a huge backlog within the area. Households without access to electricity use a range of alternatives for lighting and cooking, such a candles, gas, paraffin, and solar forms of energy.

#### ROAD PROJECT PROPOSAL

- Transport whether motorized or non-motorized faces many challenges within the Alfred Nzo District. These include:
  - Poor conditions of roads especially rural roads and within former urban townships
  - Inadequate pedestrian signs and markings and off-loading areas especially within the few urban areas
  - Limited traffic calming measures within areas of high accidents
  - Non-availability of traffic lights, let alone at major intersections
  - Unavailability of adequate public transport facilities especially for the disabled
  - Lack of cooperation between public transport operators and the municipal authorities
  - Lack of institutional capacity at Local and District Municipal level to manage transport planning and implementation
  - Outdated/non-existent information at the taxi registrar
  - Lack of pedestrian and non-motorized transport facilities
  - Upgrading of rural roads, especially rural roads and former urban townships.
  - Provision of adequate pedestrian signs and markings in Umzimvubu Local Municipality, as well as off-loading areas especially within the few urban areas.
  - Provision of traffic calming measures within areas of high accidents in Umzimvubu Local Municipality.
  - Provision of adequate public transport facilities in Umzimvubu Local Municipality, especially for the disabled, which should be supported by ANDM.
  - Provision of pedestrian and non-motorized transport facilities in Umzimvubu Local Municipality, supported by ANDM.
  - Formulate a Road Maintenance Plan by the Umzimvubu Local Municipality, ANDM and Department of Roads & Public Works to guide the planning, provision and upgrading of import
  - Roads linking places of economic and social opportunities, as well as stormwater drainage in urban and rural areas.

Provide transport shelters and terminals in Umzimvubu Local Municipality in all service nodes.



**UMZIMVUBU**  
LOCAL MUNICIPALITY

Spatial Development Framework Review

Title: **BUILT ENVIRONMENT Infrastructure Proposals**

**Legend**

- Nodes
- Boreholes
- water treatment works
- Sewerage Treatment Works
- ⚡ Eskom MV S-Stn ec 10-2009
- ⚡ Eskom HV S-Stn ec 10-2009
- Eskom HV Line ec 10-2009
- Eskom MV Line ec 10-2009
- Primary Route
- Proposed Secondary Road Upgrade
- Proposed Tertiary Road Upgrade
- Existing Water Schemes
- Settlements
- Wards

Project No.: EL 612  
Date: February 2015  
Plan No.: -

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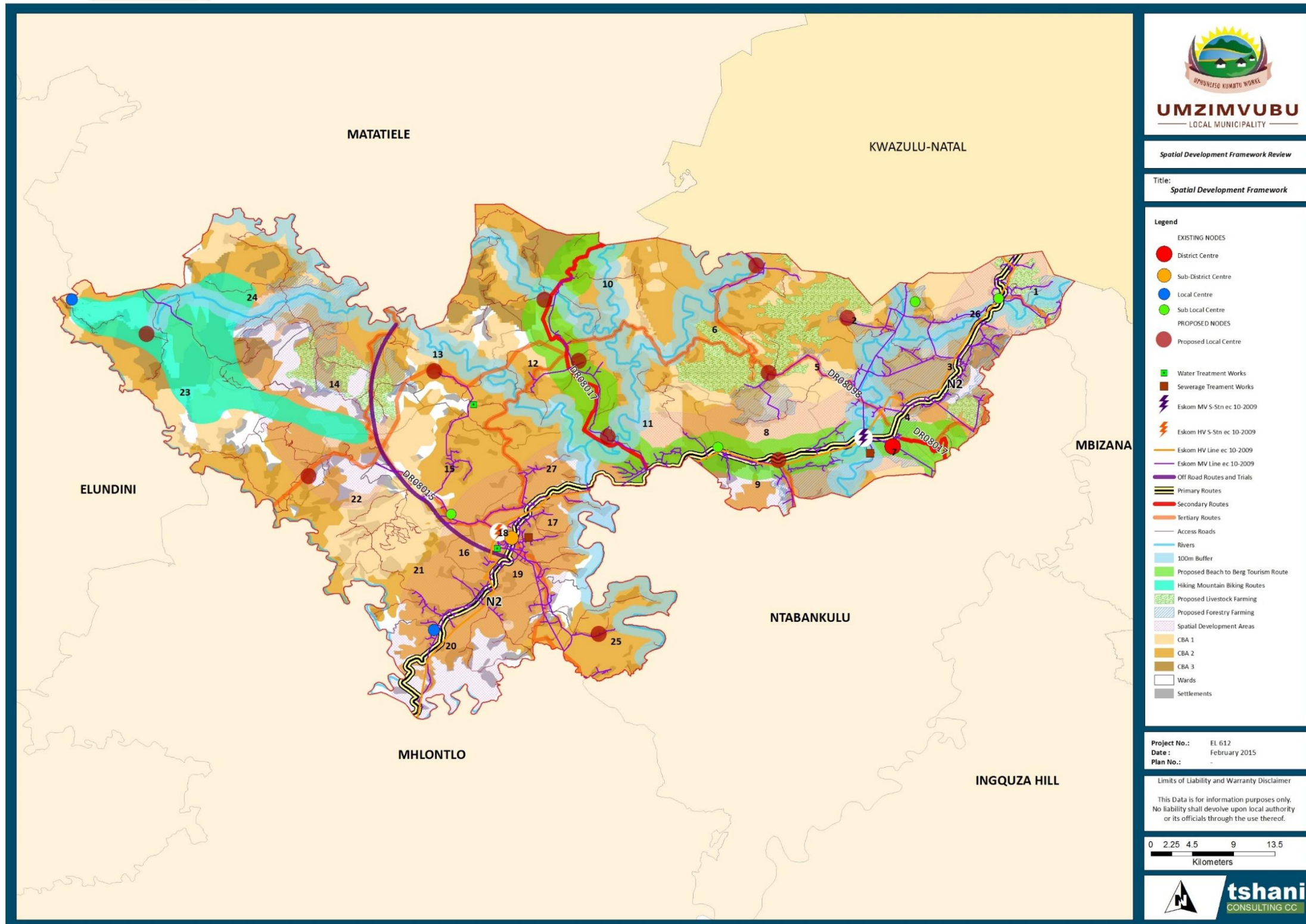
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PLAN No. 27: INFRASTRUCTURE PLAN



# SECTION J: OVERALL SPATIAL DEVELOPMENT PLAN





## SECTION K: LAND USE MANAGEMENT GUIDELINES

Land Use Management comprises a Spatial Development Framework; Plans and Reports; Land Use and Development Policies and Strategies; Land Use Management Guidelines and the regulation of land use involving Zoning Schemes and Building Regulations.

### PURPOSE OF A LAND USE MANAGEMENT SYSTEM

The purpose of creating a Land Use Management System is to promote coordinated and environmentally sustainable development. This is important in order to achieve the following:

TABLE NO. 5: PURPOSE OF A LAND USE MANAGEMENT SCHEME	
<b>AMENITY</b>	A pleasant living environment is established by residential areas that look good, where people feel safe, and which are close to facilities.
<b>CONSERVATION</b>	Certain buildings, places or areas need to be conserved for future generations.
<b>CONVENIENCE</b>	People need to be located in neighbourhoods be conveniently relation to employment opportunities and to community and other facilities.
<b>EFFICIENCY AND ECONOMY</b>	Maximum use of scarce resources.
<b>GENERAL WELFARE</b>	By creating a healthy and safe environment, and by ensuring that adequate provision has been made for all necessary services and facilities, the whole community is benefited.
<b>HEALTHY LIVING ENVIRONMENT</b>	Land uses such as open spaces and community facilities are required to create healthy communities, whereas the land uses causing nuisance or pollution need to be carefully monitored.
<b>ORDER</b>	Land uses that are not compatible need to be separated. People need to be certain when they buy or rent property, that their amenity and property values will be protected.
<b>ACCESS OF LAND</b>	Provision of land and services to enable mixed use precincts to ensure access for marginalised communities and support for livelihood initiatives to fight poverty.
<b>SAFETY</b>	Land uses harmful to health need to be placed in areas where it can be controlled. Adequate space between neighbouring properties provide for storm-water and fire control.

According to the White Paper on Spatial Planning and Land Use Management (2001), the need for controlled development is motivated by a number of concerns, namely:

**Environmental concerns:** uncontrolled development of land can have adverse effects on natural habitats, cultural landscapes and air and water quality.

**Health and safety concerns:** uncontrolled development can lead to overcrowding and unsafe building construction. Certain land uses can also be detrimental to the health and safety of neighbours.

**Social control:** the control of land uses and building types has long been a means of exerting social control, particularly through the exclusion of certain types of person, household or economic activity from certain areas through the application of particular development controls limiting, for instance, plot sizes, plot coverage and home industries.

**Efficiency of infrastructure provision and traffic management:** increasingly it has become clear that the where the granting of development permissions is not coupled with the provision of adequate infrastructure and traffic management the consequences can be severe. Similarly, where infrastructure is provided, generally at high financial cost, without taking into account likely and relevant land – use and settlement patterns the opportunity costs to society are very high.

**Determination of property values for purposes of rating:** the market value of land is the basis on which property valuation is determined and the extent and nature of the development permitted on the land is a key factor in that determination.

**Aesthetic concerns:** the control of land development enables government to prescribe certain design parameters for buildings

### LAND USE MANAGEMENT GUIDELINES

The Land Use Management Guidelines involve the development of tools to guide and ensure that the envisaged spatial form of development is achieved. These guidelines will essentially guide the formulation of a Land Use Management System for the district.

#### **Land Use Management and the District Municipality**

With due regard to the above, the setting of Land Use Management Guidelines in a District Spatial Development Framework poses some complex challenges, given the fact that the District Municipality is not the primary Land Use Regulator that reviews land development applications.

*The function of Land Use Regulator falls within the broadly applicable term “Municipal Planning” and is the responsibility of a local municipality, unless this function has expressly been assigned to the District Municipality. All local municipalities within the Alfred Nzo District perform the Municipal Planning function themselves.*

The following key elements give effect to a more holistic approach to land use management:

- ▶ To ensure a more sustainable approach to urban and rural development, a prototypical framework for categorizing settlement models or types; and associating these with typical Levels of Service (LOS) provision is proposed.
- ▶ Broad generic land use objectives are proposed based on the guidelines suggested by the Eastern Cape Biodiversity Conservation Plan.

## LAND USE REGULATIONS

Land development management comprises Zoning Schemes and Building Regulations, which regulate legal rights to land use and building design. This management activity includes the following:

- Rezoning:** to change the use permitted on the property by changing the zone of the property. It is a permanent change in land use.
- Subdivision:** to subdivide a piece of land into two or many smaller units.
- Consolidation:** when two or more properties are joined together to form a single erf.
- Departures:** to change land use restrictions in a Zoning Scheme.
- Consent use:** obtaining permission from council to use a property for alternative use for a stipulated period of time, that is, other than the permitted use.

## TYPICAL MODELS OF SETTLEMENT

The intention of defining the different settlement models would be the establishment of a range of options that the District Municipality and the local authorities could endorse and make available to prospective beneficiaries of a land reform process. It is acknowledged at the outset that the range of settlement models is more easily contemplated in a 'greenfields' situation, such as in those districts where freehold tenure/commercial farming are the norm.

However, the models are not only for new development, but can be used to broadly identify and categorize existing settlements in order to shape planning and support interventions in these areas. The following are the suggested range of generic settlement models proposed:

TABLE NO. 6: TYPICAL MODELS OF SETTLEMENTS (MODEL 1)		
MODEL 1: URBAN SETTLEMENT		
DEVELOPMENT PARAMETERS	SPATIAL APPLICATION	LIVELIHOODS BASE
<ul style="list-style-type: none"> <li>▶ Small erf sizes (300m<sup>2</sup> or less, depending on nature of development and setting).</li> <li>▶ A dwelling in terms of Provincial housing parameters.</li> <li>▶ Township layout.</li> <li>▶ Highest feasible Level of Service (LOS – linked to affordability</li> </ul>	<ul style="list-style-type: none"> <li>▶ Located in defined settlement zones or within the fabric of existing urban development (in-fill).</li> <li>▶ Good access to high order goods, services and facilities (e.g. hospitals, commercial districts etc.).</li> </ul>	<ul style="list-style-type: none"> <li>▶ Urban economic opportunities for employment in the formal and informal sector.</li> <li>▶ Income generation in the informal sector through use of own skills.</li> <li>▶ May have access to municipal commonage (if available).</li> </ul>

<p>(means) of client community). This should be RDP or higher.</p> <ul style="list-style-type: none"> <li>▶ Freehold title, rent-to-buy or leasehold on individual household basis.</li> <li>▶ Provision of neighbourhood level services and facilities within the community.</li> </ul>	<ul style="list-style-type: none"> <li>▶ Located for integration with main commuter transport networks and tar road access.</li> <li>▶ Located for integration with existing water and sanitation networks servicing the urban setting.</li> </ul>	<ul style="list-style-type: none"> <li>▶ Livelihood support through small business development or other municipal LED programmes (such a job creation programmes).</li> </ul>
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TABLE NO. 7: TYPICAL MODELS OF SETTLEMENTS (MODEL 2)		
MODEL 2: LOW DENSITY PERI-URBAN/RURAL VILLAGE SETTLEMENT		
DEVELOPMENT PARAMETERS	SPATIAL APPLICATION	LIVELIHOODS BASE
<ul style="list-style-type: none"> <li>▶ Erf sizes: sizes of existing residential sites in settlements are accepted.</li> <li>▶ New residential sites to have site sizes in the range of 500–1000m<sup>2</sup>, depending on local conditions and provisions of local planning processes (e.g. SDFs).</li> <li>▶ In new settlements top structure support to be provided, but can be provided in follow up phase development.</li> <li>▶ In existing settlements top structure support is optional, depending on financial availability and development priorities.</li> <li>▶ Settlement design options should be available for selection by community. In appropriate circumstances, can combine household/residential sites with arable allotments (i.e. larger site</li> </ul>	<ul style="list-style-type: none"> <li>▶ New developments located in defined Settlement Zones.</li> <li>▶ Existing settlements that get zoned by the LR&amp;SP to be developed within parameters as set out within this table (allowing some flexibility based on local realities and development priorities).</li> <li>▶ Settlement zones should not be 'stand-alone' but integrate with existing settlement patterns, but should also deliberately shape the growth of existing urban patterns.</li> <li>▶ Daily/weekly commuting for work &amp; to existing service/facility nodes.</li> <li>▶ Location of settlement and suitability of type of settlement to be related to existing infrastructure networks – i.e. base on principle of "Maximise Existing Opportunities/Build on Strengths".</li> <li>▶ Access to urban centre for access to goods and services should be</li> </ul>	<ul style="list-style-type: none"> <li>▶ A defined objective of providing a household subsistence level based on at least the economically defined 'minimum household subsistence level'.</li> <li>▶ The intention would be to support multiple livelihood options. This would include families potentially having employment in nearby farms or in close by urban employment, by participating in LED projects/enterprises on the commonage, and through access to land for small scale gardening, and access to the commonage for grazing.</li> <li>▶ Specifically this model will allow space for on-site gardens and access to grazing &amp; arable lands (where possible) on commonage.</li> <li>▶ Commonage planning needs to take account of LED opportunity development. Commonage ideally to be state/LA-owned and</li> </ul>

TABLE NO. 7: TYPICAL MODELS OF SETTLEMENTS (MODEL 2)

MODEL 2: LOW DENSITY PERI-URBAN/RURAL VILLAGE SETTLEMENT		
DEVELOPMENT PARAMETERS	SPATIAL APPLICATION	LIVELIHOODS BASE
<p>sizes). Township layout is one alternative.</p> <ul style="list-style-type: none"> <li>▶ LOS likely to be lower than full urban LOS, depending on proximity to existing networks. Will also be impacted on by how community prioritises subsidy expenditure.</li> <li>▶ Tenure/titling options can be individual or group options (e.g. CPA or further options to be provided by CLARA).</li> <li>▶ Provision of neighbourhood level services and facilities within the community.</li> <li>▶ This model is seen to offer the potential to density and develop into the urban model over time, should communities so desire. If densification occurs it must be done within parameters of improvements in LOS and access, as well as a sustainable livelihood base.</li> </ul>	<p>good but is likely to mean travel from the urban periphery.</p> <ul style="list-style-type: none"> <li>▶ Should have good taxi route access, but could be gravel road access.</li> <li>▶ New settlement zones should avoid impacts on high potential agricultural land as far as is possible within each municipal area, taking account other spatial factors.</li> <li>▶ Settlement location within the zone should not be adjacent to key agricultural enterprises (as assessed within the local context) – i.e. must be compatible with surrounding land uses.</li> </ul>	<p>managed by a commonage management committee under municipality guidance.</p> <ul style="list-style-type: none"> <li>▶ But access to commonage capped according to defined parameters. (i.e. the objective of minimum household subsistence levels taking account the communities economic position – this practically means that communities with better alternative economic opportunities may have less commonage while more destitute communities may have more commonage).</li> </ul>

#### Notes on the Livelihood and Administration Frameworks for Model 2:

- ▶ Besides meeting peoples shelter needs, the justification of a Model 2 Settlement (as opposed to Model 1 or Urban Township type of settlement) is to provide subsistence livelihood opportunities through land utilization. The framework to guide such land acquisition, use planning; and development is the objective that every household within the settlement (on average) should have sufficient livelihood resources to meet the 'minimum household subsistence level. This implies a careful evaluation of the beneficiaries' household existing livelihood activities, an average quantification of this, and the quantification of the 'livelihood development needs' that should be provided for by land or other resources obtained through the development of the model 2 projects.

- ▶ **A developed Commonage:** Commonage is seen to be an integral part of the makeup of the settlement. The commonage needs to be developed to serve a multi-faceted approach to livelihoods, not just a simplistic approach. In other words, commonages cannot be seen simply as pieces of land on which stock will be grazed. Commonages need to be assessed for their potential to serve the following functions;



CULTURAL AND SOCIAL NEEDS



RECREATIONAL



STOCK GRAZING NEEDS



ASPIRANT FARMER NEEDS

(For example the provision of rental access to small arable plots with irrigation infrastructure)



SMALL BUSINESS NEEDS



SPACE FOR COMMUNITY FACILITIES

- ▶ The issue of commonage ownership and management is clearly a critical one.

Model 2 is premised on the idea that beneficiaries would obtain secure tenure (usually freehold title) to their residential site, while the commonage would be owned either by the Local Municipality or possibly, by a legal entity established by the beneficiary community.

In each case, issues regarding the need for proper commonage management are raised, implying a need for the creation of a commonage management unit or line function in the responsible (overseeing) authority to ensure good practice on commonages. This could be ensured either through direct control (i.e. setting conditions of use in cases where the authority owns the commonage) or through some form of zoning/resource management provision (where communities own the commonage).

**TABLE NO. 8: TYPICAL MODELS OF SETTLEMENT (MODEL 3)**

MODEL 3: PRODUCTIVE FARMING (SMALL/MEDIUM/LARGE)		
DEVELOPMENT PARAMETERS	SPATIAL APPLICATION	LIVELIHOODS BASE
<ul style="list-style-type: none"> <li>▶ In line with new DLA Policy Framework – must meet the criteria for LRAD support.</li> <li>▶ Dwelling will usually be existing farm buildings, but any further development comes from LRAD grant or own contribution.</li> <li>▶ Employment needs of a farming enterprise determine scale of permitted settlement on-site.</li> <li>▶ Infrastructure is owner’s responsibility within property boundaries.</li> <li>▶ Layout is based on farming operations.</li> <li>▶ Individual or group ownership (Freehold/CPA or other).</li> <li>▶ No provision of community services other than that usually provided in commercial farming areas (e.g. farm school service local district).</li> </ul>	<ul style="list-style-type: none"> <li>▶ Can be located on any piece of land within the district. Not restricted to a zone.</li> <li>▶ Can be located within a larger zone where special planning provision has been made for the reservation of land parcel for productive agricultural use.</li> <li>▶ Land to have established agricultural potential.</li> <li>▶ Within communal areas will be on commonage or on PTO/Quitrent held land by agreement of land rights holders.</li> <li>▶ Land should be able to provide water needs for households. No municipal provision.</li> </ul>	<ul style="list-style-type: none"> <li>▶ Predominantly agricultural production, but households may also utilize other economic related skills or opportunities to enhance agricultural income.</li> <li>▶ Business Plan for farming to set out livelihoods base for beneficiaries.</li> <li>▶ The emphasis is on productive use of the land not subsistence, so beneficiaries must demonstrate an interest and skills in farming for profit/surplus.</li> </ul>

**TABLE NO. 9: COMPARATIVE DEVELOPMENT PARAMETERS**

BROAD DEVELOPMENT PARAMETER	MODEL 1	MODEL 2	MODEL 3
	▶ Consolidated Municipal Infrastructure Programme	▶ Provincial Housing Development Board ▶ Consolidated Municipal Infrastructure Programme	▶ Institutions (Land Bank etc.)
LOCATION	▶ Urban infill/ Settlement zones	▶ In Settlement Zones	▶ Outside defined zones ▶ Within a zone where specific provision has been made for restriction of land use for production
RESPONSIBILITY FOR SERVICING	▶ Local Authority	▶ Local Authority with DM support	▶ Private
DOMINANT LAND USE	▶ Housing	▶ Mixed	▶ Farming enterprise
LIVELIHOODS BASE	▶ Primarily the urban economy	▶ Mixed (urban and land-subsistence)	▶ Primarily agriculture
INVESTMENT PRIORITY	▶ High order infrastructure ▶ Housing ▶ Community facilities	▶ Land ▶ RDP infrastructure ▶ Livelihood opportunities	▶ Land ▶ Agriculture infrastructure

The comparative development parameters between the above outlined models are indicated in the table below:

**TABLE NO. 9: COMPARATIVE DEVELOPMENT PARAMETERS**

BROAD DEVELOPMENT PARAMETER	MODEL 1	MODEL 2	MODEL 3
PRIMARY SOURCE OF DEVELOPMENT FUNDING	▶ Provincial Housing Development Board	▶ DLA Settlement and Commonage Grants	▶ LRAD Subsidy ▶ Beneficiary contribution

**CRITERIA AND CONCEPTS TO GUIDE SPATIAL PLANNING AND LAND DEVELOPMENT IN ALFRED NZO DISTRICT**

The following are broad Land Use Guidelines and/or Land Use Objectives that are associated with typical instances of settlement and/or terrestrial Biodiversity Land Management Classes (BLMCs):

**Land Use Objectives for Terrestrial BLMCs**

*(Taken from the Handbook of the EC Biodiversity Conservation Plan)*

A decision to approve a land use change should be guided by the objective of the BLMC for that land. In the same way, Forward Planning in an area should also be guided by objectives of the BLMCs for that area.

The table below indicates Terrestrial BLMCs and the recommended land use objective for each class:

TABLE NO. 10: TERRESTRIAL BLMCS AND RECOMMENDED LAND USE OBJECTIVES	
BLMC	RECOMMENDED LAND USE OBJECTIVE
BLMC 1: NATURAL LANDSCAPES	<ul style="list-style-type: none"> <li>▶ <i>Maintain biodiversity in as natural state as possible.</i></li> <li>▶ <i>Manage for no biodiversity loss.</i></li> </ul>
BLMC 2: NEAR NATURAL LANDSCAPES	<ul style="list-style-type: none"> <li>▶ <i>Maintain biodiversity in near natural state with minimal loss of ecosystem integrity.</i></li> <li>▶ <i>No transformation of natural habitat should be permitted.</i></li> </ul>
BLMC 3: FUNCTIONAL LANDSCAPES	<ul style="list-style-type: none"> <li>▶ <i>Manage sustainable development, keeping natural habitat intact in wetlands (including wetland buffers) and riparian zones.</i></li> <li>▶ <i>Environmental authorisations should support ecosystem integrity.</i></li> </ul>
BLMC 4: TRANSFORMED LANDSCAPES	<ul style="list-style-type: none"> <li>▶ <i>Manage for sustainable development.</i></li> </ul>

### GENERAL GUIDELINES FOR URBAN OR DEVELOPMENT NODES

The following guidelines should be used to guide development within development nodes, with the condition that any deviation from the guidelines must be motivated on compelling technical backgrounds:

- ▶ No new housing developments should be permitted on slopes steeper than 1:5.
- ▶ No development should occur within a buffer zone along estuaries, defined as the following:
  - *Within the 1:100 Year Flood line or within 100m of the high water level, whichever is the highest.*
  - *Within 50m of a river/estuary bank: with 100m being the preferred distance.*
- ▶ No fences or walls should be constructed across or within an estuary buffer zone.
- ▶ No artificial landscaping should be permitted within the 1:50 Year Flood line or within 32m of watercourse; including reclamation of land from rivers/estuaries; and bank stabilization unless evidence of significant erosion is available.
- ▶ No development along the coastline should be permitted within:
  - *50m of coastal cliffs.*
  - *50m of the high water mark with the preferred distance being 100m.*

- *Within dynamic coastal areas such as mobile dune systems.*

- ▶ No development should be permitted within virgin coastal thicket, coastal grassland or potential areas of conservation significance within the urban edge or development node.
- ▶ No development should be permitted on land zoned as Municipal or Public Open Space Systems without recourse to due process in terms of the Municipal Finance Management Act and relevant provisions in terms of the Land Use Planning Ordinance.
- ▶ No development should be permitted in BLMC 1 and BLMC 2 areas, without adherence to the requirements of Environmental Legislation.
- ▶ No development should be permitted to disturb declared (or potential) cultural/heritage areas within development nodes.
- ▶ No development should be permitted within development nodes if water is required to be abstracted from pristine or near pristine surface waters or stressed surface and groundwater sources.
- ▶ No development should be permitted to affect traditional access to resources or public access to the coast.
- ▶ No development should be permitted to be visually obtrusive or break the primary skyline unduly (see aesthetic building guidelines below).
- ▶ Aesthetically appropriate development should be promoted within the coastal zone.
- ▶ Appropriate provision should be made for stormwater management.

### SUBDIVISION OF AGRICULTURAL LAND

The subdivision of farms into multiple individual farms to avoid the rezoning process and/or to achieve de facto residential development is not considered desirable, as it negates the intention and spirit of the zoning categories provided in the LUPO Zoning Scheme Regulations.

The Land Use Planning Ordinance No. 25 of 1985, Scheme 8 Regulations, indicate that the minimum subdivision of agricultural land is 0.8 Hectares. Where no subdivision is involved, a density of 1 dwelling unit for every 10 Hectares, up to a maximum of 5 dwelling units, is permitted, subject to consent and proof that the farming programme is sustainable and economically viable.

Accordingly, and with due cognisance of the trends and pressures for land development on land currently zoned for agricultural purposes, it is proposed that the guidelines of LUPO Scheme 8 Regulations be applied within the Alfred Nzo District, but with a recommended minimum subdivision size of 10 Hectares for agricultural land.

*Should an applicant wish to pursue intensive farming activities on land holdings smaller than 10 Hectares, the application for Subdivision of Agricultural Land must be accompanied by a full motivation, including an Agricultural Feasibility Report indicating sustainability of the proposed enterprise.*

## SECTION L: IMPLEMENTATION PLAN

PROJECT DESCRIPTION	LOCATION	FUNDING SOURCE	TOTAL BUDGET	Year 1 2015-2016	Year 2 (2016-2017)	Year 3 (2017-2018)
<b>SPATIAL PLANNING</b>						
Small Town Revitalization Strategy for Mount Ayliff	Mount Ayliff	Development Agency	R700 000.00	R350 000.00	R350 000.00	
Small Town Revitalization Strategy for Mount Frere	Mount Frere	Development Agency	R700 000.00	R350 000.00	R350 000.00	
Local Spatial Development Framework for Mount Ayliff	Mount Ayliff	ULM	R 500 000.00		R 250 000.00	R 250 000.00
Local Spatial Development Framework for Mount Frere	Mount Frere	ULM	R 500 000.00		R 250 000.00	R 250 000.00
Feasibility Study	Ntsimbini G	DOHS	R 250 000.00	R 125 000.00	R 125 000.00	
Feasibility Study	Ntlabeni B	DOHS	R 250 000.00	R 125 000.00	R 125 000.00	
Feasibility Study	Sphambukini	DOHS	R 250 000.00	R 125 000.00	R 125 000.00	
The Budget and Treasury Office of Umzimvubu Local Municipality and Revenue Department of Alfred Nzo District Municipality are to review their current billing information data in terms	ULM	ANDM/ULM	N/A	-	-	

REVIEW OF THE UMZIMVUBU LOCAL MUNICIPALITY SDF

PROJECT DESCRIPTION	LOCATION	FUNDING SOURCE	TOTAL BUDGET	Year 1 2015-2016	Year 2 (2016-2017)	Year 3 (2017-2018)
of the data contained in this study and correct them accordingly.						
Employment of two additional Professional Planners	ULM	ULM	R 1 191 600.00	R 360 000.00	R 396 000.00	R 435 600.00
Employment of two additional Technical Planners	ULM	ULM	R 794 400.00	R 240 000.00	R 264 000.00	R 264 000.00
LM to appoint a Service Provider to prepare a Land Invasion Policy	ANDM/ULM	ANDM/ULM	R200 000.00	-	R200 000.00	-
LM to appoint a Land Surveyor to prepare a lease diagram for Erf 188, Mount Ayliff	ULM	ULM	R 50,000	R 50,000	-	
LM to appoint a Service Provide to develop a Wall to Wall Town Planning Zoning Scheme and Maps when SPLUMA regulations have been completed	ANDM/ULM	ANDM/ULM	R800 000.00	-	-	R800 000.00
LM to appoint a Service Provider to prepare an Illegal Land Use By-Law	ANDM/ULM	ANDM/ULM	R200 000.00	-	-	R200 000.00
LM to appoint a Team of Consultants to undertake a Feasibility Study and a Township Establishment of the identified land for the relocation of the community living in the 36m Electrical Servitude in Mount Frere.	Mount Ayliff	ANDM/ULM	R800 000.00	R100 000.00	R500 000.00	R200 000.00
<b>TOURISM</b>						
Develop and market cultural activities and historical assets in Umzimvubu Local Municipality that foster tourist linkages	Umzimvubu LM	DEDEA	R400 000.00			

PROJECT DESCRIPTION	LOCATION	FUNDING SOURCE	TOTAL BUDGET	Year 1 2015-2016	Year 2 (2016-2017)	Year 3 (2017-2018)
with Lesotho, Drakensburg and Coastal lands.						
'Beach to Berg' Corridor Development Plan	District	DEDEA	700,000.00			
<b>LOCAL ECONOMIC DEVELOPMENT</b>						
Umzimvubu Peach Value Addition.	Mount Ayliff	ANDM/ULM	R 150 000.00			
Umzimvubu Fresh Produce Market.	Mount Frere	ANDM/ULM	R 150 000.00			
Umzimvubu Pole Treatment Plant.	Mount Frere and Mount Ayliff	ANDM/ULM	R 150 000.00			
Umzimvubu Commercial Nursery	Lubhacweni Village	ANDM/ULM	R 150 000.00			
Aloe Value Project	Mount Frere and Mount Ayliff	ANDM/ULM	R 150 000.00			
Organic farming	Mandileni, Gubuzi and Zwelitsha	ANDM/ULM	R 150 000.00			
Poultry rearing	Mount Frere	ANDM/ULM	R 150 000.00			
Ploughing of maize fields for 2013/14	Mount Frere and Mount Ayliff	ANDM/ULM	R 150 000.00			
<b>ENVIRONMENTAL</b>						
Develop Strategies for both mitigation and adaption of Climate Change.	District	DEDEA				
Develop and adapt a Climate Change Strategy	District	DEDEA	R310 000.00			



PROJECT DESCRIPTION	LOCATION	FUNDING SOURCE	TOTAL BUDGET	Year 1 2015-2016	Year 2 (2016-2017)	Year 3 (2017-2018)
Investigate areas suitable for wind and solar farming in all local municipalities.	District	DEDEA	R300 000.00			
<b>AGRICULTURE</b>						
Agricultural Production Business Plan	District	DOA	R750 000.00			
Investigate Grain Production	District	DOA	R70 000 000.00	R 40 000 000		
Investigate Livestock & Poultry Production	District	DOA	R60 000 000.00	R 30 000 000		
Investigate Fruit , Vegetable & Flower Production	District	DOA	R60 000 000.00	R 30 000 000		
Feasibility Study to investigate the opportunities of forestry initiatives in ANDM	District	DOA	R500 000.00			
Feasibility Study to Investigate the opportunities of dairy farming	District	DOA	R500 000.00			
Feasibility Study to Investigate the opportunities of berry production	District	DOA	R500 000.00			
Feasibility Study to investigate the opportunities of Sweet cherry pepper production	District	DOA	R500 000.00			
Feasibility Study to investigate the opportunities of hydroponic production	District	DOA	R500 000.00			R1,000,000.00

PROJECT DESCRIPTION	LOCATION	FUNDING SOURCE	TOTAL BUDGET	Year 1 2015-2016	Year 2 (2016-2017)	Year 3 (2017-2018)
Construction of aloe processing structure	Mount Ayliff - Mbizana	DOA	R1.3 million			
<b>INFRASTRUCTURE</b>						
Umzimvubu Housing Provision	UmzimvubuLM	Development Agency	R 378,820,376.00	R 97,983,850.00	R 77,607,650.00	
Water, Sanitation, Housing Backlog Eradication Strategy	District	MIG	R2,000,000.00			
ANDM VIP Sanitation	Umzimvubu LM	MIG	159 300 000.00	30 000 000.00	33 000 000.00	36 300 000.00
VIP sanitation	Mbizana LM	MIG	144 300 000.00	30 000 000.00	33 000 000.00	36 300 000.00
Up - Grading of sewer system	Ntabankulu Town	MIG	109 007 363.37	21 451 558.48	23 596 714.33	25 956 385.76
Refurbishment and Replacement of Water Infrastructure	Ntabankulu LM	MIG	16 951 250.00	3 162 500.00	3 795 000.00	4 743 750.00
Refurbishment and Replacement of Water Infrastructure	Mbizana LM	MIG	16 951 250.00	3 162 500.00	3 162 500.00	3 162 500.00
Refurbishment and Replacement of Water Infrastructure	Umzimvubu LM	MIG	31 402 500.00	6 325 000.00	7 590 000.00	9 487 500.00
Refurbishment and Replacement of Water Infrastructure	Matatiele LM	MIG	16 951 250.00	3 162 500.00	3 795 000.00	4 743 750.00
Construction of access roads and bridges	Mbizana	MIG	R52 250 212	R5 314 639	R6 051 049	R6 051 049

PROJECT DESCRIPTION	LOCATION	FUNDING SOURCE	TOTAL BUDGET	Year 1 2015-2016	Year 2 (2016-2017)	Year 3 (2017-2018)
Construction of access roads	Ntabankulu	MIG	R16 469 148	R269 148		
Development District Energy Regeneration Strategy	District	MIG	3,150,000	650,000	550,000	450,000
Provision of adequate pedestrian signs and markings in Matatiele Local Municipality, as well as off-loading areas especially within the few urban areas.	Mount Frere town	Dept. of Public Works	R200 000.00			
Provision of traffic calming measures within areas of high accidents	Umzimvubu LM	Dept. of Public Works	R200 000.00			
Water Supply	Mvenyana (Ward 21)	MIG	R39 000 000.00	R39 000 000.00		
Village Water Reticulation	Tholamela Sub-regional water supply (Wards 11, 12 & 13)	MIG	R66 659 418.00	R26 762 110.00		
Ward / Village Water Reticulation	Fobane Water Supply (Ward 23 & 24)	MIG	R65 338 406.86		R65 338 406.86	
Village Water Reticulation	Maluti/Matatiele/Ramohlakoana WS (Ward 1, 2 & 8)	MIG	R34 957 925.00		R34 957 925.00	
Village Water Reticulation: Water Supply Phase 2	Ntibane	MIG	R88 798 490.00	R14 684 180.00	R27 706 000.00	R30 499 933.00
Village Water Reticulation	Qwidlana Water Supply Area 1 & 2	MIG	R34 000 000.00	R18 986 220.00		
Village Water Reticulation	Qwidlana Water Supply Area 3 & 4	MIG	R21 689 201.00	R21 689 201.00		

PROJECT DESCRIPTION	LOCATION	FUNDING SOURCE	TOTAL BUDGET	Year 1 2015-2016	Year 2 (2016-2017)	Year 3 (2017-2018)
Village Water Reticulation	Qwidlana Water Supply Area 5	MIG	R9 034 485.00	R9 034 485.00		
Village Water Reticulation	Siqhingeni Water Supply	MIG	R29 427 435.00	R6 050 200.00		
Village Water Reticulation	Cabazana Water Supply Phase 1 and 2	MIG	R38 893 380.00	R5 177 500.00	R12 426 000.00	R21 289 880.00
Village Water Reticulation	Cabazi Water Supply	MIG	R24 814 813.00	R24 814 813.00		
Village Water Reticulation	Hlane Water Supply Phase 3	MIG	R36 914 744.00	R16 379 415		
Village Water Reticulation	Bomvini Nyokeni - Bulk water supply	MIG	R72 653 176.00	R40 988 316.00	R31 662 482.00	
Bulk water supply	Mt. Ayliff RBIG (Short term supply)	RBIG	R68 000 000.00	R29 540 016.00	R9 723 808.00	R28 732 624.00
Bulk water supply	Matatiele RBIG & Short term supply)	RBIG	R71 000 000.00		R33 575 000.00	R37 425 000.00
Bulk water supply	Maluti Regional WS	WSOG	R28 114 947.00	R28 114 947.00		
Village Water Reticulation	Kwabhaca Southern Leg	WSOG	R21 847 000.00	R21 847 000.00		