



Unity In Development  
Lady Frere Indwe Dordrecht



# EMALAHLENI LOCAL MUNICIPALITY

## MACHUBENI DEVELOPMENT NODE LOCAL SPATIAL DEVELOPMENT FRAMEWORK

Final Draft Report

June 2017





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# 1. INTRODUCTION AND BACKGROUND

Emalahleni Local Municipality (hereafter referred to as “ELM”) has appointed Tshani Consulting CC to assist the municipality with the preparation of a Local Spatial Development Framework for Machubeni Development Node

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

This document therefore serves as a *Final Draft Local Spatial Development Framework* for the *Machubeni Development Node*.

## BACKGROUND

The broad Spatial Development Framework of Emalahleni has identified rural nodes that need to be developed further, to reach their full potential of development. The Local Spatial Development Framework is intended to create a holistic approach for the development of **Machubeni Development Node**, thereby unleashing development potential, attracting investment and removing blockages inherited from previous planning methods.





## PROJECT OBJECTIVES

The main objectives of the project were to formulate a detailed and realistic Local Spatial Development Framework for the Machubeni Development Area, which will enable the municipality to attract developers and manage the expected spatial growth of the rural node in a logical and sustainable manner. Other important objectives are:

- Compliance with the following provisions of the Municipal System Act (2000), the Municipal Planning and Performance Management Regulations (2001) is mandatory:
- Development of a spatial vision and objective of the IDP and the whole municipality.
- Development of a conceptual scenario for envisaged spatial form.
- Setting out of objectives that reflect the desired spatial form of the municipality.

Contain strategies, policies and plans which must:

- Analyse the opportunities and constraints within the municipality concerning the heritage, economy, agriculture, environment, infrastructure, tourism and social development.
- Delineate the agriculture land that has high potential.
- Indicate desired patterns of land use within Machubeni Development Node.
- Identify existing and future land reform projects.

The following development principles as contained in the Spatial Planning and Land Use Management Act (16 of 2013) shall be actualized in the development of the SDF:

- Resilience
- Integration
- Sustainability
- Efficiency

- Spatial Equity
- Good Governance

## SCOPE OF WORK

The process that is to be followed by the service provider will consist of the following broad steps:

- Update cadastral base maps for Machubeni Development Node with the latest information (to be sourced from the Surveyor General Office).
- Carry out a detailed land use survey for the Machubeni Development Node.
- Liaise with relevant service providers to establish a clear picture of the current infrastructure networks and service catchment(s) in Machubeni Development Node and to illustrate these visually (spatially).
- In consultation with the municipality and key stakeholders, identify the main spatial development features (characteristic land use patterns, development trends and related land use dynamics) currently applicable in this Rural Node.

## METHODOLOGY FOLLOWED

The following methodology was utilised, for the completion of this project.

### PROJECT METHODOLOGY/PROCESS

The purpose of this project is to facilitate the Development of the Machubeni Development Node Local Spatial Framework Plan in order to align the proposals with existing and new programs (sector plans) that have spatial implications.

### Phase 1: Project initiation and finalisation of the terms of reference

The project commenced with an Inception Meeting with Project Manager to sign SLA agreement and the finalisation of the terms of reference, the establishment of the relevant project committee.

### Phase 2: Situation Analysis

This Phase included the analysis of the exiting tourism potential, settlement areas, accessibility, land use, economic and environmental consideration, infrastructure and the physical Spatial and institutional context. Community and stake holder input at this stage are critical during this phase. All opportunities, constraints, problems and, key informants relating to the study area was identified and captured.

### Phase 3: Development of Concept Plan and Frameworks

A development concept was created which was linked to goals and objectives for development within the study area. The concept was based on principles and guidelines for development within the study area.

### Phase 4: Implementation

A list of projects was identified. A budget, targeted date, possible source for budget was identified during this phase.

### Phase 5: Public Notification and Approval Process

The Draft LSDF was advertised in the local newspaper and thereafter the final report was submitted to the municipality for council approval and adoption.

CONSULTATIVE PROCESS

Public participation and consultation internally and externally were an important part of the preparation of this LSDF. Stakeholders involved were representing different organisations and civil society in general.

From Emalahleni LM's side, the formulation of the Local Spatial Development Framework was managed and coordinated by a Task Team comprising officials and councillors from different Municipal departments. *Table 1* below indicates relevant meetings and workshops held during the consultative period.

TABLE NO. 1: MEETINGS AND WORKSHOPS HELD	
MEETING/WORKSHOP	DATE
Project Inception meeting	01 November 2016
Situation Analysis Workshop	16 February 2017
Development of Concept Plan and Frameworks	12 April 2017
Council Presentation	25 April 2017

WORKSHOP PARTICIPATION

Workshops was held during Phase 2 and Phase 3, as it was imperative to hear the views of the community as well as involving them in the planning process of Machubeni Development Node. The workshop was well attended by the ward councillors, ward committees, community of Ward 13 as well as the surrounding wards, municipal officials, COGTA, Department of Health, Department of Agriculture and Department of Human Settlement.

The workshop was handled in following manner:

Attendees listening to presentation



A group leader giving feedback



Group having discussions



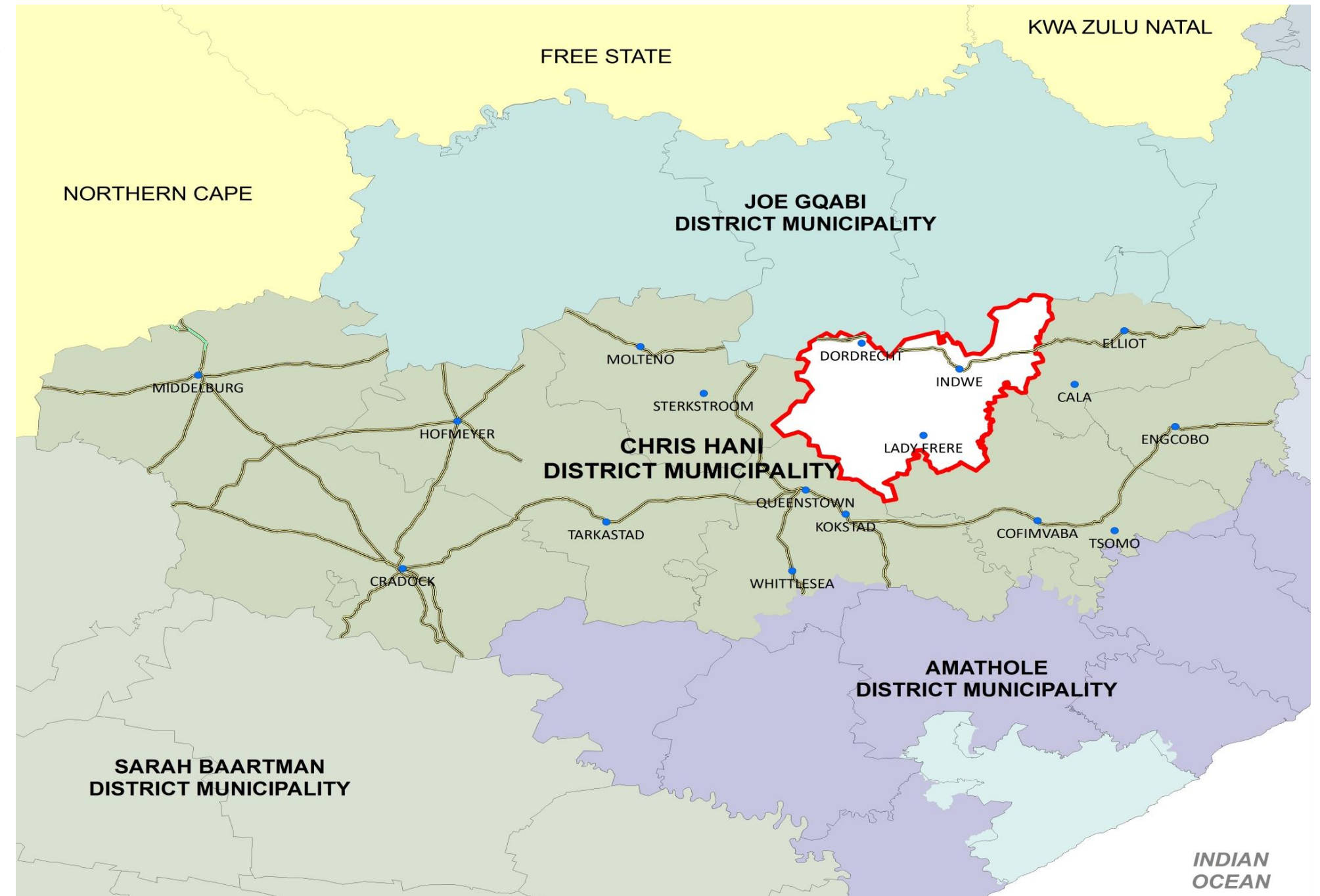


## 2. LOCALITY

### DISTRICT CONTEXT

The locality described below is from a district level. The Chris Hani District Municipality is surrounded by Joe Gqabi District Municipality to the north, OR Tambo District Municipality to the east, Amathole District Municipality to the south and Sarah Baartman District Municipality to the south-west. As indicated on Plan 1 which is the District Locality Plan, Chris Hani District Municipality includes the following local municipalities:-

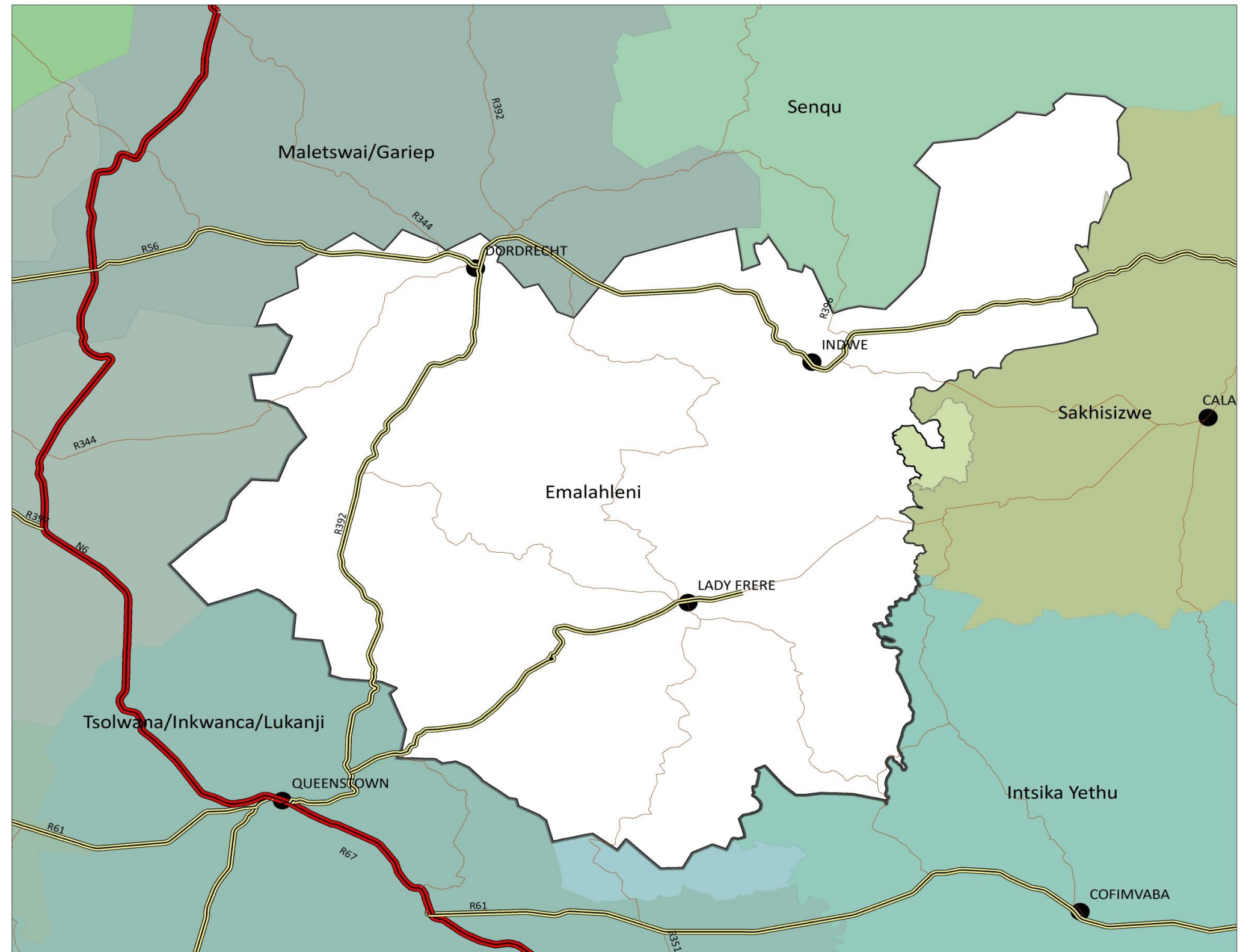
- Engcobo
- Sakhisizwe
- Emalahleni
- Intsika Yethu
- Enoch Mgijima (consist of Lukhanji/Tsolwana/Inkwanca)
- Nxuba Yethemba



Plan No. 1: DISTRICT LOCALITY PLAN

## MUNICIPAL CONTEXT

Emalahleni Local Municipality is surrounded to the north by Senqu LM and Walter Sisulu Local Municipality, (previously known as Gariep LM and Maletswai LM), to the south and west by Enoch Mgijima Local Municipality, (previously known as Lukhanji LM / TsolwanaLM / Inkwanca LM) and to the east by Sakhiswe Local Municipality.



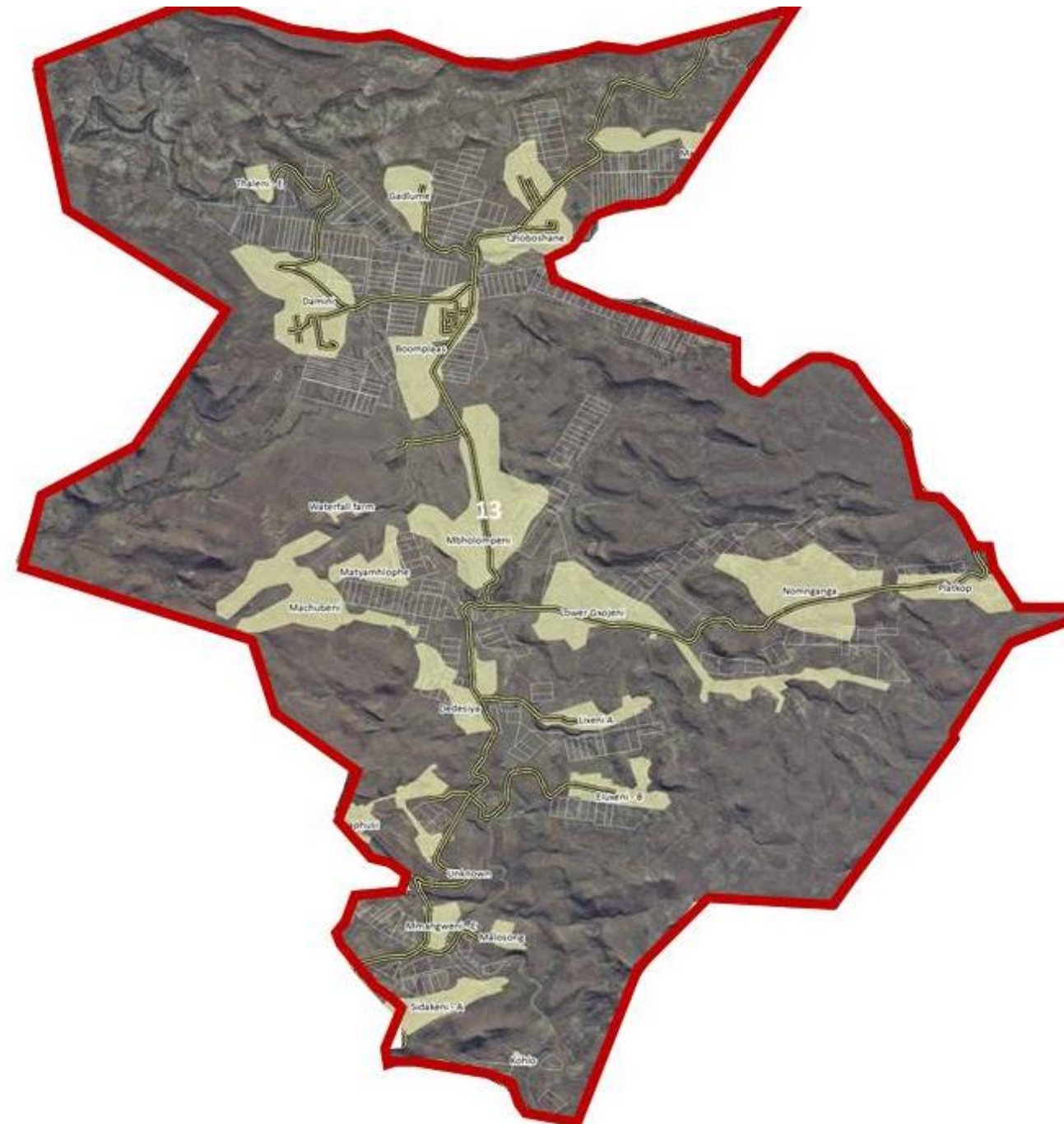
Plan No. 2: MUNICIPAL LOCALITY PLAN



## LOCAL CONTEXT

The primary study for Machubeni Development Node is Ward 13 as indicated on the Locality Plan. With reference to Plan 3, Ward 13 are made out of the following settlements:

- ▶ Qhoboshang
- ▶ Gadlume
- ▶ Taleni
- ▶ Boomplaas
- ▶ Eluxeni-B
- ▶ Mbolompeni
- ▶ Lower Gxojeni
- ▶ Mangweni E
- ▶ Luxeni A
- ▶ Mpkhapusi
- ▶ Platkop
- ▶ Machubeni
- ▶ Matyamhlophe
- ▶ Dedesiya
- ▶ Waterfall farm
- ▶ Damini
- ▶ Mangweni
- ▶ Malosong
- ▶ Sidakeni A
- ▶ Kohlo
- ▶ Nomganga

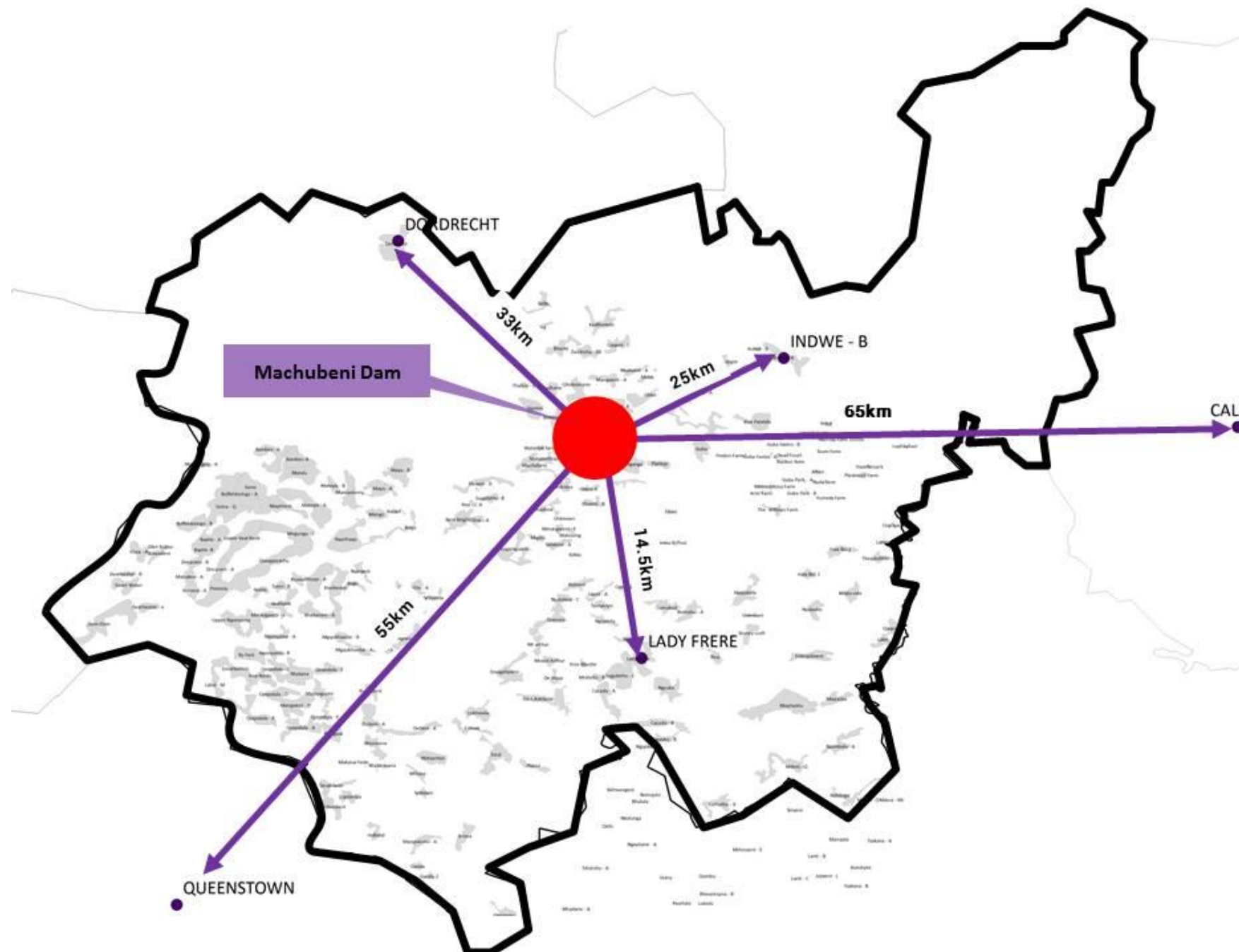


Plan No. 3: WARD 13 LOCALITY PLAN

## WHERE IS MACHUBENI DAM?

Machubeni Dam is an under developed attraction situated within Ward 13. It is a Natural Resource for Emalahleni Local Municipality and the dam also supply water to the municipality. It is a tourist attraction feature which when developed can also be used for leisure by the residents within the municipal area.

Machubeni Dam is situated approximately 20km away from Lady Frere. The next closest town is Indwe which is situated 25km away, Dordrecht is 25km, Queenstown is 55km away and Cala is 65km away.



Plan No. 4: STUDY AREA LOCATION



### 3. STRATEGIC FRAMEWORK

This section of the report comprises of the following subsections: -

- **Legal Requirements:** An analysis of the main Legal documents and Acts.
- **Policy Analysis:** An analysis of the main policy documents, like the Amathole District Integrated Development Plan and the Spatial Development Framework as well as the Mbhashe Local Municipality Integrated Development Plan and the Spatial Development Framework.

#### LEGAL REQUIREMENTS

In addition to the strategic direction provided by the forgoing planning instruments, the Spatial Development Framework needs to ensure that it is cognisant of National legislation, which may have effect on the approach adopted by Emalahleni LM or which may have implications for the way the Spatial Development Framework deals with certain informants.

For the Machubeni Development Node Local Spatial Development Framework, the key legislative and policy elements to spatial planning are the following:

- The White Paper on National Transport Policy (August 1996).
- The Municipal Systems Act (Act 32 of 2000).
- The Spatial Planning and Land Use Management Act No.16 of 2013.

The Municipal Systems Act, promulgated in 2000, enshrined in law the principal planning tool of local government, namely, the Integrated Development Plan (IDP).

Chapter Five of the Municipal Systems Act describes the IDP as a single, inclusive and strategic plan for the development of a municipality that will be the principal strategic planning instrument which guides and informs all planning and development, and all decisions with regard to planning, management and development in the municipality. The aspect of the Act is that every IDP includes a 'spatial development framework, which must include provision of basic guidelines for a land use management system for the municipality'.

The Local Spatial Development Framework will now effectively fulfil the role of being a forward plan describing the intended nature of spatial development in Machubeni Development area. Moreover, in terms of Section 35(2) of the Act: "A Local Spatial Development Framework contained in an Integrated Development Plan prevails over a plan as defined in Section 1 of the Physical Planning Act (Act No. 125 of 1991)".

#### The White Paper on Wise Land Use: Spatial Planning and Land Use Management

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

The normative approach to planning endorsed in the White Paper is presented in the form of directive principles and norms.

'The principles are conceived of as first principles in the sense of general or fundamental values of a democratic and open society, on which the norms are based or from which the norms are derived. The norms emanating from the principles are understood as principles of right action, as authoritative rules or standards asserting or denying that something has to be done or has value.'

Both the principles and norms are focused on and correlated to the field of spatial planning and land use, but need further actualisation in specific, concrete contexts (i.e. spatial development

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

As with the DFA General Principles, the principles and norms espoused in the White Paper do not prescribe black and white, yes-or-no outcomes, but serve to ensure that decisions are made with reference to a uniform and coherent set of desired policy outcomes.

The interpretation and application of the principles and norms is seen to be context-specific, as conditions upon which principles and norms have to be applied are not uniform throughout the country. This means, essentially, that a Spatial Development Framework is to be guided by the legislated principles and norms but would need to respond to the specific conditions prevailing in the area of its application. Therefore, the Spatial Development Framework is required to give practical effect to the principles and norms established in law (presently, the DFA General Principles for Land Development, as set out above).

#### Spatial Development Framework

The White Paper sees the preparation and approval of a Spatial Development Framework, as an integral part of a Municipality's IDP, as the most critical spatial planning responsibility within all three spheres of government. Once the Spatial Development Framework is approved it will have a binding effect on the public and the private sector as well as on all spheres of government. It will thus become a central element in the system of cooperative governance.

## Municipal System Act 32 of 2000

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

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

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

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

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

A SDF must reflect in a municipality's IDP must:

- Legal Determine spatial priorities;
- Set out guidelines for a land use management system;
- Set out capital expenditure framework
- Identify spatial programmes and projects
- Provide a visual representation

### WHAT IS THE LINK BETWEEN THE IDP AND THE SDF?

In support of the SDF, the IDP needs to:

- Provide a clear strategic vision, set of goals and objectives of the municipality.
- Identify the challenges currently facing the municipality that can be tackled in the long-term spatial plan of the municipality.
- Given an indication of the priority funding allocation.

In support of the IDP, the SDF needs to:

- Give physical effect to the vision, goals and objectives of the IDP.
- Visually indicate and co-ordinate the spatial implications of the municipal sector plans contained in the IDP.
- Spatially reflect the strategies proposed in the IDP.
- Assist with prioritisation and alignment of municipal and other provincial departments spending.

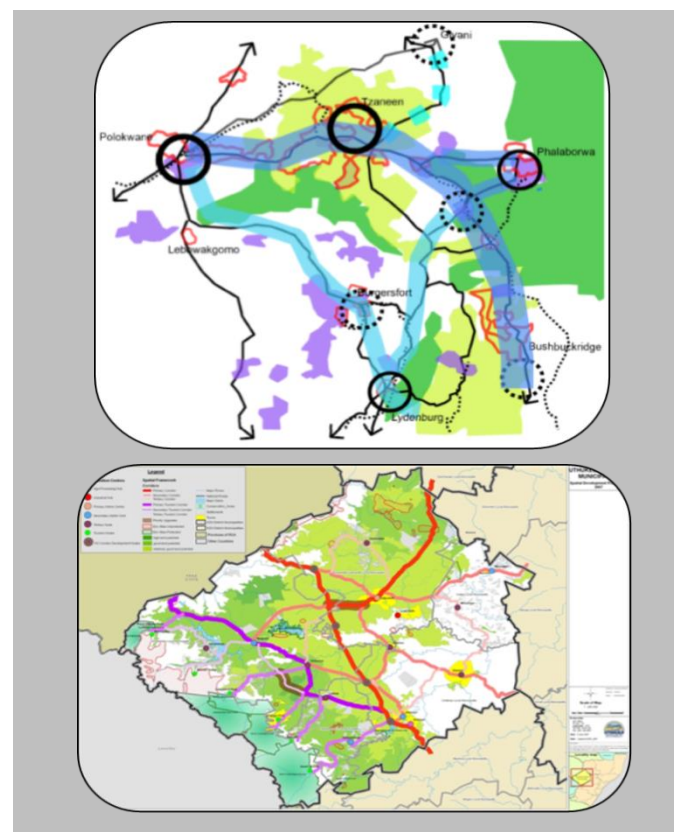


FIGURE NO. 1: IDP AND SDF ALIGNMENT

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

### SPATIAL PLANNING LAND USE MANAGEMENT ACT (SPLUMA)

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

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

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

- (i) *past spatial and other development imbalances must be redressed through improved access to and use of land;*
- (ii) *spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterized by widespread poverty and deprivation;*
- (iii) *spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons;*
- (iv) *land use management systems must include all areas of a municipality and specifically include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former homelands areas;*
- (v) *land development procedures must include provisions that accommodate access to secure tenure and the incremental upgrading of informal areas; and*
- (vi) *a Municipal Planning Tribunal considering an*



application before it, may not be impeded or restricted in the exercise of its discretion solely on the ground that the value of land or property is affected by the outcome of the application;

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

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

(c) the principle of efficiency, whereby –

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

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

(e) the principle of good administration, whereby –

- (i) all spheres of government ensure an integrated approach to land use and land development that is

guided by the spatial planning and land use management systems as embodied in this Act;

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

		BIOPHYSICAL	SOCIO-ECONOMIC	BUILT ENVIRONMENT
PROVINCES		Bioregions; biodiversity corridors; coastal zones and estuaries; protected areas; terrestrial-marine interfaces; disaster prone areas	Economic role of province and major cities within national space economy; regional economic infrastructure; primary provincial economic sectors; Special Economic Zones (SEZ); demographic trends and population growth projections; urban-rural migration patterns	Scenic landscapes; scenic routes; cultural heritage; hierarchy and role of settlements; provincial accessibility patterns
	REGIONS	Bioregions; ecosystems and ecosystem services; biodiversity corridors; coastal zones and estuaries; protected areas; terrestrial-marine interfaces; disaster prone areas; air and water quality; landscape level climate change adaptation corridors	Regional economic centres and space economy; regional economic infrastructure; Infrastructure Development Zones (IDZ); national Strategic Integrated Projects (SIP), urban-rural linkages; regional tourism activities; agricultural activities; demographic trends and population growth projections	Scenic landscapes; scenic routes and regional gateways; cultural heritage; hierarchy and role of settlements; regional growth nodes; regional accessibility patterns
MUNICIPALITIES	District	Ecosystems and ecosystem services; biodiversity corridors; protected areas; river corridors; disaster prone areas; farming regions and rural landscapes	Economic centres and space economy; economic infrastructure; primary economic sectors; demographic trends and population growth projections; urban-rural migration patterns; regional tourism activities; agricultural activities; rural development	Scenic landscapes; scenic routes; cultural heritage; accessibility patterns; gateways and destinations; land reform
	Metropolitan	Ecosystems and ecosystem services; critical biodiversity areas (CBA); protected areas; river corridors; topography and ridge lines; disaster prone areas; air and water quality; urban open space systems; farming regions and rural landscapes	Economic role of urban centre/s within provincial space economy; economic infrastructure; primary economic sectors and growth trends; demographic trends and population growth projections; social services; urban-rural migration patterns	Scenic landscapes; scenic routes; cultural heritage and heritage resources; gateways and destinations; role of settlements and their inter-relationships; movement routes, activity corridors and hubs of activity; housing; public space; industrial and commercial land use; future development trends (submitted or approved major developments); densities
	Local (Urban and Rural)	Critical biodiversity areas (CBA); protected areas; river corridors; topography and ridge lines; disaster prone areas; air and water quality; urban open space systems; farming regions and agricultural land (dry and irrigated); rural landscape and sense of place	Economic role of settlements within regional space economy; economic infrastructure; primary economic sectors and growth trends; demographic trends and population growth projections; social services; urban-rural migration patterns; agricultural activities; rural development	Scenic landscapes; scenic routes; cultural heritage and heritage resources; gateways and destinations; role of settlements and their inter-relationships; movement routes, activity streets and hubs of activity; public space; industrial and commercial land use; land reform; housing (farmworker/informal/GAP/social etc.); future development trends (submitted or approved major developments); densities

FIGURE NO. 2: GUIDELINES FOR THE DEVELOPMENT PROVINCIAL REGIONAL AND MUNICIPAL SDFS

Guidelines for the Development of Provincial, Regional and Municipal Spatial Development Frameworks and Precinct Plans.  
DRDLR. 2014. Page 22.  
[http://www.ruraldevelopment.gov.za/phocadownload/spatial\\_Planning\\_Information/SDFG\\_Final%20Draft.pdf](http://www.ruraldevelopment.gov.za/phocadownload/spatial_Planning_Information/SDFG_Final%20Draft.pdf)



## POLICY ANALYSIS

In addition to SPLUMA the following Policies have been explored as part of this Local Spatial Development Framework in order to ensure guidance is taken from the key spatial Informants when developing the LSDF.

## NATIONAL POLICY

There are a number of key policy documents to be considered in terms of National Policy influencing Spatial Development decisions. These include the following:

### STRATEGIC FRAMEWORK FOR SUSTAINABLE DEVELOPMENT IN SOUTH AFRICA (2006)

A key target of the Millennium Development Goals is to integrate the principles of sustainable development into country policies and programmes. This document seeks to address this void by initiating a broad framework for sustainable development in the country that can serve as a basis from which to develop and consolidate a national strategy and action plan.

### PATHWAYS TO SUSTAINABLE DEVELOPMENT

Three strategic priority areas for action and intervention have been identified to promote the achievement of sustainable development described in the national vision. These priority areas or “pathways” to achieving sustainable development are:

- Enhancing systems for integrated planning and implementation;
- Sustaining our ecosystems and using resources sustainability;
- Investing in sustainable economic development and infrastructure

## NATIONAL BIODIVERSITY STRATEGY AND ACTION PLAN (2005)

South Africa initiated a process to develop a National Biodiversity Strategy and Action Plan in 2005. The goal of the NBSAP is to *conserve and manage terrestrial and aquatic biodiversity to ensure sustainable and equitable benefits to the people of South Africa, now and in the future.*

### BIO-REGIONAL PLANNING PRINCIPLES

Associated with the bio-diversity initiative is the use of bio-regional planning principles in guiding development planning and land use management (refer to Figure 3 below). The bio-regional planning principles highlight the value of various biomes (a group of ecosystems) when considering the position of urban edges. It determines various spatial planning categories (SPC's), two of which are core and buffer areas. Core areas indicate wilderness areas, where no development should occur. Buffer areas are in support of the core areas and are also not intended for substantial urban development. As a result, the indication of bio-regional spatial planning categories would affect the alignment of urban edges and cognisance should be taken of the SPC's, especially in the coastal and mountainous regions. The following figure gives more background to the bio-regional planning approach.

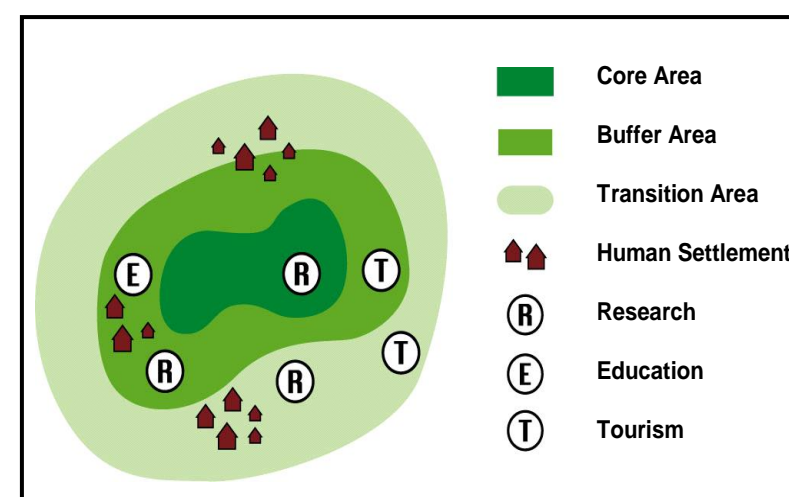


FIGURE NO. 3: BIO-REGIONAL PLANNING PRINCIPLES (BUFFALO CITY URBAN EDGE STUDY 2007)

## NATIONAL TRANSPORT POLICY

Transportation of people, goods and services are a vital component of the economy and any spatial planning needs to reflect the transportation framework and systems needed to support it. The transport planning and development environment is governed by several transport policies and legislation at National and provincial levels. According to the Provincial Land Transport Framework document, the main National Policies and Legislation that guide and direct transport planning in South Africa is:

- White Paper on National Transport Policy (1996). The six broad goals as outlined in the White Paper are:
  - To support the goals of the Reconstruction and Development Programme for meeting the basic needs, growing the economy, developing human resources, and democratising decision making;
  - To enable customers requiring transport for people or goods to access the transport systems in ways which best satisfy their chosen criteria;
  - To improve the safety, security, reliability, quality and speed of transporting goods and people;
  - To improve South Africa's competitiveness and that of its transport infrastructure and operations through greater effectiveness and efficiency to better meet the needs of different customer groups, both locally and globally;
  - To invest in infrastructure or transport systems in ways which satisfy social, economic or strategic investment criteria; and
  - To achieve the above objectives in a manner which is, economically and environmentally sustainable, and minimises negative side effects?

The vision for transport in South Africa by the year 2020 is stated in the Action Agenda as follows:

*"It will meet the needs of freight and passenger customers for accessible, affordable, safe, frequent. High quality, reliable, efficient and seamless transport operations and infrastructure. It will do so in a constantly upgrading, innovative, flexible and economically and environmentally sustainable manner. In so doing, transport will support and enable government strategies, particularly those for growth, development, redistribution, employment creation and social integration, both in South Africa and in the Southern African region."*

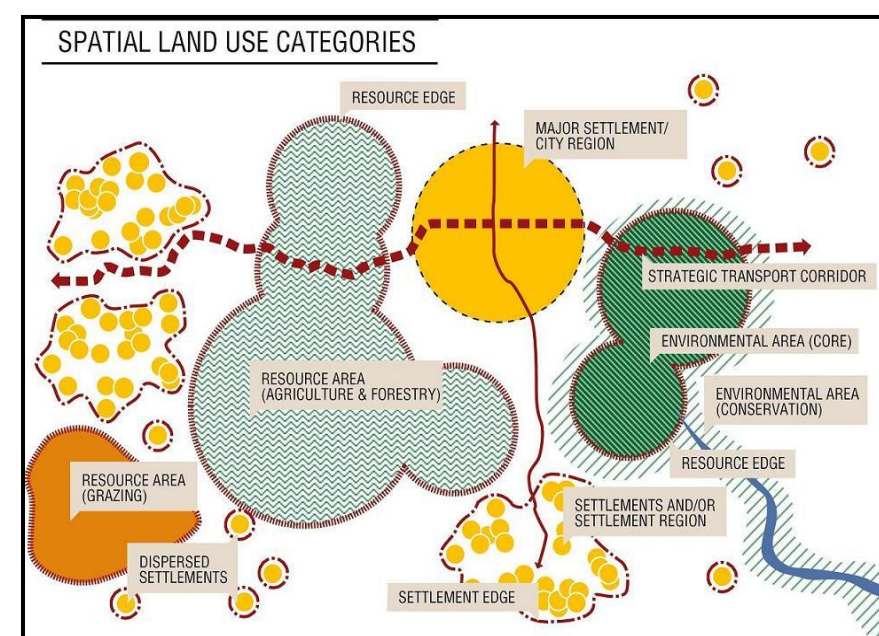
### **EASTERN CAPE PROVINCIAL SPATIAL DEVELOPMENT PLAN (2010)**

A review of the Eastern Cape Provincial Spatial Development Plan (PSDP) was completed in final draft form at the end of 2010 and comprises a clear set of policies based on a development philosophy and a long-term vision for the spatial framework for the province. The PSDP requires future Spatial Development Frameworks to align with these policies and principles, as described below.

**According to the PSDP and the PGDP, the Eastern Cape vision for 20 to 30 years is linked to a "poverty free" Eastern Cape founded on a modern, ecologically sustainable economy, based on agriculture, tourism and industry.** In order to achieve this vision, the Provincial Spatial Development Framework for the future is described as having "managed human settlements, clustered in settlement regions and corridors, alongside productive regions, managed ecological resource areas and connected to strategic transportation routes."

Municipal Spatial Development Frameworks (SDFs) are required to be "wall to wall" in future, including the rural as well as urban areas. These frameworks are to become strategic spatial development management tools, as a "spatial mirror" of the IDP.

The municipal SDFs are required to reflect all sensitive environmental core areas, human settlements, valuable resource areas and infrastructure.



**FIGURE NO. 4: SPATIAL AND LAND USE CATEGORIES**

In order to become more relevant and useful in guiding development, SDFs are required to be linked to community livelihoods and their development values. The ECPSDP recommends Spatial Development Principles be applied in all cases, namely:

- Conserve natural resource areas;
- Embrace settlement regions;
- All human settlements have importance;
- Achieve integration through identified focus areas; and
- Focus development along strategic transport routes.

SDFs need to be simple and easy to understand as far as possible, with full and transparent community consultation and negotiation. In addition, they should incorporate mixed land uses, enable integrated human settlement, and contain proposals for proactive state led land development and investment promotion. SDFs should also contain agreed land use management guidelines for the area concerned, according to the community development

values and principles. The detailed requirements for land use management guidelines are contained in the PSDP Tool Kits.

The Tool Kit for the PSDP contains detailed requirements for the contents of SDFs, including explanations, examples and guidelines for spatial maps, which are also necessary. The tool kit indicates that the SDF needs to be structured to align with the pillars of the PGDP and contain analysis and proposals in spatial frameworks (shown spatially on GIS maps) according to the following pillars:

- The Environment;
- Social Development and Human Settlements;
- Rural Development;
- Economic Development;
- Infrastructure;
- Human Resources; and
- Governance.

In addition to having wall to wall coverage and involve full community participation, SDFs need also to contain a comprehensive analysis of the existing situation, reflecting opportunities, constraints and resources. The analysis needs to discuss settlement dynamics, urban trends as well as land use changes. This information will assist the municipality to form the development philosophy for the area, to guide future decisions about where public funds should be invested to sustain future development.

Thereafter, SDFs should contain a clear vision and strategies based on local developmental needs. Such strategies would need to include strategies for sustainable development, local economic growth and poverty reduction, land release, housing, social and economic infrastructure, commercial development and, finally, different investment strategies for high and low economic potential. Current



environmental policy needs to be considered in order to ensure the strategic environmental assessment of proposals and projects contained in the SDF can be achieved and any likely impacts may be determined and mitigated.

The municipality should have adequate human resources to implement the SDF and an assessment of these resources or, if outside service providers are to be used, the municipality should commit itself to skills transfer towards building future capacity. Each SDF needs to have an Implementation Plan, with associated budgets linked to the SDBIP of the Municipal IDP. The Eastern Cape PSDP requires that each SDF has clear horizontal and vertical alignment with adjacent municipalities (including the District Municipality) sector departments and parastatal entities. In this way, the SDF can display all priority areas and projects as a "spatial mirror" of the IDP.

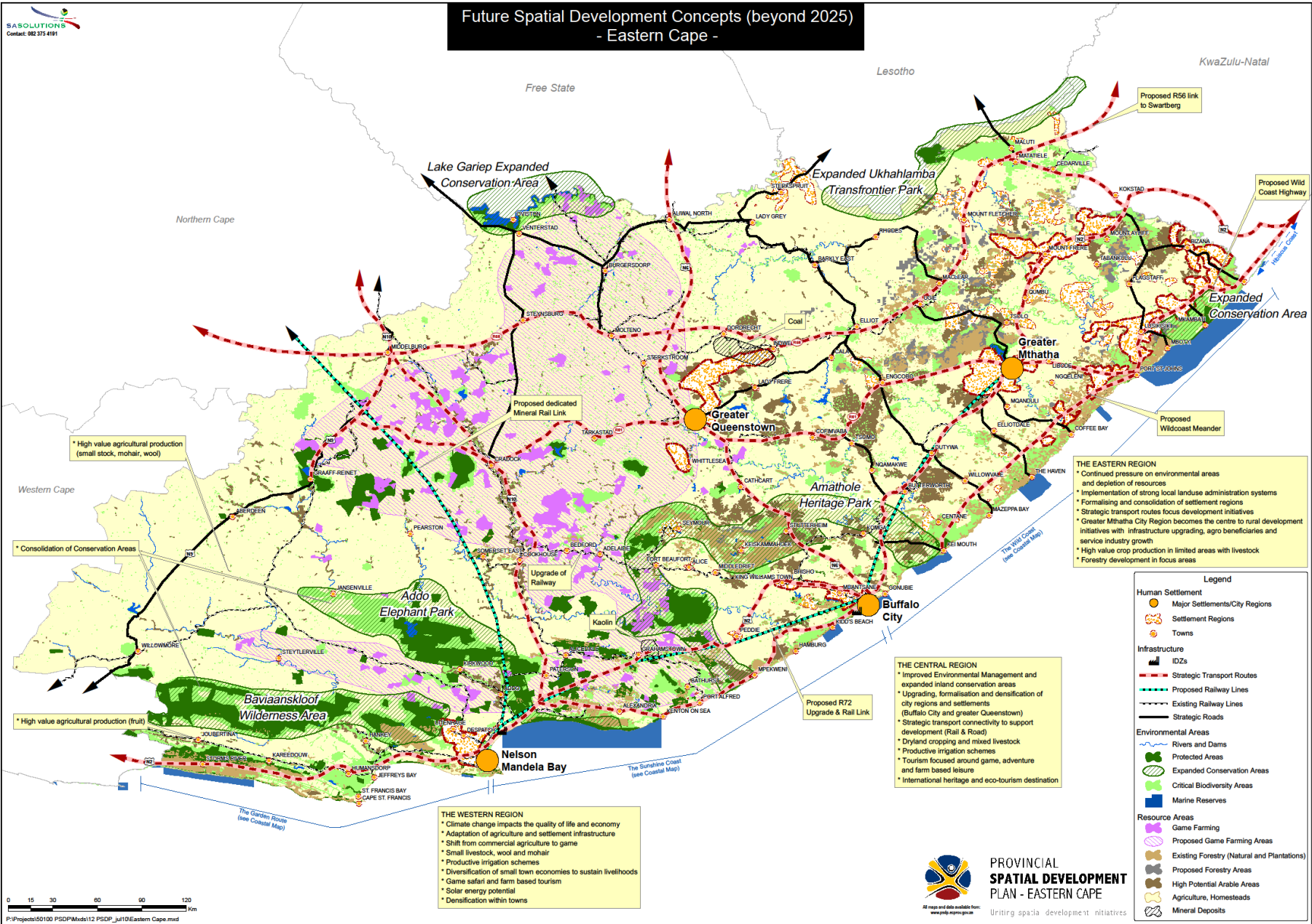


FIGURE NO. 5: ECPSDP MAP

## PROVINCIAL GROWTH AND DEVELOPMENT PLAN (2004-14)

The PGDP is the strategic plan for the medium-to-long range (10 year) of the province for the period 2004-14. It identifies the major structural deficiencies in the economy and the conditions of society and develops strategic objectives and priorities to address these challenges. It articulates a consensus-based vision and quantified targets for Provincial Growth and Development through a clear strategy framework. This strategy framework is expected to guide strategy development and objectives for provincial and local government in the province.

The need for a strategic approach to growth and development came from the recognition that a comprehensive strategic response is needed to poverty and the associated structural constraints to growth and development. The PGDP therefore developed six strategic objectives and each strategic objective has a series of priority programmes as follows.

### ■ Strategic Objective 1: Poverty Eradication

- Promoting access to high-quality employment and economic opportunities;
- Boosting the physical asset base of the poor;
- Supporting access to basic services;
- Strengthening community management and organisation of own initiatives and external programmes;
- Deepening democratic participation; and
- Assuring access to legal entitlements and security.

### ■ Strategic Objective 2: Agrarian Transformation and Food Security

- Promoting food security through expanded smallholder production;
- Expanding the asset base of the poor through effective land tenure reform; and

- Increasing the use of land for commercial agriculture in the former homelands, especially through ownership and institutional mechanisms that benefit the poorest households.

### ■ Strategic Objective 3: Manufacturing Diversification and Tourism

- Developing agro-industries to enhance local beneficiation and spread economic opportunity in rural communities;
- Transforming the auto sector to enhance local content and increase competitiveness;
- Diversifying manufacturing by enhancing export capacity and downstream beneficiation; and
- Promoting provincial tourism to create employment and raise incomes in rural areas.

### ■ Strategic Objective 4: Infrastructure Development

- Eliminate social backlogs in access roads, schools, clinics, electricity, water and sanitation;
- Leverage economic growth through improving transport infrastructure, as well as establishing and promoting development zones, nodes and corridors;
- Establish centralised infrastructure planning, implementation and monitoring capability to enhance the socioeconomic impact of such spending, and increase efficiency gains and job creation; and
- Identify and package strategic infrastructure projects and programmes that can help boost economic growth and attract private investment.

### ■ Strategic Objective 5: Human Resource Development

- Further education and training (FET) transformation;
- Adult basic education and training (ABET);
- Early childhood development (ECD);
- Scarce skills for the public sector;
- Learnerships; and

- Producing a provincial human resource development strategy.

### ■ Strategic Objective 6: Public Sector and Institutional Transformation

- Improving service delivery in health, education, social development and public works and strengthening the centre of government to drive PGDP implementation.

The relationship between the strategic objectives is illustrated in *Figure 6 below*, where the three foundational objectives of public sector transformation, human resources development and infrastructure development support the three key objectives of poverty eradication, agrarian transformation and manufacturing diversification



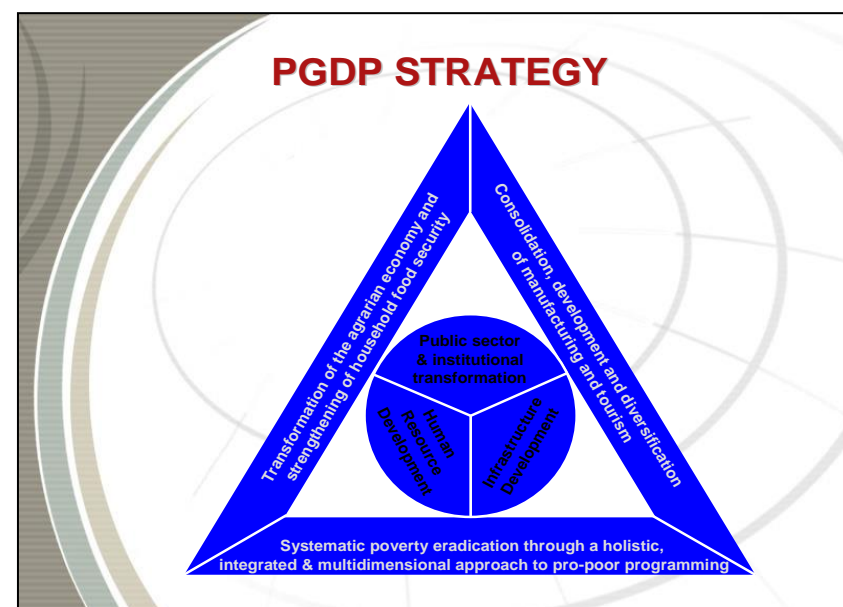


FIGURE NO. 6: PGDP STRATEGIC APPROACH

In March 2009 an assessment of PGDP implementation was completed. It concluded that 'the PGDP has not yet had the desired impact on the lives and wellbeing of people in the Eastern Cape'. It cited four main elements as contributing to lack of progress, as follows.

- **Policy environment** – The absence of an overarching, integrated medium-to-long range national development strategy has severely impeded the implementation of the PGDP. The PGDP has been expected to align with myriad national policies, and this has affected the efficacy of intergovernmental coordination and undermined centralisation;
- **Resources** – Lack of adequate funding and inadequate technical resources have acted to retard development progress. The absence of a national development policy has also affected the extent to which fiscal transfers and budgets have followed policy priorities;
- **Implementation** – The weakness of the PGDP lies not in its underlying strategy, but in its implementation. Adequate capacity in the public sector is a key concern; and
- **Leadership** – The PGDP is not seen as the central enabling framework to which all initiatives must align. At the level of political

leadership, the PGDP has no champion.

As an outcome of the assessment a revised diagram of the PGDP pillars was prepared (refer to Figure 7 below).

A Poverty Free Eastern Cape PGDP REVISED PILLARS				
<b>Social Protection and Basic Service Delivery</b> <b>KPAs</b> Income Security Municipal Services Housing Comprehensive healthcare Expand EPWP towards sustainability Community safety Gender based violence Nutrition	<b>Agrarian Transformation &amp; Rural Development</b> <b>KPAs</b> • Land Reform (redistribution, redress, tenure, land use) • Area based planning • Food security • Agricultural infrastructure • Agro processing • Institution building	<b>Human Resource Development and Education</b> <b>KPAs</b> • HRD plan • ECD • Improve access, throughput and quality of GET education band • Improve quality and status of FET • ABET and literacy • Public service (provincial and local) skills and training	<b>Infrastructure</b> <b>KPAs</b> • Integrated infrastructure plan • Establish project preparation fund • Infrastructure finance strategy • Strengthen state capacity • Technical support centre	<b>Manufacturing Diversification</b> <b>KPAs</b> • Industrial Development • Development finance • Tourism Development • Local Economic Development • Cooperatives development • Innovation and R+D • Institutional building and reconfiguration
<b>Public Sector and Institutional Transformation</b> <b>KPAs</b> • Institutional arrangements for PGDP • Improved research and M&E • Stakeholder participation and coordination • Central Planning • Strategic repositioning of Local Government • Organisational/Institutional gearing				

FIGURE NO. 7: PGDP REVISED PILLARS

## ASGISA EC(PTY) LTD EASTERN CAPE

AsgiSA in the Eastern Cape (AsgiSA-EC) was launched to implement some of the PGDP priorities. Substantial progress has been made towards forming a dedicated Rural Development Agency (RDA) and it is initially focusing on the former Transkei, the

poorest part of the province, through the following six programmes:

- Agriculture and agro-processing
- Forestry Development
- Water resource development
- Hydro power and Alternative Energy
- Tourism development
- Sustainable Human Settlement

## LAND REFORM POLICY

The government's Land Reform Policy is now seen as one of the three strategic pillars of the CRDP framework. Land Reform policy is set out in the 1997 White Paper on South African Land Policy and now falls under the jurisdiction of the Department of Rural Development and Land Reform. The policy has three components: Restitution, Redistribution and Tenure Reform.

- **Restitution** – involves the returning land or providing compensation to those who were dispossessed after 1913.
- **Redistribution** – increases black ownership of rural land through discretionary grants allocated to people to acquire land through the market.
- **Tenure Reform** – improves the security of tenure of dwellers on rural and peri-urban land.

## DISTRICT POLICY

## CHRIS HANI DISTRICT INTEGRATED DEVELOPMENT PLAN 2012-17

The Chris Hani District IDP was developed for the years 2012-2017. Chris Hani District Municipality covers an area of 36 558 km<sup>2</sup> in extent and is surrounded by the district municipalities of Amatole, Sarah Baartman, Joe Gqabi and OR Tambo. It is made up of the following eight local municipalities: Emalahleni, Engcobo, Inkwanca, Intsika Yethu, Inxuba Yethemba, Lukhanji, Sakhisizwe and Tsolwana.

The largest population in the district resides in Lukhanji Municipality with a total population of 197 767 and a percentage of 24% of the CHDM total population. One may interpret this high population to migration, with people (job seekers) coming closer to employment opportunities. The new demarcation boundaries have led to a population shift, with Engcobo LM gaining resulting in it having the second highest population of 162 568 (20% of DM population) while Intsika Yethu, decreasing in numbers having a total population of 143 329 (18% of DM population) **Emalahleni's has a total population of 110 436 (14% of DM population);** Sakhisizwe has a total population of 73 493 (9% of DM population), Inxuba Yethemba has a total population of 68 144 (8% of DM population); Tsolwana has a population of 30 842 (4% of DM population); and Inkwanca has a population of 22 911 (3% of DM population).

The Chris Hani District economy is heavily reliant on Community Services and without the employment opportunities offered by Government, the economy would be in decline.

The CHDM has placed itself as an rural area characterized by agricultural activities, but the biggest contributors to the economy are the government (community services 52%) and other service sectors (Trade 15%, Finance 14%), these are support sectors to the main economic activities of an area. Due to the underdeveloped

nature of the main economic activity, agriculture; the government has become the key economic driver in the area. This means that the CHDM needs to facilitate the development of the entrepreneur driven sectors; such as agriculture, construction and manufacturing as they have the greatest employment potential for the people of the area.

The Vision developed for CHDM is *"a people-centred developmental rural district municipality", with the mission to "co-ordinate governance for quality service and better communities through co-operative governance, socioeconomic development, integrated development planning, and sustainable utilization of resources"*.

In an effort to realise the vision, CHDM developed the following five Broad Strategic Objectives that are aligned to the National KPAs:

- Ensuring an Effective, Efficient and Co-ordinated Financial Management that enables CHDM to deliver its mandate.
- To consistently create an enabling environment for Economic Growth, Rural Development and Employment opportunities, with the following relevant strategies:
  - Ensuring the establishment of Development Agency
  - Promoting Urban /Rural renewal to attract investors for Economic Development
  - Prioritising Forestry as Sector that contributes to reduction of unemployment and economic development
  - Ensuring the promotion and development of Tourism within the district
  - creating an enabling environment for sustainable business development
  - ensuring the preservation of Heritage Resources within the district
  - To ensure effective economical efficient procurement of goods and services

- Increasing the contribution of livestock to the district economy
- Increasing the contribution of Agriculture to the district economy
- Revitalizing the infrastructure in the irrigation schemes for contribution to economic growth.
- developing and promoting Tourism within the district
- ensuring the facilitation and coordination of Housing development within CHDM
- ensuring universal coverage with respect to water services by 2014
- providing well maintained and accessible roads

- Ensuring provision of Basic Services in a well-structured, efficient and integrated manner.
- To encourage the involvement and collaboration of Communities and Stakeholders through working together to achieve good governance in an integrated manner.
- To establish and maintain a skilled labour force guided by policies to function optimally towards the delivery of services to communities.

## CHRIS HANI DM SDF REVIEW 2012

The Chris District Municipality adopted its Spatial Development Framework in 2010. The SDF spatially represents the developmental direction and approach of the institution, aligned with its Regional Economic Development Strategy (REDS) which identified the use of corridors to align development initiatives within the district. This approach further required the identification of developmental nodes and a hierarchical category of settlements based on their functions. These nodes are defined in the SDF.

The Chris Hani District is comprised of three historically distinct areas, the result of which is seen in the spatial development of the district. The former Ciskei is made up of the Hewu and Glen Grey magisterial



district and the former Transkei, which includes primarily the districts of Ngcobo, Cala, Cofimvaba, Tsomo and Lady Frere magisterial districts. These are characterised by significant underdevelopment and a high level of poverty. This is primarily due to historical policies which saw such areas as providing migrant labour to the former Republic of South Africa, while ensuring the dependents remain settled within the homelands. The balance of the Chris Hani District Municipality area is made up of former RSA magisterial districts, which were administered under the Stormberg and Midlands Regional Services Councils. These areas are generally characterised by a higher level of services and comparatively more affluent population.

**According to the SDF most of the towns are developing without any strategic direction;** peri-urban areas have developed close to the towns itself, which is functionally part of the town. Within the overall urban structure of Chris Hani DM, the Central Business Districts of all towns are of great current and potential strategic importance for transportation, business, commercial and service activities.

CBD regeneration was identified as a major local economic development opportunity by the CHDM. It is noted that Queenstown is identified as a strategic Development Zone in the Provincial Spatial Development Plan. This is where most goods and services and higher order infrastructure are located. The secondary urban areas within the District are Cradock and Middleburg. Here, fewer goods and services are available, and a generally lower level of infrastructure and housing is found.

The SDF highlights the character of the farming districts of Elliot, Molteno, Sterkstroom, Hofmeyer, Cradock, Tarkastad, Queenstown and Wodehouse. Those regions that were part of the Ciskei and Transkei remain as subsistence farming areas. In recent years, there has been a decline in the contribution of commercial farming to the economy.

However, **agriculture remains one of the key potential growth sectors.** The agricultural strategy has prioritised the following sectors for investment; Agro-processing e.g. Cheese production, livestock farming particularly goats and cattle and high value crop production e.g. hydroponics and bio-fuels.

In the comparative and competitive advantage study undertaken in the Regional Economic Development Strategy (REDS), the broadly defined agriculture sector and timber production and related value-adding activities were clearly identified as the sectors that have the most economic development potential in the district. The agricultural strategy has prioritised the following sectors for investment:

- Livestock production and agro-product processing;
- High value crop production;
- Timber and its processing

The eastern part of Chris Hani DM has the most potential for agriculture and forestry because of the climatic and physical endowments e.g. rainfall, soil type etc. The following agriculture projects and resources are located in the Eastern part of the CHDM.

- Irrigation and agriculture from Xonxa Dam, Lubisi Dam and Ncora Dam;
- ASGISA driven agricultural projects i.e. fruit growing in the Cofimvaba and Cala areas;
- Forestry in the mountainous areas north of Ngcobo

## CHRIS HANI AREA BASED PLAN

The Land Reform Area Based Plan is a sector plan of the Municipality, to be implemented in partnership with the

Department of Rural Development and Land Reform, the Department of Agriculture, and Chris Hani District Municipality. The Area Based Plan is a plan aimed at ensuring the achievement of local land reform objectives and targets in a coordinated and integrated manner with other development initiatives.

The Chris Hani District Land Reform ABP Vision is as follows:

- A transformed farming community that is:
  - Reflective of a racially diverse rural population living in harmony, with tenure, social and economic security;
  - Agriculturally productive in all municipal areas, producing food for the population in an economic and environmentally sustainable manner.
- Transformed communal settlement and land areas that are:
  - Reflective of households with secure and defined tenure rights, which are protected by law; Reflective of an efficient and effective system of administration of the land and the
  - management of the use of the land;
  - Agriculturally productive, with allotments and commonages producing food for the household and, and where appropriate, on a commercial basis, in an economic and environmentally sustainable manner.

Objectives and Targets for the Municipal ABP are: redistribution and communal land management. These are depicted below.

## REDISTRIBUTION

- In terms of the national policy objective of achieving a 30% redistribution of white owned farmland:

- In terms of the national policy objective of productivity on redistributed farms: Farms redistributed achieve at least 80% of envisaged production output estimated in the Project Business Plan, and generate at least 75% of envisaged beneficiary income estimated in the Project Business Plan within 5 years from land occupation by the beneficiaries, with output and income steadily increasing from its baseline in year one.

## COMMUNAL LAND MANAGEMENT:

The key Focus Areas for land reform in the communal land areas have been identified as:

- Land Administration (by which is meant, in this ABP, dealing with the key issues of land allocations, and recording and managing land rights in communal land areas);
- Tenure reform or, more specifically, land rights clarification, upgrading or formalization (achieving recognized security of tenure); and
- Dealing with issues of settlement planning and land use management (for example, to better permit natural resource utilisation for economic development and/or manage such natural resources to ensure appropriate land use and prevent resource degradation).
- Strategies applied to deal with these focus areas are:
  - To implement a targeted programme of Local Planning Processes in areas prioritized by local municipalities.
  - To secure management support from the District Municipality and the Department of Rural Development and Land Reform for Local Planning

Processes projects.

- To establish a capacity building programme in support of local planning projects being implemented.
- The Institutional Framework for Implementing the ABP is:
  - Establish local land reform offices with a Land Reform Administrator;
  - Establish and convene the local Land Reform Committee;
  - Participate in the District Land Reform Forum; and
  - Implement and manage the Small-Scale Farmer Support Programme

## CHRIS HANI REGIONAL ECONOMIC DEVELOPMENT STRATEGY 2009

The CHDM Local and Regional Economic Development Strategy was developed in 2009 through an intensive consultative process with the participation of key stakeholders from the public and private sectors and civil society informed by current agreements; District, Provincial and National policy positions and plans, and relevant legislation. The strategy is reviewed annually so as to conform to changing circumstances. Particular emphasis has been placed in the 2006 Growth and Development Summit (GDS) agreement in the formulation of this strategy. The strategy acknowledges our rural situation and therefore advocates for promotion of rural urban equity in infrastructure development, services expansion and stimulation of economic opportunities.

The strategy provides focused areas around which resources can be leveraged and mobilised in order to contribute to the broad overall objective of ensuring that all people in the district are able

to benefit from the economy.

The Chris Hani IDP explains the district economic development planning is informed partly by the NSDP (National Spatial Development Perspective) which advocates the following expenditure principles:

- Focus economic growth and employment creation in areas where this is most effective and sustainable as economic growth is a prerequisite for the achievement of other policy objectives, key among which would be poverty alleviation.
- The position taken by the Chris Hani Regional Economic Development Strategy is that the primary responsibility is to:-
- Improve the socio-economic support to prepare people to take up economic opportunities;
- continuously improve the enabling environment by minimising red tape and the transaction cost of doing business, and
  - Create an enabling environment for new investment as well as the retention and expansion of existing business.

► In addition the strategy proposes:

- The District should foster development on the basis of local potential by ensuring that government spending on fixed investment, beyond the constitutional obligation to provide basic services to all citizens (such as water, electricity as well as health and educational facilities) is focused on localities of economic growth and/or economic potential in order to attract private-sector investment, stimulate sustainable economic activities and/or create long-term employment opportunities.
- Address past and current social inequalities by focusing on people not places so that in localities where there are high levels of poverty and development potential capital investment expands beyond basic service provision to exploit the potential. In localities with low development potential, government spending, beyond basic services, should focus on



providing social transfers, human resource development and labour market intelligence to enable people to become more mobile and migrate, if they choose to, to localities that are more likely to provide sustainable employment or other economic opportunities.

- Overcome the spatial distortions of apartheid by channeling future settlement and economic development opportunities into activity corridors and nodes that are adjacent to or link the main growth centres to create regional gateways to the global economy.

The Agricultural Sector is regarded as the primary Competitive Advantage of the District and the achievement of sustained economic growth and development and the creation of a competitive advantage for the District rely absolutely on the prioritisation of interventions which will have the greatest impact both socially and economically. The Competitive Advantage therefore for the district points to the broadly defined agricultural sector as the one with the most potential to contribute to job creation, promoting of livelihoods opportunities and contributing to sustained social and economic growth and development.

The Provincial Department of Agriculture and Rural Development and ASGISA\_EC is in the process of developing comprehensive business plans for the irrigation schemes in order to ensure the establishment of professional management, encouragement of entrepreneurship, and inclusion of integrated business development support. This sector is of political significance and has the potential to contribute to regional food security, service local markets and social development. This remains an important strategic area of focus for the CHDM and requires a detailed and specific intervention.

CHDM is committed to a corridor development approach. Integral to this approach is a focus on geographic and spatial initiatives and interventions which link the node towns and small towns

surrounding these nodes in an integrated economic development process. Small town regeneration initiatives are central to this approach.

**The East corridor** runs along the R61 and links Ngcobo, Cofimvaba and Tsomo to Queenstown. **The North-East corridor links Elliot, Cala and Lady Frere to Queenstown. The West corridor** links Middelburg to Cradock along the N10 and then links Cradock, Tarkastad to Queenstown along the R61. **The North South corridor** links Whittelsea to Queenstown and Molteno.

One of the main objectives of the corridor development approach is to ensure integration and alignment of economic development plans with spatial development plans, land use plans, infrastructure development plans and other relevant sector plans. It allows CHDM to implement a wide range of generic and routine LED initiatives, whilst simultaneously focusing on the defined area of strategic differentiation and the concept of value chain integration.

The Regional Economic Development Strategy outlines certain sectors or areas of focus, including:

- SMMEs;
- Agricultural Development – Agro processing, livestock (goats and cattle) and High value crop production (hydroponics and bio-fuels);
- Forestry, timber and wood production;
- Construction and coal mining;
- Manufacturing;
- Agro-processing; and
- Tourism.

## LOCAL POLICY

### EMALAHLENI LM IDF (2013-14)

In terms of the Strengths Weaknesses Opportunities Threat

#### STRENGTH

The natural and built environment in Emalahleni LM offers some key opportunities to enhance the local economy and to offer residents the prospects of a better life.

These include: -

- ▶ There is potential for higher productive uses of certain land areas for agriculture, especially in the sectors of crop production in areas where irrigation is possible from the Xonxa and Lubisi Dams and livestock (sheep farming)
- ▶ There is identified potential for coal mining to be revived and extended in the area around Indwe. In terms of the land capability, some 34% of the total land area is deemed suitable to moderate and limited crop production. The remainder of the land area is best suited to livestock farming.
- ▶ **The town of Lady Frere has a relatively strong-functioning wholesale and retail trade sector that services the surrounding rural settlements.**
- ▶ The town of Indwe, too, has a Rural Service Centre function and also has potential to be formalised as a base for a resurgent coal mining industry in the local area.
- ▶ Dordrecht , too, plays a Service Centre role to surrounding areas, which are predominantly comprised of extensive farming lands and there may be some potential to revive past sectors of activity in the town (e.g. dairy/cheese manufacturing)

- ▶ Whilst the human resources capacity at Municipal level in relation to managing spatial development is presently relatively limited, the fact remains that Emalahleni Municipality has qualified staff members attending to the function, which is not the norm across the Eastern Cape and must be regarded as strength in comparison with most other Local Municipalities in the Province.

## WEAKNESSES

- ▶ At a regional level, Emalahleni may be described as a peripheral area in relation to the national space economy (where the dominant regions include Gauteng/Tshwane, the Western Cape and the eThekweni Metropolitan area) as well as the Eastern Cape economy (where the space economy is dominated by the Nelson Mandela Metropolitan area and Buffalo City).
- ▶ From the perspective of economic production, the Emalahleni area is currently of marginal significance at both the level of the National economy (where it contributes less than 6/10ths of a percent to GDP) and the Provincial economy (where it produces less than a percent to GDP).
- ▶ Given its relative position in relation to the major economic centres and the key transportation routes of the country, it appears likely that the area will remain relatively marginalized.
- ▶ From an overall economic perspective, the Emalahleni economy is dominated by the state sector, with the primary sector (agriculture, forestry and fisheries) contributing only 2% of Gross Value Added (GVA) to the economy whilst the GVA contributed by Government and Services sectors is 55%.
- ▶ The above facts are underlined by the extent to which state grants and subsidies in the form of pensions and grants in aid appear to bolster the livelihoods of Emalahleni residents, where

annually almost R800 million is paid over to households. This figure represents around 44% of the total GVA produced in Emalahleni. The proximity of Queenstown means that it is more difficult for local businesses based in the three smaller towns to thrive and compete against businesses in the larger centre that enjoy far greater trading thresholds and therefore are able to be more competitive in terms of pricing as well as range of goods and services provided.

- ▶ The resident population of Emalahleni (approximately 116,000 people or 30,000 households) is characterized by a preponderance of youth (almost 60% of the population is below the age of 20) and an overall gender ratio of 51% females to 49% males.
- ▶ Indications are that the area's status as a marginal/peripheral area result in young people of working age (20+) leaving the area in search of better opportunities. It further appears that more men do so than women.
- ▶ Of the resident population, unemployment appears to be as high as 50% within the economically active age group.
- ▶ Skills levels are generally low amongst the population, with only just over 12% of the adult population having matric or higher qualifications.
- ▶ The Emalahleni area (like most rural municipalities) is characterized by a settlement pattern that comprises largely of low density and dispersed rural settlements surrounded by undefined commons land.
- ▶ Urban-style development in the area is limited to the three towns of Lady Frere, Indwe and Dordrecht.
- ▶ There is also a clear trend for settlement densification along the major transport routes serving the area, with accessibility/ease of movement becoming a priority for residents.

- ▶ Solid Waste Management is a weakness in that only Dordrecht has a licensed solid waste site and, it is reported, no solid waste collection system is in operation in Lady Frere, which is the Municipality's most important urban centre (from an administrative as well as economic point of view)
- ▶ The Emalahleni area is dominated by highly erodible claypan soils in the central and southern basins and an assessment of Land Cover indicates that approximately 18% of the Municipal area may be classified as degraded and/or impacted by soil erosion.
- ▶ Land tenure in the former Transkei portions of Emalahleni is characterized by so-called old order right (PTOs and informal land rights) in the areas falling outside the proclaimed town area of Lady Frere.
- ▶ Jurisdictional uncertainty over land use management authority in areas outside the Lady Frere town commonage appears to be resulting in unmanaged (or at least un-planned) settlement development, especially in areas of better accessibility.
- ▶ Given the reliance on the natural resources of the Emalahleni area for economic development in the primary sector as well as the tourism sector, a significant threat to the sustainable use of these resources is presented by the continuation of the current mode of unplanned and un-managed land use and settlement development in the rural areas outside the town jurisdictions.
- ▶ Un-planned development threatens the natural resources base of the area and represents a threat the environmental "quality" of the area as well.
- ▶ Moreover, the trend towards un-managed settlement development occurring in a ribbon along the main transport routes threatens the use of the major routes for effective transportation of goods and people.



- ▶ Given the context that is the specific history of underdevelopment in the Emalahleni area, there remains an ongoing legacy of basic infrastructure backlogs, which is a fundamental challenge for the relevant authorities.
- ▶ Such backlogs exist in both the rural and urban settlements of Emalahleni
- ▶ The infrastructure backlogs also apply to higher order infrastructure related to identify potentials in the tourism sectors (facilities and tourism-related infrastructure such as health facilities at tourism nodes etc.).
- ▶ Apart from the areas alongside the main traffic routes through the Emalahleni area, accessibility is a major issue impacting on spatial development. This is especially so for the dispersed rural settlements located at greater distances from the main proclaimed roads.
- ▶ The institutional challenges of the Municipality in relation to spatial development are particularly compounded by the jurisdictional complexities in relation to land matters set out above.

## OPPORTUNITIES

- ▶ Emalahleni local municipality consists of the three main urban nodes being the towns of Lady Frere, Indwe and Dordrecht; and is surrounded by large rural settlements and villages.
- ▶ This vision is that of a municipality that delivers appropriate, sustainable and affordable services towards socio-economic growth for the development of its community. Emalahleni Municipality promotes quality and excellent services that are valued by its customers through effective partnerships and active community participation as it plans for the future.

- ▶ As indicated in the IDP, focus needs to be placed on areas of identified development potential (i.e. tourism) and efforts must be aimed at making such areas function optimally by ensuring clear planning and land use management frameworks are in place; and that basic Levels of Service are developed and maintained there.
- ▶ The scope for the development of the Local tourism sector within the Municipal area is vast but is hampered by the fact that there is no dedicated plan or strategy responsible for developing and driving local tourism development. A project has been identified to address this and to develop and implement a local tourism plan.
- ▶ Cultural tourism, linked to the Liberation and Heritage Route, has been identified with potential for tourism development.

The following is a list of heritage resources identified within Emalahleni Local Municipality:

- *St Marks Mission on White Kei (Still functional mission church. Also the last habitation of Madolo, a San Chief – 1860)*
- *Macubeni Coal Mine near Indwe (Washed out old coal mine showing early mining methods)*
- *Glen Grey Falls near Lady Frere (A beautiful natural site)*
- *The Kloof near Dordrecht (Natural site with some unique flora)*
- *Cacadu River at Lady Frere*
- *Churches in Lady Frere (Two examples of 19th Century Churches)*
- *Anderson Museum at Dordrecht*

- *Victorian Buildings at Dordrecht (Architectural example)*
- *Burgher Statue at Dordrecht*
- *San Rock Art at Dordrecht*
- *Methodist Church at Dordrecht (Architectural example)*
- *Doring river Dam at Indwe (Leisure area)*

## EMALAHLENI LM SPATIAL DEVELOPMENT FRAMEWORK (2010)

- ▶ In terms of the Emalahleni Local Municipality Spatial Development Framework, 2010, areas of tourism potential is identified as a 'special development area'.
- ▶ Tourism facilities and attractions in the area are limited and there are no anchoring attractions for the area, except the possibility of promoting farm stays. The potential tourism attractions are listed below:

Nature-Based Tourism:

- *Glen Grey Falls near Lady Frere*
- *The Kloof near Dordrecht*
- *Cacadu River at Lady Frere*
- *Doornriver Dam at Indwe*
- *Fly-Fishing resources around Dordrecht*
- *Xonxa Dameritage Tourism:*

- The Plan below, extracted from the SDF, illustrates a composite view of the structuring elements in an overall SDF Plan for Emalahleni.





## 4. CURRENT SITUATION

### KEY ISSUES

During the Situation Analysis Phase, the Situation Analysis Workshop and a One on one meeting with the ward councillor the following Key Issues were captured. These key issues will now also form the basis for the Development Strategy.

- The crime rate is relatively high.
- There is high numbers of drug and alcohol abuse.
- There is a lack of skills development within the ward.
- There are high numbers of high school drop-outs.
- There are not enough teachers at the schools.
- SASSA uses the open fields to make payment in most areas of the settlement. On rainy days this is a huge problem.
- Lack of finances for sustainability of the creches. There is only one crèche that receives financial assistance from the municipality, other crèches are community driven.
- The unemployment rate is high.
- The internal roads are in very bad condition.
- There is no proper fencing around clinics and the clinic in ward 13 is in a bad condition.
- The low lying bridges are a problem especially during rainy days. (Mayekiso, Gadlume, Helushe, Mission, Gani eMkapusi, eLuxeni, eMangweni/eMazangweni)
- There are no proper recreational facilities.
- There are no proper shops, only spazas owned by foreigners.
- There is no Police Station within the ward.

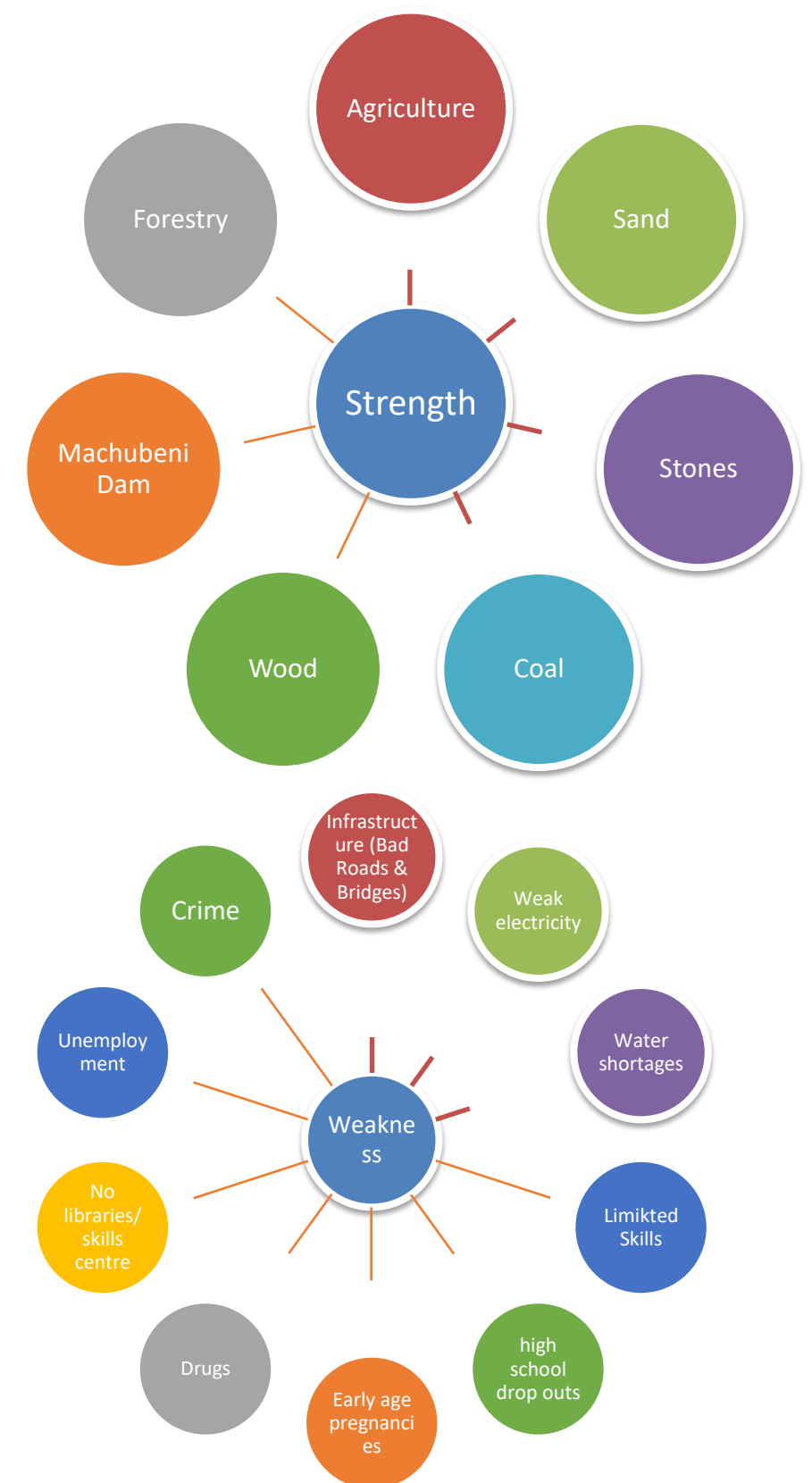
- There is weak electricity connection which is easily affected by rain and wind.
- The community has indicated that there is not enough support to local SMMEs.
- Ambulance services cannot reach homes in time due to the bad roads.
- The purification plant is not serviced well.
- The condition of some of the school buildings in the ward is in poor shape. There are also two mud schools situated in Nobandla and Boomplaas.
- Houses in Extension Settlement are not electrified.
- The lack of Land tenure information.
- There is insufficient sanitation infrastructure.
- There is illegal sand mining occurring within this area.
- There are many dongas even formed along the roadside.
- There is a problem with alien species within this ward. (A.Kafro, Hapius Boss (Lapesi).
- There are not enough shearing sheds.
- There is no maintenance of existing sports fields.

### SWOT: STRENGTHS WEAKNESSES OPPORTUNITIES AND THREATS

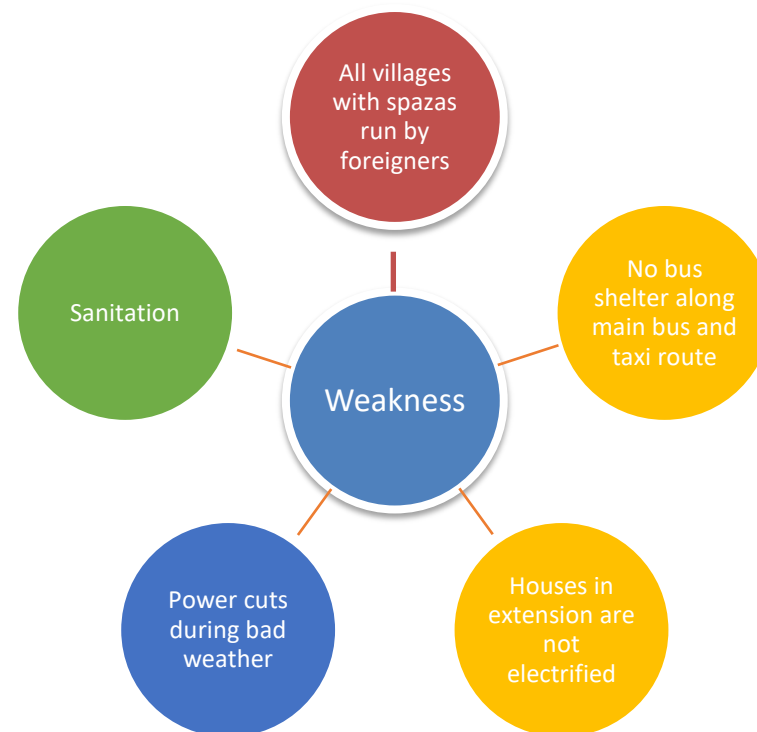
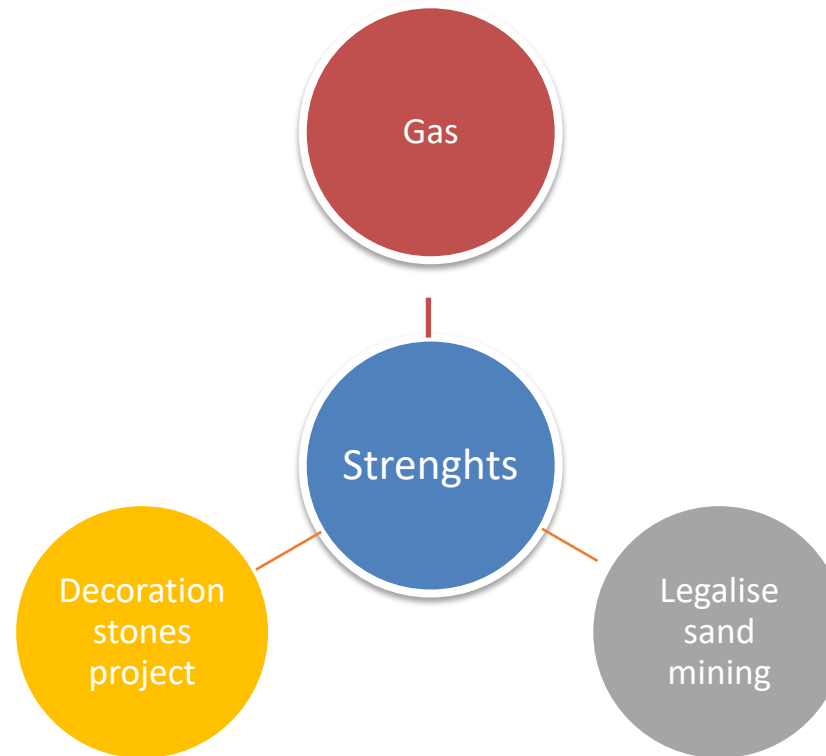
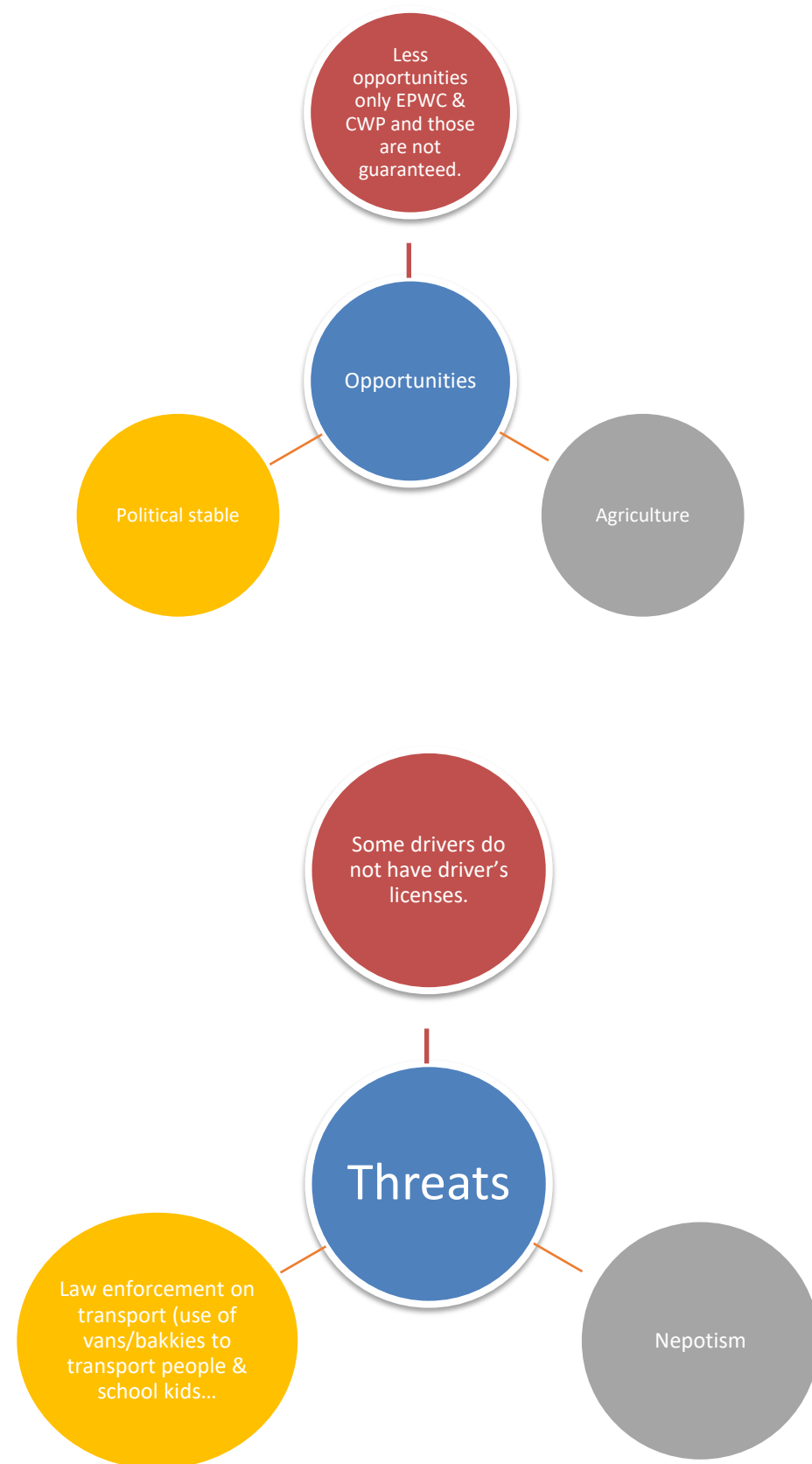
The Strengths, Weakness, Opportunities and Threats captured below were captured during a workshop session with the community and stakeholders on 16 February 2017.

During the workshop, the attendees were divided into four groups. The SWOT was captured in that manner and is as illustrated below:

#### GROUP 1



## GROUP 2

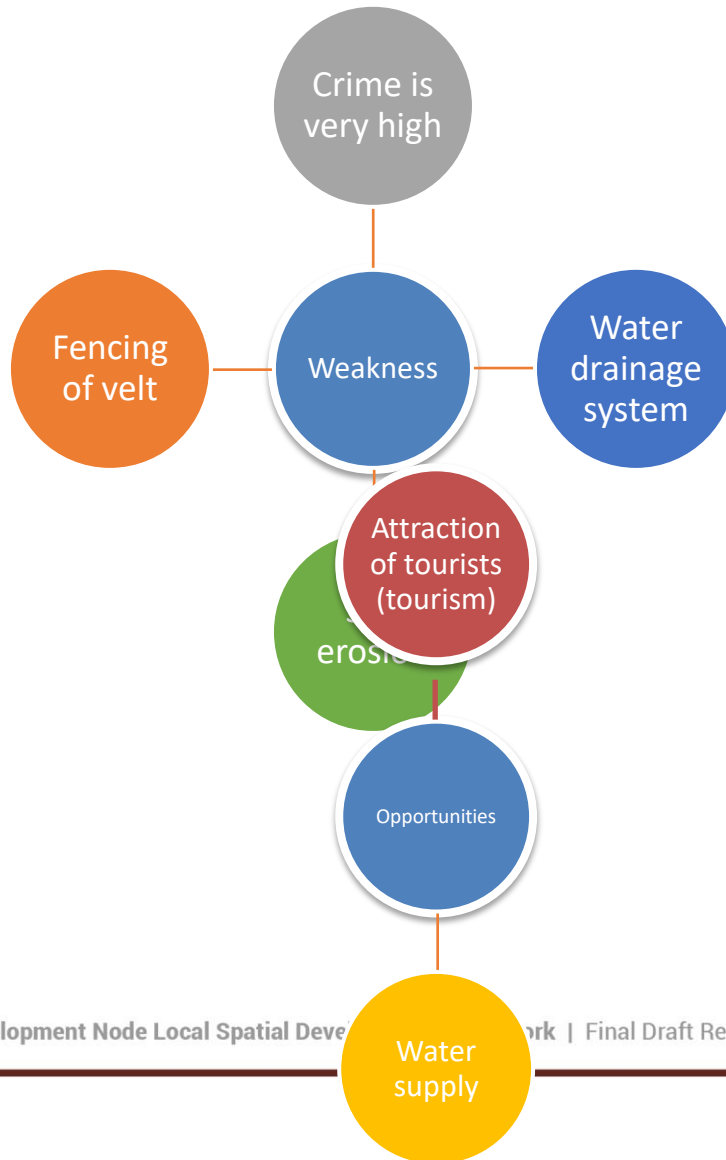
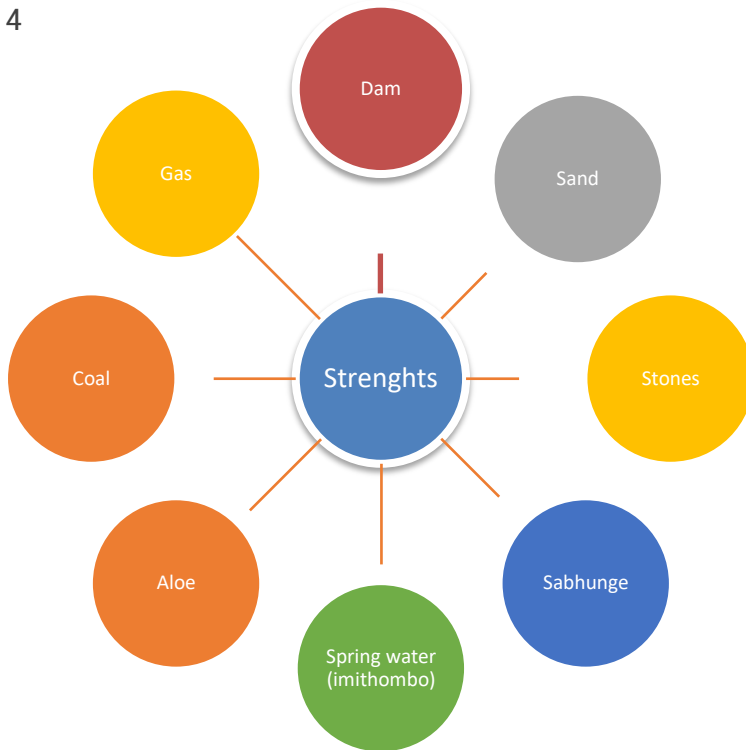


## GROUP 3





GROUP 4



## 5. DEVELOPMENT STRATEGY

The formulation of a Local Spatial Development Framework Plan is a legal requirement, which every Municipality must adhere to as part of their Integrated Development Planning process (IDP). Refer: Section 26 (e) of the Municipal Systems Act (Act 32 of 2000).

The Local Spatial Development Framework (LSDF) essentially creates a map “picture” of what the area will look like in the future in accordance with the Municipality's vision and objectives developed during the IDP process.

An Integrated Development Plan is a development plan for the entire municipal area. It informs and is the basis for development programmes and projects by government, non-governmental organizations and the private sector. It is the key strategic planning tool for the municipality. It is therefore important that the LSDF is aligned with the IDP in terms of the vision, objectives, strategies, priorities and key spatial challenges as defined and identified within the IDP.

### MACHUBENI DEVELOPMENT NODE SPATIAL VISION

The following SPATIAL VISION was proposed in order to guide future spatial development within Machubeni Development Node.

**A VIBRANT ADMINISTRATIVE AREA WITH SUSTAINABLE ROAD INFRASTRUCTURE AND SUSTAINABLE DEVELOPMENT THAT WILL IMPROVE THE SOCIO AND ECONOMIC ACTIVITIES TO CREATE A SPACE WHERE RESIDENTS CAN LIVE WORK AND PLAY**

### MACHUBENI DEVELOPMENT NODE SPATIAL OBJECTIVES AND STRATEGIES

The table below illustrate the proposed Objectives and Strategies for the Machubeni Development Node. These objectives and strategies will help to comprehend the vision for this study area.

OBJECTIVES	STRATEGIES
Manage Land Use within study area	<ul style="list-style-type: none"> <li>Implement the outcome of Machubeni Development Node LSDF spatial proposals.</li> <li>Protection of drainage lines from development.</li> </ul>
Implement Environmental Principles to help maintain environmental areas	<ul style="list-style-type: none"> <li>Protect environmental sensitive areas</li> <li>Introduction of a buffer strip around rivers.</li> <li>Introduced buffer around wetlands.</li> </ul>
Improve infrastructure within the study area.	<ul style="list-style-type: none"> <li>Road Rehabilitation and maintenance programmes.</li> <li>Sanitation programme to be provided to suit the needs of the people and the landscape.</li> </ul>
Improve Social Infrastructure	<ul style="list-style-type: none"> <li>Socio-physical planning intervention must proceed from the position that social and infrastructural inclusivity is a constitutional mandate in South Africa.</li> <li>Provision for people with disability within the study area in terms of accessibility to social and recreational facilities access to public transport, and infrastructure like RDP houses.</li> <li>Department of Sports and Culture to develop a development to partner with social clubs in the study area and introduce learnership or professional training partnership to improve sports codes.</li> </ul>
Support SMME and enhance skills development through a sustainable programme development	<ul style="list-style-type: none"> <li>Empower the community with skills development training.</li> <li>Empower and train the women and young people.</li> </ul>



## PROPOSED DEVELOPMENT SCENARIOS

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

### **The following two scenarios have been identified:-**

#### **Scenario 1: Uncontrolled Development**

The municipality allows development to happen without any municipal approved concept plans and without Land Use Management control. This means that there will be no proper protection zones put in place, especially around areas that need protection. It also means that land can be used for any purpose other than what it is intended for.

#### **Scenario 2: Realistic Approach**

A well planned and developed Machubeni Development Node, with approved plans to upgrade basic infrastructure. A scenario, where one will see a developed ward, that will cater for the different needs of the community of ward 13 (and surrounding wards) as well as the upgraded Social Recreational Facilities and investment support to the Agricultural and Tourism Sector.

This scenario will also make provision for a sustainable settlement area, sustainable and supported Small Medium Micro Enterprises. This scenario is considered as the **"preferred"** scenario.

## MACHUBENI DEVELOPMENT NODE CONCEPTUAL DEVELOPMENT FRAMEWORK

The Machubeni Development Node “**Concept Plan**” considers the potential for vibrant residential settlements; proposed mixed land uses areas around important nodes, proposed tourism around the dam, legal mining activities and vibrant agriculture. This vision is for potential investors to invest into the Machubeni Development Node.

**Infrastructure:** The concept seeks evident improvement in Infrastructure development within the Machubeni Development Node as well as the surrounding wards. This improved infrastructure will allow the local community to benefit from improved quality of living, improved access into the ward, job creation, and enhance tourist attraction to **Machubeni Dam**. Improved infrastructure will lead to possible increase of the local economy of Machubeni Development Node.

**Residential Zone:** The concept around the residential zone is to better the quality of life for the community by improving basic infrastructure. Vacant developable sites within each settlement will have to be developed to cater for residential growth. Strategic densification is proposed on vacant developable land as well as upgraded existing social facilities. This concept also seeks to formalisation of all existing settlements

**Environment:** Special control of areas along the rivers is proposed through the creation of buffers along all rivers.

**Tourism:** Proposed Tourism concept along the Machubeni Dam envisages the development of a controlled Day Visitor Picnic Facility, with Entertainment Area, as well as Play Area for kids also providing braai facilities.

**Nodal Areas:** The concept around major nodes is to allow mixed use development like a Multipurpose Centre, possible Petrol Filling Station, Government Mobile Offices, bigger shops etc. The minor nodes will cater for the daily needs of the community.

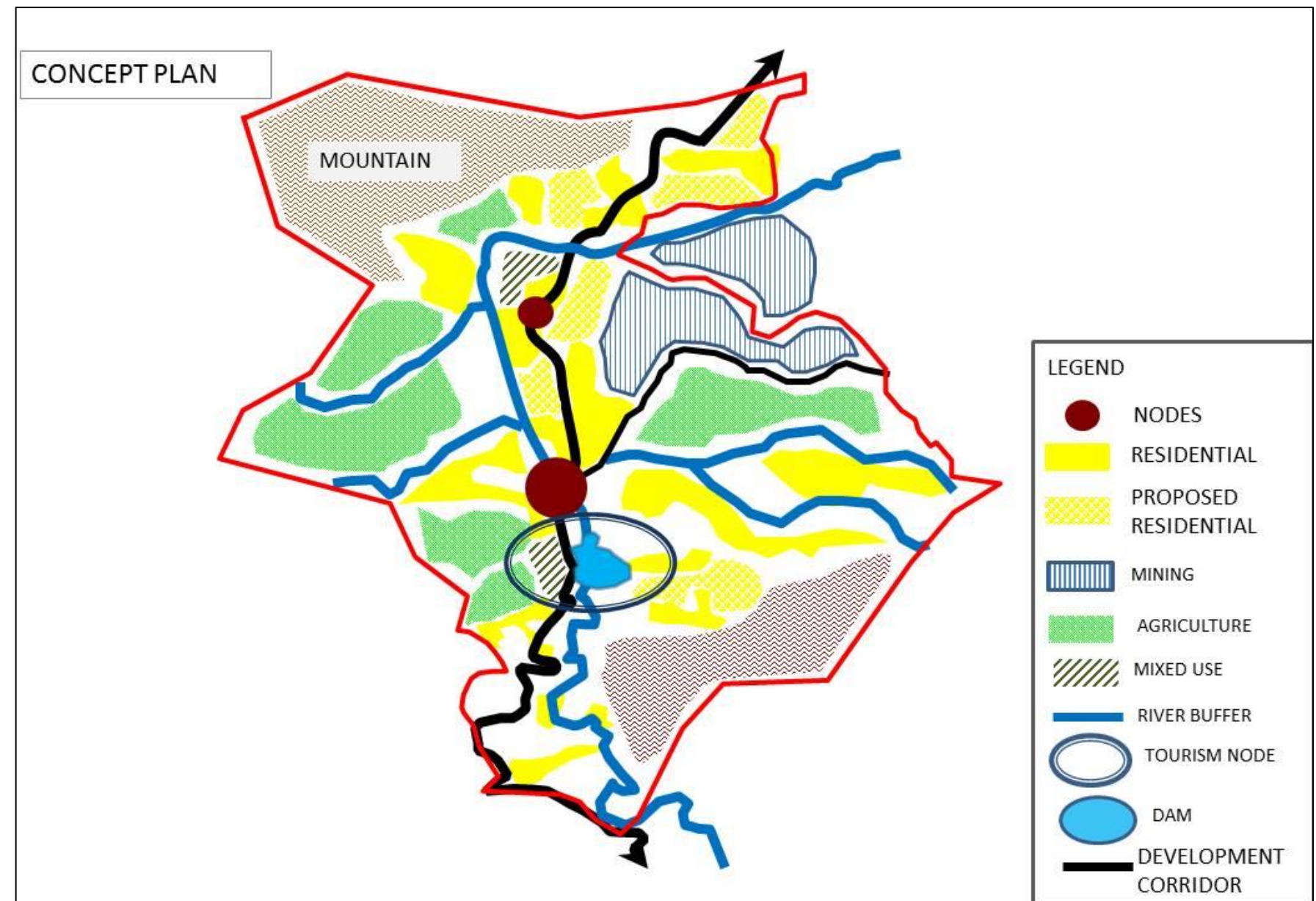


FIGURE NO. 9: CONCEPT PLAN



# 6. PROPOSED SPATIAL FRAMEWORKS

## INTRODUCTION

The proposed frameworks for the Machubeni Development Node LSDF have been aligned with the three (3) Pillars of the Regulations and Guidelines developed by the Spatial Planning Land Use Management Act No. 16 of 2013.

The combination of the elements discussed per pillar below, results in the compilation of the draft Local Spatial Development Framework Plan.

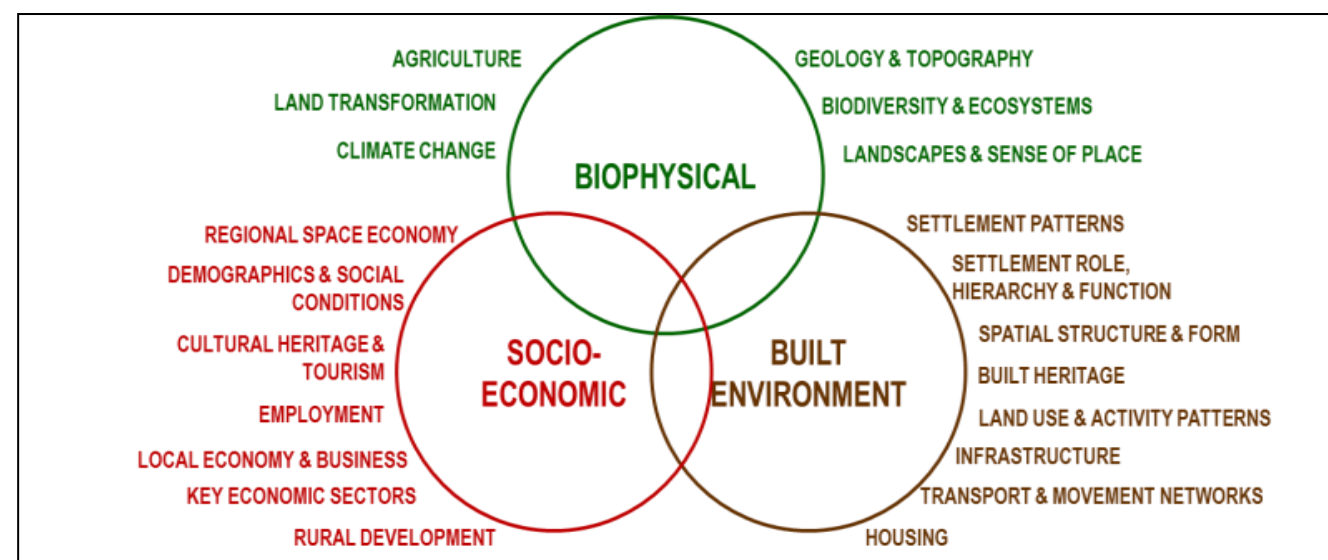


FIGURE NO. 10: DEPARTMENT OF RURAL DEVELOPMENT AND LAND REFORM'S SPATIAL DEVELOPMENT FRAMEWORK DIAGRAM

The municipal spatial development framework is founded on the frameworks of the Department of Rural Development and Land Reform's Spatial Development Framework Guidelines. The pillars are as follows:-

- ▶ Biophysical Framework
- ▶ Socio Economic Framework
- ▶ Built Environment Framework

## BIOPHYSICAL FRAMEWORK

The environmental component of this Biophysical Framework is guided by Environmental Acts and Regulations discussed in more detail in the previous phase, the Situation Analysis Phase.

The Biophysical Framework focuses on the following topics:-

- ▶ Environment,
- ▶ Climate Change
- ▶ Critical Biodiversity Area
- ▶ Agriculture

## Environment

The Environment under this heading refers to the natural physical environment we live in; these include rivers, trees, plants, ecosystem, forest, caves etc.

The following NEMA principles relevant to Machubeni Development Node LSDF are proposed:

- ▶ All Proposed Development must be socially, environmentally and economically sustainable.
- ▶ Avoid, or minimise and remedy:
  - Disturbance to ecosystems
  - Loss of bio-diversity
  - Pollution
  - Degradation of the environment
  - Disturbance of cultural heritage sites and landscapes
  - Waste, and promotion of recycling
- ▶ Practice risk aversion, adhere to the precautionary principle and acknowledge the limits of our knowledge.
- ▶ Selection of the "best practicable environmental option".
- ▶ Decisions based on Social, Economic and Environmental Impact Assessment.
- ▶ Promote environmental health in the workplace.
- ▶ Stewardship – the environment is a public resource to be protected and managed in the interests of the public.

Environmentally sensitive areas

Environmental sensitive areas include the following:

- Rivers and water courses ;
- Thicket areas; and
- Grasslands

These areas should be as far as possible be protected and communication with Department of Economic Development and Environmental Affairs is vital before development within these areas take place.

The following general environmental guidelines for spatial planning are standard proposals:-

NO-GO AREAS	GO-BUT AREAS	
No Development Areas	Inside Urban Edges	Limited Development Areas Outside Urban Edge (Rural Context)
<ul style="list-style-type: none"><li>■ Areas of high environmental sensitivity and conservation value</li><li>■ Indigenous forests</li><li>■ Proclaimed nature reserves</li><li>■ STEP Protected, Process and Critically Endangered areas</li><li>■ Rivers, estuaries and undisturbed riparian zones of rivers</li><li>■ Diverse grasslands and thicket vegetation types</li></ul>	<ul style="list-style-type: none"><li>■ Urban Settlement</li><li>■ Residential</li><li>■ Public-Funded Housing</li><li>■ Resort Development</li><li>■ Business and Trade</li></ul> <p>Other</p> <ul style="list-style-type: none"><li>■ Develop from Inside – Outward (Phasing)</li></ul> <p>BUT, no for</p> <ul style="list-style-type: none"><li>■ Environmentally sensitive areas within the urban edge</li><li>■ Lack of services</li></ul>	<ul style="list-style-type: none"><li>■ Limited by</li><li>■ EIA process</li><li>■ Low density</li><li>■ Density/footprint/impact restrictions</li><li>■ Not in areas of environmental sensitivity</li><li>■ Unique &amp; Sustainable Developments</li><li>■ Must show tangible economic benefits to broader community</li><li>■ Clustering of built form</li><li>■ Aesthetic controls</li><li>■ Mitigate impacts</li><li>■ Show net gains for the environment</li><li>■ Provision of services</li></ul>
<p><b>Zoning:</b></p> <p>Open Space Zone III (nature reserve) or Special Zone: Conservation</p>	<p><b>Zoning:</b> Various</p>	<p><b>Zoning:</b> Mixed - Agriculture Zone I/Resort Zone I or II/Residential/ Open Space Zone III /Special Zone: Conservation</p>

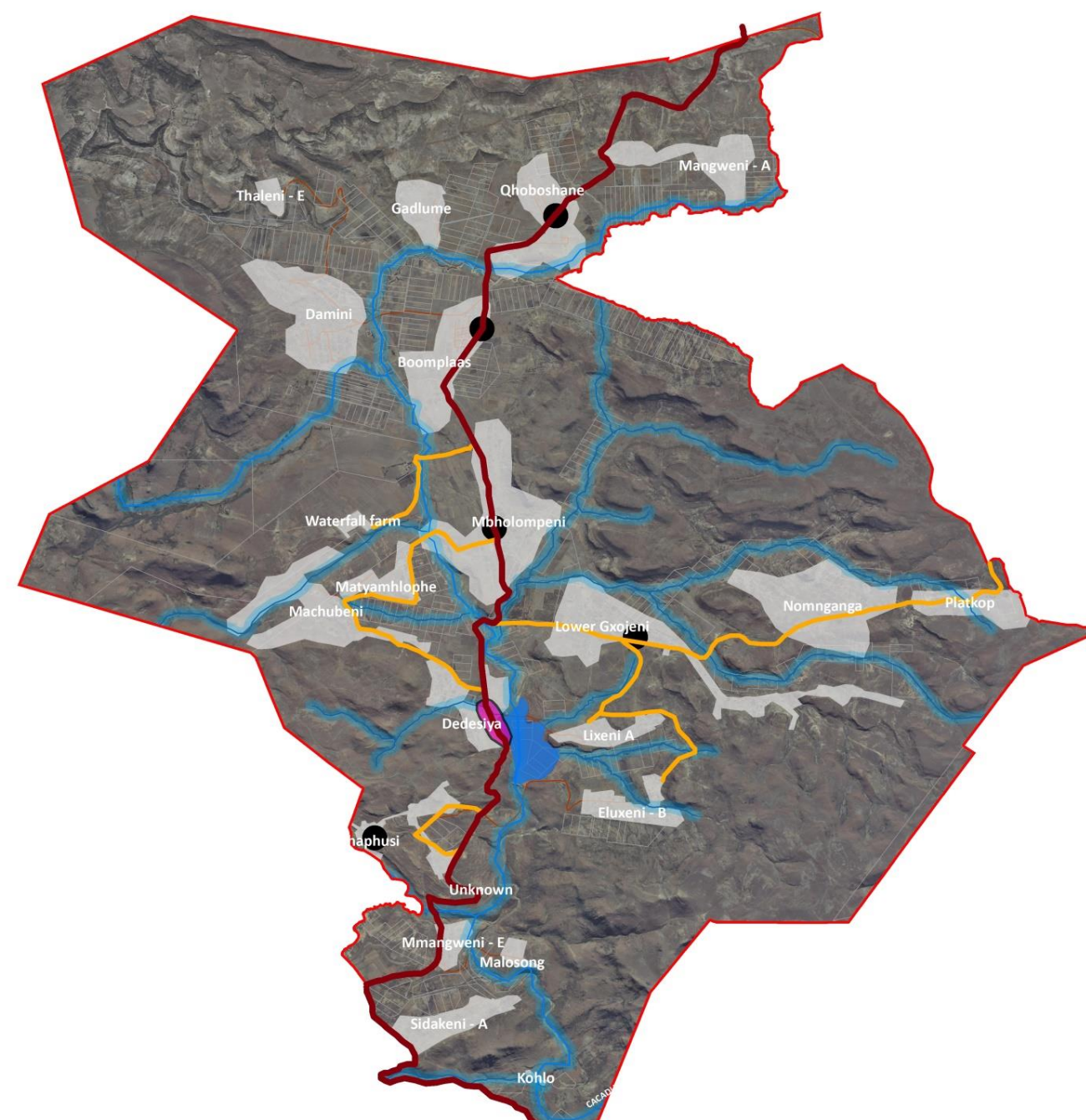
Proposals for sensitive environmental areas

- It is proposed in this framework to have at least 100m buffer around rivers and streams.
- No pollution in the rivers or close to water sources.
- No development within 100m of any river.





## Machubeni Rural Node Local Spatial Development Framework Rivers



### Legend

- Proposed Rural Node
- Proposed Primary Corridor
- Proposed Secondary Corridor
- Rivers
- Tourism Node
- Machubeni Dam
- 100m Buffer
- Settlements 2009
- Farm Portion
- Erf

FILE: EL669  
DATE: MAY 2017  
SCALE: 1/24 000

**tshani**  
CONSULTING CC

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Plan No. 5: RIVERS

# Environmental Impact Assessment

“Certain activities” proposed in the Machubeni Development Area LSDF will potentially trigger the need to conduct an Environmental Impact Assessment (EIA) in terms of the NEMA EIA Regulations (2006). While it is currently not possible to anticipate the full complement of projects that will require an EIA or the scope of an EIA, the following table provides an indication of some of the probable triggers for a Basic Assessment or Full EIA (incorporating comprehensive Scoping and Impact Assessment components).

Activity number	Activity description
Basic Assessment	
1	<div>The construction of facilities or infrastructure, including associated structures or infrastructure, for:<ul style="list-style-type: none"><li>agri-industrial purposes, outside areas with an existing land use zoning for industrial purposes, that cover an area of 1 000 square metres or more;</li><li>the bulk transportation of sewage and water, including storm water, in pipelines with<ul style="list-style-type: none"><li>an internal diameter of 0,36 metres or more; or</li><li>a peak throughput of 120 litres per second or more;</li></ul></li><li>the transmission and distribution of electricity above ground with a capacity of more than 33 kilovolts and less than 120 kilovolts;</li><li>the treatment of effluent, wastewater or sewage with an annual throughput capacity of more than 2 000 cubic metres but less than 15 000 cubic metres;</li><li>launching of watercraft on inland fresh water systems;</li></ul></div>
15	<div>The construction of a road that is wider than 4 metres or that has a reserve wider than 6 metres, excluding roads that fall within the ambit of another listed activity or which are access roads of less than 30 metres long.</div>
16	<div>The transformation of undeveloped, vacant or derelict land to –<ul style="list-style-type: none"><li>residential, mixed, retail, commercial, industrial or institutional use where such development does not constitute infill and where the total area to be transformed is bigger than 1 hectare.</li></ul></div>
18	<div>The subdivision of portions of land 9 hectares or larger into portions of 5 hectares or less.</div>
Full Scoping and EIA	
1	<div>The construction of facilities or infrastructure, including associated structures or infrastructure, for:<ul style="list-style-type: none"><li>the treatment of effluent, wastewater or sewage with an annual throughput capacity of 15 000 cubic metres or more;</li><li>rail transportation, including:</li></ul></div>

	<div><ul style="list-style-type: none"><li>railway lines;</li><li>stations; or</li><li>shunting yards;</li></ul></div>
2	<div>Any development activity, including associated structures and infrastructure, where the total area of the developed area is, or is intended to be, 20 hectares or more.</div>
3	<div>The construction of filling stations, including associated structures and infrastructure, or any other facility for the underground storage of a dangerous good, including petrol, diesel, liquid petroleum gas or paraffin.</div>

## CLIMATE CHANGE

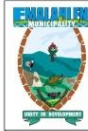
Climate Change includes the rising of carbon dioxide levels and other heat trapping gasses in the atmosphere which has widespread impacts with more extreme heat events, fires and drought; and more extreme storms, rainfall and floods. This change in weather will have implication and impact on human livelihoods, forests fresh water supplies agriculture and other environmental resources.

As a result, policy and development plans must take cognizance of the implications of a changing climate and develop strategies for both mitigation and adaptation for a changing climate.

## CRITICAL BIODIVERSITY AREA

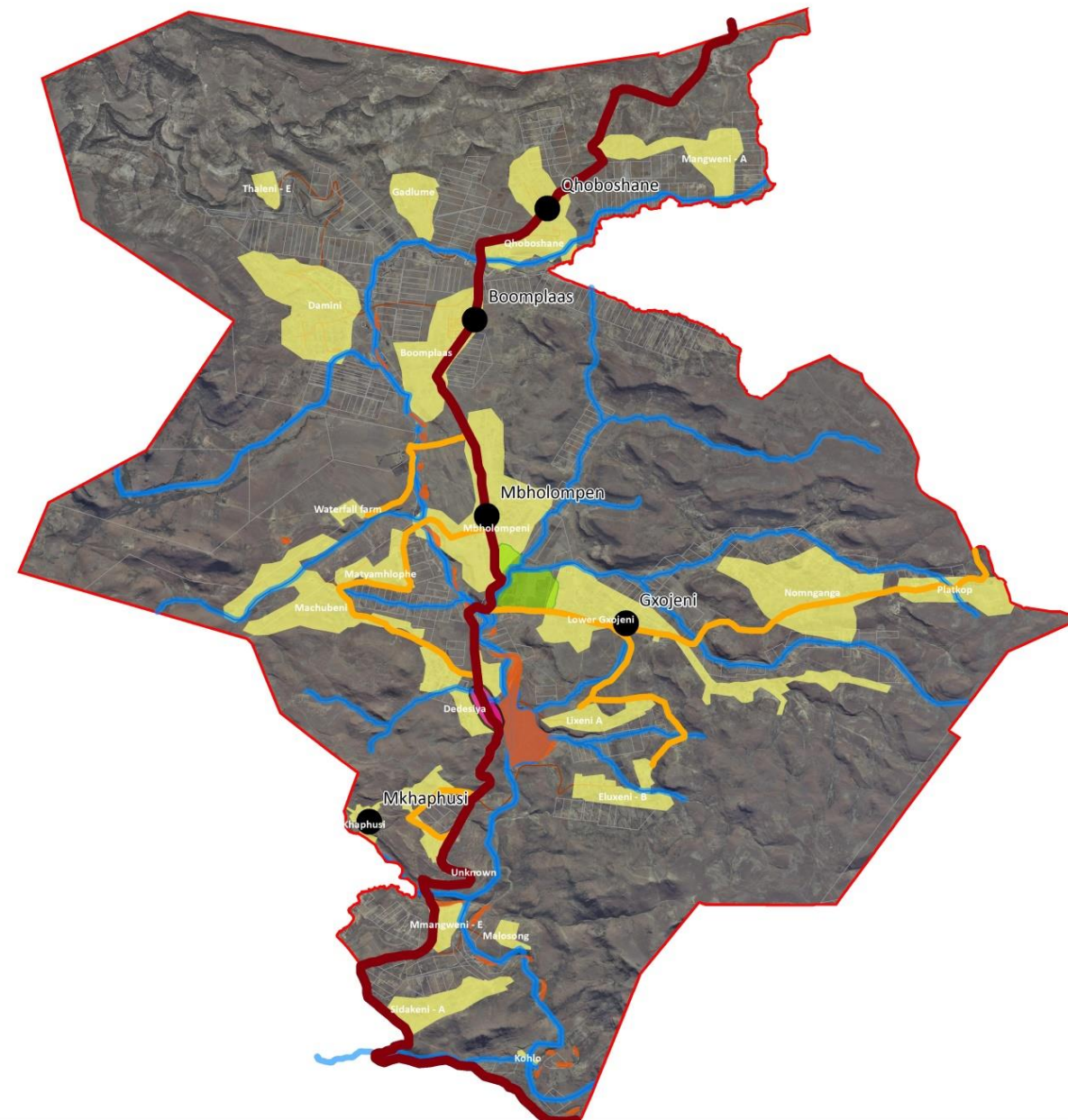
The CBA patches found within the study area is mainly the dam and patches along the Cacadu River. These patches originate from wetlands and some form of protection is needed around these areas to avoid development within those areas. A 50m buffer is already proposed along rivers and for this reason avoid developed in these areas.





# Machubeni Rural Node Local Spatial Development Framework

## Critical Biodiversity Areas and Protected Areas



### Legend

- Proposed Rural Node
- Proposed Primary Corridor
- Proposed Secondary Corridor
- 50m River Buffer
- Proposed Tourism Node
- Ward 13
- Critical Biodiversity Areas
- Forestry
- Settlements
- Farm Portion
- Erf

FILE: EL669  
DATE: NOVEMBER 2016  
SCALE: 1/24 000



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Plan 6: CRITICAL BIODIVERSITY AREAS

## AGRICULTURE

### Agricultural Projects

During the Situation Analysis Phase a few agriculture projects were highlighted by the councillor and was confirmed during the workshop by the community of the study area. Challenges were highlighted in some of the project is this agriculture section.

From the challenges the following proposals are proposed to assist the farmers within the study area to continue with these agricultural projects as this is a source of income for many households.

**CPW Project:** this project is a project where vegetable gardens are planted within the community like Community Gardens and within school yards. The harvests of these vegetables are used in the schools and the community for their benefit.

Department of Agriculture supply fertiliser and provide material for fencing.

#### Proposals for CPW Project

- Proposal for assistance in Business Skills Development.
- Proposal for the vegetables gardens to supply and sell their produce to the local market in the towns of Lady Frere and Indwe.

**Chicken Projects** This project is in Boomplaas and is managed by disabled people.

#### Proposals for Chicken Project

- Proposal for assistance in Business Skills Development.

**Machubeni Table Project:** This project is run by a number of farmers within the area. The crops produced here is maize and sorghum.

The location of this project is in Mbholompeni settlement as well as parts of Ward 12.

#### Proposal for Machubeni Table Project

- Proposal for assistance in Business Skills Development to train farmers with business skills.

**Siyavuya Lower Mkapusi Project:** this project is located within Mkapusi Settlement and produces potatoes and the harvest is sold within the community. This project is supported by Department of Social Development.



#### LIVE STOCK FARMING

Small scale livestock farming is one of the agriculture activities happening within ward 13. As indicated in the pictures below some of the livestock animals are pigs, chickens, cows, sheep, horses and goats.

The communities within the ward build their own kraal on their property where the animals are kept. The animals feed from grazing area between houses and on the open fields. The animals drink water from the rivers and dams within different locations within the study area.



#### SALES PEN

There is a sales pen in Dedesiya Settlement which is used by the people residing in Ward 13.

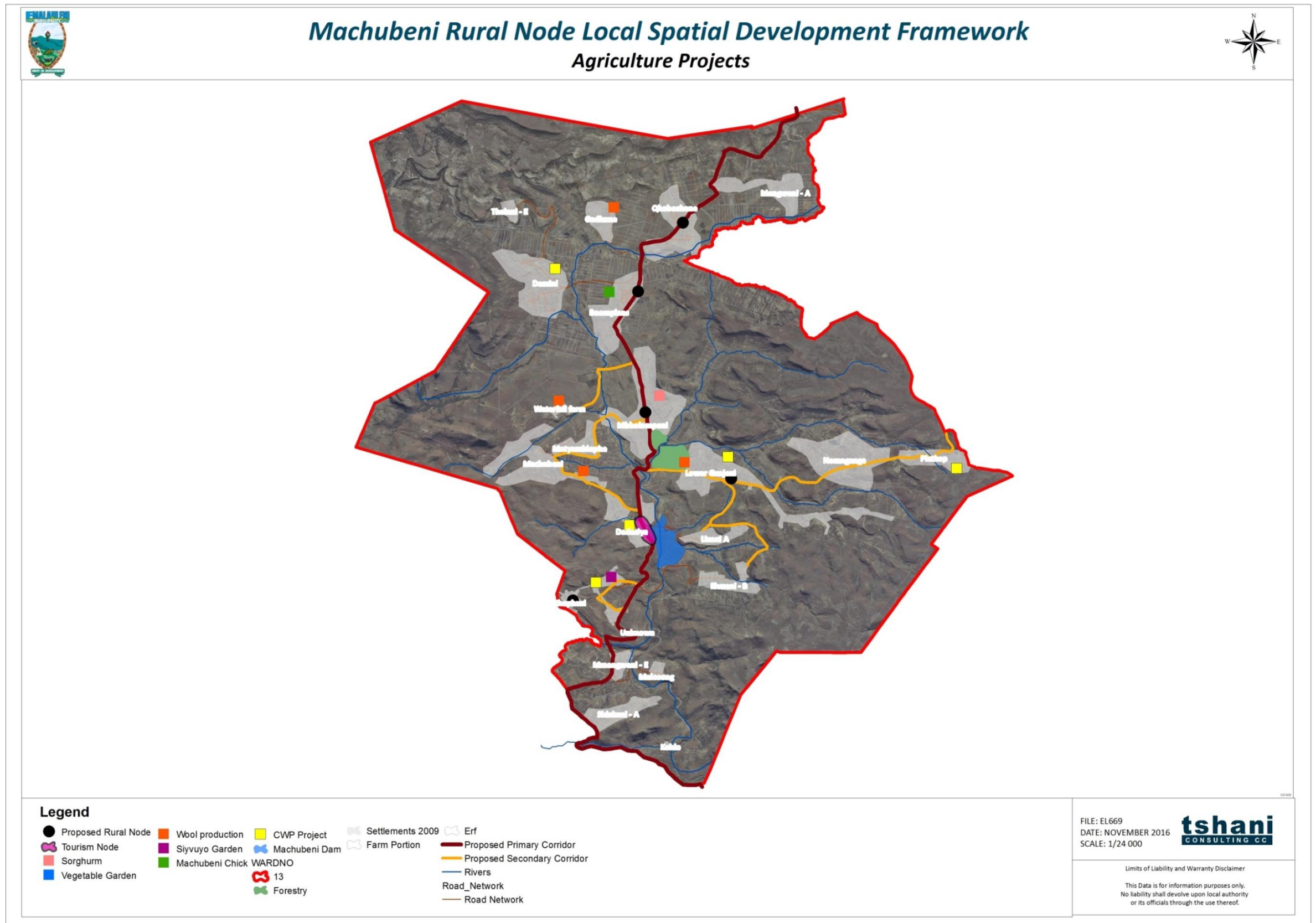




## FORESTRY

A small forest exists within the study area. The forest is represented by a green colour on the plan to the right. The trees are mainly used for fire wood by the community within Ward 13. The soil within ward 13 is arable and the municipality together with assistance from Department of Agriculture do a feasibility study to expand the existing forest and to look into the possibility of establishing a saw mill and other economic activities related to forestry.

The plan to the right spatially represents the existing Agriculture projects within Ward 13



PLAN7: AGRICULTURE PLAN



## SOCIO ECONOMIC FRAMEWORK

### SOCIAL FACILITIES

The Socio Economic Framework proposes that Social Facilities be located at strategic points of accessibility where higher order community facilities can be clustered together, in order to serve a greater number of residents in a more effective and efficient way.

Ideally, future Sub Rural Nodes should be located in close proximity to public transport routes to ensure maximum accessibility of facilities.

Clustering of new social facilities, where possible, at the identified nodes is also to be encouraged. This concept is supported due to the size of the study area, the scattered settlement formation and the insufficient social facilities.

The following strategies for social infrastructure is based on the criteria as stipulated in terms of the CSIR Human Settlements Guidelines:-

Social Facilities	Planning Threshold	Radius
Crèche	1 for every 90/du	1 km
Primary School	1 for every 600/du	1.5 km
Secondary School	1 for every 1200/du	2.25 km
Sports field	1 for every 1400/du	2.5 km
Police Station	1 for every 4500/du	1.5 km
Community Hall	1 for every 4000/du	2.5 km
Library	1 for every 1800/du	2 km
Post Office	1 for every 2000/du	2 km
Clinic	1 for every 900/du	1.5 km

The Social Facilities within the area should be upgraded in order to cater for the increased population. Should these facilities be unable to accommodate the population, provision for new facilities should be made.

### EDUCATION FACILITIES: CRECHE

There are 11 creches located within the Machubeni Area accept for the Nolukhanyo Day Care (discussed below), the condition of all the buildings is unknown.

In terms of ownership; all the creches within the study area are privately owned accept for one crèche located within Lower Gxojeni settlement which falls under the jurisdiction of the municipality.

The name of the crèche shown below is Nolukhanyo Creche (also known as Nolukhanyo Day Care) and is in a good condition and has enough playing area for the children. This facility was also recently upgraded.



#### Proposals

- Department of Social Welfare and Department of Education to assist all creches financially, to buy educational equipment.

### EDUCATION FACILITIES: PRIMARY SCHOOLS

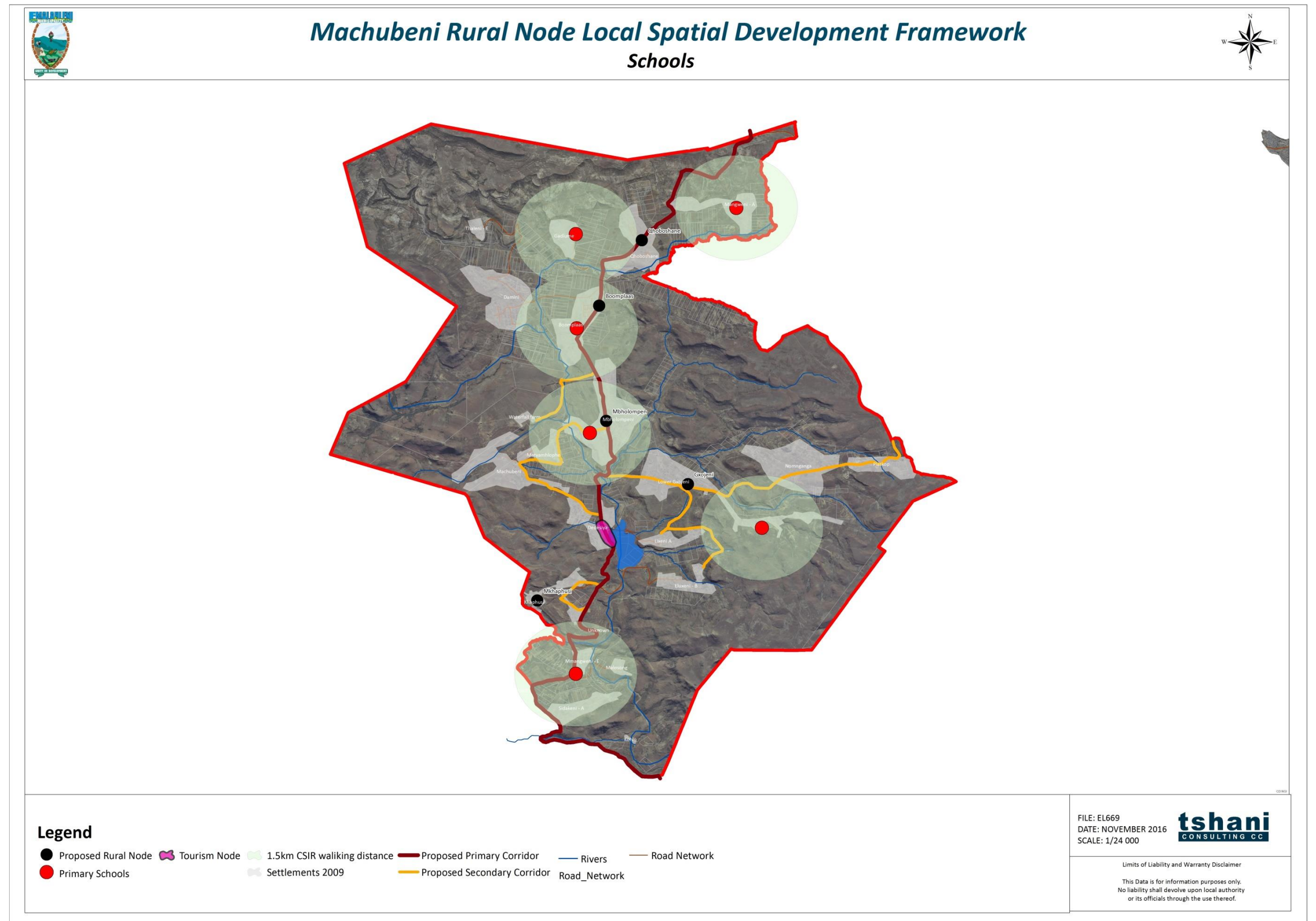
This plan below depicts the number of Primary Schools within Ward 13 covered by the 1.5km radius guidelines as per the CSIR standards and principles. The plan also illustrates the settlements that are not covered by the services of a Primary School.

It is **proposed** that the municipality seek funding from Department of Education to upgrade the infrastructure of the existing Primary Schools.

The following villages do not have sufficient access to Primary Schools.

- Gxojeni Settlement
- Waterfall Farm
- Machubeni
- Dedisiya
- Lixeni A
- Nomganga
- Eluxeni B
- Makhapusi

- Thalen E
- Platkop



Plan No. 6: PRIMARY SCHOOLS



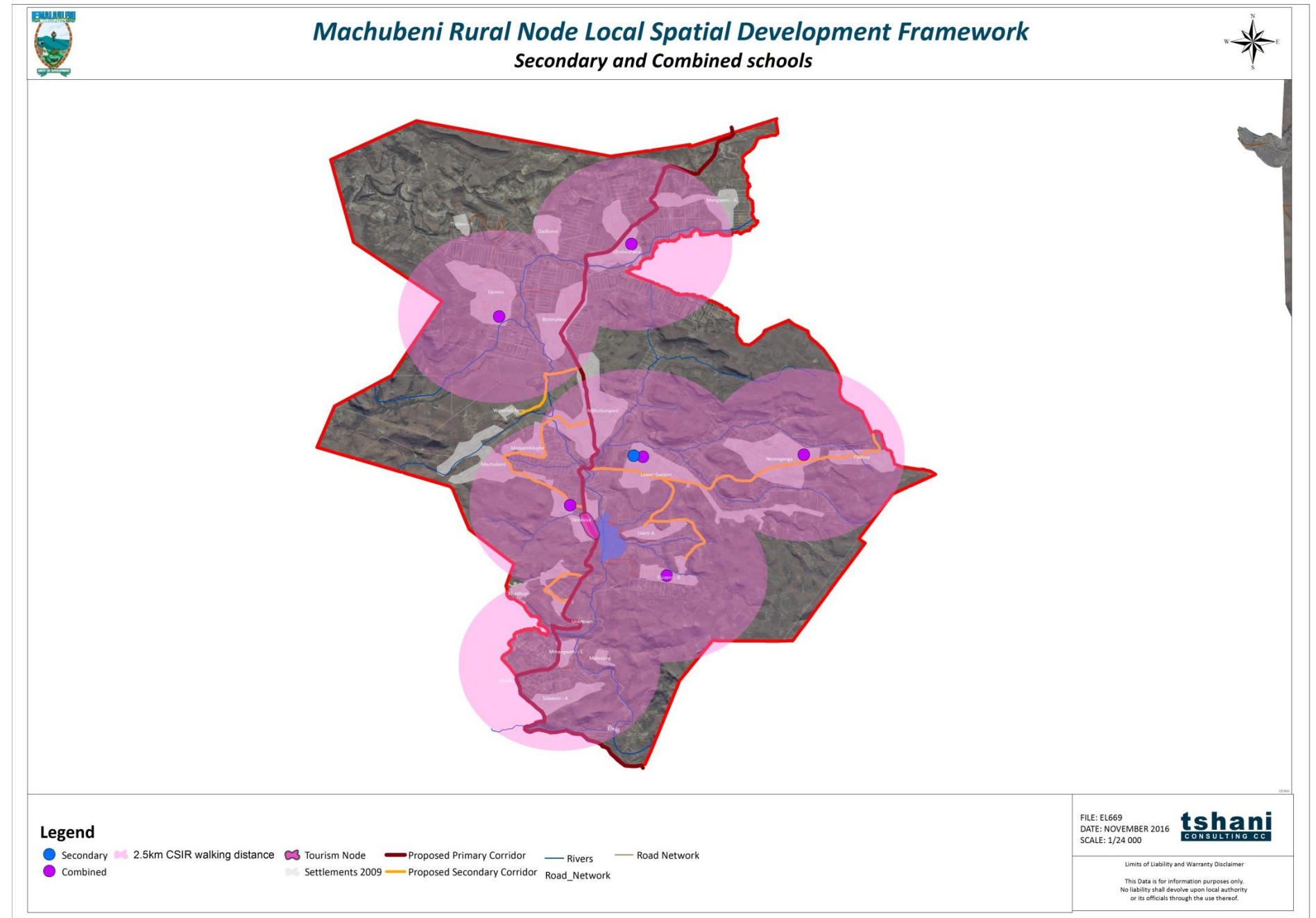
## Secondary Schools

This plan below depicts the number of Secondary Schools as well as one Combined School within ward 13 covered by a 2.5km radius as per the CSIR principles. The plan also illustrates all the settlements that are not covered by the services of a Secondary School.

It is proposed that the municipality seek funding from Department of Education to upgrade the infrastructure of the existing Primary Schools.

The following villages do not have sufficient access to Primary Schools.

- Thalen E
- Waterfall Farm
- Department of Education: Eradicate the two mud schools which are Nobandla and Boomplaas Settlement



Plan No. 7: SECONDARY AND COMBINED SCHOOL

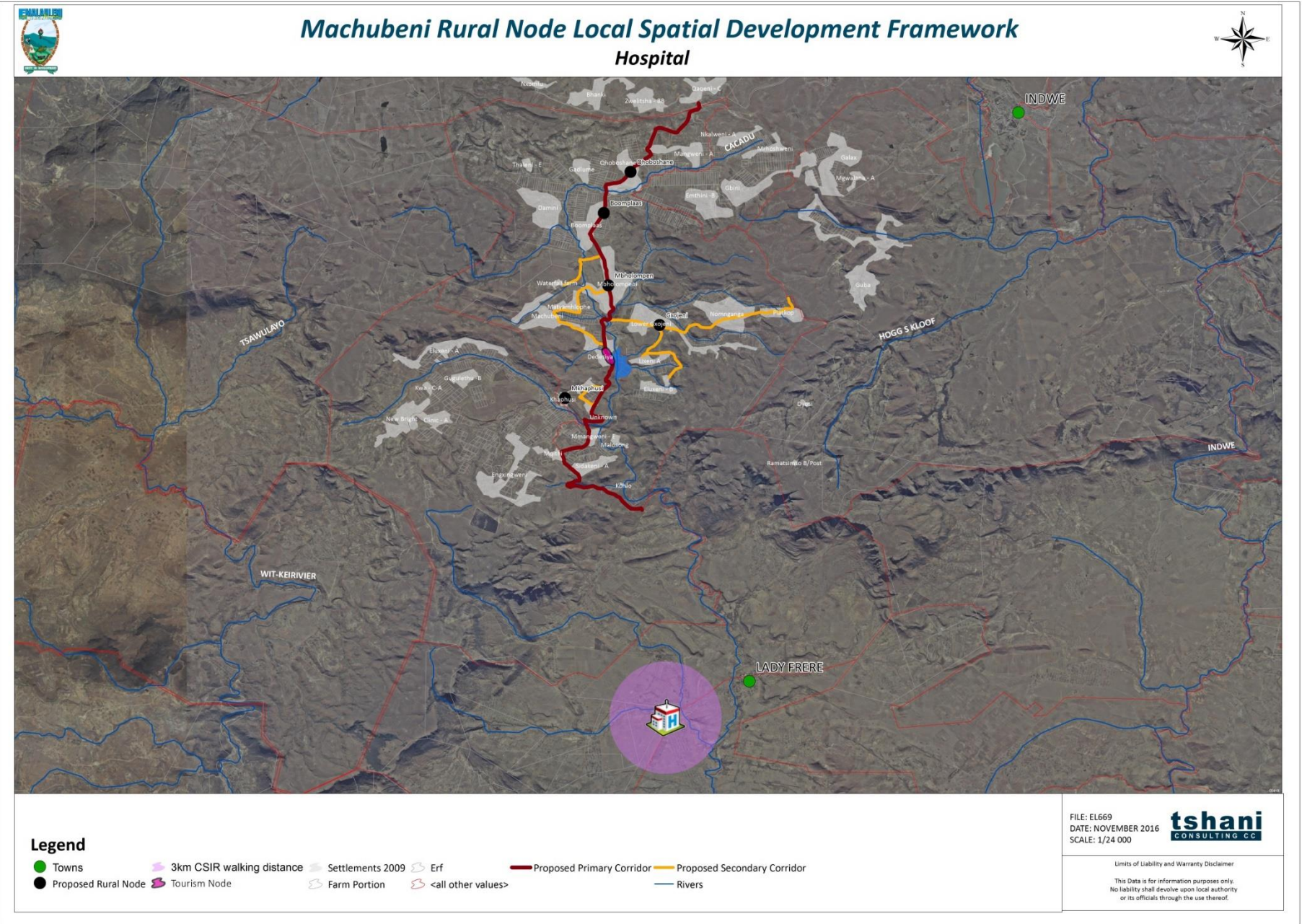


HEALTH FACILITIES: HOSPITAL

There is no hospital within Ward 13. The closest hospital is in Lady Frere 20km from the study area.

Proposal

Department of Health: Make ambulance available at clinics to assist with patients who need urgent medical assistants.



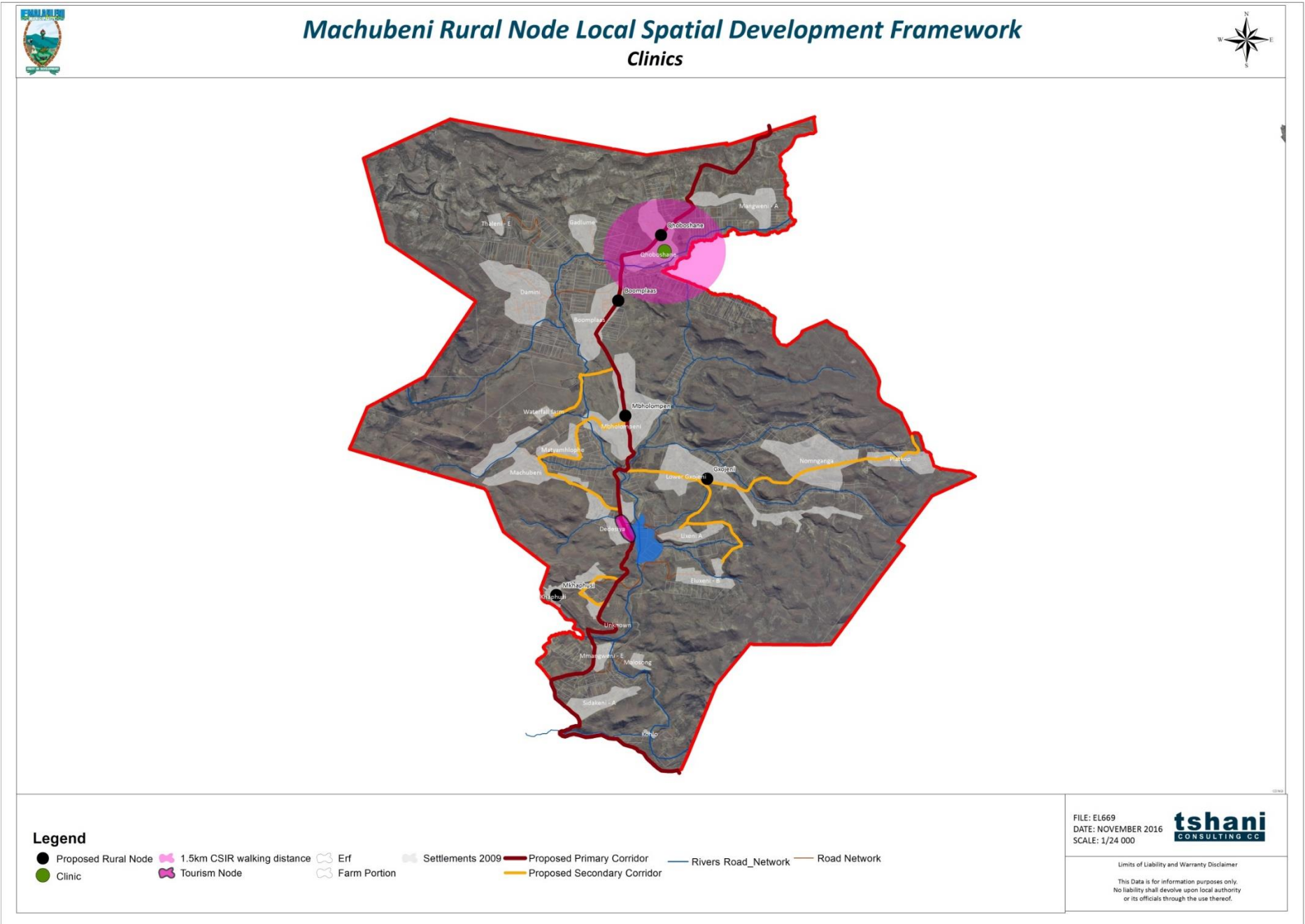
Plan No. 8: HOSPITAL

HEALTH FACILITIES: CLINIC

There are 2 clinics within Ward 13 which are situated in Boomplaas and in Machubeni Settlement. The clinic in Boomplaas Settlement has a shortage of staff and although the clinic in Machubeni Settlement is in good condition there is a water problem as indicated by the councillor of Ward 13.

Proposal

Department of Health: Put a plan of action together to fix the current water problem at Machubeni Clinic. Supply sufficient medication. Distribute more nurses to assist with the influx of patients.



Plan No. 9:CLINICS



## LIBRARY

There is no library within Ward 13, not even any facilities at one of the schools. This is problematic as, knowledge is power, and the children within the area are deprived of the necessity of reading a book.

## POLICE STATION

There is no Police Station within the area the closest Police Station is in Lady Frere 20km away and in Indwe 25km away. Stock theft is a problem in the area and the high unemployment levels in the area were also attributed as a contributing factor of most criminal acts performed. The problem of drug and alcohol abuse also causes strain to households within the study area.

### Proposal

South African Police Service to do a feasibility study to establishment a satellite Police station at Boomplaas.

## SPORTFIELD

There is a sportfield in each settlement and at selected schools. The condition of these sports fields is poor and in need of maintenance. All the soccer fields do not have any nets at the goal box and even the rugby fields do not have proper rugby posts.

### Proposal

Department of Arts and Culture to assist with the upgrade of Sportsfields within ward 13.

## CEMETERIES

There is at least one cemetery in each settlement and it is not located in close proximate of the houses.

### Proposal

This exercise will assist the municipality in sourcing and distributing funds for fencing and the cleaning of these cemeteries.

## SOCIAL GRANT POINTS

There is one secure pay point area at Qhoboshane Settlement. SASSA also comes into the study area and arrange open fields to ensure that payments are made to the beneficiaries.

The community however complains that on rainy days and humid days they have to tolerate the weather in order to receive their money. Alternative arrangement in the form of a temporary structure like a tent needs to be considered by SASSA as a means of providing shelter to the beneficiaries receiving social grant money.

### Proposal

Department of Social Development and SASSA to improve pay out methods.

## CHURCHES

Attending church is one of the ways in which the community of ward 13 devote their time. There is at least one church within each settlement. The condition of these churches is fair. The condition of the churches as well as other social facilities also in a way reflects the areas poverty levels.

## COMMUNITY HALLS

There is one community hall located in Boomplaas.

### Proposal

Emalahleni LM plan to establish at least one more Community Hall within the ward.

## HOUSING PROPOSALS

Population growth within Ward 13 will result in increased demands for accommodation. Although land for Housing Projects is not available at this stage, the municipality and Department of Human Settlement have the obligation to assist with Disaster Housing as well as building RDP houses. This LSDF seeks to encourage infill residential development to happen within the Ward.

## LOCAL ECONOMIC DEVELOPMENT

### ECONOMIC ACTIVITIES

There are no big shops within the ward the only shopping facility the community has is spaza shops. There is at least one spaza shop within each village. These shops are owned by locals and foreigners of whom the majority is foreigners.

Big shopping which is normally at the end of the month, on pension or grant pay out dates is done in Lady Frere where they are "spoilt for choice".



The following economic activities exist within the ward:

- Bakkie Taxi operations,
- Spaza shops (mainly owned by foreign nationals).
- Taverns and shebeens.
- Selling of fruits and mixed vegetables (sold outside schools premises and around the villages).
- Brickmaking
- Sand mining
- Agriculture

### SMME

Social capital is also a vital component of social structure and social organisation in the communities. There are a few community social organisations in which form the fabric of community socio-cultural, economic and religious organisation. These include *stokvels*, *umgalelo* (savings club), sports clubs and church groups. All these community organisations had a large membership footprint in the communities.



*Gabion Stone Project:* this project was formed by a female who reside within Ward 13. The extent of this project is unknown. This project provides gabion stone along the roadways within Ward 13. The picture illustrates to the reader what Gabion Stone are.

*Coal Mine:* There is a Coal mine in Machubeni Administrative Area which forms part of Ward 13. The mine is closed at the moment due to mining permit problems. It also appears that there is a lack of finances. The councillor has indicated that plans are in place to re-open the mine soon.

*Brick Making:* Small-scale excavation mining is occurring near local rivers with ad hoc mining of sand for building and brick making purposes by individuals and/or operators without permit. The lack of regulation of this activity poses an environmental threat. There is a great need for the Municipality, with the assistance of DEDEAT and DME, to develop a functional by-law to regulate and manage this activity to protect the environment from damage.

There are a few companies that have obtained a mining permit based on an agreement with the affected communities.

## BUILT ENVIRONMENT FRAMEWORK

The Local Spatial Development Framework for Machubeni Development Node elaborates clear and detailed objectives and related planning tools for the management and direction of spatial development and land use management to achieve the proposed development vision set out in this Local Spatial Development Framework.

### Spatial Land Use Structuring Elements:-

This section deals with basic "Spatial Structuring Elements" that guide Spatial Development decision making in Machubeni Development Node. These elements are used to manage and guide development into certain patterns or arrangement which is intended to promote more efficient future development. The specific spatial structuring elements are described below:-

*'Development Node'* is a term which has been usually ascribed to cities, towns and villages. This tends to work against the need to achieve rural development through integration of urban and rural areas. It is accordingly proposed the term node is to be less prominent and less significant in future SDFs with the emphasis rather being placed on identifying 'human settlements' where integrated programmes can be shared. Such settlements can be both urban and rural in nature and could serve to bridge the diversity between these communities;

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

*An 'activity corridor'* is normally used to symbolise the area where important

economic activities are to be encouraged along a particular transport route. There is often difficulty in stakeholder perceptions regarding the term 'corridor' and the purpose of such a planning tool. It is proposed that use of the term 'transport route' be adopted in future because it places emphasis on the transportation activity, which is critical for economic clusters to grow in both urban and rural environments;

*A 'focus area'* is proposed where a strategic or special programme and infrastructure investments are required because of inherent potential in that area (examples could be an important intersection within a village, an agro-processing zone or an industrial development zone);

*A 'transition area'* is to be used in areas where it is felt necessary to manage the change from intensely developed built up areas to less densely developed and more rural areas;

*'Natural resource area'* are used to identify resources areas so as to enable effective management of environmentally sensitive areas, economic potential, high potential agricultural zones and forestry areas; and finally

*An 'environmental area no development zone'* targets the non-negotiable preserved areas where development of any kind would not be considered under any circumstances.

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

### Proposed Spatial Structuring Elements

In order to plan efficiently, there needs to be a focus on investing resource in areas of opportunity. In order to create maximum impact, there needs to be certain structuring elements to give guidance. For the Machubeni Development Node LSDF, there are four (4) basic Spatial Structuring Elements that can guide spatial development decision-making in the town. These elements include:

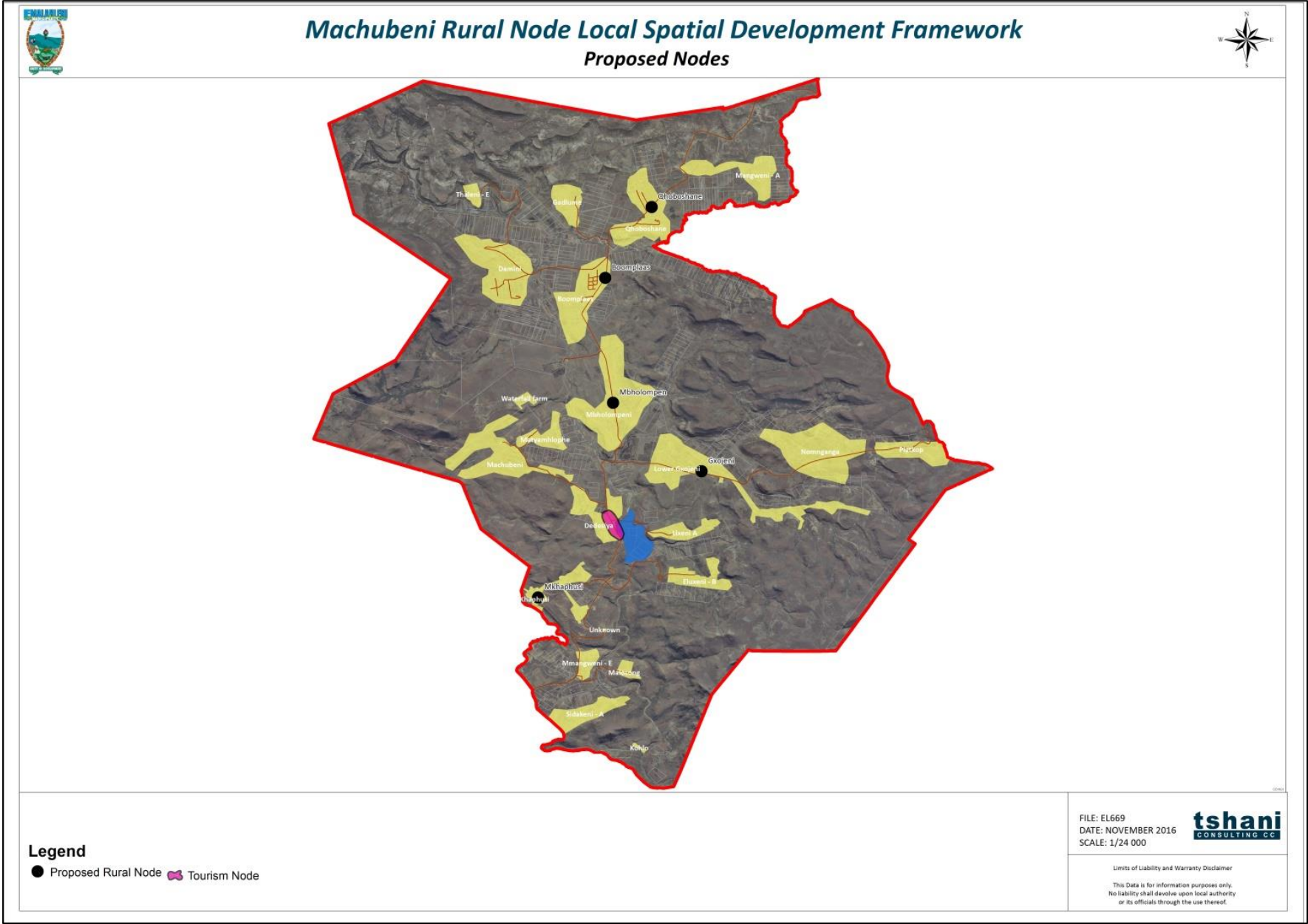
- Development Nodes;
- Development Corridors;
- Settlement Edges; and
- Mixed Use

### DEVELOPMENT NODE

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

The proposed nodes are captured in the table below and illustrated on the plan below to show the spatial locations of the nodes.

Type	Area	Function
Sub Rural Nodes	Boomplaas	A proposed Rural Service Node according to the CSIR threshold should allow a travel distance of 5km/1 hour travel by foot to access its public facilities.  Areas where medium order community facilities can be bundled in order to ensure that a greater number of rural residents are served in a more efficient and effective way.  Ideally, these and future rural service centres are located in close proximity to public transport routes to ensure maximum accessibility to facilities  Local planning to maximize use of resources  Local land use schemes to be negotiated
	Qhoboshane	
	Gxojeni	
	Mkhaphusi	
	Mbholompheni	
Tourism Node	Machubeni Dam	Proposed Tourism Hub  Local Land use Scheme to be negotiated.



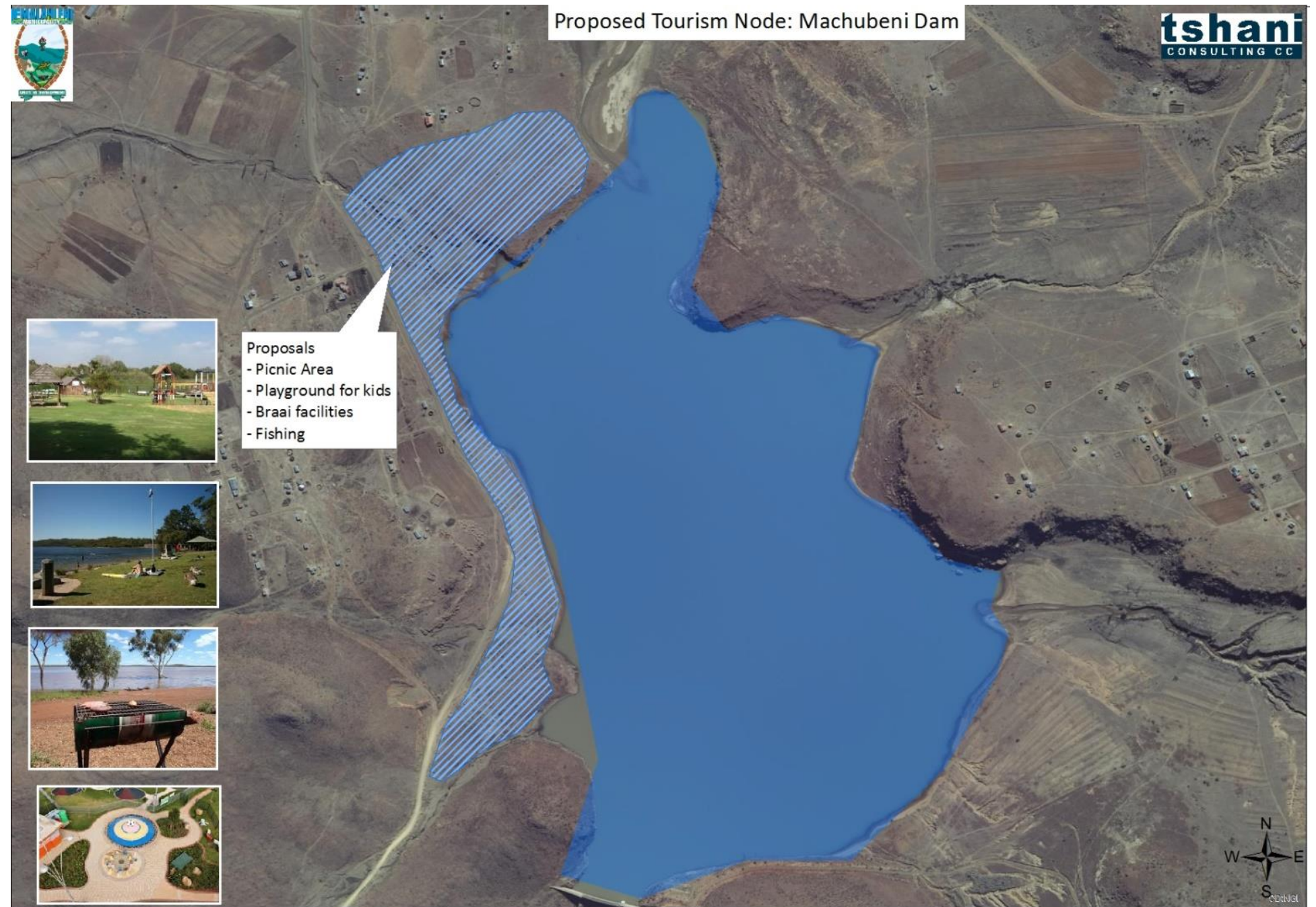
Plan No. 10: PROPOSED NODES



### Tourism Node

Proposed Tourism Node along the dam envisages the development of a controlled day visitor picnic area with playground for kids. This concept also envisaged to cater for braai facility area where people can meet and relax with friends and family. Controlled Fishing at the Dam can also be a form of leisure. Proposed improvement of proper signage to the dam is also part of this concept.

A full feasibility study is proposed with implementation from Department of Tourism.



Plan No. 11: MACHUBENI DAM TOURISM NODE



## Proposed Development Corridors

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

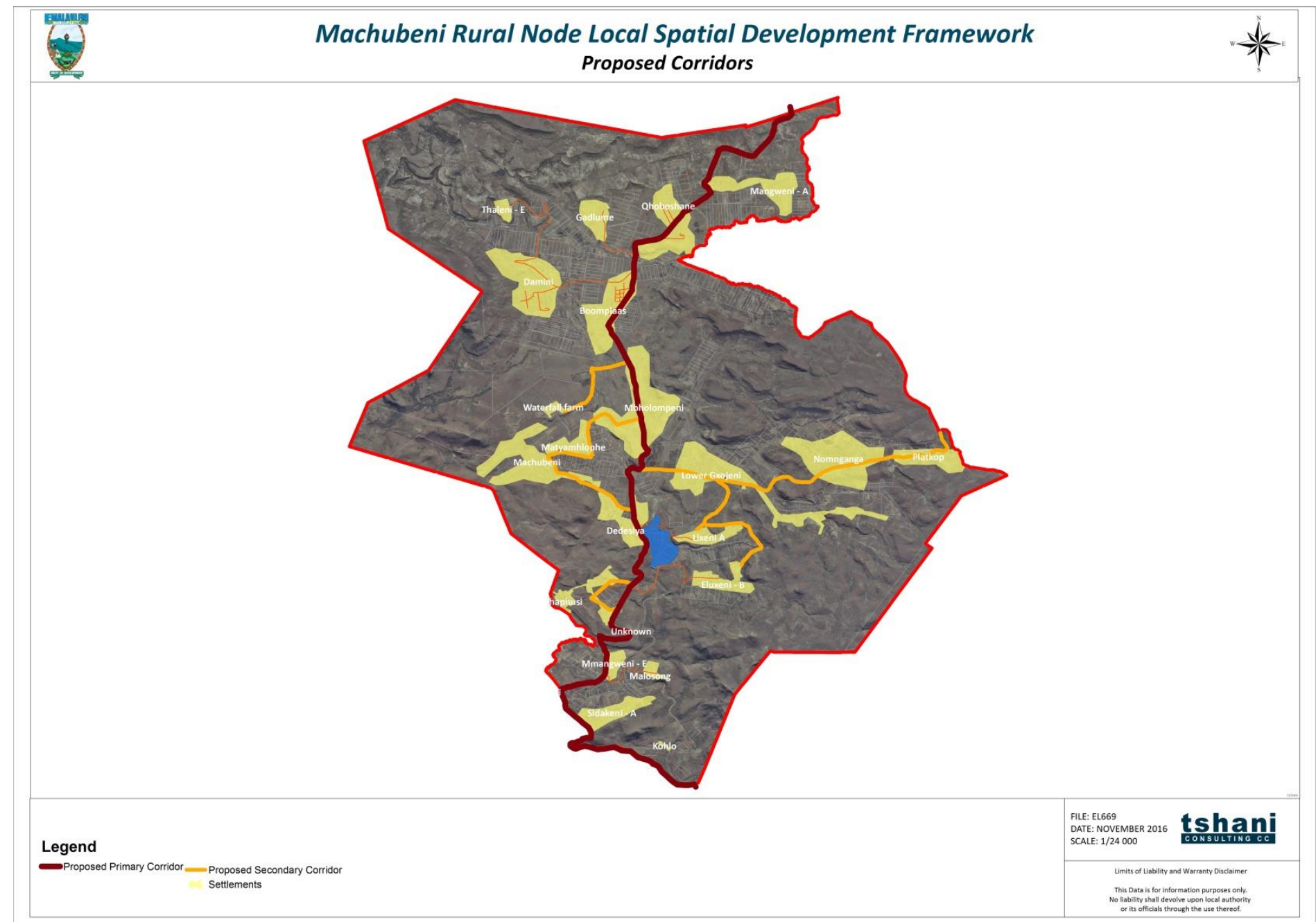
Typically, development corridors have been identified as roads or other transport routes along which existing and/or potential land developments at a higher than average intensity (can) occur.

The term "Transport corridors" be adopted in future because it places emphasis on the transportation activity, which is critical for economic clusters to grow in both urban and rural environments

Within the Machubeni Development Node, there is one "Proposed Primary Corridor", namely, the DR 8581 which runs through the study area.

### Development Corridors

TYPE	MAP CODES	LOCATION
Primary Corridor	Brown	Existing Transport Route the DR 8581
Secondary Corridor	Orange	Main access routes within the study area.



Plan No. 12: PROPOSED CORRIDOR



## Settlement edges

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

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

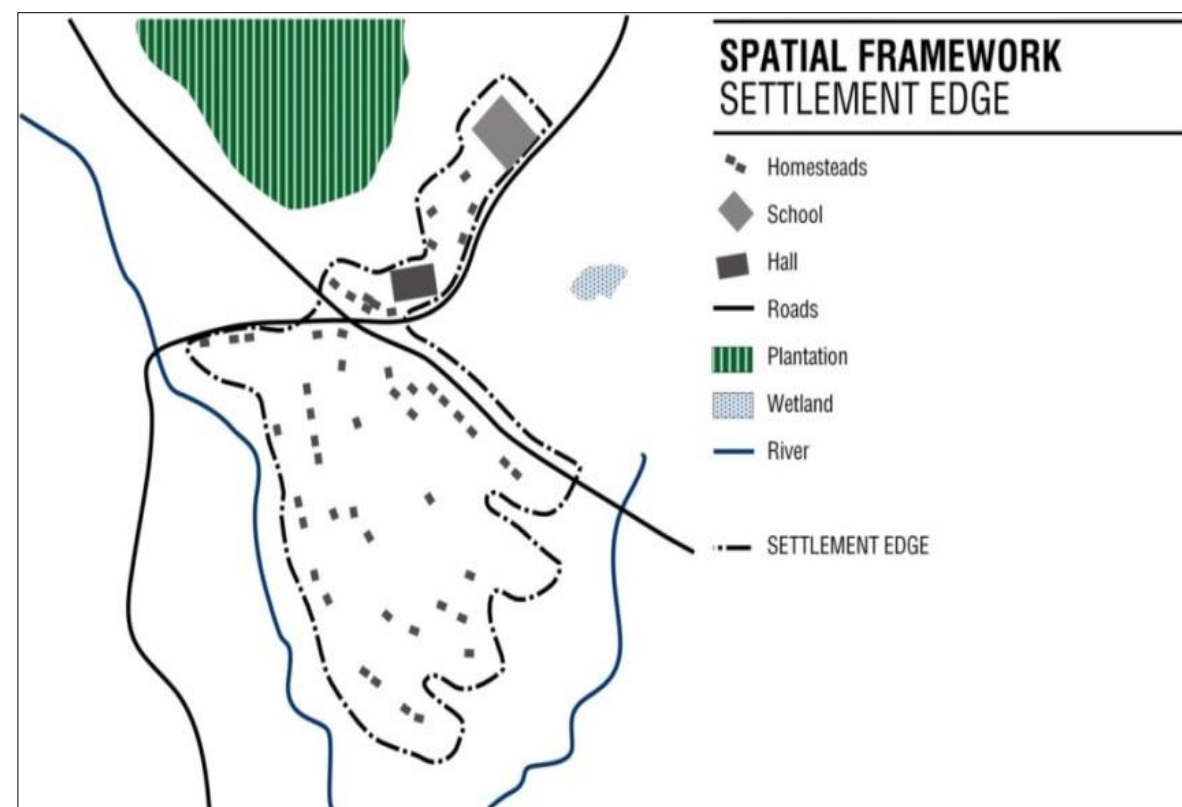
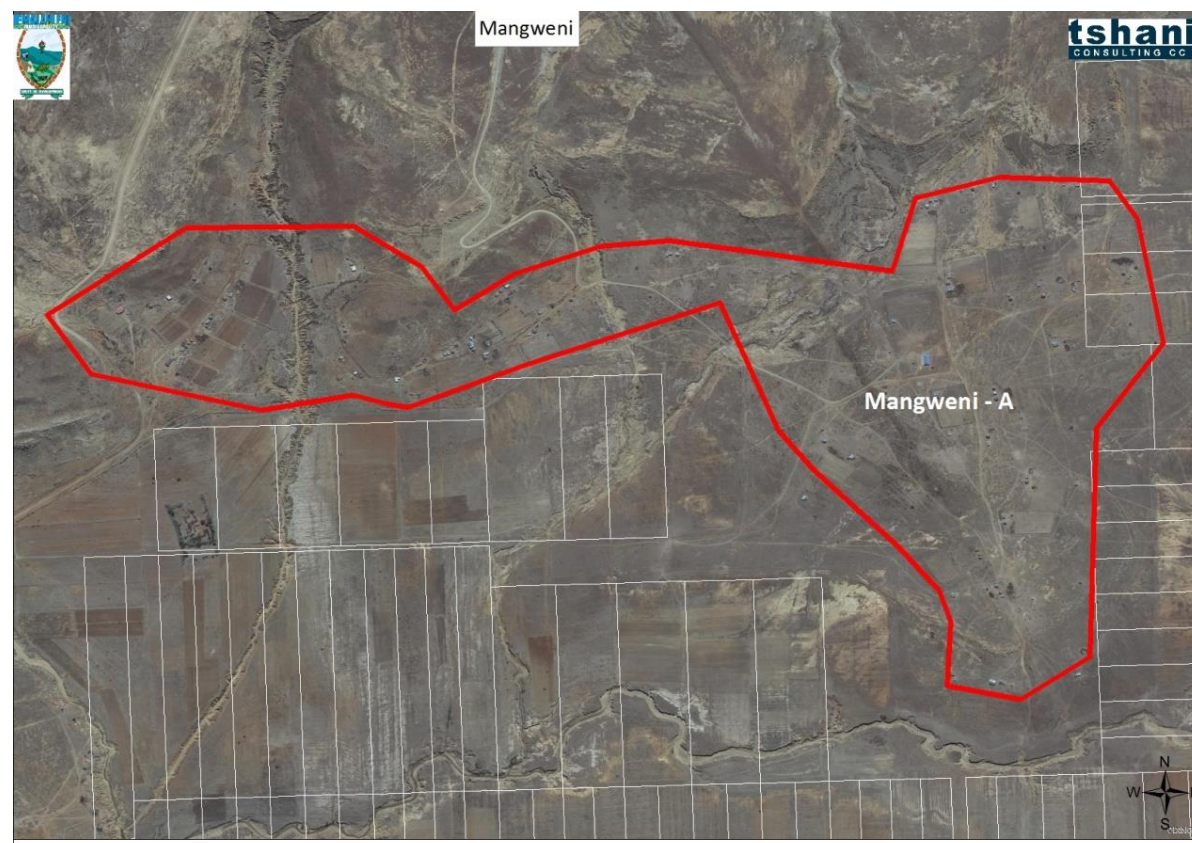
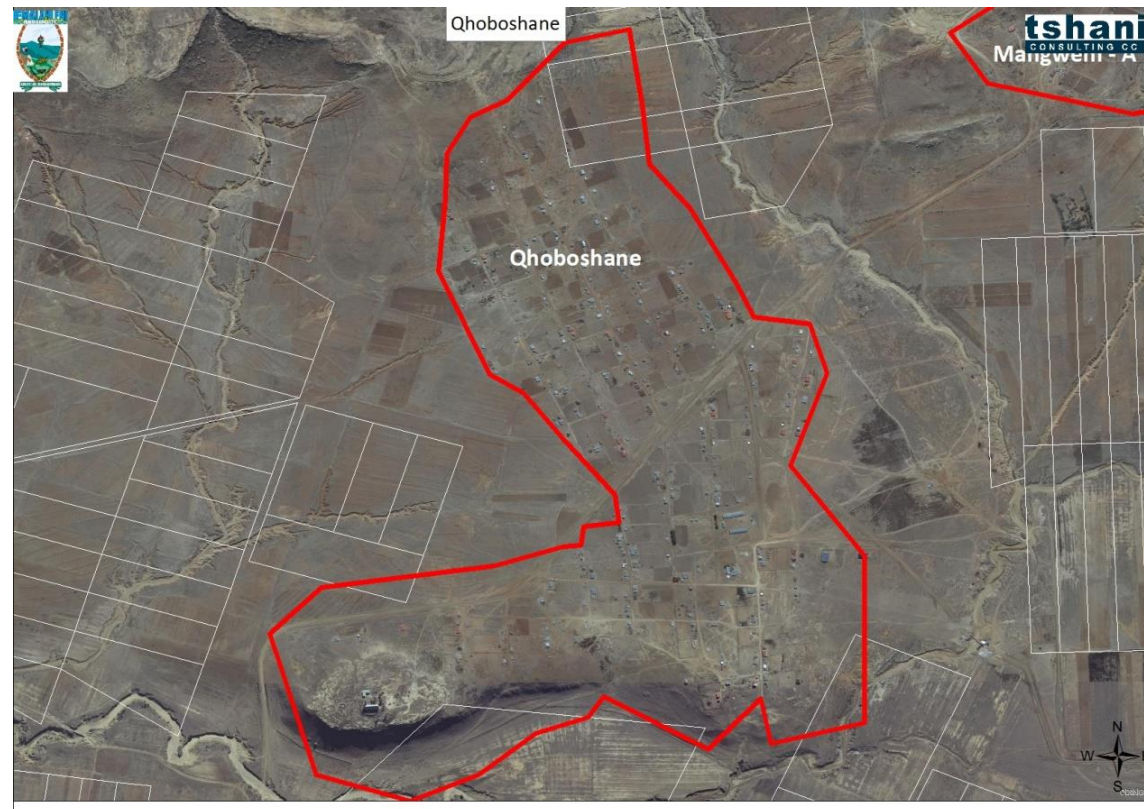


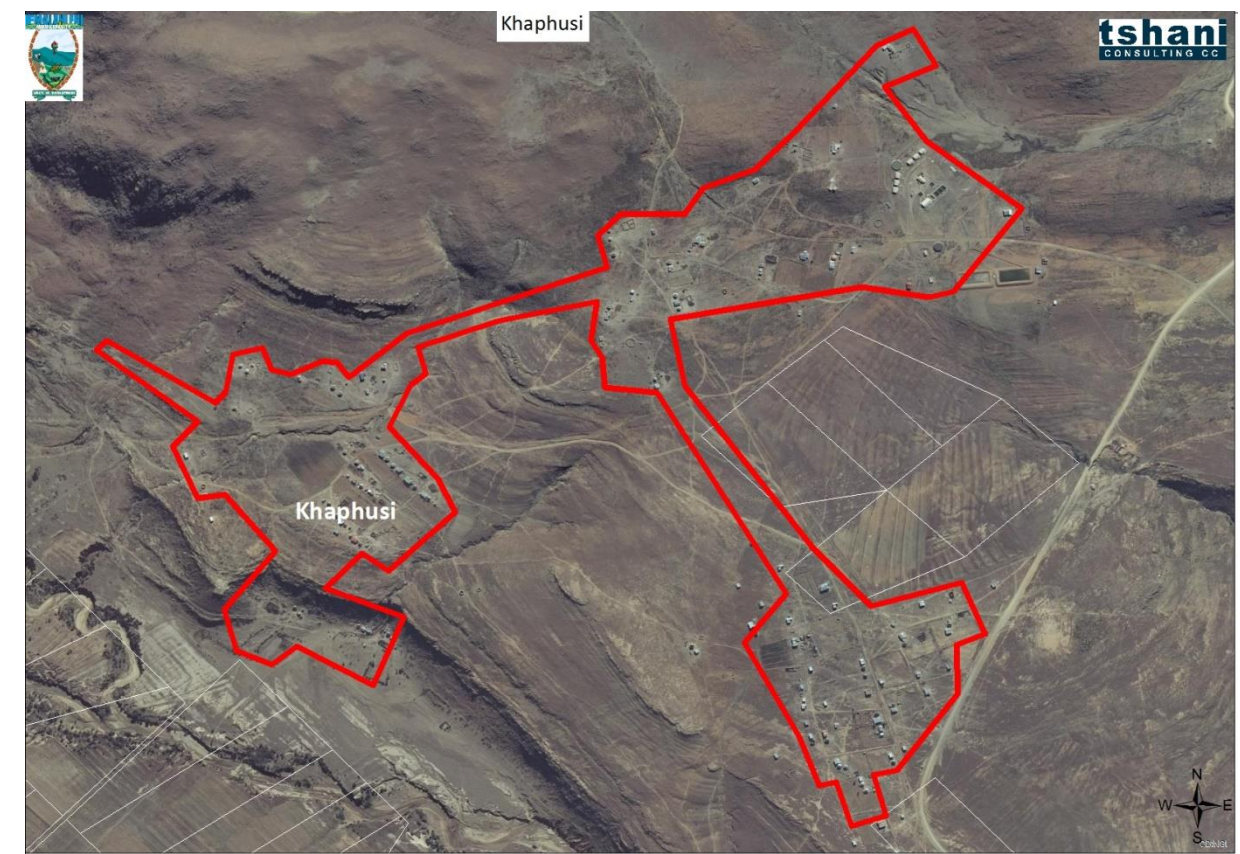
FIGURE NO. 11: SETTLEMENT EDGE DIAGRAM



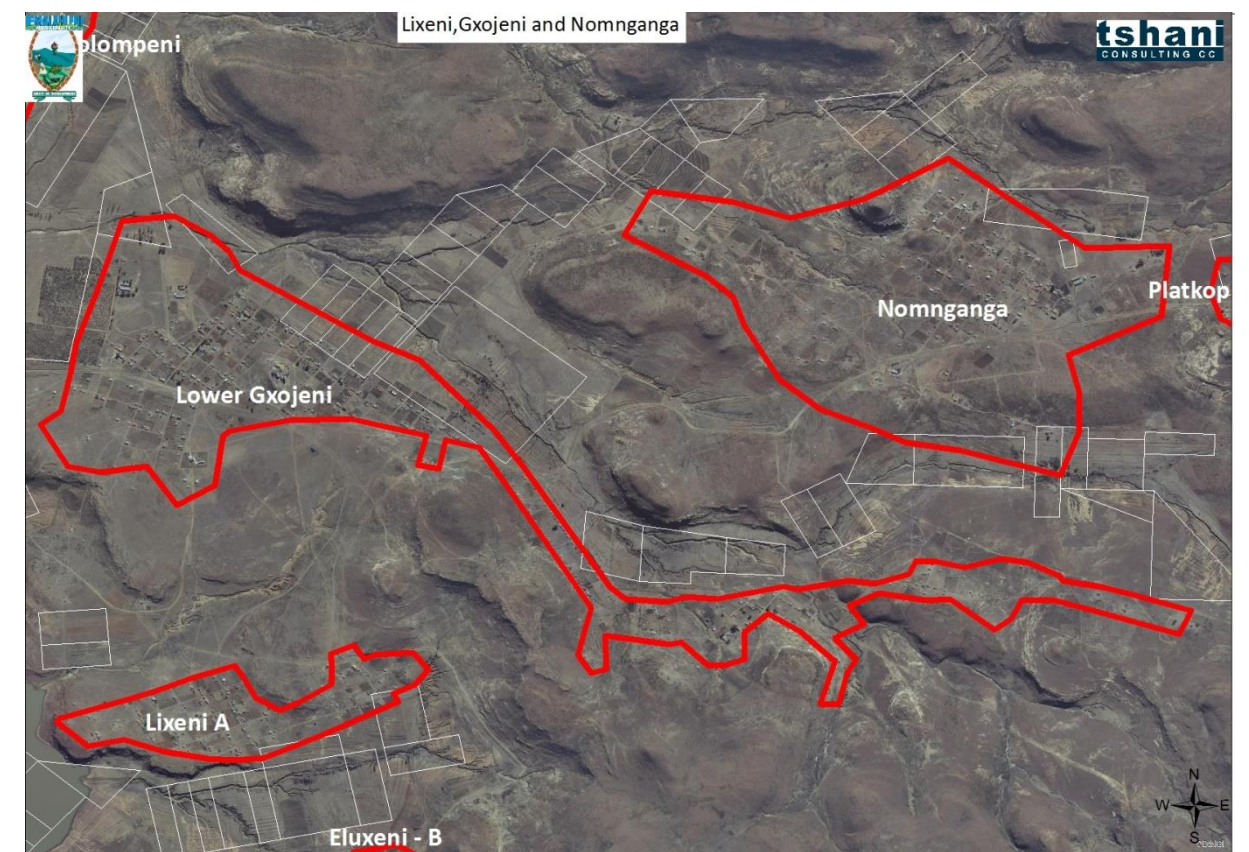
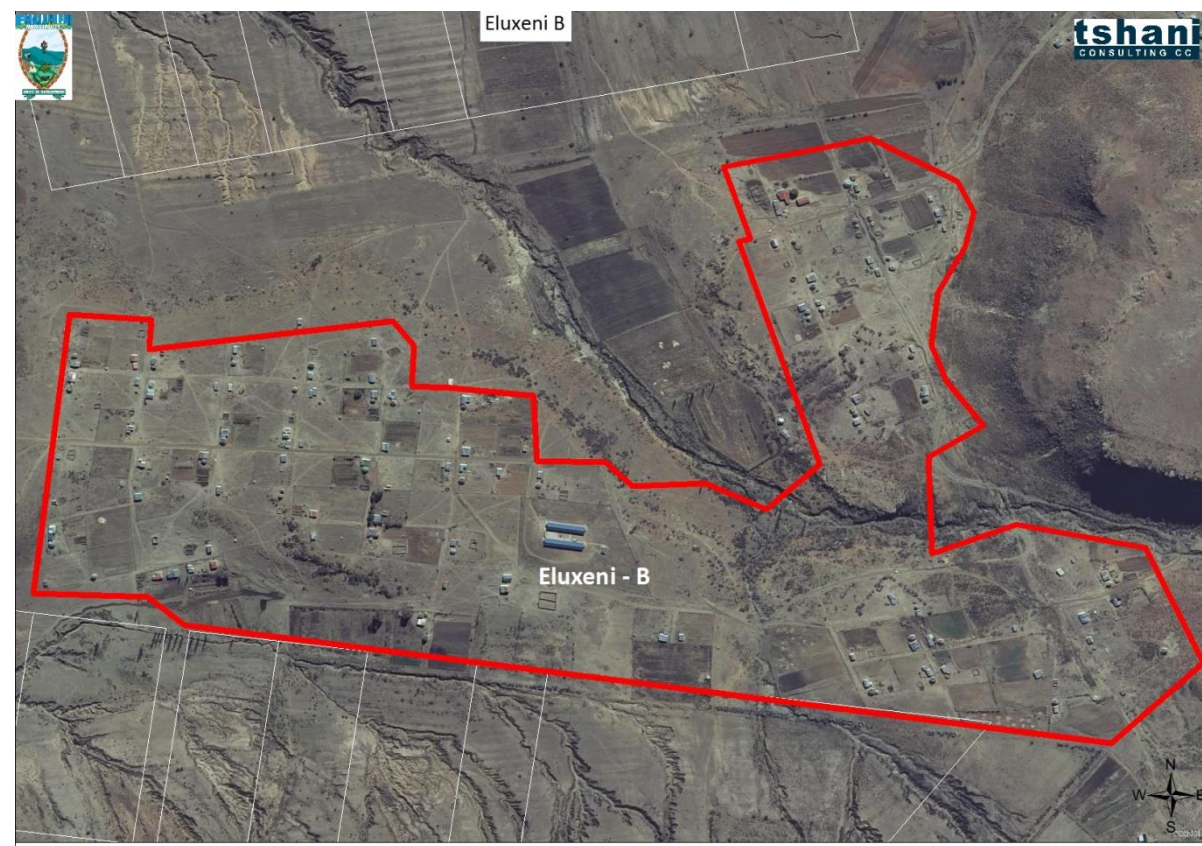
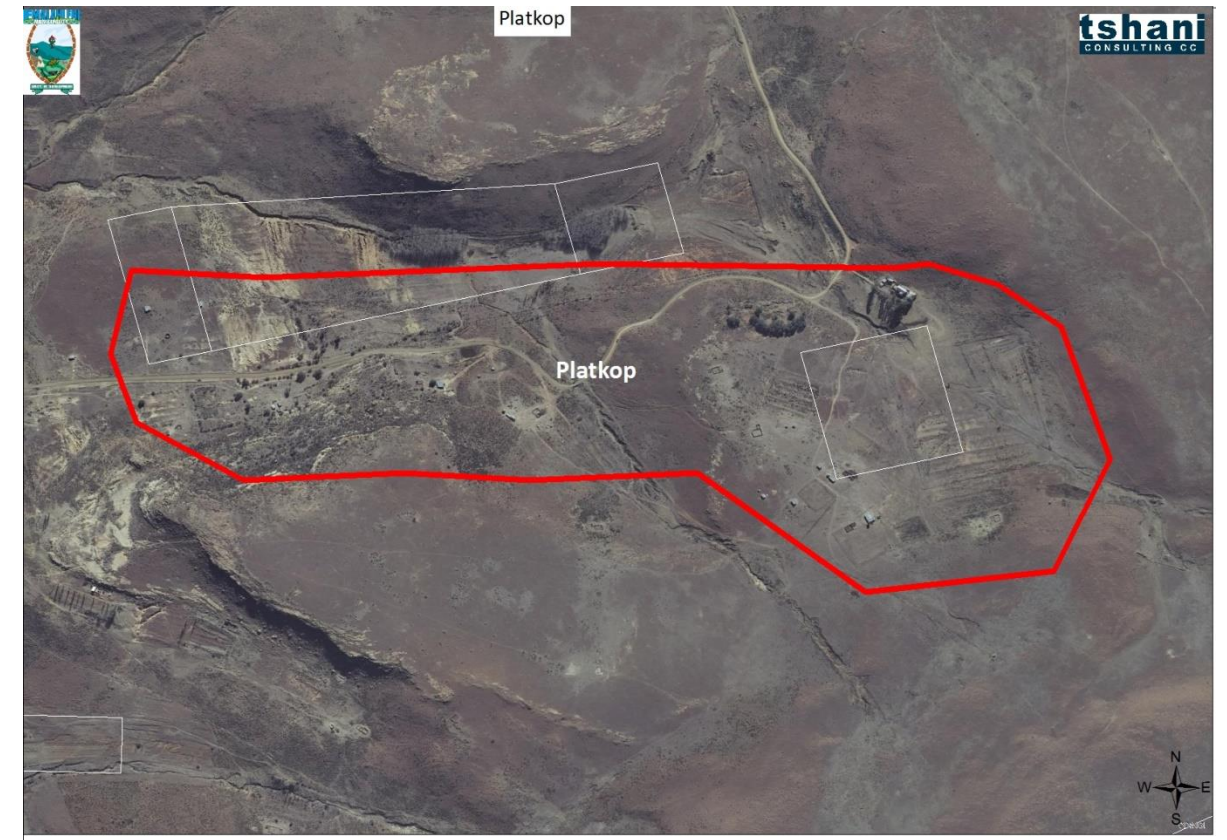














## Proposals

It is proposed that the municipality prepare a Rural Settlement Development Plan for the municipal area.

## MIXED USE

Depending on the land-use mix and the location of development, it may not always be desirable to have a mix of uses on one land parcel. The issue of mixed-use needs to be viewed at two scales:

**Macro-scale** (i.e. within a local authority) - residential developments closer to work opportunities and business activities closer to residential areas should be encouraged, thereby achieving a better land-use mix over time.

**Micro-scale** (i.e. on a single parcel of land) – strategies can be adopted to create a mix of land-use to create diverse, interesting and opportunity rich environments. Each case should be viewed on its merits; bearing in mind that overall a greater mix of activities is desirable.

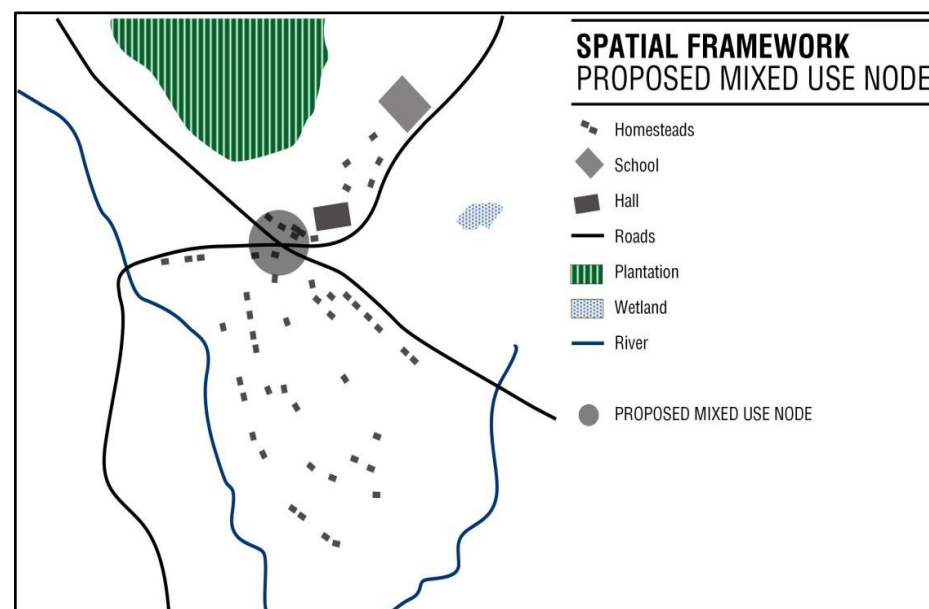


FIGURE NO. 12: DIAGRAM OF PROPOSED MIXED USE NODE

The ideal of having mixed-use development is not a blanket philosophy. There may well be areas in which it remains desirable to limit business activities.

## INFRASTRUCTURE PROPOSALS

The areas of greatest need are defined as those areas with the lowest income per capita income levels and worst-off settlement areas. These areas require priority basic needs intervention and strategic proposals to improve the level of well-being of communities in these areas. These proposals need to include poverty alleviation programs and basic infrastructure investment.

### Water

Water supply to the area sometimes becomes a challenge where the existing water supply to the area is infrequent and cannot supply the needs of all users.

Upgrading the infrastructure should be priority with the Engineering Department of Emahljeni LM and sufficient budget should be sourced to improve the lives of the people within ward 13.

It is recommended that boreholes be used in areas of greatest need.

It is also recommended that use be made of rainwater harvesting techniques in order to supplement the water supply. An order of magnitude cost to supply and fit a 5000l tank and install guttering on a house is approximately R6000 per house.

### Sanitation

Although the community within ward 13 pleads for better access to sanitation for all households it remains a challenge that can be rectified over years to come.

Ventilated Improved Pit Latrines VIPs is the preferred option for this area because of its topography and location.

Proposed Sanitation upgrade preferably VIPs at a cost of R9 000 per household in the following settlements Ngadlume; Thalen; Helushe; Luxeni; Gxojeni; Plaatkop; Mkhapusi/Stocks/Dyobhudaka; Trust/Waterfall village; Tshamazimba

### Stormwater

Stormwater drainage is to be surface and would run along the route of the road network. Harvesting stormwater is a potential 'green' technology that could be implemented. (the costs thereof have been included in the roads).

### Roads

#### Primary Corridor (Main Road) and other

The cost of surfacing the main road as a first priority for this area is approximately R40million.

The second priority will be the Secondary Corridors and a third priority will be to upgrade all the access roads within the ward.

### Bridges

There are low level bridges throughout the study area that would also require upgrading; an order of magnitude cost is approximately R20mil for one bridge.

### Electricity

The residents within Ward 13 requested for improved electricity supply to all residential settlements.



Alternate energy services may also need to be considered during the electricity supply application process in an effort to reduce the impact on the electricity grid.

Proposed Green energy initiatives will include solar for hot water heating, Low energy lighting, photovoltaic panels (PV) for scaled levels of electricity supply.

### Green Infrastructure Technology

Green Infrastructure is an economical strong approach to use nature and climate change to benefit people. The main components of this approach include stormwater management, climate adaptation, less heat stress, more biodiversity, food production, better air quality, sustainable energy production, clean water and healthy soils, as well as the more anthropocentric functions such as increased quality of life through recreation and providing shade and shelter in and around towns and cities. Green infrastructure also serves to provide an ecological framework for social, economic and environmental health of the surroundings.

**Rainwater harvesting** – installing gutters and plastic tanks to catch rainwater from roof tops that could be used for potable water.

**Stormwater harvesting** – stormwater could be diverted to a collection point which could be used to water gardens and farmlands. In addition planting trees in the steep areas would intercept rainfall and thus reduce soil erosion.

Solid waste recycling – certain items of solid waste can be collected to recycling and could potentially be sold thereby creating employment for residents.

**Greywater reuse** - Greywater is gently used water from bathroom sinks, showers, tubs, and washing machines. It is not water that has come into contact with faces.

Greywater could be collected to water gardens and farms.

**Solar panels** could be used for electricity as they are less intrusive on the residents & can be locally installed at each house where the resident can take ownership.

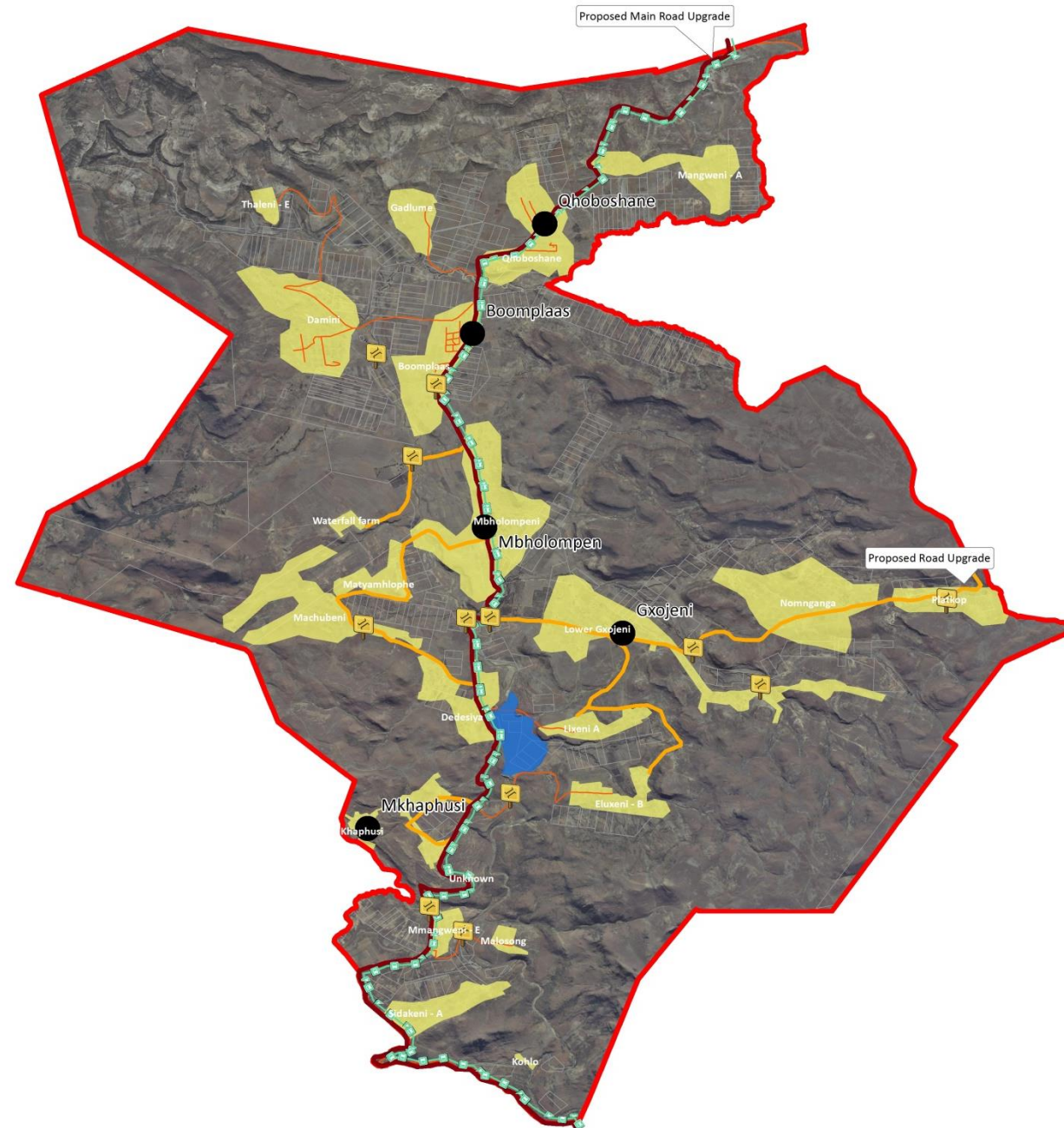




# Machubeni Rural Node Local Spatial Development Framework Infrastructure Proposals



- Proposals:
- All Low lying bridges to be reconstructed.
  - First Priority is to upgrade the Primary Corridor.
  - Second priority is upgrade the Secondary Corridors.
  - Third Priority to upgrade all other access roads within the ward.
  - Proposed Bus/Taxi Shelters along the Primary Corridor.



## Legend

- Proposed Rural Node
- Bus Route
- Proposed Primary Corridor
- Proposed Secondary Corridor
- Settlements
- Farm Portion
- Erf

FILE: EL669  
DATE: NOVEMBER 2016  
SCALE: 1/24 000



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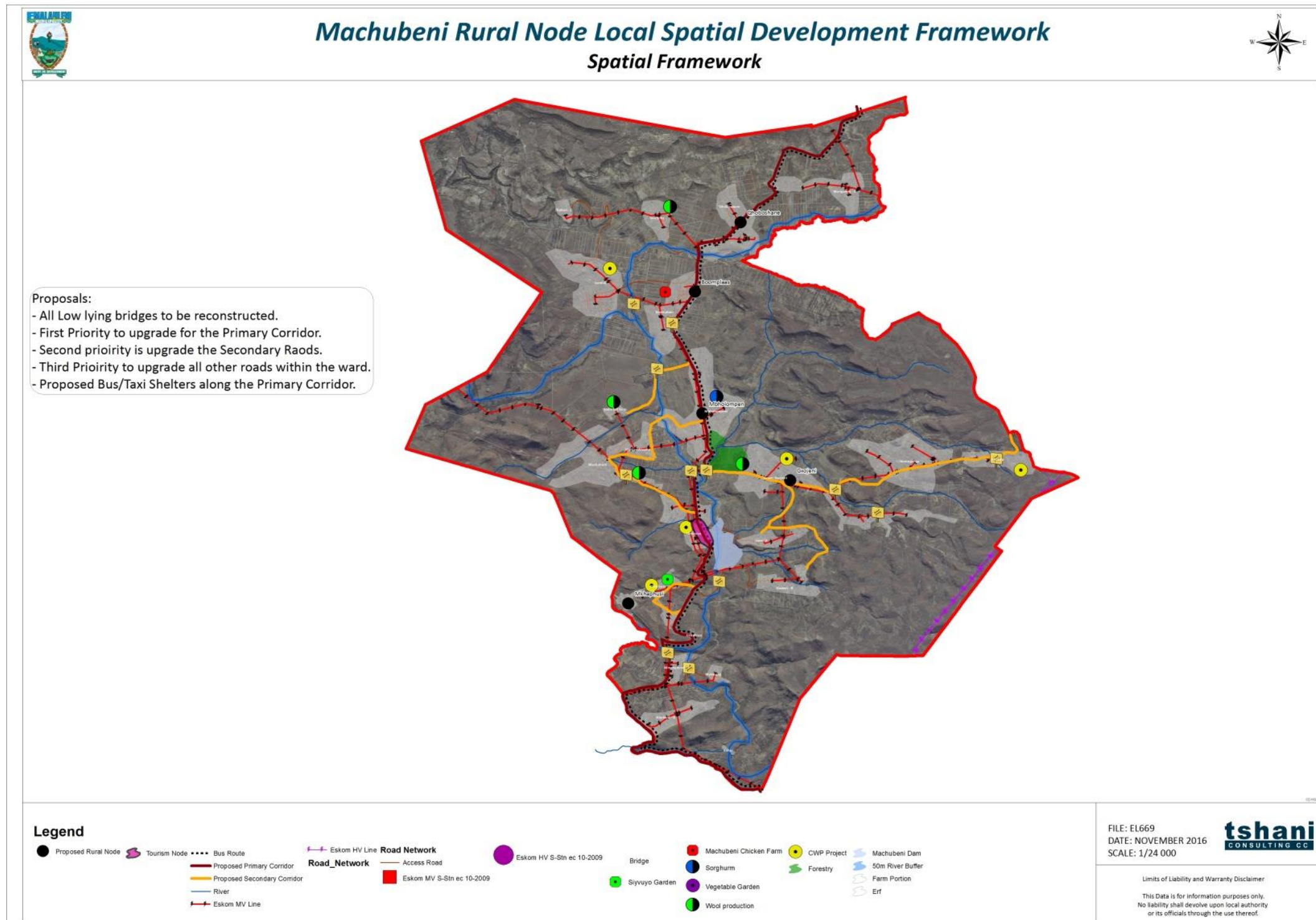
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or its officials through the use thereof.

Plan No. 13: INFRASTRUCTURE PROPOSAL



## 7. OVERALL SPATIAL DEVELOPMENT FRAMEWORK

This plan illustrates the overall spatial development framework for Machubeni Development Node.



Plan No. 14: Machubeni Development Node Local Spatial Development Node

## 8. IMPLEMENTATION PLAN

The Implementation Plan below gives a view of the project, the division responsible for the project the possible funder and a possible budget that can be tied to the project.

Name of Project	Possible Funder	Budget	2018-2019	2020-2021	2022-2023
<b>Town Planning</b>					
It is proposed that the municipality prepare a Rural Settlement Development Plan for the municipal area.	DLG&TA/ELM/CHDM	R500 000.00	R500 000.00		
Precinct Plan Machubeni Dam Tourism Node	CHDM/ELM/DPW	R400 000.00	R400 000.00		
Precinct Plan for the for Boomplaas Settlement	CHDM/ELM/DPW	R500 000.00	R500 000.00		
Precinct Plan for the for Gxojeni Settlement	CHDM/ELM/DPW	R500 000.00	R500 000.00		
<b>Infrastructure</b>					
First priority: Primary Corridor (Main Road) upgrade(gravel)	DOT/ELM/CHDM	R40 million	R40million		
Second Priority: Primary Corridor upgrade(gravel)	DOT/ELM/CHDM	R20 million	R10million	R10 million	
Better access to sanitation for all households. (VIP units @R 9000.00 per unit	CHDM/ELM	N/A			
Improve community clinics to service the Wards 12 and 13	ELM / CHDM	R600 000.00	R600 000.00		
Construction of bridges @ R20mil a bridge	DOT/ELM/CHDM/DPW	R260million	R100million	R100million	R60million
<b>LED and Agriculture</b>					
Skills Development Programme	ELM/DOA	R300 000.00	R300 000.00		
Assis Community vegetable gardens at the Schools within Ward 13	ELM/CHDM/DOA	R500 000.00	R500 000.00		
<b>Community Services</b>					
Feasibility Study and Construction of a satellite police station in Boomplaas Settlement	SAPS/CHDM/ELM	R600 000.00	R600 000.00		
Renovation and development of sports facilities and playgrounds to encourage youth productivity	ELM/CHDM/	R500 000.00	R500 000.00		



## 9. LAND USE MANAGEMENT GUIDELINES

### GUIDELINES

A Land Use Management System simply assists a Municipality in managing all development. As indicated in the Municipal Systems Act (Act No. 32 of 2000) a Spatial Development Framework is to be prepared in conjunction with Municipalities Integrated Development Plan.

Keeping in line with the Emalahleni Local Municipality Spatial Development Framework, the following list of Municipal Policies and Guidelines will apply to all settlement planning and Land Use Management processes within Emalahleni Municipality.

- ▶ No development should take place on land within the 1 in 100 year floodline. In certain cases, exemption may be granted for development up to the 1 in 50 year flood line;
- ▶ Development is prohibited on slopes steeper than 15% (or 1m : 6m), with exemptions in certain cases being permitted for development on slopes up to 18% (or 1m : 5m) or more (but not for public-funded housing development);
- ▶ Engineering Geotechnical reports should be undertaken prior to planning of new areas for settlement/development; and
- ▶ 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.

### BROAD LAND USE MANAGEMENT GUIDELINES FOR EASTERN CAPE

The ECPSDP uses four main land use categories. (environmental, human settlement, resource area and infrastructure) From a EC PSDP point of view the table of guidelines (below) may be developed in more detail to suit individual requirements of each municipality.

The schedule below sets out the broad guidelines and/or land use objectives related to those land use categories. Adjustments will need to be made to suit particular circumstances in each municipality or portion of each municipality. Of significance is the need to achieve a fusion of indigenous land use management systems with the conventional/technical approach used to date. This adapted system will need to be the outcome of ongoing stakeholder engagement under the auspices of a specific project in

future.

SDF Land Use Category	Development Objective	PSDP Land Use Type	Common Terms	Land Use Management Guidelines on Preferred Outcomes
Environmental Areas	Protection of the core bio -diversity areas, natural resources and the ecological system through integration and alignment of SDFs with the environmental policy and spatial frameworks.	Core	Biodiversity Category 1, Wetlands, Protected Reserves	<p><u>Land Use:</u></p> <p>Limited buildings, tented camps or huts. Only walking and horse-riding trails;</p>
		Conservation	Nature reserves, Floodplain, River corridor, Indigenous forest, Heritage site	<p>Includes the natural landscapes as reflected in the EC Bio-Diversity Conservation Plan (BLMC 1);</p> <p>No agricultural uses.</p> <p>Limited development such as eco-tourism and soft-adventure activities</p> <p><u>Level of Infrastructure and Services:</u></p> <p>Limited infrastructure or services required for sustainability of the environmental area.</p> <p>Only management activities should be maintenance of the trails, collection of sites of cultural and historical significance;</p> <p>Access along existing paths/trails only.</p>
Human Settlements	Managed development of compact and sustainable human settlements with appropriate	Major Settlements / City Region (e.g. Queenstown)	Cities, Large towns, Large urban built-up areas with CBDs, Industrial development zones, Industrial complexes, Peri-	<p><u>Typical Land Uses:</u></p> <p>Residential, business and offices, CBDs / mixed use zones, industrial, Government and municipal purposes, civic and social, small-scale urban agriculture, transport and</p>

	infrastructure, amenities and socio-economic opportunities.		urban interface	access, utilities and services, sport, leisure and recreation , tourism facilities (including hotels, resorts, bed and breakfast accommodation, camp sites and caravan parks).  <u>Level of infrastructure and services: Full Municipal Services according to available resources</u>
		Towns and Settlements Regions (e.g. Lady Frere)	Local service centres / Small towns, and transitional or interface areas / peri-urban areas	<u>Typical Land Uses:</u> Residential, business and offices, CBDs / mixed use, industrial, Government and municipal purposes, civic and social uses, agriculture, transport and access, utilities and services, sport, leisure and recreation , tourism facilities.  <u>Level of infrastructure and services: Basic to Full Municipal Services according to available resources</u>
		Dispersed settlement / villages	Scattered or dispersed settlements/ villages / homestead,	<u>Typical Land Use:</u> Residential, agriculture, woodlots, social facilities, recreational facilities, shops, taverns, small-scale commercial activities, tourism and nature reserves.  <u>Level of infrastructure and services: At Least Basic level as Resources Permit</u>
Resource Areas	Integrated and broad based agrarian transformation leading to sustainable livelihoods, increased rural economic	Agriculture (arable and grazing), forestry, tourism, mining and quarrying renewable energy potential	Subsistence / commercial farming, rural areas, commercial plantation , indigenous forest, heritage resources and attractions,	Agricultural activities, tourism, resorts, nature reserves (public and private)  Afforested areas and associated infrastructure  Tourism attractions, accommodation and

	development and improved land reform.	areas.	lodges, holiday resorts/camps, tourist routes, sand and mineral mining, wind farms, nuclear, bio-gas, hydro-electric, solar energy areas	infrastructure.  A positive RoD for an EIA and a permit from DME are a pre-requisite for an application for sand and mineral mining.  Managed construction of legal roads to legal sand mining sites will significantly reduce the incidence of illegal activities and the environmental degradation associated with sand mining  A positive RoD for an EIA and a permit from DME are a pre-requisite for an application for renewable energy provision.
Infrastructure	Efficient, integrated spatial development of infrastructure and transport systems in shared focus areas	Strategic transport routes, Communication s, Alternative energy, Municipal	Higher order infrastructure (roads, rail, sea and air)  Cellular masts, radio telecommunication wind turbines, solar panels, electrical facilities, etc.  Water services, cemeteries, etc.	Requirements of the National Environmental Management Act apply.  Certain applications, such as, cellular masts and radio telecommunication facilities, and solar panels, require an EIA and special consent of the Municipality.  Cellular masts and radio telecommunication facilities, and solar panels must be carefully placed to avoid visual impacts on landscapes of significant symbolic, aesthetic, cultural or historic value and should blend in with the surrounding as far as possible.  A positive RoD for an EIA and a permit from DME and or DEDEA are a pre-requisite for an application for alternative energy installation
Source: Eastern Cape Spatial Development Plan				



The purpose of a Land Use Management System is to promote coordinated, harmonious and environmentally sustainable development. Appropriate Land Use Management Guidelines pertaining to areas inside and outside the urban edge of Peddie has been formulated as part of the Local Spatial Development Framework for Peddie. The relevant guidelines take into account the Conceptual Development Framework and Spatial Structuring Elements described above.

The following is a summary of the proposed Land Use Management Guidelines for each spatial land use area.

## GENERAL GUIDELINES APPLICABLE TO ALL DEVELOPMENT

Any prospective applicant or developer is required to comply with the requirements of the Community Land Rights Act (CLARA) in terms of procedures and protocols described in Section 20.5. In all aspects they must fully inform the affected communities by means of advertisements in the press and public meetings where any development type as described below is contemplated. The following general guidelines apply:-

- ▶ The abstraction of water for any use from any river within the study area must have prior approval from DWAF and should require a full EIA to ensure that environmental impacts are negligible;
- ▶ The erection of tunnels for farming as well as the clearing of land where indigenous vegetation is affected is to be subject to an EIA.
- ▶ A suitable setback for development from any identified Sub Tropical Thicket Biome and/or indigenous vegetation corridors (conservation area) shall be determined in the EIA process; and
- ▶ Should rezoning and subdivision applications be submitted separately for the same property, environmental scoping/EIA's will be required.
- ▶ The Motivation Report of any application for development must motivate how the application complies with the principles of SPLUMA, the development principles, the conceptual framework and the guidelines contained in this framework plan;
- ▶ The motivation Report must be supported by a report confirming availability of a sustainable water supply must be submitted as part of any land use application, a storm water management plan, an agricultural assessment report which considers current and future agricultural potential, with written comment obtained from the Department of Agriculture (if applicable);
- ▶ Environmental Impact Assessment/Scoping Reports will be required.
- ▶ A Site Development Plan for all development (including subdivisions) must contain details of proposed development density, coverage, layout, land-scaping, building design, position of all structures, stands,

the 100 year flood line above any water course, proposed parking and internal roads.

## ENVIRONMENTAL REQUIREMENTS

- ▶ Sub Tropical Thicket Biome and Indigenous Vegetation Conservancy areas: All applications for development (including subdivisions) within the STEP (Subtropical Thicket Biome) area and outside of the Urban Edge require a Special EIA as contemplated in the STEP Guidelines.
- ▶ National Environmental Management Act: Any application must comply with NEMA (as amended) and the relevant regulations (especially Chapter 4).
- ▶ To ensure quality of EIA's the following is proposed: A review consultant may be appointed at the discretion of DEDEA and at the developers expense, to confirm/review inter alia
  - *whether a sustainable water source is available*
  - *whether sufficient areas for endangered, indigenous vegetation (forming part of the no-development zone on the property concerned) has been retained/rehabilitated.*
- ▶ With regard to the policy on the subdivision/development of sensitive environmental areas and agricultural land, including the conservation of Prime and Unique Agricultural Land, the local Department of Agriculture should assist in the identification of Prime and Unique Agricultural Land and land that has irrigation potential.

## GUIDELINES APPLICABLE TO SPATIAL LAND USE AREAS

### Defined Nodes Outside Of The Urban Edge

These encompass the proposed rural service centres. Shops; service industries, offices and limited size tourist related businesses could be allowed at such nodes. In addition, social, health, education and safety and security facilities are to be encouraged to locate in these nodes. Standard provisions of approved policies, Town Planning controls, building by-laws, aesthetic and signage controls are in place for these areas as defined in municipal policy documents and this LSDF.

### Tourism Areas

These are areas where limited development may occur subject to an environmental assessment and management plan, the STEP guidelines and associated protocols.

- ▶ Limited and regulated tourism facilities; Small accommodation facilities that are low-key, low-impact and in harmony with the natural environment;

- ▶ Agricultural activities;
- ▶ Existing rural settlement.
- ▶ Any development contemplated in the Nature Tourism Areas would need to adhere to the following guidelines:
  - ▶ The development of a site must not be dependent on the creation of a new road. Existing roads may be upgraded to improve access but where there is no existing road, this should inform the type of tourism facility that is developed.
  - ▶ The maximum carrying capacity for all development sites, until an SEA or EIA has taken place, is 36 beds or 20 small units. All development sites should be well located in the Nature Tourism buffer area to safeguard the sense of place and eco-tourism opportunities available to that site.
  - ▶ Development of these sites requires a full EIA and a live Environmental Management Plan that addresses, inter alia, the disposal of solid waste.
  - ▶ Full IEM procedures are to precede any development whereby the precautionary principle shall apply with approval conditions requiring rehabilitation of the environment and specifications regarding the use of the remainder (for example; conservation, private nature reserve etc.);

### No Development Areas

These areas are where no development is to be contemplated:

- ▶ All river valleys and ground with slopes equal to or exceeding 1 in 3 should be demarcated as no-development zones.
- ▶ Areas below the 1 in 100-year flood line are excluded from development (including boundary walls and fences). The practice of raising the floor level of buildings above the 1:100 year flood line is not favored from a flood risk point of view.
- ▶ Areas required for the rehabilitation of indigenous vegetation identified in the environmental management plan are excluded from development;
- ▶ Areas that are developable, but cannot be accessed without going through undevelopable land are also regarded as undevelopable.
- ▶ Any other areas as determined by DEDEA.
- ▶ Access to rivers is only to be created after specialist evaluation and prior approval from the relevant authorities.