UMZIMVUBU LOCAL MUNICIPALITY

SPATIAL DEVELOPMENT FRAMEWORK

2011
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<td>Department of Local government and Traditional</td>
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CHAPTER 1: INTRODUCTION

1.1 Introduction

The following provides introduction of the review of the Umzimvubu Spatial Development Framework. This chapter provides structure of the Spatial Development Framework, historical background to spatial planning in the Republic of South Africa (RSA), and purpose of the Spatial Development Framework herein after referred to as ‘SDF’.

1.2 Structure of the SDF

The SDF document structure as follows:

Chapter 1: Introduction

The chapter provides the planning historical background that give rise to the current spatial footprint of the municipality and the purpose of the SDF.

Chapter 2: Legal Context

The chapter will analyze a large number of planning guidelines, Acts, Regulations and Policies that guide the development of a SDF.

Chapter 3: Current Planning Policy Context

The preparation, implementation and approval of the SDF do not take place in isolation. Alignment with Local and District initiatives are of critical importance and this is stipulated in the Municipal System Act.

Chapter 4: Status Quo Analysis

We analyse and present developmental status of the Municipal area in terms of demographics, socio-economic and social and engineering infrastructure.

Chapter 5: Opportunities and Constraints

The chapter will identify the major opportunities and constraints evident within the Municipality. A list of all possible factors to consider, a wide range of different issues facing and influencing spatial development within the municipality will be identified.

Chapter 6 Vision, Principles and Strategies of SDF

This section will identify the development strategies, objectives and land use management guidelines to be followed by the Municipality in achieving an integrated and sustainable spatial development pattern in the medium to long term.
Chapter 7 Land Use Management Guidelines

We outline the Land Use Management Guidelines for the municipality.

Chapter 8 Implementation Plan

The strategies, objectives and land use management guidelines identified in the previous chapter will be expanded upon by a list of identified key projects that should be implemented as part of the various programmes of the municipality.

1.3 Historical Background

Apartheid was a system of legal racial segregation enforced by the National Party Government in South Africa between year 1948 and 1994, under which the rights of majority black inhabitants were curtailed and minority rule by whites was maintained. Racial segregation in South Africa began in the colonial times, but the apartheid as an official policy was introduced following the general elections of 1948.

The Black community were deprived of their citizenship; legally becoming citizens of ten tribally based self-governing homelands called Bantustans. The government segregated education, medical care, and other public services and provided black people with services inferior to those of whites.

During the apartheid era, spatial planning was commonly used as a tool to achieve the separate development ideology of the Apartheid Government. Spatial planning entailed prescriptive, inflexible, control-orientated measures which manipulated the physical environment in order to achieve racially separate and unequal development. This has resulted in a fragmented socio-economic and spatial environment in South Africa.

Apartheid legacy has left the Umzimvubu Local Municipality (former Bantustan) with characteristic spatial development patterns. Settlement patterns that emanated from this legacy consist of two distinct types of settlement a small urban settlement surrounded by a large rural hinterland. Incidentally the rural areas are predominantly residential character over agricultural. Development patterns can be characterized by an overwhelming urban bias. Services are concentrated in the urban areas to the demise of the rural population.

The majorities of people live in the rural areas and make living from utilization of land based resources such as agriculture and forestry. Many people in these regions live under low production conditions due to lack of financial resources even though these areas have a high productive potential, ecosystem integrity has been compromised in the quest to carve a living from what the land can produce.

Therefore, developmental local government has an enormous challenge in terms of re-dressing the past spatial legacy. Development planning at the local municipal level through the
1.4 Purpose of the SDF

The guidelines for the spatial planning as given by the Eastern Cape Province Department of Local Government and Traditional Affairs (DLGTA) state that the SDF is a framework that seeks to guide overall spatial distribution of current and desirable land uses within a municipality, in order to give effect to the vision, goals and objectives of the municipal IDP.

The SDF is a core component of the municipal IDP. It is understood that policies, strategies or actions in an IDP have a spatial dimension and therefore need to be accounted in the creation of SDF. The SDF as one of the operational strategies of the IDP, are closely linked and should function with other operational strategies viz. Water Services Plan, Local Economic Development Plan (LED), Disaster Management Plan etc.

The spatial development framework must be included in a municipality’s IDP in terms of Section 26(e) of the Municipal System Act (MSA) and must be consistent with and give effect to:

A. The directive principles
B. Any national land use framework applicable in the area of the municipality; and
C. Any national and provincial plans and planning legislation

The main objectives of the SDF are to create:

A. A land use policy to guide:
   a. Desired patterns of land use in the municipal area
   b. The spatial reconstruction of the municipal area including:
      i. The correction of past spatial imbalances and the integration of formerly disadvantage areas;
      ii. Directions of growth;
      iii. Major movement routes;
      iv. The conservation of natural and built environment
      v. The identification of areas in which particular types of land use should be encouraged or discouraged; and
      vi. The identification of areas in which intensity of land development should be increased or decreased
   c. Decision-making relating to the location and nature of development in the municipal areas;
B. A plan visually indicating, or where appropriate describing, the desired spatial form of the municipal area;
C. Basic guidelines for a land use management system in the municipal area;
D. A capital expenditure framework for the municipality’s development programmes; and
E. A strategic assessment of the environment impact of the spatial development framework.
**Statutory Status of the SDF**

The SDF has a statutory status, thus the provisions are applicable in law and other public or private agencies are bound to apply its provisions when considering land development. The current SDF supercedes all existing planning documents and is the only spatial plan at present status within the local municipality. It is nevertheless, a normative, principle-led plan that is open to change as it seeks to guide and not prescribe decision-making.

A SDF adopted by the Council of the municipality is the principal strategic planning instrument, which guides and informs all planning and development in the municipality.

*Figure 1.1: Legal and Policy context of the SDF*
CHAPTER 2: LEGAL CONTEXT

2.1 Legislative Framework

Post 1994, South Africa Government has adopted a range of new legislation and policies which will allow for a more flexible and participative planning methodology. The laws and legislation provide guidelines for the development of the Spatial Development Framework (SDF).

The new legislations and policies clearly articulate set of spatial priorities and criteria as one of the mechanism through which government will provide a strategic basis for focusing government action, weighing up trades-offs and linking the strategies and plans of the three spheres and agencies of government.

The following is a synopsis of some of the legislations and policies that are applicable to the study area:

2.2 Constitution of the Republic of South Africa 1996

Section 24 of Chapter 2 (Bill of Rights) of the Constitution reads as follows. Everyone has the right:

   a. To an environment that is not harmful to their health or well-being and
   b. To have the environment protected, for the benefit of present and future generations, through reasonable legislative and other measures that:
      i. Prevent pollution and ecological degradation;
      ii. Promote conservation; and
      iii. Secure ecological sustainable development and use of natural resources while promoting justifiable economic and social development.

2.3 Eastern Cape Provincial Growth and Development Plan (PGDP)

The Provincial Growth and Development Plan (PGDP) for the decade 2004-2014 focus on opportunities to rapidly improve the quality of life of the poor. The plan sees opportunities in:

- Natural resource development particularly in the former homelands of Ciskei and Transkei. The plan suggests irrigation of 32 000ha from under-used (sic) rivers as well as forestry schemes of 120 000ha. It also proposes the allocation of state and prime land to Community Public and Private Partnership (CPPPs) for the establishment of natural resource enterprise (e.g. onshore or inland fisheries, nature reserves, cultural sites, tourism) within the existing land tenure system. Rural enterprises are identified as small-scale irrigation, rainwater harvesting, home gardening, maize and mixed cropping, local mining, agro-forestry, diary, small stock and poultry. The Transkei Rapid Impact programme (TRIP) is set to expand forestry production through support to small scale saw millers and 50 000ha of individual and community woodlots are planned for development.
• The plan is a strategic document that focuses on the exploitation of natural resources without due consideration of the limitation on the carrying capacity of the natural environment, or the impact of the proposed schemes.

• Industrial diversification. The plan proposes the expansion of agricultural production is set to support agro-processing industries such as food processing, leather goods, wood products, furniture production, wool and mohair clothing, crafts and tourism.

• The plan recognizes the eco-tourism potential of the province and acknowledges the challenges of protecting environmental assets while optimizing socio-economic benefits to local communities. The PGDP acknowledges constraints to development opportunities as presented by:
  a. Poverty (defined as "a lack of access to opportunities for a sustainable livelihood") particularly in the former Ciskei and Transkei regions;
  b. Skewed income distribution and inequality in income generation;
  c. Low annual economic growth that is insufficient to address backlogs and increasing unemployment;
  d. Constraints on provincial expenditure resulting from a limited revenue base, static fiscal transfers from the National Government, lack of financial management capacity within the provincial government and municipalities and huge and increasing social and economic needs of the population co-existing with budget in the provincial treasury;
  e. Lack of development and social infrastructure in the former homelands of Ciskei and Transkei during the Apartheid era that has resulted in deep structural poverty in these areas and a low capacity for state delivery;
  f. Fragmentation in the labour market into the core consumer economy (manufacturing, government and other industries) and marginal modern sectors (commercial agriculture, domestic services and mining) together with a decline in formal employment opportunities has lead to large numbers in the peripheral labour force (subsistence agriculture, informal sector and the unemployed);
  g. Under-development of agricultural potential in the province particularly in the former homelands; and
  h. The HIV/AIDS pandemic and its impact on economic growth

Implications for the Municipality in as far as Umzimvubu Local Municipality is concerned, the implication of the PGDP is that the majority of the opportunities and constraints identified by the plan are in many ways applicable to the Municipality. However, the implementation of projects and programmes, which may be facilitated by the PGDP, must be sustainable and must take into consideration recommendation of the SDF.

2.4 Accelerated and Shared Growth Initiative for South Africa (ASGISA)
AsgiSA has economic and social objectives. Economically, it aims to achieve economic growth of four comma five percent (4, 5 %) in the first phase of development from 2005 to 2009. Also, economic growth of six percent (6%) should be reached by 2014. Social objectives on the other
hand include the improvement of the environment and opportunities for labour—absorbing and ensure that the fruits of growth are shared in such a way as to eventually eliminate poverty.

AsgiSA recognizes some of the binding constraints against which the policy operates. These include:

a) The volatility and level of the currency.

b) The cost, efficiency and capacity of the national logistics system.

c) Shortage of suitably skilled labour amplified by the cost effects on labour of apartheid spatial patterns.

d) Barriers to entry, limits to competition and limited new investment opportunities.

e) Regulatory environment and the burden on small and medium businesses.

f) Deficiencies in state organization, capacity and leadership.

In addition, the policy highlights a series of interventions to counter these constraints. The following are the six categories into which the interventions were grouped:

1. Macroeconomic issues;

2. Infrastructure programmes;

3. Sector investment strategies (or industrial strategies);

4. Skills and education initiatives,

5. Second economy interventions; and

6. Public administration issues.

Other strategic interventions in the infrastructure arena include further development of the country’s research and development infrastructure, and further improvement in the modalities for public-private-partnerships in the development and maintenance of public infrastructure. Public sector infrastructure spending has considerable potential spin-offs in terms of the generation or regeneration of domestic supply industries, small business development and empowerment. Government is seeking to maximize the positive impact of these spin-offs on the domestic economy.

In addition to the general infrastructure programmes, provinces were asked to propose special projects that would have a major impact on accelerating and sharing growth. A set of projects has been selected for finalization of implementation plans. In addition, the policy introduced sector strategies that aim at promoting private sector investment. These are inclusive of the following:

- A broader National Industrial Policy framework: Two sectors were identified for special priority attention: business process outsourcing (BPO) and tourism, and a third which is at a
less advanced stage of development, biofuels. What all of these industries have in common is that they are labour intensive, rapidly growing sectors worldwide, suited to South African circumstances, and open to opportunities for Broad Based Black Economic Empowerment (BBBEE) and small business development.

- **Education and skills development**: For both the public infrastructure and the private investment programmes, the single greatest impediment is the shortage of skills — including professional skills such as engineers and scientists, managers such as financial, personnel and project managers; and skilled technical employees such as artisans and IT technicians. The shortfall is due to the policies of the apartheid era and the slowness of our education and skills development institutions to catch up with the current acceleration of economic growth.

- **Eliminating the second economy**: Without interventions directly addressed at reducing South Africa’s historical inequalities, growth is unsustainable. Interventions to address deep-seated inequalities and that target the marginalized poor are interventions to bridge the gap with the second economy, ultimately eliminating the second economy.

Of importance concerning the governance and institutional interventions, the framework for the planning and management of land use was highlighted as a key area for institutional reform. Many investment projects are unnecessarily held up by the weakness of local or provincial planning and zoning systems, or the cumbersome Environmental Impact Assessment (EIA) system. The EIA system is being reformed so that it will reduce unnecessary delays, without sacrificing environmental standards. A complimentary activity must be improvements in the planning and zoning systems of provincial and local governments.

### 2.5 Development Facilitation Act, Act 65 of 1995 (DFA)

Chapter 1 of the DFA sets out a number of principles, which apply to all land development. The following principles would apply to the formulation and content of the SDF:

a) Policies, administrative practice and laws should:

i. Provide for urban and rural land development;

ii. Facilitate the development of formal and informal, existing and new settlements;

iii. Discourage the illegal occupation of land, with due recognition of informal land development processes;

iv. Promote speedy land development; and

v. Promote efficient and integrated land development in that they:
   - Promote the integration of the social, economic, institutional and physical aspects of land development
Promote integrated land development in rural and urban areas in support of each other;

Promote the availability of residential and employment opportunities in close proximity to or integrated with each other;

Optimize the use of existing resources including such resources relating to agriculture, land, minerals, bulk infrastructure, roads, transportation and social facilities;

Promote a diverse combination of land uses, also at the level of individual erven or subdivisions of land;

Discourage the phenomenon of “urban sprawl” in urban areas and contribute to the development of more compact towns and cities;

Contribute to the correction of the historically distorted spatial patterns of settlement in the Republic and to the optimum use of existing infrastructure in excess of current needs; and

Encourage environmentally sustainable land development practices and processes.

b) Members of communities affected by land development should actively participate in the process of land development.

c) The skills and capabilities of disadvantaged persons involved in land development should be developed

d) Policy, administrative practice and laws should promote sustainable land development at the required scale in that they should:

i. Promote land development which is within the fiscal, institutional and administrative means of the Republic;

ii. Promote the establishment of viable communities;

iii. Promote sustained protection of the environment;

iv. Meet the basic needs of all citizens in an affordable way; and

v. Ensure the safe utilization of land by taking into consideration factors such as geological formations and hazardous undermined areas

e) Each proposed land development area should be judged on its own merits and no particular use of land, such as residential, commercial, conservational, industrial, community facility, mining, agricultural or public use, should in advance or in general be regarded as being less important or desirable than any other use of land.

f) Land development should result in security of tenure, provide for the widest possible range of tenure alternatives, including individual and communal tenure, and in cases where land development takes the form of upgrading an existing settlement, not deprive beneficial occupiers of homes or land or, where it is necessary for land or homes occupied by them to be utilized for other purposes, their interests in such land or homes should be reasonably accommodated in some other manner.

g) A competent authority at national, provincial and local government level should coordinate the interests of the various sectors involved in or affected by land development so as to minimize conflicting demands on scarce resources.
h) Policy, administrative practice and laws relating to land development should stimulate the effective functioning of a land development market based on open competition between suppliers of goods and services.

2.6 Municipal System Act, Act 32 of 2000 (MSA)
The Constitution of the Republic of South Africa (RSA) charged all municipalities with developmental planning. The MSA clearly elaborates on the mechanism and principles that underpin and guide this developmental local government. Integral to these mechanisms is the IDP.

As is contemplated in Section 26(e) of the MSA, the IDP must reflect a SDF, which must include basic guidelines for Land Use Management System (LUMS) for the municipality. Whilst the IDP is the single inclusive and strategic plan for the development of the municipality, the SDF becomes the spatial reflection of the IDP. In other words, the SDF should visually portray the development vision contained in the IDP.

2.7 The white Paper on Spatial Planning and Land Use 2001
The White Paper on Spatial Planning and Land Use Management is based on the general principles of the DFA and seeks to entrench the normative approach to land use and planning in that Act. The normative approach proposed in the White Paper is presented in the form of principles and norms.

The principles are conceived of as first principles in the sense of general or fundamental values of a democratic and open society, on which the norms are based or from which the norms are derived. The norms emanating from the principles are understood as principles of right action, as authoritative rules or standards asserting or denying that something has to be done or has value. Although both the principles and norms are focused on and correlated to the field of spatial planning and land use, they need further actualization in specific, concrete contexts like the SDF.

The purpose of a normative approach is ‘to ensure wise land use’. Wise land use is based on the concept 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 minimizing conflict. As a result, society and the state can carry out their responsibility of preserving the earth’s natural resources for present and future generations in a sustainable and economic way.

The White Paper like the DFA is not prescriptive but serves to ensure that decisions are made with reference to a uniform and coherent set of desired policy outcomes. It is also noted that, while under the DFA model, the general principles and norms contained in that Act had to apply to all decisions taken in terms of a host of different laws, the White Paper seeks to rationalize all these laws into one uniform legal system for the planning and management of land use and development. Thus, the scope of the principles and norms is narrower in the White Paper than in the DFA.
The White Paper emphasizes that the interpretation and application of the principles and norms is context specific as conditions upon which principles and norms have to be applied are not uniform through the country. The implication is that while the SDF has to be guided by the principles and norms as specified, it must also be sensitive to and influenced by local conditions in the municipality.

### 2.8 The Land Use Management Bill 2002

The aim of this bill is to set basic principles that would guide spatial planning, land use management and land development in the Republic; to provide for national, provincial and municipal spatial development frameworks; to provide for the regulation of land use management uniformly in the Republic; to repeal certain laws; and to provide for matters in connection therewith.

As can be noted above, this bill among others, invariably intends to replace the Physical Planning Acts and other land use and spatial planning Acts and Ordinances and thus introduces uniformity into land related policies and implementation in the country. This bill, in conjunction with others, like the Municipal Systems Act, forms a comprehensive framework for local authorities in their integrated development planning and thus in the formulation of spatial development frameworks.

The land use bill is based on the general principle that spatial planning, land use management and land development must:

- Be environmentally friendly;
- Enhance equality;
- Be efficient;
- Be integrated; and
- Be based on fair and good governance

### 2.9 The National Environmental Management Act (NEMA) Act 107 of 1998

The NEMA principles as stipulated in the RSA Government Gazette No. 19519 are binding on all organs of state including local authorities and their officials. The principles clearly emphasise the need to protect threatened ecosystems. A summary of the principles is as follows:

- Environmental management must place people and their needs at the forefront of its concern, and serve their physical, psychological, developmental, cultural and social interests equitably.
- Development must be socially, environmentally and economically sustainable.
- The disturbance of ecosystems and loss of biological diversity are avoided, or, where they cannot be altogether avoided, are minimized and remedied.
The pollution and degradation of the environment are avoided, or, where they cannot be altogether avoided, are minimized and remedied.

Sensitive, vulnerable, highly dynamic or stressed ecosystems, such as coastal shores, estuaries, wetlands and similar systems require specific attention in management and planning procedures.

The development, use and exploitation of renewable resources and the ecosystem of which they are part, must not exceed the level beyond which their integrity is jeopardized.

This means that an ecosystem must not be disturbed to the point that its health and functioning breaks down.

The participation of all interested and affected parties in environmental governance must be promoted.

Decisions must take into account the interests, needs and values of all interested and affected parties, and this includes recognizing all forms of knowledge, including traditional and ordinary knowledge.

Community well-being and empowerment must be promoted through environmental education, the raising of environmental awareness, the sharing of knowledge and experience and other appropriate means.

The vital role of women and youth in environmental management and development must be recognized and their full participation therein promoted.

2.10 The National Forests Act, Act 84 of 1998
This means to protect coastal and other natural forests from disturbance, damage or destruction. Sustainable management of the municipality forest resources can be realized and equity achieved through application of this Act with the development of criteria, indicators and standards set out in the Act.

2.11 The Conservation of Agricultural Resources Act, Act 43 of 1983
This Act empowers the Minister of Agriculture to prescribe control measures with regard to the utilization and protection of land that is cultivated; the maximum number and the kind of animals that may be kept on the veld; the utilization and protection of marshes, watercourses, water sources and other associated elements.

The Act states that no person or authority shall establish a township unless the Layout Plan or Site development plan indicates clearly and to the acceptance of the approving authority, the 1 in 100 Year flood line. In some cases however, a 1 in 50 Year flood level can be permitted. Among others, it also makes provision for river flow management and the regulation of land-based activities that impact on stream flow.
2.13 Mountain Catchment Areas Act, Act 63 of 1976

The Act recognizes mountain catchment as sensitive areas and makes provision for their conservation. This is especially important for the Municipality, as the area possesses some pristine mountain resources.
CHAPTER 3: CURRENT PLANNING POLICY CONTEXT

3.1 Strategic Alignment with other Planning initiatives
The municipality is an integral part of the South African development state. It must strive for synergy with the programmes of the Republic of South Africa. This section provides an overview of the strategic plans, principles that have informed and influenced the macro strategic direction that should be followed by the Municipality.

3.2 National Spatial Development Perspective
The key priorities for the new Government were for the increase in economic growth and promote social inclusion. National Spatial Development Perspective (NSDP) is a critical instrument for policy coordination, with regard to the spatial implication of infrastructure programmes in national, provincial and local spheres of government.

NSDP has been approved as an indicative tool for development planning in the government. In order to contribute to the growth and development policy objectives of the government, the NSDP puts forward a set of five (5) normative principles:

**Principle 1:** Rapid economic growth that is sustained and inclusive is a pre-requisite for the achievement of other policy objectives, amongst which poverty alleviation is key.

**Principle 2:** Government has a constitutional obligation to provide basic services to all citizens (e.g. water, energy and education facilities) wherever they reside.

**Principle 3:** 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 and create long-term employment opportunities.

**Principle 4:** Efforts to address past and current social inequalities should focus on people, not places. In localities where there are both high levels of poverty and demonstrated economic potential, this could include fixed capital investment beyond basic services to exploit the potential of those localities. In localities with low demonstrated economic potential, government should, beyond the provision of basic services, concentrate primarily human capital development by providing social transfers such as grants, education and training and poverty relief programmes and reducing migration cost by providing labour market intelligence so as to give people better information opportunities and capabilities to enable people to gravitate, if they chose to, to localities that are likely to provide sustainable employment and economic opportunities.

**Principle 5:** In order to overcome the spatial distortions of Apartheid, future settlement and economic development opportunities should be channelled into activity corridors and nodes that are adjacent or link to the main growth centres. Infrastructure investment should primarily support localities that will become major growth nodes in South Africa and the SADC region to create regional gateways to the global economy.
3.3 Eastern Cape Provincial Spatial Development Plan

The Eastern Cape Provincial Spatial Development Plan (ECPSDP) gives guidance on the principles that should underpin the strategic approach to spatial development and management. To this end, a targeted and phased approach to development is recommended. Both targeting and phasing are seen as crucial in tackling basic needs and attaining sustainable local economic development.

The ECPSDP advocates a three levels approach for strategic investment to achieve the most significant results:

1. **Basic Need to All** – whereby the provision of basic services based on constitutional rights are targeted at areas of highest need e.g. water, sanitation, housing, health and education.

2. **Building Capacity** – whereby public sector investment, particularly economic infrastructure, is prioritized in areas of growth and opportunity.

3. **Targeted Focus Area** – in which public investment is used to “crowd in” private sector investment in areas of high growth potential.

The ECPSDP takes into account the following characteristics:

1. **Settlement hierarchy**: This involves focusing investment strategically at three levels of support. The plan promotes identification of nodes and corridors with opportunity and targets development initiatives, which promote consolidation of settlements to facilitate cost effective development.

2. **Flexible zoning**: allowing for flexibility for special kinds of investment.

3. **Resources sustainability**: Monitoring of the use of resources to ensure sustainability and minimization of environmental impacts in all land developments.

4. **Restricted development zone**: identification of environmentally sensitive areas and ensuring that developments do not occur, for example wetlands, state forest, dune systems, river estuaries, game and nature reserves, heritage sites etc.

5. **Accessibility**: promotion of accessibility of resources and investment programs for the poor.

6. **Spatial Integration**: promotion of integrated development with maximum spatial benefits, integrating communities and the spatial economy.
3.4 Alfred Nzo District Municipality Spatial Development Framework 2007

The Alfred Nzo District Municipality Spatial Development Framework (ANDMSDF) provides guidance for the future development of the Alfred Nzo District Municipality. It is expected to be aligned with both local municipal SDFs within the district as well as provincial and national guidelines.

The ANDMSDF provide the following planning principles:

**Access Routes as investment line**: the hierarchy of access routes represent the spines around which development has and will be attracted and which provides guidance to levels of development and intensity.

**A service centre strategy**: creating a hierarchy of service centre offering a range of facilities and activities throughout the municipality. Three levels of centres are suggested to include primary, secondary and tertiary centres accommodating both economic and institutional development, amenities and facilities as well as an appropriate range of residential accommodation.

**Environmental integration**: the natural environment is regarded as prime asset and resource base for the district. Environmental sustainability, restoration and rehabilitation and appropriate usage forms the basis for this approach. The utilisation of natural resources is suggested to inter alia contribute to appropriate local economic and social development. The natural environment needs to be integrated into development approaches of other developments components. The development of agriculture is a key driver of the rural economy.

**Establishing a management Framework**: Having established an investment framework and natural resources base, it is possible to identify an overall management framework to guide future development. Such guidance will include the identification of primary land use zones such as environmental conservation zones, agricultural zones, areas for residential settlement, a hierarchy of nodal development, tourism nodes etc.

3.5 Sustainable Development Plan

The sustainable spatial development framework for Umzimvubu Municipality will be a tool applied to improve the quality of life of residents. To this end the framework has to adopt the principles of sustainable development that is..."development that delivers basic environmental, social and economic services to all without threatening the viability of the natural, built and social systems upon which these depend" (ICLEI 1995).

The framework will be used for establishment of sustainable program, indicators to track progress toward specific targets, and substantive actions to be taken by the different stakeholders. If the basic rules of leaving the same or an improved resource endowment as bequest to the future applied broadly developments and communities utilizing them have a chance thrive.
The framework facilitates economic development without compromising the integrity of ecosystems and community systems from family, neighbourhood through to the metro level. Developments in the municipality should not be seen in isolation, but rather as contributing to provincial and the country’s development priorities, principally those aimed at improving the overall quality of life while ensuring sustainable utilisation of the environment.

It is important to develop partnership and synergy among relevant institutions, government and non-government agencies, to build onto existing strengths at local, provincial and national levels.

The challenge would therefore include, among others:

- Ensuring that capacity and resources are utilised optimally
- Equitable distribution of benefits within the community
- Prevention of degradation
- Local government participation
- Management interventions at different levels
- A convergence in economic, social and ecological foundations that guide technologies adopted for development
- Implementation of guidelines as provided for by South African Law

Economic development that perceives the biophysical environment goods and services as free inputs and a sink for waste products are likely not to succeed in the long term and measures have to be developed for the Municipality to assess the extent to which this is happening, and develop management practices to address the issue.
CHAPTER 4: STATUS QUO ANALYSIS

4.1 Introduction

Analysis of the current situation within the study area forms an integral and important part of strategic planning exercise. Situation analysis ensures that decisions and recommendations are based on knowledge of availability and accessibility to resources that influence development within the municipal area as well as priorities as identified by the communities.

The status quo analysis will address the following:

a. Study area  
b. Settlement patterns  
c. Demographics  
d. Socio economic  
e. Infrastructure  
f. Environment

4.2 The Study Area  
(Refer to Map 1: Locality map)

The study area to which the SDF applies shall be the Umzimvubu Local Municipality (EC4420). The Municipality is one of the two local municipalities situated within the Alfred Nzo District Municipality (DC44). The municipality is located in the northeastern part of the Eastern Cape Province. The municipal area covers an area approximately 2506 km² with a total population of about 220 636 of which 10% of the total population live in the urban area. The municipal area accommodates a significant rural/traditional population, both community-based and communal farming.

The municipal area comprise of 24 administrative wards and two (2) main urban centres known as Mount Frere and Mount Ayliff. The municipality is bordered by the Matatiele and Greater Kokstad municipality to the north, Mhlontlo Municipality to the south, Elundini Municipality to the west and Ntabankulu and Mbizana Municipality to the east.

The National Road (N2) passes through the municipal area and is a gateway to the Kwazulu Natal Province and the Western Cape Province. This is an opportunity for economic (corridor) development of this area. The study area is located in the grassland biome, with limited forest. The perennial streams in the area converge to form the primary tributaries of the upper Umzimvubu catchment. The stream valleys are steep with good ground cover.

Mount Frere and Mount Ayliff are the only administrative centres of the municipal area. The economy/fiscal system is not adequately encouraged and there is a need for a major resources and capital investment.
4.3 Settlement Patterns  
(Refer to Map 2, 3 & 4: Settlement Coverage, Mt Frere & Mt Ayliff Land Use map)

There are two levels of settlement of hierarchy identified in the Municipality viz. urban and rural settlement. The urban settlements are the main service centres being Mount Frere and Mount Ayliff. A broad appraisal of land use and settlement patterns within the municipality indicates that the urban settlement is dominated by the residential settlement with the secondary urban area being central business district (CBD).

Both towns are known as a service centre providing a range of land uses from residential through institution to business, health, industries and educational facilities, therefore Mount Frere town and Mount Ayliff are classified as primary nodes.

Non-urban land within the municipality is characterized by either distinctive enclaves of rural settlement where rural and Peri-urban settlements accommodate over 90% of the total municipal population. The rural settlement comprises of at least 250 villages throughout the municipal area. Each village consists of between 50 and 250 homestead. The remainder of land is owned and utilized communally for grazing and subsistence farming.

The majority of rural people prefer to live close to transport routes and urban centres. Over the past years, there has been a marked growth migration towards the towns. This has contributed to increase in informal settlement and putting pressure on the municipality to plan proactively for provision of housing for the migrants.

4.3.1 Land Tenure
The current land ownership patterns prevailing across the municipality is:

**Urban areas** – Private person & Local Municipality

**Rural areas** – State owned on behalf of the communities (communal)

**Distinction between rural and urban areas:**

<table>
<thead>
<tr>
<th>Rural</th>
<th>Urban</th>
</tr>
</thead>
<tbody>
<tr>
<td>Services are commonly low order i.e. less schools and no institutional uses (FET)</td>
<td>Services are commonly high order</td>
</tr>
<tr>
<td>Low density sprawling</td>
<td>Unorganized CBD management</td>
</tr>
<tr>
<td>90% of the municipal population resides</td>
<td>10% of the municipal population resides</td>
</tr>
<tr>
<td>Housing made up of mud structures Lack of environmental protection</td>
<td>Housing made up of brick structures Lack of environmental protection</td>
</tr>
<tr>
<td>Lack of productive agricultural activity</td>
<td>Majority of the land is owned by the State</td>
</tr>
<tr>
<td>----------------------------------------</td>
<td>------------------------------------------</td>
</tr>
<tr>
<td>Majority of land is owned by the State</td>
<td>Potable water is abundant</td>
</tr>
<tr>
<td>Potable water is lacking</td>
<td>Sanitation is in the form of waterborne</td>
</tr>
<tr>
<td>Sanitation is in the form of Pit Latrines</td>
<td></td>
</tr>
</tbody>
</table>

Table 4.1 Distinction between rural and urban areas

**Summary and implication**

- The existing urban areas and rural / peri-urban settlements in Umzimvubu are, typically spatially fragmented in nature. This spatial fragmentation creates a costly and inefficient settlement pattern, particularly in the rural areas, where levels of services are commonly of a low order compared to the urban areas.
- Low density sprawling settlements in the municipality is glaring. Settlements in the area occur in sparsely populated areas with large tracts of land separating them.
- The balance of the urban development with the rural development is a key issue to deal with reducing the pressure on urban area and ensuring that productive agricultural land is utilized.
- Lack of productive agricultural activity in the rural areas even though there is vast amount of agricultural viable lands.
- There is little or none existence of institutional use in the rural areas where administrative work can be undertaken. People often have to travel to the nearest town for administration.
- The town centres reflect a low intensity of land use; this is clear in the number of vacant prime land, which has been lying vacant for years.
- The Mount Frere CBD is lacking management, the main road (N2) is highly congested. The absence of a formal taxi rank is one of the reasons that cause congestion. Taxis opt to use the parking bays along the main road as a rank; as a result, there is shortage of parking bays for private vehicles.
- No off street parking bays are enforced through the development planning (passing of building plans), and this results in congestion along the main road.
- The Informal trading is uncontrolled by the municipality and has taken over the pedestrian walkways forcing the pedestrians to walk along the main routes and causing more congestion on the N2.
4.4 Demographics

4.4.1 Population Estimates
(Refer to Map 5: Population Density map)
The Municipality has a total population of approximately 220 630 people on 2506 Square Kilometres area, 99.8% are Africans and the remaining 0.2% of the population includes the Coloureds, Asians and whites. The average population density of the municipality is 88 people per Square Kilometres, which is higher than the district average of 70 people per Square Kilometres. The table below reflects the approximate population size distribution between the racial groups.

<table>
<thead>
<tr>
<th>Culture</th>
<th>Population</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>African</td>
<td>220 189</td>
<td>99.8</td>
</tr>
<tr>
<td>Coloured</td>
<td>221</td>
<td>0.10</td>
</tr>
<tr>
<td>Indian</td>
<td>154</td>
<td>0.07</td>
</tr>
<tr>
<td>White</td>
<td>66</td>
<td>0.03</td>
</tr>
<tr>
<td>Total</td>
<td>220 630</td>
<td>100</td>
</tr>
</tbody>
</table>

Source: Community Survey 2007

Summary and implication
- Areas with higher population densities as shown on the population density map would have are given priority for purposes of development.
- Areas of high density are formed close to urban areas and close to the main activity routes.
- Settlement and population density appear to have a correlation with accessibility.
- Where there is access to services, population densities are higher.
- The municipality has emerged as one of the largest rural municipalities in the Eastern Cape. This is clearly demonstrated by the fact that urban dwellers constitute a mere ten percent (10%) of population.

4.4.2 Estimated Population Growth (2009 – 2019)
The South Africa’s population growth rate is 0.828% and is applicable to the Municipality. The projected population growth for the Municipality by the year 2019 is estimated to be 238 928 as indicated in the table below. Calculating accurate and precise growth projections is a difficult task as there are a number of changing variables that have to be taken into account such as HIV/AIDS and migration.
### Table 4.3 Estimated Population Growths

<table>
<thead>
<tr>
<th>Year</th>
<th>Urban</th>
<th>Rural</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2009</td>
<td>22,063</td>
<td>198,567</td>
<td>220,630</td>
</tr>
<tr>
<td>2010</td>
<td>22,239</td>
<td>200,155</td>
<td>222,394</td>
</tr>
<tr>
<td>2011</td>
<td>22,417</td>
<td>201,756</td>
<td>224,173</td>
</tr>
<tr>
<td>2012</td>
<td>22,596</td>
<td>203,370</td>
<td>225,966</td>
</tr>
<tr>
<td>2013</td>
<td>22,777</td>
<td>204,996</td>
<td>227,773</td>
</tr>
<tr>
<td>2014</td>
<td>22,959</td>
<td>206,636</td>
<td>229,595</td>
</tr>
<tr>
<td>2015</td>
<td>23,143</td>
<td>208,289</td>
<td>231,432</td>
</tr>
<tr>
<td>2016</td>
<td>23,328</td>
<td>209,955</td>
<td>233,283</td>
</tr>
<tr>
<td>2017</td>
<td>23,515</td>
<td>211,635</td>
<td>235,150</td>
</tr>
<tr>
<td>2018</td>
<td>23,703</td>
<td>213,328</td>
<td>237,031</td>
</tr>
<tr>
<td>2019</td>
<td>23,893</td>
<td>215,035</td>
<td>238,928</td>
</tr>
</tbody>
</table>

### Summary and implication

- In this regard, housing, services provision and related spatial development initiatives will have to take cognisance of the anticipated population growth/decline.
- The increase in population on an annual basis requires the municipality to increase its service delivery in order to keep up with the population growth.
- The high prevalence of HIV/AIDS means that the population growth rate will be significantly affected increasing death rate caused by AIDS. It has been observed that HIV/AIDS is now the main cause of death amongst the country’s’ population. Our youth both men and women are beginning to die at an early stage. There is a gradual increase in the generation gap of children and the elderly in comparison to the economically active group.

#### 4.4.3 Age and Gender Profile

The age profile for age groups 0 - 17, 18 - 65 and 65 and up is reflected in the table format below. These categories represent infants, school going age category, school leaving, economically active category, and retired category, respectively.

The municipality comprises of 54% female and 46% male of the total population.

### Table 4.4 Age and Gender profile

<table>
<thead>
<tr>
<th>Age</th>
<th>Male</th>
<th>Female</th>
<th>Total</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 – 17</td>
<td>47,924</td>
<td>45,803</td>
<td>93,727</td>
<td>42</td>
</tr>
<tr>
<td>18 – 65</td>
<td>48,811</td>
<td>62,886</td>
<td>111,697</td>
<td>51</td>
</tr>
<tr>
<td>65 and up</td>
<td>4,992</td>
<td>10,214</td>
<td>15,206</td>
<td>7</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>101,727</strong></td>
<td><strong>118,903</strong></td>
<td><strong>220,630</strong></td>
<td><strong>100</strong></td>
</tr>
</tbody>
</table>

Source: Community Survey 2007
Summary and implication

- The population indicators show that there is relatively high youth dependency (42% of the population represents infants and school going category. Therefore, service provision and social development should target the population.
- 51% of economically active people, therefore the municipality must focus creating more employment opportunities.
- The indicators show that female dominates the municipal area therefore, it is important that the needs and role of women be incorporated in the development of policies and strategies.

4.5 Socio – Economic

4.5.1 Level of Education and literacy
The level of education for the population in the study area is reflected in the pie chart with specific reference to number of people in primary, secondary and tertiary qualifications. Umzimvubu municipal area literacy rate is sixty-two percent (62%). This is lesser than the rate of seventy-two comma three percent (72.3%) of the Eastern Cape Province. Only three percent (3%) of the population has matric and certificate of diploma qualification.
Summary and implication

- Umzimvubu municipality has a very low level of education, only 3% of the surveyed population possesses grade twelve with a university qualification. The labour force is therefore relatively unskilled and causes constraints in the economic growth in terms of business being able to find skilled labour.
- There is a huge pressure on the government grants as people are uneducated and therefore cannot find jobs to sustain themselves.
- The municipality therefore needs to put priority into service provision, skills and social development in order to meet the habitants halfway.
- The municipality needs to invest in human capital as it lacks skilled labour that would suitable for the growing economy.

4.5.2 Employment Status & Occupation

The employment status and occupation categories for the study area are reflected in the pie charts below. Because of low education levels, the majority of the population is unemployed / not economically active. Of the economically active, thirty percent (30%) is made up of managers & professional and thirty four percent (34%) is made of elementary workers requiring no skills.
Summary and implication

- A large number of the population are elementary workers requiring low skills levels and constitute thirty four percent (34%) of the total population.
- There appears to be a large number of people occupation being managers, professional and technicians requiring technical skills. This is a result of the several government departments that are prevalence in Mount Frere and Mount Ayliff.
- There is little agricultural activity in the Municipal area. Only two percent (2%) of the population is employed in this sector.
4.5.3 Levels of Income & Employment per sector

The figure below shows that those who are employed have very low levels of income. Approximately fifty three percent (53%) have no income and one percent (1%) earn above twelve thousand eight hundred rands (R12 800) per month.

Source: Community Survey 2007

Figure 4.5 Levels of Income & Figure 4.6 Employment per sector

Summary and implication

- Income levels within the municipal area are very low; fifty three percent (53%) of the total population do not generate any income.
- The indicator reveals that eighty eight percent (88%) of the population who are potentially economically active are living below the poverty line i.e. they earn between R1- R800 per month.

- High poverty levels result in a high dependency ratio in social grants and to the wage
earner.

- The graph above illustrates the most predominant sectors where the population of the municipal area is employed.
- Forty one percent (41%) of the total population is employed in the social and personal services.
- Only eight percent (8%) are employed in the agricultural sector, illustrating low agricultural activity.
- The statistics depict a gloomy picture of affordability levels within the municipality. These low levels of affordability pose a challenge to the development of sustainable rates bate in the municipality through high income and middle income developments.
- District wide poverty indicators reflects that poverty rates in the ANDM are approximately fifty tow comma six percent (52.6%) compared to the other districts.
- The local municipality has a responsibility to provide for suitable pro-poor programmes in housing, infrastructure and related projects.

4.6 Local Economic Development (LED)
Local Economic Development in Umzimvubu has emphasis on agriculture, forestry, industry and manufacturing, SMME’s and Tourism. To ensure LED the following objectives have been outlined:

- Stimulate LED with emphasis on agriculture, forestry, industry and manufacturing, SMME’s and Tourism
- Maximise the employment generating capacity in Council’s developmental actions
- Ensure that LED priorities are central to all Council’s plans and implementation programs
- Facilitate access to land for agricultural development (Agri – industries)
- Promote manufacturing industry in line with international funds (SMME’s/LED)
- Align skills development programs with the economic priorities of the areas
- Encourage the private sector to add value on wood products (related projects mushroom)

To unlock economic potential in the municipality and to maximize LED special emphasis is on agriculture as a LED strategy. Job creation and poverty alleviation is also necessary, as there are high levels of unemployment and economic imbalances. SMME developments needs tremendous support by creating as environment that is attractive to investors, and conducive to the development of small entrepreneurs.

4.7 Tourism
The tourism is also one of the LED strategies in municipality. Umzimvubu Municipality has a unique landscape and scenery as well as very diverse culture. There is an availability of rare species of plants and animals and unusual hot springs. The tourism direction with the most potential in the area is adventure and Agritourism.
Tourism potential in Umzimvubu municipality is attributed to the communities that could create an environment conducive to visitor attraction. There are also different housing possibilities for tourist. Despite these opportunities, tourism is hindered and threatened by the following:

Hindrances:

- Uncoordinated tourism
- Inadequate exposure due to the past legacy
- Inadequate infrastructure for tourism
- Unavailability of information technology

Threats:

- Incidental crime prevalence
- Lack of patent right for products produced in the area
- Alien species that attack other species
- Soil erosion

4.8 Infrastructure

4.8.1 Education Facilities
(Refer to Map 6: Education Facilities map)
The Municipality plays a role in facilitating and co-operating with the Department of Education (DoE) in the provision of schools and education programs. According to the Department of Education together with the Ward Councillors there are two hundred and seventy two (272) schools in the municipal area. The schools are categorized in the following manner:

JSS – Junior Secondary School

SSS – Senior Secondary School

JP – Junior Primary

SP – Senior Primary

HP – Higher Primary

HS – High School

Pvt – Private

FET – Further Educational Train
The table below illustrates approximate number of school in relation ward boundaries. The information was obtained from the Ward Councillors.

Table 4.5 Distribution of Educational Facilities

<table>
<thead>
<tr>
<th>Ward</th>
<th>JSS</th>
<th>SSS</th>
<th>JP</th>
<th>SP</th>
<th>HS</th>
<th>HP</th>
<th>Pvt</th>
<th>FET</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Grade 1 to 6</td>
<td>Grade 7 to 12</td>
<td>Grade 1 to 3</td>
<td>Grade 4 to 7</td>
<td>Grade 8 to 12</td>
<td>Grade R to 6</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>6</td>
<td>2</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>9</td>
</tr>
<tr>
<td>2</td>
<td>7</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>7</td>
</tr>
<tr>
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<td><strong>272</strong></td>
</tr>
</tbody>
</table>

Source: DoE & Ward Councillor, 2010
Summary and implication

- Many schools do not have proper electricity, water and sanitation facilities which results in adverse studying environments. The schools are over populated with a shortage of infrastructural services and some are made up of mud structures.

- There is one technical college called Ingwe Further Educational and Training College (FET) in the municipal area and is located in Mount Frere town centre. The FET is shared amongst hundred thousands of population. There is a need to develop additional FET in order to meet the demand in the area.

- The lack of secondary and tertiary facilities contributes significantly to the low literacy and education levels in the area.

4.8.2 Health Facilities
(Refer to Map 7: Health Facilities map)
The Alfred Nzo District Municipality (ANDM) is responsible for municipal (environmental) health while the Provincial Department of Health (DoH) is responsible for the primary and secondary health services. The Municipality is however providing some primary health services on behalf of Province.

The Municipality currently has a large number of medical and primary health care facilities. There are 2 districts hospitals, 20 clinics and 2 mobile clinics. There are 24 administrative wards in the municipal area and only 20 clinics are in existence, and therefore depict a shortage of clinics in the municipal area.

The lack of cooperative governance is another major challenge faced by the municipality in most of the provincial departments including the Department of Health. It is very difficult to get information on programmes for incorporation into the IDP. The position of the recently built clinics cannot be obtained and illustrated on the map.

Although a wide range of programmes (e.g. HIV/AIDS and TB management, youth, nutritional, rehabilitation and mental health services) have been implemented within the municipality, there are challenges facing the municipality together with the Department of Health.

The table below illustrates the distribution of health facilities in the municipality.
Table 4.6 Distribution of Health Facilities

<table>
<thead>
<tr>
<th>Ward</th>
<th>Clinics</th>
<th>Hospital</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
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<tr>
<td>Total</td>
<td>20</td>
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<td>21</td>
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</tbody>
</table>

Source: DoH & Ward Councillor, 2010

**Summary and implication**
- There following wards do not have a clinics: 1, 2, 5, 9, 10, 14, 16, 17, 21 and 22;
- District municipality are evenly distributed and situated in the two main service centres;
- Health facilities are inadequate to cater for the community needs.
4.8.3 Library Services
The municipality does not have a library service to support the school going children and the wider community. However the municipality is currently running the function with the assistance Coega Development Agency to develop a Library in Mount Frere town centre.

4.8.4 Sport & Recreation Facilities
The towns, Mount Frere and Mount Ayliff have an existing sport fields however it is underdeveloped and caters for soccer sport code only. Information obtained from the municipality is that the municipality are looking into introducing more sport codes such as tennis, netball etc. The municipality is upgrading the existing facilities and the existing facilities cater for school and local community events.

There are no proper sports fields in the few rural areas visited by our team. Sport and recreational facilities are in short supply thereby negatively impacting the living area.

4.8.5 Cemeteries
Mount Ayliff
The establishment of a 3.8 hectare cemetery for Mt Ayliff town, to be located north east of the sports field and existing cemetery, which has reached its capacity (Environmental and Rural Solutions). The site is located on gently sloping terrain above 1:100 year flood line. This establishment will include establishment of 800m single lane gravel access road, fencing of cemetery boundary, landscaping, and establishment of Small Park with benches, plus gravelled walkways and basic ablutions with septic tank system. Soil depth is generally insufficient to allow for hand excavation of graves to a depth of 2m, and machine-assisted excavation will be required in most of the area (ERS).

Mount Frere
There is an extension and upgrade of the existing cemetery in the town. The Municipality earmarked a portion of the commonage, Erf 351, immediately South of the existing cemetery facility, and Erf 365, situated to the South East of existing cemetery facility. The positioning of the proposed area for extension, being adjacent to the existing cemetery, makes it accessible to both the urban and surrounding rural component of the town. Erf 365 measures 4165m² and Erf 351 measures 135m². Apart from existing informal expansion of cemetery onto the proposed subdivided portion of Erf 351, the proposed subdivided areas of Erf 351 and 365 are both vacant (AGES PTY Ltd).
4.8.6 Community Halls
A large number of community multi-purpose halls are available for use by community. This is where the municipality obtains some of its revenue by letting these halls. There are approximately 24 halls existing in the area. However the halls are not equally shared amongst the 24 administrative boundaries.

4.8.7 Solid Waste Management
The municipality is responsible for waste management in their area of jurisdiction working together with ANDM. The municipality collects the household refuse from the two urban areas on a weekly basis. There is no refuse collection from the rural areas due to inaccessibility to provide a realistic refuse management.

The municipality has two waste management sites; one is located in Mount Frere and two in Mount Ayliff. The Mount Ayliff site is currently not in operation due to the Department of Economic Development and Environmental Affairs (DEDEA) minimum requirements that have not been met. The Mount Frere site is also not fully equipped to handle the waste and is not managed properly. Furthermore, there are no recycling faculties and lack of knowledge of how to access such facilities.

This is a cause of concern as improved quality of life also involves healthy lifestyles. It is therefore critical for the municipality to devise effective strategies to improve refuse disposal. Clearly, the majority of rural households are not provided this service and not well educated. Environmental awareness is therefore necessary, particularly in rural areas.

4.8.8 Disaster Management
The ANDM is responsible for provision of disaster management and fire services to the municipality. Both towns of Mount Frere and Mount Ayliff have an existing disaster management centre that serves both the rural and urban areas.

4.8.9 Roads and transportation
(Refer to Map 8: Main Transport Routes map)
The Alfred Nzo District Municipality SDF identifies access routes as investment lines establishing a clear physical/spatial framework, which facilitates access both locally, and as well to the area’s wider context. A hierarchy of investment lines can be distinguished consisting of primary, secondary and tertiary routes relating to its importance in terms of national/regional or locally accessibility.

The (N2) National Road traverses the municipality area, which is the primary route providing strong linkage between the economic centres that are found around the province of the Eastern Cape and that of KwaZulu-Natal. Other major road within the Municipality is the road R405 (secondary route) linking the municipality with the Matatiele municipality and the surrounding rural villages. The rural hinterland is generally lacking good road infrastructure, however there
are few tertiary roads that must be upgraded/surfaced for ease movement of the rural community. It is notable that the region has limited access to social services, employment and economic opportunities due to the poor level of transportation infrastructure.

The passage of the N2 through Mount Frere town gives rise to problematic traffic congestion as slow-moving vehicles pass through the CBD. An alternative by-pass must is proposed.

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 lead 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.

4.8.10 Water Infrastructure
(Refer to Map 9: Access to water map)
The District Municipality is responsible for provision of water and sanitation services to the local municipalities. ADNM is the Water Service Authority (WSA) for the area under its jurisdiction. The Water Service Development Plan (WSDP) 2007/08 reflects that out of 47,000 total households 12,000 household have no water, 6,000 are provided water but below RDP standard and 22,000 are provided with water according aand above RDP standards.

The municipality needs to prioritize water supply particularly to areas prioritized for housing development. This will ensure that the availability of bulk water services and installation of piped water to all communities.
Figure 4.7 Accesses to water

Source: Alfred Nzo District Municipality Water Services Development Plan 2007/08

The following has been noted:

- Ward 4, 5, 6, 8, 9 and 18 fifty percent (50%) of the households within the wards boundaries do not have access to potable water. 
- Ward 7, 12, 13, 15, 16, 23 and 24 eighty five percent (85%) of the households within the ward boundaries have access to potable water.

4.8.11 Sanitation Infrastructure
(Refer to Map 10: Access to sanitation map)

The ADNM’s mandate is to also provide the sanitation services to the municipal area under its jurisdiction. The WSDP 2007/8 reflects that out of 47,000 total household 19,000 household are served by flush toilets, VIP or septic tanks and 27,000 households are deemed un-served.

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.

**Figure 4.8 Access to Sanitation**

The following has been noted:

- Ward 8, 14, 15, 16, 17, 20, 21 and 22 ninety percent (90%) of the households do not have access to proper sanitation facilities.
- Ward 4, 5, 7, 12 and 18 eighty percent (80%) of the total households have access to proper sanitation facilities.
4.8.12 Electricity
Eskom is responsible for provision of electricity to the municipal area. Figure 4.9 below illustrates the number of households 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 as candles, gas, paraffin, and solar forms of energy.

**Figure 4.9 Accesses to Energy**
Source: Community Survey 2007

4.8.13 Telecommunication
Figure 4.10 below illustrates the number of household that have access to telecommunications. Access to telephone is assessed by the quality of cellular network reception in an area. Although fixed landlines are available in some communities, the cell phone network remains the largest telephone medium by far. Sixteen percent of the household have access to cell phone and telephone in the dwelling thus depicting that there is lack of communication facilities (cell phone mast or telephone lines) in the communities.

Eighty four percent (84%) of the total household/persons often have to go to a nearby neighbour or use public telephone to access to telecommunication. This places a major challenge on Telkom to speed up its program of establishing communication network deep into the rural hinterland.
4.8.14 Housing & Urbanisation

Urbanisation trends are led by migration of people from their rural to urban areas to seek better education, better jobs and better lifestyle. This urbanisation leads to increase in informal houses on available vacant land adjacent to the towns. The municipality has not been able to respond adequately to this challenge in terms of adopting a land development programme that would avail services sites to those who want to construct their own houses and a housing development programme that would cater for low-income and middle-income groups.

The Umzimvubu Municipality Housing Sector Plans 2008 has the most recent information regarding the housing development in the municipal area. It appears that 70% of the household live in traditional structures. These houses are built of substandard material such mud, wood, zinc etc. Figure 4.11 illustrates the type of dwelling units found in the municipal area.

The Housing Sector Plans reflects the municipality has a backlog of 2 000 low-income housing within the urban areas and 45 000 rural housing units. No information is given about middle and high-income housing needs.

The municipality is currently running a large number of rural housing projects to address the shortage of housing and replace the mud structures with proper RDP standard housing for the low-income earners and pensioners / unemployed.

The backlog of housing is enormous in the municipality, the backlog occurs mainly in the traditional areas as well as the informal housing settlements found in and around towns. A continuous flow of people from rural to urban areas – urbanization – has vast implication on the housing backlog. Housing delivery is hindered by red tape bureaucracy in accessing funds and there is a lack in the variety of alternatives when it comes to housing projects within housing.
Policies. The erection of houses is also affected by expenses related to the delivery of materials because of the geographic location. The rate at which houses are built is relatively slow and houses are prone to disaster. Issues such as land invasion and non-conformity to approval standards affect housing delivery.

The provision of formal housing for low and middle-income residents is a core function of provincial and national government, with local municipalities being spaces where implementation takes place. Within urban areas, housing development is generally occurring, but within the rural or communal areas, the provision of housing has still not been addressed.

**Figure 4.11 Types of dwellings**

![Housing Types Graph](Image)
4.9 Environmental Analysis

This section provides an overview of the environmental aspects within the study area. The analysis is not aimed to be all-inclusive and individual development proposal should still be subject to detailed case-by-case studies.

It is important to determine the municipality’s environmental integrity and how it contributes to human well-being and the interrelationships with resources sustainability if future planning is to contribute positively to growth and development. The state of the environment is one of the major indicators of economic development of a community. How well the cultural and historical heritage is understood and looked after is evidence of traditional environment awareness and knowledge.

The diverse climatic, geological, soil and landscape form found in the municipality has resulted in a relatively good diversity of species, most of which have become scarce as the population decline due to degradation of habitats. Most of the hill slopes are used for grazing of livestock with the result that most of these slopes have limited vegetative cover. Less than ten percent (10%) of the municipality is conserved.

4.9.1 Land Capability

(Refer to Map 11: Land Capability map)

Table below illustrates the municipal land capability in terms arable and non-arable land when it comes to grazing, forestry and crop production. It appears that the municipality area has a high to moderate potential of arable land. The non-arable land can be utilized for grazing and forestry where there is sufficient rainfall.

Table 4.7 Land Capability

<table>
<thead>
<tr>
<th>Land Capability</th>
<th>Intensity of use for rainfed agriculture</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arable</td>
<td>Forestry</td>
</tr>
<tr>
<td>A</td>
<td>X</td>
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<tr>
<td>B</td>
<td>X</td>
</tr>
<tr>
<td>C</td>
<td>X</td>
</tr>
<tr>
<td>D</td>
<td>X</td>
</tr>
</tbody>
</table>

Order A: Arable land - high potential land with few limitations (Classes I and II)
Order B: Arable land - moderate to severe limitations (Classes III and IV)
Order C: Grazing and forestry land (Classes V, VI and VII)
Order D: Land not suitable for agriculture (Class VIII)

Source: Stats, SA 2001
4.9.2 Land Use Patterns
(Refer to Map 12: Land Use map)
Land cover data obtained from the satellite applications Centre (CSIR, 2001) has been used to provide general appraisal of the broad land use patterns prevailing in the Municipality. Table below illustrates the municipal land use patterns.

Table 4.8 Land use patterns

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>COUNT</th>
<th>AREA (ha)</th>
<th>%</th>
</tr>
</thead>
<tbody>
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<td>Barren rock</td>
<td>12</td>
<td>358.115</td>
<td>0.14%</td>
</tr>
<tr>
<td>Cultivated: temporary - commercial dryland</td>
<td>3</td>
<td>84.191</td>
<td>0.03%</td>
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<tr>
<td>Cultivated: temporary - semi-commercial/subsistence dryland</td>
<td>82</td>
<td>30672.887</td>
<td>12.22%</td>
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<tr>
<td>Degraded: unimproved grassland</td>
<td>13</td>
<td>82589.007</td>
<td>32.89%</td>
</tr>
<tr>
<td>Forest</td>
<td>23</td>
<td>3041.836</td>
<td>1.21%</td>
</tr>
<tr>
<td>Forest plantations</td>
<td>36</td>
<td>5587.305</td>
<td>2.23%</td>
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<tr>
<td>Thicket &amp; bushland (etc)</td>
<td>185</td>
<td>12284.347</td>
<td>4.82%</td>
</tr>
<tr>
<td>Unimproved grassland</td>
<td>26</td>
<td>105398.453</td>
<td>42.38%</td>
</tr>
<tr>
<td>Urban / built-up land; residential</td>
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<td>Waterbodies</td>
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<tr>
<td>TOTAL</td>
<td>441</td>
<td>251068.656</td>
<td>100.00%</td>
</tr>
</tbody>
</table>

Source: CSIR 2001

The following points are noted:
- 42% of surface area is unimproved grassland that could be productively used for livestock farming;
- 4% of the surface is urban/built up land residential and
- 32% is degraded: unimproved grassland

4.9.3 Agriculture
(Refer to Map 13 Agricultural potential)
Agriculture forms one of the LED focus areas, as agriculture proves to have great potential in this area potential in this area. The municipality has agriculture in both crop farming and animal; husbandry; this is owed 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 a different seasons. The municipality has high water availability levels afforded by the rivers that run through. Land is also available in abundance for both commercial and subsistence farming.

The agricultural potential is however hindered by a number of factors that have prevailed for many years. There is overemphasis on subsistence farming over commercial farming and 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 also a lack of knowledge in crop and livestock care, this leads to poor land management. There is also a large occurrence of stray animals causing accidents and an ultimate loss of livestock and due to unfenced roads. 

Agriculture in the municipality is threatened by the following

- Floods due to occasional torrential rains
- Soil erosion due to peculiar climate conditions
- Unpolluted veld fires destroying grazing fields, which leads to soil erosion
- Stock theft
- Occasional red water and mbendeni
- Tornadoes or whirl winds in November

It is notable that there are large pieces of vacant arable land within the municipal area. The major agricultural zones are adjacent to 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 to growth should the municipality invest more. 

The grazing vegetation (grasses) covers most of the study area therefore the study area could capitalise mostly in extensive livestock farming.

There seems to be scattered wildlife agricultural potential within the municipal area. This is an opportunity for game farming and could boost the tourism sector and employment opportunities.

4.9.4 Forestry
(Refer to Map 14 Forestry map)
The major forestry zones are adjacent the National Road (N2) in Intsizwa area and the Regional Road (R405). Forestry is available in the form of indigenous forest and commercial plantation. Indigenous forest representation is very limited in Umzimvubu and consists of mainly of the mist belt forest known for its fine yellowwood specimens. This specimen is found in the Intsizwa area. The indigenous forests are not well protected, as it should be. Commercial plantation forests exist in the Intsizwa area and along the R405 route (Manzamyana forest) west of Umzimvubu Local Municipality. These types of forest are limited in the region. These forests are administered by Department of Water and Forestry. The plantations provide wood for number of reason such as timber for poles. Plantations consist of predominantly pine species and these plantations are not natural features of the environment therefore are not under any threat. They do however pose a threat to other elements such as the water table by utilizing vast amount of groundwater. The plantations in the region occur adjacent to or are buffer zone for indigenous forest. Therefore, felling operations need to be carefully monitored to prevent destruction of indigenous forest.

Agriculture and forestry sector has potential for growth and could be a key development pillar in achieving economic growth and development for the district.
4.9.5 Topography and Drainage
(Refer to Map 15: Topography and Hydrology map)
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.

4.9.6 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 magalitic 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 Caper 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 topsoils are very thin with the shales underlying them becoming exposed when erosion occurs.
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 topsoils 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.

4.9.7 Rainfall and Climate

(Refer to Map 16 and 17: rainfall and temperature map)

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.

4.9.8 Vegetation
(Refer to Map 18: Vegetation map)
Umzimvubu Municipality is mainly characterized of 4 main vegetation types distributed as follows:

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

4.10 Environmental issues that need to be addressed
Field studies, review of existing data, information gathered from interviews and experience indicate that improper use of fire, invasion by alien organisms, erosion and topsoil loss, land transformation to agriculture, forestry and grazing, over utilisation of indigenous species, settlement encroachment, waste disposal, dust and storm water management are the major environmental issues that need to be addressed by the municipality.

4.10.1 Land Use affecting grasslands & soil
Cultivation - Ploughing destroys grassland and removes natural groundcover. Once topsoil is lost, the original grassland can never recover, and erosion becomes a permanent feature where grassland once existed.

Overgrazing - Livestock are often left untended, and in the case of goats and sheep, this is destructive. This has resulted in disappearance of the original palatable grasses, which have been replaced by shrubs.

Use of fire - The practice of annual burning to stimulate new green growth is prevalent because of the persistence of the stereotype that fires stimulate early growth. Annual burning is extremely destructive, and eventually reduces groundcover through reducing soil moisture and hampering long-term growth of certain species.

Forestry - Forestry adjacent to grasslands can sometimes increase local animal species diversity as it provides another habitat along the margin of the plantation and grassland interface. However, due to the canopy, growth of other species is inhibited in forested areas. This is however temporary, as this habitat is rapidly destroyed once felling takes place.
Roads - Road construction is often the source of gully erosion due to creation of concentrated run-off from improperly designed road drainage systems. Road cuts are left bare and this result in extensive rill erosion, which builds up to gully erosion as the volume of run-off water increases.

Medicinal plants – unsustainable land use practices driven by socio-economic factors, for example sale of medicinal plants.

Riparian Land Use - This is mainly in the form of cultivation, with settlements rarely occurring too close to riverbanks due to the threat of seasonal flooding. Cultivation too close (less than 30m) to riverbanks is not common but does occur, especially where land users are trying to irrigate vegetable crops. The biggest problem posed is through alien invasion of riverbanks, especially by wattle (Acacia dealbata and mearnsii), which results in the loss of natural bank vegetation and increased bank erosion and scouring during floods.

Cemeteries - Cemeteries are located on a variety of landscapes including upstream of springs and unstable slopes. A proper assessment is needed to stabilise existing sites and to find more suitable locations for future graveyard sites.

Quarrying and sand mining – There is an extensive unpermitted quarrying and sand mining within the municipality. Most of the opened sand pits and quarries are left unrehabilitated resulting in open and unsightly scars on the landscape.

4.10.2 Threats and vulnerable habitats

Indigenous forests - The municipality is relatively well endowed with indigenous forest. Some medical plant collection takes place, but this is mainly by local people with intimate knowledge of the area. Undergrowth appears to be healthy, and bird life is abundant. This is an indicator that these forests are in excellent climax condition, with an absence of disturbance and presence of necessary foods and breeding requirements allowing birds to breed successfully.

Wetlands - The municipality has one main wetland areas in northern and eastern areas, namely Ntsikeni. The wetlands in Ntsikeni are in good condition, by virtue of being inside a protected area. The primary function of a wetland is the storage and filtering of water, and as such their presence in the upper catchment is of vital importance to the health of the larger catchment.
Springs - Factors affecting spring quality and flow volume include their location (latrines and graveyards can have an obviously adverse effect on quality) as well as the presence of vegetation, especially alien invasives.

Soils and ground cover – The municipality has experienced different forms of degradation that have resulted in removal of substantial amounts of soils, resulting in extensive areas of bare rock especially on steep slopes. The forest plantations have formed a canopy that prevents sunlight and limits moisture from precipitation from reaching the ground, thus preventing undergrowth and cover for the soil. Soils under the trees are dry and barren. Following harvest of the trees, the soils are exposed to the elements and are prone to erosion.

Water table - Plantations pose a threat to other elements such as the water table, by utilizing vast amounts of groundwater throughout the year. Plantations can also be habitat destroyers, whereby the natural habitat for associated grassland species (flora and fauna) is removed. The lack of undergrowth on plantation floors does not encourage the presence of small mammals, as there is limited protection and food available. Many of the plantations in the municipality occur adjacent to or as a buffer zone for indigenous forests. The presence of Podocarpus species (yellowwoods) in indigenous forests adjacent to plantations provides a great temptation for many contractors, due to its high market value. There are several cases of felling contractors cutting yellowwoods, often hundreds of years old, as well as crushing new generation indigenous growth at the margin of the indigenous and commercial forests.

Indigenous fauna - The range of animal and bird species found in the area, provide an indicator of the good biological diversity of the area. Common mammal species include the Grey and Water mongoose, Cape Clawless Otter, Black-backed Jackal, Rock Dassie, Mountain Reedbuck, Hares, Baboons, Porcupine, and Striped field mouse. The Grey Rhebok is also found in the area. The scarcity of small and medium buck species is attributed to hunting with dogs.

Biodiversity - The primary threat posed by invasion of alien vegetation is loss of habitat such as grassland and water. Alien plants fragment habitat and disrupt the natural corridors.

4.10.3 Degradation and Pollution in the Municipality

Soil erosion - Widespread surface erosion is prevalent in many of the settled and grazed areas, mostly because of over-utilisation especially adjacent to village settlements where livestock move every day. Slumping is common in the overgrazed low-lying areas due to piping and the undermining that occurs with unstable material such as mudstones.

Water pollution - This is mainly from sediment load and poor sanitation. Water test results from some streams indicate coli form contamination mainly due to poor sanitation practices.

Waste disposal - General waste disposal in settled areas is a problem in that limited formal facilities exist, apart from those in the towns, resulting in widespread distribution of plastic, glass, tins and paper. This has an impact on water resources and animal health.
Air pollution – The municipality is not industrialized and therefore most of the air pollution is from dust and some of the pollution transported from industrial centres. The concentration of vehicular traffic along the N2 could also be contributing to the pollution but this has not been measured. Veld fires are also a contributor to the pool of pollutants to the atmospheric circulation system, together with the countless coal fires burning in homes. Gravel access roads around the municipality, most of which are not well maintained, are contributing to the pollution both from dust.

4.10.4 Cultural and Heritage

Heritage - Heritage sites in the municipality are largely undocumented and consist mainly of rock art sites and historical buildings. Buildings over 60 years of age, and in an unaltered state, automatically qualify as heritage sites. No declared sites exist in the municipality, but many buildings in the original town centres of Mt. Ayliff and Umzimkulu would qualify. Rock art sites have automatic heritage status, and should be protected. The municipality does not have its own museum.

The rock art sites are in varying degrees of preservation, and none of them are actively protected or conserved, with many having been vandalized, or damaged by the elements. There is plenty of literature available on the subject of rock art, and on the artists, whose heritage and legacy live on the form of their paintings.

Oral history - This priceless asset exists in the minds of elders, and remains largely undocumented, apart from some seminal works focussing on the Pondo people and their vibrant traditions. The Kokstad Museum has attempted at recording the stories told by older residents, particularly the Griqua people, whose trek over the Ongeluksnek area is legend. Much of the cultural heritage of the Xhosa, Hlubi and Bhaca people in the area is not formally documented. The lack of education about and pride in South African heritage is a weakness, and will not foster care for our local heritage sites and knowledge.
CHAPTER 5: OPPORTUNITIES AND CONSTRAINTS

5.1 Introduction

This section of the SDF will identify the major opportunities and constraints evident within the Municipality, based on the outcomes of the investigations of the consultant team, and on the input of the officials who have been key members of the project thus far. Although the aim of the identification of opportunities and constraints is not to create an exhaustive list of all possible factors to consider, a wide range of different issues facing and influencing spatial development within the municipality have been identified.

Some of the opportunities and constraints identified are not directly related to any specific physical development attribute of the municipality, but may be prevalent on an indirect level, or within a specific sector of the local economy of the municipality. Where possible, the opportunities and constraints identified are linked to the spatial and implementation programme implications that it may have.

5.2 Opportunities

LOCALITY: The National Route (N2) traverses the municipality and carries traffic between the two most important major nodes in the Republic of South Africa being Durban and Cape Town city. The municipality has a high development potential by offering stop and go services to the traffic passing by. The two urban centres where the N2 passes through should be highlighted as higher intensity development area for high-density residential, Institutional, social, Industrial, warehouses, business uses, sports and recreation facilities. The two towns should be enforced to be service centres that serve all communities.

The six municipalities border the municipality namely:

- Greater Kokstad Municipality (Kwazulu Natal Province)
- Ntabankulu Local Municipality
- Mhlontlo Local Municipality
- Mbizana Local Municipality
- Elundini Local Municipality and
- Matatiele Local Municipality

The municipality can learn or take lesson from the neighbouring local municipalities such as the Elundini local municipality have undertaken a huge step in fighting poverty by assisting a PG Bison in the development of a Billion Rand Forestry Cluster Development, near Ugie. The Matatiele and Kokstad Municipality are also known for commercial farming, which is another sector that assists in fighting poverty by creating working opportunities.
The municipality should be working close with the neighbouring local municipalities in order to skills and training on how to develop Billion Rand forestry and increase the production of farming.

CENTRAL BUSINESS DISTRICT (CBD): Both towns CBD’s are the most important location for local economic development and serve as service centres to the wide hinterland. Therefore, the municipality should prioritize a CBD Revitalization Framework, which is aimed at identifying optimum land use and traffic arrangement in the locality. The framework should look into providing additional amenities to the town center, thus allowing community to invest or spend their personal income in the area.

WATER RESOURCE: The Umzimvubu and Kinira River pass through the Municipality area from the northeastern to the southwestern quadrant. This perennial river provides a reliable water supply for the municipal areas and is suitable for irrigation and recreational purposes (water sports). The water is not contained in a potable manner to assist the shortages of water supply to the area. The municipality should investigate means of accessing the water for supply to the area.

LAND CAPABILITY & LAND USE PATTERNS: The land capability, determined by the collective effects of soil, terrain and climate features, shows the most intensive long-term use of land for rain-fed agriculture and at the same time indicates the permanent limitations associated with the different land uses classes. It appears that the municipal land is arable and capable of commercial grazing, forestry and crop production. These are areas where the municipality should prioritise interventions. Public Private Partnerships (PPP’s) should be encouraged in these areas for alleviation of poverty and creating of more job opportunities.

The majority of the municipal surface area is comprised of forest, forest plantations, thicket and bush land and unimproved grassland. This emphasizes the potential centrality of livestock and game farming in the agricultural economy of the area.

AGRICULTURE: Agriculture is the main economic activity in the municipality; however it is limited due to the fact the majority of farming is traditional subsistence farming; whether its crop or livestock farming. The farming practices that are used have impacts on the environmental resources such as soil, water and air quality, biodiversity, habitats and landscape at different scales.

Map 13 of the report illustrates that the municipality has favourable conditions for the development of an agriculture sector. It is critical for the municipality to assess the potential of this industry and derive methods of exploiting this untapped potential. Substantial input will be
The Department of Agriculture has initiated the following programmes in area:

- Farmer Organization Development
- Livestock production improvement Programme
- Massive Food Programme etc.

The ASGISA has also initiated the following:

- ASGISA Bio fuels initiative
- ASGISA Umzimvubu river valley initiative

**FORESTRY:** The municipality has identified forestry development as a key pillar to achieve economic growth and development targets. Umzimvubu Municipality consists of both indigenous forestry and commercial plantation forestry.

There are commercial forestry plantations in the area, the largest plantation is privately owned namely Ntabana and measures approximately 1 049 ha and Amanzamnyama measuring 1 007ha. Plantation forestry is the foundation for a number of downstream processing activities including wood chips, sawmill, timber board, charcoal, furniture, pulp and paper. Therefore, the development of the plantation forestry and its attendant value chain would assist the economic potential of the Municipality, if successfully exploited.

**RAINFALL:** The municipality has a very high rainfall ranging from 800mm to 1000mm. Areas with high rainfall have good potential for commercial farming and commercial forest plantations and yields will be productive.

**QUARRY & SAND MINING:** There is extensive un-permitted quarrying and sand mining within the municipality. Most of the opened sand pits and quarries are left un-rehabilitated, resulting in open and unsightly scars on the landscape. These can also turn into erosion features if steps are not taken to rehabilitate them.

No clearly defined access routes are constructed to these pits and driving is done on the grassland, thus degrading it. These routes also develop into erosion features over time. Nevertheless, the municipality has a potential for job creation in the quarrying and sand mining if efforts are made should it be managed properly.
**HERITAGE:** A key component of the tourism sector is the cultural and historical significance of the Municipality, and more specifically certain areas within the Municipality. There are no formal heritage sites, but wealth of rock art sites and potential historical buildings. There is rich local cultural heritage largely un-documented for promotion.

The heritage of the Municipality thus presents a specific focused area of importance that could be addressed by appropriate interventions, to enhance the development of specific sites of importance from a heritage perspective.

The Municipality would thus have to prepare a sectoral plan for the development of heritage sites and areas as part of a broader tourism plan, which should include more detailed spatial development guidelines to guide development of such areas. It is also required that the Municipality identifies specific heritage sites/areas where it will invest in infrastructure development as part of its Integrated Development Plan.

**TOURISM:** The tourism sector has been identified in the municipal IDP as a priority sector, whose potential has not yet been fully exploited. A tourism sector plan for the Umzimvubu has been commissioned in order to establish the tourism trends and opportunities in the Municipal area and to guide tourism structures in the area.

There is a waterfall on Ntsizwa Mountain, which is not maintained, but has potential for tourism attraction. Numerous perennial and non-perennial streams traverse the area forming tributaries of the Mvenyane and Umzimvubu rivers. Many of the streams have attractive pools and small waterfalls.

Tourism opportunities include:

- Eco-tourism and nature-based tourism - Mountain scenery and wild life etc.
- Agro-tourism
- Cultural & Heritage tourism – Xhosa history
- Events tourism – Music festivals
- Adventure tourism - horse trails, mountain hiking and water sports etc.

### 5.3 Problems and Constraints

**ACCESSIBILITY:** The rural areas are unevenly accessible by road; very few communities are fully accessible by road. Villages that have full access are those in close proximity to the National Road (N2). Lack of access roads and poor condition result in difficulties in travelling to the nearest service centres and resulting high transportation fees, therefore minimizing the chances of rural communities to become economically active.

The Municipality has not exhausted all its possible road linkages to neighbouring municipalities for economic opportunities. Main transport Routes (refer to Map 8) illustrates that district roads are in place however they do not link with another. Some villages have no road linkage despite
being virtual neighbours. This is problematic and has economic disadvantages as it sets physical barriers.

CENTRAL BUSINESS DISTRICT: The CBDs are commercially viable but are not well planned and managed therefore do not support economic development and investment opportunities. The linear layout of Mount Frere lacks proper town planning and therefore results in the main street frequently being congested with vehicles, hawkers and pedestrians. A plan to re-route the N2 should be in place in order to improve the internal road manoeuvring.

Facilities and amenities are strictly limited and restricted and confined in the centre of the CBD. There are no proper public transport facilities and the position of the existing informal facilities is not desirable. The CBD is disorganized / inharmonious; often street vendors are trading on the sidewalk with no proper facilities in place.

The lack of town planning understanding of how the urban areas must be developed causes more harm than good. There is a shortage of parking facilities and room for parking relaxation.

MIGRATION: The population in the municipality is expected to decrease due to the affect of out-migration as well as due to the impact of HIV/AIDS. This impact negatively on the economy of this area since the economically active population are affected the most. People looking for work opportunities often leave the area for better paying jobs in the bigger cities thus leaving a gap in the skills shortage.

SOCIAL SERVICES & FACILITIES: The low level of education needs to be addressed. In order to do this, the appropriate education facilities and skills training need to be provided. From a spatial perspective, the critical judgment to be made concerning the provision of educational facilities is the optimum distribution of these facilities e.g. the provision of a FET college (agricultural school) in the rural areas and not only in the town is a precondition for improved educational development.

The Municipality appears not to be well served with health facilities and the majority of communities are not within reach of facilities and often have to walk long distance to get to the nearest facility. The rural distribution of the population and the spread of health facilities throughout the area do not meet the needs of these communities.

It should be noted that whilst the health and education facilities are in place, it needs to be borne in mind that the infrastructure serving the facilities (water, sanitation, electricity etc) is very often well below optimum.
**WATER & SANITATION:** Sanitation and water provision are identified by the municipal IDP as Key Performance Area (KPA) priority along with roads and storm water, electricity etc. Access to water is a major challenge. It is estimated that approximately 40% of the households obtain water directly from the rivers and springs while 60% of the households have access to piped water. It must be noted that access to water varies greatly between the rural and urban areas. Rural areas are lacking piped water as compared to urban areas. As with water supply, 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.

**WATER POLLUTION:** Water is available from the Ntenetyana dam and a full reticulation for the better part of the Mount Frere town. However, the town is entangled in a series of challenges. It is often subject to periodic “dry tap” some of the reasons with this water shortage include the following:

- Vandalism of the pipes between the water source and the municipal treatments works.
- High demand of water due to high population served

Major sources of water pollution identified in the Municipality:

- Lack of protection of potable water resources. Umzimvubu River has a potential to supply water for different uses within the municipality and still maintain healthy environmental reserves if efforts are made to improve the water quality.
- Poor sanitation due to lack of sanitation facilities and poor understanding of the relationship between good health and sanitation practices.
- Farming system including monocultures that destroy the soils and make vulnerable to erosion, no contouring on slopes, use of chemicals and removal of crop residue
- Poor livestock management viz. uncontrolled livestock movement leading to overgrazing and destruction of vegetation cover
- Poor location of graveyards within catchments

**SOLID WASTE MANAGEMENT:** The waste management issues around the municipality especially the urban areas are associated with:

- Poor location and maintenance of landfill sites
- Lack of proper waste disposal facilities
- Irregular daily collections
- Lack of recycling facilities and lack of knowledge on how to undertake recycling
SPATIAL PATTERNS: There is uneven distribution of resources and services and therefore socio-economic well-being is affected. This is because of history of non-delivery of services/infrastructure in the former Transkei. The rural nature of the municipal area limits commercial and business developments. Business activities in rural areas are confined to rural supply store and general dealers. Commercial and major business activities are confined to the urban centres of Mount Frere and Mount Ayliff. There are poor roads infrastructure and linkages between rural areas and the main economic centre of Mount Frere and Mount Ayliff. Approximately 35% of the municipal surface area is classified as degraded: i.e. it has previously been subjected to poor land use and management practices e.g. overgrazing or inappropriate cultivation methods in the rural areas.

ENERGY: There is a massive backlog in terms of electricity supply within the municipality area. Most of the infrastructure is concentrated in the villages along N2 leaving most of the hinterlands with inadequate services. Improved electricity supply should be considered as one of the preconditions for improved economic development and the creation of reasonable living standards.

LAND TENURE: The Municipality is subject to an immensely complex system of tenure and administration of public land. Various role players exercise control of different forms over public land, and accompanied to that, most land outside of the primary nodes are not cadastrally defined or registered.

This can be considered a key constraint to be managed and improved by a land reform programme, which needs to be instituted by the Municipality. The effectiveness of the implementation of the proposals and programmes contained in the SDF and IDP depends largely on the facilitation of such proposals via a land acquisition and assembly process. In the absence of such clear land tenure programmes, many future development proposals and programmes may be hindered by tenure and land administration complications.

The multiplicity of land tenure and related land management and land planning legislation across the geographic extent of the Municipality, hampers an integrated and sustainable approach to spatial development. The complexity of land related legislation and over lapping layers of land, tenure and informal rights have come to be seen as a barrier to development.

SOIL EROSION: Soil erosion in the Municipality is also caused by poor range management practices where livestock is allowed to roam and graze indiscriminately, resulting in removal of more vegetation from the landscape than is allowable to maintain rangeland integrity.

The other major contributor to erosion is the high incidence of veld fires during the dry winter months, which are a combination of arson and a lack of understanding on the use of fire as a resource management tool. The uncontrolled and mostly unseasonal burning results in
depletion of the physical vegetation cover, loss of nutrients and organic matter, and destruction of the soil structure.

The combination of little or no vegetation cover, and low organic matter, which would otherwise act as a cementing agent between soil particles and also improve the soil’s water holding capacity, results in easy soil detachment and transport down the steep slopes during the summer months.

The lack of zoning for different land uses has resulted in expansion of inappropriate uses for specified land types. This lack of planning is contributing to the loss not only of the soil resource but of other resources associated with reduction in the productive potential of a given parcel of land.

**OVERGRAZING:** Different types of grazers, that is, cattle, sheep and goats are found together as mixed livestock ownership is common. The communal system of grazing has somewhat broken down and is replaced by open access grazing. Within this system it is difficult to control animal movements and because of the absence of herding, livestock tends to move from one locality to another when they have depleted the grazing.

The productivity of the rangelands has been overrun by invasive and noxious weeds due to the overgrazing. Invasive weeds:

- destroy wildlife habitat
- reduce opportunities for hunting, fishing, camping and other recreational activities
- displace many Threatened and Endangered Species
- reduce plant and animal diversity because of weed monocultures-single plat species that over run all others in an area
- disrupt bird flight patterns and nesting habitats
- Cost millions of rands in treatment and loss of productivity to private landowners.

Most of the livestock maintained in the different areas of the municipality is not productive stock, as such, there are more losses than benefits accrued because of rearing of the stock, and there is little contribution to the growth and development of the municipality resulting from livestock keeping.

**DEFORESTATION:** Some pockets of mistbelt forest are found Ntsizwa and Mvenyane areas. The smaller mountain forest pockets are much localized and have not been mapped, generally occurring in the more remote and higher lying areas of the Umzimvubu valley.

The status of the mountain pockets is good, as they are generally difficult to access for collection of firewood, being remote and high. Some medical plant collection takes place, but this is mainly by local people with intimate knowledge of the area. Undergrowth appears to be healthy, and birdlife is abundant.

The mistbelt forest is less naturally protected, and suffers from illegal collection of yellowwoods by local people as well as by commercial loggers. The mistbelt forests near Ntsizwa are being
encroached upon by commercial species such as eucalypt, wattle and cedar. These adjacent plantations provide a canopy of spread of indigenous species, but also pose a threat along the margin of forests when logging operations commence, as these margins are damaged and the protection for new generation growth is damaged and sometimes removed.

There are some well-established commercial plantations, which have significantly altered the grassland status of the areas. Forestry adjacent to grasslands can sometimes increase local animal species diversity as it provides another habitat along the margin of the plantation and grassland interface. This is however temporary, as this habitat is rapidly destroyed once felling takes place. Due to the canopy, growth of other species is inhibited in plantation areas.

**VELD FIRES:** Impact of fires depends on the season, sizes of area burnt, frequencies and intensities. If fires are deliberately set as a part of veld management, they do not pose danger as controls based on understanding will be implemented. However, presently in Umzimvubu there is no demonstrable understanding of the role of fire, and most of them based on frequency and season, can be categorized as arson fires.

The greatest threat to the environment in terms of fire would be seasonal fires. Many of these areas are now burnt intentionally in summer to try and increase the grazing potential of the grass. This results in the burning of grass when nutrient contents are high and the grass is still growing (unlike winter burning) causing severe damage to the grass. This practice, combined with the heavy grazing, is accelerating the decrease in grass cover, leaving entire landscapes bare and susceptible to erosion.

Fires within the Municipal area have been known to threaten homes and people's lives in addition to destroying grazing and contributing significantly to the decrease in the quality of grazing available.

**ALIEN VEGETATION:** The Municipality has one of the worst cases of wattle infestation observed anywhere in South Africa. The introduction of alien plant species (either by accident or plan) has serious implications for water availability. In total, South Africa's forestry plantations use about 3% of the available surface water, and alien plants use 7% of the available surface water, every year. Alien flora is found primarily in previous disturbed areas.

The most prevalent alien plant in the municipality is the wattle (*Acacia mearnsii* and *dealbata*), found in the form of shrubs and mature trees. Wattle occurs at all altitudes and in all environments, making it extremely successful. Cancele village is of particular concern due to the dense wattle infestations covering extensive land areas. The primary threat posed by invasion of alien vegetation is loss of natural habitats such as grassland and river banks. Alien plants often act as pioneers, and opportunistically invade disturbed areas where natural vegetation has been removed through poor management. Wattle invasions in the former Transkei area are linked to other anthropogenic influences, particularly grazing and settlement patterns. The wattle invasions have in places.

Important impacts caused by invading species include alteration of habitats, suppression and
replacement of the indigenous species and ecosystems. Forest patches and riparian systems are particularly vulnerable to invasion on the margins by wattles. These forest and scrub-grassland eco-tones are an important habitat for many bird and insect species.

Invasions by alien plants fragment natural habitat types and disrupt the natural corridors provided by the woody scrub and other riparian plants along streams.

A decrease in the size and an increase in the isolation of remnants of natural communities have had a significant impact on the diversity and sustainability of those remnants.

The effects on ecological processes are similar to those of commercial plantations. Invasions will alter hydrological and nutrient cycling processes as well as the frequency and intensity of fires.

Alien invaders can also alter soil moisture dynamics, deplete water stored in the unsaturated zone and even tap groundwater. The effects of these changes in moisture regimes on the soil biota are not known.

**RANDOMLY LOCATED GRAVEYARDS:** Selection of cemetery sites in the rural areas has up to date not been based on any clearly defined criteria except proximity to settlements. As a result, some of the graves sites are prone to erosion and others are located proximity to water resources. Presently the locations of graveyards are haphazard and in some instances are resulting in water contamination.

**LAND USE MANAGEMENT SYSTEM:** Currently the Municipality does not have land use management system (LUMS) to provide development control measures for future development. This is obviously an undesirable situation, as the Municipality has virtually no control over land development within its boundaries.

This is further complicated by the complex traditional leadership arrangement in the predominantly rural areas of the Municipality, where land use management is required to be addressed in a more collective and localized decision-making process, in conjunction with the traditional leaders of the areas.

The Municipality needs to prioritise a clear framework for the implementation of an all-inclusive LUMS for the Municipality as a whole, in order to be in a position to effectively implement the proposals contained in the SDF and subsequent Local SDFs.
ENVIRONMENTAL MANAGEMENT PLAN: The Municipality does not have an environmental management plan. To date issues are only addressed if indicated by the DEDEA, and not regularly as part of development planning. There is also a lack of understanding of the importance of addressing environmental issues at the earliest possible stages in project implementation.

The municipality does not have any proclaimed protected areas/nature reserves within its boundaries. Ecosystem integrity cannot be maintained and there are no natural laboratories to monitor the state of the environmental resources.

It is imperative that such areas should be proclaimed as part of fulfilling South Africa's international obligations as per the conventions that have been signed.

The municipality does not have environmental and conservation staff positions. This has resulted in the lack of implementation and monitoring of projects with significant environmental components. As a result, a lot of resource degradation is taking place unchecked and some projects have been poorly located on sensitive landscapes, thus affecting their sustainability.

TOPOGRAPHY & HYDROLOGY: The municipality is characterised by a deeply incised topography and comprises a plateau that falls within the Umzimvubu River Basin, which ranges from 800 to 1400 metres above sea level and a high plateau leading to the Drakensberg Mountains that ranges between 1500 and 2200 metres above sea level. The terrain is mountainous with steep valleys of the Tina, Kinira, Umzimvubu and Mzintlava Rivers.

The topography poses a multitude of challenges to development as accessibility is limited and settlement has to take into account the landscape variables. Most rural villages in the Umzimvubu municipal area situate along ridges that fall away steeply on two sides into deep river valleys.
CHAPTER 6: VISION, PRINCIPLES & STRATEGIES OF SPATIAL DEVELOPMENT FRAMEWORK

6.1 Introduction
This section of the SDF will identify the development strategies and objectives to be followed by the municipality in achieving an integrated and sustainable spatial development patterns in the medium to long term. The strategies and objectives identified in this report will be expanded upon by a list of identified projects that should be implemented as part of the various programmes of the municipality.

The strategies and objectives identified in the SDF are mostly strategic in nature, and will have to be expanded upon in further detailed studies, policies and local spatial development plans. It may further be required that the institutional capacity of the municipality be strengthened in order to achieve the objectives of these strategies and proposals.

In order to provide the municipality with a clear process plan on the implementation of the following development strategies, it is proposed that the development strategies list is not too comprehensive that the focus of the basic planning principles for these strategies is lost. Instead, the core strategies for the future spatial development of the municipality will be identified, and integrated into the spatial proposals section of the SDF.

The development strategies for the municipality are based on the existing situation in respect of physical development, existing opportunities and constraints and the economic activities that drive the local economy of the municipality. The following development strategies are thus proposed for the development of the Municipality.

   a. Build on the opportunities identified as the key drivers of the future development of the Municipality.
   b. Address the constraints identified, in order to achieve a more sustainable development pattern.

6.2 Vision and Mission for the Umzimvubu Municipality
It is important that the SDF is contextualised in terms of the vision, mission, objectives, strategies priorities and key spatial challenges as defined and identified within the IDP. The vision for the Umzimvubu Municipality as adopted as part of its 2009/10 IDP is:
Vision:

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

Mission:

“A municipality that is known to put community first. We will render quality services through our employees and create a platform for vital economic activity which will create sustainable financial viability and development for a better life for all”.

6.3 Strategic Direction for the Umzimvubu Municipality

The Municipality has set a vision and mission to provide strategic direction for all development planning and service delivery in the municipality. In order to achieve the above vision and mission, the IDP identified the following development priorities / KPA for the municipality:

1. Infrastructure priorities
2. Economic priorities
3. Spatial priorities
4. Social priorities
5. Institutional priorities

6.4 Development Vision

The vision for the spatial development framework is providing appropriate guidance for the coordinated and integrated development of the Municipality in terms of:

- Human and socio-economic development;
- Community capacity building and empowerment;
- Appropriate service provision;
- Improved utilisation of existing and potential future the development opportunities of the local municipality;
- Rural and urban development; and
- Increased tourism development

6.5 Development concepts
The following section outlines principles, approaches and concepts for creating a sustainable spatial development framework. It includes broad spatial structuring elements, as follows:

- Guiding principles;
- Strategies for nodal development;
- Strategies for Corridor framework
- Urban edges

6.6 Guiding Principles

There are six guiding principles applicable to the development of a sustainable spatial development framework.

6.6.1 Establishing Structure

The establishment of land use structure provides guidance for the future development and intentions as well as for the control and management of such development i.e LUMS. As such, it facilitates the appropriate location of land uses, physical and social services contributing to the utilization of the unique resources of the area and the adequate integration of various development components. Such development structure would primarily be established based on a hierarchy of levels of accessibility.

6.6.2 Facilitating Integration

Issues of integration at the municipal level relate primarily to aspects of integration with the development of surrounding municipalities, the integration and appropriate linkage of local municipal developments within the district, the integration and appropriate connection of major land use components, the integration of undeveloped areas into the system of higher development areas, the integration of natural environments with urban development etc. Integration allows for the creation of richer and more varied environment providing greater development options.

6.6.3 Creating Generative System

The land use structure established should be able to guide the generation of activities in appropriate locations and identify adequate spatial capacity to provide accommodation for expected generation of increased thresholds. The concentration of appropriate development in adequately located development nodes and corridors will enable the provision of a range of amenities and facilities and the consequent creation of increased levels of threshold for local economic development while preventing undesirable sprawl. Appropriate initial impetus should be created for the establishment of generative and ongoing developmental process.
6.6.4 Seeking Complexity in System
The creation of complexity as opposed to promoting monotonous single use development creates greater variety and attraction, encourages the shared use of scarce resources and opportunities and enables the development of greater threshold levels for local economic development.

6.6.5 Development Planning
Development does not consist of a single event but of a process of action reaction and renewed action. Development Planning needs to be appropriately accommodating to natural development progression. It needs to be ensuring that the appropriate strategic initial development steps are taken and that planning is adequately visionary to provide guidance for the future continued development without being overly prescriptive.

6.6.6 Space and Place
Appropriate development planning needs to respond appropriately to the context and uniqueness of places and areas. It is this input which provides the appropriate structuring elements of the development, the appropriate usage and development of areas, while building on the uniqueness of the areas and while creating unique and appropriate development.

6.7 Node Framework Strategy
(Refer to Map 19: Development Nodes)
An outline of a service centre / node strategy that has been developed some time ago within the provincial context and which is appropriate to the establishment of the SDF. The terminology suggested to replace other previously utilised terms and would be applicable to both district and local SDF.
Sprawling and dispersed settlement is a common acknowledged characteristic of many areas of the provincial landscape. The required provision of improved levels of services, the better management and protection of natural resources suggest a growth strategy that provides for guided and structured growth while accepting the present dispersed development. This suggests the inter alia of the following approaches:

- Emphasis on the development of primary, secondary and tertiary nodes;
- Structuring settlement growth primarily around development nodes and identified corridors;
- Identify appropriate limits for urban sprawl – implement urban edges;
- Actively limiting settlement growth in areas of agricultural opportunity and in identified environmental resources areas; and
• Promotion of increased levels of agricultural activity in areas outside the identified corridors and nodes, structure on appropriate community base and informed by specific local opportunities.

The strategy emphasises Special Development Areas (SDAs) where the municipality would need to prioritise its development efforts and capital expenditure. The SDAs are as follows:

**Primary Node:** the main centres of local municipality within the district, serving generally a radius of 35km, providing most services and activities required at the local municipality level, being appropriately located to be easily accessed by the majority of the residents of the local municipality by public transportation for weekly and monthly requirements.

**Secondary Node:** nodal development servicing several local communities with local level facilities, amenities and activities serving generally a radius of approximately 15km required on a weekly basis. Depending on the conditions of the local municipality, the municipality should accommodate two – four such nodes.

**Tertiary Nodes:** strictly local community centres providing for the basic needs of a community in terms of education, health, recreation, civic and economic activities; depending on local conditions serving an area of 3–5km radius, potentially accessed by residents of the community on daily basis.

It should be noted that local conditions may require a variation of above structure and that higher order will at the same time provide the services and amenities of the relevant lower order centres. The municipality should prioritise its development efforts and capital expenditure in the following SDAs.

<table>
<thead>
<tr>
<th>Node</th>
<th>Location</th>
<th>Characteristics</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary</td>
<td>Mount Frere</td>
<td>The main centre of the local municipality. This area should be specifically targeted for the following:</td>
</tr>
<tr>
<td></td>
<td>Mount Ayliff</td>
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</tbody>
</table>
| Secondary     | Cancele, Pakade & Dangwana | This area should be targeting the following:  
- Serving several local communities, with local level amenities and facilities.  
- Investment in infrastructure.  
- Land use management that promotes the use of the areas.  
- Feasibility study on establishing intensive economic development in these areas.  
- Upgrade security of land tenure  
- Promotion of open markets and competition |
| Tertiary      | Sphambukeni Phuti Junction | This is a smaller node with little residential component and small service supply.  
- It is mainly for providing local communities in terms of health, civic and economic activities  
- Upgrade security of land tenure  
- Promotion of open markets and competition |

### 6.8 Corridor Framework Strategy
*(Refer to Map 20: Development Links & corridor)*

The notion of structure aims at establishing a clear framework which facilitates access (access refers to physical, social and economic opportunities) and which creates a framework to direct public and private investment.

The main challenge in this regard is working within a context of scattered settlement. The concept in terms of creating structure is based on working with the resource base, existing settlement patterns and of developing a lattice or network of opportunity within such given pattern.

A key component here is the existing network of roads and access as the foundation of the framework. In particular, at the local level it is important to ensure on the one hand that such access opportunities are linked to each other across local municipality boundaries. That the SDF extends beyond the mere identification of existing access routes and identifies potential future strategic linkage opportunities, while on the other hand ensuring that such additional access and linkage contributes to the reconstruction and integration of peripheral and underdeveloped areas.

A hierarchy of access will attract a hierarchy of land uses, investments and development, it appears that development will initially concentrate around centres and nodes and only over time populate the more remote portions of corridors.

The access routes are investment lines, are also known as development corridor, and are described as roads that are usually associated with the movement of people between places. This function of facilitating movement of people along a route also means that these movement corridors have the potential to accommodate development of different levels of intensity and a
mix land uses. These areas have development potential for higher intensity land uses such as high-density residential and business uses.

Having established a corridor framework strategy, and being informed by the natural resource base, it is possible to identify and overall management framework to guide future development. Such guidance should include the identification of primary land use zones including environmental conservation zones, agricultural zones and areas for residential settlement etc.

The different categories of development corridors and can be described as follows:

**Primary routes**: These are predominantly rural roads whose main function is to facilitate regional distribution of traffic (intercity movement). They may be national or provincial roads and the types of facilities found in this category are freeways, expressways, dual carriageways and single carriageway main roads. Continuous sections of trunk roads in urban areas should be designed as by-pass routes.

**Secondary routes**: This class of road forms the primary network for the municipal area as a whole. All long distance traffic movements to, from and within the municipality should be focussed onto such roads.

**Tertiary routes**: These roads distribute traffic between the various residential, industrial and principal business districts of the municipality and form the link between the primary network and the secondary network. They should connect environmental areas without passing through them.

The municipality should prioritise its development efforts and capital expenditure in the following corridors.

<table>
<thead>
<tr>
<th>Type</th>
<th>Locality</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary mobility Routes</td>
<td>N2 Mthatha - Kokstad</td>
</tr>
<tr>
<td>Secondary mobility Routes</td>
<td>R405 Mount Frere – Matatiele</td>
</tr>
<tr>
<td>Tertiary mobility routes</td>
<td>Access Roads – local municipality</td>
</tr>
</tbody>
</table>

**6.9 Urban Edge**

*(Refer to Map 21 & 22: Mount Ayliff & Mount Frere proposals)*

The demarcation of an urban edge for the urban areas in Umzimvubu is important for the achievement of the spatial development framework principles regarding the containment of urban sprawl, the intensification of development and the integration of urban areas.

The urban edge is a line that forms a boundary between urban development and rural/agricultural areas. The urban edge is essential for the protection of valuable agricultural land, natural and cultural resources and will establish beyond which urban development will not permit.
• Limit the sprawl of towns and rural nodes
• Safeguard areas from encroachments
• Encourage densification and infill development.

The urban edge should be aligned according to the existing policy; natural informants i.e. water courses, wetlands, slopes steeper than 1:4, agricultural potential land etc.

Consideration should be given to extend the urban edge in the east, southeast and southerly direction to include some of the peri-urban rural settlements that are subject to continuous influx and densification and are becoming functionally part of the urban areas.

Areas included within such Urban Edge will be targeted for upgrading of levels of infrastructure. This will in turn support higher densities of residential development in time.

6.10 Economic Development Approaches

Major economic development components include the following:

**Commercial and Central Business District**: facilitating and guiding existing and future commercial developments, whilst ensuring the sustainable development of land and infrastructure, deliberately fostering linkages between first and second economies (especially tourism), facilitating the growth and health of commercial institution and co-operatives, creating additional opportunities in peripheral under-served areas, tackling services backlogs together with management structures for existing informal activities.

**Industrial and manufacturing development**: the economy of the municipality is based on the small-scale agricultural and limited tourism related facilities. In order to maximize the comparative economic advantages of the existing facilities, industrial development in the area should focus more in the existing urban nodes and centres and accessibility should be improved.

Within the context of growing demand and strategic regional location and the need to create employment and economic growth, existing activities should be supported and opportunities should be seized to attract investment, diversify the base economy and identify and further develop appropriate infrastructure and site for particular sectors.

An industrial land release strategy should be planned before industrial land is alienated on an ad-hoc basis. An industrial land should be established on the urban edge, avoid location in close proximity to existing ecological sensitive areas and areas of high visual impact.

**Agricultural development**: supporting the agricultural base economy whilst fostering downstream linkages with smaller and emerging producers, diversify the agricultural economy and provide support to take advantage of emerging opportunities, in particular agri-processing and promoting the development of additional community-based with adequately support system.
Tourism and recreation: actively guide and manage the development of Ntsizwa Mountain for sustainability, protecting its amenity and key assets while allowing growth. Develop and market cultural activities and historical assets that foster tourist linkages with Lesotho, Drakensburg and Coastal lands, co-ordinate and create opportunities for emerging tourism service industries, investing and co-ordinating the development of additional opportunities in both urban and rural areas, ensuring environmental compatibility and sustainability.

Developing Capacity and linkages: develop appropriate capacity in economic sectors that are lacking and facilitate economic sector that are lacking and facilitate economic relationships of mutual benefit particularly with emerging and informal economies. Development in Mount Frere and Mount Ayliff should contribute positively to the economic growth whilst creating jobs, providing skills development and assisting entrepreneurial development. This should in particular include all construction related projects which should have a dual focus from the outset i.e. infrastructure, facility development, job creation and skills development.

Planning for Local Economic Development: Planning and land use management must provide a clear direction for economic development. Planning should give clear importance of agricultural land and provide appropriate protection, while nodal plans should provide clear guidance for the location of various functions, thereby providing a greater level of predictability.

Facilitating access to market and production inputs: despite the good location of Mount Frere and Mount Ayliff in a regional context, transport costs have a serious impact on the local production activity. A key focus therefore needs to be on facilitating access to markets and production inputs in relation to the various nodes and activities.

6.11 Social Development Approaches
Social development approaches include the following:

Integration of communities: creating spatial and institutional preconditions for the better linkage and integration of communities.

Creating conductive linking environment: providing for the basic needs of the local communities in terms of physical and social services and facilities, providing access to a range of support services including health, education, skills training etc. providing access to local economic development opportunities, creating a built environment which supports the lifestyle and aspiration of the commonalities, integrating the natural environment into the living environment, ensuring that the development is in fact the communities development and that they are suitably involved in such development.

Create suitable social structure: while it is expected that there exist a variety of local social structure, it should be ensured that such structures cover the variety of requirements, are appropriately aptitude and actively integrated into wider municipal structures. In general, terms the social fabric of the study area is unique and thus any future development should be based on maintaining the social status quo whilst not excluding future community initiatives.
Social support services and facilities: providing equal access to social support services for all communities and establish these social services and facilities. Creating suitably access to the range of social support services, this is one of the preconditions of appropriate local social development. Higher order facilities and services, serving the entire municipality should be located at an accessible major node. More local services and facilities serving more than two communities should be allocated at identified local service nodes. It is important that many of such functions be established within or in close proximity of the nodes identified.

Developing capacity local Community Participation: in particular, existing local structures may lack capacity to participate meaningfully, even at ward committee level. Interest group not yet participating in local government should be integrated appropriately. The capacitating of local structures is seen as essential in developing local opportunities and in ensuring that the community owns the development.

Managing and guiding Local Development: the vital role of local institutional functions is to provide guidance and management of local development by ensuring that the development is in accordance with the agreed guiding policy or plans, checking if suitably local capacities may need to be created by the municipality.

6.12 Environmental Structure Concepts
Consisting of natural features that on the one hand contribute to breaking down urban development into smaller recognisable components while on the other hand, being identified for requiring particular protection and management measures to ensure the maintenance and further development of healthy living environments. The elements include:

Local Tributaries: local rivers and streams providing opportunities for linking the natural environment of the major river system, providing local level relief from built environment, while appropriately protected and managed to be positively integrated into development.

Major River systems and Valleys: representing a major natural structuring element representing mostly natural barriers for creating breaks in the built environment, while appropriately protected and managed to be positively integrated into development.

Other environmental resources areas: they include significant hills, African landscape to be integrated and utilised sensitively for suitable tourism and recreation activities, while being adequately protected and managed.

Other environmental influences: this is including micro-climatic issues, pollution issues, and topographic influences etc. all of which are expected to provide a basis for suitable development.
CHAPTER 7: LAND USE MANAGEMENT GUIDELINES

7.1 Introduction

Land Use Management Guidelines form an integral part of the Spatial Development Framework. These guidelines outline procedure, norms for the municipality to assess land use development applications and proposals. The Municipal System Act requires that an SDF must contain guidelines for LUMS of a municipality.

The guidelines largely incorporate guidelines from guidelines of the White Paper on Spatial Planning and Land Use Management. Land use management is extremely fragmented with different sets of legislation used to regulate land use within the study area. Reference is made to the Township Ordinance 33 of 1934, Transkei Town Planning Scheme 1984, Proclamation R174/1921 and R26/1936.

The situation obviously hampers the rendering of effective land use management services by the local municipality and places other obstacles in the way of facilitating and fast-tracking development, in certain instances.

The municipality prioritised and identified the preparation of an Integrated Zoning Scheme for the study area as part of the IDP capital projects. Therefore, the land use management guidelines outlined in the SDF should assist with decisions, proposed land use changes and development proposals.

The Land Use Management Guidelines contained in the Umzimvubu SDF will deal with the following land use sector:

- Urban Land Use Management Guidelines
- Rural Land Use Management Guidelines

7.2 Urban Area Land Use Management Guidelines

7.2.1 Land Use Management Status

The following land-legal legislation is applicable with regard to development control in the Umzimvubu Urban areas:

Township Ordinance 33 of 1934

The Ordinance is applicable to the former urban areas of Transkei. The Ordinance serves as a mechanism to regulate the establishment of townships and the subdivision of estates and to provide for the preparation and approval of town planning scheme.

The Local authorities (umzimvubu Municipality) do not have delegated powers to make a decision on land use application or proposal. The administrator (DLGTA) and Township Board
have the powers to approve or refuse application. In other words, each time the municipality the municipality propose a development they are obliged to submit to the DLGTA for approval.

**Transkei Town Planning Scheme 1984**

The scheme is applicable in the same area as the Transkei Township Ordinance 33 of 1934. The purpose of the scheme is to give limitation and rights for each piece of land that is situated in the urban areas. The Town Planning scheme provides for sixteen (16) different use zones and different types of uses that are permitted in each zone.

These uses are permitted in the particular use zone but are under certain conditions. In order to establish these uses the individuals in Umzimvubu Local Municipality can make an application in terms of Ordinance 33 of 1934 read with Town Planning scheme 1984 to the Council for recommendations. However, the Township Board makes the final decision.

The local authority has the responsibility to enforce and carrying into effect the provision of the scheme.

### 7.2.2 Preferred Land Use Management Guidelines

The characteristic of the existing urban areas in the Umzimvubu Local Municipality has been dealt with in Chapter 2 of the SDF. Development consists of mainly three categories namely residential, business and institutional. A number of consideration and planning policies should guide development patterns within the study area.

The general preferred urban area land use management guidelines:

- To proactively implement a realistic policy framework for future urban development;
- To promote equal access to services, facilities and opportunities
- To plan for an efficient and integrated urban structure
- No development should occur without legislative approval be either environmental or planning approval
- No development should occur with 1:50 and 1:100 year floodline, environmental sensitive areas, slope steeper than 1 to 5 meters, wetland etc

**Preferred Land Use Management Guidelines for the residential category:**

- Address the current housing backlog through the government subsidy scheme
- Compile housing plan to accommodate the current backlog and implementation strategy
- Pro-actively identify land
- Continually monitoring and updating housing waiting list
- The majority of housing backlog is in the low income category, middle and high income housing areas should be made available as part of attracting high skill levels.
Prevent land invasion – upgrade land tenure
Small erf size to be 300m² or less depending on development and setting
No housing development on a slope steeper than 1 to 5 and in environmentally sensitive areas.
Provision of neighbourhood level services facilities within the community

**Preferred Land Use Management Guidelines for the business category:**

- Urban economic opportunities for employment in the formal and informal sector
- The central business district should be demarcated
- Close link between business development and local economic development plan and strategies
- In order to attract investment, the provision of land for business purposes with associated infrastructure should be provided on a pro-active basis
- The development of SMME should be encouraged in selected location in or near the CBD
- Spaza shops should be permitted in residential areas, provided that the use will not impact on the well-being of the residents.
- Industrial / warehouse Development
- Promoted urban agricultural where feasible.

- Encourage multiple use of community facilities i.e. adult education, health care, indoor

**Preferred Land Use Management Guidelines for the institutional category:**

- Avoid duplication and the provision of fragmented community facilities and sites
- Ensure that there is sufficient capacity within social facilities to serve the relevant communities
- The standard for provision of community facilities should be applied according to the Guidelines of Human settlement Planning and Design
- Public open space should be provided; approximately 10% of the gross area as a functional open space.

### 7.3 Rural Area Land Use Management Guidelines

**7.3.1 Land Use Management Status**

There is no single form of planning legislation that allows for physical planning or spatial planning and a Land Use Management System (zoning scheme) within the rural parts of the former Transkei. Available legislation to administer physical planning and land use control within the former Transkei areas include:
Development control through Tenure and Use rights allocation (issuing of PTOs) in rural areas appears to be the only available option to administer land use control, here proclamation R174/1921 applicable in surveyed areas and proclamation R26/1936 applicable in unsurveyed areas are relevant.

The general preferred rural area land use management guidelines:

- To proactively implement a realistic policy framework for future rural development;
- To promote equal access to services, facilities and opportunities;
- To plan for an efficient and integrated rural structure;
- No development should occur without legislative approval be either environmental or planning approval;
- No development should occur with 1:50 and 1:100 year floodline, environmental sensitive areas, slope steeper than 1 to 5 meters, wetland etc.

7.3.2 Preferred Land Use Management Guidelines
The characteristic of the existing rural areas in the Umzimvubu Local Municipality has been dealt with in Chapter 2 of the SDF. Development consists of mainly three categories namely residential, agricultural and institutional. A number of consideration and planning policies should guide development patterns within the study area.

**Preferred Land Use Management Guidelines for the residential category:**

- The municipality should eradicate houses built up of traditional material / mud structures and build proper RDP houses.
- Growth of rural settlements to be limited through land use management and density control to prevent uncontrolled expansion into communal agricultural land.
- New residential sites to have a site sizes in the range of 1500m$^2$ - 2500m$^2$ to allow for subsistence farming.
- Allow access roads to each individual sites.
- Upgrade land tenure by applying land reform projects.

**Preferred Land Use Management Guidelines for the agricultural category:**

- To conserve the environment and prevent and restore degradation where possible.
- To ensure that all actions and projects take cognisance of the environment and limit impact on the environment.
- Strictly enforce the environmental conversation regulation with respect to listed activities and EIA procedures.
- Habitats and or natural features deemed to be of importance or significant should be protected from inappropriate development.
• Degraded land should not be considered as an obvious site for development. Many of the degraded
• The municipality should ensure that effective measures are in place to retain and manage indigenous vegetation
• Conservation of prime and unique agricultural soils policy should be implemented in all places
• Tourism and tourism resort development within the rural area should always a positive spin off towards environmental conservation
• Access to and linkages with possible sources of funding and development initiatives should be exploited wherever possible.
• The eradication of alien vegetation on prime and unique agricultural land should be promoted
• High production potential areas should be retained exclusively for agriculture purposes.
• Small-scale farming projects should be developed for agricultural purposes and for enabling the previously disadvantage or emerging farmer access to land for agricultural purposes and contribute to the strengthening of the agricultural sector, including job creation and employment.

Provide institutional facilities according to the Guidelines of Human settlement Planning and Design i.e.

<table>
<thead>
<tr>
<th>Preferred Land Use Management Guidelines for the institutional category:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Place of worship</strong> – 1 site per 200 population catchments</td>
</tr>
<tr>
<td><strong>Clinics</strong> – 1 clinic per 2000 population catchments</td>
</tr>
<tr>
<td><strong>Community halls</strong> - 1 halls per 15000 population catchments</td>
</tr>
<tr>
<td><strong>Crèche</strong> – 1 crèche per 800 population catchments</td>
</tr>
<tr>
<td><strong>Pre-school</strong> – 1 pre-school per 2000 population catchments</td>
</tr>
<tr>
<td><strong>Primary school</strong> – 1 primary school per 4000 population catchments</td>
</tr>
<tr>
<td><strong>High school</strong> – 1 high school per 13 000 population catchments</td>
</tr>
<tr>
<td><strong>Hospital</strong> – 1 hospital per 250 000 population catchments</td>
</tr>
<tr>
<td><strong>Playground</strong> – 1 playground per 1000 population catchments</td>
</tr>
<tr>
<td><strong>Library</strong> – 1 library per 15000 population catchments</td>
</tr>
<tr>
<td><strong>Cemetery</strong> – 1 cemetery per 15000 population catchments</td>
</tr>
<tr>
<td><strong>Police station</strong> – 1 police station per 30000 population catchments</td>
</tr>
<tr>
<td><strong>Fire station</strong> – 1 fire station per 30000 population catchments</td>
</tr>
<tr>
<td><strong>All institutional facilities to have access to services such as water, lights, sanitation, roads etc.</strong></td>
</tr>
</tbody>
</table>
CHAPTER 8: IMPLEMENTATION

8.1 Introduction

The Umzimvubu Municipality sees its SDF as the first step towards the implementation of holistic and integrated regional planning and management throughout the Municipality. In this regard, the municipality believes that the SDF will promote the ideals of sustainable development through the strategies and programmes proposed in the document.

It is recognised that the SDF is by no means completed or final. However, it presents the opportunity for all Interested and Affected Parties to assist with the preparation of a model development and management framework, which will over time, ensure a sustainable future for all the people.

The municipality however recognises that the SDF is not the solution in itself and that its ultimate success will depend on a range of factors, in particular, the following:

- A structure being adopted that will enable successful implementation of Spatial Planning projects and ensure successful management;
- Institutional realignment to be able to implement/manage the SDF programme;
- Funding for institutional alignment to meet the SDF;
- Funding for projects;
- Interested and affected party involvement;
- Collaboration and co-operation (internally and between government departments);
- Research and monitoring.

In order to ensure that successful spatial planning is ensured in future, it will be necessary to focus on the following three key areas of Planning:

Forward Planning: These projects primarily consist of strategic planning documents, which will serve to guide the future development with the Umzimvubu Municipality.

Settlement planning: These projects are primarily of a capital nature and represent projects to be implemented over a 5-year period, as a first step in achieving desired spatial form in relation to the various settlement nodes.

Land use management: The projects under this programme aim to produce management plans and documentation, which will assist in regulating development and promoting valuable and effective sustainable development.
8.2 Institutional Arrangements

It is proposed that the spatial planning functions and the developmental functions of the municipality’s key managers be co-ordinated under the support of the Spatial Coordination Committee, to be formed with representation of key officials of all relevant managers. We propose the spatial planning unit be formed as follows:

- **Infrastructure & Planning Manager**
  - Mr. Ntonga

- **Town Planning Division (Senior Planner)**
  - Mr. Maphumulo

- **Town Planning Division**
  - (Technician) Mt. Ayliff
  - Vacant
  - Town Planning Division
  - (Technician) Mt Frere
  - Vacant

Duties for the technicians will be as follows:

- Land use inspections
- Report of Legal land uses
- Issue notices to non conforming properties
- Follow ups
- Report writing
- Proceed with legal actions
- Manage land development application (rezoning and subdivision)
### 8.3 List of Identified Key projects

#### 8.3.1 Forward Planning

<table>
<thead>
<tr>
<th>Project title</th>
<th>Project Description</th>
<th>Estimated cost (R)</th>
<th>2010/11</th>
<th>2011/12</th>
<th>2012/13</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mount Frere CBD Revitalisation Framework</td>
<td>This important Framework is deemed strategically important for the future development of Mt Frere and will entail an in-depth study of this coastal area.</td>
<td>280,000</td>
<td>280,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mount Ayliff Local Spatial Development Framework</td>
<td>This important Local Spatial Development Framework is deemed strategically important for the future development of Mt Ayliff and will entail an in-depth study of this coastal area.</td>
<td>250,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rural Nodes Spatial Development Framework</td>
<td>This important Local Spatial Development Framework is deemed strategically important for the future development of the Rural Nodes and will entail an in-depth study of this coastal area</td>
<td>200,000</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### 8.3.2 Settlement Planning

<table>
<thead>
<tr>
<th>Project title</th>
<th>Project Description</th>
<th>Estimated cost (R)</th>
<th>2010/11</th>
<th>2011/12</th>
<th>2012/13</th>
</tr>
</thead>
<tbody>
<tr>
<td>Settlement Planning Programme</td>
<td>A detailed Settlement Planning Programme is needed, after the Housing Sector Plan has been completed. This will include land reform, land claims, informal / rural areas and priority areas</td>
<td>300,000</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

---

August 2010

Page 77
<table>
<thead>
<tr>
<th>Housing Sector review</th>
<th>Review of the outdated housing Sector Plan is required and including public funded housing programme is needed.</th>
<th>280,000</th>
<th>280,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mount Frere Low-income housing development ± 500 units</td>
<td>The overall purpose of the project is to accommodate the ever-growing population of the municipality in a sustainable manner through the delivery of housing and essential services.</td>
<td>500,000</td>
<td>500,000</td>
</tr>
<tr>
<td>Mount Ayliff Low-income housing development ± 500 units</td>
<td>The overall purpose of the project is to accommodate the ever-growing population of the municipality in a sustainable manner through the delivery of housing and essential services.</td>
<td>500,000</td>
<td>500,000</td>
</tr>
<tr>
<td>Mount Frere middle-income housing development ± 500 units</td>
<td>The overall purpose of the project is to accommodate the ever-growing population of the municipality in a sustainable manner through the delivery of housing and essential services.</td>
<td>500,000</td>
<td>500,000</td>
</tr>
<tr>
<td>Mount Ayliff middle-income housing development ± 500 units</td>
<td>The purpose of the project is to accommodate the ever-growing population of the municipality in a sustainable manner through the delivery of housing and services.</td>
<td>500,000</td>
<td>500,000</td>
</tr>
</tbody>
</table>
The overall purpose of the project is to accommodate the ever-growing population of the municipality in a sustainable manner through the delivery of housing and essential services.

<table>
<thead>
<tr>
<th>Project title</th>
<th>Project Description</th>
<th>Estimated cost (R)</th>
<th>2010/11</th>
<th>2011/12</th>
<th>2012/13</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mount Frere high-income housing development ± 500 units</td>
<td>The overall purpose of the project is to accommodate the ever-growing population of the municipality in a sustainable manner through the delivery of housing and essential services.</td>
<td>500,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mount Ayliff high-income housing development ± 500 units</td>
<td>The overall purpose of the project is to accommodate the ever-growing population of the municipality in a sustainable manner through the delivery of housing and essential services.</td>
<td>500,000</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### 8.3.3 Land Use Management Planning

<table>
<thead>
<tr>
<th>Project title</th>
<th>Project Description</th>
<th>Estimated cost (R)</th>
<th>2010/11</th>
<th>2011/12</th>
<th>2012/13</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Use Management System (review)</td>
<td>Review of the outdated land use management system and software including GIS linkages and engineering.</td>
<td>300,000</td>
<td>300,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cemeteries and crematoria plan</td>
<td>This plan is required to ensure that the municipality can plan for future cemeteries appropriately</td>
<td>250,000</td>
<td></td>
<td>250,000</td>
<td></td>
</tr>
<tr>
<td>Toursim and Heritage Sector Study with Spatial Components</td>
<td>This study is required to ensure that the municipality can plan for future tourism facilities appropriately</td>
<td>250,000</td>
<td></td>
<td></td>
<td>250,000</td>
</tr>
<tr>
<td>Agricultural study on land, soil status and feasibility</td>
<td>This study is required to ensure that the municipality can plan for future tourism facilities appropriately</td>
<td>250,000</td>
<td>250,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Land reform projects aimed at residential tenure upgrade</td>
<td>Areas reported to be subject to uncontrolled influx and densification. Priority areas include Lubacweni. These areas require detailed settlement planning with the aim of creating balanced residential settlements through meeting physical design standards and provision of a balanced mix of land uses.</td>
<td>350,000</td>
<td>350,000</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
CHAPTER 9: REFERENCES

1. Integrated Development Plan 2009/10
2. Spatial Development Framework 2007
5. Community Survey 2007
6. Alfred Nzo District Municipality Area Based Plan (Situation Analysis Report)
7. Umzimvubu Municipality Housing Sector Plan 2008
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Scale 1:750000
0 3 6 9 12 15 km

Legend
- Provinces
- EC_LocalMunicipalities
- EC_DistrictMunicipalities
- Umzimvubu
- Settlements
- Ward Boundaries

Cadstral Boundaries are as extracted from records at the Surveyor General’s Office. All cadstral boundaries are to be confirmed by a Professional Land Surveyor.
Title: MOUNT FRERE LAND USES MAP
MAP 3

Legend
- Abandoned Building
- Agricultural
- Bed & Breakfast
- Builders Yard & Dwelling Unit
- Bus Rank
- Business
- Cemetery
- Clinic
- Dwelling Unit
- Business
- Dwelling Unit & Car Wash
- Dwelling Unit & Flats
- Dwelling Unit & Hair Salon
- Dwelling Unit & Hardware Shop
- Dwelling Unit & Offices
- Dwelling Unit & Restaurant
- Dwelling Unit & Shops
- Dwelling Unit & Surgery
- Dwelling Unit (Under Construction)
- Filling Station
- Fire Station
- Flats
- Government
- Gym
- High School
- Hotel
- Vacant
- Remainder Allotment
- Police Station
- Pre-School
- Primary School
- Prison
- Sportsground
- Street
- Surgery
- Telkom Station
- Under Construction
- Vacant
- Water Reservoir
- Workshop
- Open Space
- Place of Worship
- Post Office
- Parking Garage
- Government
- Sportsground
- Street
- Surgery
- Telkom Station
- Under Construction
- Vacant
- Water Reservoir
- Workshop
- Open Space
- Place of Worship
- Post Office
- Parking Garage
- Government
- Sportsground
- Street
- Surgery
- Telkom Station
- Under Construction
- Vacant
- Water Reservoir
- Workshop

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Scale 1:20000

Date: Jan 2010
Plan No: MAP 3
UMZIMVUBU LOCAL MUNICIPALITY

Title: MAJOR MAP 12
LAND USE PATTERNS MAP

Legend
- KwaZulu-Natal
- Provinces
- EC_LocalMunicipalities
- EC_DistrictMunicipalities
- Umzimvubu
- Road class
  - N
  - R
  - S
- Landuses
  - Barren rock
  - Cultivated: temporary - commercial dryland
  - Cultivated: temporary - semi-commercial/subsistence dryland
  - Degraded: unimproved grassland
  - Forest
  - Forest plantations
  - Thicket & bushland (etc)
  - Unimproved grassland
  - Urban / built-up land: residential
  - Waterbodies

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Scale 1:600000

0  3  6  9  12  15  km
Title: AGRICULTURAL POTENTIAL MAP

Legend
- Provinces
- EC_DistrictMunicipalities
- EC_LocalMunicipalities
- Umzimvubu

Agricultural Potential
- ARABLE
- GRAZING
- WILDLIFE

Existing Farming

Small Scale Farming

Road class
- N
- R
- S

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Title: FORESTRY POTENTIAL MAP

Legend
- Provinces
- EC_LocalMunicipalities
- EC_DistrictMunicipalities
- Umzimvubu

Road class
- N
- R
- S

Settlements

Environmentally Sensitive Areas
- Forest
- Forest plantations

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Scale 1:600000

Date: Nov 2009
Plan No: MAP 14
- Providing basic needs.
- Improve accessibility and linkages to surrounding communities.

- Serving several local communities. Develop local level amenities.
- Promote environmental management.

- Development of new social housing.
- Investment in infrastructure.
- Development of amenities.
- Proper Land Use Management.

- Providing basic needs.
- Improve accessibility and linkages to surrounding communities.

Legend:
- Ward Boundaries
- EC_LocalMunicipalities
- UmzimvubuKwaZulu-Natal

NODES
- Primary Nodes (Urban)
- Secondary Nodes
- Tertiary Nodes

- 35km Radius
- 15km Radius
- 5km Radius
- 3km Radius

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Scale 1:600000

0  3  6  9  12  15  km
Title: DEVELOPMENT MAP 20

Legend
- Ward Boundaries
- EC_LocalMunicipalities
- Umzimvubu KwaZulu-Natal

Road class
- N
- R
- S

NODES
- Primary Nodes (Urban)
- Secondary Nodes
- Tertiary Nodes

Mobility Routes
- Primary Mobility Route
- Secondary Mobility Route
- Tertiary Mobility Route

- Create framework for public & private investment
- Improving living conditions of community

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Scale 1:600000

Date: May 2010 Plan No: MAP 20
Title: MOUNT FRERE MAP 21
SPATIAL PROPOSALS PLAN

Legend

MOUNT FRERE PROPOSALS
- Formalization
- Future Low Income Residential
- Future Middle Income Residential
- Future High Income Residential
- Densification
- Industrial Development
- Institutional
- Business Expansion
- Infill
- Forest Conservation
- Sensitive Areas
- Urban Edge
- Residential Extension
- Business Extension
- Industrial Extension
- Rivers
- Rivers

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Scale 1:30000

Date: May 2010 Plan No: MAP 21
Legend

MOUNT AYLIFF PROPOSALS

Formalization
Proposed Business Complex
Future Low Income Residential
Future Middle Income Residential
Institutional Business Expansion
Taxi Rank Development
Industrial
Recreational Precinct
Infill
Oxidation Ponds

[100m Buffer
Urban Edge
Rivers
Rivers

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Scale 1:20000

Date: May 2010 Plan No: MAP 22