



**WINNIE MADIKIZELA MANDELA LOCAL  
MUNICIPALITY**

**MZAMBA / COASTAL LOCAL SPATIAL  
DEVELOPMENT FRAMEWORK**

**2020**

**MZAMBA/ COASTAL LSDF**

## Abbreviations

ANDM	Alfred Nzo District Municipality
CBA	Critical Biodiversity Areas
COGTA	Cooperative Governance and Traditional Affairs
DLDLR	Department of Rural Development and Land Reform
ECPGDP	Eastern Cape Provincial Growth and Development Plan
ICM	Integrated Coastal Management Act (Act No. 24 of 2008)
IDP	Integrated Development Plan
IPILRA	Interim Protection of Informal Land Rights Act, 1996
LED	Local Economic Development
LSDF	Local Spatial Development Framework
WMMLM	Winnie Madikizela Mandela Local Municipality
MSA	Municipal Systems Act, 32 of 2000
NDP	National Development Plan
NEMA	National Environmental Management Act, 1998
PSDP	Provincial Spatial Development Plan
RISFSA	Road Infrastructure Strategic Framework for South Africa
SDF	Spatial Development Framework
SLDP	State Land Disposal Policy
SPLUMA	Spatial Planning and Land Use Management Act 16 of 2013

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## 1 BACKGROUND AND PURPOSE

### 1.1 INTRODUCTION

The **Winnie Madikizela Mandela Local Municipality** has appointed **Ilizwe Town and Regional Planners** cc hereinafter referred to as service provider develop the Mzamba / Coastal Local Spatial Development Framework (LSDF).

In terms of Section 35(2) of the of the Municipal Systems Act, 2000 (Act No. 32 of 2000), the LSDF 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 super-cedes 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.

In terms of Section 20(2) of the Spatial Planning and Land Use Management Act 16 of 2013 (SPLUMA), the LSDF must be prepared as part of a municipality's integrated development plan in accordance with the provisions of the Municipal Systems Act (MSA).

An LSDF adopted by the Council of the municipality (Winnie Madikizela Mandela ) is the principal strategic planning instrument, which guides and informs all planning and development in the municipality.



## 1.2 TERMS OF REFERENCE

Section 26 (e) of the Local Government: Municipal Systems Act, No. 32 of 2000 (the "MSA") requires all municipalities to compile Spatial Development Frameworks (the "SDF") as a core component of Integrated Development Plans (the "IDP"). The Spatial Planning and Land Use Management Act of 2013 Chapter 4 also requires that L/SDFs be formulated, which, read with the Winnie Madikizela Mandela Spatial Planning and Land Use Management Bylaw of 2015 chapter 2, further requires the Local and Spatial Development Frameworks be developed. Therefore, the municipality seeks experienced and reputable professional planners to be appointed by the municipality to develop the local spatial development framework for Mzamba/Wild Coast.

The Local Spatial Development Framework is to adhere to the guidelines developed by the Department of Rural Development and Reform in 2017 and to the current draft guidelines which are currently under review. The LSDF must also form part of the guidelines of the Spatial Planning and Land Use Management Act Regulations and national SDF guidelines recently completed by the department developed in terms of SPLUMA in as far as the development of municipal LSDFs is concerned. However, these guidelines have not yet been implemented or tested to ascertain their effectiveness in addressing the current challenges and shortcomings with regards to the development processes and the content of the LSDF thereof.

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### 1.2.1 PROBLEM STATEMENT

The municipality has notice, the fast-growing spatial pattern of the Mzamba/ coastal area, that is developing haphazardly and uncoordinated.

Currently the Municipality does not have detailed local spatial development framework to guide the development within the Mzamba/ coastal areas for future development and the areas is fast growing in terms of the current uncoordinated developmental pattern. This is obviously an undesirable situation, as the Municipality has virtually no control to guide the development in the area that is coastal and environmental sensitive and have a potential of developing as the second node for the municipal economic growth.

This is further complicated by the complex traditional leadership arrangement in the predominantly peri urban, rural area of the Municipality, where development guideline, development management is required to be addressed in a more collective and localized decision-making process, in conjunction with the traditional leaders of the areas to guide the development to cater for future needs and to preserve agricultural and environmental sensitive areas.

The Municipality needs to priorities a clear framework for the implementation of an all - inclusive development guideline for the area to address the current envisaged corridor development that is influenced by the N2 Route, wild coast casino and the potential economic development of the areas, in order to be in a position to effectively implement the N2 proposals contained in the SDF, and subsequent existing regional SDFs, a local SDF detailed is need to respond to the current dynamic and addresses developmental goals of the area.

Consequently, the central and strategic role of an LSDF as spatial integrator and coordinator of various government activities and programmes have been slightly compromised.

The interrelationship of an SDF, the LUMS and IDP (including sector plans and national strategic directives) is not reflected emphatically, and it is interpreted differently. Implementation and monitoring strategies still need improvement in most of the documents.

The current situation un-strategic in nature; do shows a clear direction for growth but not in a proper manner and not responding to the need for integrated and sustainable development. Consequently, pre-1994

development traits such as inefficient, impoverished and scattered settlements are still evident across the municipality like most rural areas in the province. The poor rural communities are still located far away from places of economic, recreational and educational opportunities.

The problem is compounded by the fact that capacity, both to plan and implement plans in the rural municipalities remains a challenge. As a result, spatial and economic fragmentation continues to pose major challenges despite the progress made by the government in formulating relevant spatial planning legislations and policies since 1994.

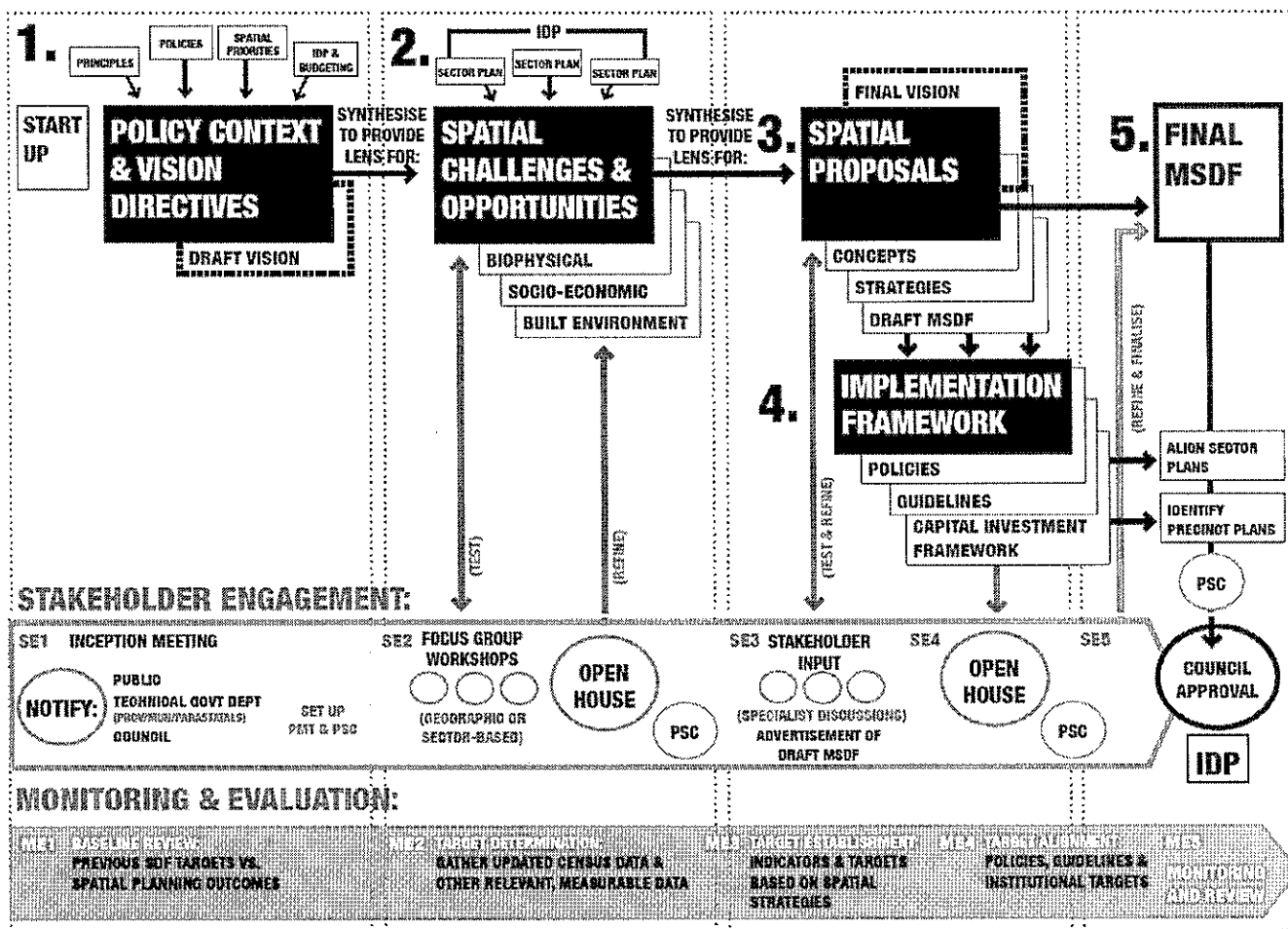
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### 1.2.2 THE OBJECTIVES OF THE PROJECT

1. The main objective of the project is to develop a credible LSDFs that will respond to the current dynamic of the area and respond to the current envisaged spatial proposal of the envisaged corridor development, N2 Route proposal in line with the objectives of the spatial planning and lands use management act that redress the past spatial imbalances. The LSDF meet the required standards set by the Eastern Cape Provincial Government through the implementation of the Comprehensive SDF Guidelines developed by DRDLR in 2010, the national guideline developed by the department in terms of the Spatial Planning and Land Use Management Act of 2013. This objective shall be achieved by the development of a rural-specific LSDF for the municipality in compliance with the provisions of these guidelines. These Comprehensive SDF Guidelines are therefore a component of these Terms of Reference and provide the necessary details thereof. The LSDF shall be amended accordingly and made credible
2. Compliance with the following provisions of the MSA and the Municipal Planning and Performance Management Regulations, 2001 as provided for in the Draft SDF National Guidelines in terms of SPLUMA is Mandatory.
3. The proposed LSDF must give effect to the development principles contained in the Spatial Planning & Land Use Management Act of 2013.
4. Give effect to the Municipal Spatial Planning and Land Use Management Act and the Winnie Madikizela Mandela Integrated Land Use Scheme, Land Use Management System of 2016.

1.3 PROCESS FOLLOWED

The process followed in developing the Mzamba / coastal Local Spatial Development Framework is set out in the 2017 Department of Rural Development and Land Reform SDF Guidelines. The SDF Guidelines ensure that the quality of SDFs is of high standard and to assist in directing and coordinating development within municipalities.



The LSDF phases developed by the Department of Rural Development and Land Reform are:

Phase 1: Start Up

The start-up phase lays the foundation for the successful formulation of the LSDF. This phase entails:

- Setting up a steering and joint technical committee to guide the work.
- Gaining clarity on the role, scale and requirements for the LSDF.
- Reaching agreement on the scope and plan of work.
- Defining a critical assessment framework and principles that should inform all deliberations on the LSDF.
- Identifying the stakeholders who should participate in the formulation of the LSDF

**Phase 2: Policy Context and Vision Directives:** issues, vision, review and synthesis of the legislative and policy context

**Phase 3: Spatial Challenges and Opportunities:** IDP and sector plan inputs, spatial analysis and synthesis – key focus areas being on the built environment, socio economic and the bio-physical aspects.

This phase seeks to undertake a comprehensive investigation into all matters that have an implication for the spatial form and development of the study area, so as to ensure that the LSDF is strongly rooted in reality.

#### I. Biophysical environment

This natural capital base is the primary or foundational layer on which the remaining two set of layers must feed in a sustainable way. Geology, soils and climate form the basic geomorphological relationship which gives rise to hydrological, topographical and biodiversity patterns. Agriculture and mining are included in this sub-set due to their close relationship with the natural environment.

#### II. Socio-economic environment

This layer follows on the bio-physical layer as it reflects the relationship between population requirements and the natural resource base. In other words, the distribution of the population is directly influenced by the services rendered by the bio-physical environment, e.g. mineral resources attract people with certain characteristics to an area, and they in turn attract other services providers, such as shopkeepers and teachers.

#### III. Built environment

The built environment in turn reflects the socio-economic base and patterns in any given area. Although the built environments relationship with the natural resource base is thus derived rather than a primary relationship, it is the components of this built environment layer that impacts the most severely on resource sustainability.

**Phase 4: Spatial Proposals:** Spatial concept and final vision, spatial strategies and draft LSDF;

The draft LSDF proposals are formulated in this phase. They should be directly informed by:

- Phase 2: Policy Context and Vision Directives
- Phase 3: Spatial Challenges and Opportunities

This phase is guided by objectives for the municipality's spatial development based on a spatial vision and goals, principles, issues raised by stakeholders and findings from the spatial analysis. Objectives indicate the desired long-term result related to a specific aspect of the vision. Typically, objectives could relate to the overarching themes of the spatial analysis, such as protection of the natural resource base, or the improvement of settlement structures.

**Phase 5: Implementation Framework:** Supporting policies, supporting guidelines, Capital Investment Framework (CIF) and draft Implementation Framework;

**Phase 6: Final LSDF:** Final LSDF, sector plan alignment, priority local plans and CIF into IDP.

These guidelines have been prepared in response to the growing recognition that LSDFs are not sufficiently effective in addressing the spatial inequalities and inefficiencies of our society.

1.4 OVERVIEW OF THE STUDY AREA

The study area is located in the Winnie Madikizela Mandela Local Municipality (the study area comprises of wards 23, 24, 28 and a portion of ward 25). Winnie Madikizela Mandela Local Municipality is located in the Alfred Nzo District Municipality within the Eastern Cape Province, the Municipality is one of four Local Municipalities located in the District Municipality. The study area measures approximately 33065ha in extent with an approximate population of 38841 people as of 2011.

The study area is affected by the proposed N2 Toll Road.

PROVINCIAL PERSPECTIVE

The map below shows in that the Winnie Madikizela Mandela Local Municipality is located in the Eastern Cape Province

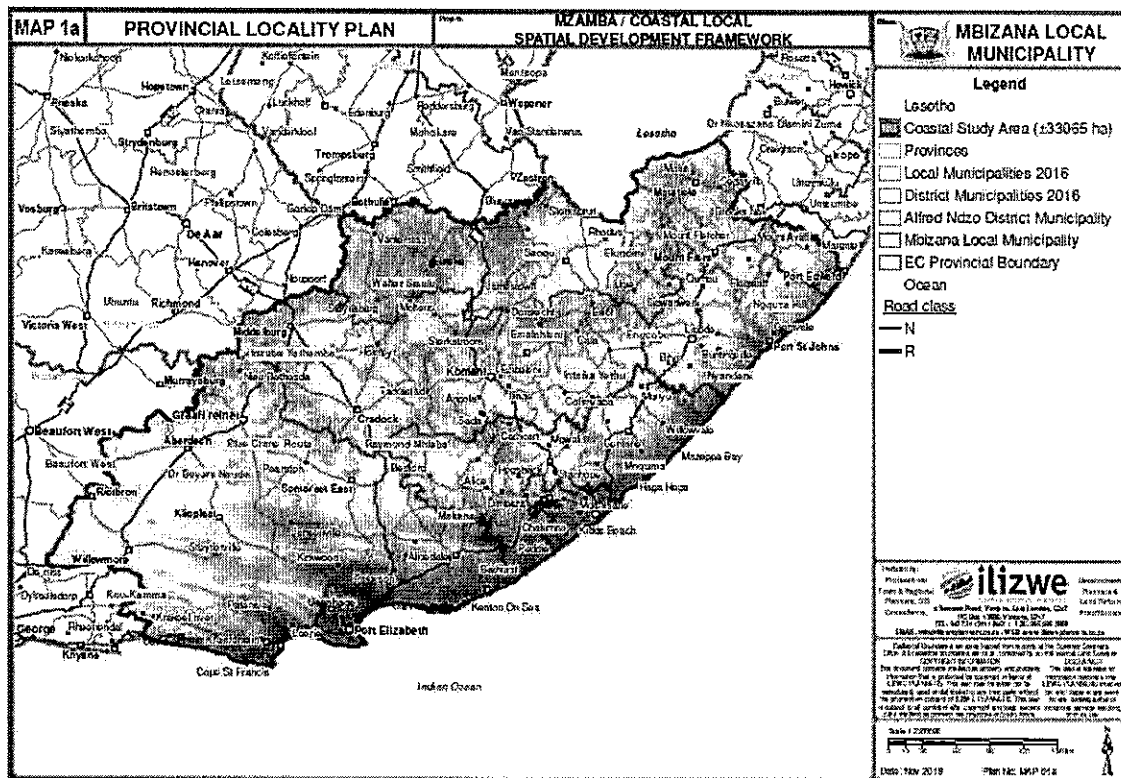


Figure 1: Locality – Provincial Perspective

DISTRICT PERSPECTIVE

The map below shows in purple that Winnie Madikizela Mandela Local Municipality is located on the boundary of Alfred Nzo District Municipality indicated in green boundary. It is bounded by uMuziwabantu

MZAMBA / COASTAL LOCAL SPATIAL DEVELOPMENT FRAMEWORK

Local Municipality to the north, Ntabankulu Local Municipality to the west and Ingquza Hill Local Municipality to the south.

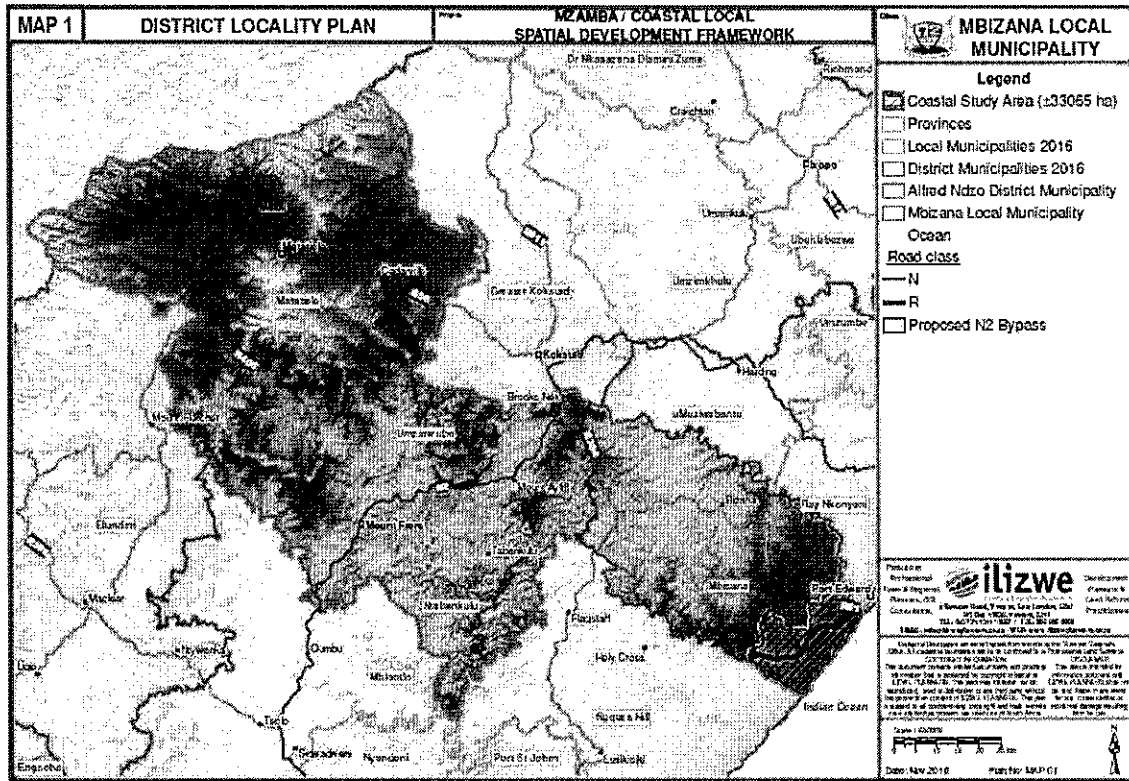


Figure 2: Locality - District Perspective

**MUNICIPAL PERSPECTIVE**

The map below indicates the position of the study area within the boundaries of Winnie Madikizela Mandela Local Municipality. The study area is hatched in green.

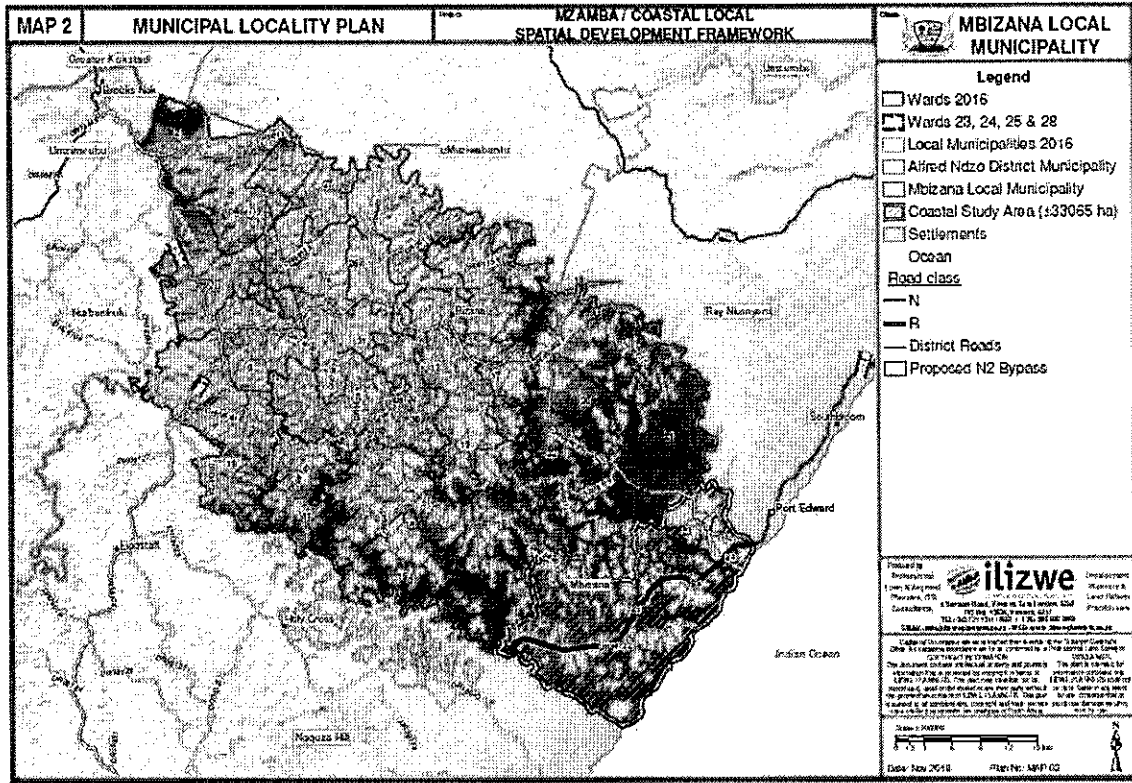


Figure 3: Locality - Municipal Perspective

**AREA OF APPLICATION**

The subject area referred to as Mzamba / wild cost is located approximately 30 km South East of Winnie Madikizela Mandela town. The below image shows the locality of the study bounded by Mtamvuna River, Mtentu River and the Indian Ocean coast line.

The proposed project boundary will consist of wards wards 23, 24, 28 and a portion of ward 25.

The below image indicates the study area. Also, in red is the proposed N2 Toll Road.

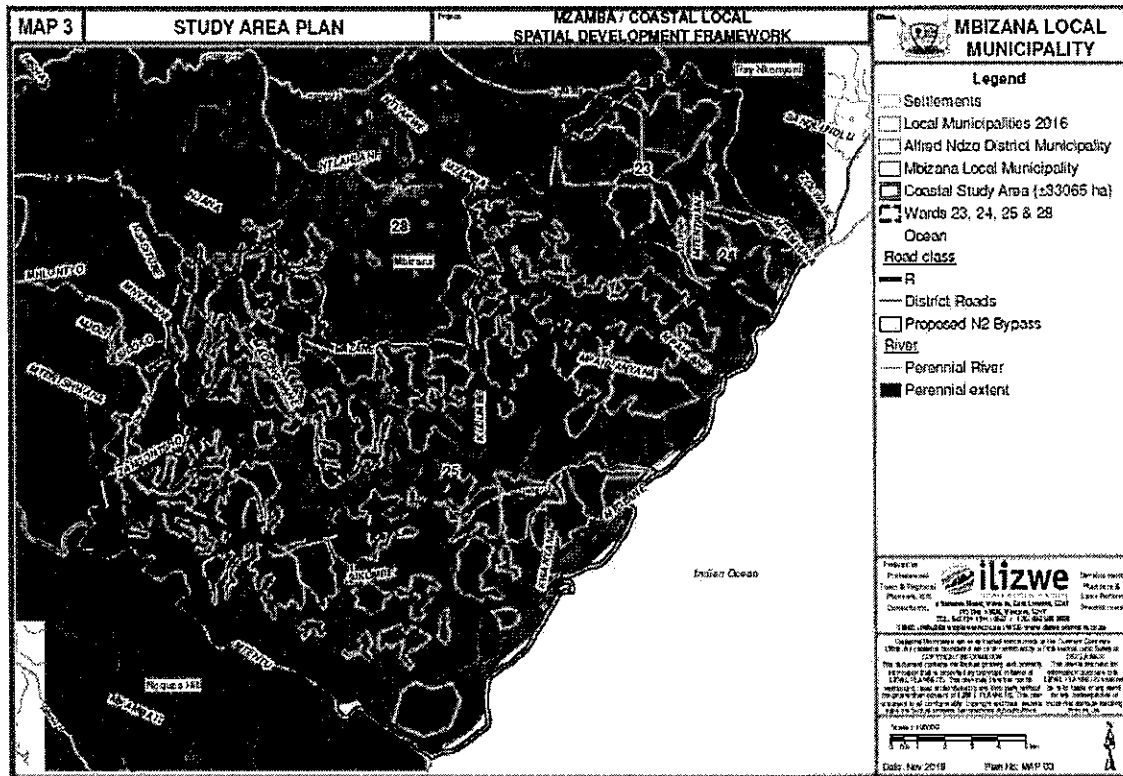


Figure 4: Study Area Plan



## 2 POLICY CONTEXT AND VISION DIRECTIVES

The policy direction for the development of Mzamba / Coast has been formulated as part of the Integrated Development Planning process (IDP) of the Municipality. This section outlines key policy and strategic documents that will be the strategic foundation for the development of the Mzamba / Coastal Local Spatial Development Framework.

### 2.1 NATIONAL POLICIES AND LEGISLATION

There are several pieces of policies and legislation that need to be considered in the drafting of an LSDF. The most noteworthy are outlined below.

- National Development Plan (NDP) 2030
- Wild Coast Regional Spatial Development Plan 2014
- Spatial Planning and Land Use Management Act (SPLUMA 2013)
- National Environmental Management Act (NEMA)
- Municipal Systems Act (MSA 2000)
- National Heritage Resource Act (NHRA)
- New Growth Path (NGP)
- Maritime Spatial Bill
- Integrated Coastal Management Act (Act No. 24 of 2008)

A synopsis of key national legislation and policies that have a bearing on the Spatial Development Framework are summarised as follows:

#### 2.1.1 NATIONAL DEVELOPMENT PLAN (NDP) 2030

The National Planning Commission has developed National Plan which focuses on enabling sustainable and inclusive development. The plan seeks to eliminate poverty and reduce inequality by providing South Africans with a secure foundation from which they can expand their capabilities and improve their life opportunities. Some directives towards achieving this include:

- Developing people's capabilities to be able to improve their lives through education and skills development, health care, better access to public transport, jobs, social protection, rising incomes, housing and basic services and safe communities.

South Africa's rural communities should have greater opportunities to participate fully in the economic, social and political life of the country, supported by good-quality infrastructure and other basic services. Successful land reform, job creation and rising agricultural production will contribute to the development of an inclusive rural economy. Infrastructure is not just essential for faster economic growth and higher employment. It also promotes inclusive growth, providing citizens with the means to improve their own lives and boost their incomes. Infrastructure is essential to development.

### 2.1.2 WILD COAST REGIONAL SPATIAL DEVELOPMENT PLAN

The Wild-Coast of the Eastern Cape has long been identified as having a great potential for the development of the Eastern Cape in particular and for South Africa in general. The area was identified, because of its unique position, as providing a model for integrated rural development initiatives-based land and agrarian livelihoods with modern approaches to community driven tourism development.

Academic institutions and NGOs have done many studies in Wild Coast which all confirm the great potential this region has for agriculture and tourism. However, it has for a long period of time been a neglected region of the country suffering from weak infrastructure provision and employment generation opportunities. As a result of its attractive geographical location, unique natural resources and high levels of poverty, the Wild Coast has received a great deal attention from both international donor agencies and national development agencies.

This area has drawn a great interests and support from National, Provincial and Local government institutions. Moreover, tourism is identified as a key national sector for economic growth via GEAR and particularly through the Spatial Development Initiative programme, which specifically includes the Wild Coast SDIs. Given the attention and resources being aimed and provided for this area within the framework of SDIs in South Africa, it is critical to assess the provision and efficacy of public service delivery planning initiatives that will and may facilitate and support these activities.

### 2.1.3 SPATIAL PLANNING AND LAND USE MANAGEMENT ACT (SPLUMA) 2013

The goal of the Act is to provide a legislative and policy framework that enables government, and especially local government, to formulate policies, plans and strategies for land-use and land development that address, confront and resolve the spatial, economic, social and environmental problems of the country.

As part of the legislative process to enable the withdrawal of the Development Facilitation Act of 1995 (DFA), the Department of Rural Development and Land Reform and the new SPLUMA legislation, together with the Municipal Systems Act and the National Environmental Management Act, form a comprehensive framework for local authorities engaged in their constitutionally assigned mandate of Municipal Planning.

SPLUMA requires an SDF to: -

- (a) Give effect to the directive principles;
- (b) Be consistent with the national spatial development land use framework;
- (c) Be consistent with the provincial spatial development framework applicable in the area of the municipality;
- (d) Be consistent with any applicable national or provincial legislation on environmental management; and
- (e) Give effect to any national and provincial plans and planning legislation.

The SDF guidelines (2017) take its point of departure from SPLUMA's requirements and stipulations for the preparation of SDFs while aiming to incorporate SPLUMA's founding spatial principles into the SDF preparation process. The five founding principles as set out in Section 7 (a) to (e) of SPLUMA that apply throughout the country and to all SDFs covered in guidelines are:

1. Spatial Justice
2. Spatial Sustainability
3. Efficiency:

4. Spatial Resilience:

5. Good Administration:

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#### 2.1.4 NATIONAL ENVIRONMENTAL MANAGEMENT ACT (NEMA 1998)

The primary objective of the Act is to provide for cooperative environmental governance by establishing principles for decision making on matters affecting the environment, as well as foster national, provincial and local institutions that will promote cooperative governance and procedures for coordinating environmental functions exercised by these organs of state.

The Act emphasises that everyone has the right to an environment that is not harmful to his or her health or wellbeing; the State must respect, protect, promote and fulfil the social, economic and environmental rights of everyone and strive to meet the basic needs of previously disadvantaged communities; inequality in the distribution of wealth and resources, and the resultant poverty, are among the important causes as well as the results of environmentally harmful practices; sustainable development requires the integration of social, economic and environmental factors in the planning, implementation and evaluation of decisions to ensure that development serves present and future generations; everyone has the right to have the environment protected, for the benefit of present and future generations, through reasonable legislative and other measures that— prevent pollution and ecological degradation; promote conservation and secure ecologically sustainable development and use of natural resources while promoting justifiable economic and social development.

The Act highlights that 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 and that development must be socially, environmentally and economically sustainable; be integrated, acknowledging that all elements of the environment are linked and interrelated, and it must take into account the effects of decisions on all aspects of the environment and all people in the environment by pursuing the selection of the best practicable environmental option; promote the participation of all interested and affected parties in environmental governance, and all people must have the opportunity to develop the understanding, skills and capacity necessary for achieving equitable and effective participation, and participation by vulnerable and disadvantaged persons must be ensured; ensure intergovernmental coordination and harmonisation of policies, legislation and actions relating to the environment; ensure that negative impacts on the environment and on people's environmental rights be anticipated and prevented, and where they cannot be altogether prevented, are minimised and remedied; emphasise specific attention in management and planning procedures of sensitive, vulnerable, highly dynamic or stressed ecosystems, such as coastal shores, estuaries, wetlands, and similar systems, especially where they are subject to significant human resource usage and development pressure as well as ensure equitable access to environmental resources, benefits and services to meet basic human needs and ensure human wellbeing and employ measures that will ensure access thereto by categories of persons disadvantaged by unfair discrimination.

### 2.1.5 MUNICIPAL SYSTEMS ACT (MSA)

The Municipal Systems Act, 32 of 2000 (MSA) first introduced the concept of a SDF as a component of the mandatory IDP that every municipality must adopt. Chapter 5 of the Act deals with integrated development planning and provides the legislative framework for the compilation and adoption of IDPs by municipalities. Within the chapter section 26(e) specifically requires an SDF as a mandatory component of the municipal IDP. In 2001 the Minister for Provincial and Local Government issued the Local Government: Municipal Planning and Performance Management Regulations. Within these regulations, Regulation 2(4) prescribes the minimum requirements for a municipal SDF.

### 2.1.6 NATIONAL HERITAGE RESOURCE ACT

The primary purpose of the Act is to introduce an integrated and interactive system for the management of the national heritage resources; to promote good government at all levels, and empower civil society to nurture and conserve their heritage resources so that they may be bequeathed to future generations; to lay down general principles for governing heritage resources management throughout the Republic; to introduce an integrated system for the identification, assessment and management of the heritage resources of South Africa; to establish the South African Heritage Resources Agency together with its Council to co-ordinate and promote the management of heritage resources at national level; to set norms and maintain essential national standards for the management of heritage resources in the Republic and to protect heritage resources of national significance; to control the export of nationally significant heritage objects and the import into the Republic of cultural property illegally exported from foreign countries; to enable the provinces to establish heritage authorities which must adopt powers to protect and manage certain categories of heritage resources; to provide for the protection and management of conservation-worthy places and areas by local authorities; and to provide for matters connected therewith.

### 2.1.7 NEW GROWTH PATH

The New Growth Path Framework is based on the premise that the economy has not created sufficient employment opportunities for many of our people over the past three decades. Creating more and better jobs must lie at the heart of any strategy to fight poverty, reduce inequalities and address rural underdevelopment. Therefore, investment in infrastructure has the potential to be a critical driver of jobs across the economy.

The New Growth Path therefore proposes strategies:

- To deepen the domestic and regional market by growing employment, increasing incomes and undertaking other measures to improve equity and income distribution; and
- To widen the market for South African goods and services through a stronger focus on exports to the region and other rapidly growing economies.

The framework identifies investments in five priority areas namely: energy, transport, communication, water and housing. Sustaining high levels of public investment in these areas will create jobs in construction, operation and maintenance of infrastructure.

The New Growth Path identifies five other priority areas as part of the programme to create jobs, through a series of partnerships between the State and the private sector, namely, green economy, agriculture, mining, manufacturing, tourism and other high-level services.

**Green economy:** expansions in construction and the production of technologies for solar, wind and biofuels is supported by the draft Energy on Integrated Resource Plan. Clean manufacturing and environmental services are projected to create 300 000 jobs over the next decade.

### **Basic Services Delivery and Community Empowerment**

- Back-to-Basics Programme
- Provision of equitable access to government assets
- Customer Relations and Care
- Service Excellence.

### **Good Governance**

- Oversight and Strategic Leadership
- Political Stability
- Compliance
- Clean Administration
- Equity.

### **A capable Institution**

- Institutional Development
- Exploit appropriate technology
- Financial Viability
- Effective assets & resource management.

Springing from these thematic areas, the ANDM IDP includes the following **Strategic Goal Statements** which are aligned with the national KPAs.

1. Inclusive Growth and Development
2. Basic Services Delivery and Community Empowerment
3. Effective Public Participation, Good Governance and Partnerships
4. A capable and financially viable institution.

These goals seek to ensure a strategic alignment at the highest level of the organization but do not necessarily translate directly into distinct departmental responsibilities.

### **Alfred Nzo District Municipality Spatial Development Framework 2007.**

The SDF seeks to achieve the provision of appropriate guidance for coordinated and integrated development of the district in terms of:

- Human and socio-economic development
- Community capacity building and empowerment
- Appropriate service provision. Basic service provision to all communities is an essential precondition for improved development.
- Improved utilization of existing and potential future the development opportunities of the district.
- Structured rural and urban growth
- Rural and agricultural development as the district accommodates a substantial agricultural potential although existing activities relate primarily to subsistence activities.

- Increased tourism development. There exists a significant undeveloped eco and other tourism potential.

### **Alfred Nzo District Municipality Environmental Management Plan 2013.**

Environmental management priorities for Alfred Nzo District have been determined and decided based on the information collated from the different planning instruments used for the district. These include IDPs, SDFs and the different applicable strategies aimed at attainment of sustainable development for the district. There is progressive increase in the conversion from natural to man-made systems to maximise production and meet the needs of the growing human population. This trend makes it difficult to determine empirically and map out the natural systems of socio-cultural value as there is no clear line between natural and man-made systems. Subsistence production systems which are still highly prevalent in the ANDM are heavily reliant on the quality of the environment and availability of resources derived from the natural systems, most of which are under threat due to the growing demand and lack of maintenance of the systems.

The value of the environment is determined based on the ecosystem services that which contribute to human well-being. The different components of the environment have socio-cultural value and importance based on different criteria of the different user groups. Resources are of value for human beings, for a given sector of the population or to specific interest group based on pre-determined criteria. In order to have a more representative valuation system, the value of the environment could also be determined in a manner that includes non-human species directly, taking into consideration the interdependencies which if disrupted, could result in losses that will affect the different sectors.

The socio-cultural dimension of natural resources is based mainly on the function of the resources such as how much they contribute to issues related to health, education, cultural identity and employment. Value is also determined on how much the resources contribute to the maintenance of the cultural heritage of the communities.

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### **LOCAL MUNICIPALITY POLICIES**

To address a wide spectrum of developmental challenges and to provide a foundation for equitable spatial and economic growth, the municipality has determined a development path based on an Integrated Development Plan and a number of aligned sectorial and local plans. The Spatial Development Framework provides the spatial vision for this development path and fits within a hierarchy of local plans.

The key Local Municipality policies that have a bearing on the Mzamba / coastal Local Spatial Development Framework are listed below:

- Winnie Madikizela Mandela Municipality Integrated Development Plan 2016/17.
- Winnie Madikizela Mandela Municipality Spatial Development Framework 2015.

### **Winnie Madikizela Mandela Municipality Integrated Development Plan 2016/17**

Integrated development planning is a process whereby municipalities prepare strategic development plans for a five-year period. These plans should inform planning, decision making, budgeting, land management, promotion of local economic development, and institutional transformation in a consultative systematic and strategic manner.

The main objective of developing an IDP is the promotion of developmental local government, through the following:

- Institutionalizing performance management in order to ensure meaningful, effective and efficient delivery (monitoring, evaluation and review) -Speed up service delivery through making more effective use of scarce resources
- Enabling the alignment and direction of financial and institutional resources towards agreed policy objectives and programmes.
- Ensure alignment of local government activities with other spheres of development planning through the promotion of intergovernmental co-ordination.
- Assist the municipality to focus on environmentally sustainable development strategies and delivery
- Assist in the development of a holistic strategy for local economic development and job creation in the context of a strong poverty alleviation focus.
- Strengthen democracy and institutional transformation
- Attracting additional funds from private investors and sector departments as the IDP indicates a developmental direction.

A critical concept in the development of an IDP is ensuring that integration takes place. The IDP process and development of plans amounts to an advantage to ensure alignment of all the plans with the IDP. This will ensure that consolidated and integrated sectoral programmes will be developed and that aspects, both horizontally and vertically, ranging from spatial, economical, environmental and social impacts are completely connected.

This IDP also aims to:

- Create a higher level of focus and thereby improve the strategic nature of the document;
- Align this strategic document with the limited financial and human resources
- Align the IDP with the activities of the municipality's departments and other social partners in other spheres of government
- Align the IDP with the various sector and management plans of the municipality

**Winnie Madikizela Mandela Municipality Spatial Development Framework 2015**

The key economic drivers of the local economy within the municipality comprise of agriculture, tourism, mining and manufacturing. There is a potential for growth within these sectors. The availability of water sources and potential land for agricultural activities provide opportunities for households to escape from poverty. There are also areas identified for tourism potential whilst in the mining sectors there are untouched natural resources which if utilised efficiently can provide employment opportunities for local residents.

The SDF is a strategic document and is prepared at a broad scale. It is meant to guide and inform land development and management. It should:

- Determine spatial priorities;
- Set out spatial form objectives;
- Detail strategies and policies for the above that indicate desired patterns of land use, address spatial reconstruction, and provide decision making processes relating to the nature and location of development
- Provide basic guidelines for a Land Use Management System;
- Align with neighbouring SDF.

## 2.4 DRAFT VISION STATEMENT

The spatial vision directs future development of the areas. It is therefore rooted in the SPLUMA Principles in order to align with National, Provincial, District and Local planning programmes.

It is imperative that this LSDF spatial vision speaks to, and supports the IDP Vision, Mission and Key Performance areas. The Winnie Madikizela Mandela Local Municipality IDP (review 2016/2017), states the following in terms of the above:

### VISION

“Winnie Madikizela Mandela aims to be a flourishing local municipal area with a growing economy creating employment and sustainable communities where everyone has access to equal opportunities”.

### MISSION

The mission for Winnie Madikizela Mandela Local Municipality is to be a well governed municipality committed to discharging its legislative and constitutional mandate through:

- Investing in its people to fight poverty
- Providing affordable services
- Facilitating a people-driven economy
- Building sustainable communities
- Protecting and preserving its environment to the benefit of its people
- Strengthening a culture of performance and public participation

### PUBLIC PARTICIPATION

The success of this LSDF depended on the buy-in achieved from various stakeholders and role player groups. Therefore, various role players were invited to attend scheduled meetings. During these meetings certain issues were identified to be addressed and also the formulation of a spatial vision. The consultation process entailed two interrelated activities: Ensuring (1) Winnie Madikizela Mandela Local Municipality Technical Committee participation and support, and (2) community participation and support.

A Public Participation processes needs to be conducted.

The engagement will aim to endeavour to:

- Identify the view of the community on needs, opportunities and expectations;
- Identify the desired spatial LSDF outcomes;
- Facilitate communities to participate meaningfully in discussions around the LSDF;
- Listen to and make sense of the needs and priorities of the community;
- Tap into the local knowledge of the community; and
- Gain support and fuse the community behind the LSDF.

### MZAMBA / COASTAL LSDF VISION

***“An environmental space which ensures sustainability, livelihood opportunity and rich life experience for all residents and visitors”***



### 3 SPATIAL CHALLENGES AND OPPORTUNITIES

This chapter is intended to provide an overview and an interpretation of relevant information on the spatial features and characteristics of the natural and built environments found in the Mzamba / Coastal area. The phase is an integrated situational analysis. As stipulated in the Guidelines for the Development of Municipal Spatial Development Frameworks (2017), the status quo analysis must cover particularly with regard to spatial issues, the identification and evaluation of the existing, planned and needed issues of:

- Bio-physical Analysis.
- Socio-economic Analysis.
- Built Environment Analysis.
- Synthesis of Spatial Issues and Opportunities.

#### 3.1 BIO-PHYSICAL ANALYSIS

##### 3.1.1 CLIMATE & RAINFALL

The measure of how much water falls onto the land in the form of rain, hail and snow, is collectively called precipitation. The more precipitation there is, the greater the potential for non-irrigated crops and the more livestock can be sustained off the rangelands.

The mean annual precipitation of the study area can reach a maximum of 800-1000mm at an area of 33065 (ha). Rainfall decreases steadily inland. Most of the rainfall occurs in the summer months from October to March. The winter months are much dryer than the summer months in Winnie Madikizela Mandela . The least amount of rainfall occurs in June (*Winnie Madikizela Mandela Climate Change Response Strategy, 2015*).

	January	February	March	April	May	June	July	August	September	October	November	December
Avg. Temperature (°C)	22.7	22.8	22.6	20.7	19	17.3	16.8	17.2	18	18.9	20.2	21.8
Min. Temperature (°C)	19.5	19.5	18.8	16.6	14.1	12.1	11.7	12.5	13.9	15.3	16.8	18.3
Max. Temperature (°C)	25.1	25.2	25.0	23.0	23.9	22.5	21.9	21.9	22.2	22.5	23.7	25.3
Precipitation / Rainfall (mm)	114	116	132	84	53	31	37	45	77	103	121	108

Figure 5: Average Temperature and Rainfall

Source: <https://en.climate-data.org/africa/south-africa/eastern-cape/bizana-549453/#climate-table>

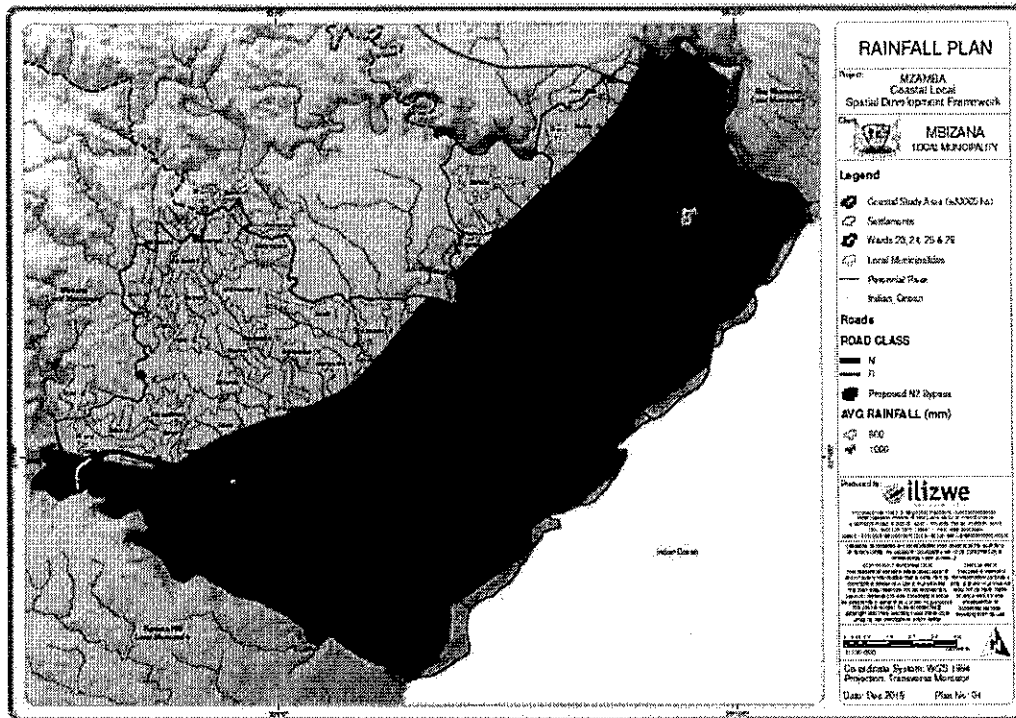


Figure 6: Rainfall

## SUMMARY AND IMPLICATION

### Potential Climate Change Impacts

The potential impacts of climate change on the Pondoland MPA are numerous but include: sea level rise and increased seawater penetration into estuaries; increase in sea temperature and associated changes in species composition; more frequent and severe storm events and associated coastal erosion, change in rainfall patterns, ocean acidification, etc. However, as much of the Pondoland coastline is undeveloped this will provide an element of resilience and allow for this coastline and its associated biodiversity to adapt to some of the impacts of climate change and sea level rise. For this reason, it would be useful to monitor the effects of climate change in the Marine Protected Areas which can then be used as a benchmark to compare against more developed and disturbed stretches of coastline (*Pondoland Marine Protected Area Management Plan, 2012*)

Some of climate the change impacts include increased water scarcity in some parts of the country and drastic qualitative changes in the water supply, also extend to losses in biodiversity and rangelands, which impacts in the farming and agricultural sector, as well as possible increases in infectious and respiratory diseases. Climate change will have a significant impact on food availability, food accessibility and food systems stability, especially to those that rely on subsistence farming.

Winnie Madikizela Mandela Municipality has adopted a *climate change response strategy (2015 -2020)* that notes that there are two mechanisms that can be used to curb climate change impacts, these are:

- \* **Mitigation** refers to activities undertaken in order to restrain effects of climate change on the ecosystem. Such activities are moulded to decrease greenhouse gas emissions into the atmosphere, and to escalate the amount of such gases removed from the atmosphere by greenhouse sinks.
- \* **Adaptation** comprises adjusting the way humans live to sync with natural systems.

3.1.2 GEOLOGY

The underlying geology of the area is composed of mostly:

**Tillite** - derived from Dwyka sediments. These soils form a hard-stony clay which drains poorly, is usually slightly acidic and becomes waterlogged in the wet season

**Limestone** - is a sedimentary rock composed primarily of calcium carbonate in the form of the mineral calcite. It most commonly forms in clear, warm, shallow marine waters. It is usually an organic sedimentary rock that forms from the accumulation of shell, coral, algal, and fecal debris.

**Gneiss** - is a foliated metamorphic rock identified by its bands and lenses of varying composition, while other bands contain granular minerals with an interlocking texture.

**Arenite** - medium-grained detrital rock (as sandstone, graywacke, arkose, and orthoquartzite). This soil type is susceptible to erosion.

As a result of these characteristics, the soils within the area have poor soil formation/development potential, the underlying geology exhibits structure which is typically not suitable for crop production, acidic and as it is likely to be prone to erosion.

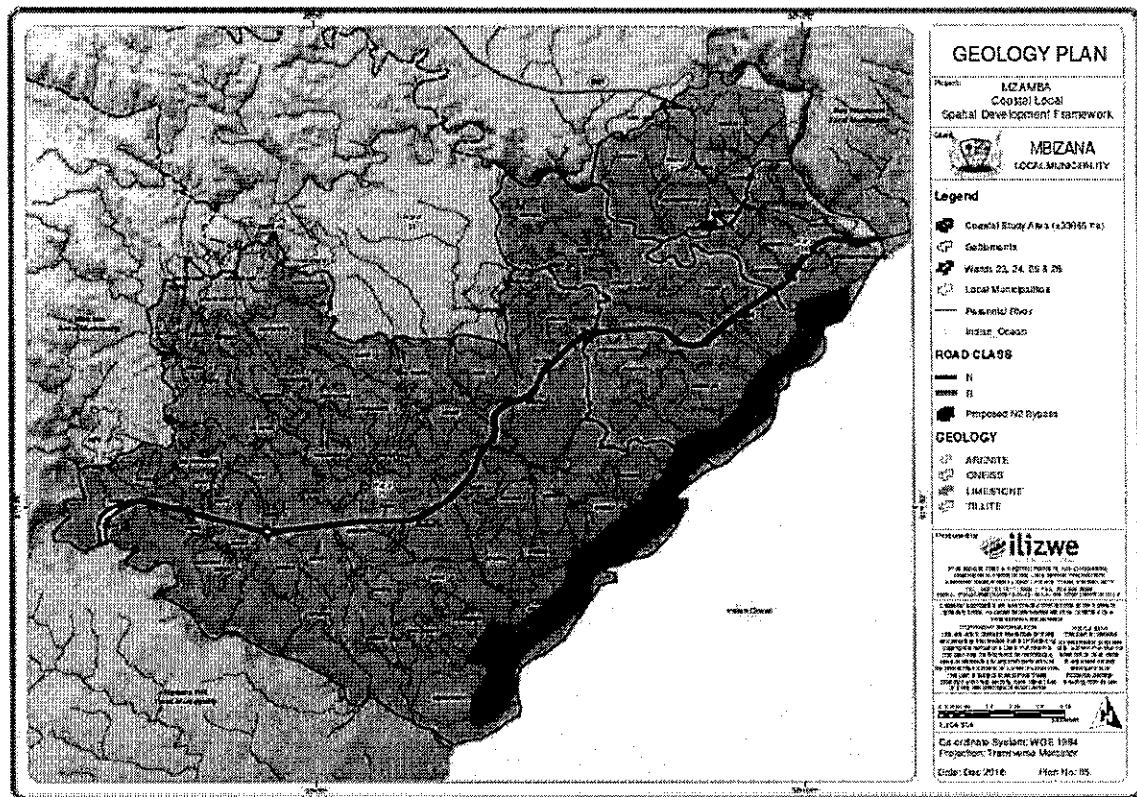


Figure 7: Geology

3.1.3 TOPOGRAPHY

The topography of the study area ranges from gentle slopes to level plains in parts of the inland areas within the south western extent, to dramatic landscapes within the coastal extent that include gorges, deep valleys and steep cliffs.

- Deeply incised valleys and gorges impacts on accessibility in terms of available road networks and isolates numerous neighbouring communities.
- The topography has serious implications for provision and locating of facilities and services and inhibits the development of movement routes parallel to the coast and the N2 national route.
- Although better linkages are essential for improved access to facilities, services and markets, these can have significant negative impacts on the sensitive natural environment in the study area.

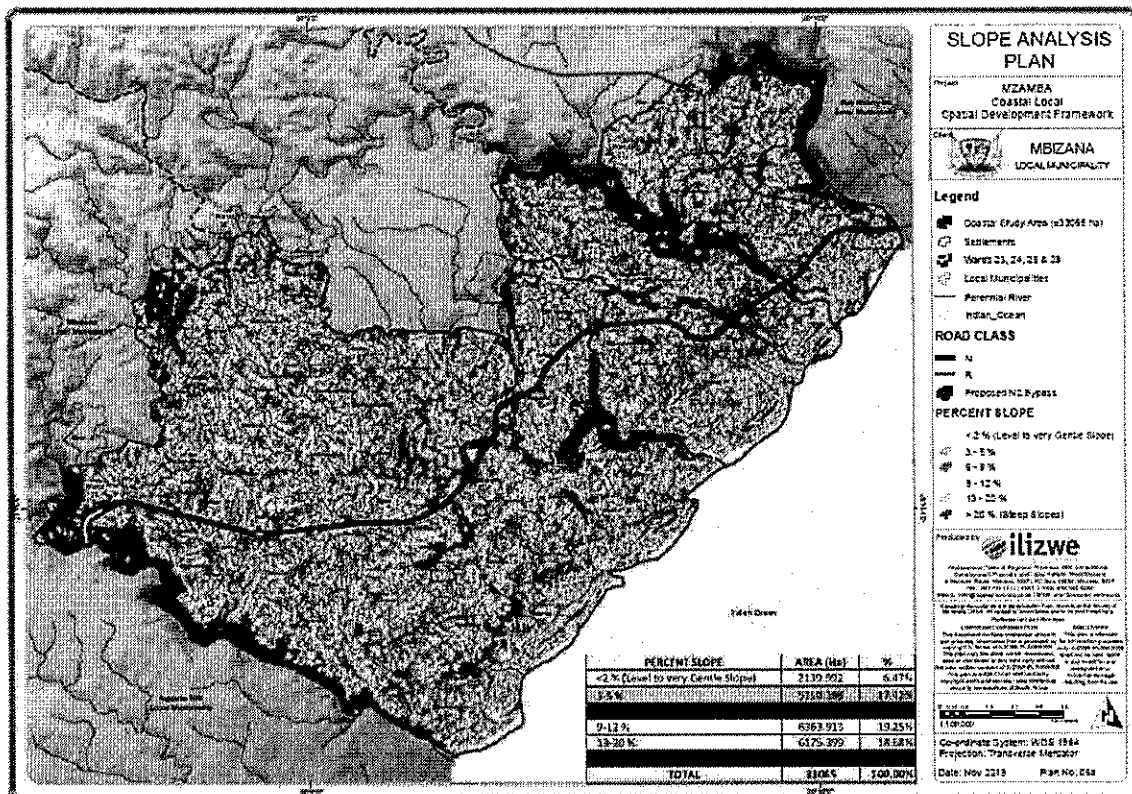


Figure 8: Topography

SUMMARY AND IMPLICATION

- Steep slopes are defined as areas that exceed a percentage of 13%. These areas should be a no-go area to avoid erosion
- Steep slopes should be prohibited to extension of settlements to avoid unpredicted disasters. As loss of vegetation and disruption of natural drainage patterns brought about by development on steep slopes can cause erosion problems leading to potential flooding, stream sedimentation, and slope instability
- There are no severe hinderances to the provision of infrastructure such as roads and water. However, providing infrastructure to hillside development can be expensive to engineer and construct.

3.1.4 VEGETATION TYPE

The study area falls within the Maputland–Pondoland–Albany Hotspot, a region of globally recognised high biodiversity and endemism. The area is mapped as a Moist Coast Hinterland Grassland, Eastern Valley Bushveld, Pondoland-Ugu Sandstone Coastal Sourveld, Scarp Forest, Northern Coastal Forest, Subtropical Estuarine Salt Marshes, Subtropical Seashore Vegetation, Subtropical Dune Thicket.

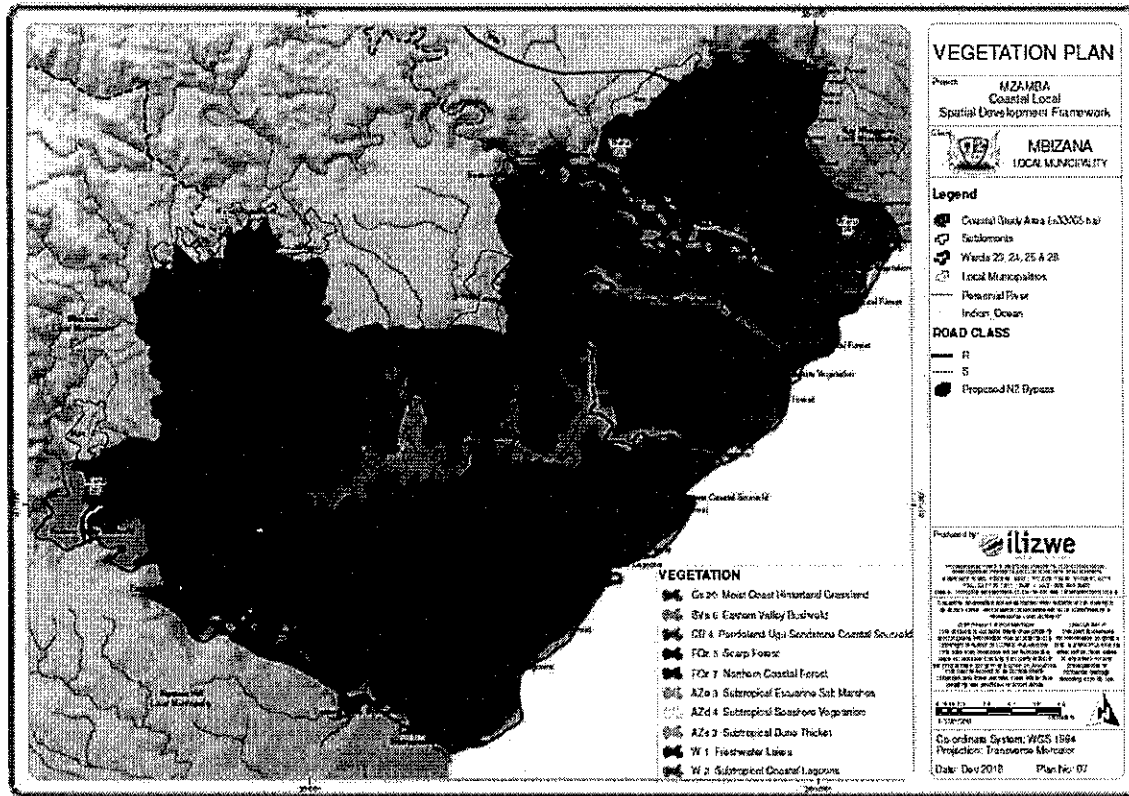


Figure 9: Vegetation

SUMMARY AND IMPLICATION

- The Pondoland-Ugu Sandstone Coastal Sourveld along the coast is a critically endangered grassland type that is uniquely associated with the Msikaba Formation sandstones and is home to a great many rare and endemic species of plants. Pondoland-Ugu Sandstone Coastal Sourveld vegetation type, which covers the vast majority of the coastal area, is classified from a conservation perspective as both Vulnerable and Poorly Protected, thus warranting specific conservation importance to this vegetation type (*Winnie Madikizela Mandela Coastal Management Plan, 2015; ANDM Environmental Management Framework, 2013*) (*Eastern Cape Protected Area Expansion Strategy, 2012*)
- The majority of the vegetation types are either vulnerable or endangered, a reflection of the level of transformation and degradation. This impacts negatively on wetlands, as wetlands are embedded within and are generally a variation of the vegetation types on the landscape (*ANDM Environmental Management Framework, 2013*)

3.1.5 CRITICAL BIODIVERSITY AREAS

The study area is within the Winnie Madikizela Mandela Local Municipality. The study area falls within the Mkwabati – Mzamba Coastal zone area, which is delineated as a priority biodiversity area. The area is deemed as sensitive as it mostly falls under BLMC 1 – maintain natural state.

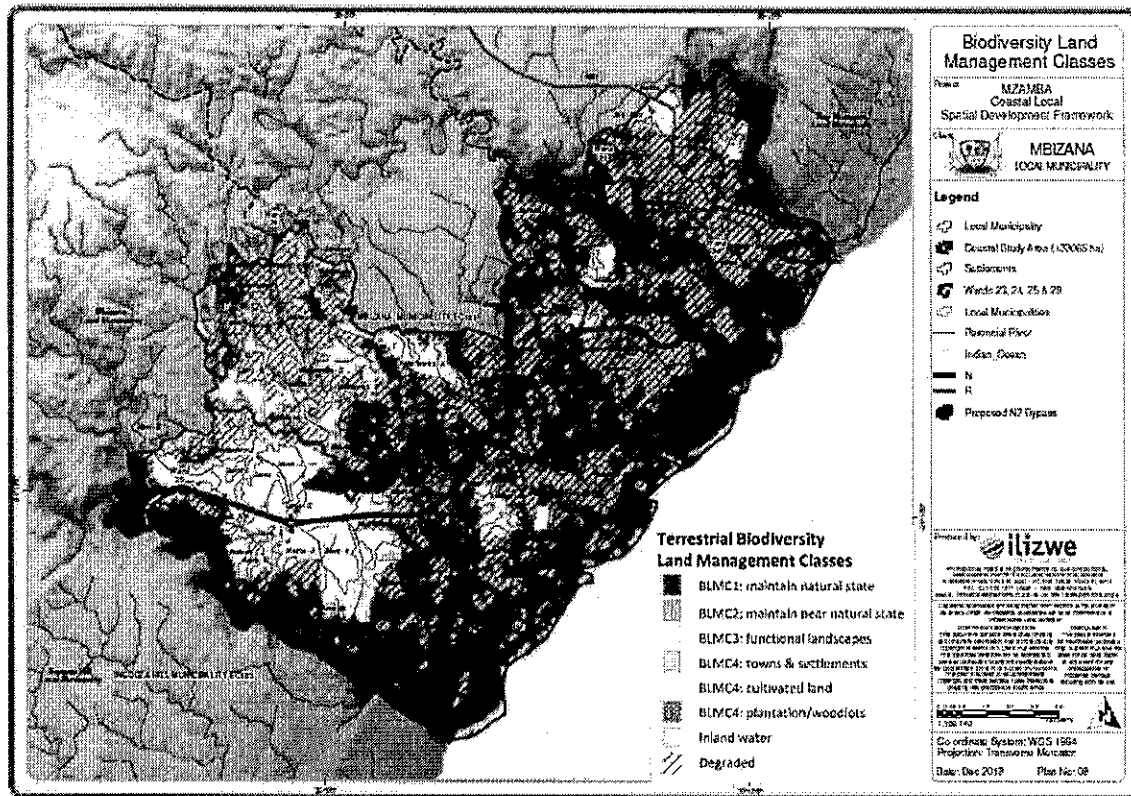


Figure 10: Biodiversity Land Management

SUMMARY AND IMPLICATION

Areas identified as sensitive require special protection and management as they are likely to be home for rare and endangered species, they have migration routes and feeding sites for important organisms, and perform special functions essential for maintenance of ecological functions for a region. Incompatible land-uses should be avoided as much as possible in coastal CBAs (Winnie Madikizela Mandela Coastal Management Plan, 2015)

The coastal strip of Bizana is categorized under CBA 1. The other assessments which categorize the Aquatic CBAs of Bizana prove that the area stands out as being classified as CBA 1 as these rivers and their catchments support estuaries that are considered national and provincial priorities (Winnie Madikizela Mandela IDP, 2017).

Study area Estuaries and their Challenges:

Table 1: Estuaries and their Challenges

Estuary	Features	Challenges	Opportunities
Mtentu Estuary	<ul style="list-style-type: none"> <li>It is a protected area</li> <li>Fishing is prohibited</li> <li>Boats with engines are prohibited</li> <li>It is a nursery for marine species</li> <li>It is a perennial river considered to be one of the two biggest and longest protected estuaries in the Eastern Cape.</li> </ul>	<ul style="list-style-type: none"> <li>Illegal fishing by nearby communities</li> <li>Jet skis enter the estuary illegally</li> </ul>	<ul style="list-style-type: none"> <li>Fly fishing can be successfully done</li> <li>Influx of seasonal king fish hence fishing is possible in designated areas.</li> <li>Canoeing</li> <li>Beautiful cliffs that can be viewed by tourists</li> <li>Indigenous forests, hence it falls on the Wild Coast strip</li> <li>Campsite next to the estuary for accommodating tourists</li> <li>It forms division from the Mkambati Nature Reserve</li> </ul>
Skhombe	<ul style="list-style-type: none"> <li>No activities are done in this estuary</li> <li>Non-perennial</li> </ul>	<ul style="list-style-type: none"> <li>Agricultural practice on the river banks causes degradation then the sand is eroded to the estuary hence a build-up of silt in the estuary</li> <li>Sand dunes not covered by vegetation</li> <li>Illegal cottages that are in a very close proximity to the estuary which somehow interferes with the marine habitat.</li> </ul>	<ul style="list-style-type: none"> <li>Canoeing</li> </ul>
Mnyameni Estuary	<ul style="list-style-type: none"> <li>Perennial rivers</li> <li>Fishing is good</li> <li>Campsite next to the estuary is currently operated by DEA, however it is supposed to be operated by the Municipality and the community</li> </ul>	<ul style="list-style-type: none"> <li>Agricultural practice next to the river which may affect the estuary</li> </ul>	<ul style="list-style-type: none"> <li>There is a proposed accommodation development</li> </ul>
Mzamba	<ul style="list-style-type: none"> <li>Fishing is good</li> <li>Used as a film production area due to its extraordinary natural features</li> <li>Perennial river</li> <li>The Wild Coast Sun uses the river as their main water supply</li> <li>Registered launching site (not functional)</li> </ul>	<ul style="list-style-type: none"> <li>Improper management may lead to degradation of the estuary.</li> </ul>	<ul style="list-style-type: none"> <li>Proposed boat launching site</li> <li>It is supposed to have a management plan</li> </ul>

(source: Winnie Madikizela Mandela IDP, 2017 – 2022)

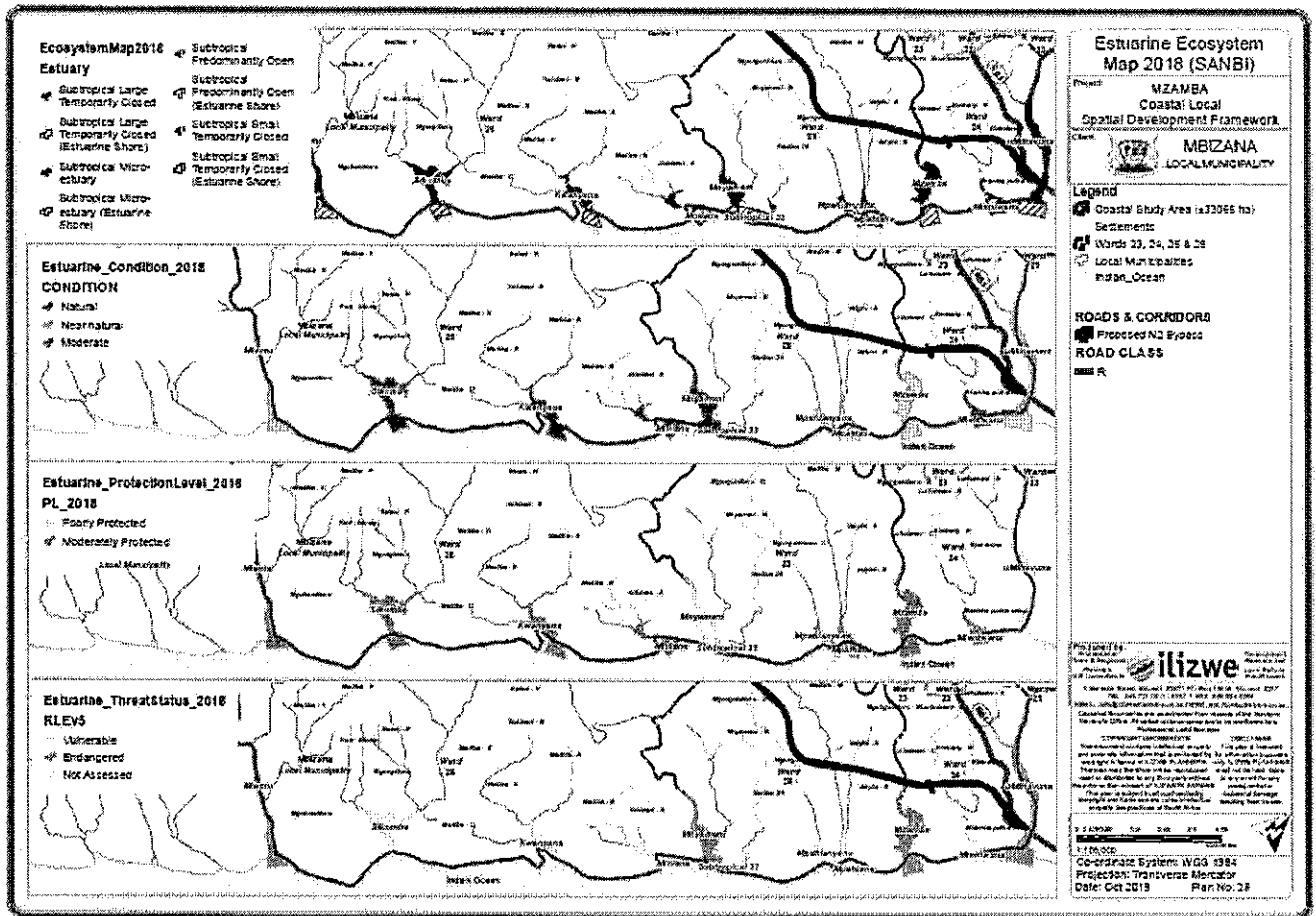


Figure 11: Land Capability Plan

### 3.1.6 LAND CAPABILITY

The Department of Agriculture, Forestry and Fisheries developed a land capability classification system for South Africa in April 2002. A land capability map is a tool which should enable the land user to attain the best long-term utilization of the land.

**Land Capability is defined as follows:**

- I. The extent to which land can meet the needs of one or more uses under defined conditions of management.
- II. It is the total suitability for use without damage for crops that require regular tillage, for grazing, for woodland and for wildlife.
- III. It is the fitness of a given tract of land to sustain a defined use; differences in the degree of capability are determined by the present state of associated attributes of the area in question.
- IV. It establishes the limits within which a resource may be used for present and future societies.
- V. A land capability class is an interpretive grouping of land units with similar potentials and continuing limitations or hazards.



VI. A more general term than land suitability and more conservation oriented. It involves consideration of (i) the risks of land damage from erosion and other causes and (ii) the difficulties in land use owing to physical land characteristics, including climate.

VII. Exclusive of social and economic variables.

The land capability has been classified into different classes which may either be arable (high potential land with few limitations) or non-arable (moderate to severe limitations) orders. The different classes have been identified on the table below:

Table 2: Land Capability Classes

Land capability class	Land Use Options									Land Capability Groups
	W	F	LG	MG	IG	LC	MC	IC	VIC	
I	W	F	LG	MG	IG	LC	MC	IC	VIC	Arable land
II	W	F	LG	MG	IG	LC	MC	IC		
III	W	F	LG	MG	IG	LC	MC			
IV	W	F	LG	MG	IG	LC				
V	W	F	LG	MG						Grazing
VI	W	F	LG	MG						
VII	W	F	LG							
VIII	W									Wildlife

**Land Capability Classes legend**

- W** - Wildlife
- LC** - Poorly adapted cultivation
- F** - Forestry
- MC** - Moderately well adapted cultivation
- LG** - Light grazing
- IC** - Intensive, well adapted cultivation
- MG** - Moderate grazing
- VIC** - Very intensive, well adapted cultivation
- IG** - Intensive grazing
- LC** - Poorly adapted cultivation
- MC** - Moderately well adapted cultivation
- IC** - Intensive, well adapted cultivation
- VIC** - Very intensive, well adapted cultivation

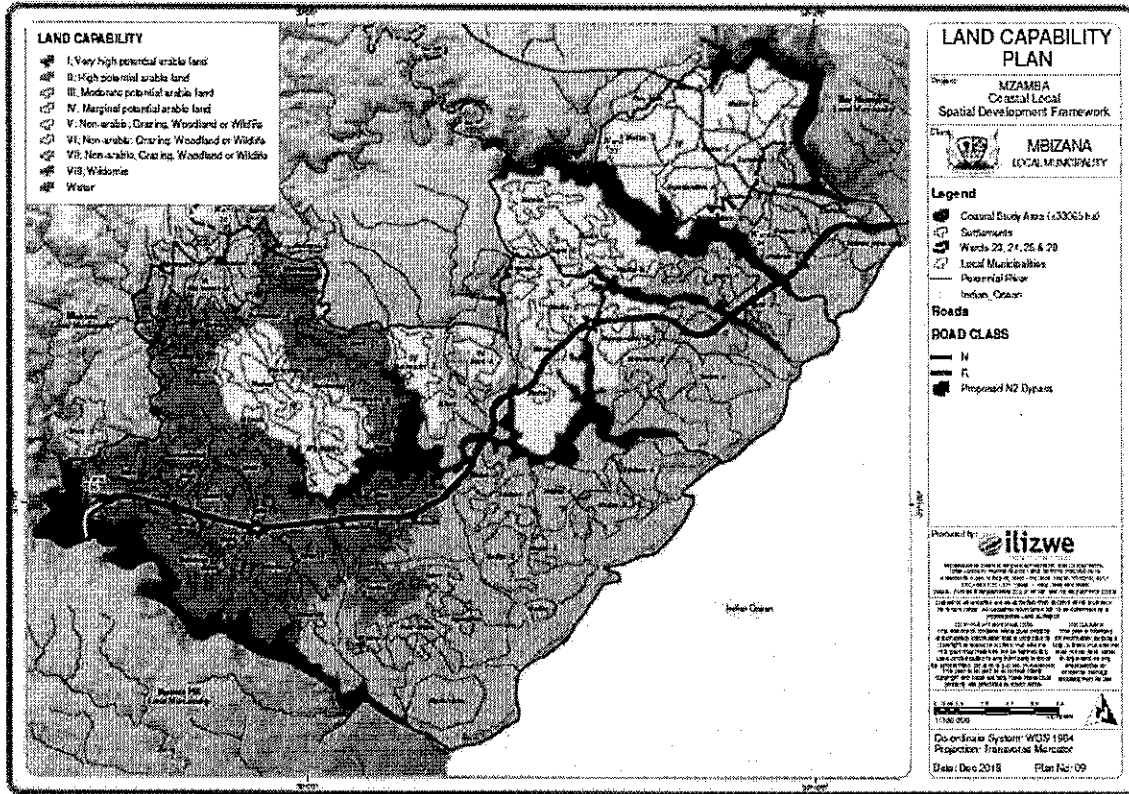


Figure 12: Land Capability Plan

**SUMMARY AND IMPLICATION**

The study area falls predominantly in the non-arable category. Arable land throughout the municipality is interspersed with villages, which means that either most of the arable land is attached to homesteads, or settlements are encroaching onto arable land. The scenario reflects land tenure problems, which could be an impediment to investment in agriculture. The result latter scenario is not desirable as it may contribute to food insecurity for the municipality. Presently land used for agriculture purposes is not based on suitability, nor are there any measures to maintain the land to ensure that it produces to its potential.

**LAND CAPABILITY CLASSES APPLICABLE TO THE STUDY AREA**

**LAND CAPABILITY CLASS III**

Land in Class III has severe limitations that reduce the choice of plants or require special conservation practices, or both. It may be used for cultivated crops, but has more restrictions than Class II. When used for cultivated crops, the conservation practices are usually more difficult to apply and to maintain.

The number of practical alternatives for average farmers is less than that for soils in Class II. Limitations restrict, singly or in combination, the amount of clean cultivation, time of planting, tillage, harvesting, and choice of crops.

Limitations may result from the effects of one or more of the following: Moderately steep slopes, high susceptibility to water or wind erosion or severe adverse effects of past erosion, frequent flooding accompanied by some crop damage.

Characterised by very slow permeability of the subsoil, waterlogging, shallow soil depth to bedrock, fragipan or claypan that limit the rooting zone and the water storage, low fertility that is not easily corrected and moderate salinity or sodicity.

**LAND CAPABILITY CLASS IV**

Land in Class IV has very severe limitations that restrict the choice of plants, require very careful management, or both.

It may be used for cultivated crops, but more careful management is required than for Class III and conservation practices are more difficult to apply and maintain.

Restrictions to land use are greater than those in Class III and the choice of plants is more limited.

It may be well suited to only two or three of the common crops or the harvest produced may be low in relation to inputs over long period of time.

In sub-humid and semiarid areas, land in Class IV may produce good yields of adapted cultivated crops during years of above average rainfall and failures during years of below average rainfall. Use for cultivated crops is limited as a result of the effects of one or more permanent features such as:

- Steep slopes; severe susceptibility to water or wind erosion or severe effects of past erosion; shallow soils; frequent flooding accompanied by severe crop damage; excessive wetness with continuing hazard of waterlogging after drainage; severe salinity or sodicity; moderately adverse climate.

**LAND CAPABILITY CLASS VI**

Land in Class VI has severe limitations that make it generally unsuited to cultivation and limit its use largely to pasture and range, woodland or wildlife food and cover.

Land in Class VI has continuing limitations that cannot be corrected, such as steep slope, severe erosion hazard, effects of past erosion, stoniness, shallow rooting zone, excessive wetness or flooding, low water-holding capacity, Salinity or sodicity, severe climate.

Physical conditions are such that it is practical to apply range or pasture improvements, if needed, such as seeding, liming and fertilizing.

Some occurrences can be safely used for the common crops, provided unusually intensive management is used. Some occurrences are adapted to special crops. Depending on soil features and climate, land in Class VI may be well to poorly suited to woodlands.

#### **LAND CAPABILITY CLASS VII**

Land in Class VII has very severe limitations that makes it unsuited to cultivation and that restrict its use largely to grazing, woodland or wildlife.

Restrictions are more severe than those for Class VI because of one or more continuing limitations that cannot be corrected, such as very steep slopes, erosion, shallow soil, stones, wet soil, salts or sodicity, unfavourable climate.

Physical conditions are such that it is impractical to apply such pasture or range improvements as seeding, liming and fertilizing.

Depending on soil characteristics and climate, land in Class VII may be well or poorly suited to woodland.

In unusual instances some occurrences may be used for special crops under unusual management practices.

### 3.2 SOCIO-ECONOMIC ANALYSIS

The 2011 Statistic South Africa official Census data has been used to analyse the current situation within the study area. The socio-economic analysis will ensure that decisions and recommendations are based on knowledge of availability and accessibility to resources that influence development within the study area as well as priorities as identified by the project steering community and stakeholders. The people are the study areas greatest asset; therefore, the focus needs to be on improving their living conditions including in particular:

- Providing access to improved physical and social services,
- Creating a greater range of employment opportunities,
- Providing capacity building enabling people to realise existing development opportunities.

In the case of the Mzamba / Coastal Local Spatial Development Framework, the socio-economic analysis will be based on Winnie Madikizela Mandela Ward 23, 24, 25 & 28.

#### 3.2.1 POPULATION ESTIMATES

The study area has a total population of approximately 38 841 people.

Table 2: Population Estimates

	Ward 23	Ward 24	Ward 25	Ward 28	total	%
<b>Black African</b>	10454	7774	11783	8459	38469	99.0%
<b>Coloured</b>	65	110	20	21	215	0.6%
<b>Indian or Asian</b>	6	53	3	0	62	0.2%
<b>White</b>	3	65	9	2	80	0.2%
<b>Other</b>	7	6	0	2	15	0.0%
<b>Total</b>	<b>10535</b>	<b>8006</b>	<b>11816</b>	<b>8484</b>	<b>38841</b>	<b>100.0%</b>

(Source: StatsSA, 2011)

#### SUMMARY AND IMPLICATION

- Black Africans make up 99.0% of the population.
- Only 1% of the population constitutes for the other population groups.
- Access to services should be targeted mostly at the Black African population as they make up the bulk of the population, however, other races should not be secluded from broader planning discourses relating to this study area.

### 3.2.2 AGE PROFILE

The age profile for age 0 – 19, 20 – 64 & 65 and older is reflected below for the study area. The categories represent infants, school going age category, school leaving, economically active category and retired category respectively.

The age profile below illustrates the various age categories in the study area:

Table 3: Age Profile

Age	Ward 23	Ward 24	Ward 25	Ward 28	Total	%
0 - 19	5580	3584	7292	5242	21697	56%
20 - 64	4549	4160	3830	2768	15307	39%
65 and Older	406	262	695	474	1837	5%
<b>Total</b>	<b>10535</b>	<b>8006</b>	<b>11816</b>	<b>8484</b>	<b>38841</b>	<b>100%</b>

(Source: StatsSA, 2011)

### SUMMARY AND IMPLICATION

- The population indicators illustrate that there is a relatively high youth dependency. Approximately 56% of the population represents infants and school-going age category.
- Infrastructure and service provision should take pivotal cognizance of the young population, however, incorporating the needs and expectations of the broader population as well.
- The population indicators show that approximately 39% of the population falls under the supposedly economically active category; therefore, the Winnie Madikizela Mandela Municipality should focus on creating more employment opportunities in study area.

### 3.2.3 GENDER DISTRIBUTION

Gender distribution is indicated in the chart below.

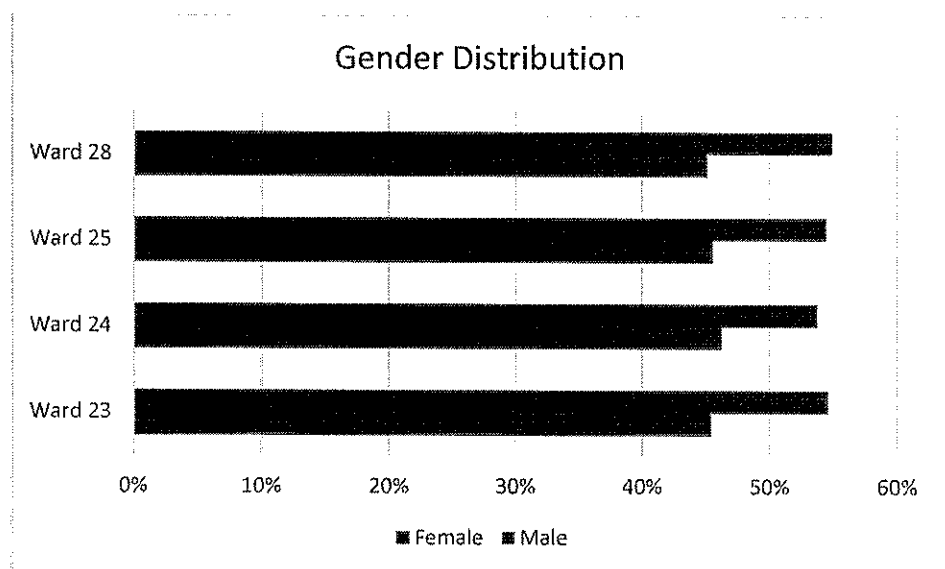


Figure 13: Gender Distribution

(Source: StatsSA, 2011)

**SUMMARY AND IMPLICATION**

- Gender distribution for the study area is 46% male and 54% female, broken down:
  - Ward 23 - 45% male and 55% female
  - Ward 24 - 46% male and 54% female
  - Ward 25 - 46% male and 54% female
  - Ward 28 - 45% male and 55% female
- Population Indicators show that females dominate in the study area; therefore, it is important that the needs and role of women be incorporated within the development notions, policies and strategies within the area.
- Women empowerment is essential within the study area, as there is substantial number of women.

**3.2.4 LITERACY LEVEL**

The level of education and literacy is reflected in the pie chart below, with specific reference to people with Primary and Secondary, Matric, Undergraduate and Postgraduate Qualifications.

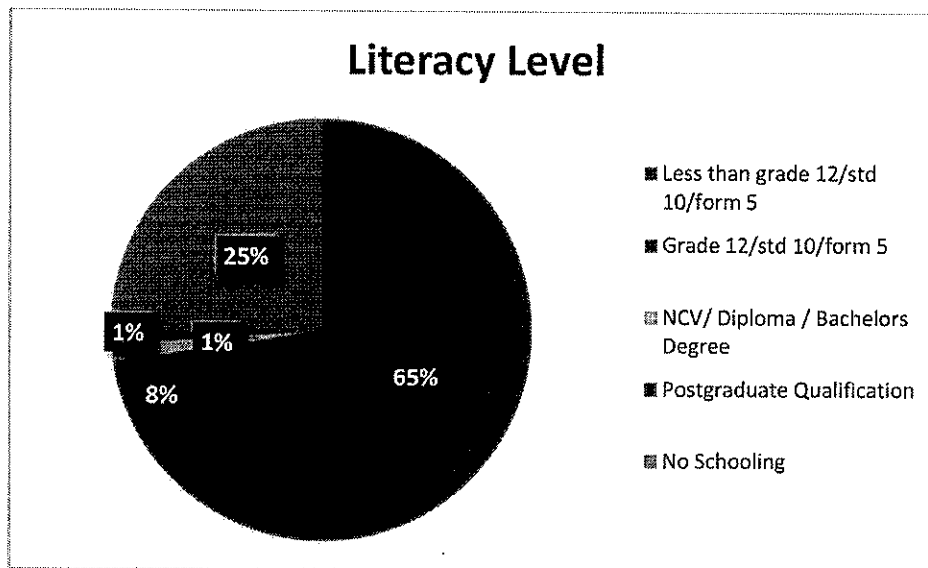


Figure 14: Literacy Level

(Source: StatsSA, 2011)

**SUMMARY AND IMPLICATION**

- The pie chart above indicates that the study area has very low levels of education and literacy. Only 8% of the population possess a Matric qualification.
- A total of 2% of the population possess a tertiary qualification.
- The labour force is relatively unskilled and causes constraints in the economic growth in terms of businesses being to obtain skilled labour.
- There is substantial amount of pressure on Government Grants as people are inadequately educated and unskilled. This resulting in people being unable to obtain skilled labour jobs to sustain themselves and their families.
- Winnie Madikizela Mandela Municipality needs to invest in human capital as it lacks skilled labour that would in future assist in growing the study area's economy.

## 3.2.5 EMPLOYMENT SECTOR

	Ward 23	Ward 24	Ward 25	Ward 28	Total	%
<b>In the formal sector</b>	696	813	363	166	2038	5%
<b>In the informal sector</b>	262	282	45	14	603	2%
<b>Private household</b>	209	553	12	15	789	2%
<b>Unspecified</b>	9368	6358	11397	8289	35411	91%
<b>TOTAL</b>	<b>10535</b>	<b>8006</b>	<b>11816</b>	<b>8484</b>	<b>38841</b>	<b>100%</b>

(Source: StatsSA, 2011)

## SUMMARY AND IMPLICATION

- The area comprising of Wards 23, 24, 25 & 28 is predominantly rural in nature with scattered small villages and characterized by very low-income levels, high grant dependency and very low levels of formal employment. The consequence for housing is very low levels of affordability and inability to cope with the ongoing maintenance and service costs.
- There is limited employment provided by state institutions.
- The majority of households are dependent on social grants and pensions for survival.

Below are potential employment sectors (potential) in the study area.

**TOURISM:** There is potential for many types of **tourist** programmes in the study area including the Pondoland MPA but such programmes need to be well managed by the relevant authority to ensure a safe, rewarding experience and to avoid user conflict between different activities.

Potential tourist activities may include:

- Boat-based marine animal watching (marine mammals, seabirds, sharks, sardines, etc.) and scenic tours
- Boat-based and shore-based fishing charters in designated areas.
- Horse riding
- Mountain biking
- Hiking
- Camping

## EXISTING TOURISM OPPORTUNITIES

Winnie Madikizela Mandela is a developing rural tourism region with unique cultural attributes, natural attractions and layers of heritage. Dominant land uses in Winnie Madikizela Mandela are mostly rural with a large emphasis on tourism along the coast and a bit in the interior. Winnie Madikizela Mandela Local Municipality covers approximately 25.3km stretch of the Wild Coast including the Wild Coast Sun Hotel (WCSH).

The **WILD COAST SUN** together with the beautiful beaches is the main attractions in Winnie Madikizela Mandela. The hotel consists of a renowned Golf Course which has hosted national professional golf events. There are other small tourism initiatives that have been developed over the recent past. These include, the AmaDiba Tours, Bread and Breakfasts, camp sites, crafters and bicycle trails (Single track minded). This provides opportunity to capitalize on a specific segment of tourist which comprise of a combination of national and international visitors. The Wild Coast Sun Resort is set on 750 hectares of natural bush between the Mtamvuna and Mzamba Rivers



**CHALLENGES FACING WINNIE MADIKIZELA MANDELA LM**

**TOURISM:** As part of the situational analysis for the Tourism Framework, the following challenges hindering the development and growth of the tourism industry in WMMLM were identified. These challenges, if addressed, will pave a foundation for the development of tourism and attract investment in the municipal area. The challenges are as follows:

- Illegal cottages - Although the numbers of illegal cottages were not physically counted, many were identified throughout the coast (ie. Mtentu and Mnyameni). These are stand-alone illegal cottages. The other cottages could be difficult to term “illegal” because they have been built in the existing footprint of families that are living on the coast.
- Road infrastructure is none existent. This makes it difficult for some tourist to access these areas.
- Signage and branding of tourist facilities is limited.
- Alien invasive plants pose one of the biggest and most problematic threats to the environment of Winnie Madikizela Mandela and this could negatively affect tourism in the area.

**FORESTRY:** Forestry Potential refers to areas with moderate to high potential for commercially viable forestry development. Winnie Madikizela Mandela has a potential of good to moderate new forestry potential (Winnie Madikizela Mandela Climate Change Response Strategy, 2015). The study area falls in the Mkambati - Mzamba Coastal zone as in the Priority areas identified in the ASGISA Biodiversity Screening Tool (ANDM Environmental Management Framework, 2013) Areas that are regarded as having good potential need to be reserved for Forestry Development. For the purposes of achieving economy of scale, it is important to consider forestry development proposals.

**AGRICULTURE:** Agriculture must be the cornerstone of rural development and economic upliftment in area. Considering this, the study area reported high agricultural and forestry potential, it is clear that the sector is underperforming (Wild Coast Spatial Development Plan, 2014).

Presently, it is however poorly developed and consists mainly of subsistence activities (Winnie Madikizela Mandela SDF, 2015). The table below show projects identified in the study area.

PROJECT NAME	FOCUS AREA
Mzamba/Bizana Banana Project	Approximately 300 ha of land have been identified for banana production.
Mzamba / Bizana Sugar Cane Project	The North Pondoland Sugar Company has established some 2 000 hectares of sugar cane plantation with a potential of an additional 2000 ha. The sugar cane is processed in Illovo’s plant in Port Shepstone.
Bizana Bio-Fuel Project	Approximately 18000ha of land in Ward 18, 20, 21, 22, 23 - AmaDiba and iMizizi Administrative Areas.

**MINING:** The sand dunes located in Xolobeni are rich with Titanium, and have been identified to have mining potential by the Australia-based mineral sands company Mineral Commodities Limited (MRC). There have been disputes within the community as well as the potential investors concerning the mining proposition

### 3.2.6 EMPLOYMENT STATUS

The employment status and occupation categories for the study area are reflected in the chart below. Due to the low levels of education as established above, a significant percentage of the population is unemployed and therefore not economically active.

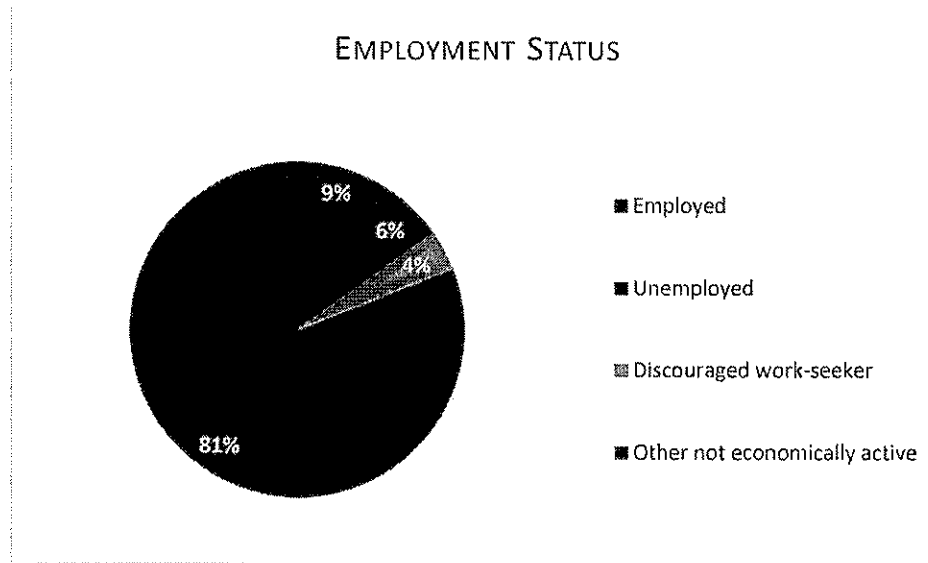


Figure 15: Employment Status

(Source: StatsSA, 2011)

### SUMMARY AND IMPLICATION

- The statistics above indicate a high percentage (81%) of people who are not economically active. This is mostly due to unemployment and high dependency on Government Social Grants and the household wage earner.
- The above pie chart indicates an employment total of 9%. This is mostly due to the low levels of literacy in the two wards, as established in the section above.
- The employment status is important when assessing climate change adaptation. The unemployed people are more vulnerable than the employed since they may struggle to cope with impacts e.g. if the house has been destroyed by heavy storm, this will be very expensive to fix.
- The above deduction proves that there is a need for Winnie Madikizela Mandela Municipality to intervene when it comes to the Local Economic Development.

### 3.3 BUILT ENVIRONMENT ANALYSIS

#### 3.3.1 SETTLEMENT PLAN

In terms of the study area Settlement Plan, the study area is made up by the entirety of 87 settlements which are fairly similar in land use characteristics. The Local Spatial Development Framework Land Use Management Guidelines are prescribed according to the current and strategically envisaged spatial and land use nature of each of the 87 settlements, taking into cognizance the minor differences which make some of the settlements peculiar.

These settlements are namely:

1. Baleni - E	19. Madiba - A	37. Kwampisi - C	55. Mgungundlovu - C	73. Makhwantini - K
2. Baleni - F	20. Madiba - B	38. Lujizo - C	56. Mgungundlovu - G	74. Manyala
3. Baleni - G	21. Madiba - C	39. Madiba - L	57. Mkhando	75. Mashezi
4. Baleni - H	22. Madiba - D	40. Madiba - M	58. Mngungu - A	76. Mgubundlovo
5. Baleni - I	23. Madiba - E	41. Madiba - O	59. Mngwagu	77. Mgungdlovu
6. Baleni - J	24. Madiba - F	42. Madiba - P	60. Mnyameni - B	78. Mgungundlovu - A
7. Baleni - K	25. Madiba - G	43. Madiba - Q	61. Monti - A	79. Mgungundlovu - B
8. Baleni - L	26. Madiba - H	44. Madiba - R	62. Mpisi - B	80. Lujizo - D
9. Baleni - M	27. Madiba - J	45. Madiba - S	63. Mtheni	81. Lujizo - E
10. Baleni - N	28. Madiba - K	46. Madiba - T	64. Mzamba police camp	82. Lujizo - F
11. Baleni - O	29. Bekela	47. Mahaha	65. Ntshintshana	83. Lujizo - G
12. Baleni - P	30. Dumazulu	48. Makhwantini - A	66. Ntshintshani - B	84. Lukhalo/Mondi
13. Baleni - Q	31. Ebenezer	49. Makhwantini - D	67. Section 24	85. Lurholweni - A
14. Baleni - R	32. Gobodweni	50. Makhwantini - E	68. Vatyini - A	86. Lurholweni - B
15. Baleni - S	33. Khampisi - B	51. Makhwantini - G	69. Vatyini - B	87. Lurholweni - C
16. Baleni - T	34. Kimberly - B	52. Makhwantini - H	70. Vatyini - C	
17. Baleni - U	35. Kwa - Mzizi	53. Makhwantini - I	71. Xolobeni - A	
18. Baleni - V	36. Kwa - Nicwe	54. Makhwantini - J	72. Xolobeni - B	

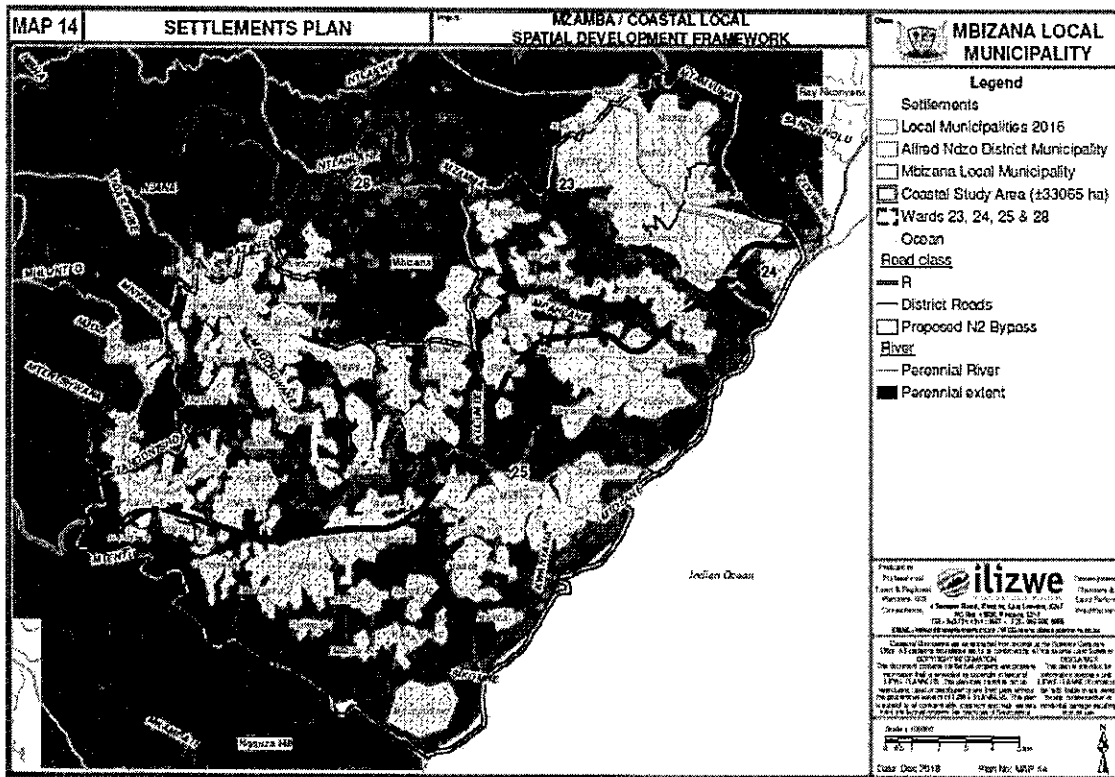


Figure 16: Settlements Plan

### SUMMARY AND IMPLICATION

- The existing pattern emanated through tribalism principles (traditional and communal tenure)
- Topography – villages established on top of hills and on ridges at the high points (level ground)
- Undulating landscape
- Chief and the Headman demarcated lots in these villages for expansion
- A form of dispersed development is evident
- Cultural significance – ancestral graves
- The settlements are mainly residential in nature and are surrounded by river streams, grazing land and cultivated land.

### 3.3.2 UNDERLYING PROPERTIES

The table below shows the underlying properties affected by the study area.

Table 3: Underlying Properties

District	Ptn No	Farm No	OWNER
Bizana		24	MHLELEMBANA JANE
Bizana		26	NOTSHWELEKA AYANDA
Bizana		27	NO INFO
Bizana		28	ZINDELA SIGAWULI GEDION
Bizana	1	29	REPUBLIC OF SOUTH AFRICA
Bizana		29	NO INFO
Bizana		30	SOUTH AFRICAN DEVELOPMENT TRUST
		39	NO INFO
Bizana	6 - 29	39	NO INFO
Bizana		127	REPUBLIC OF SOUTH AFRICA
Bizana		268	NO INFO
Bizana		270	NO INFO

### 3.3.3 LAND CLAIMS

There are land claims lodged in WMLM during the past years. Various individuals, groups and communities lodged restitution claims for various portions of land around within the municipal area. There have been difficulties in mapping all areas subject to land claims within Winnie Madikizela Mandela . The Department of Rural Development and Land Reform in the Eastern Cape has not managed to map such areas due to the ongoing processes.

As per the Winnie Madikizela Mandela IDP (2017), there are two land claims within our study area which have been settled. These fall within the following communities:

- Mgungundlovu Community
- Mzamba Community

### 3.3.4 LAND USE DISTRIBUTION

The study area comprises of the following land uses:

- Settlements;
- Wetlands and waterbodies;
- District Roads;
- Local Access Roads;
- Social facilities (Post office, clinic, shops, schools, churches).
- Tourism sites
- Mining
- Forestry

The extent of the land as well as the use thereof can be summarised as follows:

Table 4: Land Use Distribution

LANDCOVER	AREA	%
Bare Ground	±226.740	0.69%
Cultivated subsistence crops	±4771.968	14.43%
Degraded	±19.331	0.06%
Grasslands	±18207.365	55.06%
Indigenous Forest	±395.813	1.20%
Low Shrubland	±66.420	0.20%
Mines	±8.117	0.02%
Plantations / Woodlots	±1760.005	5.32%
Settlements	±3136.771	9.49%
Thicket/Dense bush	±3520.983	10.65%
Waterbodies	±361.988	1.09%
Wetlands	±18.206	0.06%
Woodland/Open bush	±572.736	1.73%
<b>TOTAL</b>	<b>33066.441</b>	<b>100.00%</b>

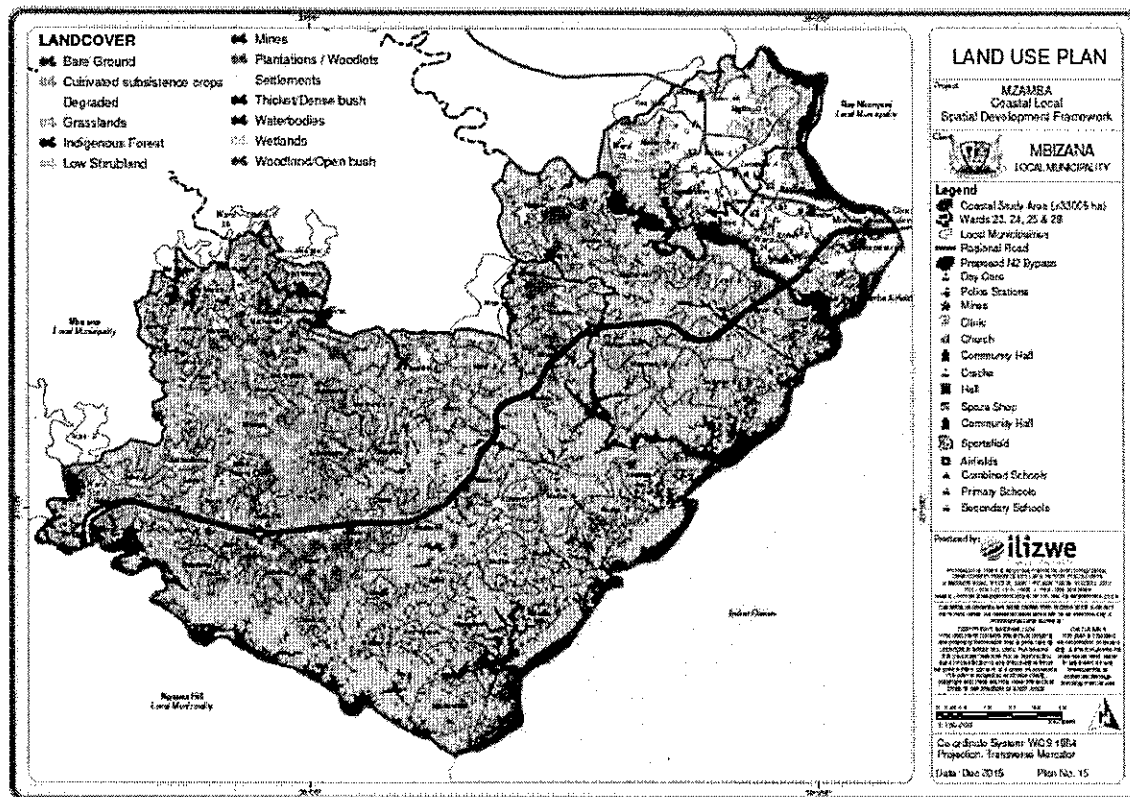


Figure 17: Land Use Plan

## SUMMARY AND IMPLICATION

- The study area is characterised by dispersed villages that are predominantly greenfields with residential components that vary individually in their density of development.
- These settlements are interspersed by free-range grazing areas and, in certain cases, some arable lands, which are usually allocated to individual residents.
- Social infrastructure is not concentrated in one area; it is spread throughout the study area.
- There is no clear concentration of business activities. Land Use Management is non-existent.

High densities are located where there is high accessibility. R61 has attracted high population concentration which has created a belt of settlements along this corridor. In some instances, settlements are located along major intersections or near economic activities. These include settlements such as **MZAMBA**, Ntsingizi, KwaNdunge, Ngcingo, Didi, Nomlacu and Ludeke

### MZAMBA

Due to its nature, the settlement is referred to as a secondary node. Secondary nodes are intended to be small, low-key and emerging centres located either at the intersection of major arterial routes or along these routes.

The node is strategically located at the point of entry to Winnie Madikizela Mandela from KwaZulu Natal. The node is located along a public transport route. There are ten rural villages within Mzamba. In the main, there are two villages which are experiencing development pressures. These include Ebenezer (Ward 24) and Sea View (Ward 23). These two villages consist of mixed uses particularly along R61. The level of interaction within these villages has meant that future development needs to be controlled.

In Ebenezer, land uses found here include the Mzamba Police Station, AmaDiba clinic, Ebenezer Community Hall, Ebenezer Primary school, local shops, places of worship, informal taxi rank and residential accommodation (B&B).

In Sea view, existing land uses include shopping complex that consists of a supermarket, internet café, petrol filling station, block making and other small shops. There are also hardware store, sportsfield, places of worship, community hall, informal taxi rank, traditional court, primary and secondary schools.

3.3.5 HOUSING

The figure below indicates the housing typology within the study area

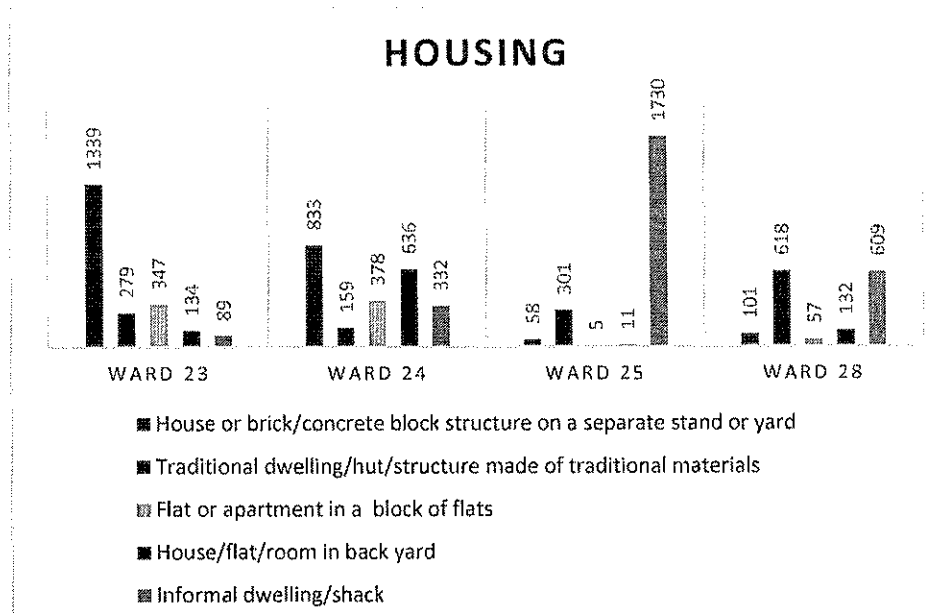


Figure 18: Housing Type

(Source: StatsSA, 2011)

SUMMARY AND IMPLICATION

It is clear that the majority of the people in these wards are staying in informal dwellings / shacks followed by Brick houses.

Whilst many of the informal dwellings offer some form of housing, often in idyllic settings, however, these informal dwellings do not provide satisfactory shelter, compounded by the absence of basic services and amenities.

Census data on housing typologies, which indicate the number of informal dwellings per ward, can be used to determine area of greatest need based on housing backlog.

3.3.6 WATER

The delivery of water is the core competence of Alfred Nzo District municipality which is a water services authority as well as a water services provider for all the areas under the Winnie Madikizela Mandela municipality. This means that the primary responsibility to ensure that local people have access to water services & infrastructure rests with the district

Below is a chart and plan illustrating the adequacy and coverage of water infrastructure services throughout the study area.





SUMMARY AND IMPLICATION

- A total of approximately 72% of the households currently get water from rivers and streams.

3.3.7 SANITATION FACILITIES

The delivery of sanitation is the core competence of Alfred Nzo District municipality which is a water services authority as well as a water services provider for all the areas under the Winnie Madikizela Mandela municipality. This means that the primary responsibility to ensure that local people have access to sanitation services & infrastructure rests with the district.

Access to waterborne sanitation, with either off or on-site disposal, is often limited to the formal settlements in the urban centres whilst some of informal settlements have RDP levels of service, sub-RDP levels of service (i.e. buckets) or no service at all.

Below are chart and plan illustrating the adequacy and coverage of sanitation infrastructure services throughout the study area.

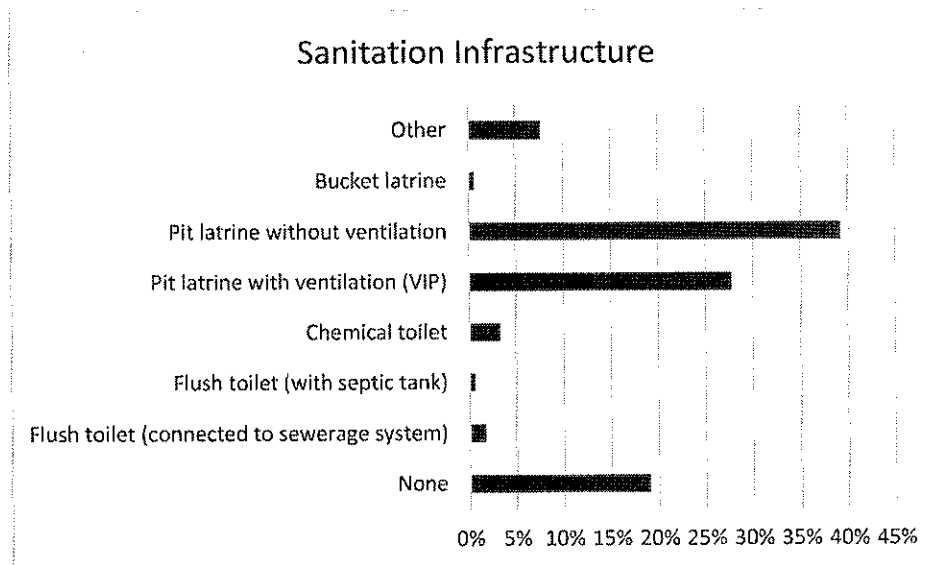


Figure 21: Sanitation Infrastructure chart

(Source: StatsSA, 2011)

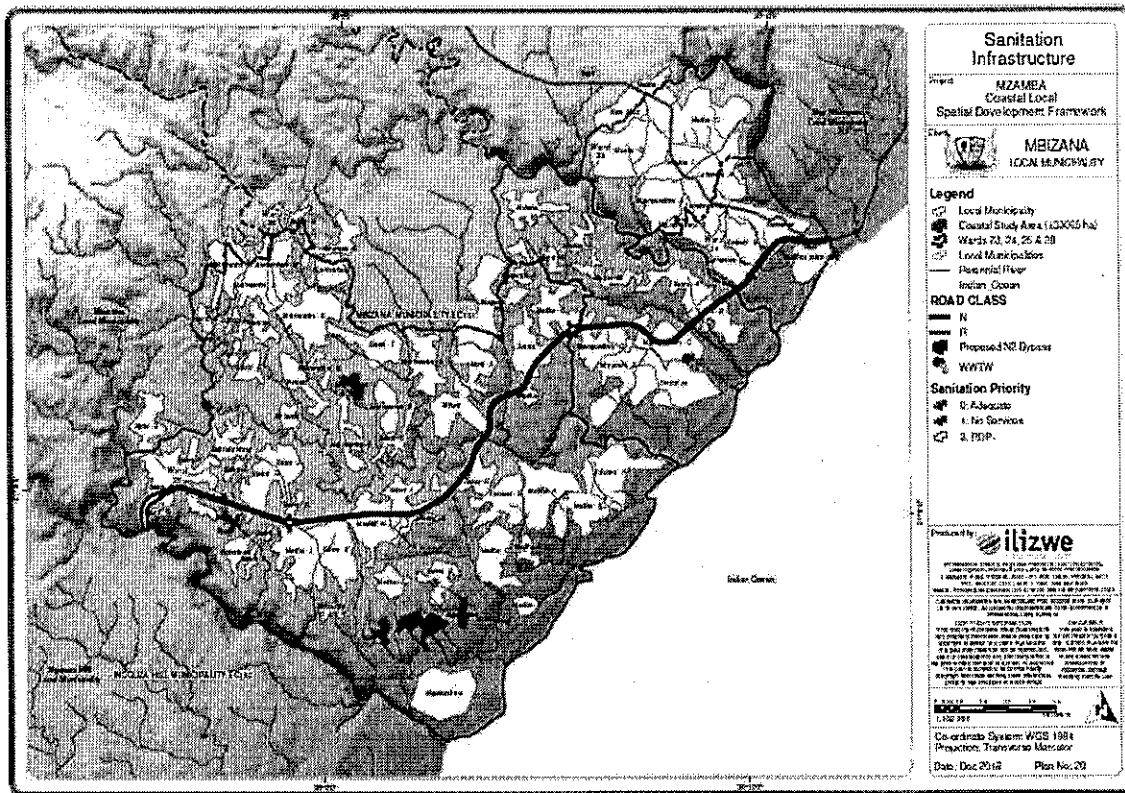


Figure 22: Sanitation Infrastructure

## SUMMARY AND IMPLICATION

The study area has a majority of pit toilets without ventilation (38%) type sanitation facilities throughout the wards. Pit toilets without ventilation are self-built by the residents.

3.3.8 ROADS & STORMWATER

The municipality is responsible for the construction, maintenance and upgrading of local access roads and stormwater infrastructure. Other roads are the responsibility of the Provincial Department of Transport and the South African National Roads Agency Limited (SANRAL).

Below is a plan illustrating the road infrastructure throughout the study area.

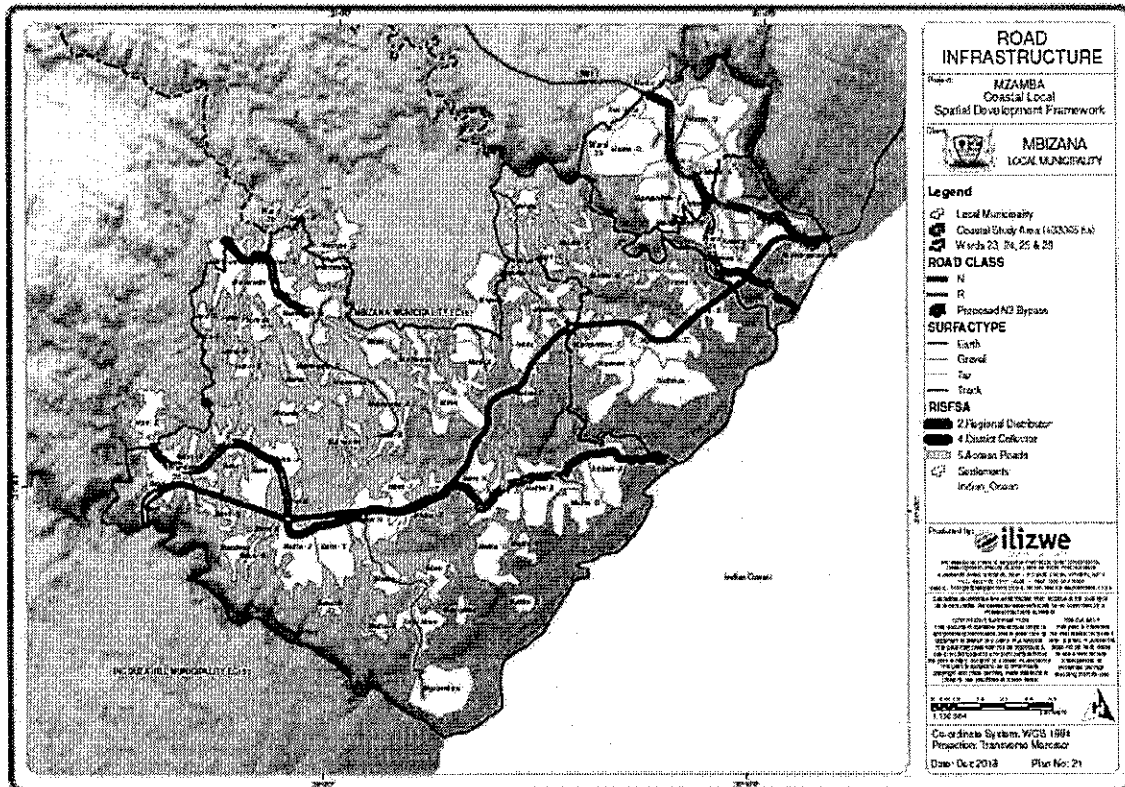


Figure 23: Road Infrastructure

The table below gives a brief description of the RISFSA road class categories

Table 5: Road Infrastructure Strategic Framework for South Africa

The Road Infrastructure Strategic Framework for South Africa (RISFSA) Road Class Categories		
Road Class	Strategic Function	Nature of Roads
<b>2. Regional Distributor</b>	High mobility roads with limited access for rapid movement of large volumes of people, raw materials, manufactured goods, and agricultural produce of national importance	<p>Public Roads:</p> <ul style="list-style-type: none"> <li>- Between, through and within provincial capitals and key cities;</li> <li>- Between, through and within major city nodes, which have significant economic or social road traffic;</li> <li>- Between South Africa and adjoining countries which have significant national economic or social interaction;</li> <li>- Providing access to major freight and passenger terminals including major ports and airports.</li> </ul>

<p><b>4. District Collector</b></p>	<p>High levels of access and lower levels of mobility for lower traffic volumes of people, raw materials, manufactured goods, agricultural produce in rural and urban areas of local importance</p>	<p>Public roads:</p> <ul style="list-style-type: none"> <li>- Between villages, farming areas and scattered rural settlements and communities, which primarily serve local social services as well as access to markets.</li> <li>- Within a commercial, residential, industrial area. Linking Class 3 roads.</li> </ul>
<p><b>5. Access Roads</b></p>	<p>High access and very low mobility routes for the movement of people and goods within urban and rural areas.</p>	<p>Public roads:</p> <ul style="list-style-type: none"> <li>- Within a residential community.</li> <li>- From a Class 3 or 4 to a residential community.</li> <li>- To provide direct access to industries and businesses.</li> <li>- To provide access to specific destinations such as heritage sites, national parks, mines, forests etc.</li> </ul>

**SUMMARY AND IMPLICATION**

- The study area consists of a combination of Road Infrastructure Strategic Framework for South Africa (RISFSA) road class 2, 4 & 5 roads.
  - Class 2 being the Regional Road (R61) linking Western Cape and KwaZulu Natal. This entails that the study area is highly accessible.
  - Class 4 being:
    - DR 08119 connecting the study area to the R61.
    - DR 08121, the main corridor in the study area.
    - DR 08122, which connects from DR 08121 to Mnyameni River mouth. This road has sections that are non-existent. (± 6 km)
    - DR 08438, leads to Mtentwana clinic
  - Class 5 being the access roads within the study area.
- The dominant road surface type throughout the wards is gravel surface roads.
- Local gravel access roads connecting the district roads with the various rural villages are in a fair to poor condition.
- There are new access roads that have been constructed, such as the Sikhombe Access Road to improve accessibility to remote settlements.

3.3.9 ELECTRICITY

The provision of electricity in the Winnie Madikizela Mandela areas is largely through Eskom with the exceptions of street lighting (in the urban areas) which is directly serviced by the municipality. Both bulk and reticulation connections are done through Eskom. The study area electricity is serviced through mounted transformers and 22KV powerlines. The majority of the study area does not have electrical infrastructure

Below is a plan which illustrates the electricity infrastructure throughout study area.

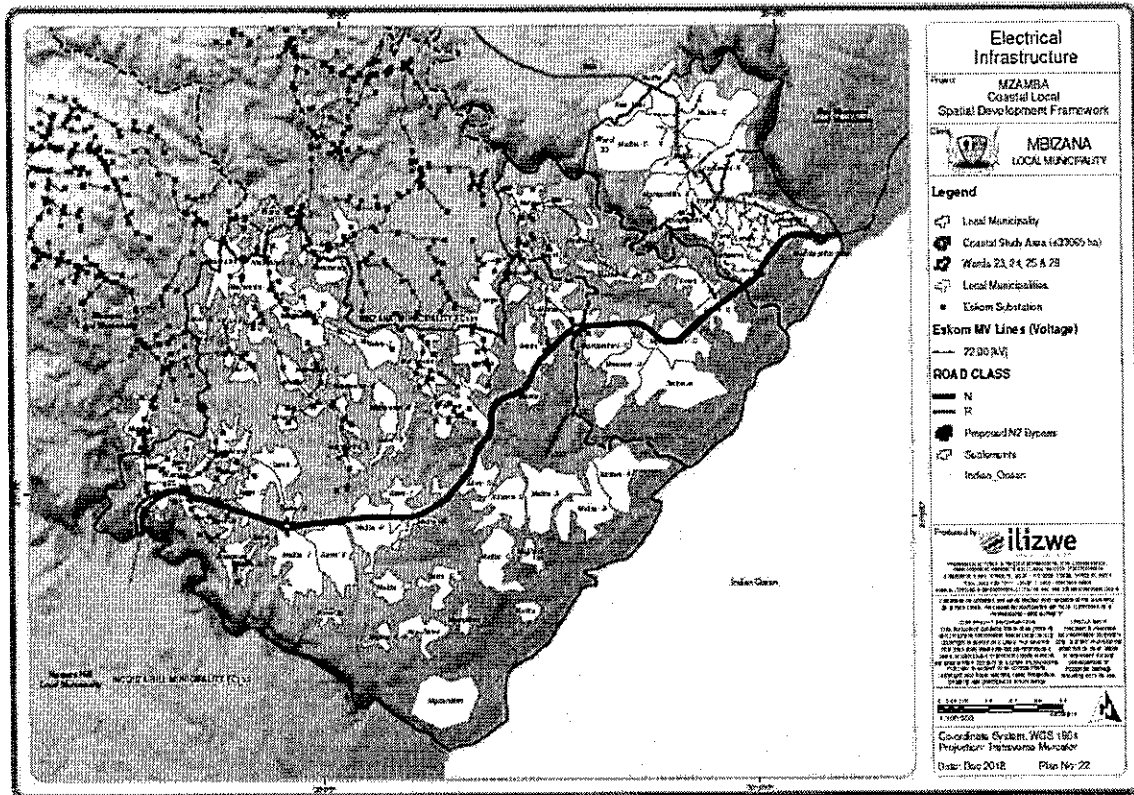


Figure 24: Electricity Infrastructure

SUMMARY AND IMPLICATION

**ENERGY FOR LIGHTING**

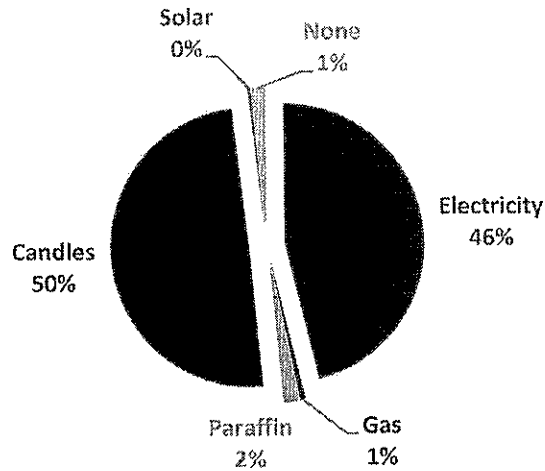


Figure 25: Energy for Lighting

(Source: StatsSA, 2011)

- The majority of the study area uses candles (50%) for lighting followed by electricity (46%)

**ENERGY FOR HEATING**

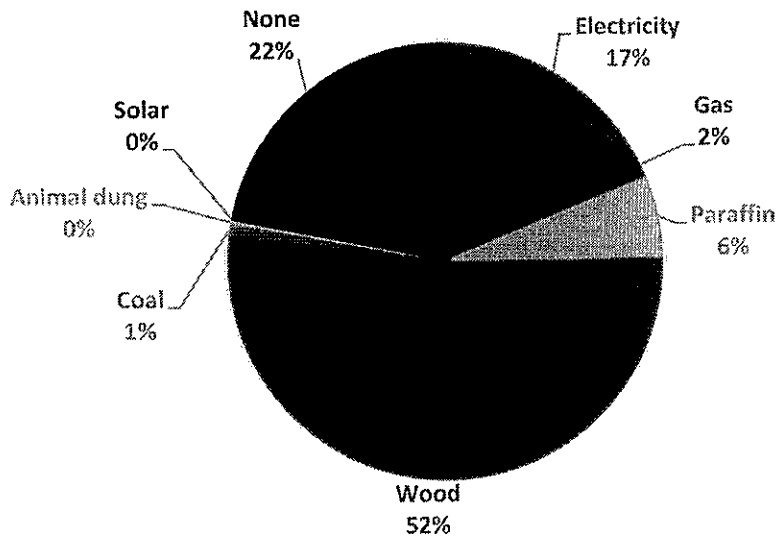


Figure 26: Energy for Heating

(Source: StatsSA, 2011)

- 52% of the study area uses wood for heating followed by 17% of electricity.

## ENERGY FOR COOKING

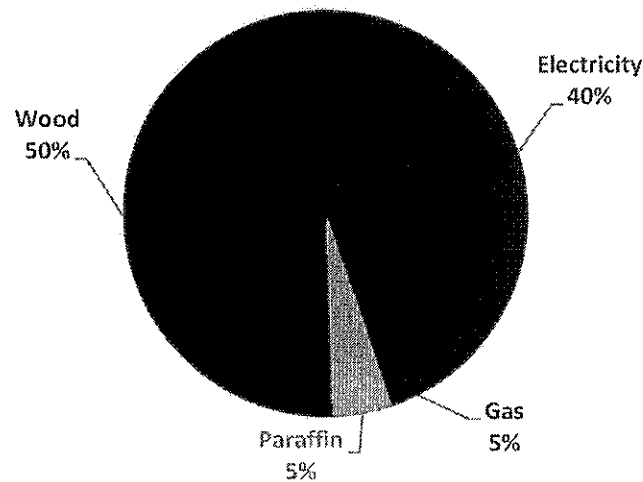


Figure 27: Energy for Cooking

(Source: StatsSA, 2011)

- The majority of the households use wood for cooking.

### 3.3.10 SOLID WASTE

There is no solid waste service within study area.

It is evident that the following is taking place in the study area:

- Communities are disposing of waste themselves as there is no municipal service.
- There is no control of where waste is being deposited.
- Waste is not being properly compacted or covered.
- Waste is being burned.
- Windblown litter.
- Dumping and burning of garden waste.
- Communal pits (buried or burning) are not available.
- There is no recycling, composting or waste minimisation programme
- The Municipality should strive to minimise waste generation through the waste management hierarchy which promote the avoidance and reduction of waste, reduce, recycle, reuse, recovery and treatment and disposal of waste as the last resort in order to give effect to the Waste Act and the Constitution of South Africa.
- The Municipality should establish buy back centres and more recycling facilities as such it will create more jobs for the community.



3.3.11 COMMUNITY ASSETS

The plan below indicates community assets that are within the study area.

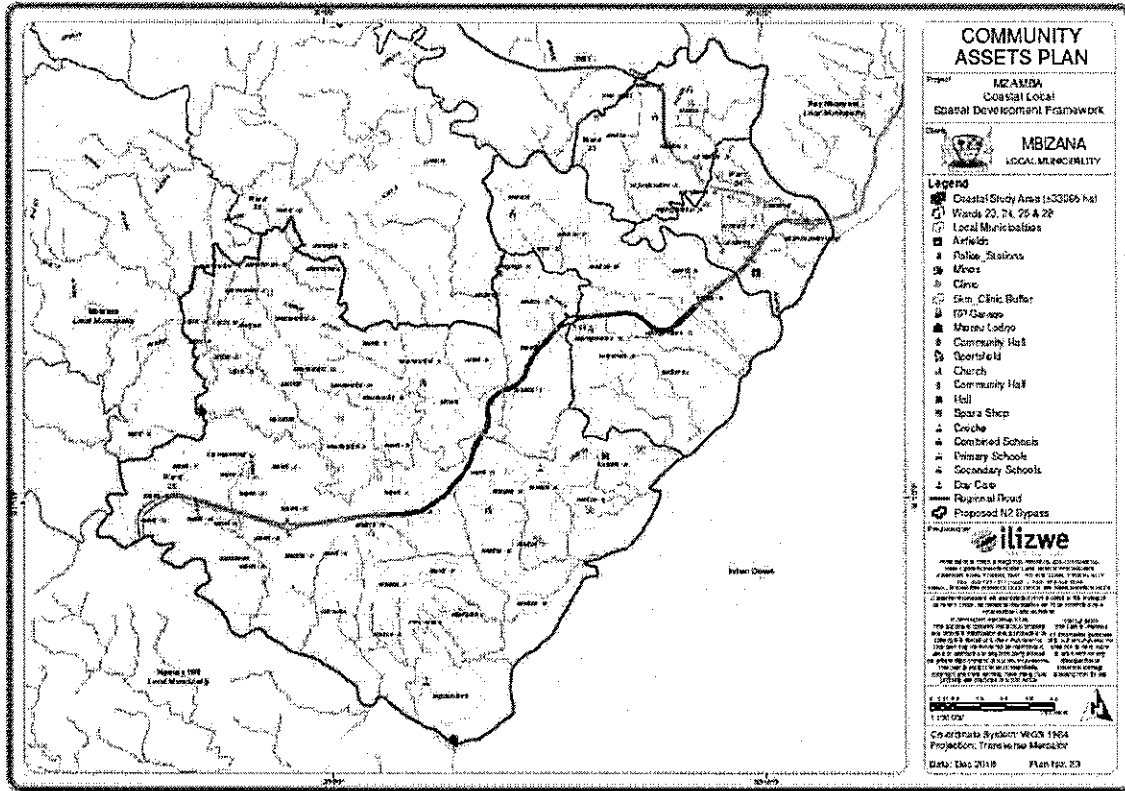


Figure 28: Community Assets Plan

Table 6: Community Assets

Community Assets		
Type	How many	Name
Primary schools	7	Gcinisizwe SP School
		Jama SP School
		Lingelethu JP School
		Mdatya JP School
		Sijadu JP School
		Sigidi SP School
		Phandulwazi JP School
Secondary schools	4	Baleni SS School
		Mdatya SS School
		Vulindlela Comprehensive Technical High School
Combined schools	10	Baleni JS School
		Bekela JS School
		Ebenezer JS School
		Khumbuza JS School

		Mahaha JS School Maqongwana JS School Marina JS School Mgwede JS School Plangeni JS School Xolobeni JS School
Clinic	3	Makwantini Clinic Baleni Clinic Amadiba Clinic
Creches / day care	5	Dumasi Creche Bagcine Day Care Centre Dlangezwa Day Care Centre Madiba Day Care Centre Thuthukane Day Care Centre
Police Station	1	Mzamba Police Station
Community Halls	4	Khumbuza Community Hall Ward 23 Community Hall Umgungundlovu Traditional Hall Ebenezer Community Hall
Businesses	2	BP Garage Mtentu Lodge
Mines	3	Titanium Zirconium

**Summary of community assets**

1. The study area is serviced by 25 educational facilities (7 primary school, 4 secondary schools and 10 combined).
2. There is a total of 5 creches within the study area registered on the database of the Department of Basic Education.
3. The study area has a total of 1 police station, 4 community halls, 2 businesses and 3 mines.
4. Clinics are accessible to approximately half of the study area settlements. The services are located at a maximum of 5 km walking distance. Villages between Mnyameni and Mgungundlovu are not serviced as they fall outside the recommended walking distance of 5km.
5. Educational facilities are well located and the entire study area is served with clusters of combined schools and creches. The maximum walking distance of 10km for education facilities all settlements are served.

## 4. KEY ISSUES

This section of the report highlights the challenges facing the Mzamba Coastal area, regarding co-ordination of public investment, managing land use change and spatial development. These findings will be synthesized further in the next phase, to obtain a deeper understanding of the situation; in order to be able to project into the future and formulate consensus on a development philosophy to guide the Local Spatial Development Framework for the area.

### 4.1 BIO-PHYSICAL ANALYSIS

- There are endemic ecosystems that are protected by Law as such limit development in some cases. The areas are generally susceptible to erosion
- Characterised by highland landscape. Deeply incised valleys and gorges impacts on accessibility in terms of available road networks and isolates numerous neighbouring communities.
- Climate change has a profound effect on the study area and the region as a whole, such as high temperatures, rise in sea level, degraded wetlands and dry rivers (*Winnie Madikizela Mandela Climate Changes Response Strategy, 2015*)
- Communities build close to sensitive environmental areas.
- Wetlands not protected.
- Lack of coastal management in Winnie Madikizela Mandela Municipality.
- Lack of Public Open Space protection.
- The limited existence of fertile soil discourages agricultural opportunities. Areas with potential agricultural opportunities need to be investigated and prioritised.
- Chiefs are granting land on sensitive environmental areas.

### 4.2 SOCIO-ECONOMIC ANALYSIS

- With the high levels of unemployment, interventions are needed for job creation.
- Low levels of education amongst the population. Low levels of education contribute to a high unemployment rate and low labour absorption.
- High level on dependency of social grants.
- Tourism is an important economic sector for growth and development.
- Tourism opportunities are not explored to their full potential.
- Agriculture and Forestry are key growth points and should therefore be investigated and explored to reach full potential.

### 4.3 BUILT ENVIRONMENT

- Poor road infrastructure
- Limited access to sanitation services.
- No access to piped water and lack of water schemes.
- Lack of electricity

**4.4 SYNTHESIS OF KEY ISSUES AND DEVELOPMENT OF STRATEGIC FRAMEWORK (SWOT ANALYSIS)**

The summary of the needs is derived from a S.W.O.T analysis that gives an overall analysis of the needs in the study area. The information contained in the S.W.O.T analysis is information unpacked in the situational analysis which forms the information base for this Local Spatial Development Framework.

Table 7: S.W.O.T Analysis

STRENGTH	WEAKNESS	OPPORTUNITY	THREAT
<p><b>BIOPHYSICAL ANALYSIS</b></p> <ul style="list-style-type: none"> <li>• The study area incorporates numerous environmental priority areas (e.g. rivers, functional land scape etc.)</li> <li>• The study area is endowed by Estuaries (i.e Sikombe, Mtentu, Mtentwana etc)</li> <li>• Good flowing rivers and availability of water resource for irrigation purposes.</li> <li>• Good agricultural potential for subsistence crops.</li> </ul>	<ul style="list-style-type: none"> <li>• Lack of Estuarine protection</li> <li>• Study area falls predominantly in the non-arable (class VI) to moderate potential arable (class III) land category.</li> </ul>	<ul style="list-style-type: none"> <li>• Best land use options for the low agricultural potential areas include wildlife, forestry and grazing.</li> </ul>	<ul style="list-style-type: none"> <li>• The Pondoland-Ugu Sandstone Coastal Sourveld along the coast is a critically endangered grassland type that is uniquely associated with the Msikaba Formation sandstones and is home to a great many rare and endemic species of plants</li> </ul>
<p><b>SOCIO – ECONOMIC</b></p> <ul style="list-style-type: none"> <li>• Relatively thriving backyard subsistence gardens.</li> <li>• Approximately 39% of the population falls under the supposedly economically active category.</li> <li>• Tourism identified as an important economic sector for the growth and development.</li> </ul>	<ul style="list-style-type: none"> <li>• Low levels of education</li> <li>• High dependence on social grants.</li> <li>• Relatively high youth dependency. Approximately 56% of the population represents infants and school-going age category.</li> <li>• Tourism activities are still limited to only certain areas.</li> </ul>	<ul style="list-style-type: none"> <li>• Tourism opportunities exist along the Wild Coast.</li> <li>• Realisation of proposed tourism destinations along the coast (i.e Mnyameni, Mtentu etc)</li> </ul>	<ul style="list-style-type: none"> <li>• High unemployment rate.</li> <li>• Labour force is relatively unskilled and causes constraints in the economic growth in terms of businesses being to obtain skilled labour</li> <li>• Lack of investment opportunities, development and service delivery.</li> </ul>
<p><b>BUILT ENVIRONMENT</b></p> <ul style="list-style-type: none"> <li>• The study area is accessed from the R61 via DR 08119 which gravel.</li> <li>• Rivers and streams in the study areas, as such they provide</li> </ul>	<ul style="list-style-type: none"> <li>• All roads are gravelled in a fair condition.</li> <li>• Water provision is non-existent.</li> <li>• The study area is supported by 5</li> </ul>	<ul style="list-style-type: none"> <li>• There are new roads that have been constructed, such as the Sikhombe Access Road.</li> <li>• Proposed N2 Bypass will</li> </ul>	<ul style="list-style-type: none"> <li>• In some instances, missing road links prevent access to rural areas.</li> <li>• Inadequate funding to undertake the</li> </ul>

MZAMBA / COASTAL LOCAL SPATIAL DEVELOPMENT FRAMEWORK

	<p>water to the communities.</p> <ul style="list-style-type: none"> <li>• The study area is serviced by 25 educational facilities (7 primary school, 4 secondary schools and 10 combined).</li> <li>• There are 3 clinics within the study area boundary (Makwantini Clinic, Baleni Clinic &amp; Amadiba Clinic)</li> </ul>	<p>crèches. The creches are located at the following areas: Mgungundlovu, Madiba, Mzamba, Makhwantini and Lurholweni.</p>	<p>improve opportunities in the study area.</p>	<p>required maintenance and repairs.</p> <ul style="list-style-type: none"> <li>• 28% of the study area is serviced with ventilated improved pit latrines.</li> <li>• Only 46% of the study area is electrified.</li> <li>• Approximately half of the study area is serviced by the clinics.</li> <li>• There are 4 community halls within the study area.</li> </ul>
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Now that all the needs of the study area have been identified, possible solutions must be developed. This entails the need to focus on various possible solutions and projects to assist eradicate poverty and increase infrastructure provision in the study area.

## 5 SPATIAL PROPOSALS

This section of the Spatial Development Framework will identify the development **guidelines, strategies and objectives** to be followed by Winnie Madikizela Mandela Local Municipality in achieving an integrated and sustainable spatial development approach and to give effect to the desired spatial form in the medium to long term for Mzamba Coastal area.

The development strategies for the Mzamba Coastal area are based on the current situation in respect of spatial development and land use management, current opportunities and threats, as well as the economic activities that drive the local economic development of the entire study area.

The following development strategies in broad terms are thus proposed for the development of Mzamba Coastal area

- Build on the opportunities identified as the key drivers of the future development of the study area.
- Formulate new viable development proposals in order to positively redirect the socio-economic, spatial nature and land use management of Mzamba Coastal area.
- Address the identified threats, in order to achieve a more sustainable development pattern.
- Disengage any apparent opportunity constraints towards society through social empowerment and public engagement in all development and planning discourses.

## 5.1 SPATIAL TOOLS

This section focuses on the basic spatial tools that guide spatial development decision-making within Mzamba Coastal area. These tools are used to manage and guide development into certain patterns or arrangements, which are intended to promote more efficient future development.

Spatial tools are important design concepts which guide the planning process and are used to identify areas or special features of areas that allow Mzamba Coastal to rationalise the extent of their responsibility to carry out planning. These spatial tools can be used to guide growth and also limit expansion in certain areas.

These spatial tools enable the Mzamba Coastal area to identify areas where different types of land uses would be permitted and/or discouraged and thus form the building blocks that guide future planning in the area. The Mzamba Coastal Local Spatial Development Framework proposes to make use of three spatial tools, as follows:

- Nodes
- Corridors
- Protection

## 5.2 CONCEPTUAL DEVELOPMENT CONCEPT

### NODES

These are areas where a higher intensity of land uses and activities will be supported and promoted. Nodal development improves efficiency as it provides easy access and creates thresholds for a variety of uses and public transport services.

The Eastern Cape Provincial Spatial Development Framework distinguishes between the hierarchies of nodes including:

**Regional Nodes** - These are areas/towns of significance in terms of scale, location, impact, diversity and agglomeration of function (facilities, services and economic activities), which have a significant impact on the Eastern Cape Province as a whole.

**Sub-Regional Nodes** - These are areas/towns of significance in terms of the various districts or regions of the Eastern Cape Province.

**Local Nodes** - This refers to the local settlements and public places.

In this instance, it is deemed necessary to reflect on the sentiment and viewpoint of National government with regards to investment and spending in "rural areas". The National Spatial Development Perspective (NSDP – first draft released in 2003, second edition released in 2006) proposed a new line of thinking and in a sense leveraged a mind shift change in the way investment and spending in "rural areas" is prioritised.

### PROPOSAL

#### FIRST ORDER NODE: MZAMBA (NORTH AND SOUTH).

Mzamba Tourist Region is part of the broader Wild Coast within the Winnie Madikizela Mandela Local Municipality. This area has an extensively developed tourism infrastructure and related facilities including the

Wild Coast and Mkambati Nature Reserve. The Mzamba Tourist Region attracts both transit and nature-based tourism, due to its strategic location being at the provincial border between the Eastern Cape and KwaZulu-Natal. The region also boasts facilities that range from hotels (such as the Wild Coast Sun International, hotel resorts and spas, safari lodges, B&BS, guest houses and back packs are popular in the region. The region is also home to the Mkambati Nature Reserve, which is part of a well preserved and unspoilt piece of the Wild Coast.

In terms of this EMP the Mzamba may be considered for formal town establishment. This will be subject to infrastructure development of the required scale and standard. This is an economic development issue rather than an environmental one and will therefore be driven by the appropriate economic development agencies in Provincial Government and especially by Municipalities. There is already a priority in a few Municipalities to upgrade some nodes on the Wild Coast to resort towns. An important reason for this is that, if a few nodes could be created that will attract large numbers of residents and holiday-makers, this would increase the viability of eco-tourism and adventure tourism ventures, such as e.g. horse-trails, hiking trails, guided fishing and many other activities.

On numerous studies, the area identified and earmarked as a First Order Node only includes the area within the 1km coastal corridor, which is essentially the Wild Coast Casino Area. It is accepted and supported that the adjacent inland portions of Mzamba will be formalized and developed as a small-town revitalization project.

#### **SECOND ORDER NODE: MNYAMENI**

Mnyameni is currently a third order node, it proposed for possible upgrade to a second order node. It is earmarked for Phased Mnyameni Tourism Development inclusive of luxury chalet facilities, restaurant, dining and entertainment, mini conference facility to accommodate 120 people and boat accommodation for day and overnight trips.

The existing illegal boat launching site has also been identified to be upgraded and legalised.

The node also houses an Estuary with good fishing water as well as a campsite next to the estuary currently operated by DEA.

The area has limited growth, subject to road upgrades for accessibility.

#### **THIRD ORDER NODES: SIKOMBE AND MTENTU**

These areas are identified as nature tourism development areas. Nature Tourism Development sites represent opportunities for local residents in the study area to participate in the market as entrepreneurs or employees. Within these, ecotourism developments would typically be in a secluded venue and would be in the form of camp, small cluster or specialised lodge facilities. Some of these tourism developments although rustic and secluded, would nevertheless offer a high standard of accommodation and service. On these areas is:

- Mtentu Estuary which is a nursery for marine species. Some opportunities in the estuary include:
  - Canoeing,
  - Indigenous forests,
  - Campsite
- Sikombe Estuary is currently underutilised. Opportunities in the estuary include canoeing. There are also illegal cottages that are in a very close proximity to the estuary which somehow interferes with the marine habitat.

Proposed interventions for the identified third order nodes include:

- Extension of the Mkambati Nature Reserve and refurbishment of Mtentu tented camp
- Redevelopment of the Mzamba to Mtentu or from Mtentu to Mzamba over night hiking trails
- Development of the Sikombe Campsite
- Development of Sikombe Tourist Chalets

#### **POTENTIAL POINTS OF INTEREST**

- Wilderness camps: Mtentu Falls camp and Kwanyana.
- Other Tourism Focal Points with high potential: Mpahlana

#### **CORRIDORS**

Corridors are links between nodes, along which an increased intensity of development will naturally be attracted and should be encouraged. Similar to nodes they improve access to opportunities.

Identified in Mzamba Coastal area are:

- Existing mobility route – R61

#### **PROPOSAL**

##### **EXISTING MOBILITY ROUTE – R61**

The current R61 to the coast, although some portions have been upgraded, is in an extremely poor condition. This means that, unless funds are allocated to upgrade the feeder roads to the coast, the impact on tourism in the area is likely to be minimal.

##### **PROPOSED MOBILITY ROUTE - N2 TOLL ROAD**

The proposed Wild Coast Toll Road has very good potential from a tourism point of view. In particular, it will greatly increase access to some of the stunning locations on the coast in the Winnie Madikizela Mandela Local Municipality. Examples that come to mind here are at Waterfall Bluff, Mfihlelo Falls, the Mtentu and Msikaba River Gorges, the Mkambati Nature Reserve, Lupatana and Port Grosvenor.

##### **PROPOSED TOURISM ROUTES**

The road to Mtentu needs upgrade and provision of basic infrastructure to enhance development and ensure visitor access. There are other roads that will need attention which are shorter in length. Most of these will be connected off the road to Mtentu. These include Xholobeni, Sikombe, Mnyameni and other coastal areas. Lack or unavailability of proper infrastructure hinders tourism development and the ability to attract investors.

Access roads within the study area to improve accessibility and mobility.



## PROTECTION

This concept is explicitly aimed at protecting valuable natural, economic or heritage resources, such as agricultural land, wetlands, ecological corridors or scenic landscapes. Protection may be required for components of settlements (e.g. the establishment of a network of green spaces in urban areas) or rural landscapes outside of settlements.

## PROPOSAL

It is proposed that a conservation footprint and continuous open space system be established in the Mzamba Coastal area in order to conserve nature areas, river systems and tributaries. The underlying rationale is to maintain and protect the rich biodiversity and to conserve the natural fauna and flora of the area that renders this area with its unique sense of place. Inclusive of this spatial tool, is to rehabilitate and upgrade the damaged land and to protect and conserve the river watercourse.

Some of the noteworthy areas, include:

- Mtentwana River, Estuarine Protection
- Cwaka Catchment, Estuarine Protection
- Lower Mnyameni Catchment, Estuarine Protection
- Sikombe River, Estuarine Protection
- Lower Mtentu River, Estuarine Protection
- Coastal Strip, Estuarine Protection
- Mtentu Gorge
- Mnyameni Water Fall
- Phushungana Pools

## 5.3 MZAMBA COASTAL LOCAL SPATIAL DEVELOPMENT FRAMEWORK

The proposals contained within the framework aim to achieve the desired spatial form and strategies for Mzamba Coastal Area while ensuring alignment with the SPLUMA spatial development principles. The proposals guide and inform all decisions relating to the use, development and planning of land in a specified area, and thus indicates the desired patterns of land use, directions of growth, and conservation areas in that area.



**6 BROAD SETTLEMENT PROPOSALS**

**6.1 MZAMBA – FIRST ORDER NODE**

Table 8: Mzamba Node Proposals

	STRATEGIC FOCUS	SDE ELEMENT	PROPOSAL
Protective actions	Natural / Ecological Elements to be protected	CBAs, Protected Areas and Watercourses	Protect CBAs from development. Resist any development within the river corridor or 1:100-year floodline.
		Coastal management and risk areas	Resist development within the coastal setback and associated risk areas.
		Local area node	Progressively formalise Mzamba area to a small town through revitalisation.
Change actions	Area for enhancement of economic opportunity	Integration areas for commercial activity	Declare R61 a “restructuring”, “integration” or “business promotion” zone and provide incentives to assist emergent or previously disadvantaged entrepreneurs to establish businesses which will add to the convenience of adjacent residents and serve to integrate parts of the area. Branding and promotion of existing BnB around the area
		New commercial & tourism places	Promote branding for ever increasing demand for new tourism areas. Establishment and formalisation of taxi rank along the R61
New development actions	New development of significance	New routes	Reestablishment of ecotourism i.e horse-trails, hiking and guided fishing.



6.2 MNYAMENI – SECOND ORDER NODE

Mnyameni is currently a third order node which is proposed for an upgrade to a second order node.

Table 9: Mnyameni Node Proposals

	STRATEGIC FOCUS	SDF ELEMENT	PROPOSAL
Protective actions	Natural / Ecological Elements to be protected	CBAs, Protected Areas and Watercourses	Protect CBAs and lower Mnyameni catchment Estuarine from development. Resist any development within the river corridor or 1:100-year floodline.
		Coastal management and risk areas	Resist development within the coastal setback and associated risk areas.
Change actions	Area for enhancement of economic opportunity	Area to be upgraded	Progressively upgrade Mnyameni to a second order node
		Commercial activity	Budgeting and implementing the Phased Mnyameni Tourism Development Branding and promotion of fishing estuary and existing camp site
New development actions	New development of significance	New commercial & tourism places	Establishment of Mnyameni Tourism development (with chalet facilities, restaurant, conference facility and boat accommodation. Promote branding for ever increasing demand for new tourism areas. Formalisation and legalisation of existing illegal boat launching site.
		New routes	Road upgrade for accessibility to the area

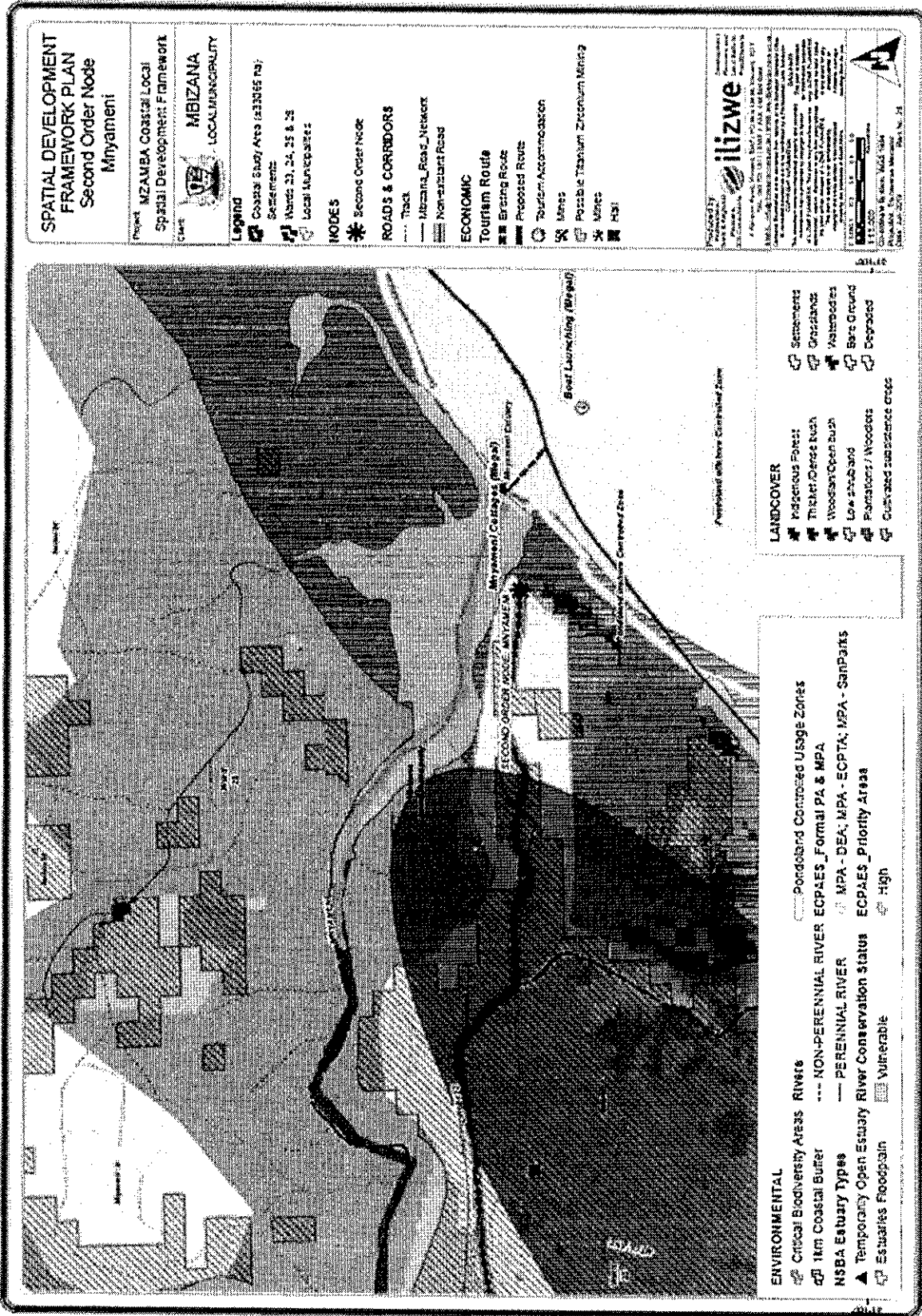


Figure 31: Mnyameni Proposals – Second Order Node

6.3 MENTU – THIRD ORDER NODE

Areas such as Mntentu and Sikombe areas are identified as nature tourism development areas. Nature Tourism Development sites represent opportunities for local residents in the study area to participate in the market as entrepreneurs or employees. Within these, ecotourism developments would typically be in a secluded venue and would be in the form of camp, small cluster or specialised lodge facilities. Some of these tourism developments although rustic and secluded, would nevertheless offer a high standard of accommodation and service.

Table 10: Mntentu Node Proposals

	STRATEGIC FOCUS	SDF ELEMENT	PROPOSAL
Protective actions	Natural / Ecological Elements to be protected	CBAs, Protected Areas and Watercourses	Protect CBAs and lower Mntentu Estuarine from development. Resist any development within the river corridor or 1:100-year floodline.
		Coastal management and risk areas	Resist development within the coastal setback and associated risk areas. Some of these tourism developments although rustic and secluded, would nevertheless offer a high standard of accommodation and service. Redevelopment of the Mzamba to Mntentu or from Mntentu to Mzamba over night hiking trails
Change actions	Area to be upgraded	Third order node	
	Area for enhancement of economic opportunity	-	
New development actions	New development of significance	New Tourism places	Mntentu Estuary which is a nursery for marine species. Some opportunities in the estuary include: <ul style="list-style-type: none"> <li>• Canoeing,</li> <li>• Indigenous forests,</li> <li>• Campsite</li> </ul> Promote branding for ever increasing demand for new tourism areas. Extension of the Mkhambathi Nature Reserve and refurbishment of Mntentu tented camp

	New routes	The road to Mtentu needs upgrade and provision of basic infrastructure to enhance development and ensure visitor access.
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6.4 SIKOMBE – THIRD ORDER NODE

Sikombe Estuary is currently underutilised. Opportunities in the estuary include canoeing. There are also illegal cottages that are in a very close proximity to the estuary which somehow interferes with the marine habitat.

Table 11: Sikombe Node Proposals

	STRATEGIC FOCUS	SDF ELEMENT	PROPOSAL
Protective actions	Natural / Ecological Elements to be protected	CBAs, Protected Areas and Watercourses	Protect CBAs and Sikombe River Estuarine from development. Resist any development within the river corridor or 1:100-year floodline.
		Coastal management and risk areas	Resist development within the coastal setback and associated risk areas.
Change actions	Area to be upgraded	Third order node	Some of these tourism developments although rustic and secluded, would nevertheless offer a high standard of accommodation and service
		Area for enhancement of economic opportunity	-
New development actions	New development of significance	New Tourism places	Development of the Sikombe Campsite Development of Sikombe Tourist Chalets
		New routes	Promote branding for ever increasing demand for new tourism areas. Upgrade of roads leading to Xholobeni, Sikombe, Mnyameni and other coastal areas



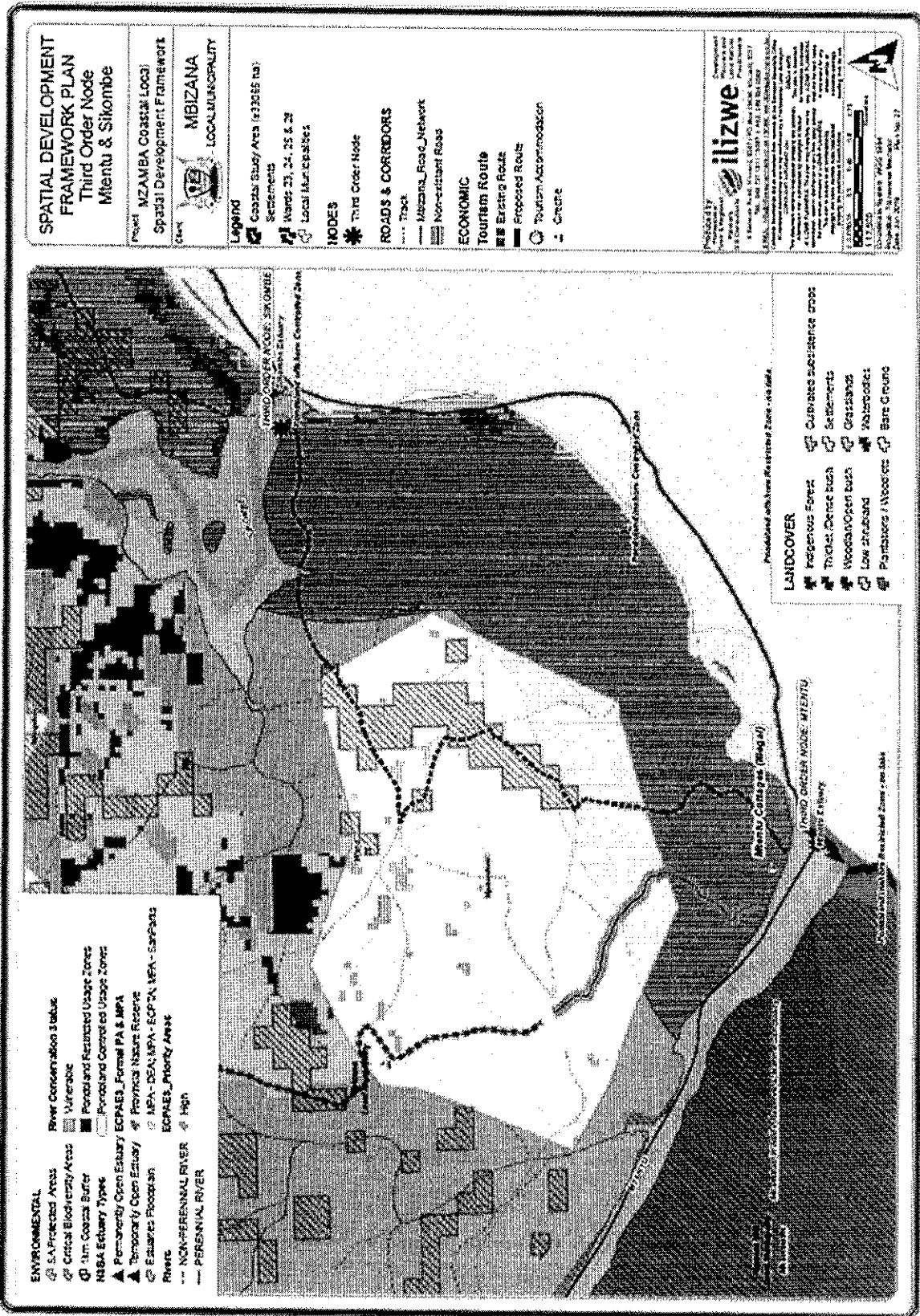


Figure 32: Mtentu & Mzamba Proposals - Third Order Nodes

## 7 IMPLEMENTATION FRAMEWORK

### KEY STRATEGY 1

**Protect, maintain and enhance the natural resource base of the Mzamba Coastal Area – including area of high biodiversity, high-potential agricultural land, inland and coastal waters, and scenic landscapes – which is the basis of life and the local economy.**

- Utilise biodiversity mapping to inform land use decision-making supportive of ecological integrity and natural resource protection.
- Assist in highlighting priority areas outside the protected area network that are critical for the achievement of the Province's conservation targets (and by managing land use in these areas in a manner supportive of conservation goals).
- Delineate and manage urban edges, coastal and estuarine, and watercourse setbacks in a manner which diverts urban growth pressures away from ecologically important areas.
- Inform land use management in coastal settlements and around estuaries.
- Record the location of mineral deposits and known reserves of construction materials and endeavour to reserve these assets for possible use.

### KEY STRATEGY 2

**Make allowance for extended opportunity in key sectors reliant on the natural resource base such as Tourism**

- Support the extension of nature and ecology-based tourism facilities if these activities are of a nature and form appropriate in a rural context, generate positive socioeconomic returns, expand opportunities for emerging entrepreneurs and local communities, and do not compromise the environment or ability of the study area to deliver on its mandate.

### KEY STRATEGY 3

**Within all settlements prioritise development, the efficient use of land.**

- Prevent settlement encroachment into scenic landscapes and biodiversity priority areas, especially between settlements, and along coastal edges and river corridors.
- Promote the efficient use of land and infrastructure by containing urban sprawl and prioritising infill, intensification and redevelopment within Mzamba Node.
- Promote revitalisation to enhance settlement character, stimulate urban regeneration, encourage investment and create tourism opportunities.

### KEY STRATEGY 4

**Actively seek to upgrade and integrate settlements.**

- Progressively upgrade bulk infrastructure to improve livelihoods.
- Construction of new road infrastructure to decrease average travel times.

## 7.1 SPATIAL POLICIES AND STRATEGIES

Rural development is a provincial competence in the South African Constitution. There are strong economic and ethical arguments for major investment programmes in infrastructure and social services in rural areas such as Mzamba Coastal area. Rural development is, therefore, one of the main objectives of Winnie Madikizela Mandela Local Municipality, for it is a major plank in the attack on poverty. Successful rural development of Mzamba Coastal area should be the outcome of the joint actions of the rural community, their local municipality and many provincial and national departments. This chapter therefore elaborates on how Mzamba Coastal in its rural nature can access and use municipal resources, including funds and those that can be leveraged by municipal funds.

### 7.1.1 DEFINITION OF RURAL AREA

According to Rural Development Strategy of National Government, Rural areas can be described as those areas that have the lowest level of services, and the greatest average distance to the nearest service points. They include large scale farming areas, much - but not all - of the ex-Bantustan areas, and small municipalities with little potential to raise taxes sufficient to meet the costs of services. Peri-urban squatter camps, being tied to the economies of contiguous urban areas, do not count as rural, except in the context of sometimes being part of rural municipalities. According to the definition by the Rural Development Strategy of National Government, it is evident that the study area falls within such category.

### 7.1.2 THE GOALS OF RURAL DEVELOPMENT

Rural development is everybody's business in rural areas such as Mzamba. This captures the multi-sectoral nature of the undertaking enterprise and the notion that rural development is the business of the rural community, should set the agenda, the priorities and the methods to achieve Rural Development. If structures are set up that allow that, and allow the National Government to support rural people's initiatives, communities along with its Local Authority will avoid the pitfall that rural development is nobody's business.

Some major goals of rural development for the study area can then be defined as:

- Helping the Mzamba community at large set the priorities for development in their settlements, and supporting their access to government non-government funding in promoting local economic development;
- Creating greater equality in resource use and allocation, especially:
  - **Land**, through better security of tenure, restitution and reform programmes, and farmer support to all producers
  - **Water**, through extension of services and extension of rights.
  - **Sanitation**, provision per RDP standards.
  - **Financial Services**, for production inputs, infrastructure development, and access to land, through extension of services.
  - **Management**, through training and capacity building.

- Increasing access to services through the provision of physical infrastructure and social services such as water and sanitation, transport, health services, and schooling;
- Increasing farm and non-farm production in poor rural areas, and increasing the incomes of poor men and women;
- Improving the spatial economy of rural Winnie Madikizela Mandela Local Municipality, including through coordination and co-operation of the Alfred Nzo District Municipality;

### 7.1.3 STRATEGIES FOR RURAL DEVELOPMENT

Apart from the specific strategies such as land reform, farmer support, SMME development and job creation schemes proposed by Winnie Madikizela Mandela Local Municipality and Alfred Nzo District Municipality through IDP's SDF's and other frameworks; the Mzamba Coastal Local Spatial Development Framework proposes the following rural development strategies for implementation:

- **Formulation of structures of Local Government and local coordination** that will allow the community of Mzamba Coastal Area to set the local development agenda, influence development in the area, influence the infrastructure investment programme and maintain the assets created, and access and control of service delivery.
- **Utilisation of The National Government's commitment to rural infrastructure development and the improvement of rural services** as the spur to developing local government through national and provincial departments' insistence on involving communities in planning and managing projects and their budgets, and maintaining the assets created.
- **Utilisation of capacity building programmes** that are available through various government departments to assist local government and community organisations within Mzamba Coastal Area in the development process.
- **Creation of access to information** for planning and implementing development projects and programmes. This will allow the community to set priorities, measure progress and ensure that they meet the requirements of government programming.
- **Appointment of Community Development Facilitators** with skills in mediation, participation, facilitation, project management, finance, and in gender issues to work hand in hand with the existing ward committee. They will be responsible for carrying out the National Government's commitment to Mzamba Coastal Area, facilitation and meditation, and to bringing the concerns of the poorest, less organised groups in the community on to Winnie Madikizela Mandela Local Municipality policy agenda.
- **Ensuring fair and equitable access to social welfare**, especially for those who have rights to pensions, but have so far not obtained access to the system.

#### 7.1.4 GENERAL POLICIES AND GUIDELINES FOR LAND DEVELOPMENT

The following general policies and guidelines are to be applicable to land development in the Winnie Madikizela Mandela Municipal area: -

- The following basics Disaster Management guidelines: -
  - No development should take place on land within the 1 in 100-year flood line. In certain cases, exemption may be granted for development up to the 1 in 50-year flood line (but commonly only in cases where existing development has occurred).
  - Development is prohibited on slopes steeper than 18% (or 1-in-5 gradients), with exemptions on merit in certain cases being permitted, except in the case of public-funded housing developments.
  - Engineering Geotechnical reports should be undertaken prior to planning of new areas for settlement/development.
  - Wherever possible mitigation steps should be taken to prevent informal settlement development within 1:100-year flood areas. Where such settlement has occurred, appropriate steps should be taken to clear the area and secure it from future settlement.
- Controlled Areas around municipal and infrastructure installations such as Waste Disposal Sites; Waste Water Treatment Works etc. shall stipulate minimum distances from installations within which specified land use development shall not take place, based on environmental and health considerations.
- For the purposes of settlement planning, the standards for settlement design and development set out in the Guidelines for Human Settlement Planning and Design (the so-called "Red Book" compiled by CSIR Building and Construction Technology, 1998) be adopted and used in the scrutiny of relevant land developments.
- All land developments should be undertaken in accordance with an approved Layout Plan and/or Site Development Plan. After approval, only minor deviations from the applicable plan are to be permitted
- The National Building Regulations are applicable in all land development areas.
- The Development Principles and Norms and Standards set in terms of Chapter 2 of the Spatial Planning and Land Use Management Act, 16 of 2013 are applicable to every land development application.

## 7.2 IMPLICATIONS FOR LAND USE MANAGEMENT

Land Use Management policies and guidelines form an integral part of the Mzamba Coastal Local Spatial Development Framework. The preparation and implementation of the land use management guidelines is essential in dealing with development proposal, applications and land use management in general. The municipality in conjunction with the spatial strategies should implement these policies and guidelines for the development of Mzamba Coastal.

The purpose of the land use management guidelines is to promote the coordinative and harmonious development of the Mzamba Coastal area in such a way that will most effectively tend to promote health, safety, order, amenity convenience and general welfare, as well as efficiency and economy in the process of development, and the improvement of communications.

The following legal legislation is applicable with regard to development control in Mzamba Coastal. Development in the Ward will have to be in line with development parameters set out in the applicable planning instrument.

### 7.2.1 SPATIAL PLANNING AND LAND USE MANAGEMENT ACT 16 OF 2013 (SPLUMA)

The Spatial Planning and Land Use Management Act 16 of 2013 (SPLUMA) was enacted in 2013. The Act came into operation in mid-2015. SPLUMA is a framework act for all spatial planning and land use management legislation in South Africa. It seeks to promote consistency and uniformity in procedures and decision-making in this field. The biggest point of departure from older planning legislation is that municipalities will be solely responsible for processing and dealing with land use applications and the appeals relating thereto. All municipalities must establish Municipal Planning Tribunals to decide on cases, with the Municipal Council dealing with appeals on decisions made by the Municipal Planning Tribunal.

### 7.2.2 SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAWS

With the Spatial Planning and Land Use Management Act 16 of 2013 coming into practice, Winnie Madikizela Mandela Municipality will now be able to process land use applications and/or proposals with the assistance of Municipal Planning Tribunals. The Municipality must develop Spatial Planning and Land Use Management By-Laws. The By-Laws provide framework for:-

- I. Municipal Spatial Development Framework – for guiding and informing decisions to be made by the Municipality relating to land development.
- II. Land Use Scheme – for determination of use and development of land within the municipal area.
- III. Institutional Structure for Land Development and Land Use Management Decisions including:
  - a. Division of Functions – this relate to division of functions between Municipal Planning Tribunal and Land Development Officer and categorisation of applications.
  - b. Establishment and composition of Municipal Planning Tribunal

- c. Establishment and composition of Joint Municipal Planning Tribunal
- d. Establishment and composition of District Municipal Planning Tribunal
- e. Decisions of Municipal Planning Tribunal - criteria for consideration and determination of application by Municipal Planning Tribunal and conditions of approval.
- f. Administrative Arrangements – reference to Municipal Planning Tribunal

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### 7.2.3 INTERIM PROTECTION OF INFORMAL LAND RIGHTS ACT 31 OF 1996 (IPLRA)

#### **IPLRA MUST BE READ IN CONJUNCTION WITH STATE LAND LEASE AND DISPOSAL POLICY BY THE DEPARTMENT OF RURAL DEVELOPMENT AND LAND REFORM IN 2013**

The Interim Protection of Informal Land Rights Act (IPLRA), introduced in 1996, was intended as “holding” legislation that would provide a safety net to people living in rural areas until a more lasting solution was developed.

The Act helps to protect people whose informal rights to land are threatened, but its impact has been limited in practice because some traditional leaders believe that they own the land and this is not disputed by the Department of Rural Development and Land Reform (DRDLR).

IPLRA’s enforcement has also been difficult as the procedure to follow when submitting land use applications differs significantly when comparing to other Acts such as Ordinances, LFTEA etc.

In order to more effectively protect rural people against the deprivation of their land by traditional leaders and private enterprises such as mining companies, the act would need to be amended so as to:

- Be made a permanent law (it is currently renewed annually).
- Protect individuals within families and households from decisions being made without their consent. In this sense, women should be explicitly recognised and protected.
- Allow for inquiries if there are disputes about the disposal of land. Ultimate authority for the enforcement of IPLRA lies with the state, which is the nominal owner of the most of the land in the former Bantustans.

Ultimately, authority for the enforcement of IPLRA lies with the state, which is the nominal owner of the most of the land in the former Bantustans. As the nominal owner and trustee of most communal land, the state has a fiduciary duty to act in the best interests (and not on behalf) of rural people. To do so it must relinquish its decision-making and landownership power to rural people.

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#### **IPLRA SPECIFICATIONS**

- No person may be deprived of any informal right to land without his or her consent.
- Where land is held on a communal basis, a person may be deprived of such land or right in land in accordance with the custom and usage of that community.
- The custom and usage of a community shall be deemed to include the principle that a decision to dispose of any such right may only be taken by a majority of the holders of such rights.

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#### 7.2.4 STATE LAND LEASE AND DISPOSAL POLICY (SLDP) 2013

This policy is couched and rooted in the aim to create different development pathways for different categories of farmers and other persons. The policy seeks to address food security and social justice a ground level, and provides the very poor with initial access to land for farming and other uses.

The policy itself replaces all existing policies on the leasing of immovable assets of the Department of Rural Development and Land Reform. It also takes the precedence over any other departmental policy that contains any provision on leasing immovable assets

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#### AGRICULTURAL LEASES

The State Land Lease and Disposal policy, the SLDP, applies to farms acquired by government through the Pro-active Land Acquisition Strategy (PLAS) adopted as policy and a mechanism for land redistribution in 2006. It is targeted at black South Africans, and defines **four (4) categories** of 'farmer' beneficiaries:

1. Households with no or very limited access to land, even for subsistence production.
2. Small-scale farmers farming for subsistence and selling part of their produce on local markets.
3. Medium-scale commercial farmers already farming commercially at a small scale and with aptitude to expand, but constrained by land and other resources.
4. Large-scale or well established commercial farmers farming at a reasonable commercial scale but disadvantaged by location, size of land and other resources or circumstances and with potential to grow.



## COMMERCIAL DEVELOPMENTS

Government policy, since 1994 recognised inhabitants of former homelands as the rightful owners of the land they occupy, irrespective of how such land may be reflected in the deeds registry. In recognition of the fact that such inhabitants may not be protected by law, Parliament approved the Interim Protection of Land Rights Act in 1996 for the temporary protection of such rights.

In 1999, it was approved by National Treasury (then Department of State Expenditure) for general approval for long term leases on communal land to be paid back directly to the Community. The DLDR doesn't however have sufficient information regarding the carrying through of the abovementioned approval, as it seemed not to be concerned with the matter, as the immediate benefits were not accruing to the state. As a result the amount of investment which goes into communal land as a result of these leases cannot be quantified.

## TYPES OF COMMERCIAL DEVELOPMENTS

The Department of Rural Development and Land Reform has been receiving long term lease applications for commercial developments in communal areas that previously fell under the control of Homelands.

Such developments include the following:

- Mining
- Tourism
- Petrol Filling Stations
- Alternative Energy Sources
- Short Term Accommodation (Hotels, Bed & Breakfasts)

## 8 IMPLEMENTATION PLAN

As part of the Mzamba Coastal Local Spatial Development Framework, a detailed implementation plan has been prepared. The implementation plan comprises projects and actions that need to be implemented by the municipality in order to achieve the strategic spatial development of Mzamba Coastal Area, as envisaged and identified in the Integrated Situation Analysis section.

Section 7 of the LSDF has proposed strategies in addressing some of the critical issues relating to planning in future. The key focus areas for the LSDF summarised as follows:

- \* **Environmental Protection** – conserving the environment and avoiding encroachments and developments in key biodiversity areas
- \* **Tourism and Recreation** - Support the extension of nature and ecology-based tourism facilities.
- \* **Rural Development** - Promote the efficient use of land and infrastructure by containing urban sprawl and prioritising infill, intensification and redevelopment.
- \* **Infrastructure Development** - Progressively upgrade bulk infrastructure to improve livelihoods.

### 8.1 CAPITAL INVESTMENT FRAMEWORK

The Capital Investment Framework (CIF) is a translation of the development goals and strategies reflected in the SDF into implementable projects with corresponding budget allocations and timeframes. Given the high demand for accelerated infrastructure development and maintenance, the CIF forms a fundamental aspect of the Winnie Madikizela Mandela 's delivery strategy. The projects emanate from the community needs identified to address backlogs in the delivery of basic services.

It indicates the municipality's investment priorities. As the municipality's broader strategic and financial planning objectives, the CIF will therefore act as a framework for the integration of sectorial development projects (potential) and provide an indication of:

- ✓ The extent infrastructural projects to be implemented;
- ✓ The CAPEX budget required for these infrastructural projects;
- ✓ The availability of finance for this capital expenditure (capex); and
- ✓ The available revenue options in terms grants and borrowing within the provisions of the municipal fiscal framework.

This guideline is based predominantly on the Municipal Finance Management Act (MFMA), 2003. The MFMA is the key component of the broader legislative framework governing municipalities, and aims to strengthen financial management and support municipalities in moving towards a sustainable future.

8.2 CAPITAL PROJECTS

The table below provides an indication of how the municipality seeks to achieve its desired goals and strategies through a number of identified capital projects

Table 12: Capital Projects

CAPITAL PROJECTS													
Project priority	Project Name	Project Description	timeframe	budget	Source	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
1	Capacity Building in WMMMLM. To implement the spatial proposals	Develop capacity and skills in WMMMLM to be able to implement the project implementation programme internally, with as little external PSP as possible.	2020-2025 - on-going	Unknown	WMMMLM, ANDM and Sector Departments								
2	Electrical Infrastructure provision	Need for provision of electrical infrastructure to approximately 54% of Mzamba Coastal Area	2020/21 2021/22 2022/23		ESKOM WMMMLM								
3	Provide water at the national standard of: stand pipe 200m from households	There is a need to supply 50% of households within the study area with potable treated water via a fully functional water scheme, in terms of the minimum level of service of potable water within 200m from a dwelling.	2020/21	R11 000 000	ANDM WMMMLM								
4	Provision of sanitation infrastructure	Need for provision of Ventilated Pit Latrines to 72 % of Mzamba Coastal Area.	2023/24	Unknown	ANDM WMMMLM								

## CAPITAL PROJECTS

Project priority		Project Name	Project Description	timeframe	budget	Source	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
5			Signage for Tourism areas of interest	2020/21	Unknown	DEDEAT ECPTA WMMMLM								
			Mnyameni Tourism Development	2020/21 2021/22	Unknown									
			Mtentu and Sikombe Tourism development	2022/23	Unknown									
8			Provision of clinic in Mnyameni & Mgungundlovu	2021-2023	R10 000 000	NDOH, ANDM, WMMMLM								
9	Provision of social infrastructure		Provision of a Satellite police station in Baleni (central area)	2024/25		SAPS ANDM WMMMLM								
10			Provision of creches	2023/24	R1 000 000	WMMMLM ANDM								
11			Development and provision of community halls	2020/21 2022/23 2024/25	R4 500 000	ANDM WMMMLM MIG								

## CAPITAL PROJECTS

Project priority		Project Name	Project Description	timeframe	budget	Source	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
13	Master Plan for Road Upgrades to increase accessibility	Better access is essential for the nodes to flourish because overall accessibility in the study area is poor. Priority: Mnyamneni, Sikombe, & Mtentu.	2020-2025 - on-going	R1 500 000	EC DRPW WMM/LM ANDM									
14	Formalization of Mzamba Node	Tachy Survey, Planning and Formalisation	2023/24 2024/25	R1 400 000	WMM/LM ANDM NDOHS									

### 8.3 MONITORING AND EVALUATION FRAMEWORK

The extent to which policies and objectives of the LSDF are implemented requires measurement and continuous evaluation and monitoring. Monitoring and evaluation mechanisms will include alignment of KPAs of relevant functional areas within WMMLM. Regular reviews based on the critical areas identified for action should be done through appropriate institutional mechanisms.

To ensure that the proposals contained in this LSDF are acted upon, it is proposed that the office of the Winnie Madikizela Mandela Municipal Manager initiate a process to identify a person to report back to the relevant Standing Committee or Council on a yearly basis regarding the following aspects: -

1. The application of the LSDF and the Land Use Management Guidelines contained therein;
2. The implementation of projects and related activities as proposed in terms of the Spatial Planning, Land Use Management and Development Feasibility Programmes, including the allocation of funding and/or the sourcing of funding for individual projects.

### 9 CONCLUSION

In conclusion, the following is proposed regarding the need to review the Mzamba Coastal LSDF from time to time:

- It is proposed that the Mzamba Coastal LSDF be reviewed every five years, in the year leading up to the initiation of the next Integrated Development Planning cycle. In this regard, the next full Review of the LSDF would be programmed for 2025.
- In the interim, the LSDF should be amended as and when necessary when a material change in circumstance occurs. This is likely to apply most to the Implementation chapter as and when individual projects are completed and new projects are identified as priorities.

Signed on the 20<sup>th</sup> day of June 2022



MUNICIPAL MANAGER