

TABLE OF CONTENTS

SECTION 1: INTRODUCTION.....	3
1.1 BACKGROUND TO THE PROJECT	3
1.2 NEED FOR THE PROJECT	3
1.3 WHAT IS A SPATIAL DEVELOPMENT FRAMEWORK?	4
1.4 HOW DOES A SPATIAL DEVELOPMENT FRAMEWORK WORK?.....	6
1.5 THE RELATIONSHIP BETWEEN THE SDF AND THE IDP.....	7
1.6 PLANNING PROCESS.....	8
SECTION 2: OVERVIEW OF RELEVANT LEGISLATIVE GUIDELINES.....	9
2.1 INTRODUCTION.....	9
2.2 SUMMARY OF RELEVANT LEGISLATION	10
2.3 SUMMARY OF RELEVANT GUIDELINES, POLICIES AND STRATEGIES.....	12
SECTION 3: LOCAL MUNICIPAL CONTEXT.....	17
3.1 LOCALITY.....	17
3.2 STRUCTURE OF THE MUNICIPALITY	17
3.3 SOCIO-ECONOMICS	18
3.4 SETTLEMENT AND HOUSING	21
3.5 LOCAL ECONOMY	22
3.6 ENVIRONMENTAL.....	25
3.7 TOURISM	28
3.8 INFRASTRUCTURE.....	31
SECTION 4: CURRENT SPATIAL PATTERN.....	33
4.1 COMPOSITION OF DEVELOPMENT CENTERS	33
4.2 DEVELOPMENT CORRIDORS.....	37
4.3 BROAD LAND USE STRUCTURE	40
4.3 KEY ENVIRONMENTAL ISSUES	41
4.4 HOUSING PROJECTS.....	43
4.5 KEY SPATIAL PLANNING AND DEVELOPMENT ISSUES.....	44
4.6 AREAS OF GREATEST NEED	47
4.7 IMPLICATIONS FOR THE UMLALAZI MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK.....	47
SECTION 5: GUIDING DEVELOPMENT PRINCIPLES FOR THE UMLALAZI MUNICIPALITY	48

5.1	THE VISION.....	48
5.2	GOALS AND OBJECTIVES FOR DEVELOPMENT	48
5.3	PROVINCIAL SPATIAL ECONOMIC DEVELOPMENT STRATEGY (PSEDS)	49
SECTION 6: SDF DEVELOPMENT PRINCIPLES FOR THE UMLALAZI MUNICIPALITY 51		
6.1	INTRODUCTION.....	51
6.2	CONCENTRATION	52
6.3	CONNECTIVITY.....	53
6.4	CONSERVATION.....	53
6.5	SUMMARY	54
SECTION 7: SPATIAL DEVELOPMENT FRAMEWORK.....		55
7.1	NEED FOR A SPATIAL MODEL.....	55
7.2	UMLALAZI SPATIAL DEVELOPMENT PLAN.....	58
SECTION 8: LAND USE MANAGEMENT SYSTEMS.....		66
8.1	WHAT IS A LUMS.....	66
8.2	WHAT ARE THE AIMS OF LUMS	66
8.3	OBJECTIVES OF LUMS.....	67
8.4	LEGISLATION AND GUIDELINES.....	68
8.5	ROLE OF THE DISTRICT IN RESPECT OF LUMS.....	69
8.6	POINTS OF DEPARTURE FROM THE SDF.....	71
8.7	THE UMLALAZI MUNICIPALITY LANDUSE MANAGEMENT PACKAGE.....	72
8.7	CONCLUSION.....	72
SECTION 9: CONCLUSION		74
SECTION 10: LIST OF ANNEXURES.....		75
SECTION 11: REFERENCES.....		76

SECTION 1: INTRODUCTION

1.1 BACKGROUND TO THE PROJECT

In response to the legal requirement for all municipalities to prepare Spatial Development Frameworks (SDF) for their areas of jurisdiction as part of their Integrated Development Plans (IDPs), the uMlalazi Municipality has included in their IDP (and subsequent reviews) a SDF, that was significantly based on the uThungulu District Municipality SDF and hence focused on the findings and patterns of the District Municipality.

SiVEST's Town and Regional Planning Division was duly appointed to prepare a Review of the uMlalazi Municipality Spatial Development Framework

1.2 NEED FOR THE PROJECT

In Accordance to the Municipal Systems Act (MSA) all municipalities are obliged to prepare Integrated Development Plans (IDPs). In terms of the core components of an integrated development plan as per section 26 of the MSA, an integrated development plan must reflect, *inter alia*, 'a spatial development framework which must include the provision of basic guidelines for a land use management system for the municipality'. The SDF is therefore a spatial representation of the municipality's vision and is to be used to guide the location of development as envisaged in the IDP.

In addition, in an assessment letter received for the Department of Traditional and Local Government Affairs (the so called "MEC Letter"), the following is stated in respect of the Spatial Development Framework specifically:

"Although the IDP does contain a Spatial Development Framework, it is seriously lacking in terms of all the elements as referred to by the DPLG assessment form. There is no indication of how the municipality proposes to link investment priorities with spatial elements, like centres and corridors. There exists no broad guideline for the preparation of proposed land use management system, only mention of a separate exercise to be undertaken and to be included into the IDP as a separate element. The spatial development framework is mostly based on the findings of the uThungulu Spatial Framework, and should be refined to cater for the needs of the local municipality"

The shortcomings or gaps in respect of the uMlalazi Municipality SDF can therefore be noted as:

- Proposals with regard to linking investment priorities with spatial elements i.e. centres/nodes and corridors;
- Provide broad guidelines for the preparation of the Land Use Management System (LUMS);
- Refinement of the current spatial Framework to suite local needs.

Hence the appointment of SiVEST: Town and Regional Planning Division to prepare a SDF that focused on:

- Being a well designed SDF indicating spatial linkages to investment areas;
- Possible implications for developing nodes and housing;
- Environmental implications;
- Spatial Planning Issues relevant to the area;
- LUMS and
- Strategic Projects (Current and Planned).

1.3 WHAT IS A SPATIAL DEVELOPMENT FRAMEWORK?

A Spatial Development Framework (SDF) is a plan that seeks to guide overall spatial distribution of current and future desirable land uses within a municipality, in order to give physical effect to the vision, goals and objectives of the municipal IDP.

It is a spatial representation of the creation of integrated and habitable urban and rural areas and provides general direction to guide decision-making and action over a multi-year period.

The intention of a SDF is to provide the basis to inform the land-use management system. The SDF thereby informs development decisions and creates a framework for investment confidence that facilitates both public and private spending.

A SDF is strategic and 'indicative' in nature and highlights amongst other things:

- the desired land use pattern,
- directions of growth,
- special development areas;
- and conservation areas of a specific municipality.

A SDF is prepared at a broad scale and whilst the SDF is indicative of where it wants to

propose certain types of land uses, it is not prescriptive with regard to the way each and every piece of land is to be used.

An SDF should include:

- Spatial development trends and issues;
- Localised spatial development principles and includes specific strategic guidelines for spatial restructuring and spatial integration, and a spatial representation of all development objectives and strategies with a spatial dimension;
- The location of all capital projects;
- A strategic environmental assessment;
- Guidelines for Land Use Management;
- Broad policy intentions for land use and development;
- Land reform issues and related projects or project components; and
- Maps to inform land management and investment decisions and which indicate spatial objectives and strategies.

As the SDF is a spatial representation of a desired outcome, it is represented visually through maps. It is important that the maps inform land management and investment decisions and therefore, must indicate precisely:

- Preferential and focal areas for certain types of land use;
- Areas for which certain types of land use are excluded; and
- The location of IDP projects (to provide evidence of compliance of the IDP with the spatial objectives and strategies reflected in the map).

The SDF is supposed to form a legally binding component of the IDP. Therefore the SDF needs to be specific and precise in cases where it wants to enforce or to prevent certain types of land use. It does not operate in isolation from other planning initiatives initiated by the municipality.

In summary, the Spatial Development Framework is 'indicative' of the broad use of land and the directions of future development. It reflects land uses such as major transport routes, future transport links, environmentally important areas and key potentials and constraints. A Planning Scheme or Land Use Management Scheme (LUMS) will then be used to flesh out the detail shown in such a framework.

1.4 HOW DOES A SPATIAL DEVELOPMENT FRAMEWORK WORK?

An Integrated Development Plan (IDP), is 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 (Section 35 of the Municipal Systems Act, 32 of 2000) (hereafter referred to as the MSA). As an integral part of an IDP, an SDF is a visual tool to guide planning and development as underpinned in the IDP of a municipality. The SDF is the framework to guide development as envisaged in the IDP.

The purpose, and therefore intended use, of a SDF is to guide all decisions of a municipality relating to the use, development and planning of land and should guide and inform:

- Direction of growth,
- Major movement routes,
- Special development areas for targeted management to redress past imbalances,
- Conservation of both natural and built environment,
- Areas in which particular types of land use should be encouraged or discouraged, and
- Areas in which the intensity of land development could either be increased or reduced

As the SDF provides a broad framework for land use planning, it must be used to guide the municipality for the management of land and facilitate the land management process.

A SDF must therefore ensure that public and private sector money and activities are located in areas that can best:

- Promote economic generation potential,
- Maximise opportunities for the poor,
- Promote accessibility,
- Minimise the cost of physical expansion,
- Ensure that people are well located, and
- Promote a sustainable environment.

According to the MSA, the IDP, of which the SDF forms a part, forms the policy framework and general basis on which annual budgets must be based (Sec 25 (1)(c)). The municipal council is politically accountable for deciding and conducting its affairs in line with the approved IDP. The IDP also serves as a means of performance management.

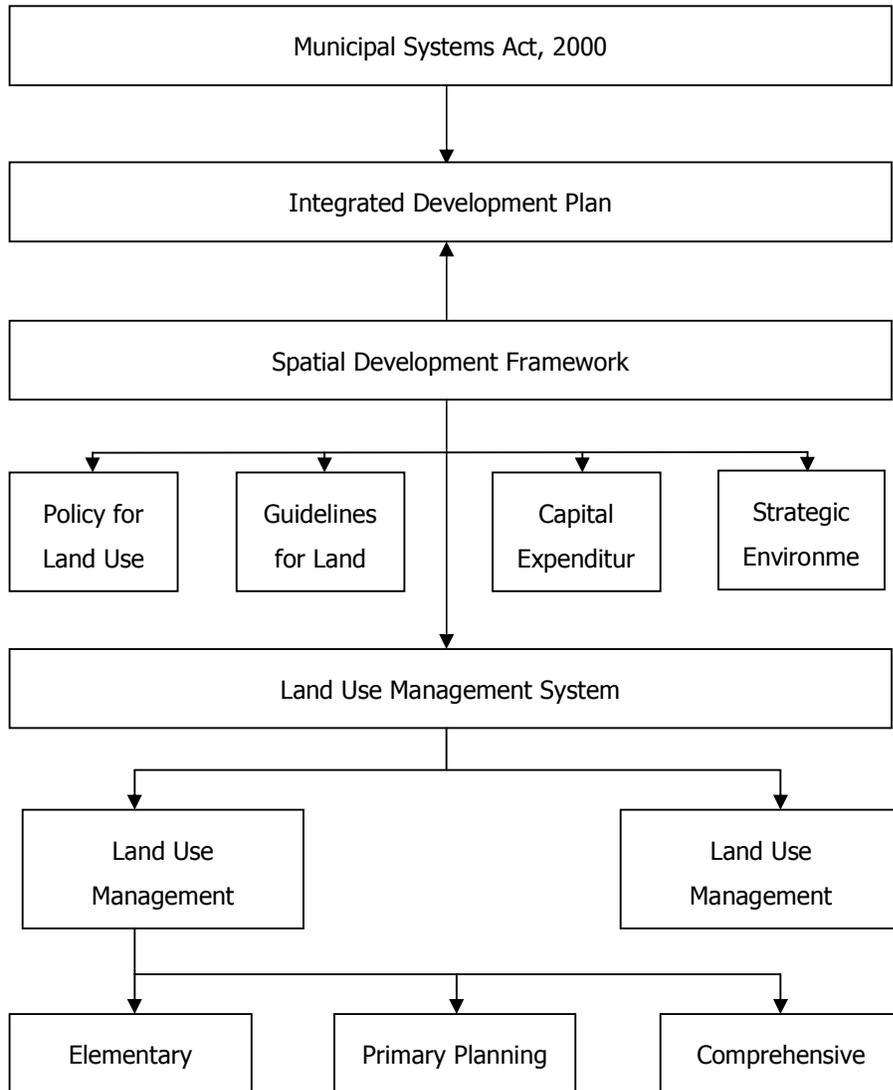
Therefore, the SDF is a legal framework, which guides development in the municipal area, and thus needs to be as accurate as possible with respect to the information presented for guidance and decision-making.

1.5 THE RELATIONSHIP BETWEEN THE SDF AND THE IDP

Integrated development planning is seen as a tool for developmental local government. It is a mechanism to restructure our cities, towns and rural areas, eradicating the development legacy of the past. One of the means through which integrated development planning intends to achieve this is through the formulation of a spatial development framework that provides a spatial overview of planned public and private sector investment.

The SDF is a spatial representation of the vision and is a primary component of the annually reviewed IDP. The SDF is an integrated part of the IDP, the formulation of which forms part of the integration phase in the preparation of the IDP. In terms of the core components of an integrated development plan as per section 26 of the MSA, an integrated development plan must reflect, *inter alia*, 'a spatial development framework which must include the provision of basic guidelines for a land use management system for the municipality'. The SDF, being an integrated plan, is to be compiled on the basis of the project proposals and the localised strategic guidelines of the IDP. The integration of projects and programmes ensures consistency in regard to cross-cutting aspects such as financial feasibility, spatial effect, economic, social and environmental impacts.

The diagram below indicates the relationship between the SDF, IDP and other plans to be formulated by the municipality, informed by the MSA.



1.6 PLANNING PROCESS

The current situational analyses was chiefly informed by the IDP (Revision) documents which were obtained from the relevant local authorities and supplemented by any other existing documents such as structure plans, old SDFs and LDOs.

Following the local municipalities status quo analyses, the District status quo analysis was

undertaken which was dually informed by the local analysis processes as well as the District IDP. Where additional regional documents and information was available such was also considered and incorporated where relevant.

SECTION 2: OVERVIEW OF RELEVANT LEGISLATIVE GUIDELINES

2.1 INTRODUCTION

While the very nature of 'integrated' planning requires the plan to take into consideration all sectors of development such as transport, housing, environment and land reform, this section will highlight the legislation and policy guidelines formulated with the specific intent to guide integrated development planning.

A product of the integrated development planning process is an integrated development plan (IDP). A key component of this IDP is the preparation of a Spatial Development Framework (SDF) with a Land Use Management System (LUMS) that can be applied to the whole municipality. There is however, a need to bridge the gap in terms of legislation between integrated development plans and the detailed requirements of land use management applies at municipal level.

Nationally, this gap is being filled to an extent by the draft white paper on spatial planning and the national land use bill (2001), which seeks to establish land use planning as a key component of Integrated Development Plans. The national land use bill (will) establish the framework to guide spatial planning, land use management and land development throughout the republic and requires all municipalities to prepare Land Use Schemes to regulate the use and development of land.

In terms of approval, IDPs (of which the SDF is an integral part) have to be approved by the municipal councils only. The approved IDP is to be submitted to the MEC for local government who may request the municipality to amend the plan if it does not comply with legal requirements or development plans or strategies of other municipalities or spheres of government. The approved spatial development framework (with the IDP) is then a legally binding document for all land use management decisions. The municipal council is then politically accountable for deciding and conducting its affairs in line with the IDP, and, the IDP also serves as a means of performance management.

2.2 SUMMARY OF RELEVANT LEGISLATION

The key legislation in terms of the preparation of IDPs is the Municipal Systems Act (Act 32 of 2000) (MSA). Section 26 of the MSA obligates all municipalities to prepare an IDP (which must include land use management as part of its spatial development framework) as the primary and overriding management tool. In terms of Section 26 of the MSA, core components of integrated development plans, an integrated development plan must reflect:

- ❑ The municipal council's vision for the long term development of the municipality with special emphasis on the municipality's most critical development and internal transformation needs;
- ❑ An assessment of the existing level of development in the municipality, which must include an identification of communities which for not have access to basic municipal services;
- ❑ The council's development priorities and objectives for its elected term, including its local economic development aims and its internal transformation needs;
- ❑ The council's development strategies which must be aligned with any national or provincial sectoral plans and planning requirements binding on the municipality in terms of legislation;
- ❑ A spatial development framework which must include the provision of basic guidelines for a land use management system for the municipality;
- ❑ The council's operational strategies;
- ❑ Applicable disaster management plans;
- ❑ A financial plan, which must include a budget projection for at least the next three years; and
- ❑ The key performance indicators and performance targets determined in terms of section 41 (of the Act).

As such, there is a legal obligation for municipalities to prepare a spatial development framework in terms of section 26 of the MSA. The preparation of a SDF is guided by the Municipal Systems Act Regulations which states that a spatial development framework reflected in a municipality's integrated development plan must:

- ❑ Give effect to the principles contained in chapter 1 of the Development Facilitation Act 1995 (Act No. 67 of 1995);
- ❑ Set out objectives that reflect the desired spatial form of the municipality;
- ❑ Contain strategies and policies regarding the manner in which to achieve the objectives referred to in paragraph (b), which strategies and policies must:

- ◆ Indicate desired patterns of land use within the municipality;
 - ◆ Address the spatial reconstruction of the municipality; and
 - ◆ Provide strategic guidance in respect of the location and nature of development within the municipality.
-
- Set out basic guidelines for a land use management system in the municipality;
 - Set out a capital investment framework for the municipality's development programs;
 - Contain a strategic assessment of the environmental impact of the spatial development framework;
 - Identify programs and projects for the development of land within the municipality;
 - Be aligned with the spatial development frameworks reflected in the integrated development plans of neighbouring municipalities; and
 - Provide a visual representation of the desired spatial form of the municipality, which representation:
 - Must indicate where public and private land development and infrastructure investment should take place;
 - Must indicate desired or undesired utilisation of space in a particular area;
 - May delineate the urban edge;
 - Must identify areas where strategic intervention is required; and
 - Must indicate areas where priority spending is required'.
 - Additional sections of the MSA to note include:
-
- In terms of section 24, the municipality must align its planning with the development plans and strategies of other affected municipalities and organs of state to give effect to the principles of co-operative governance contained in section 41 of the Constitution.
 - Section 35 (2) of the MSA states '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)'.
 - The respective level of detail between the local municipality and district municipality SDFs is not clarified in the MSA or the regulations.

As an integral component of the IDP, the SDF must also adhere to the requirements of the Local Government: Municipal Planning and Performance Management Regulations, 2001 (Government Notice 22605, 24 August 2001). In summary, the SDF must:

- ❑ Give effect to the Chapter 1 development principles of the Development Facilitation Act (DFA) (Act 67 of 1995);
- ❑ Set out objectives that reflect the desired spatial form of the city;
- ❑ Contain strategies and policies regarding the manner in which to achieve the objectives;
- ❑ Set out basic guidelines for a land use management system;
- ❑ Set out a Capital Investment Framework for the municipality's development programs;
- ❑ Contain a strategic assessment of the environmental impact of the Spatial Development Framework;
- ❑ Identify programs and projects for the development of land within the municipality; and
- ❑ Provide a visual representation of the desired spatial form of the municipality, including:
 - Identification of where public and private land development and infrastructure investments should take place;
 - Delineation of the urban edge if feasible;
 - Strategic interventions; and
 - Priority spending areas.

2.3 SUMMARY OF RELEVANT GUIDELINES, POLICIES AND STRATEGIES

The White Paper on Spatial Planning and Land Use Management, National Land Use Bill, and Development Facilitation Act provide guidelines on spatial development.

WHITE PAPER ON SPATIAL PLANNING AND LAND USE MANAGEMENT

In terms of the White Paper on Spatial Planning and Land Use Management, a spatial development framework must guide and inform the following:

- ❑ Directions of growth
- ❑ Major movement routes
- ❑ Special development areas for targeted management to redress past imbalances
- ❑ Conservation of both the built and natural environment

- Areas in which particular types of land use should be encouraged and others discouraged
- Areas in which the intensity of land development could either be increased or reduced

The white paper states the primary purpose of the spatial development framework is to represent the spatial development goals of a local authority that result from an integrated consideration and sifting of the spatial implications of different sectoral issues. The spatial development framework should not attempt to be comprehensive. It should take the form of a broad framework that identifies minimum public actions necessary to achieve the direction of the plan. It must have sufficient clarity to guide decision makers in respect of development applications. It should describe the existing and desired future spatial patterns that provide for integrated, efficient and sustainable settlements. In this regard, the spatial development framework should:

- Only be a strategic, indicative and flexible forward planning tool to guide planning and decisions on land development
- Develop an argument or approach to the development of the area of jurisdiction which is clear enough to allow decision-makers to deal with the unexpected (e.g. applications from private sector)
- Develop a spatial logic that guides private sector investment. This logic primarily relates to establishing a clear hierarchy of accessibility;
- Ensure the social, economic and environmental sustainability of the area;
- Establishes priorities in terms of public sector development and investment, and
- Identify spatial priorities and places where public-private partnerships are a possibility.

THE NATIONAL LAND USE BILL (21 JUNE 2002)

In terms of the Bill, a municipality has to prepare a municipal SDF. In terms of the definition, this is the same SDF referred to in chapter 5 of the MSA.

In terms of the Bill, the SDF must:

- Give effect to directive principles
- Be consistent with the national land use framework
- Be consistent with the Provincial Growth and Development Strategy of the province.
- Be consistent with any applicable national and provincial legislation on environmental

management

- Give effect to any national and provincial plans and planning legislation.

A SDF must further reflect:

- A status quo on land use including any spatial dysfunctionality.
- A framework reflecting the desired spatial growth patterns.
- A multi-sector based spatial plan to achieve the desired spatial goals including:
 - Correction of past spatial imbalances and the integration of disadvantaged persons / categories of persons;
 - Settlement linkages with respect to appropriate transport routes; and
 - Vacant land analysis which should include issues such as strategically located vacant land, ownership of such land, current zoning, value, surrounding land uses, geotechnical conditions, most suitable use.
- A multi-sector resource plan for the implementation of the SDF.

The Bill does not refer to cross-border (District Municipality-District Municipality, province-province) alignment of SDFs nor does it make reference to the respective responsibilities of the SDF at local and district levels. The bill does however state those local municipalities within a district municipality must align their respective SDFs with one another.

DEVELOPMENT FACILITATION ACT

DFA General Principles for Land Development (Chapter 1)

(1) The following general principles apply to all land development:

(a) Policy, administrative practice and laws should provide for urban and rural land development and should facilitate the development of formal and informal, existing and new settlements.

(b) Policy, administrative practices and laws should discourage the illegal occupation of land, with due recognition of informal land development processes.

(c) Policy, administrative practice and laws should promote efficient and integrated land development in that they-

(i) promote the integration of the social, economic, institutional and physical aspects of land development;

(ii) promote integrated land development in rural and urban areas in support of each other;

- (iii) promote the availability of residential and employment opportunities in close proximity to or integrated with each other;
 - (iv) optimise the use of existing resources including such resources relating to agriculture, land, minerals, bulk infrastructure, roads, transportation and social facilities;
 - (v) promote a diverse combination of land uses, also at the level of individual erven or subdivisions of land;
 - (vi) discourage the phenomenon of "urban sprawl" in urban areas and contribute to the development of more compact towns and cities;
 - (vii) contribute to the correction of the historically distorted spatial patterns of settlement in the Republic and to the optimum use of existing infrastructure in excess of current needs; and
 - (viii) encourage environmentally sustainable land development practices and processes.
- (d) Members of communities affected by land development should actively participate in the process of land development.
- (e) The skills and capacities of disadvantaged persons involved in land development should be developed.
- (f) Policy, administrative practice and laws should encourage and optimise the contributions of all sectors of the economy (government and non-government) to land development so as to maximise the Republic's capacity to undertake land development and to this end, and without derogating from the generality of this principle-
- (i) national, provincial and local governments should strive clearly to define and make known the required functions and responsibilities of all sectors of the economy in relation to land development as well as the desired relationship between such sectors; and
 - (ii) a competent authority in national, provincial or local government responsible for the administration of any law relating to land development shall provide particulars of the identity of legislation administered by it, the posts and names of persons responsible for the administration of such legislation and the addresses and locality of the offices of such persons to any person who requires such information.
- (g) Laws, procedures and administrative practice relating to land development should-
- (i) be clear and generally available to those likely to be affected thereby;
 - (ii) in addition to serving as regulatory measures, also provide guidance and information to those affected thereby;
 - (iii) be calculated to promote trust and acceptance on the part of those likely to be affected thereby; and
 - (iv) give further content to the fundamental rights set out in the Constitution.

(h) Policy, administrative practice and laws should promote sustainable land development at the required scale in that they should-

- (i) promote land development which is within the fiscal, institutional and administrative means of the Republic;
- (ii) promote the establishment of viable communities;
- (iii) promote sustained protection of the environment;
- (iv) meet the basic needs of all citizens in an affordable way; and
- (v) ensure the safe utilisation of land by taking into consideration factors such as geological formations and hazardous undermined areas.

(i) Policy, administrative practice and laws should promote speedy land development.

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

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

(l) A competent authority at national, provincial and local government level should co-ordinate the interests of the various sectors involved in or affected by land development so as to minimize conflicting demands on scarce resources.

(m) Policy, administrative practice and laws relating to land development should stimulate the effective functioning of a land development market based on open competition between suppliers of goods and services.

SECTION 3: LOCAL MUNICIPAL CONTEXT

To effect the requirements stated in the so called "MEC Letter" (as mentioned above) and essentially review the current SDF to the point where it now becomes localised and caters to the needs of the Umlalazi Municipality, a heightened level of base data is then required. Apart from the IDP, data will also be gathered from the various studies and plans that have been compiled for the Local and District Municipality's, as well as consultation with various Government Departments.

3.1 LOCALITY

The uMlalazi Municipality (KZ284) is situated on the KwaZulu Natal North Coast and forms part of the uThungulu District Municipality (DC28). The uMlalazi Municipality is bounded by the Nkandla (KZ286), Mthonjaneni (KZ285) and Ntambanana (KZ283) Municipality's on its northern side, while City of uMhlatuze (KZ 282) also lies contiguous to the Municipality on its eastern side. The Mandeni (KZ291) and Maphumulo (KZ294) Municipality (both of which form part of the iLembe District Municipality) located to the southern and western side of uMlalazi, respectively.

The uMlalazi Municipality is located approximately 119 kilometers north east from the main provincial and national centre of Durban. The uMlalazi Municipality has an approximate total extent of 221 hectares while the length of its coastline measures in at approximately 18 kilometers, providing ample frontage onto the Indian Ocean.

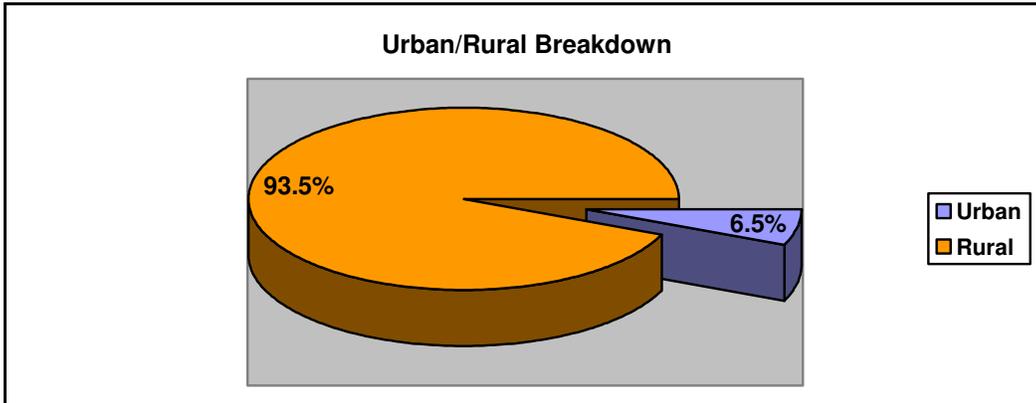
(See Annexure 1 – Locality Plan)

3.2 STRUCTURE OF THE MUNICIPALITY

Based on the erstwhile Eshowe, Mtunzini and Gingindlovu TLC's as well as the a significant surrounding rural component, the current structure of the uMlalazi Municipality is made up of 26 Municipal Wards (and 52 Ward Councilors), which overlap with the 14 existing tribal areas. The 3 formers TLC's now make the urban nodes of the Municipality, with a number of secondary and rural towns servicing the hinterland and coast.

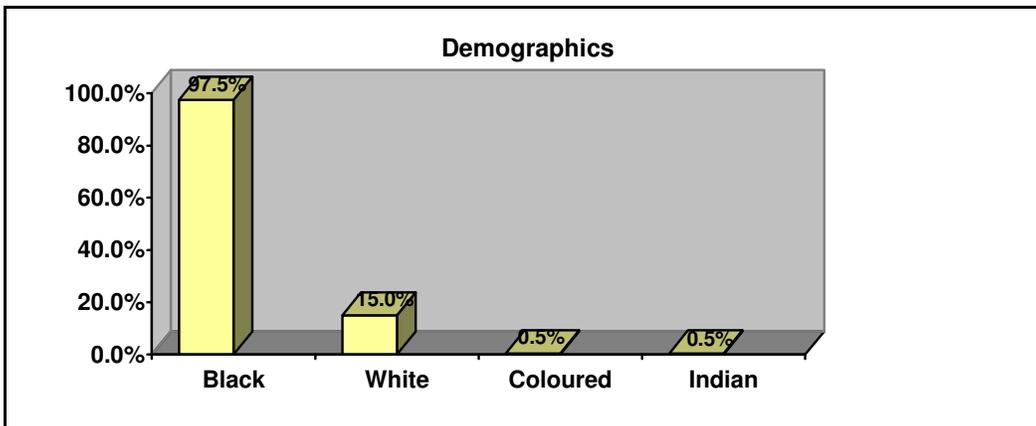
3.3 SOCIO-ECONOMICS

The uThungulu DM Quality of Life Survey (2005) estimates the total population for the uMlalazi Area to be in the region of 221 078 people. This has been based on the 2001 Census. The population distribution pattern indicates that majority of the population is still grounded within the rural hinterland that surrounds the urban areas. It is estimated that only 6.5% of the population of uMlalazi actually live in the urban areas.



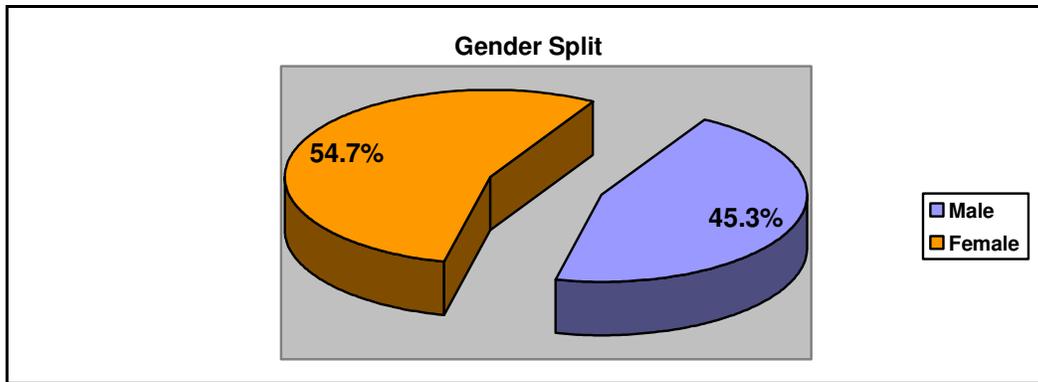
(See Annexure 2 – Population Distribution Plan)

In terms of demographics, 97.5% of the population is black, 1.4% are White, 0.5% are Coloured and 0.5% are Indian.

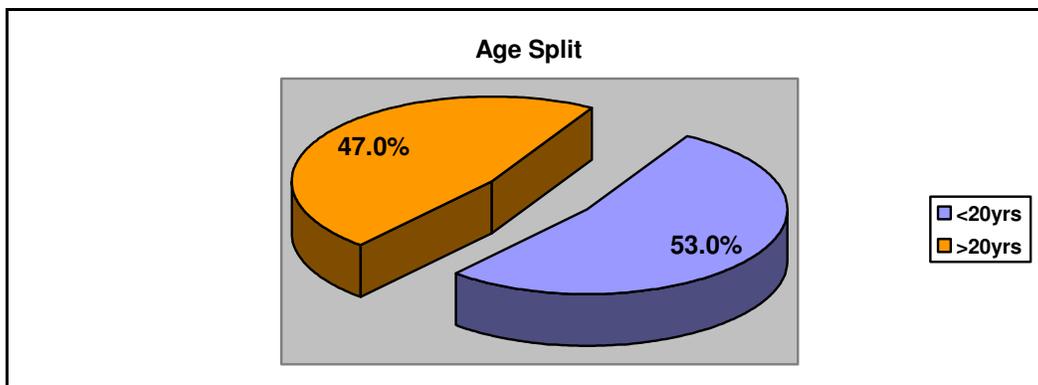


The black urban population accounts for 3% while the remaining population groups come in at 80% urbanized.

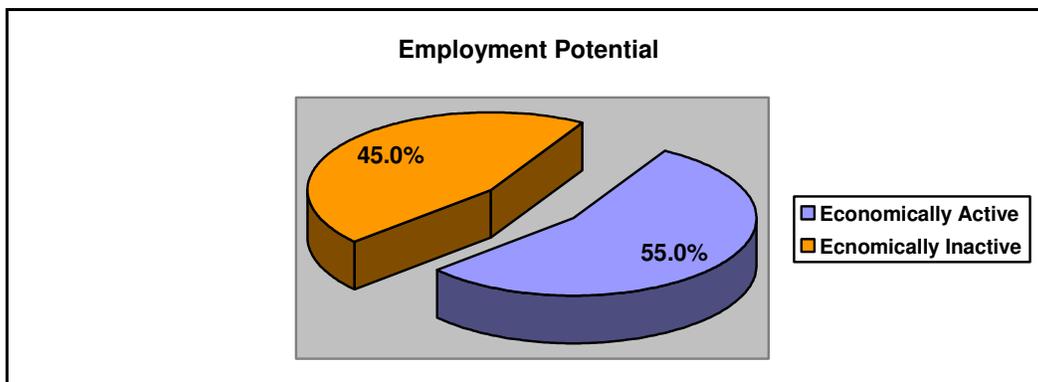
With regard to gender, the uMlalazi Municipality has a 45.3% male, 54.7% female split with female majority attributed to existing male migration patterns to areas of employment.



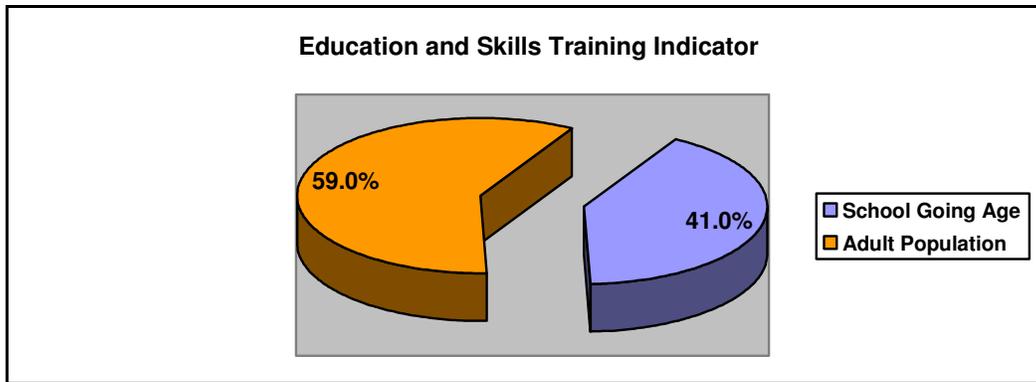
The uMlalazi Municipality is considered as having a fairly youthful population, with 53% falling into the under 20 age category.



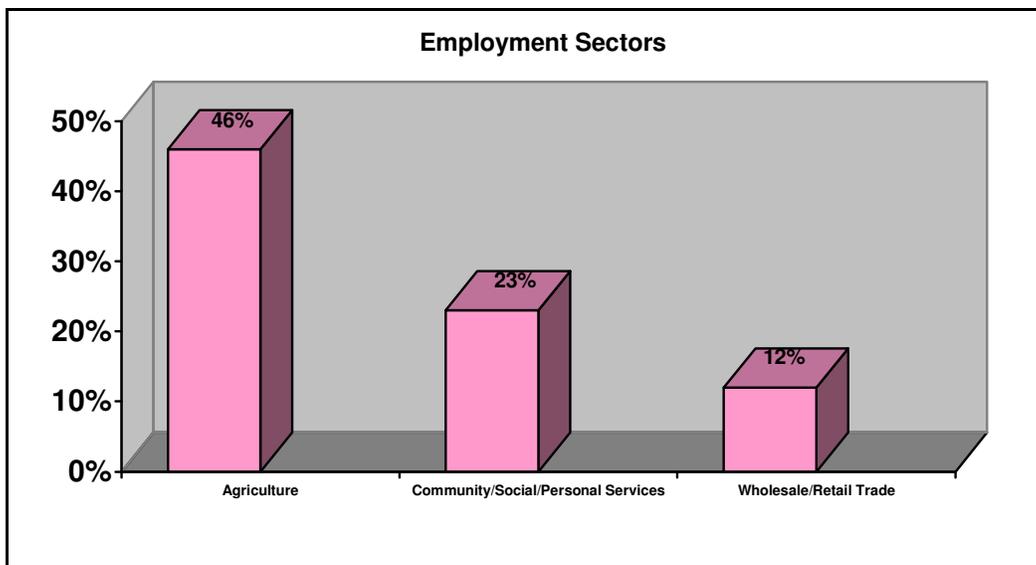
It is estimated that 55.5% of the total population falls within 15 – 64 age (which traditionally is seen as the “economically active” or “potentially employable” segment in any population),



while 41% of the population is of school going age in turn putting vital emphasis and even strain on the district’s education and skills training sectors.



The Agricultural Sector accounts for the majority of the employment in the area with 46% of employed population, with 23% being found within the Community/Social/Personal Services Sector and 12% in the Wholesale/Retail Trade Sector. However, at a municipal wide level the population of the uMlalazi can be considered a being poor, with 25% of households in the area having no income.



Linked to the poverty and a major concern is the serious lack of basic services within the uMlalazi Municipality. This is manifested by the fact that, in terms of households:

- 39% have electricity for lighting,
- 24% have electricity for cooking and heating,
- 8% have access to piped water formal sanitation systems
- that wood is the main source for cooking and heating (57% and 60% respectively)

3.4 SETTLEMENT AND HOUSING

The uMlalazi Municipal Area is characterized by undulating topography and is traversed by a large number of rivers and streams. This has a great influence on settlement patterns within the municipal area. IDP 2006/2007 estimates that there 38 448 households in total within the municipal area, with an average of 5.75 people per household (taking into account that the total population figure stands at 221 078).

Only 16 171 households are formal structures and are mostly concentrated in the 3 Main Centers i.e. Eshowe, Mtunzini and Gingindlovu. The rest of the households (in the form of informal settlements and traditional housing {imuzi's}) are focus around secondary and even tertiary towns, scattered across the municipal area,

The uMlalazi Municipality has undertaken a Housing Sector Plan, which was completed in November 2006. It has noted that the housing backlog is quite significant as only 28% of households within the uMlalazi Municipality actually live in formal dwellings.

The core of the backlog is believed to be in the rural areas, where housing needs are rapidly increasing and so is the need for housing projects. Based in the current Housing Demand Database for the uMlalazi Area, it is estimated that 7 380 households do not reside in formal dwellings, whilst that number dramatically increases (in the region of 18 000 and 23 000) within the rural areas.

The table below summarizes the housing demand in terms of the main centers and rural hinterland:

Table 1: Current Housing Demand

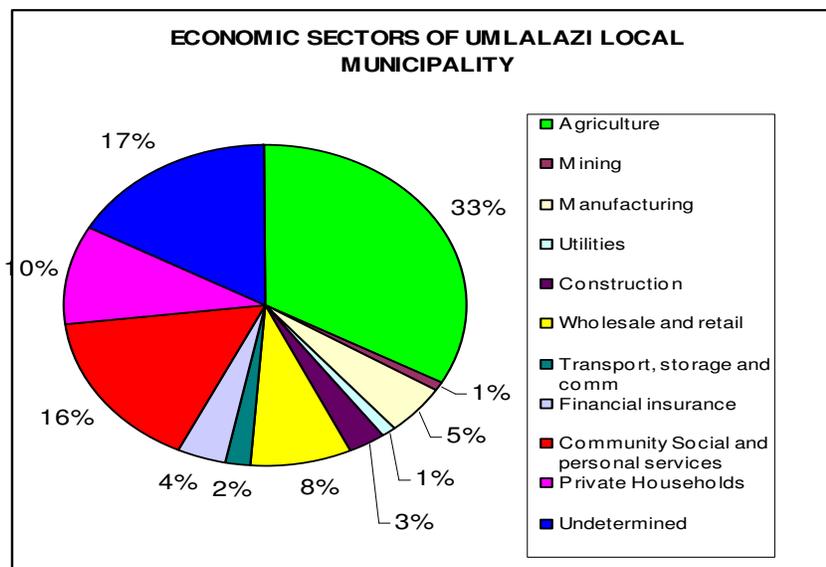
AREA	DESCRIPTION
Eshowe	The current housing demand is estimated at 6000 and is increasing due to population growth with the centre. A further 200 families which are apart of the King Dinizulu Informal Settlement also need to be accommodated.
Mtunzini	Housing demand in this area is primarily market driven, where developers/buyers can secure their own finance. At this point there is no demand for affordable housing.
Gingindlovu	Being the smallest of the Main Centers, the Housing demand in Gingindlovu is estimated at 300 in terms of the IDP, whilst the Housing Waiting List estimates this figure to be around 500. Hence there is a shortfall, which could be further increased by the 150 families located in the Informal Settlement known as Erf 76 Gingindlovu Township.

Rural Areas	The Rural areas are dominated by both informal dwellings as well as traditional houses. Based on various sources, it is estimated that anything between 18 000 and 23 000 households do not reside within formal structures. Such figures are not exact, but serve the purpose of indicating the housing situation within the rural areas.
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(See Annexure 3 – Settlement Pattern Plan, See Annexure 4 – Housing Plan)

3.5 LOCAL ECONOMY

The Local Economy of the uMlalazi Municipality comprises of a number of sectors which occupy contrasting stakes within the Local Economy:



Source: UMLalazi LED 2006

Owing to its dominance within the UMLalazi Local Economy, Agriculture is strongly relied upon as a means of economic growth. Prevailing agricultural products include sugar cane, timber production, vegetables and citrus farming. While recent years have seen a focus towards subsistence farming (in the interest of bolstering the Local Economy), local agricultural products are still geared toward the export market. Subsistence farming within the area is being promoted by the operation of community gardens. This format has proven to be effective in providing food to residents, with excesses being sold off in local markets. However the issue of transport infrastructure (or lack thereof) appears to hinder the access to and therein the growth of these community gardens.

As displayed above, the Manufacturing Sector contributes an insignificant 5% to the UMLalazi Local Economy. This is due to the fact that all manufacturing activity is linked solely to the

mills at Amatikulu and Entumeni, and there is not much else that stimulates this sector. This lack of growth within the manufacturing sector has resulted in stunted growth patterns and higher unemployment rates. It is believed that these trends can be reversed through the current development of a Tile Manufacturing Plant which will much needed employment to the area.

The Transport Sector as an economic sector contributes 2% of the Umlalazi Local Economy. Recent times have seen this sector to continue to deteriorate in terms of its contribution as a result of:

- the closure of the Eshowe Railway Station and the lifting of the railway tracks on the line between Gingindlovu and the Ntumeni Mill
- poor condition of important roads in Municipality.

The Transport network within the Municipality has the potential into vital development corridors. This is substantiated by many important transport routes which traverse the Municipality which include: the N2 National Freeway and the R34, R66 and R102 Provincial Main Roads. Currently the poor condition of road networks and associated infrastructure have stifled access to farms, markets and other business centers essentially interrupting the delicate supply chain within which goods are produced and delivered. Continuous improvement and maintenance to the Umlalazi road network system will eliminate this interruption and in turn stimulate the Local Economy.

Recent times have also seen an increase in activity within the dormant Construction Sector of the Umlalazi Municipality, owing mainly to the middle to high income development known as Eshowe Hills, located within the town of Eshowe. The Construction centre is seen as contributing 3% to the Local Economy.

The Utility Services and the Sports and Recreation Sector contribute poorly to the Local Economy. This is attributed to the huge backlog that prevail in service delivery as well as the fact only the main centre within Eshowe are adequately serviced, whilst the majority of the population reside in the rural hinterland.

Whilst tourism contributes an average percentage, it is being supported as having enormous potential within the Umlalazi Municipality and with proper development and investment, is seen as a potential cornerstone to the Local Economy. This is owing to rich variety that the Municipality possesses in terms of the natural environment, biodiversity and local cultural significance.

Economic activity in the uMlalazi Municipality is strongly influenced by the location/positioning of its 3 Main Centers and the rural hinterland. Trade, retail, services and manufacturing seem to locate within these urban centers, whilst commercial and subsistence agriculture dominates the rural landscape.

The table below explains the functioning of the different areas within the uMlalazi Municipality:

Table 2: Economic Functions of the different Areas

AREA	FUNCTION
Eshowe	Eshowe is seen as having the most diverse/strongest economy in the local economy (uMlalazi Municipality). This is due to the stronger economic and administrative presence within the town. Eshowe is also seen as the Primary Administrative Centre in the district. From this position it provides a wide range of residential accommodation options, physical infrastructure of note, social and financial services (insurance, banks, and communication) as well as small, medium and micro enterprises, it also provides services and facilities to the rural hinterland.
Mtunzini	Mtunzini is largely seen as a dormitory town for the University of Zululand and the Richards Bay/Empangeni Area. Presently, it offers little in the form of marketability or services. It is attractive and scenic in that it is located directly adjacent to the Indian Ocean. It offers great potential in terms of tourism and can be developed as the Gateway to the renowned Siyaya Coastal Park
Gingindlovu	Gingindlovu is a small town which services the agricultural community within, in terms of engineering and social service with the former being of a high level while the latter is somewhat lacking. It has a further, yet small tourism dimension added to its functioning.
Rural Areas	These areas focused specifically on agricultural production with sugar cane being the primary crop that is produced. Tourism has a small role, which has the potential to become a significant pillar of the overall local economy of the uMlalazi Municipality.

Apart from the sectors outlined, the local economy is noted as in decline, further entrenched by the closing of the two prominent mills in the area, as well as the minimizing of railway infrastructure to the area.

3.6 ENVIRONMENTAL

The climate of the uMlalazi Municipality relies heavily on the "Warm Mozambique Current" for the sub-tropical climate experienced throughout the year. This ocean current is highly influential to the forest ecology and even the tourism potential for the area.

The Municipality receives an annual rainfall of between 739 and 1621mm with most of it concentrated along the coast whilst gradually decreasing inland. A sizeable amount of rainfall is received in the winter months, whilst a significant amount falls during the summer months.

The uMlalazi Municipality comprises of a diverse spread of habitats/vegetation, which in terms of the Bio Resource Groups Classification range from Moist Coastal Forest and Valley Bushveld through to Dry Zululand Thornveld and Coast Hinterland Thornveld. In addition and on a more specific level, the Municipality contains a number of critical habitats which include:

- Coastal Dune Forest,
- Riverine/riparian and swamp forest,
- Secondary Grassland,
- Wetlands,
- Estuaries (uMlalazi and Siyaya),
- Mangrove Swamp and salt flats,
- Open Space and Towns,
- Natural Vegetation,
- Open Woodland and forests.

With regard to soils and geology, the uMlalazi Municipality can be described as having varied patterns of both, with non calcareous, mesothromic and euepithic soils, interspersed with geology that contains conglomerate and amphibolite with some arenite formations.

In terms of Hydrology, The municipality forms part of the DWAF designated Quaternary Mpholzi/Pongola catchment as well as having a small portion of the Quaternary Tugela River Catchment within it. Major rivers within the municipality, which form part of the greater quaternary catchments as discussed above, include the Tugela River which form the southern boundary of the municipality, the uMthlathuze that form the northern border of the municipality, the Amatikulu River and the uMlalazi River with its famous lagoon.

The municipality has key Hydrological Features which include:

- The Mlalazi Estuary which is located below the Mtunzini Village. The river is approximately 54 km long with a catchment area of 492 sq. km

- The Mbongolwane wetlands which about 400 hectares in extent.

The uMlalazi Municipality has within its jurisdiction, 4 proclaimed protected areas, which are highlighted hereunder:

Table 3: Protected Areas

NAME	DESCRIPTION
Dlinza Forest	Established in 1947, this 250 ha forest is uniquely situated within the urban environment of Eshowe
Entumeni Forest	Established in 1970, this little-known 750 ha reserve consists largely of a gorge covered by forest. It can be found approximately 20 km west of Eshowe, on the Nkandla road.
Ongoye Forest	A well known nature reserve which attracts both local and international tourism. Located in the western region of the Municipality.
uMlalazi Coastal Nature Reserve	This coastal reserve is situated 1km from Mtunzini on the KwaZulu Natal North Coast. uMlalazi was established as a protected area in 1948 and is 1 028 hectares in extent.

The overarching response by the Municipality in terms of its natural features/assets, have been underpinned by themes of conservation, protection, management and promotion. The response itself has been twofold:

The uMlalazi Municipal IDP

The municipal IDP has responded to conservation/protection/management/promotion in the form of Capital Projects. Current (2007/2008) Capital Projects include:

- Ongoye Forest Tourism Base Infrastructure
- Twin Streams Environmental Education
- Siyaya Coastal Park/uMlalazi Nature Reserve
- uMlalazi Boardwalks and Hiking Trails

The uMlalazi Municipal Strategic Environmental Assessment (SEA) and Environmental Management Plan (EMP)

The uMlalazi Local Municipality now has a Strategic Environmental Assessment and Environmental Management Plan in place. The SEA provides an accurate albeit technical account of the natural features within the Municipality while simultaneously assessing the overall natural environment in respect of social, economic and biophysical issues, via a SWOT

Analysis.

The EMP provides for a number of recommendations in respect of conservation, protection, management and promotion. The recommendations mentioned below have direct implications to the spatial arrangement of the Municipality:

Table 4: Recommendations of EMP (Spatial Implications)

CHARACTERISTICS	RECOMMENDATIONS
Wetlands	<ul style="list-style-type: none"> • Where not zoned for development, wetlands should be given conservation status.
Streams and Rivers	<ul style="list-style-type: none"> • Water source and catchment protection are essential • All vegetation within 32m of the banks of the rivers or to the 1:100 year floodline, (the greater distance), shall be given conservation status. No development shall be allowed to take place in these areas without thorough investigation of the impacts and obtaining all relevant authorisations of such development.
Indigenous Forest	<ul style="list-style-type: none"> • Wherever possible, patches of forest must be linked to form a continuous network and thus a path of migration for flora and fauna present (bushbuck, duiker, birds and so on).
Indigenous Grassland/Veld	<ul style="list-style-type: none"> • Transformation of large tracts of these areas should be prevented. These areas should be set aside for conservation, eco-tourism and sustainable extensive agriculture that does not compromise the species composition of the grassland ecosystem.
Priority 1 Zone	<ul style="list-style-type: none"> • Priority 1 Zones are spatially defined as those areas that are designated as non-negotiable reserves • Land uses in this zone should include the following: <ul style="list-style-type: none"> ○ Game Ranching ○ Formal Conservation ○ Conservancies ○ Biosphere Reserves ○ Eco-tourism ○ Low impact residential
Priority 2 Zone	<ul style="list-style-type: none"> • Priority 2 Zones are spatially designated as areas that have natural land cover are designated as negotiable reserves • Land uses in this zone should include the following: <ul style="list-style-type: none"> ○ Extensive Agriculture ○ Low Density Tourism ○ Game Ranching ○ Eco-tourism ○ Conservancies ○ Biosphere Reserves ○ Buffer areas for formal conservation ○ Medium density residential
Priority 3 Zone	<ul style="list-style-type: none"> • Priority 3 Zones are spatially designated as areas that have natural land cover but have no reserve status. • Land uses in this zone should include the following: <ul style="list-style-type: none"> ○ Extensive agriculture ○ Agro-forestry

	<ul style="list-style-type: none"> ○ Tourism ○ Subsistence agriculture ○ Horticulture ○ Medium density residential
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(See Annexure 5 – Environmental Considerations Plan)

3.7 TOURISM

Tourism is seen as a key sector to reviving the Local Economy of the uMlalazi Municipality, provided that “catalysts” are provided and time is afforded to allow this sector to grow. Great emphasis is placed on taking full advantage of the Municipality’s scenic coastal and bushveld assets, as well as increasing the Municipality’s capacity beyond bed and breakfast establishments, as a means to improving the tourism sector. The key facilitator to this revival would be two of the three towns of the uMlalazi Municipality and the appeal that they have to both domestic and international tourists:

Table 4: Tourism Appeal in Towns

TOWN	TOURISM APPEAL
Eshowe	<ul style="list-style-type: none"> • Eshowe, a City Set on a Hill, is situated around a 250 hectare indigenous coastal scrap forest. The Dlinza Forest with a new Dlinza Forest and Aerial Boardwalk, the first in Southern Africa and exclusive to Eshowe, is a 160 metre walkway built above the forest floor, which allows visitors to view flora, fauna and avifauna. The Boardwalk employs a number of trained birding guides. Some of the flora and fauna that exist in the forest are the Green Coucal or see Crowned Eagles, Spotted Thrush. The Ironwoods, Wild Plums and other giants give shelter to Orchids, Clivias, Bushbuck, Duiker, Narina Trogons, Delegorgues’s Pigeon and Wood Eshowe. • Eshowe, a Window on History, it is the oldest town in Zululand. King Cetshwayo was born and died here and it was King Mpande who first invited the Norwegian missionary, the Reverend Ommund Oftebro to settle his mission station here in 1861, thereby forever changing the face of Eshowe.
Mtunzini	<p>Mtunzini is characterised by natural beauty and is a popular coastal town. uMlalazi Nature Reserve, controlled by Ezemvelo KwaZulu-Natal Wildlife, covers 1 028 hectares. The zebra is often found grazing in the nature reserve. The uMlalazi Reserve and the Amatikulu Reserve together form the Siyaya Coastal Reserve, which stretches from the uMlalazi River in the north, in a narrow band along the coast southwards almost to the Thukela (Tugela) River. Amatikulu Reserve and access is via the N2 approximately 30 km south of Mtunzini. There are 5 different ecosystems, namely estuarine, dune scrub, dune forest, coastal riverine and coastal forest which characterise the Mtunzini area providing diverse natural environment. There is a thriving population of giraffe as</p>

	well as waterbuck and a number of smaller antelope.
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Natural features and the rich cultural heritage of the Municipality will also play a key role in facilitating this revival. Among these include:

Table 5: Natural Assets

NATURAL FEATURES	
FEATURE	DESCRIPTION
<p>Dlinza Forest and Aerial Boardwalk</p>  	<p>This 250 ha indigenous forest reserve has a unique 125m aerial boardwalk from which visitors can experience the forest from a bird's eye view. A 20m high viewing platform above the canopy offers a panoramic view towards the Indian Ocean, over the tops of magnificent trees. Take one of the forest trails where one can expect to spot antelope species and a wide variety of birdlife including the Crowned Eagle.</p>
<p>Ongoye Forest</p> 	<p>Located in the western region of the Municipality, this well known nature reserve which attracts both local and international tourism and is famous for being the only locality in South Africa where the Green Barbet is found as well as the numbered fig trees. Avid Bird Watchers should also look out for the Forest Buzzard, Yellow-streaked Greenbul, Pygmy Kingfisher and Striped Pipit.</p>

<p>Goedtrou Dam</p> 	<p>The Goedertrouw/Phobane Dam offers the opportunity for a range of water sports, together with camping and picnic spots. It is supplementary to the areas of eco-tourism in the uMlalazi area. There is an established fenced game park on the south bank of the river.</p>
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<p style="text-align: center;">CULTURAL HERITAGE</p>	
<p style="text-align: center;">FEATURE</p>	<p style="text-align: center;">DESCRIPTION</p>
<p>Fort Nongqayi</p> 	<p>Established in 1883 as the headquarters to house the guard of the British resident commissioner, Sir Melmoth Osborn. The Nongqayi was the first Zululand Native Police force and operated until 1906. This unique fort is now home to the Zululand Historical Museum.</p>
	<p>Other features include:</p> <ul style="list-style-type: none"> • King Cetshwayo's Memorial • The New kwaMondi Mission • Martyr's Cross • 1 st and 2 nd World War Memorial • Mkindini Umuzi • Mandawe Cross • Queen Victoria Hospital • Samarang • Anglican Cathedral

(Source: www.zululandzigzag.co.za, www.zbr.co.za)

The Umlalazi Municipality is seen as having a diverse range of natural and cultural significant features, which will favor the promotion of the area as a preferred tourist destination

(See Annexure 6 – Tourism Plan)

3.8 INFRASTRUCTURE

(See Annexure 9 – Infrastructure and Service Plan: Medical Facilities, See Annexure 10 – Infrastructure and Service Plan: Schools, See Annexure 11 – Infrastructure and Service Plan: Tribal Courts, See Annexure 12 – Infrastructure and Service Plan: Post Offices, (See Annexure 13 – Infrastructure and Service Plan: Safety and Security)

3.8.1 ELECTRICITY

Electricity falls under the jurisdiction of National Energy Regulator (NER), Department of Minerals and Energy, and ESKOM. It is estimated that present demand together with future supply both in urban and rural areas will substantially increase. It is therefore important an increase in supply must be negotiated with ESKOM.

A planned roll out is currently underway and linkages between areas of greatest need will need to be demonstrated to service providers like ESKOM.

(See Annexure 7 – Infrastructure and Service Plan: Electricity Reticulation)

3.8.2 ROAD NETWORKS

A basic but operational road network exists within the uMlalazi Municipality, comprising of major routes including:

- The N2 National Highway which runs through the Municipality in a northeast/southwest direction providing access to the major centers of Durban and Richards Bay and the various towns in between.
- The R34 between Richards Bay and the Nkwaleni Valley to the north of Eshowe
- The R68 from the N2 National Highway, providing access to Gingindlovu, Eshowe, Melmoth, Ulundi and even Vryheid.
- The R102 or erstwhile "Empangeni Road" provides as an alternative to vehicles wanting to avoid toll fees on the N2.

These major routes are supported by a secondary road network, which comprises both paved/unpaved and even gravel roads that traverse the Municipality.

With realization of the significant role that proper roads or effective transport routes play in upliftment as well positive economic spins-offs they offer, there ought to be a roll out plan for

road upgrades and future linkages which the Department of Transport are currently busy with.

(See Annexure 7 – Infrastructure and Service Plan: Roads)

3.8.3 WATER AND SANITATION

Waters and its respective support services are responsibility of the uThungulu District Municipality (UDM). Water supply is split into 3 areas within the uMlalazi Municipality i.e. Middledrift, Kwahloko and Eshowe Supply Areas.

Current water infrastructure has been deemed sufficient, save for the 50% backlog within the rural hinterland. Current and planned interventions include the Survival Water Level of Service which aims to provide 5l/c/d as an interim measure. As well as the new bulk supply line for Mtunzini, which aims to cater for the current and future populations of the area.

In terms of Sanitation, only 11.5% of all households within the Municipality have sanitation, further more only households within the main centres have access to water borne sanitation. This implies serious backlogs within the rural hinterland. As an intervention the UDM has embarked on a "Sanitation Supply Program" which aims to provide VIP Latrines to rural households.

3.8.4 SOLID WASTE MANAGEMENT

Formal/effective Solid Waste Management is only present within the main centres of the uMlalazi Municipality. These include:

Table 6: Solid Waste Disposal Locations/Functions

LOCATION	FUNCTION
Eshowe	Household and Garden Refuse
Mtunzini	Garden Refuse
Gingindlovu	Garden Refuse

SECTION 4: CURRENT SPATIAL PATTERN

In addition to the Municipal Context (Section 3) above, the aim of this section is take an overall look at key spatial elements within the uMlalazi Municipality and how they relate to the preparation of the a SDF.

4.1 COMPOSITION OF DEVELOPMENT CENTERS

For ease of understanding the composition of Development Centres within the Municipality are the significant settlement areas have been informally ranked Primary, Secondary and Tertiary settlements, based on existing infrastructure, services and economic diversification.

The ranking is not scientifically based, but attempts to highlight which places are more prevalent spatially and with respect to economic role and service function at a municipal level.

It must be noted that the Composition analysis relates directly to Towns and Settlements and their structure. The creation of this division within the urban fabric, acts as an informative tool, which will help guide the SDF in creating points of interest and concentration.

4.1.1 PRIMARY ADMINISTRATION CENTRE

As discussed above, Eshowe is the most dominant urban area within the uMlalazi Municipality and is referred to as the Primary Administration Centre, owing to its diverse economy (when compared to the other main centres), superior level of infrastructure and service, and sphere of influence.

4.1.2 SECONDARY CENTRES

Whilst their potential and reach is somewhat inferior to Eshowe, these settlements are the key links to the rural hinterland, as they are the only "trading posts" for these areas.

The definitive reason behind these towns being classified as Secondary Centres, is their development potential as well the thresholds of service that exist which are significant smaller to those within the major town centre of Eshowe.

There two types of Secondary Centres within the uMlalazi Context i.e. Upper Secondary Centres and Lower Secondary Centres.

The Upper Secondary Centres are important at a municipal level and reflect minimum levels of economic diversification, where limited tertiary services are available and marginal value-adding activities take place. These include:

Table 7: Upper Secondary Centres

NAME	LOCATION/DESCRIPTION
Mtunzini	This town is well established and offers a modern residential environment. It is attractive from the point of view that is located on the Indian Ocean. The business infrastructure is relatively poorly developed and little employment opportunities exist. The town serves as a dormitory town for the University of Zululand and the urban areas of Richards Bay and Empangeni. The centre is located in proximity to both the R102 and N2 Motorway, allowing significant mobility for commuters
Gingindlovu	The town is located at the intersection between the R102 and the R66, with the N2 Motorway in proximity. Importantly, the N2 Motorway can be accessed or left in proximity to Gingindlovu. The centre provides a high level of services from an engineering point of view, but social services are somewhat lacking. It is in competition with both Mtunzini and Eshowe internally and externally with Mandeni.

Lower Secondary Centres are a number of smaller settlements within the Municipality which have developed as a result of population concentration. These minor centres service the adjacent rural areas and are randomly complimented by basic engineering services/infrastructure, community facilities and LED Initiatives, transport nodes and basic public and administration facilities. From an intervention point of view it is important to rank these centres in terms of those that are well serviced through to those that are poorly serviced, in turn determining the level of intervention need at these centres.

Table 8: Lower Secondary Centres

NAME	LOCATION/DESCRIPTION
Maqhwakaza	This centre is located along the P230, almost midway between Empangeni and Eshowe. The area has a number of services including Community Hall, Primary/Secondary Schools, Post Box Cluster, General Dealer and even a Mobile Clinic. The area also contains MV Lines (meaning that electricity is prevalent) and communal taps. The role of P230 in linking settlements will

	intensify, given the major upgrade currently underway. The area is unlikely to rise above its classification as a Lower Secondary centre, given its close proximity to the Ndlagubo.
Ndlangubo	This centre is located on the P230, between Empangeni/Ngwelezane and the R66. The area is serviced by water (Communal Taps) and electrical infrastructure (MV Lines) and the current upgrade of the P230 will improve access and linkage to other centers. The area contains amongst others, a Clinic, Post Box Cluster, Primary/Secondary Schools, a Church and a number of shops.
Mbongolwane	Well known due to the Mission that is located in the area, this centre is an emerging development node with a hospital, Police Station, Post Box Cluster, General Store and Primary/Secondary Schools centered therein. The area also contains MV Lines (meaning that electricity is prevalent) and communal taps. There is a drive by the local community for the development of a Multi Purpose Community Centre (MPCC). Mbongolwane is located approximately 25km to the west of Eshowe, on the P50. The P50 also links Eshowe and Nkandla, further to the north-west of Eshowe.
Samungu	This center is located on the D356 and is showing a steady population growth rate over the past five (5) years. Currently the area contains a number of community facilities including a Clinic, Primary/Secondary Schools, Minor Shops (Tuckshop/Spazashop), a Church and even a Skills Training Centre. The area is serviced by electricity and water (via boreholes) with roads being in a poor condition.
Mvutshini	Located in proximity to the R34 and N2 Motorway between Gingindlovu and Empangeni/Richards Bay. It is a centre which contains the Emvutshini Clinic, a General Store and Primary/Secondary Schools. Electricity is present in the area (MV Lines while is obtainable via boreholes. In terms of LED, the community involved in a Sewing Club which is located in a disused Community Hall.

4.1.3 TERTIARY CENTRES

In general terms, the Tertiary Centers are emerging centers characterized by population densification, which have located themselves along transport routes. Whilst there maybe instances of basic administrative functions being available as well as localized services, these areas are poorly serviced and poverty is rife.

As with above, from a intervention point of view it is important to rank these centres in terms of those that are well serviced through to those that are poorly serviced, in turn determining the level of intervention need at the these centres.

Table 9: Tertiary Centers

NAME	LOCATION/DESCRIPTION
Impaphala	It is located to the west of Eshowe, on the P50, midway between Mbongolwane (Secondary Centre) and Eshowe (Primary Administrative Centre). The centre currently contains a Church/Crèche, Primary/Secondary Schools and minor shops. Water is obtainable via tanks and boreholes and electricity is prevalent to the area whilst roads in the area remain in poor condition.
Nkume	Along the R66, approximately 10km north of Eshowe. The area is considered an emerging settlement as it is a popular destination in respect of residential accommodation owing to its proximity to Eshowe. The area remains however relatively under serviced with only a Tribal Court/Community Hall and some minor shops present with the vicinity. A crèche is currently being constructed.
Nkwaleni	This centre has been proclaimed a "strategic locality" in the past, as it is located at the junction between the R34 from Empangeni and the R66 between Eshowe and Melmoth. The area currently contains a number of shops, a Clinic and Primary/Secondary High Schools. While the area is serviced by MV Lines, not many families can afford electricity, whilst water is obtained via water tanks.
Oquqeni	It is also a centre that is located on the P230 (which is currently being upgraded, further underlining the importance of this transportation route as a functional route. The area is serviced by a Primary School, some Minor Shops and a Crèche. Electricity (MV Lines) is present in the area and water is acquired via tanks. A Bulk Supply Water Project is currently underway.
Shayinja	This center is also located in the southern most region of the

	Municipality, along the P710. The area is serviced by a Clinic, Primary/Secondary Schools and a General Store. Electricity connections in that area are very low and water is obtainable from nearby streams and rivers.
Nkulisbantwana	It is located at the junction between the D356 and the P710 leading to Eshowe. The area is serviced by Primary School, a Crèche and some minor shops. The area is poorly serviced by electricity reticulation and water is acquired via boreholes. The local community is to lobby for a Community Hall.
Ndanyini	It is also located on the D356, in relative close proximity to Eshowe. The area is does not contain any facilities except some minor shops, with the community having to make use of the facilities of the adjacent community. Infrastructure provision is dismal in that whilst there exists a number of communal taps, many of which are not working. Electricity is carried to the area via MV Lines.
Nteneshane	It is located in the east of the municipal area on the D518, which links the R102 and the P230. The area is poorly serviced by electricity reticulation and water is acquired via boreholes. Community facilities include a Clinic and Primary/Secondary Schools.
Nyanini	It is only a few kilometers to the south-east of Eshowe on the R66. The area does not contain any community facilities whilst basic infrastructure is present in the form of MV Lines (Electricity) and communal taps. A number of Informal Settlements have been observed in the area.

4.2 DEVELOPMENT CORRIDORS

The uMlalazi Integrated Development Plan has identified a number of roads as part of their Development Corridor network based on condition of roads, level of access afforded and its importance at a district/regional scale in terms of access to economic and service centers, and as carriers of investment. The existing Development Corridors are broken down in descending order (in terms of the above criteria) into Primary, Secondary and Tertiary Corridors.

4.2.1 PRIMARY CORRIDORS

Table 10: Primary Corridors

NAME	LOCATION/DESCRIPTION
The N2 Highway (and R102)	The key two routes are aligned parallel to each other in the south-eastern sector of the uMlalazi municipal area. The National Carriageway (N2) apart from providing access to Richards Bay/Empangeni as well as the three Secondary Centers (Gingindlovu, Mvutshini and Mtunzini), is the franchise route of the South African east coast as it reaches as far as the Mozambique Border in the north and Cape Town in the South. The R102 is a Provincial Road that operates as an alternative to the N2 often providing access to inland and coastal towns that the N2 bypasses.
The R68	The R68 can be considered to be an as important transportation route within the uMlalazi Area as it forms an almost central transport spine through the municipal area as well the location of the Primary Administrative Centre, two Secondary Centers and three Tertiary Centers along its path. It is a road that links the uMlalazi Area with the rest of the KwaZulu Natal interior and with the N2.
The R34	This route is located in the north of the municipal area and is the current most effective link between The R68 (between Melmoth and Eshowe) and Richards Bay Empangeni. The importance of this road is in its link with the District Centre of Richards Bay/Empangeni.

4.2.2 SECONDARY CORRIDORS

Table 11: Secondary Corridors

NAME	LOCATION/DESCRIPTION
The P710	This route is aligned along the western/south-western boundary of the municipal area. It links Mandeni to the south of Eshowe, with Mbongolwane, a Secondary Centre. Two other Tertiary Centers are located along the route. The road is presently gravel-surfaced, and has been identified in the uMlalazi IDP for upgrading by means of tarring. The route serves the farming areas alongside it as well as scattered human settlements.
The P50	This route links Eshowe and Nkandla to the north-west of

	Eshowe. It also links Entumeni with Eshowe and Mbongolwane is on this route. This corridor services an agricultural area of considerable size and will become increasingly important with the implementation of the Mbambiswano/Entumeni Agricultural project. The route is aligned through areas of outstanding agricultural quality
The P15	This corridor establishes a road link between Kranskop and the P50. It is aligned through areas that accommodate the poorer section of the uMlalazi population. The road is generally in a poor condition and has a gravel surface. If improved to an acceptable standard, it will encourage traffic movement between the areas of Greytown/Kranskop and Eshowe, as it will shorten the traveling distance to a considerable extent. The route also serves farming areas and areas of human settlement.

4.2.3 TERTIARY CORRIDORS

Table 12: Tertiary Corridors

NAME	LOCATION/DESCRIPTION
The P230	This is identified as a Tertiary Corridor for the present, but it is expected that this route, which is identified for upgrading will develop over the medium term into a Secondary Corridor. Not only the improved condition of the road will contribute to this, but also there are already two Secondary Centers (Ndlangubo and Nkumo) and two Tertiary Centers (Ondini and Oquqeni), located along it. It is also a route, which is used extensively by tourists visiting the area. Added to this, it presents a shorter traveling distance between Richards Bay/Empangeni and Eshowe, when compared to the R34. The alternative route is the R34, which is aligned to the north of the municipal area and has a tarred surface.
The D528	This tertiary corridor links the R102 (Primary Corridor) with the P230 and is aligned through an area of agricultural production to the east of the Ongoye Forest. The importance of this corridor is the link it provides between the two aforesaid corridors
The D356	This tertiary corridor is aligned between Eshowe and the P710 and serves some scattered human settlements and

	areas of agricultural production
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4.3 BROAD LAND USE STRUCTURE

The uMlalazi Area is dominated by a band of commercial farms covering an area from the west of Eshowe and along the R68 to Gingindlovu and northwards along the N2 Motorway to north of Mtunzini. One isolated area of commercial farming is located in the north of the municipal area and straddles the R34, and includes the Nkwaleni Valley. These areas are characterized by intensive agricultural practices, where land management is of the highest order.

Agricultural production is focused on sugar cane, some timber production and citrus farming occurs in the Nkwaleni Valley.

The largest portion of the municipal area is covered by land in the ownership of the Ngonyama Trust and farming activities are extensive. This area is also characterized by poor land management practices and presents a challenge in respect of the unlocking of the agricultural potential that exists. This area also accommodates scattered residential settlements posing considerable pressures in respect of the provision of basic services. The provision of water and sanitation is addressed in the uMlalazi IDP and the improvement of roads and accessibility also features prominently in the identified capital projects.

The uMlalazi Area also features some important conservation areas or areas that will require careful management in the unfolding development pattern.

- The Ongoye Forest is located in the east of the municipal area and is a nature reserve, attracting local and foreign visitors.
- The Entumeni Nature Reserve, which is located to the west of Eshowe and will also require protection.
- The Mbongolwane Wetland, which is at present not demarcated, but will be protected. It will be identified as a Management Area in terms of the uMlalazi Land Use Management System.
- The Dhlinda Forest, which is located within the town of Eshowe and is a nature reserve.

The conservation areas are shown on the Spatial Framework Plan and all of these are enclosed with a Conservation Interface Zone of 600m. The exception is the Dhlinda Forest in Eshowe, where urban development is on the edge of the nature reserve. Development within the forest boundary is however prohibited.

One of the outstanding features in the uMlalazi Area is the coastal zone from north of Mtunzini to the Matigulu River mouth. It covers an area of approximately 12km in length. This coastline presents outstanding opportunities in respect of tourism and recreational facilities. The so-called Siyaya Coastal Park will be included as a Management Area in terms of the uMlalazi Land Use Management System.

4.3 KEY ENVIRONMENTAL ISSUES

As part of the uMlalazi Municipality IDP Process, an evaluation of the existing environmental situation/issues was carried out in the form of a Strategic Environmental Assessment (SEA) (Prepared by Udidi Environmental, Planning and Development Consultants – February 2007). This evaluation is based on Biophysical Issues, and is assessed in terms of their Strengths, Weaknesses, Opportunities and Treats (SWOT Analysis). This section aims to take this evaluation analysis further by looking at what response Spatial and Development Planning can make to such issues, if any:

Table 13: Further Evaluation of SWOT Analysis

STRENGTHS	
Issues	Spatial Development Planning Response
<ul style="list-style-type: none"> • While the municipality already has two conservancies and four proclaimed protected areas there is always potential to further increase these conservation areas and therefore further improve tourism potential and biodiversity service delivery. 	<ul style="list-style-type: none"> • Spatial and Development Planning tools such as IDP's, SDF's and LUMS etc must recognize and protect such areas, and should be flexible enough to accommodate future conservations areas.
WEAKNESSES	
Issues	Spatial Development Planning Response
<ul style="list-style-type: none"> • Degradation of wetlands as identified as a result of cultivation and artificial drainage, river nitrification, dams, urbanisation, soil erosion and alien plant invasion will have far reaching consequences for ecological function and water quality. • Informal housing specifically on the banks of rivers and near major roads is a weakness that must be addressed. Informal housing has large biophysical, and social impacts namely water pollution due to a lack of water or sanitation, aesthetic impacts, poor land management and health and safety issues 	<ul style="list-style-type: none"> • Spatial and Development Planning tools such as IDP's, SDF's and LUMS etc must recognize and protect such areas. • Spatial and Development Planning tools such as IDP's, Housing Sector Plan, SDF's and LUMS should create a framework within which suitable Housing sites are identified and recommended.

OPPORTUNITIES	
Issues	Spatial Development Planning Response
<ul style="list-style-type: none"> • An open space system will help to ensure the maintenance of the biodiversity and amenity of the municipality. To ensure linkages and the added benefit of improving biodiversity goods and services, the plan should focus on catchments and rivers as well as entry points to the area in terms of amenity. This should look at the existing areas and work of the conservancies as well as the existing protected area. • A Land Use Management System for the municipality is critical to ensure sustainable well planned development that will not jeopardise the biodiversity, amenity or atmosphere of the municipality. The Open Space System as discussed above should be incorporated into this. • The municipality exhibits some important fauna and flora with conservation significance, educational and tourism value. • As part of the Zulu route the area has large cultural value that can be tapped into for both social upliftment and tourism development. 	<ul style="list-style-type: none"> • All Spatial and Development Planning tools, initiatives, objectives, projects and programs must recognize and incorporate such an Open Space System should and when one is adopted. • The development, implementation and management of the Municipal Land Use Management System (LUMS) must promote sustainable development as well as protect and promote the amenity cultural heritage and biodiversity of the Municipality as educational and tourism resources. • Areas of biodiversity and conservation, together with the rich cultural heritage of the uMlalazi Municipality form part of conservation "green routes" and heritage routes respectively, which often cross over into adjacent municipalities. It is important for Spatial and Development Planning to recognize such linkages and exploit potential "cross border" opportunities that may exist.
THREATS	
Issues	Spatial Development Planning Response
<ul style="list-style-type: none"> • Subdivision of agricultural land is of concern as small subdivisions have in the past proved to be unsustainable and therefore have an impact on the agricultural potential and economic development of and area. Areas of high tourism development demand such the coastal areas are most threatened 	<ul style="list-style-type: none"> • Guidelines for development controls and LUMS must be set in a manner that eliminates over-exploitation and strives for greater yield through sustainability.

THREATS	
Social Issues	Spatial Development Planning Response
<ul style="list-style-type: none"> • Over development of the area due to the large demand for tourism and residential development in the area is a threat to the atmosphere and as such the areas appeal as a tourism destination. Areas of development pressure are mainly along the coastal strip and within Mtunzini town. • Due to the lack of employment opportunities within the municipality and the cutting back of farm worker employment opportunities much of the population is involved in migrant labour. This has many social impacts and results in the demographic anomalies exhibited above such as the high percentage of the population that are not of employable age. 	<ul style="list-style-type: none"> • Spatial and Development Planning must ensure that development is sustainable yet able to capitalize of current economic growth without altering the status quo. Adopted Nodal Plans must be strategic and capitalize on local strengths and opportunities. Guidelines for development controls and urban design must be set in a manner that preserves atmosphere and aesthetics of nodes in relation to their function. • Spatial and Development Planning with the in the pursuit of stimulating LED in the Municipality can aid in improving job opportunities, in turn reducing the rate of migrant labor as well as increasing the local labor pool.
Economic Issues	Spatial Development Planning Response
<ul style="list-style-type: none"> • Inappropriate development will impact on the aesthetics and amenity of the area and will result in a loss of tourism potential. 	<ul style="list-style-type: none"> • Guidelines for development controls and urban design must be set in a manner that preserves atmosphere and aesthetics of nodes in relation to their function. Thereby sustaining the attraction to the area

4.4 HOUSING PROJECTS

In terms of intervention with the main aim of minimising the existing housing backlogs, there are projects which have been approved by the MEC, are being implemented currently and have been budgeted for by the Department of Housing.

These include:

Table 14: Current Housing Projects

HOUSING PROJECT	LOCATION	PROPOSED NUMBER OF UNITS	PRIORITY
Sunningdale Housing Project	The site is located in Eshowe, north of the existing residential area in Sunningdale.	40	This is a slum clearance project which is prioritized inline with the Provincial Target to clear all slums by 2010
Gingindlovu Extension 5&6	The Site is located north of the existing railway reserve, in the Sunnydale Area,	300	This is a slum clearance project which is prioritized inline with the

	Gingindlovu.		Provincial Target to clear all slums by 2010
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4.5 KEY SPATIAL PLANNING AND DEVELOPMENT ISSUES

Table 15: SWOT Analysis

STRENGTHS	
Issues	Spatial Development Planning Response
<ul style="list-style-type: none"> • The history, beauty and ambiance of the coast, lagoon, indigenous forests and conservancies are strong tourism assets to the Municipality. The strong ties between the local and district municipality in tourism development and promotion enhances the potential to capitalize on these assets. • The Municipality has a large focus on social and community based projects. • The Municipal Area has good Agricultural Potential. • The Indigenous Ecosystems found within the Ongonye, Dliza and Ntumeni Forests are rich in plants which contain powerful homeopathic and traditional medicinal properties, and can complement the Local Economy through the trading of these plants. • The Tourism Potential: Coastal and Lagoon experience, the bush experience, attraction to the towns. • The uMlalazi hinterland does not have good access to the N2 Carriageway and in turn is inaccessible to established trade routes. • The existing unskilled labor supply could be a key attraction/deciding factor for Industry considering locating within the uMlalazi Municipality. 	<ul style="list-style-type: none"> • Plan for/Control development (Land Use Management) to a degree that is not detrimental to the natural assets of the uMlalazi Municipality, nor does under-capitalize on them. • Ensure that a synergy exists between the Spatial/Development Planning function of the Municipality and the Social and Community Based Projects Program. • Such areas must be preserved and protected from development. • Development however must occur in a manner that capitalizes on the natural resources in a manner that stimulates the Local Economy without detriment to natural environment. • Encouragement of development that supports such tourism potential e.g. deregulation of B&B establishments etc. • Planning and investment in roads and corridors, in a manner that unlocks the hinterland. • A strategic responsibility to ensure that the location of labor pools can be easily accessed by potential Industrial Development.
WEAKNESSES	
Issues	Spatial Development Planning Response
<ul style="list-style-type: none"> • Waste Disposal Sites in the municipality are not formalised and as such could pose some serious health risks to the residents. • Poverty and unemployment is a problem throughout the country however it is particularly 	<ul style="list-style-type: none"> • Spatial and Development Planning tools such as IDP's, SDF's and LUMS should create a framework within which suitable sites are identified and recommended • Spatial and Development Planning should align themselves with existing

<p>problematic in rural areas.</p> <ul style="list-style-type: none"> • Market access both for farmers to markets and for tourists is quite poor in the rural areas inland from the N2. This limits the realisation of areas agricultural and tourism potential. • Due to the rural nature of the municipality and the migration of labour much of the income generated within the municipality is spent elsewhere particularly in the urban areas such as Durban, Richards Bay and Empangeni 	<p>Poverty Reduction strategies and flexible enough to accommodate future strategies.</p> <ul style="list-style-type: none"> • Planning and investment in roads and corridors, in a manner that unlocks the hinterland and improves Agriculture and Tourism Potential. • Spatial and Development Planning should encourage Mixed Used Development within the Development Nodes of the Municipality, thereby overcoming and eventually eliminating Income Dispersion.
OPPORTUNITIES	
Issues	Spatial Development Planning Response
<ul style="list-style-type: none"> • Social upliftment as a result of economic growth is an expected positive spin off. Economic growth is expected mainly in areas of tourism attraction such as the coastal areas, near the protected areas and the indigenous forests as a result of increased tourism interest. Care should however be taken to strategically determine nodes for various types of development. This will help the preservation of the holiday atmosphere of the tourist and residential nodes and enable efficient service delivery to the various tourism, residential, agricultural an industrial nodes. • Provision of housing and basic services, particularly in the rural areas, including the identification of areas with potential for housing development and the formalisation of current informal or overcrowded settlements with housing, sanitation and stormwater drainage. • Through increasing awareness of planning documents and procedures in the municipality, integrated development will be encouraged and community capacity increased to enable the communities to realise development opportunities in their areas. • As mentioned above the municipality has a large capacity for tourism and value adding in the agricultural industry. • N2 Access runs through the study area and provides a tourism and agricultural produce corridor but this opportunity is limited by the other roads further inland. • Economic growth through integrated development that fits with municipal spatial planning objectives will uplift the economic 	<ul style="list-style-type: none"> • Spatial and Development Planning must ensure that development is sustainable yet able to capitalize of current economic growth without altering the status quo. Adopted Nodal Plans must be strategic and capitalize on local strengths and opportunities. Guidelines for urban design must be set in a manner that preserves atmosphere and aesthetics of nodes in relation to their function. • Spatial and Development Planning tools such as IDP's, Housing Sector Plan, SDF's and LUMS should create a framework within which suitable Housing sites are identified and recommended. Bulk infrastructure provision must be planned in accordance with current threshold populations as well as anticipated growth rates. • Public/Community Participation in the development of planning documents and planning procedures is of paramount importance. • Plan for/Control development (Land Use Management) to a degree that is not detrimental to the natural assets of the uMlalazi Municipality, nor does under-capitalize on them. • Planning and development in a manner that unlocks inland areas. • A synergy must be established between the objective both the uMlalazi Municipal IDP and Spatial

<p>environment without encouraging piece-meal development.</p> <ul style="list-style-type: none"> • Optimisation of the tourism potential of the region, through sustainable development and association with the district tourism promotion, will highlight the environmental and tourism assets of the area and aid in poverty alleviation. 	<p>Planning Objectives.</p> <ul style="list-style-type: none"> • Spatial and Development Planning must take cognizance of and support DM level Tourism Promotion initiatives.
THREATS	
Issues	Spatial Development Planning Response
<ul style="list-style-type: none"> • Over development of the area due to the large demand for tourism and residential development in the area is a threat to the atmosphere and as such the areas appeal as a tourism destination. Areas of development pressure are mainly along the coastal strip and within Mtunzini town. • Due to the lack of employment opportunities within the municipality and the cutting back of farm worker employment opportunities much of the population is involved in migrant labour. This has many social impacts and results in the demographic anomalies exhibited above such as the high percentage of the population that are not of employable age. • Inappropriate development will impact on the aesthetics and amenity of the area and will result in a loss of tourism potential. 	<ul style="list-style-type: none"> • Spatial and Development Planning must ensure that development is sustainable yet able to capitalize of current economic growth without altering the status quo. Adopted Nodal Plans must be strategic and capitalize on local strengths and opportunities. Guidelines for development controls and urban design must be set in a manner that preserves atmosphere and aesthetics of nodes in relation to their function. • Spatial and Development Planning with the in the pursuit of stimulating LED in the Municipality can aid in improving job opportunities, in turn reducing the rate of migrant labor as well as increasing the local labor pool. • Guidelines for development controls and urban design must be set in a manner that preserves atmosphere and aesthetics of nodes in relation to their function. Thereby sustaining the attraction to the area

4.6 AREAS OF GREATEST NEED

The UThungulu District Municipality has carried out a "Community Facilities Plan" in which Areas of Need are determined using a singular criteria i.e. travel time. Using a standard duration of 60 minutes, one is able to spatially represent those areas that are within 60 minutes of a specific community facility, and those areas that are more than an hour away of a specific community facility.

In doing so, a "Spatial Footprint" of municipal services and community facilities can be generated allowing strategic processes/documents, such as the uMlalazi SDF, to inversely determine:

- Existing backlogs to bulk infrastructure,
- Pressure Points/Areas for Service Delivery and therefore
- Areas of Greatest Need.

The identification of these Areas of Greatest Need and the interrogation of its relationship with municipal population provides a solid foundation from which strategic interventions can be generated within the SDF, which will in turn facilitate:

- Direct Infrastructure Investment,
- Positive Action for Growth
- Basic Service Delivery to all.

(See Annexure 14 – Areas of Greatest Need)

4.7 IMPLICATIONS FOR THE UMLALAZI MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK

The Municipal Situation (Section 3) as well as the above mentioned Current Spatial Pattern paints an adequate picture of the current situation for the uMlalazi Municipality. A collective survey of spatial elements such as environment significance, urban composition as well as the state of the economy, movement systems and Areas of Greatest Need make it possible to demonstrate resultant spatial imbalances in respect of the current situation.

Based on analysis documented above, it is now possible to illustrate the desired spatial form of the Municipality and align it with the goals and objectives of the IDP. The spatial pattern and resultant imbalances would also allow for the exhibition of the underlying spatial design principles which would convey the municipality's thinking of the desired spatial form.

SECTION 5: GUIDING DEVELOPMENT PRINCIPLES FOR THE UMLALAZI MUNICIPALITY

5.1 THE VISION

The vision for the uMlalazi Integrated Development Plan has been unaltered since the inception of the IDP process. It is therefore necessary to review the vision in relation to other interventions that have occurred over the period of time since 2002. In the preparation of the Strategic Environmental Assessment for the uMlalazi Local Municipality, the existing vision was adapted to include environmental issues and it is recommended, for the sake of consistency, that the vision be:

The establishment of a sustainable community that will protect the natural resource base for present and future generations; to provide access for all to basic services without compromising the integrity of the natural resources, biodiversity and it's associated goods and services on which these services rely and to reduce poverty through the creation of sustainable employment opportunities through the optimization of agricultural production and the realization of the areas of tourism opportunities.

The above vision has the following key elements thereto:

- **The establishment of a sustainable community.** It is implied that one community will be able to operate within the municipal structure and will be enabled to live.
- **The protection of the natural resource base.** The vision recognizes the importance of natural resources not only for the present generation, but also for the generations to come.
- **Basic services are to be made available to all without compromising natural resources.** Services should therefore be provided without disturbing the natural environment.
- **Creation of employment opportunities.** The focus in this respect remains firmly on the agricultural potential and tourism in the area.

5.2 GOALS AND OBJECTIVES FOR DEVELOPMENT

Without any reference to the identified community needs, the broad base of needs in terms of the current reality (backlogs in the provision of services, housing, etc.) is used to formulate the goals for achieving the perceived community needs.

- **Eradication of poverty**

- **Provision of water**
- **Provision of sanitation**
- **Road improvements**
- **Access improvements**
- **Provision of electricity**
- **Provision of health-care facilities**
- **Improvements in safety and security**
- **Provision of housing**
- **Provision of sports grounds, community centres and community halls**
- **Solid waste disposal facilities**
- **Educational facilities**

5.3 PROVINCIAL SPATIAL ECONOMIC DEVELOPMENT STRATEGY (PSEDS)

The PSEDS is a KwaZulu-Natal (KZN) Provincial Government effort to eliminate the significant inequalities that exist within the sub-region, with specific regard to poverty and unemployment. The KZN Provincial Government has set itself a number of goals to confront such inequalities. These goals are focused on halving poverty and unemployment, which is also in line with national objectives such as National Spatial Development Perspective (NSDP) and the Millennium Development Goals (MDG). The PSEDS is a provincially adopted strategy that aims to facilitate the achievement of the goals by the year 2014.

The PSEDS focuses on two core issues:

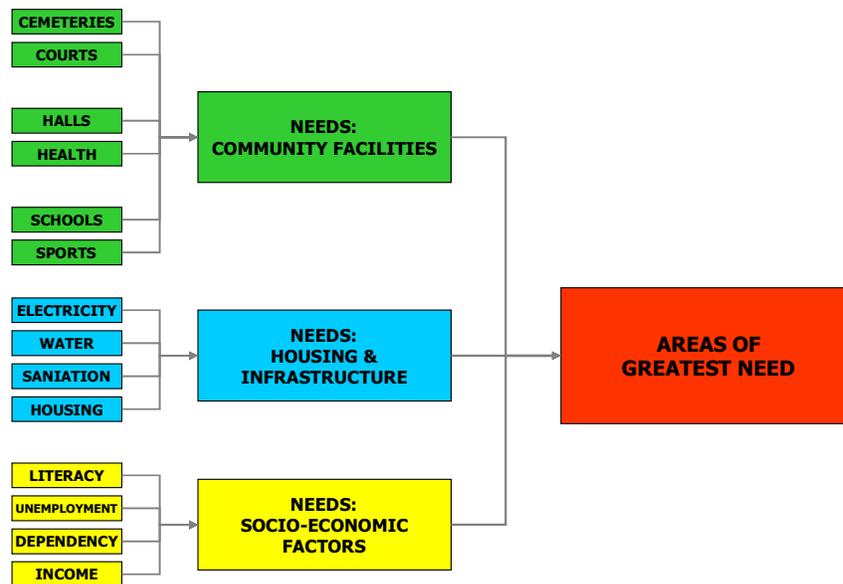
- All communities are to be provided with at least a basic level of service.
- Areas targeted for economic growth and development are provided with appropriate levels of infrastructure to attract investment interest – to address immediate needs as well as to provide for a reliable expansion and growth trends.

To achieve its goals and to deal with the issues set out above, the bases itself of four founding principles:

- **Principle 1:** Sustained and inclusive economic growth is a prerequisite for alleviation of poverty and unemployment
- **Principle 2:** In areas of high potential, invest in productive infrastructure
- **Principle 3:** In areas of high need, invest in redistributive infrastructure (Basic and Free Basic Services)
- **Principle 4:** Focus should be on areas of high need and potential and development is to be channelled into activity corridors and nodes

Taking lead from the UThungulu District Municipality SDF, **Principle 4** is seen has highly

significant and a key component in developing the uMlalazi Municipality SDF. A key focus of the SDF should be a review of areas of highest Need and Potential. For this purpose a Needs Analysis has been developed by the UThungulu DM for district wide application.



The identification of these Areas of Greatest Need provides a solid foundation from which strategic interventions can be generated within the SDF, which will in turn facilitate:

- Direct Infrastructure Investment,
- Positive Action for Growth
- Basic Service Delivery to all.

SECTION 6: SDF DEVELOPMENT PRINCIPLES FOR THE UMLALAZI MUNICIPALITY

6.1 INTRODUCTION

In order to guide the preparation of the Spatial Development Framework certain universal development principles have been identified which all spatial plans should aim to meet.

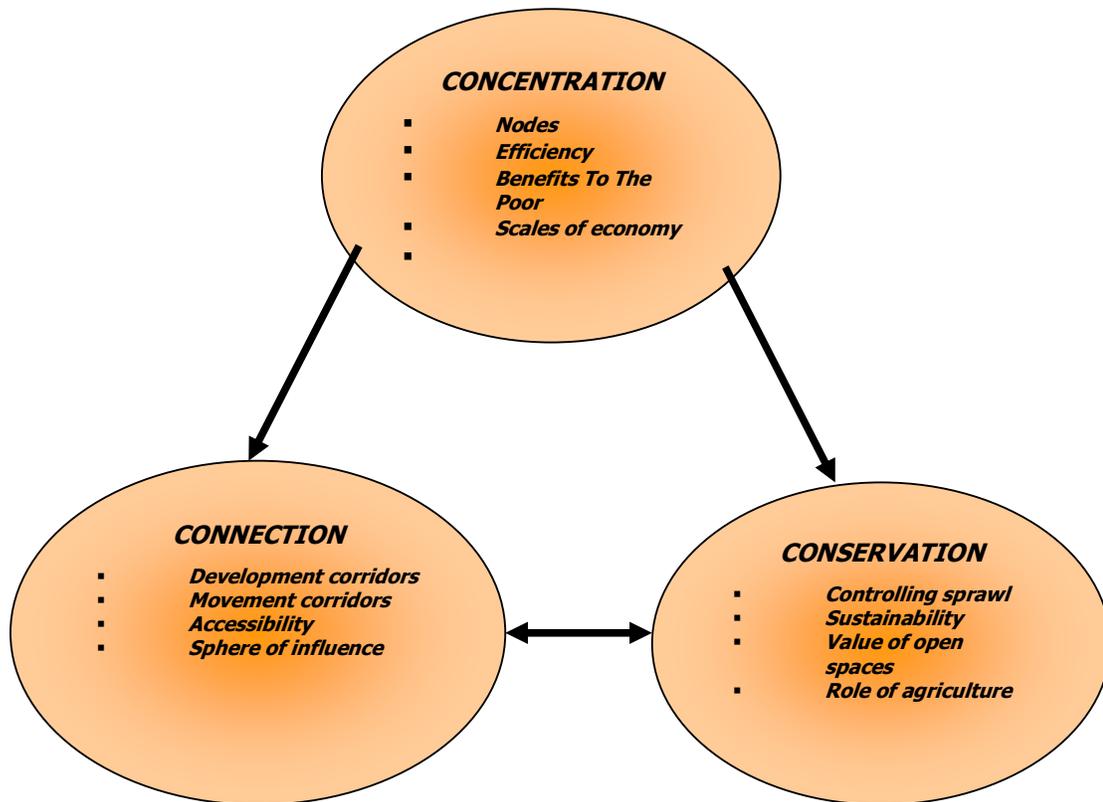
This section identifies the development principles that if met, would result in what could be considered good spatial form. In turn, if these principles are met the implication is that the *spatial aspects* of the municipal vision will also be met.

The principles thus offer a way of testing whether development decisions are appropriate or not.

In examining the principles of good spatial form it is important to note that:

- Spatial planning decisions taken by individuals as well as by organisations affect the economic, social and physical environment of an area.
- In the study area, spatial form has been largely influenced by political decisions of individuals and organisation.
- Given the strong rural base and scattered urban developments in the area, good spatial form should be examined in a way that creates balance between these two spatial characteristics.

The development principles that inform good spatial form are represented as follows:



6.2 CONCENTRATION

Spatial form should aim to achieve equitability by ensuring services and facilities are concentrated in areas of high accessibility.

This makes life more convenient and allows for such services and opportunities to be shared among communities and hence reduces duplication of inaccessible services.

Concentration of services and facilities allows for benefits through scales of economy.

Such clustering of facilities is time efficient and works to the benefit of the poor in particular who are frequently located on the periphery of serviced areas.

Concentration of services and facilities also promotes an efficient transport system. When development is concentrated at certain nodes, transport routes are clearly defined and serve maximum volumes of people with minimal facilities.

Areas with concentrated pockets of development promote vibrant economic and social life.

6.3 CONNECTIVITY

Transport networks are to be promoted as they are the 'veins' of economic growth and are an important catalyst in economic development.

Areas that are highly accessible through transport networks have better opportunities for economic growth by increasing their sphere of influence and in turn their market threshold increases.

When transport systems are in place and are reliable, goods can be quickly and efficiently transported thereby increasing investor confidence.

When diverse goods and services are located along the transport network that have high traffic volumes it allows for the generation of income by taking advantage of passing traffic.

Despite the above, it is important that the free flow of traffic is obstructed

In urban areas development corridors need be supported by dense residential bases.

6.4 CONSERVATION

Spatial planning should encourage sustainable, balanced growth and development within the carrying capacity of the area.

One of such mechanisms of this is through controlling urban sprawl and the conservation of agricultural and environmentally important land

Efficient land use management will preserve and support agricultural uses and maintain and revitalise existing urban centres.

Rural areas that are able to sustain themselves without being over dependant on urban areas are achieved through rural development and investment initiatives. In some cases this can mean tapping into other economic sectors.

Such conservation includes the preservation of natural resources. Spatial planning needs to conserve limited natural resources and ensure that sustainability is achieved.

Networks of open spaces are to be created which are accessible to all people.

Open space and natural resources can be used as a base on which to build the tourism industry.

6.5 SUMMARY

Good spatial form can be achieved through adherence to certain universal spatial principles. Concentration, connectivity and conservation are the core principles that need to guide spatial development.

However the applicability of these principles will vary from place to place depending on the location, type and function of existing development and the will of those in authority to implement them.

The benefits of applying these spatial principles are that all aspects of development i.e. economic, environmental and social benefit.

The next section searches for a spatial model that can be used to guide the development of the Spatial Development Framework. The choice of an appropriate model will be guided by whether it will ensure the three principles of development; concentration, connectivity and conservation, can be met.

SECTION 7: SPATIAL DEVELOPMENT FRAMEWORK

7.1 NEED FOR A SPATIAL MODEL

Spatial planning in any municipality must strive to facilitate the provision of appropriate services in order to meet basic needs and for social and economic upliftment to be achieved. The key aim of the uMlalazi Municipality SDF is to adequately display the municipality's "desired spatial form" which is in-line with the IDP and as well as other guiding documents. Thus a need arises for the application of an appropriate model to the development of the SDF.

An applicable model should enable the municipality to:

- realise the vision of the municipality, and the provision of services in an efficient and sustainable manner;
- ensure proper investment decisions are made;
- ensure that there is a sufficient threshold to support facilities and services;
- ensure proper services and facilities are provided in accordance with the need of the community; and
- adhere to the principles of conservation, concentration and connectivity, as discussed in the previous chapter.

The model applied to the preparation of the uMlalazi SDF is derived from a range of spatial development policies and principles used particularly in municipalities which have a significantly similar profile to that of the uMlalazi Municipality:

- Dominance of rural landscape,
- Significant Agriculture Sector,
- Minimum number of urban points with varying infrastructure and services,
- Largely undeveloped coastline and significant conservation areas, with strong tourism potential

A key directive pointed out by such a model is the Municipal wide application of investment and management policy at three specific levels, in order to achieve significant results:

Level 1

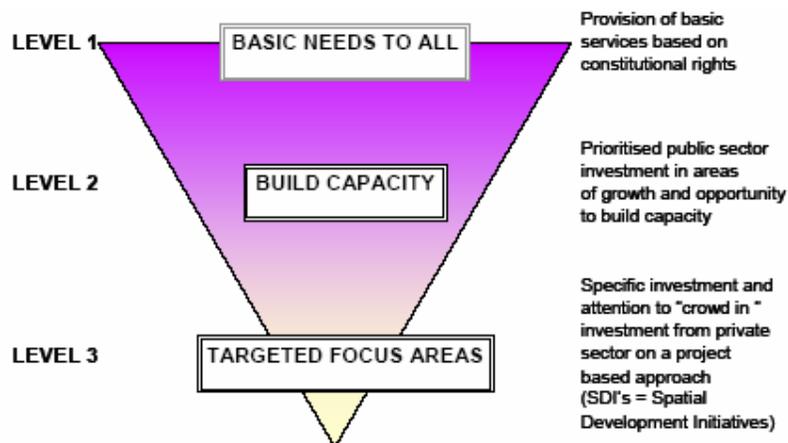
Fulfills basic human rights in the provisions of services to both urban and rural areas, at a minimum level in terms of available resources. This would be guided by the incidence of service and infrastructure backlogs, the proximity of existing bulk services and infrastructure backlogs, the proximity of existing bulk services and the priorities identified in terms of District and Local Municipality IDP's.

Level 2

Ensures the managed investment of public sector funding in urban and rural areas in order to strengthen local capacity, build on the strengths and opportunities that exist and maximises the development potential of existing infrastructure and settlement systems. Capacity building must include institution building, training, and skills transfer and community empowerment.

Level 3

Involves the provision of adequate funding to strategically targeted development zones, which have development potential. These will represent areas, nodes or areas of opportunity, where a special focus of effort and investment will attract interest from the private sector to invest; either in joint ventures with Government or independently, in order to develop economic growth opportunities and to realise the potential that already exists.



7.1.1 TOWARD SPATIAL STRUCTURING

Key to shaping and guiding development of an area is the development and display of hierarchies of different development elements such as Development Corridors and Development Nodes.

Development Nodes

- ❑ Inevitably the development nodes are largely main centres (albeit at different levels) which are being fed by development corridors in terms of people and physical thresholds.
- ❑ Nodes are important points providing concentration of different activities.
- ❑ Again nodal points have a potential to expand in size based on different uses.
- ❑ Nodal points can be used to concentrate specific activities which could have a

multiplier

There are 3 identifiable tiers of Development Nodes:

- Primary Node
- Secondary Node
- Tertiary Node

Development Corridors

Whilst Development Corridors are strongly influenced by access and key roads, they can be defined as areas of greatest activity that should be managed in a particular way. In identifying development corridors the following should be looked at:

- The type of development that should be encouraged in these areas.
- The objective in promoting a particular development corridor.
- The actions needed to ensure growth and protection of this corridor in order that the objectives clarified above are met.

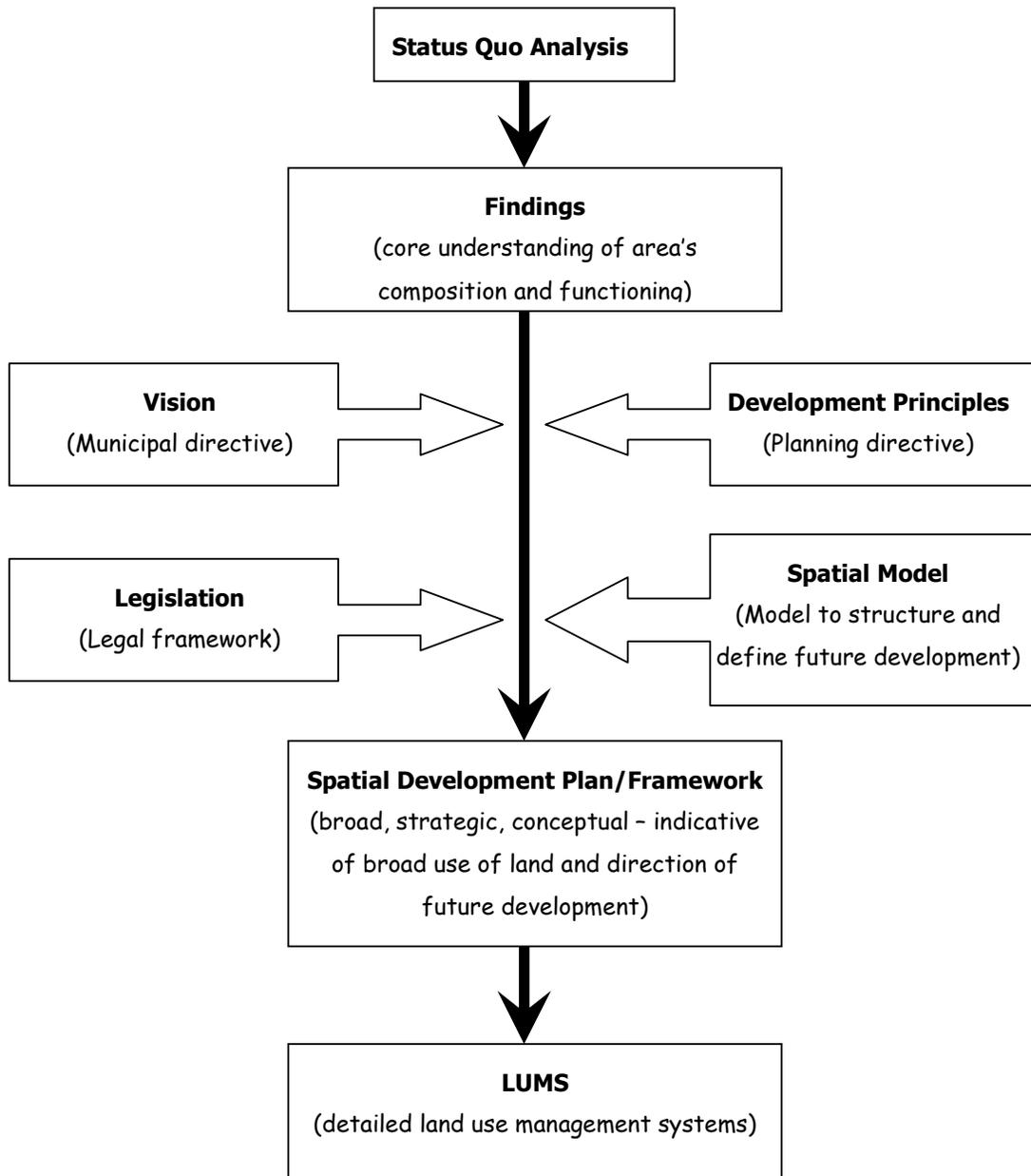
Identifiable development corridors include:

- Primary Development Corridors.
- Secondary Development Corridors.



7.2 UMLALAZI SPATIAL DEVELOPMENT PLAN

The SDP is a product of the analysis, development principles, legal requirements, vision and mission and spatial model.



7.2.1 LEVELS OF INVESTMENT

The principles the abovementioned spatial model have been applied to the uMlalazi Municipality Context i.e. within the Development Centres/Nodes as well as in and around the rural hinterland. With this application, the allocation of investment and development will be based on need in relation to the status quo. The identification of these Nodes and Areas provides a solid foundation from which strategic interventions can be generated within the SDF, which will in turn facilitate:

- Direct Infrastructure Investment,
- Positive Action for Growth
- Basic Service Delivery to all.

Level of Investment – Nodes

The Levels of Investment model has been applied to the existing “Development Centres” hierarchy that has been identified in the Section 4: Current Spatial Pattern.

Table 16: Levels of Investment - Nodes

LEVEL	NODE	EXPLANATION
Level 3	Eshowe	Eshowe is the only town allocated with Level 3 investment, in that it is the area of highest development. Whilst there exists basic services and local capacity and existing infrastructure within the town, there is a need for strategic focus towards development help sustain growth and multiplier effects.
Level 2	Mtunzini Gingindlovu Maqhwakaza Ndlangubo Mbongalwane Samangu Mvutshini	These secondary centres are earmarked as Level 2 investment nodes. Whilst these towns have access to basic services, there is a critical need to develop local capacity and eliminate infrastructure backlogs
Level 1	Impahala Nkume Nkwaleni Oquqeni Shayinja Nkulisbantwana Ndanyini Nteneshane Ziphambanwani Nyanini	These lower order centres fall under the Level 1 investment. In most cases these areas are deeply rural and have minimal to non existent access to basic services.

LEVELS OF INVESTMENT – AREAS

The Levels of Investment model has been further applied to the rural hinterland within the municipal confines. The application within this context has been based on the 'Areas of Greatest Need' as identified by the UThungulu District, as part of the Community Facilities Plan 2005. Unlike the nodal investment structure above, Levels of Investment within the rural hinterland require Level 1 and 2 Investment as these areas are severely under and/or unequally serviced.

Table 17: Levels of Investment – Areas

LEVEL	EXPLANATION
Level 2	These areas are earmarked as Level 2 investment areas in that while they have access to basic services and infrastructure, there is a critical need to develop local capacity and eliminate infrastructure backlogs
Level 1	These lower order areas fall under the Level 1 investment. In most cases these areas are deeply rural and have minimal to non-existent access to basic services or infrastructure.

(See Annexure 15 – Spatial Development Plan: Levels of Investment)

7.2.2 STRATEGIC LINKS/POTENTIAL

Strategic links/potential form part of a focus on areas with highest potential. Amongst these include:

The Sunnydale/King Dinizulu/CBD Bridging Corridor project is intended to provide an efficient integration of the townships of Sunnydale and King Dinizulu with the economic nodes of Eshowe Town. These nodes are notably the Eshowe CBD and the Service and Light Industrial Areas of the town. More importantly is also the establishment of two further viable vibrant economic nodes, where SMMEs will be promoted and encouraged – through public-private partnerships.

A Neighbourhood Development Partnership Grant Application has been submitted to the National Treasury Department for funding to undertake the detailed planning of the above project.

The Project has the following objectives:

- To improve the integration and linkages of/between the townships of Eshowe town with the rest of the town
- To provide opportunities for further economic growth – particularly in the SMME and informal trade sectors

The above two objectives will to “bring jobs closer to people and people closer to jobs”.

- To alleviate pedestrian and traffic congestion in Eshowe town’s CBD.

Road improvements are required to connect rural communities in particular to community facilities such as schools, clinics, community halls, etc. as well as with the urban centers. The improvement of the roads infrastructure will also be instrumental in improving agricultural production, the distribution of produce to markets and the attraction of tourists to the area. Although the municipality is to some extent providing in this need, the responsibility is with the KwaZulu Natal Department of Transport.

Access improvements will be in terms of the construction of low-level causeway (bridges) and other bridge structures. The uMlalazi Area has an undulating topography and is traversed by a number of rivers and streams. In many instances communities are isolated during the rainfall seasons from other communities, facilities and areas. The municipality has over the last five years made a meaningful contribution in the construction of low-level causeways, but the responsibility remains with the KwaZulu Natal Department of Transport.

7.2.3 HIERARCHY OF DEVELOPMENT CORRIDORS

Development Corridors are key mediums through development can be channelled and are instrumental in carrying development to important Nodes. The Hierarchy of Development Corridors is based on the existing Development Corridor Hierarchy as outlined in the abovementioned Section 4.2.

7.2.4 TOURISM INITIATIVES

Strongly linked to strengthening of the Local Economy as well as the need to focus on areas with highest potential, there exists a number of tourism initiatives that are being planned/implemented in the short to medium term which have the potential for job creation and hence **Poverty Eradication**. These include:

Ongoye Tourism Cluster

Aimed at taking full advantage of the existing Zulu Cultural Heritage Route, this project is headed by Tourism KwaZulu Natal envisages creating a tourism experience similar to that of the Cape Wine Route. The route is planned to start at the north of Durban, and towards

Gingindlovu, from which it runs inland to Eshowe, Empangeni and as far as Melmoth, Ulundi and even Nongoma. This tourism cluster is intended to market both the natural, cultural and heritage attractions of these areas, through the packaging of tourism options which include the coast and wildlife attractions as main drawing points.

uMlalazi is well positioned to gain significant benefit from this initiative as it forms the core of the cluster, which includes Eshowe and Gingindlovu (as mentioned above) as well as KwaBulawayo Hiking Trail and the Ongoye Forest.

Eshowe/Nkandla/Kranskop/Babanango/Melmoth Tourism Route

Aims at maximising the tourism opportunities present in the western portion of the uThungulu District, given its rich natural, cultural and heritage resources. It is a circular tourism route incorporating Eshowe, Nkandla, Kranskop, Greytown through to Melmoth etc. which intends on the route between Eshowe and Melmoth and Nkandla to be the first phase. Key to its success is the cultural experience offered by the Zulu Cultural Heritage Route, is extended to a secondary tourism route traversing the relatively unknown rural countryside of the western portion of the district.

Siyaya Coastal Park/Zone

Located along the coastline between Amatikulu and Mtunzini, this ocean front park is host to a scenically beautiful, yet underrated tourism resource. This Park/Zone will incorporate conservation and recreation as its main attraction points, which offer great returns in terms of tourism development and employment creation. Its environmental sensitivity must be considered in all development proposals.

7.2.5 CONSERVATION INITIATIVES

The uMlalazi Municipality is fortunate to have in place a comprehensive package of environmental plans (which have recently been completed) in place. This package includes an Integrated Environmental Program (IEP), Strategic Environmental Framework (SEA) and even an Environmental Management Program (EMP). As part of this package, a number of areas have been demarcated as:

Table 17: Environmentally Significant Demarcations

DEMARICATION	ENVIRONMENTAL SIGNIFICANCE	SUGGESTED PERMITTED DEVELOPMENT
Key Hydrological Features	The Mlalazi Estuary The Mbongolwane Wetlands	None
Proclaimed Protected Areas	Dlinza Forest Entumeni Forest Ongoye Forest uMlalazi Coastal Nature Reserve	None

Priority 1 Zones	Priority 1 Zones are spatially defined as those areas that are designated as non-negotiable reserves, in the EKZNW Min Set data set, and have a natural land cover. It therefore designates areas that are indigenous forests and grasslands or veld and have a high biodiversity value	Game Ranching Formal Conservation Conservancies Biosphere Reserves Eco-tourism Low impact residential
Priority 2 Zones	Priority 2 Zones are spatially designated as areas that have natural land cover are designated as negotiable reserves. They are therefore the most efficient areas identified to maintain biodiversity in the area. Development in this area is less restricted than priority 1 but transformation of these areas will have an impact on the importance of other areas that have similar ecosystem characteristics. Development in this zone should still be environmentally sensitive as it could be identified as mandatory reserve, based on land transformation in the future.	Extensive Agriculture Low Density Tourism Game Ranching Eco-tourism Conservancies Biosphere Reserves Buffer areas for formal conservation Medium density residential
Priority 3 Zones	Priority 3 Zones are spatially designated as areas that have natural land cover but have no reserve status as per the EKZNW MinSet data set. They are therefore areas of low biodiversity importance but still maintain natural ecosystems and their associated goods and services. They therefore have a high functional importance as they provide ecosystems goods and services such as habitat, clean water, carbon sequestering or nutrient recycling. This zone focuses on ecosystem goods and services and as such activities impacting on the functioning of the ecosystems should be limited such as large scale clearance, water extraction, emissions of waste into the air or streams and rivers.	Extensive agriculture Agro-forestry Tourism Subsistence agriculture Horticulture Medium density residential

These demarcations form a critical component the Spatial Development Plan for the uMlalazi Municipality, as they provide specific land use guidelines within which the Municipal Spatial Desired Form can be worked towards.

7.2.6 HOUSING INITIATIVES

In addition to the current approved Housing Projects, there are a number of planned projects which the DoH has prioritized. Some have been budgeted for, while some are still going through the planning phase.

These include:

Table 18: Planned Housing Projects

HOUSING PROJECT	LOCATION	PROPOSED NUMBER OF UNITS	PRIORITY
Rutledge Park	The sites has been chosen but not confirmed, negotiations are continuing	720 units	This is a slum clearance project which is prioritized inline with the Provincial Target to clear all slums by 2010
Nzuza Rural Housing Project	The sites is to be located in the Nzuza Area, negotiations to acquire rights to the land are ongoing	n/a	n/a

There also exists a number of planned future housing projects that are required by the communities as identified by the IDP. These projects have limited details and will not have a financial implication for the DoH. These include:

Table 19: Future Housing Projects

HOUSING PROJECT	LOCATION	PROPOSED NUMBER OF UNITS	PRIORITY
King Dinizulu North Housing Project	The existing King Dinizulu Township	200	Formalisation of the Existing township
Eshowe Rural Housing Project	The rural hinterland around Eshowe	1000	The estimated output will be 1000 formalised dwellings annually.
Mthunzini/Obanjeni Housing Project	The Mthunzini and Obanjeni area	800	The project to cater for the communities that work in Mtunzini.

(See Annexure 16 – Spatial Development Plan)

7.2.7 IDP PROJECTS 2007/2012 IN RELATION TO SPATIAL DEVELOPMENT FRAMEWORK

The table below represents the position/relevance/alignment current/future IDP Projects have in relation to the Reviewed SDF and the Levels of Investment model:

Table 20: IDP Projects in Relation to Spatial Development Framework

PROJECT DESCRIPTION	LEVEL OF INVESTMENT
Ongoye Forest Tourism Base Infrastructure	Level 3
Tourism and Directional Signage	Level 2

Twinstreams Environmental Education	Level 3
KwaBulawayo Cultural Village	Level 3
Siyaya Coastal Park	Level 3
Boardwalks and Hiking Trails - Mtunzini	Level 3
Industrial Development - Eshowe	Level 3
Upgrade of Rural Roads	Level 2
Eskom 20 MVA Transformer, Rural Feeder	Level 1
Osborn Road/Kangela Street Resurfacing	Level 2
Housing Projects	Level 2
Mandawe Cemetery	Level 2
Rural Areas Sportsfields	Level 1
Rural Areas Community Halls	Level 1
Rural Areas Low Level Causeways	Level 1
Upgrade of Access Roads	Level 1
Waste Management Upgrading	Level 2
Eshowe Taxi Rank	Level 2
Gingindlovu Taxi Rank High Mast Lighting	Level 2
King Dinizulu Library	Level 2
King Dinizulu Bus Route	Level 2
Traffic Lights, Sunnydale Housing Project	Level 2
Refuse Landfill Site	Level 2
Fire Stations, Mtunzini and Gingindlovu	Level 2

SECTION 8: LAND USE MANAGEMENT SYSTEMS

8.1 WHAT IS A LUMS

LUMS means Land Use Management System, which is the combination of all the tools and mechanisms used by a municipality to manage the way in which land is used and developed. Such tools and mechanisms include Land Use Schemes; by-laws; licensing; rates and general property information.

The management of land use is a mechanism used by municipalities in order to create safe and liveable environments. One of the primary tools used for control of land use and development of land and buildings are land use schemes and other plans. The Land Use Scheme Plan reflects intended land uses on a map. A land use scheme is prepared for all the land under a municipality's jurisdiction and set the rules and procedure for land development.

In order to prevent uncoordinated development and manage the impact of the development on each site on neighbouring sites and surrounding areas, the scheme consists of a plan and a document that regulate land in two ways:

- ❑ Through stipulating permitted land uses for each site within the municipality; and
- ❑ Putting in place development controls in terms of the shape, size and position of buildings.

8.2 WHAT ARE THE AIMS OF LUMS

- ❑ ***A Healthy Living Environment:*** through separation of land uses which cause a nuisance and pollution and provision of open space and community facilities.
- ❑ ***Safety:*** controlling the development of land uses that are harmful to our health ensures that safety is attained.
- ❑ ***Conservation:*** this includes preservation of buildings and sites that are of historical significance.
- ❑ ***Order:*** to prevent conflict in land use management, order in development should be promoted. This means that incompatible land uses should be separated and compatible land uses be clustered.

- ❑ **Amenity:** this refers to creating pleasant living environments.
- ❑ **Convenience:** in terms of location of employment, community and other opportunities.
- ❑ **General Welfare:** adequate provision of services and facilities and creation of *safe and healthy environments*.
- ❑ **Efficiency and Economy:** this refers to maximum use of scarce resources that are available in an area.
- ❑ **Participation** of people in managing land.

8.3 OBJECTIVES OF LUMS

In order to achieve a spatial form that has the above mentioned characteristics, spatial planning should seek to achieve LUMS' objectives which can include:

- ❑ Compliance with the principles of the White Paper which includes sustainability, equity, efficiency, integration and fair and good governance.
- ❑ To link land use and environmental management with development planning.
- ❑ To provide mechanisms to:
 - ❑ accommodate desirable land uses;
 - ❑ provide a framework to resolve conflict between different land uses;
 - ❑ promote certainty of land use;
 - ❑ promote efficient use of land;
 - ❑ promote efficient movement of persons and goods;
 - ❑ promote economic activity;
 - ❑ protect the amenity of adjacent land uses;
 - ❑ protect natural resources including agricultural resources;
 - ❑ protect cultural resources and give due consideration to the diversity of communities;
 - ❑ protect unique areas or features; and
 - ❑ manage land generally, including change of land use.

8.4 LEGISLATION AND GUIDELINES

As discussed in chapter 3, all municipalities are obligated to prepare an Integrated Development Plan (IDP) for its area of jurisdiction in terms of the Municipal Systems Act (Act 32 of 2000). A key component of an Integrated Development Plan is the preparation of a Spatial Development Framework that contains a broad Land Use Management System (LUMS) that can be applied to the whole municipality. Land Use Schemes are developed based on numerous aspects identified in the IDP and reflected visually on the SDF. Land Use Schemes reflect this information in greater detail, showing the details for every individual site on a plan.

While the preparation of Spatial Development Frameworks is guided by the MSA regulations, there are no specific guidelines or regulations pertaining to the preparation of a LUMS. However government has recognised the importance of land use management and the need for introducing legislation particularly in respect of Land Use Management. The detailed requirements of land use management applied at municipal level is, to some extent, being addressed nationally by the draft white paper on Spatial Planning and the National Land Use Bill (March 2001) which seek to establish land use planning as a key component of Integrated Development Plans

The national land use bill (will) establish the framework to guide spatial planning, land use management and land development throughout the republic and requires all municipalities to prepare Land Use Schemes to regulate the use and development of land.

The white paper on Spatial Planning and Land Use Management (2001) follows closely the Green Paper on Development and Planning. The intended outcome of the white paper is a new national law, the land use bill. The bill will replace, inter alia, the Physical Planning Acts and Development Facilitation Act. The ultimate goal is a legislative and policy framework that enables government, and especially local government, to formulate policies, plans and strategies for land-use and land development that address, confront and resolve the spatial, economic, social and environmental problems of the country.

The White Paper on spatial planning and land use management contains the following principles that LUMS should comply with:

- Sustainability
- Equality
- Efficient
- Integration and

- Fair and good governance.

In order to comply with legislative requirements, Planning Schemes will need to:

- Define the area of effect thereof;
- Define terminology;
- Specify development, or classes of development, which are permitted, or prohibited and any permissions, conditions, limitations or exemptions, subject to which such developments may be permitted; and
- Specify for any area or part thereof:
 - floor area and coverage limitations;
 - building height limits;
 - building density limits;
 - space limitations around buildings, including minimum building lines;
 - parking standards and requirements;
 - external building appearance, landscaping, overshadowing, aesthetics, and maintenance standards;
 - advertising and signage standards;
 - provisions which advise prospective developers of the facilities which they will be required to provide;
 - moratoriums on further development where land use and servicing restrictions are severe; or,
 - any other norms or standards which require compliance with, or other matters necessary for, the effective administration thereof.

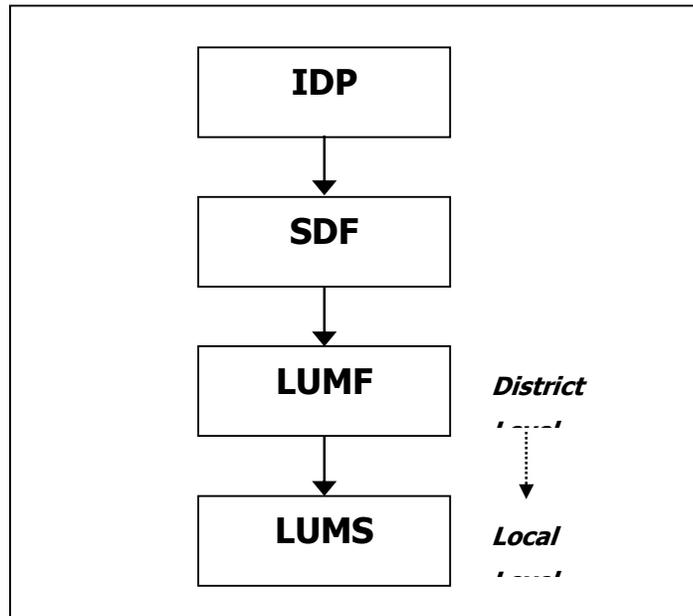
8.5 ROLE OF THE DISTRICT IN RESPECT OF LUMS

It evidences from the above that the implementation of the LUMS is the responsibility of the local municipalities and not that of the district, since land use management systems are pertinent at the very grass roots level of land management. However, the district has a very distinct role to play, which is in step with its position as overarching authority.

The district should be responsible for the setting of standards for the LUMS, supporting the local municipalities in establishing the LUMS, providing or assisting with required funding, standardization of the content of the LUMS, and co-ordinating and overseeing the local

process. Thus, in effect the District should be accountable for compiling the Land Use Management Framework which precedes the LUMS.

It is concluded from the foregone sections that the LUMS is the last component of a comprehensive planning process which can be illustrated as follows:



Clearly there is a link of information between the IDP, the SDF, the LUMF and the LUMS. In which case the LUMF is at district level and the LUMS at the local level. Thus, like the District SDF, which is overarching and broad serving as a directive for the local SDFs, so the LUMF is overarching and broad being directive and descriptive for the LUMS. Where the LUMS is the actual mechanism with which land is managed, the LUMF is the instruction manual to create the mechanism.

Following from the above it is deemed that the District has to undertake the following in terms of compiling the LUMF (Note: list is not necessarily comprehensive):

- ❑ Identify all the critical areas of first intervention. Thus single out those areas where standardized LUMS are most needed;
- ❑ Determine the actual content of each level of LUMS, viz. what detail should be covered in a comprehensive LUMS versus a primary LUMS, versus an elementary LUMS;

- Determine the level of LUMS, viz. elementary, primary or comprehensive, needed for the different types of areas, viz. urban, rural, hub, satellite, etc. which constitute the municipal area;
- Define a timeframe for LUMS implementation, realizing that the LUMS can only be implemented through an incremental process because financial and human resources are scarce and the complexity of LUMS can be overwhelming especially in areas which have never been part of any form of land use management; and
- It should launch the project; assist with funding and co-ordinate the process to ensure execution and alignment.

The District's role therefore remains at the District level.

8.6 POINTS OF DEPARTURE FROM THE SDF

While the detail for the LUMS should be extracted from the Local SDFs, the District SDF provides key clues of where the LUMS should start, hence, what the initial focus areas of the LUMS are.

The District SDF identifies that the major urban centres, including an emerging major urban centre, are the key areas of economic growth, where infrastructure exist, thresholds are greatest to attract more activity and land uses are most diverse, economic opportunities prevail and integration is to be achieved. Of importance is that development must be facilitated and one way of achieving this is by making development easy and fast and another is by being transparent. An effective LUMS can achieve these. And since, development in all major urban centres is desirable and effective LUMS is also.

In addition to the major urban centres, other critical areas include the key intervention areas, which can be either urban or rural, in existing or outside existing town planning scheme areas, areas of conflict or areas of opportunity. Either way both the major urban centres and the key intervention areas are first on the priority list for LUMS and these should be done at a comprehensive level in order to be fully transparent.

Though the major urban centres may presently be governed by a town planning scheme it is suggested that the first phase of the incremental LUMS process be to standardize the content of the different schemes and to transform the existing schemes into a structured LUMS. It is accepted that a fully-fledge LUMS will take more time and funds.

It is recognised that the process is (has to be) incremental as a boundary to boundary comprehensive LUMS is for many reasons unattainable in one shot and that a hierarchy and process of implementation must form part of the LUMF.

8.7 THE UMLALAZI MUNICIPALITY LANDUSE MANAGEMENT PACKAGE

The uMlalazi Municipality LUMS must be configured as such that it consists of the following:

The Spatial Development Framework

The Spatial Development Framework would be the first level of spatial planning and as such, be strategic and indicative in nature. The SDF will strive to guide and inform all land development and land management in uMlalazi.

Nodal Spatial Development Plans

These Plans will form the next level of spatial planning. Detailed Nodal Spatial Development Plans will put into action the strategies introduced by the SDF at a nodal and in some instances regional level. Such development plans will be strategic in nature, and the proposals brought to the fore will facilitate implementation via Local Development Plan (LDO's), Planning Schemes and specific development projects/programs.

Local Policy Plans

These plans will comprise of detailed implementation objectives for specific areas and will be based various contexts i.e. residential density, alternative tenure, land use etc.

Planning Schemes

The Planning Schemes are Statutory Mechanisms which dictate the manner in which land can be developed, managed and regulated. Planning schemes will be developed for the urban areas where current town planning schemes are in place (and further evolved as per LUMS Guidelines) as well as the Rural Areas i.e. Rural Planning Scheme. In a way, Planning Schemes provide the tools that give effect to the spatial guidelines introduced by the SDF.

8.7 CONCLUSION

Compiling an IDP is a much more involved process than producing a single document. It is a comprehensive multi-faceted project which comprises different components with different

processes. The LUMS is one component thereof, probably at the bottom end of the entire system.

The LUMS is not alone-standing. It is dependant on the LUMF which is the overarching descriptive manual detailing the content, level, priority, timeframe, etc. of the LUMS. It is therefore the responsibility of the District Municipality to compile the LUMF, co-ordinate implementation and as far as possible financially assist the local municipalities to undertake the LUMS. Once the LUMF is in place the local municipalities should engage in compiling the LUMS, which is an incremental process and where attention should be given to the most critical areas first. In time a fully-fledge LUMS boundary to boundary will have been produced.

SECTION 9: CONCLUSION

Population of the uMlalazi Municipality is in the order of 221 078. Generally, there are low population densities and a high economic dependency on agriculture and forestry as part of the primary sector. The economic make-up of the Municipality provides only for limited economic beneficiation. This aspect needs to be addressed to attain economic growth in the area.

Typical of most Municipalities in the country there are discrepancies in respect of levels of service delivery, income and education levels between the urban and rural components of the area.

In response to the challenges noted above, and elaborated upon in the main report, the SDF has identified opportunities at certain localities. Similarly, constraints have also been noted.

The uMlalazi Municipality SDF is the first step in spatially representing the vision of the Municipality in such a manner to guide the location of development. The next step is to elaborate upon the district SDF in a lower level of detail at the local municipality level. More specifically, areas of investment should be shown, special development areas as well as intervention areas and areas for future growth.

Following the completion of the review of the SDF, a detailed LUMS at the local level have to be prepared. The LUMS will be informed by the district and local SDF. A well-prepared LUMS can facilitate development as contemplated in the SDF.

However, the successful implementation of the SDF and enforcement of a LUMS is dependent on not only enforcing legislation but also the buy-in of land owners and developers. As such, the process of preparing the LUMS is an inclusive, consultative process.

The process of preparing the SDF and LUMF/LUMS is an incremental one. The SDF can depict a more detailed, and focused, level of information than a district SDF. In response thereto, the LUMS defines land use scheme areas and districts at even a more detail. Such investigations could very well lead to the identification of opportunities and constraints which have an impact on potentially the whole district. Then, the necessary changes to the district SDF have to be effected.

As with the preparation of review of IDPs, a SDF should also be reviewed in line with changing circumstances.

SECTION 10: LIST OF ANNEXURES

Annexure 1 – LOCALITY PLAN

Annexure 2 – POPULATION DISTRIBUTION PLAN

Annexure 3 – SETTLEMENT PATTERN PLAN

Annexure 4 – HOUSING PLAN

Annexure 5 – ENVIRONMENTAL CONSIDERATIONS PLAN

Annexure 6 – TOURISM PLAN

Annexure 7 – INFRASTRUCTURE AND SERVICES PLAN: ELECTRICITY RETICULATION

Annexure 8 – INFRASTRUCTURE AND SERVICES PLAN: ROADS

Annexure 9 – INFRASTRUCTURE AND SERVICES PLAN: MEDICAL FACILITIES

Annexure 10 – INFRASTRUCTURE AND SERVICES PLAN: SCHOOLS

Annexure 11 – INFRASTRUCTURE AND SERVICES PLAN: TRIBAL COURTS

Annexure 12 – INFRASTRUCTURE AND SERVICES PLAN: POST OFFICES

Annexure 13 – INFRASTRUCTURE AND SERVICES PLAN: SAFETY AND SECURITY

Annexure 14 – AREAS OF GREATEST NEED PLAN

Annexure 15 – SPATIAL DEVELOPMENT PLAN: LEVELS OF INVESTMENT

Annexure 16 – SPATIAL DEVELOPMENT PLAN

SECTION 11: REFERENCES

- uMlalazi Local Municipality IDP, Review 2006/7
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