



2016/17

SPATIAL DEVELOPMENT FRAMEWORK

DRAFT REPORT

MARCH 2016



PREPARED BY:

HIBISCUS COAST MUNICIPALITY

DEPARTMENT OF ECONOMIC DEVELOPMENT, TOURISM AND PLANNING

666 CRESCENT ROAD

UVONGO

CONTACT PERSON: LERATO MADIHLABA

TEL: 039 315 9217

ACKNOWLEDGEMENT

The Hibiscus Coast Municipality acknowledges the dedication and hard work of the following COGTA Candidates Town and Regional Planners and the Stakeholders from the Ugu Traditional Local House who added substantial value and empirical context through the consultation meetings with Amakhosi during preparation of the Spatial Development Framework. The COGTA officials further assisted in ensuring that the municipality utilises updated information/data in the formulation of the SDF maps. And ensures that all MEC comments are addressed accordingly.

| Name | Designation | Organisation |
|----------------------|---------------------------|-----------------------------|
| Ms Buyisiwe Ngubane | Chief Town Planner | CoGTA |
| Mr Siyabonga Njeke | Professional Town Planner | CoGTA |
| Ms Dheevashni Pillay | Professional Town Planner | CoGTA |
| Mr Pay Shoji | Stakeholder | Ugu Traditional Local House |
| Ms Nosisa Mbatha | Stakeholder | Ugu Traditional Local House |

The Municipality also acknowledges the following Town Planners from the adjoining municipalities who also added substantial value to the Spatial Development Framework process:-

| Name | Municipality |
|-------------------------|--------------------------------|
| Mr Mahlatse | Umzumbe Local Municipality |
| Mr Ndumiso Zondo | Umziwabantu Local Municipality |
| Ms Sinenhlanhla Dlamini | Ezinqoleni Local Municipality |

The Hibiscus Coast Spatial Planning Team also played a significant role in compiling and reviewing this document in-house. Their enthusiasm in collecting information and ensuring that the municipality produces a credible document is evident. This also includes the Hibiscus GIS Unit and Royal Haskoning DHV which ensured that credible maps as per MEC comments are produced.

All comments and inputs received from the PSC Members and Amakhosi during the consultation process have greatly contributed to the successful completion of the Hibiscus Coast SDF.

DEFINITION OF SPATIAL TERMS

| | |
|------------------------------------|---|
| Corridors | A corridor is a linear strip of land or area, connecting large activity nodes, traversing urban or inter-urban areas, surrounding a major transport facility or facilities providing an appropriate regional level of mobility and accessibility to adjacent areas, and containing a high concentration of population and mixed land uses” and “... accommodate major linear transport routes like heavy and light rail and/or freeways, large shopping concentrations etc., social, cultural and sporting facilities as well as a large amount of residential accommodation” |
| Density | The number of units per unit of land area, e.g. dwelling units/ hectare. There are five measures of density: <ul style="list-style-type: none"> i. Population density: people / hectare. ii. Gross dwelling unit density: dwelling units / total land area of a project or suburb including roads, public open space and non-residential land uses. iii. net dwelling unit density: dwelling units/land occupied by residential plots only. iv. building density: area of buildings / Nquthu density: (dwelling units/ total land occupied by settlement) also known as average gross dwelling units density. |
| Densification | Densification is the increased use of space, both horizontally and vertically, within existing areas/ properties and new developments, accompanied by an increased number of units and/or population threshold. |
| Efficiency | Development that maximises development goals, such as sustainability, integration, accessibility, affordability, and quality of living, relative to financial, environmental, and social costs, including on-going and future costs. |
| Infill Development | Development of vacant or under-utilised land within existing settlements in order to optimise the use of infrastructure, increase urban densities and promote integration. |
| Integrated Development Plan | The strategic municipal development plan, reviewed on an annual basis, required by the MSA (Act 32 of 2000) which guides municipal decisions and budgets. |
| Land Use Management | Establishing or implementing any measure to regulate the use or a change in the form or function of land, and includes land development. |
| Land Use Management System | A system used to regulate land use in a municipality including a town planning or zoning scheme, or policies related to how land is used on a plot by plot basis. |
| Node | Nodes are focused areas where a higher intensity of land uses and activities are supported and promoted. Typically, any given municipal area would accommodate a hierarchy of nodes that indicates the relative intensity of development anticipated for the various nodes, their varying sizes, and their dominant nature. |

| | |
|--|---|
| Spatial Planning | Planning of the way in which different activities, land uses and buildings are located in relation to each other, in terms of distance between them, proximity to each other and the way in which spatial considerations influence and are influenced by economic, social, political, infrastructural and environmental considerations. |
| Spatial Development Framework | A Spatial Development Framework (SDF) is a core component of a Municipality's economic, sectoral, spatial, social, institutional and environmental vision. In other words, it is a tool for moving towards a desired spatial form for the Municipality. |
| Sector Plans | Municipal plans for different functions such as bio-diversity conservation, housing, transport, local economic development and disaster management. They may also be geographically based, for example a sub-region, settlement within a Local Municipality or a component of that settlement. |
| Critical Biodiversity Areas (CBA`s) | <p>Natural or near-natural features, habitats or landscapes that include terrestrial, aquatic and marine areas that are considered critical for (i) meeting national and provincial biodiversity targets and thresholds (ii) safeguarding areas required to</p> <p>ensure the persistence and functioning of species and ecosystems, including the delivery of ecosystem services; and/or (iii) conserving important locations for biodiversity features or rare species. Conservation of these areas is crucial, in</p> <p>that if these areas are not maintained in a natural or near-natural state, biodiversity conservation targets cannot be met.</p> |
| Ecological Support Areas (ESA`s) | Functional, but not necessarily entirely natural, areas that are required to ensure the persistence and maintenance of biodiversity patterns and ecological processes within the Critical Biodiversity Areas. This category is made up of four subcategories: namely Ecological Support Areas (SCA), ESA: Expert input, ESA: Species Specific and ESA: Corridors |

ACRONYMS AND ABBREVIATIONS

| | | |
|--------|---|---|
| BNG | - | Breaking New Ground |
| CBA | - | Critical Biodiversity Area |
| DHS | - | Department of Human Settlement |
| DRDLR | - | Department of Rural Development and Land Reform |
| EKZNW | - | Ezemvelo KwaZulu-Natal Wildlife |
| EPWP | - | Expanded Public Works Programme |
| ESA | - | Ecological Support Area |
| GIS | - | Geographic Information System |
| HCM | - | Hibiscus Coast Municipality |
| HCM | - | Hibiscus Coast Municipality |
| HH | - | Household |
| IDP | - | Integrated Development Plan |
| KZN | - | KwaZulu-Natal |
| LED | - | Local Economic Development |
| NDP | - | National Development Plan |
| NSDP | - | National Spatial Development Perspective |
| PGDS | - | Provincial Growth Development Strategy, 2011 |
| SDF | - | Spatial Development Framework |
| SIP | - | Strategic Integrated Projects |
| SONA | - | State of Nation Address |
| SOPA | - | State of Province Address |
| SPLUMA | - | Spatial Planning and Land Use Management Act (No. 16 of 2013) |
| TC | - | Traditional Council |
| DHS | - | Department of Human Settlements |

Note

All statistical data contained in this report has been obtained from the Census 2011 data supplied by Statistics SA unless stated otherwise

TABLE OF CONTENTS

| | |
|--|-------------------------------------|
| SECTION A: INTRODUCING THE SPATIAL DEVELOPMENT FRAMEWORK | Error! Bookmark not defined. |
| 1. ROLE AND PURPOSE OF THE SDF | Error! Bookmark not defined. |
| 2. BACKGROUND TO THE STUDY AREA | Error! Bookmark not defined. |
| 3. AIMS AND OBJECTIVES | Error! Bookmark not defined. |
| 4. APPROACH AND METHODOLOGY | Error! Bookmark not defined. |
| 4.1. DESKTOP DATA REVIEW | Error! Bookmark not defined. |
| 4.2. INTERVIEW WITH RELEVANT STAKEHOLDERS | Error! Bookmark not defined. |
| 4.3. STAKEHOLDER WORKSHOP | Error! Bookmark not defined. |
| 4.4. NODAL LAND USE SURVEYS..... | Error! Bookmark not defined. |
| 4.5. USE OF GIS | Error! Bookmark not defined. |
| 5. STRUCTURE OF THE REPORT | Error! Bookmark not defined. |
| SECTION B: LEGISLATIVE AND POLICY FRAMEWORK . | Error! Bookmark not defined. |
| SECTION C: REGIONAL CONTEXT | Error! Bookmark not defined. |
| 6. THE STUDY AREA | Error! Bookmark not defined. |
| 7. LOCATION IN RELATION TO DEVELOPMENT CORRIDORS | Error! Bookmark not defined. |
| 7.1. ROLE OF N2 AND R61 | Error! Bookmark not defined. |
| 8. INFLUENCE OF HIBISCUS COAST IN THE EASTERN CAPE | Error! Bookmark not defined. |
| 9. UGU CATCHMENT | Error! Bookmark not defined. |
| 10. BOUNDARY RE-DETERMINATION | Error! Bookmark not defined. |
| 11. CROSS-BOUNDARY PLANNING CONSIDERATIONS | Error! Bookmark not defined. |

| | |
|--|-------------------------------------|
| 11.1.EASTERN CAPE MUNICIPALITIES | Error! Bookmark not defined. |
| 11.2. KWAZULU-NATAL MUNICIPALITIES | Error! Bookmark not defined. |
| 11.2. IMPLICATIONS FOR THE HCM SDF | Error! Bookmark not defined. |
| SECTION D: CONTEXTUAL ANALYSIS | Error! Bookmark not defined. |
| 12. DEMOGRAPHIC ANALYSIS..... | Error! Bookmark not defined. |
| 12.1. POPULATION RATES | Error! Bookmark not defined. |
| 12.2. GENDER DISTRIBUTION | Error! Bookmark not defined. |
| 12.3. AGE STRUCTURE | Error! Bookmark not defined. |
| 1.2.4 POPULATION DISTRIBUTION | Error! Bookmark not defined. |
| 13. SOCIO-ECONOMIC ANALYSIS | Error! Bookmark not defined. |
| 13.1. EMPLOYMENT AND LEVEL OF INCOME | Error! Bookmark not defined. |
| 13.2. EMPLOYMENT SECTOR..... | Error! Bookmark not defined. |
| 13.3. POVERTY ANALYSIS | Error! Bookmark not defined. |
| 13.4. MIGRATION PATTERNS | Error! Bookmark not defined. |
| 14. INFRASTRUCTURE SERVICES ANALYSIS . | Error! Bookmark not defined. |
| 14.1. ROAD NETWORK | Error! Bookmark not defined. |
| 14.2. WATER | Error! Bookmark not defined. |
| 14.3. SANITATION..... | Error! Bookmark not defined. |
| 14.4. ELECTRICITY | Error! Bookmark not defined. |
| 14.5. REFUSE REMOVAL AND LANDFILL SITES | Error! Bookmark not defined. |
| 14.6. CEMETERIES | Error! Bookmark not defined. |
| 14.7. TELECOMMUNICATIONS..... | Error! Bookmark not defined. |
| 14.8. HOUSING NEED AND SUPPLY | Error! Bookmark not defined. |

| | | |
|--------|---|-------------------------------------|
| 14.9. | LAND FOR FUTURE HUMAN SETTLEMENT DEVELOPMENTS | Error! Bookmark not defined. |
| 14.10. | SETTLEMENT DENSITY | Error! Bookmark not defined. |
| 15. | SOCIAL FACILITIES..... | Error! Bookmark not defined. |
| 15.1. | HEALTH AMENITIES..... | Error! Bookmark not defined. |
| 15.2. | SAFETY AND SECURITY | Error! Bookmark not defined. |
| 15.3. | EDUCATIONAL FACILITIES | Error! Bookmark not defined. |
| 15.4. | SPORTS AND RECREATION | Error! Bookmark not defined. |
| 15.5. | OTHER COMMUNITY FACILITIES | Error! Bookmark not defined. |
| 16. | MOVEMENT NETWORK SYSTEMS | Error! Bookmark not defined. |
| 16.1. | PUBLIC TRANSPORT SYSTEM..... | Error! Bookmark not defined. |
| 16.2. | AIR TRANSPORT | Error! Bookmark not defined. |
| 16.3. | NON- MOTORISED TRANSPORTATION . | Error! Bookmark not defined. |
| 17. | SPATIAL ANALYSIS | Error! Bookmark not defined. |
| 17.1. | MAJOR LAND USES | Error! Bookmark not defined. |
| 17.2. | LAND USE MANAGEMENT | Error! Bookmark not defined. |
| 17.3. | LAND LEGAL ISSUES | Error! Bookmark not defined. |
| 18. | ENVIRONMENTAL ANALYSIS | Error! Bookmark not defined. |
| 18.1. | BIOPHYSICAL ELEMENT | Error! Bookmark not defined. |
| 18.2. | BIOLOGICAL ELEMENTS | Error! Bookmark not defined. |
| 19. | OVERVIEW OF THE ECONOMY | Error! Bookmark not defined. |
| 19.1. | STRUCTURE OF THE LOCAL ECONOMY | Error! Bookmark not defined. |
| 19.2. | MAIN DRIVERS OF THE ECONOMY | Error! Bookmark not defined. |

| | | |
|---|---|-------------------------------------|
| 20. | REVIEW OF DEVELOPMENT TRENDS IN THE MUNICIPALITY | Error! Bookmark not defined. |
| SECTION E: STRATEGIC ANALYSIS | | Error! Bookmark not defined. |
| 21. | SPATIAL INTERPRETATION OF THE IDP VISION AND PRINCIPLES | Error! Bookmark not defined. |
| 21.1. | UGU DISTRICT IDP VISION | Error! Bookmark not defined. |
| 21.2. | HIBISCUS COAST IDP VISION.... | Error! Bookmark not defined. |
| 21.3. | PROPOSED SPATIAL DEVELOPMENT FRAMEWORK VISION | Error! Bookmark not defined. |
| SECTION F: SPATIAL DEVELOPMENT GOALS AND OBJECTIVE. | | Error! Bookmark not defined. |
| 22. | KEY SPATIAL PLANNING PRINCIPLES | Error! Bookmark not defined. |
| 23. | CONCEPTUAL FRAMEWORK..... | Error! Bookmark not defined. |
| 23.1. | FOCUSING DEVELOPMENT IN NODAL AREAS..... | Error! Bookmark not defined. |
| 23.2. | DEVELOPMENT CORRIDORS AS INVESTMENT ROUTES | Error! Bookmark not defined. |
| 23.3. | SURFACES..... | Error! Bookmark not defined. |
| 24. | KEY SPATIAL PLANNING STRATEGIES..... | Error! Bookmark not defined. |
| 24.1. | PROMOTE SPATIAL INTEGRATION..... | Error! Bookmark not defined. |
| 24.2. | PROMOTE A STRONG AND VIABLE MOVEMENT STRUCTURE | Error! Bookmark not defined. |
| 24.3. | SUPPORT PRIORITY INVESTMENT AREAS . | Error! Bookmark not defined. |
| 24.4. | SUPPORT SUSTAINABLE ENVIRONMENTAL CONSERVATION AND MANAGEMENT..... | Error! Bookmark not defined. |
| 24.5. | MANAGEMENT AND FACILITATION OF SUSTAINABLE HUMAN SETTLEMENT THROUGH SPATIAL POLICY..... | Error! Bookmark not defined. |

| | |
|--|-------------------------------------|
| 24.6. ERADICATION AND UPGRADING OF INFORMAL SETTLEMENTS | Error! Bookmark not defined. |
| 24.7. INCLUSIONARY HOUSING DEVELOPMENT | Error! Bookmark not defined. |
| 24.8. MAXIMISING AND COORDINATING THE TOURISM AND RECREATION POTENTIAL | Error! Bookmark not defined. |
| 24.9. PROMOTING PUBLIC AND PRIVATE SECTOR INVESTMENTS IN RURAL NODAL AREAS FOR INFRASTRUCTURE DEVELOPMENT | Error! Bookmark not defined. |
| SECTION G: SPATIAL DEVELOPMENT CONCEPT AND FRAMEWORK | Error! Bookmark not defined. |
| 25. STRUCTURING ELEMENTS | Error! Bookmark not defined. |
| 25.1. HIERARCHY OF ACTIVITY AND DEVELOPMENT CORRIDORS | Error! Bookmark not defined. |
| 25.2. HIERARCHY OF NODES..... | Error! Bookmark not defined. |
| 25.3. CONTINUUM OF SUSTAINABLE HUMAN SETTLEMENT . | Error! Bookmark not defined. |
| 26. NATURAL STRUCTURING ELEMENTS..... | Error! Bookmark not defined. |
| 26.1. ENVIRONMENTAL STRUCTURING CONCEPT..... | Error! Bookmark not defined. |
| 27. ELEMENTS OF THE SPATIAL DEVELOPMENT FRAMEWORK .. | Error! Bookmark not defined. |
| 27.1. DEVELOPMENT GROWTH EDGES | Error! Bookmark not defined. |
| 27.2. DENSIFICATION | Error! Bookmark not defined. |
| 27.3. ENVIRONMENTAL MANAGEMENT | Error! Bookmark not defined. |
| 27.4. KEY ENVIRONMENTAL MANAGEMENT INTERVENTIONS..... | Error! Bookmark not defined. |
| 27.5. DISASTER MANAGEMENT AREAS | Error! Bookmark not defined. |
| 27.6. AGRICULTURAL DEVELOPMENT AREAS | Error! Bookmark not defined. |

| | |
|---|-------------------------------------|
| 27.7. RATIONALISATION OF LAND REFORM PROJECTS .. | Error! Bookmark not defined. |
| 27.8. PUBLIC AND PRIVATE INVESTMENT AREAS | Error! Bookmark not defined. |
| 27.9. BASIC SERVICE DELIVERY PRIORITY AREAS | Error! Bookmark not defined. |
| 27.10. STRATEGIES FOR IDENTIFIED CROSS-BORDER PLANNING CONSIDERATION ISSUES | Error! Bookmark not defined. |
| 28. KEY STRATEGIC AREAS FOR INTERVENTION.... | Error! Bookmark not defined. |
| 29. CONSOLIDATED DRAFT SPATIAL DEVELOPMENT FRAMEWORK | Error! Bookmark not defined. |
| SECTION H: IMPLEMENTATION PLAN | 12 |
| 30. LAND USES MANAGEMENT FRAMEWORK..... | 12 |
| 30.1. LAND USE MANAGEMENT SCHEME..... | 12 |
| 30.2. LINKAGE BETWEEN SPATIAL DEVELOPMENT FRAMEWORK AND LAND USE SCHEME | 12 |
| 30.3. DEVELOPMENT RIGHTS MANAGEMENT MECHANISMS..... | 15 |
| 31. BASIC GUIDELINES TOWARDS NODAL DEVELOPMENT ON INGONYAMA TRUST LAND | 19 |
| 31.1. LEGISLATIVE BACKGROUND | 19 |
| 31.2. LAND TENURE RIGHTS | 19 |
| 31.3. OPTIONS: ESTABLISHING NODES ON ITB LAND..... | 20 |
| 31.4. FORMALISATION | 22 |
| 31.5. PROCLAMATION AND TOWNSHIP ESTABLISHMENT | 22 |
| 31.6. EXPLORATION OPTIONS | 24 |
| 32. BASIC ENVIRONMENTAL MANAGEMENT GUIDELINES | 27 |
| 32.1. WATER RESOURCE AND AQUATIC ECOSYSTEM..... | 27 |
| 32.2. PROCLAIMED AREAS AND TERRESTRIAL BIODIVERSITY AREAS | 29 |

| | |
|--|----|
| 32.3. COASTAL RESOURCES | 30 |
| 32.4. CLIMATE CHANGE ADAPTATION AND MITIGATION – FLOOD AND DROUGHT RISKS | 32 |
| 32.5. AIR QUALITY MANAGEMENT | 33 |
| 32.6. WASTE MANAGEMENT | 33 |
| 32.7. ZONING AND MANAGEMENT OVERLAYS AS PER THE MUNICIPAL ADOPTED LAND USE SCHEME..... | 34 |
| 33. CAPITAL INVESTMENT FRAMEWORK..... | 36 |
| 33.1. STRATEGIC SPATIAL PLANNING PROJECTS | 37 |
| 34. SUSTAINABILITY ASSESSMENT..... | 44 |
| 34.1. STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA)..... | 47 |
| 35. MONITORING AND EVALUATION | 48 |
| 36. FURTHER PLANNING | 53 |
| 36.1. DETAILED RESEARCH AND PLANNING | 53 |
| 36.2. ELEMENTS OF THE NEXT SDF FOR THE NEW AMALGAMATED MUNICIPALITY | 53 |
| 37. CONCLUSION..... | 54 |
| 38. REFERENCES..... | 54 |

List of Tables

TABLE 1: SUMMARY OF THE RELEVANT POLICY AND LEGISLATION IN RESPECT OF THE SDF .**ERROR! BOOKMARK NOT DEFINED.**

TABLE 2: POPULATION RATES IN THE UGU DISTRICT IN 2001 AND 2011 .. **ERROR! BOOKMARK NOT DEFINED.**

TABLE 3: POPULATION PROJECTIONS FOR THE NEXT 25 YEARS **ERROR! BOOKMARK NOT DEFINED.**

TABLE 4: PROJECTED HOUSEHOLD GROWTH RATE.....**ERROR! BOOKMARK NOT DEFINED.**

TABLE 5: LEVEL OF UNEMPLOYMENT IN HCM**ERROR! BOOKMARK NOT DEFINED.**

TABLE 6: INCOME AND POVERTY LEVELS**ERROR! BOOKMARK NOT DEFINED.**

TABLE 7: IN-MIGRATION POPULATION GROWTH IN HCM FOR THE PAST 10 YEARS**ERROR! BOOKMARK NOT DEFINED.**

TABLE 8: POPULATION GROWTH.....**ERROR! BOOKMARK NOT DEFINED.**

TABLE 9: WASTE WATER WORKS AND TREATMENT WORK CAPACITIES IN HCM**ERROR! BOOKMARK NOT DEFINED.**

TABLE 10: HCM SLUMS CLEARANCE PROJECTS.....**ERROR! BOOKMARK NOT DEFINED.**

TABLE 11: HCM RURAL HOUSING PROJECTS.....**ERROR! BOOKMARK NOT DEFINED.**

TABLE 12: HCM RURAL HOUSING PROJECTS.....**ERROR! BOOKMARK NOT DEFINED.**

TABLE 13: HOUSING PROJECTS AND BUDGET IN HCM.....**ERROR! BOOKMARK NOT DEFINED.**

TABLE 14: LAND PARCEL TO BE ACQUIRED FOR HUMAN SETTLEMENT DEVELOPMENT.....**ERROR! BOOKMARK NOT DEFINED.**

TABLE 15: CSIR GUIDELINES FOR THE PROVISION OF SOCIAL FACILITIES IN SOUTH AFRICAN SETTLEMENTS (2012).....**ERROR! BOOKMARK NOT DEFINED.**

TABLE 16: LEVEL OF EDUCATION ON HIBISCUS COAST MUNICIPALITY.. **ERROR! BOOKMARK NOT DEFINED.**

TABLE 17: FORMALLY PROTECTED AREAS.....**ERROR! BOOKMARK NOT DEFINED.**

TABLE 18: FORMALLY PROTECTED AREAS OUTSIDE THE MUNICIPAL BORDER.. **ERROR! BOOKMARK NOT DEFINED.**

TABLE 19: EMISSIONS FROM INDUSTRY AND MANUFACTURING IN HIBISCUS. **ERROR! BOOKMARK NOT DEFINED.**

TABLE 20: EMISSIONS FROM MOTOR VEHICLE TRAFFIC **ERROR! BOOKMARK NOT DEFINED.**

TABLE 21: EMISSION RATES FROM BIOMASS BURNING IN UGU **ERROR! BOOKMARK NOT DEFINED.**

TABLE 22: MAJOR MANUFACTURING INDUSTRIES IN HCM... **ERROR! BOOKMARK NOT DEFINED.**

TABLE 23: REVIEW OF DEVELOPMENTAL TRENDS IN HCM MUNICIPALITY **ERROR! BOOKMARK NOT DEFINED.**

TABLE 24: SPATIAL DEVELOPMENT OBJECTIVES AND KEY DEVELOPMENT STRATEGIES **ERROR! BOOKMARK NOT DEFINED.**

TABLE 25: HIERARCHY OF CORRIDORS..... **ERROR! BOOKMARK NOT DEFINED.**

TABLE 26: HIERARCHY OF NODES **ERROR! BOOKMARK NOT DEFINED.**

TABLE 27: MEASURES OF DENSIFICATION **ERROR! BOOKMARK NOT DEFINED.**

TABLE 28: SPATIAL LOCATION CRITERIA AND DENSITY PARAMETERS..... **ERROR! BOOKMARK NOT DEFINED.**

TABLE 29: DEVELOPMENT APPLICATIONS EVALUATION GUIDING INFORMANTS **ERROR! BOOKMARK NOT DEFINED.**

TABLE 30: DENSITY DECISION-MAKING FRAMEWORK..... **ERROR! BOOKMARK NOT DEFINED.**

TABLE 31: GENERIC CONSIDERATION FOR DENSIFICATION... **ERROR! BOOKMARK NOT DEFINED.**

TABLE 32: EXAMPLE OF GAMALAKHE DENSIFICATION MONITORING TOOL . **ERROR! BOOKMARK NOT DEFINED.**

TABLE 33: PROPOSALS FOR BASIC SERVICE DELIVERY PRIORITY AREAS **ERROR! BOOKMARK NOT DEFINED.**

TABLE 34: PROPOSED STRATEGIES FOR IDENTIFIED CROSS-BORDER PLANNING ISSUES..... **ERROR! BOOKMARK NOT DEFINED.**

TABLE 35: KEY STRATEGIC INTERVENTIONS **ERROR! BOOKMARK NOT DEFINED.**

TABLE 36: SDF GUIDELINES TO INFORM THE REVIEW OF THE LAND USE SCHEME AFTER THE 2016 AMALGAMATION WITH EZINQOLENI LOCAL MUNICIPALITY..... 16

| | |
|--|----|
| TABLE 37: EXPLORATION CRITERIA FOR THE ESTABLISHMENT OF NODES IN TRADITIONAL AREAS | 24 |
| TABLE 38: WATER RESOURCE MANAGEMENT GUIDELINES | 27 |
| TABLE 39: PROCLAIMED AND CRITICAL BIODIVERSITY AREAS MANAGEMENT GUIDELINES..... | 29 |
| TABLE 40: COASTAL RESOURCES MANAGEMENT GUIDELINES | 30 |
| TABLE 41: SUMMARY OF THE STRATEGIC SPATIAL PLANNING PROJECTS..... | 38 |
| TABLE 42: SUMMARY OF THE HCM CIF | 41 |
| TABLE 43: ASSESSMENT OF THE HIBISCUS SDF WITH THE NATIONAL STRATEGY FOR SUSTAINABLE DEVELOPMENT (NSSD) | 44 |
| TABLE 44: MONITORING AND EVALUATION..... | 49 |
| TABLE 45: FURTHER PLANNING AND RESEARCH | 53 |

List of Figures

| | |
|---|-------------------------------------|
| FIGURE 1: KZN SPATIAL DEVELOPMENT FRAMEWORK..... | ERROR! BOOKMARK NOT DEFINED. |
| FIGURE 2: PORT SHEPSTONE INTERMODAL FACILITY..... | ERROR! BOOKMARK NOT DEFINED. |
| FIGURE 3: PROPOSED SITE FOR DEVELOPMENT OF THE TECHNOLOGY HUB . | ERROR! BOOKMARK NOT DEFINED. |
| FIGURE 4: MARGATE AIRPORT MASTER PLAN | ERROR! BOOKMARK NOT DEFINED. |
| FIGURE 5: MAJOR RIVERS IN THE UGU DISTRICT..... | ERROR! BOOKMARK NOT DEFINED. |
| FIGURE 6: RED DESERT NATURE RESERVE..... | ERROR! BOOKMARK NOT DEFINED. |
| FIGURE 7: EXAMPLE OF AN URBAN SETTLEMENT EDGE..... | ERROR! BOOKMARK NOT DEFINED. |
| FIGURE 8: RURAL SETTLEMENT EDGE..... | ERROR! BOOKMARK NOT DEFINED. |
| FIGURE 9: GAMALAKHE HOUSEHOLD INCREASE FROM 2008-2011 .. | ERROR! BOOKMARK NOT DEFINED. |

FIGURE 10: GAMALAKHE HOUSEHOLD INCREASE FROM 2008-2013 **ERROR! BOOKMARK NOT DEFINED.**

FIGURE 11: GCILIMA INVESTMENT NODE..... **ERROR! BOOKMARK NOT DEFINED.**

FIGURE 12: MURCHISON INVESTMENT NODE..... **ERROR! BOOKMARK NOT DEFINED.**

FIGURE 13: THUNDEZA INVESTMENT NODE..... **ERROR! BOOKMARK NOT DEFINED.**

FIGURE 14: LINKAGE BETWEEN AN SDF AND LAND USE SCHEME..... 13

List of Maps

MAP 1: REGIONAL LOCALITY..... **ERROR! BOOKMARK NOT DEFINED.**

MAP 2: BOUNDARY REDETERMINATION..... **ERROR! BOOKMARK NOT DEFINED.**

MAP 3: HCM POPULATION DENSITY

MAP 4: ROAD NETWORK..... **ERROR! BOOKMARK NOT DEFINED.**

MAP 5: HIBISCUS COAST BULK WATER AND SANITATION SUPPLY **ERROR! BOOKMARK NOT DEFINED.**

MAP 6: HCM ELECTRICITY INFRASTRUCTURE

MAP 7: SOCIAL FACILITIES IN HIBISCUS COAST MUNICIPALITY **ERROR! BOOKMARK NOT DEFINED.**

MAP 8: COMMUNITY FACILITIES IN HIBISCUS COAST MUNICIPALITY **ERROR! BOOKMARK NOT DEFINED.**

MAP 9: TRADITIONAL SETTLEMENTS..... **ERROR! BOOKMARK NOT DEFINED.**

MAP 10: URBAN GROWTH BOUNDARY

MAP 11: SIMPLIFIED MUNICIPAL LAND USE..... **ERROR! BOOKMARK NOT DEFINED.**

MAP 12: AGRICULTURAL LAND CATEGORIES

MAP 13: LAND OWNERSHIP

MAP 14: LAND REFORM..... **ERROR! BOOKMARK NOT DEFINED.**

MAP 15: RIVERS AND WETLAND..... **ERROR! BOOKMARK NOT DEFINED.**

| | |
|--|-------------------------------------|
| MAP 16: HIBISCUS LAND COVER..... | ERROR! BOOKMARK NOT DEFINED. |
| MAP 17: SLOPE ANALYSIS..... | ERROR! BOOKMARK NOT DEFINED. |
| MAP 18: SOIL TYPE | ERROR! BOOKMARK NOT DEFINED. |
| MAP 19: VEGETATION..... | ERROR! BOOKMARK NOT DEFINED. |
| MAP 20: GEOLOGY | ERROR! BOOKMARK NOT DEFINED. |
| MAP 21: CRITICAL BIODIVERSITY AND ECOLOGICAL SUPPORT AREAS.. | ERROR! BOOKMARK NOT DEFINED. |
| MAP 22: CONCEPTUAL FRAMEWORK | ERROR! BOOKMARK NOT DEFINED. |
| MAP 23: HIERARCHY OF NODES AND CORRIDOR IN HCM... | ERROR! BOOKMARK NOT DEFINED. |
| MAP 24: HCM NATURAL STRUCTURING ELEMENTS..... | ERROR! BOOKMARK NOT DEFINED. |

| | |
|--|-------------------------------------|
| MAP 25: HCM URBAN AND RURAL SETTLEMENT EDGE..... | ERROR! BOOKMARK NOT DEFINED. |
| MAP 26: PROPOSED ENVIRONMENTAL MANAGEMENT..... | ERROR! BOOKMARK NOT DEFINED. |
| MAP 27: CONSOLIDATED DRAFT SDF | ERROR! BOOKMARK NOT DEFINED. |

List of Annexures

| | |
|---|----|
| ANNEXURE 1: MEC COMMENTS..... | 56 |
| ANNEXURE 2: PUBLIC PARTICIPATION REPORT | 65 |
| ANNEXURE 3: MUNICIPAL NOTICE AS PER SPLUMA AND MSA..... | 74 |

SECTION H: IMPLEMENTATION PLAN

30. LAND USES MANAGEMENT FRAMEWORK

As part of the Hibiscus Coast IDP, the SDF and its implementation elements are crucial for progressive development of the municipal area and its communities. Practical implementation of the SDF will be achieved through further detailed planning of special development areas and the formulation of the suite of plans or municipal land use management tools.

It is envisaged that the implementation of the Hibiscus Coast SDF will address at least the following:-

- **The Land Use Management Guidelines** – this involves the preparation of a suite of land use management tools which goes to implement the spatial future of the Hibiscus Coast SDF. Included in this section are key elements to be managed and the key mechanisms for land use management;
- **The Capital Investment Framework** – This section gives the broad budgeting response to capital investment for the SDF proposals and planned sector department projects within the municipality;
- **Sustainability Framework** - The outcomes of each of these areas of implementation planning then results in an overall systematic implementation strategy with a number of proposed interventions within the short, medium and long terms, and with the intentions to influence directly the implementation of the Hibiscus Integrated Development Plan.
- **Monitoring and Evaluation** - In order to measure and monitor the success of the implementation of the reviewed Spatial Development Framework, a set of spatial development evaluation criteria is required. The evaluation criteria can either be of a qualitative and quantitative nature.

30.1. LAND USE MANAGEMENT SCHEME

The Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013) better known as SPLUMA requires all municipalities across the country to develop and adopt a “Wall-to-Wall Schemes” throughout their area of jurisdiction. This must

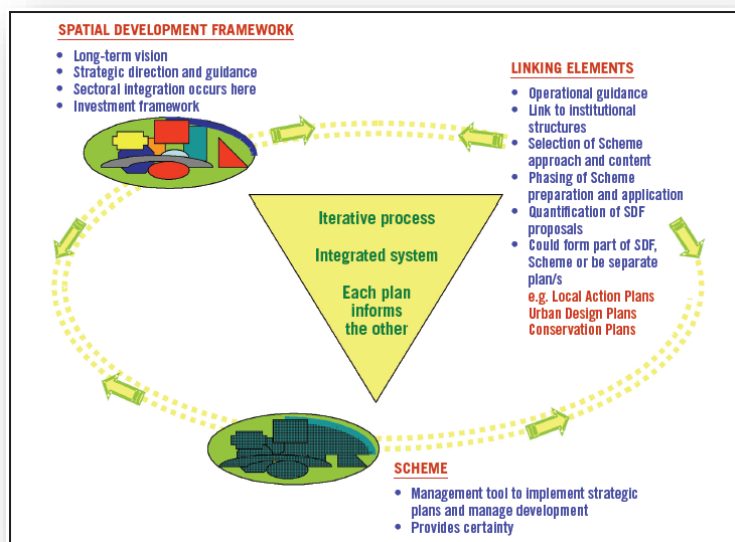
take place within 5 years from the commencement of the Act. In addition, SPLUMA requires that the wall-to-wall scheme be reviewed every after 5 years in order to achieve consistency within the Municipal Spatial Development Framework.

The Hibiscus Coast Municipality has adopted its Wall-to Wall Scheme in December 2015. It is suggested that the review of the adopted land use scheme should be undertaken in the context of the Municipal IDP and the SDF, and with due cognizance of the development and transformation agenda that underpins these strategic documents. It must contribute towards sustainable development, and improve governance (as it relates to land use management) within Hibiscus Coast. As such, alignment and integration with the other tools (land audit, valuation roll, etc.) should be maintained.

30.2. LINKAGE BETWEEN SPATIAL DEVELOPMENT FRAMEWORK AND LAND USE SCHEME

The Land Use Management Framework is a bridging/ linking element that provides a linkage between strategic planning (SDF) and statutory planning (Scheme). As such, the SDF provides strategic direction, the Linking Elements provide more detailed spatial plans and the Schemes provide the statutory basis for land use decision-making. The relationship between the SDF, Land Use Framework and Scheme is indicated in **Figure 1**.

Figure 1: Linkage between an SDF and Land Use Scheme



(Source: HCM SDF Review 2014/15)

30.2.1. PURPOSE OF A SCHEME

According to the KZN Land Use Management Guidelines for the Preparation of Schemes for Municipalities:

“Schemes are a tool used by municipalities to guide and manage development according to the vision, strategies and policies of the Integrated Development Plan and Spatial Development Framework, and in the interests of the general public to promote sustainable development and quality of life.”

Schemes are put in place to:

- Provide unambiguous land uses that will control land use and deter conflict;
- Provide for the reservation of land for essential services;
- Promote economic development and investor confidence by enabling a mix of land uses and efficient movement systems;

- Promote social inclusion and resolve conflict;
- Promote efficient land development by protecting natural, agricultural and cultural resources;
- Reserve land for future development;
- Provide for regulation and control of land uses as well as enforcement;
- Provide for public involvement in land management decision making processes.

Schemes have a particular role to play and cannot be expected to manage all development issues. Schemes are intended to be transparent, and to provide information to officials, consultants, homeowners, developers and politicians on what may or may not occur on a parcel of land or what uses the municipality may consider at its own discretion.

30.2.2. HIBISCUS COAST ADOPTED WALL-TO-WALL SCHEME 2015

The formulation of the adopted Hibiscus Coast Wall-to-Wall Scheme was developed in accordance to:-

- Translate strategic objectives contained in the IDP and SDF to a level that will provide spatial representation;
- Provide guidance in terms of the strategic development of the municipality;
- Provide institutional guidance that takes account of existing governance structures (e.g. involving Traditional Council in some areas of land use decision-making);
- Provide an indication of timing and phasing of development;
- Guide planning decisions in the Municipality which will be supported by the proposals made in this Framework Review.

The Hibiscus Coast Wall-to-Wall Scheme covers both the municipal urban towns and traditional areas which include KwaXolo, KwaMadlala, KwaNzimakwe, Lushaba, KwaMavundla and KwaNdwelane Traditional Council.

30.2.3. ADMINISTRATION OF THE ADOPTED WALL-TO-WALL SCHEME

The Hibiscus Coast Wall-to-Wall Scheme is administered by Town Planners, while final decision-making rests with the Municipal Planning Tribunal as per SPLUMA requirements.

The current structure of the HCM makes provision for five positions that are responsible for the scheme and these are:-

- **Head of Department Economic Development, Tourism and Planning (HOD)** – the section 57 Manager has an overall responsibility of the scheme.
- **Manager for Town Planning** – is a full-time (permanent) manager who reports to the HOD. He is responsible for managing the development and maintenance of the scheme.
- **Senior Town Planners x3 (Land Use Planning)** – these are full-time planners who are responsible for the scrutiny of development applications and advising the applicants.
- **Senior Town Planner x1 (Spatial Planning)** – is a full-time planner who is responsible for the preparation of the spatial frameworks, local area plans and precincts plans in order to guide the implementation of the scheme.

30.2.4. KEY ELEMENTS OF LAND USE MANAGEMENT

The adopted Hibiscus Coast Wall-to-Wall Scheme puts forward management of the following areas:-

30.2.4.1. COASTAL AREAS

The coastal strip of Hibiscus Coast is used as swimming beaches, fishing, harvesting of marine animals and plants, and recreation. The municipality also identified the coast as a potential opportunity for promoting tourism. This resource must therefore be protected from harm in order to ensure that continued use of these resources can be guaranteed over time.

30.2.4.2. HIGH POTENTIAL AGRICULTURAL LAND

Generally, any land considered to have potential for any form of agricultural activity would require some form of management mechanism to be applied. The idea is to ensure that such land is not used inappropriately for other undesirable land uses, particularly in light of promoting food security in South Africa. Of importance is also the need to guard high potential agricultural land which often faces pressure from physical development. All agricultural land, particularly, those with high agricultural land and those currently under agricultural activity are to be adequately guarded as an invaluable scarce resource that must be managed appropriately. The Municipality's benefits from resource protection may include:

- Continual food production towards food security and
- Development of agricultural opportunities that support local livelihoods such as Local Economic Development (LED) projects.

30.2.4.3. WATER RESOURCES

The SDF noted that there are numerous and substantial east-westerly running river valleys within the Hibiscus Coast Municipality. Note that the steep sided valleys of several rivers, such as the Mzimkhulu, Mbizana and Mtamvuma. The 1:50 year and 1:100 year flood line is required for major developments to take place. Although this has not been undertaken at the municipal scale as it is done on a project by project basis, the SDF has identified a need to guide against development that affects rivers and wetlands. The SDF therefore recommended that a 32m confidence buffer should be reserved for environmental service. The width of the river corridor is dependent on the local situation, for example the condition of stream, and may extend beyond the statutory 32m. Note that for particular activities within 32 meters of the edge of a stream, environmental authorisation is required from the relevant environmental authorities (NEMA EIA regulations, 2010).

30.2.4.4. ESTUARY MANAGEMENT

Hibiscus Coast has a number of Estuaries. These comprise the unique zone where rivers meet the sea. They are highly variable systems that may experience water chemistry fluctuations, depending on tidal strength and river flow. There are eleven estuaries in the area which have been identified as provincial conservation priorities and these are Boboyi, Damba, Fafa, Mbizana, Mpenjanti, Mtamvuna, Mtentweni,

Mtwalume, Mzimkhulu, Vungu and Zotsha. The seaward boundary of the estuary is the high watermark and the upstream boundary is the point where the system is no longer subject to tidal action or has no trace of salinity. The outer perimeter of estuaries is taken as the 5m height contour.

30.2.4.5. ENVIRONMENTAL ASSETS

There are four conservation areas within and surrounding the Municipal area. These areas include Mpenjati, Umtamvuna, Mbubazi and Skyline Nature Reserves. These areas are protected in terms of the environmental conservation legislations, the SDF proposed a 5km buffer from the boundaries of the reserves.

The conservation and management of these areas would require coordination between key stakeholders such as Hibiscus Coast Municipality, Ugu District Municipality, the Department of Agriculture and Environmental Affairs, Ezemvelo KZN Wildlife and Land Owners.

30.2.4.6. ECO- TOURISM AREAS

There are certain environmental areas within the Municipality with the inherent potential to contribute to Local Economic Development. As such, the environmental conditions that prevail to make these high potential tourism areas must be conserved and properly managed.

30.2.4.7. SETTLEMENT LOCATION AND GROWTH

Settlements growth, if not planned and managed appropriately can have negative implications for environmentally sensitive areas, adjacent agricultural land and access to services. Future residential settlements should be encouraged to locate within nodal areas identified in the SDF.

In areas where public-funded housing projects occur, it is essential that these projects are executed in an integrated manner, taking into consideration availability of basic services and infrastructure in support of building liveable and sustainable human settlements. Where necessary, housing projects should be phased in conjunction with basic services provision to minimise the occurrence of abandonment by beneficiaries.

30.3. DEVELOPMENT RIGHTS MANAGEMENT MECHANISMS

30.3.1. POLICY-BASED MECHANISMS

A land-use rights policy is essentially an expression of the government's perception of the direction to be taken on major issues related to land use and the proposed allocation of the municipal land resources over a fixed period of time. It has a production and a conservation component. A sound land-use policy is effectively part of the enabling environment and should cover all uses of land. To achieve the policy objective of sustainable production and conservation of natural resources, Hibiscus Coast Municipality should pursue strategies which actively promote forms of land use which are both attractive to the people and sustainable in terms of their impacts on land resources. This will have to be developed through a participatory, integrated and iterative process which promotes greater likelihood of achieving implementation.

The policy-based mechanisms for land use management which can be applied in Hibiscus Coast Municipality include but not limited to:-

- Rural Densification Policy;
- Integrated Public Transport Management Policy;
- Agricultural Development Policy;
- Climate Change Policy;
- Informal Trading Policy, etc.

These policies will therefore play a significant role in ensuring enforcement and promoting sustainable human settlements.

30.3.2. REGULATORY BASED MECHANISM

This refers to land use management mechanism which uses statutory instruments based on an applicable legislation to regulate land use activities by lawfully conferring land use rights in terms of a Land Use Scheme. As mentioned before that the Hibiscus Coast Municipality has adopted a Land Use Scheme as per Section 24 (1) of the Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013), the following SDF guidelines were taken into consideration. These guidelines will also

need to be taken into consideration during the review or the formulation of a new scheme, when amalgamating with the Ezingoleni Local Municipality.

Table 1: SDF Guidelines to inform the review of the Land Use Scheme after the 2016 Amalgamation with Ezingoleni Local Municipality

| Parent Zone | Possible Zone | Statement of Intent | Scheme Approach | Existing and Future Land Use |
|-------------------------------|--|---|--|--|
| Mixed Use Zones | <ul style="list-style-type: none"> Core Mixed Use Zones Medium Impact Mixed Use Zones Low Impact Mixed Use Zones Suburban Office Zones | Areas that provide for a range of business, commercial and office uses; and may include residential with varying degrees of mix. Uses are compatible and generally do not breach the level of amenity contemplated by the zone. | Development pressure will ultimately be greatest in these nodes thus a more prescriptive approach is required. | <ul style="list-style-type: none"> Business Commercial Workshop Garage Hotel Guest Lodge Laundrette Parking Garage Professional Office Public Office Restaurant Service Industrial Building Service Station Shop Storage Warehouse |
| Industrial Zones | <ul style="list-style-type: none"> Medium Impact Industry Zone Low Impact Industry Zones Quarrying and Mining Zone | This zone will be used to designate and manage a range of industrial activities – from light industrial with limited impact on surrounding land uses to hazardous or noxious industry with high-impact and must be separated from other uses. This set of zones would include agricultural industry. | To promote a mix of industrial uses that provides the Municipal area with a sound, diverse industrial base. To promote high standards of site planning and landscape design for industrial developments within the Municipal area. | <ul style="list-style-type: none"> Business General Industrial Building Light Industrial Building Professional Office Service Industrial Building Storage Warehouse Wholesale Warehouse Professional Office |
| Civic and Social Zones | <ul style="list-style-type: none"> Education Zones Institutions and Worship Zones Public Buildings Zone Utility Facility (Reservation) | To provide appropriate areas for civic and social facilities, and public offices for public administration or government functions, including education, health, pension offices, museums, libraries, community halls, prisons, juvenile facilities, cemeteries and crematoria. To provide for uses and buildings associated with public and private service providers. | To provide social facilities and services across different parts of the municipality. | <ul style="list-style-type: none"> Crèche Dwelling House Educational Building Residential Building Educational Building Institution Veterinary Clinic |

| Parent Zone | Possible Zone | Statement of Intent | Scheme Approach | Existing and Future Land Use |
|------------------------------------|--|--|---|--|
| | | | | <ul style="list-style-type: none"> Retirement Village Place of Worship Place of Public Assembly |
| Residential Zones | <ul style="list-style-type: none"> Residential Only Zones Residential Medium Impact Zones Residential High Impact Zones Tourist Residential Zone Imizi/ Rural/ Transitional Settlement (RTS) Zone | To provide a range of dwelling unit densities (i.e. low-density estate, single-family detached and attached, multi-family, and housing for special needs) which meet the diverse economic and social needs of the residents, and which are consistent with the Integrated Development Plan and appropriate standards of public health, safety, welfare and aesthetics; | To protect the amenity and the integrity of the various residential neighbourhoods and zones from undesirable land uses and activities. | <ul style="list-style-type: none"> Dwelling House Agricultural Land Residential Building Umuzi Home Garden Medium Density Housing Bed and Breakfast Boarding House Guest House Guest Lodge Hotel Private Recreation Area Self-Catering Units or Rooms Boarding House Holiday Park |
| Agriculture Zones | <ul style="list-style-type: none"> Commercial (Agriculture 1) Small Holding (Agriculture 2) Subsistence Farming (Agriculture 3) | To provide for agricultural land uses. This protection is obtained by ensuring that development does not create soil erosion, silting of lower slopes, land slide damage, flooding problems, and severe cutting or scarring, since any proposed non-agricultural use or development and certain agriculturally related activities will be subject to prior assessment. | To protect high potential agricultural land from non-agricultural activities and transformation towards degradation. | <ul style="list-style-type: none"> Agricultural Building Agricultural Land Tunnels/ Hydroponics Dip Tanks |
| Environmental Service Zones | <ul style="list-style-type: none"> Active Open Space Private Conservation Public Open Space | Areas that provide environmental and recreational services that are essential to the sustainable Development of the Municipality. These include areas requiring preservation and conservation as they provide ecosystem services, are unique natural landscapes, viewpoints, areas of ecological, historical and/or cultural importance, biodiversity, | Given the environmental sensitivity of these areas and their importance to the sustainable development of the area a more prescriptive approach to land use management would be required. | <ul style="list-style-type: none"> Recreation Cultural Gas regulation Climate regulation Disturbance regulation e.g. flood control Water regulation |

| Parent Zone | Possible Zone | Statement of Intent | Scheme Approach | Existing and Future Land Use |
|---------------------------|---|--|--|---|
| | | and/or have unique, rare or endangered habitats or species. | | <ul style="list-style-type: none"> Water supply Erosion control Soil formation Nutrient cycling Waste treatment Pollination Biological control Refugia i.e. habitat for resident and migratory population e.g. nursery for fish. Food production Raw materials Genetic resources |
| Coastal management | <ul style="list-style-type: none"> Coastal management Sea shore Estuary Management | Provides for the management and development of land located within the low and high water mark, as defined in the Sea Shores Act, along the coast including, inter alia, bathing, shore angling, deep-sea angling, jet skiing, surfing, boogie boarding, kite-surfing, construction of tidal pools and the erection of shark nets. The purpose of the zone is to ensure that permitted activities do not impact negatively on ecosystems, marine and coastal, fauna and flora, within these areas. | Given the environmental Sensitivity of the coastal strip a more prescriptive approach to land use management would be required. | <ul style="list-style-type: none"> Recreation Park Beachfront Private Beach |
| Transport | <ul style="list-style-type: none"> Roads Road reserves Railway line Landing strip Bus and taxi rank Railway station Public parking | The provision of land for the full range of road infrastructures within rural and urban areas to ensure an optimal road transport network can be constructed and maintained. | Regulations with respect to roads will focus on issues of access onto roads and the use of road reserves for trading on some areas. Regulations relating to taxi and bus ranks would need to be specific to these uses and more prescriptive as these uses can have a high impact on neighbours. | <ul style="list-style-type: none"> Existing Roads Future Roads Taxi/Bus Rank |

31. BASIC GUIDELINES TOWARDS NODAL DEVELOPMENT ON INGONYAMA TRUST LAND

The establishment of towns on Ingonyama Trust Land remains a key challenge in KwaZulu-Natal. This relates mainly to lack of clear systems and procedures, and limitations in the existing legislation. Alternative options were developed based on the understanding of the environment and the unique conditions of the area. The brief specifically required these to include a scenario where there is limited intervention and one which includes excision of the town land from Ingonyama Trust. Alternative options are evaluated based on the criteria which includes the following:

- Legislative background;
- Land tenure arrangements;
- Provision of services;
- Payment of rates and services;
- Development costs;

and used mainly for residential, industrial, business or similar purposes, the Ingonyama may, after consultation with the Premier request the competent provincial authority to declare or proclaim such land a township’.

After such proclamation, the land is transferred or ceded from the Ingonyama Trust to the local authority or the development agent. It is important to remember that the ceding of the land does not imply development approval. The ceding of the land alters ownership and control. The development application would still need to be made in terms of the prescribed planning process. The Ingonyama Trust Board is not in favour of this route as it is the policy of the Board to be cautious concerning the permanent disposal of land. In cases where the municipality gains control of vacant sites, the municipality would in effect be able to sell that land for its own benefit. The Ingonyama Trust Board opposes this speculation in land by municipalities as the community does not directly benefit from such activities.

31.2. LAND TENURE RIGHTS

The Ingonyama legislation indicates that the Trust land shall “be administered for the benefit, material welfare and social well-being of the members of the tribes and

- Sustainability;
- Community issues;
- Land administration and management; and
- Land use.

31.1. LEGISLATIVE BACKGROUND

In 1994 the Ingonyama Trust Act, (Act No 3 of 1994) transferred all land, together with all real rights that were vested in favour of the KwaZulu government, to the King as the sole trustee of the Ingonyama Trust “for and on behalf of the tribes and communities contained in the Schedule to the Act (approximately 90% of KwaZulu). Ingonyama Trust Act does not make provision for township establishment. However, Section 4(A) (2) of the KwaZulu-Natal Ingonyama Trust Amendment Act of 1997 (Act 9) provides conditions under which it might be possible to establish a township on Ingonyama land. The Section states that ‘If any group of pieces of land, or subdivision of a piece of land, which vests in the Trust, is combined with public places

communities” living on the land. In general terms, day-to-day land administration of the land is undertaken by the Traditional Councils in terms of indigenous law. There are two main tenure instruments that the Ingonyama Trust Board makes use of which is leases and PTOs. Accessing Ingonyama Trust Land is guided by two important policies. The first relates to the distinction between PTOs and leases. The Board has a rental policy that is market based for commercial land uses.

Leases are therefore determined at a market level, while PTOs are fixed at a more nominal amount. The second is that the Ingonyama Trust Board, in general, does not sell land or dispose of it where this is not deemed to be necessary. In the case of a commercial development, the Ingonyama Trust Board would prefer to enter into a lease at commercial rates than dispose of the land or issue a PTO. Traditional Council areas throughout KwaZulu-Natal have endured tremendous pressure from the investors and local communities to release land for commercial and social development.

As a result, a number of Permission to Occupy (PTO) have been issued granting the holders land tenure rights which in most instances have been interpreted to include development rights. Only the Minister for Land Affairs is empowered to take these

rights away, and should happen with the consent of the holder. Also important are the 'informal land rights' held by members of the community residing within the centre area. These rights and interests in land are protected in terms of the Interim Protection of Informal Land Rights Act of 1996 (Act 31) (IPILRA). The Act provides for the recognition of a beneficial occupier; which is a person in occupation of land as if she or he is the owner, without force, openly and without the permission of the registered owner.

The informal land right includes the use of, occupation of or access to land in terms of any tribal, customary or administrative practice and the right or interest in land of a beneficiary under a trust arrangement. The Act states that the occupier must have occupied the land for a continuous period of not less than 5 years prior to 31 December 1997. The rights under this Act are recognized as being functional tenure for the purposes of applying for housing subsidies. The Act does not create any real rights, but merely recognizes existing interests in land. The Act protects existing interests by preventing unlawful deprivation of land rights and by giving the beneficial occupier the right to be compensated in the event of being deprived of his land rights in the property.

31.3. OPTIONS: ESTABLISHING NODES ON ITB LAND

Although the existing legislation does not provide an adequate framework for addressing the unique situation of HCM, balance all the affected interests and satisfy conditions and where the arguments in favour of excision are very clear.

31.3.1. RETAINING THE STATUS QUO

Retaining the status quo refers to a situation where there is no intervention. Effectively, this means that none of the stakeholders or appropriate authorities initiates a process towards the development of the nodes as formal towns. However, a number of activities based on the legislated mandates and Constitutional imperatives would continue to be implemented. These are summarized as below follows.

the needs of all the affected parties; it does provide a broad platform for exploring some options and variations thereof. One of these is retaining the status quo and allowing the nodes to evolve with minimal intervention from authorities. Alternatively, there are degrees of formalization with different levels of emphasis on different aspects. An example is where the municipality and the traditional council enter into an agreement in terms of land use management, service delivery, collection of rates, etc. The main difference between this process and full township establishment is that the latter involves an excursion of land from Ingonyama Trust into either the municipality or any other competent legal entity.

The pressure to formalize is often associated with increased levels of activity and increased land values. In terms of increased levels of activities this refers to increased building densities and an increase in the range of activities – including business and residential. Formalization, town proclamation and township establishment are not the same processes – in terms of the outcome; and the legal requirements and procedures to be followed. The stakeholders that are reviewing the formalization options need to consider the costs and benefits of the different options, as these costs and benefits are traded off against each other. A critical defining feature of the various options – when considering establishment of a town – is whether excision from the Board is necessary. The ITB will only agree to the excision of land under very specific

31.3.1.1. SERVICE DELIVERY

Delivery of basic services is the responsibility of local government structures. This is split between local and district municipalities. In the case of HCM, the Ugu District is responsible for the provision of water and sewerage while Hibiscus Coast Municipality takes responsibility for refuse removal, storm-water and municipal roads. This is irrespective of whether the Tribal Council areas are established as formal towns or left as is. Failure by local government to provide the services would amount to a dereliction of duty and may lead to intervention by the MEC.

31.3.1.2. ALLOCATION OF LAND TENURE RIGHTS

In general terms, day-to-day land administration of the area including tribal council area is undertaken by the land administration structures of the Traditional Councils

in terms of indigenous law. According to indigenous law, the Traditional Council is responsible for land allocation and administration. MXA (2006), defines this particular process as follows:

“A person who requires land approaches the induna who will allocate a site in consultation with the community. The allocation by the induna is ratified at a meeting of the traditional council. This process applies specifically if the person requiring land is from outside the area of jurisdiction of the inkosi concerned. The person may, for example, come from another inkosi area. If a person simply wants to move within an inkosi area, the induna can allocate land without ratification by the traditional council”.

With the exception of the activities involving the Department of Co-operative Government and Traditional Affairs (COGTA) and the Ingonyama Trust Board (ITB), the same process is followed to obtain consent for a PTO or a lease. When the council performs this function, it is guided mainly by wisdom and responds to an expressed need. It is neither based on any strategic guide nor consideration of development potential of the land. As a result, land rights have been allocated even where the land is not suitable for development. In most instances, these rights are not surveyed. This has given rise to overlapping, and other areas, conflicting rights.

31.3.1.3. MUNICIPAL PLANNING

Since the wall-to-wall scheme for the municipality has been adopted, alignment with the national and provincial legislation is required in terms of implementation. There is a need to align certain land administration functions with the emerging planning and development functions which has become more urgent as both the IDP and SDF have identified the lack of coordinated and integrated development in tribal council areas as a key concern. It is important that the review of the SDF provides a clear framework on the future development of the tribal nodes as part of its refinement, which will be properly aligned with the adopted land use scheme.

31.3.1.4. LAND ADMINISTRATION

While traditional council undertakes day-to-day administration of the land on which rural nodes are situated, the land is registered in the name of Ingonyama Trust. The Trust operates through a Board. The powers and functions of the Ingonyama Trust Board (ITB) are contained in section 2a (2) of the Ingonyama Trust Act, which provides as follows:

“The Board shall administer the affairs of the Trust and the trust land and without detracting from the generality of the afore-going the Board may decide on and implement any encumbrance, pledge, lease, alienation or other disposal of any trust land, or of any interest or real right in such land”.

The Board sets policy, administers lease agreements and ensures that the land tenure rights of the members of the communities are protected and enhanced.

31.3.1.5. IMPLICATIONS

While this scenario may be the most preferred option among those who benefit from the current situation, it has far reaching implications. These are summarized below as follows:-

- The towns will develop and grow without proper coordination, and this may result in spatial inefficiency, high servicing costs and a poor urban environment. Residential rights will continue to be allocated on prime commercial land,
- Fragmented decision making as each of the respective authorities make decisions and act without the benefit of a commonly held vision for the community.
- Deterioration in the quality of services as the municipality is rendered unable to perform its functions efficiently and effectively. Unless, nodes generate some income for the municipality, it may not be a priority for service delivery given the level of need and backlog that characterises HCM Municipality and Ugu District.

- Uncertainty about the status of the nodes, development application processes and tenure options has potential to create doubt among the investors. This will slow down the rate of development and deny the local people the most needed services and employment opportunities.
- Overlapping land rights may lead to dispossession of land rights and conflict among the rights holders.

Essentially, this is an unsustainable situation and this scenario should be discouraged as much as possible. The fact that the municipality has initiated this process means that there is realization that nodes require urgent attention so that these are able to realize its development potential.

31.4. FORMALISATION

The major difference between formalization and full-township establishment lies in the fact that formalization is a temporary measure, and may not involve excision of the land from Ingonyama Trust. It should be noted that towns can be formalized and upgraded without excising the land from the jurisdiction of traditional authorities and the Ingonyama Trust Board. If the traditional authority or the municipality wishes to introduce a new level of land use control or formalization, then this can be done through Schedule 5, Category 1 applications of the Spatial Planning and Land Use Management Act No. 16 of 2013 and KwaZulu-Natal Planning and Development Act No. 06 of 2008 it involves the following main steps: "

- **Step 1:** Get stakeholders particularly, ITB, the Municipality and the community to define and reach agreement on the outer boundaries of the town.
- **Step 2:** Finalise institutional arrangements and signing of all the necessary agreements. The latter may include Land Availability Agreement, and a Land Management Agreement.
- **Step 3:** Survey the area and prepare a sketch diagram.
- **Step 4:** Prepare a framework plan, a sub-divisional layout and a land use scheme for the town. These would be used to guide development and allocation of land rights.
- **Step 5:** Package and submit an application to the Municipality to have the area declared as a Town Area;

- **Step 6:** The stakeholders may decide to have the ervens surveyed or part thereof as a means to facilitate allocation of land rights. The surveyed layout does not have to be submitted to the Surveyor General for approval.
- **Step 7:** Allocation of land rights such as PTOs and lease agreements. Where lease agreements have been used, survey diagrams should be prepared. This is a common practice of the ITB.

PTOs and other registerable land rights are accommodated in this system, as are service provision requirements. This approach requires that a joint management agreement between the traditional authority and the municipality be entered into and that a working relationship between the parties already exists. Joint management is complex and requires substantial work to be undertaken in relationship building, and roles and responsibilities need to be clarified.

31.5. PROCLAMATION AND TOWNSHIP ESTABLISHMENT

On the 2nd October 1998, an amendment to the Ingonyama Trust Act (section 4A) came into operation which, amongst other things, by operation of the law, vested all land in a township in the municipality in whose area the land was situated. Any township established after that date vested in the applicable municipality on the date on which it came into being. A township is defined in the KwaZulu-Natal Ingonyama Trust Act No 3KZ of 1994 as:-

"Any township established and approved or proclaimed as such in terms of any law".

Thus a township, for the purposes of such vesting, comes into being when it is approved as a township under any law, or when it is proclaimed as a township under any law. This happens when the competent authority, e.g. the Development Tribunal, approves the establishment of a township, and the Premier proclaims an area a township.

The major issue to be addressed is how to facilitate development in emerging nodes where there is densification, investment, and multiple land use. In these instances, a change in the form of tenure may be desirable. This can be undertaken in terms of the SPLUMA and the KwaZulu Land Affairs Act of 1992 (Act 11). A report prepared for the Provincial Planning and Development Commission (PPDC) dealing with this

subject matter identifies the following as major steps in township establishment on ITB land:

- **Step 1:** Enter into and see through negotiations with the traditional authorities that have jurisdiction over the land.
- **Step 2:** Make an application for the establishment of a township to the Ingonyama Trust Board.
- **Step 3:** Once the Ingonyama Trust Board has approved the establishment of a township, it is necessary to get the consent of the Municipality.
- **Step 4:** The area has to be surveyed and a layout prepared. This is a technical process, which can be expensive, and must be paid for by the relevant municipality.
- **Step 5:** Following approval from the Municipality, municipalities must use legislation such as the SPLUMA to get the township declared.

31.5.1. EFFECTS OF TOWNSHIP ESTABLISHMENT

- The process requires a clear definition of the town boundaries and a creation of a sub-division in terms of the Land Survey Act where the town would be laid.
- Once the land is proclaimed as a town or approved as a Development Area, it is recognised as a township and should thus be excised from the Ingonyama Trust. This requires agreement from both the traditional council and the Ingonyama Trust Board.
- The establishment of a township requires the approval of the Ingonyama Trust Board – the Board is generally not in favour of excision, but would not oppose increased land management and development control in principal.
- A General Plan should be registered with the Surveyor General's Office (SGO) following appropriate legislation and procedures.
- Townships register where applicable should be opened.

31.6. EXPLORATION OPTIONS

Table 2: Exploration Criteria for the Establishment of Nodes in Traditional Areas

| CRITERIA | STATUS QUO | FORMALIZATION | PROCLAMATION & TOWNSHIP ESTABLISHMENT |
|---------------------------|---|--|--|
| Definition | This is not a do nothing scenario, but simple means that land administration and municipal planning continue to be undertaken in an uncoordinated manner. | Regulation of allocation of land rights, land use and land development using layout developed on the basis of a survey diagram or provisional survey area. | Full township establishment which includes proclamation, General Plan and a Township Register. |
| Legal route | Traditional leadership as defined in the Traditional Leadership Framework Act and the provincial Act dealing with the subject matter. Municipal planning in terms of the Municipal Systems Act. Land Administration in terms of the Ingonyama Trust Act and the KwaZulu-Land Affairs Act. | Section 10 of the KwaZulu-Land Affairs Act. Application of a Land Development Area in terms of SPLUMA and the KZN PDA. | Full township establishment process in terms of either: <ul style="list-style-type: none"> ▪ SPLUMA ▪ KwaZulu-Natal Land Affairs Act. |
| Land ownership | The land remains held in trust by Ingonyama Trust for the benefit of the community. | The land remains held in trust by Ingonyama Trust for the benefit of the community. A sub-division may be created and registered separately. | Underlying title is registered in the name of the Municipality or Ingonyama Trust or a Community Based structure. |
| Land tenure rights | Members of the community continue to enjoy beneficial occupation rights. PTOs continue to be issued for residential development purposes. Lease agreements are continued for commercial properties. | <ul style="list-style-type: none"> ▪ Members of the community continue to enjoy beneficial occupation rights. ▪ Issue of PTOs and lease agreements is guided by a layout and can be surveyed where necessary. ▪ Lease agreements are surveyed and registered. | Only registerable land rights are considered. |

| CRITERIA | STATUS QUO | FORMALIZATION | PROCLAMATION & TOWNSHIP ESTABLISHMENT |
|--|---|---|--|
| Tenure arrangements | Functional Tenure for local residents. PTO or lease agreements for business activities. | PTOs for all local residents – community members. Lease agreements for business activities. | <ul style="list-style-type: none"> PTOs for all local residents – community members. Lease agreements for business activities. Freehold tenure. |
| Allocation of land rights | Traditional Council allocates beneficial occupation rights. PTOs and lease agreements are issued with the consent of TC. | <ul style="list-style-type: none"> No new beneficial occupation rights are allocated. PTOs and Lease agreements are allocated in accordance with the sub-divisional layout and Framework Plan. | Land rights are issued in accordance with the conditions of establishment and following the sub-divisional layout. |
| Level of planning required. | Broad integrated development planning including a spatial development framework. Framework Plan may be developed, but there would be challenges in terms of its implementation. | <ul style="list-style-type: none"> Development Framework Plan. Sub-divisional Layout. Land Use Management Plan. By-laws | Development Framework Plan. Layout. Land Use Management Plan. By-laws. General Plan. |
| Surveying | None | Outer boundaries in preparation for a provisional survey area or a land development area. Sub-divisions for lease agreements and PTOs. | General Plan approved by the Surveyor General |
| Institutional arrangements | No formalised relationship among the key stakeholders. | <ul style="list-style-type: none"> Land Availability Agreement. Memorandum of Understanding clarifying roles and responsibilities in terms of land management and administration. | <ul style="list-style-type: none"> Land transfer and registration documents. Sale agreement where applicable. |
| Services delivery and maintenance | <ul style="list-style-type: none"> Services to be delivered in terms of the Constitutional and legislated mandate. Gazetted powers and functions. | <ul style="list-style-type: none"> Services to be delivered in terms of the Constitutional and legislated mandate. Gazetted powers and functions. Agency agreements (The municipality may opt to perform certain functions on behalf of Ugu District in tribal council nodes). The municipality ensures that all services are provided efficiently. | <ul style="list-style-type: none"> Services to be delivered in terms of the Constitutional and legislated mandate. Gazetted powers and functions. (The municipality may opt to perform certain functions on behalf of Ugu District in TCs). The municipality ensures that all services are provided efficiently. |
| Rates | No rates are payable to the municipality. | Introduction of rates and services in terms of the rates policy of the municipality. (SPLUMA makes provision for payments of | Introduction of rates and services in terms of the rates policy of the municipality. (SPLUMA makes provision for payments of |

| | | | |
|---|---|--|--|
| | | rates if municipality has adopted a wall-to-wall scheme which however apply on a broad property not individual property rates) | rates if municipality has adopted a wall-to-wall scheme which however apply on a broad property not individual property rates) |
| Financial scenarios | HCM Municipality pays for municipal planning activities such as LUMS, Framework Plan, by-laws, etc. | <ul style="list-style-type: none"> ▪ Municipality pays for: ▪ Municipal planning activities ▪ Formalisation process. ▪ ITB pays for setting up a land administration system. | Municipality pays for: <ul style="list-style-type: none"> ▪ Municipal planning activities ▪ Township establishment ▪ Surveying ▪ Conveyancing |
| “Ball-park” costs of development | | Services to be provided in terms of the IDP and the Infrastructure Development Plan. | Services to be provided in terms of the IDP and the Infrastructure Development Plan. |
| Social impact. | The area continues to develop without a proper framework plan. | Possible relocation of households where land is earmarked for economic development. Affected households to be compensated fairly and equitable. | Possible relocation of households where land is earmarked for economic development. Affected households to be compensated fairly and equitable. |
| Economic impact. | Informality continues. | Creates a level of certainty and confidence in the area. | Creates a higher level of certainty and confidence in the area. |
| Spatial impact | Chaos | Reorganisation of land use and space. Order and harmony. Structure and form | Approved General Plan. Enforceable Land Use Management Plan. Reorganisation of land use and space. Order and harmony. Structure and form |

32. BASIC ENVIRONMENTAL MANAGEMENT GUIDELINES

The following environmental management guidelines are informed by the uGu Biodiversity Plan, 2014. These are areas earmarked for conservation including riverine areas, water courses and indigenous forests within the municipality should be protected against development of any nature unless authorised by the relevant authorities in agreement with the municipality.

32.1. WATER RESOURCE AND AQUATIC ECOSYSTEM

Table 3: Water Resource Management Guidelines

| STATEMENT OF INTENT |
|---|
| Freshwater Ecosystem Priority Areas (FEPA) are important water resource and aquatic ecosystems areas that need protection for promoting sustainable water resource use and achieving the freshwater ecosystem goals of the country. |
| APPROACH |
| HCM is still faced with challenges of not being able to provide water in some rural areas. Access to clean water is a deep challenge in rural areas because people there have no option but to utilise spring, dam and rivers as sources of water and are prone to a number of water borne diseases. The National Water Act (1998) recognises that water is a scarce resource and that there is a need for the integrated management of all aspects of water resources. The National FEPA project aims to achieve such integration with the National Environmental Management Biodiversity Act (2004). The implementation of the measures in this Act must be improved in the area, specifically in respect of the protection, conservation, and sustainable use of the water resource assets in the HCM. |
| LAND USE GUIDELINES |
| 1) All land use planned within the municipality must be consistent with the management objectives of FEPAs, i.e. FEPAs should be reflected in spatial planning categories or zones with appropriate restrictions on land uses. |

2) Ecological corridors along large river corridors and wetland clusters should be established and managed. In some cases it may be appropriate to incorporate FEPAs in the municipal conservation network.

3) The management objectives for water quantity, water quality, and habitat and biota, as well as more detailed management guidelines for specific land-use practices and activities are provided in the Implementation Manual for Freshwater Ecosystem Priority Areas (WRC, 2011).

WATER RESOURCES AND FRESHWATER ECOSYSTEM PRIORITIES

| Feature | Description | Desired State | Length (km) |
|---------------|---|---|-------------|
| Mtavuma River | The Mtamvuna has formed prominent steep-sided river valleys that extend a considerable distance inland to drain the western inland regions of the District. This river is also free flowing (lacking significant impoundments) which is significant given the levels of impoundment in most South African rivers. | This river is currently in a good condition and should remain so. It should receive top priority for retaining its free-flowing character (i.e. no impoundments). This means that land-use practices or activities that will lead to deterioration in the current condition of a river FEPA are not acceptable. | 144.1 |
| Mbizana River | This river has a continuous flow in parts of its stream bed all year round during years of normal rainfall. | Moderately modified, a loss and change of natural habitat and biota have occurred but the basic ecosystem functions are still predominantly unchanged. This means that land-use practices or activities that will lead to deterioration in | 32.1 |

| | | | |
|-------------------|---|---|-------|
| | | the current condition of a river FEPA are not acceptable | |
| Vungu River | This river has a continuous flow in parts of its stream bed all year round during years of normal rainfall. | Moderately modified, a loss and change of natural habitat and biota have occurred but the basic ecosystem functions are still predominantly unchanged. This means that land-use practices or activities that will lead to deterioration in the current condition of a river FEPA are not acceptable | 32.6 |
| Mzikhulwana River | This river has a continuous flow in parts of its stream bed all year round during years of normal rainfall. | Largely natural with few modifications, a small change in natural habitats and biota may have taken place but the ecosystem functions are still predominantly unchanged. This means that land-use practices or activities that will lead to deterioration in the current condition of a river FEPA are not acceptable | 141.9 |
| Mzimkhulu River | Mzimkhulu River has exactly the same characteristics as the Mtavuma river both the rivers have formed prominent steep-sided | This river is currently in a good condition and should remain so. It should receive top priority for retaining its free-flowing character (i.e. no impoundments). This | 130.5 |

| | | | |
|--------------|--|---|------|
| | river valleys that extend a considerable distance inland to drain the western inland regions of the District. These two rivers are also free flowing (lacking significant impoundments) which is significant given the levels of impoundment in most South African rivers. | means that land-use practices or activities that will lead to deterioration in the current condition of a river FEPA are not acceptable. | |
| Mzumbe River | This river has a continuous flow in parts of its stream bed all year round during years of normal rainfall. | Largely natural with few modifications, a small change in natural habitats and biota may have taken place but the ecosystem functions are still predominantly unchanged. This means that land-use practices or activities that will lead to deterioration in the current condition of a river FEPA are not acceptable | 75.4 |
| Wetlands | There are numerous relatively small wetland areas scattered throughout the Hibiscus Coast LM, as with rivers the development buffer around wetlands is dependent on the local situation such as the type of activity and may extend beyond the | All wetlands should be protected from development impacts. Wetlands that are in a good condition should remain so. Wetlands that are not in a good condition should be rehabilitated to their best attainable ecological condition. This means that land-use practices or activities that | |

| | | | |
|--|---|--|--|
| | statutory 20m note that for particular activities within 32metres of the edge of a wetland, environmental authorisation is required from the relevant environmental authorities (NEMA EIA regulations 2010) | will lead to deterioration in the current condition of a wetland are not acceptable, and land-use practices or activities that will make rehabilitation of a wetland difficult or impossible are not acceptable. | |
|--|---|--|--|

32.2. PROCLAIMED AREAS AND TERRESTRIAL BIODIVERSITY AREAS

Protected areas are areas of land that are protected by law under the National Environmental Management: Protected Areas Act (Act 57 of 2003), and as a result are managed for the conservation of biodiversity. Critical Biodiversity Areas are natural or near natural landscapes that are considered critical for meeting biodiversity targets and thresholds, and which safeguard areas required for the persistence of viable populations of species and the functionality of ecosystems.

Table 4: Proclaimed and Critical Biodiversity Areas Management Guidelines

STATEMENT OF INTENT

There are two Formal Conservation Areas which are Umtamvuna and Mbumbazi. In 2009, Ezemvelo KZN Wildlife developed a marine conservation plan which identifies the best sites for marine protected areas based species, habitats and threat data. There are several sites of conservation significance on the coast of the municipality, particularly between Pumula and Uvongo, near Hibberdene, and approximately 10 kilometres off the coast of Shelly Beach (i.e. Protea Banks). The implications for development are that certain activities are prohibited or restricted within these marine areas of high conservation value. There should be careful management of on-shore activities which can potentially impact negatively on the biodiversity of these areas.

APPROACH

HCM contains several sensitive vegetation types or areas of conservation significance, these areas have been identified as being of conservation value as they are necessary to maintain a representative sample of biodiversity and to sustain the functioning of that particular ecosystem. HCM contains several Critically Endangered (CE) ecosystems i.e. South Coast Grasslands, Margate Pondoland-Ugu Sourveld, and Southern Coastal Grasslands, Endangered (E) ecosystem types, namely Oribi-Port Edward Pondoland-Ugu Sourveld vegetation types. The implications for development are that certain activities within these areas require environmental authorisation and may be subject to an offset requirement, Norms and Standards for Biodiversity Offsets. The objectives of national government, as well as the importance of threatened ecosystems to sustainable development of the area, a prescriptive approach to land use management would be required.

LAND USE GUIDELINES

1) The Ugu District Biodiversity Sector Plan (2014) contains land management guidelines associated with Critical Biodiversity Areas (CBAs) and Ecological Support Areas (ESAs), and other land management units, as categorised by the Biodiversity Sector Plan. These guidelines contain the various possible land uses that may or may not be compatible with biodiversity objectives and must be used to inform land use planning, decision making and development authorisations.

2) Activity 12 in Listing Notice 3 of the EIA Regulations (R546 of 2010) relates to the clearance of 300m² or more of vegetation, which will trigger a basic assessment within any critically endangered or endangered ecosystem listed in terms of Section 52 of the Biodiversity Act. Critically endangered and endangered ecosystems were listed by Government Notice No 1002 of 9 December 2011 and the Hibiscus Coast contains such systems. This means any development that involves loss of natural habitat in a listed critically endangered or endangered ecosystem is likely to require at least a basic assessment in terms of the EIA regulations

32.3. COASTAL RESOURCES

The National White Paper on Sustainable Coastal Development in South Africa was produced in 2000. It acknowledged that the coastline is a national asset with value, opportunity and potential that is however vulnerable to overuse and degradation. The white paper identified HCM coastal strip as spectacular coast which is well accessible and aesthetic. The municipality has also achieved a blue flag status. The Blue Flag is a voluntary eco-label awarded to over 3450 beaches and marinas in 41 countries across Europe, South Africa, Morocco, Tunisia, New Zealand, Brazil, Canada and the Caribbean.

It works towards sustainable development at beaches/marinas through strict criteria dealing with water quality, environmental education and information, environmental management, and safety and other services. The Blue Flag Programme includes environmental education and information for the public, decision makers and tourism operators. This section assesses the different characteristics of HCM coast and the desired state for each of these characteristics. Particular attention is paid on these features:

- Coastal public property;
- Coastal protection zone;
- Coastal access land;
- Coastal Water Sanctuary Zone;
- Estuaries; and
- Naturally vegetated dunes and fore dunes.

Table 5: Coastal Resources Management Guidelines

| Feature | Description | Desired State |
|-------------------------|--|--|
| Coastal public property | Coastal public property broadly includes land submerged by coastal waters, the seashore, admiralty reserve and state-owned land. Admiralty reserve is a strip of state-owned land approximately 45-60m wide inland of the high-water mark. This strip includes land owned by the State and/or where it is specifically described in title deeds of private land. The admiralty reserve is therefore not continuous along the coast. This property cannot therefore be transferred, sold, attached or acquired by prescription. The state remains the trustees of coastal public property on behalf of the citizens and has to ensure that this property is used, managed, protected, conserved and enhanced in the interest of the whole community as opposed to only a few individuals and groups. It was administered by the Seashore Act (No. 21 of 1935) until the enactment of the ICM Act and it is now included in coastal public property. | These areas should be delineated in accordance with the requirements of the Integrated Coastal Management Act (2008). It must inform the Land Use Scheme |
| Coastal protection zone | This zone is established to ensure the protection of the ecological integrity, natural character and economic, social and aesthetic values of the coast. The coastal protection zone nominally includes land falling within 100m of the high-water mark in urban areas and within 1km in rural areas, unless otherwise determined by the | These areas should be delineated in accordance with the requirements of the Integrated Coastal Management Act (2008). It must |

| | | |
|------------------------------|---|---|
| | MEC. Given that there is almost continuous strip of residential and commercial development along the coastline of the Hibiscus Coast LM, the coastal zone is represented by a band which extends 100m inland of the HWM. There are also in some areas which are predominantly rural, such as north of Hibberdene, the coastal zone may exceed 1000m inland of the HWM, the intention of this zone is to manage, regulate and restrict the use of land that is adjacent to coastal public property or that plays an important role in the coastal ecosystem. As a result particular activities within this zone require environmental authorisation from the Department of Agriculture and Environmental Affairs(DAEA) as required in terms of the NEMA EIA regulations (2010) | inform the Land Use scheme. |
| Coastal access land | Land which the public may use to gain access to coastal public property via public access servitudes. | These areas should be delineated in accordance with the requirements of the Integrated Coastal Management Act (2008). It must inform the Land Use scheme. |
| Coastal Water Sanctuary Zone | Coastal Waters extend from the boundary of the territorial sea (12 nautical miles) to the seashore. The state is responsible for controlling or managing any activity or in coastal waters in the interests of the whole | Coastal protected areas are legislated and protected and managed by the National |

| | | |
|--|---|---|
| | community and according to South Africa's obligations under international law | Environmental Management Protected Areas act (Act no. 57 of 2003) |
| Estuaries | Estuaries comprise the unique zone where rivers meet the sea. They are highly variable systems that may experience water chemistry fluctuations, depending on tidal strength and river flow | Land-use practices or activities in these areas that will lead to deterioration in the current condition of the estuaries, or that will make rehabilitation of estuarine areas difficult or impossible are not acceptable. Cumulative impacts of land use practices need to be managed. |
| Naturally vegetated dunes and fore dunes | The integrity of the sand cycle depends on the state of dunes. | The removal, alteration or damage of dune vegetation should be strictly controlled. Dune systems should be delineated as no-go areas for development and settlements. |

| | | |
|--|--|---|
| Susceptibility of the coast to wind erosion | The coastal zone is highly susceptible to wind erosion because of the dominance of pure sands. | Land use practices should not influence the sand cycle. Control is needed to manage land cover. |
| Rivers and local catchments around estuaries | Rivers that flow into the estuaries and the catchments surrounding these estuaries are highly sensitive to land use impacts. | The rivers must be buffered in order to delineate no-go areas for development, and resource use in these areas must be strictly controlled. The catchments of the four local rivers must be denoted as areas of low development potential. Land allocation in the river catchments must take downstream impacts into account. The cumulative impacts of land use must be managed. |

| | | |
|---------------------|---|---|
| Marine Conservation | The municipality has several conservation sites that have been identified as being important along the coast particularly between Pumula and Uvongo near Hibberdene and approximately 10km off the coast of Shelly Beach. | The implications for development are that certain activities are aren't allowed or restricted within these marine areas of high conservation value therefore there must be careful management of on –shore activities which have a potential to impact negatively on the biodiversity of these areas. |
|---------------------|---|---|

32.4. CLIMATE CHANGE ADAPTATION AND MITIGATION – FLOOD AND DROUGHT RISKS

The Hibiscus Coast Municipality needs to adopt a Climate Change Mitigation Policy which will address the impacts of climate change experienced by its residence, particularly with the current drought that the country is facing. This policy relates to the sustainability issues that have emerged from the SDF process, as it relates to and impacts on climate change. Hibiscus Coast is an area that is highly sensitive and vulnerable to climate change, due to the high degree of natural variability in climate, and regular climate extreme events that are already affecting the inhabitants of Hibiscus Coast negatively. The high levels and densities of poverty in Hibiscus Coast in combination with the existing levels of degradation and the drought hazard record constitute a high level of sensitivity and vulnerability for the resource-poor people in the area. In an attempt to mitigate the effect of climate change and the vulnerability of the people of Hibiscus Coast, the following actions are required:-

- Delineate and map areas with high flood and drought risk;
- Develop a risk reduction strategy that is aimed at relocating settlements that reside in high flood risk areas and areas which are likely to experience drought;
- Relocating settlements that reside in floodplain areas;
- Empowering traditional leaders in respect of the consequences of allocating land for settlements in flood risk areas and areas in which the municipality is unable to extend its water service infrastructure e.g. very steep areas,
- Prohibit development of land on steep slopes –specifically areas steeper than 1:3;
- Prohibit development where the land is in the opinion of the Municipality otherwise affected by virtue of soil instability, liability to flooding, inaccessibility or topography; and
- Coastal erosion must be avoided and managed.

32.5. AIR QUALITY MANAGEMENT

Due a number of industries within the Hibiscus Coast Municipality, which mostly located within the Marburg area. It is important that the municipality manage the level of emissions that these emit into the atmosphere thus contributing to air pollution and respiratory related diseases, particularly those located in close proximity to settlements. The following guidelines may be taken into consideration in regulating these factories:-

- The establishment of national norms and standards,
- Setting up a regulatory framework for an air quality management planning;
- Setting up a reporting regime and numerous regulatory instruments for the control of air pollution;
- Ensuring a comprehensive approach to compliance and enforcement through regulatory framework;
- Protecting, restoring and enhancing the air quality in the Municipality, having regards to specific ensure sustainable development;
- Providing increased opportunities for public involvement and participation in the protection of air quality;

- Ensuring that the public has access to relevant and meaningful information about air pollution; and
- Reducing risks to human health and prevent the degradation of air quality.

32.6. WASTE MANAGEMENT

Waste Management is one of the major environmental issues that the Municipality is faced with. The Municipality needs to regulate all its landfill sites and will need to be registered in accordance with the requirements of the Department of Environmental Affairs. The proposed guidelines are as follows:

- Establish by-laws to implement national and provincial regulations, and review of new legislation;
- Collection of information and data for planning and of Provincial/National requirements; Incorporating waste minimization and recycling in municipal waste management activities;
- Promote the development of waste minimization and recycling partnerships within the private sector;
- Regulate waste management activities undertaken by the Waste Management utility (collection, disposal, composting initiatives, etc.);
- Establish public-private partnerships; Co-ordinate collection contracts for high-density low income areas (i.e. informal settlements);
- Review, evaluate and report on the performance of community waste collection services and programmes;
- Monitoring progress on implementing waste management plan initiatives;
- Developing communication strategies;
- Enhance education and awareness on recycling to promote extensive implementation of recycling and composting practices;
- Undertake waste minimization, recycling and waste management education, awareness and communication programmes;
- Commenting on environmental impact assessment within interacting areas, such as water, air, land-use and traffic;
- Revise and update general waste management plans;
- Establish and implement waste data collection systems and Setting up pilot projects;

- Implement the guidelines for health care waste and hazardous waste collection and transportation;
- Co-operation and exchange of experience among stakeholders such as National, Provincial, other Councils and service providers.

32.7. ZONING AND MANAGEMENT OVERLAYS AS PER THE MUNICIPAL ADOPTED LAND USE SCHEME

As it was mentioned before that the Municipality has adopted its wall-to-wall Scheme, the following environmental zones are identified in the scheme which prescribed the standards and controls:-

- **Active Open Space** – This zone provides part of the sustainable open space system which includes independent or linked open space areas and green lung areas of the urban environment for sporting and recreational needs and associated activities of the local and visiting public and may include areas of passive open space where appropriate, these areas are to be developed and maintained for a range of active pursuits.
Agricultural Buildings, Agricultural Land, Back Packers, Bed and Breakfast, Boarding House, Crèche, Dwelling House, Educational Building, Institution and Places of Public Amusement are permitted by a letter of special consent for land use purposes. Dwelling houses are the only establishments that are permitted to use land without a letter of special consent.
- **Private Conservation** – Provision of land adjacent to the beach front for public recreational purposes where small scale shops, tourist related buildings and educational buildings are permitted. Back Packers, Bed and Breakfast, Boarding House, Dwelling House, Educational Building, Institution, Place of Public Amusement, Place of Public Assembly require a permit of special consent to develop any establishments of this nature. Shop/Business establishments are restricted to 100m² and Commercial Workshop and Crèche establishments are permitted use land.
- **Private Conservation** – The primary purpose of this zone is to afford protection to areas in private ownership which are deemed to be of conservation significance. Agricultural Land Dwelling House Guest House, Guest Lodge, Back Packers, Boarding house require a permit of special consent if any of these establishments are to be developed. Bed and

Breakfast require neighbours' consent to be obtained. Shop/Business establishments are restricted to 100m²; educational establishments are restricted to education of a conservation nature.

- **Periodic flooding and/or having special Environmental Conservation (Reserves)** – this zones makes provision for protection of the declared protected areas which include:-
 - Trafalgar;
 - Umtamvuna;
 - Mbumbazi; and
 - Skyline

The following scheme clauses are put forward for **Environmental Priority Areas**:-

(1) Environmental Priority Areas are shown on the scheme map by way of a green diagonal hatch.

(2) When an erf has more than one priority rating applied to it, the erf will be considered to have multiple ratings and any development on that erf must bear in mind the ratings applicable to it. Should any developer or owner seek to develop the erf, condonation or approval must be sought from the Department of Economic Development, Tourism and Environmental Affairs, which may or may not be given, or may be given with conditions.

(3) When building plans are submitted to the Municipality for approval in the Special Case Area and any other identified environmentally sensitive 1 and 2 environmental priority areas, an environmental basic assessment or environmental impact report with accompanying program or programs will also be submitted showing:

(i) the position and types of vegetation occurring on the erf;

(ii) the position of proposed building(s);

(iii) the extent of vegetation to be conserved;

(iv) the extent of vegetation to be cleared, in line with the permit obtained (where necessary) from Department of Agriculture Forestry and Fisheries;

(v) any excavations;

(vi) a phasing programme which will be designed to create the least damage to the indigenous vegetation of the erf including the fencing of areas to be conserved and building of an access road to which all vehicles will be restricted. Where the erf does not have access to sewerage and waste water infrastructure, a program showing how waste water and sewerage will be dealt with.

(4) Earthmoving equipment will be prohibited in erven falling into Special Case Areas and any other identified environmentally sensitive area or 1 and 2 environmental priority areas until the environmental assessment plan or program as required in Clause 3.11 (3) above has been approved and the vegetation to be conserved has been demarcated by means of a fence or other acceptable measure to the satisfaction of the Municipality and the environmental program.

(5) In areas that have been demarcated for conservation, only nature related recreation and education uses will be permitted at the discretion of the Municipality and any other Government Department who has legislated authority in the matter. These will include uses such as bird watching, walking and canoeing and the like.

(6) The indigenous vegetation in these areas will not be disturbed or removed without the authority of the Municipality and any other Government Department that has legislated authority in the matter.

(7) Paths may be allowed at the discretion of the Municipality. Before the paths are constructed, the written authority of the Municipality and the Department of Economic Development, Tourism and Environmental Affairs and KZN Ezemvelo Wildlife must be obtained. These paths will be clearly defined with fences or board walks especially in dune areas to minimise damage to fragile vegetation and consequent wind erosion. Raised walkways should be used to protect marsh vegetation.

(8) No invasive plant species will be introduced into areas set aside for conservation or private open space. Invasive plants occurring in these areas should be eradicated to the satisfaction of the Municipality and with the Municipality's and any other Government Department who has legislated authority in the matter, prior approval for such eradication.

(9) Properties contiguous with the Amenity Reserve must not be obstructive or obtrusive and preferably screened and setback from the beach. Individual access to the beach must be avoided and consolidated access encouraged. Dune vegetation must not be removed or cut down to allow for a view.

(10) No encroachment into Amenity Reserve coastal public property will be tolerated. No gardening in the dune area will be permitted.

(11) As far as possible, medium density housing developments must be clustered to maximise land available for conservation purposes.

(12) Reference should be made to the report dated July 1986 entitled "Southbroom": Guidelines Pertaining to the Natural Environment" where further guidelines are given.

(13) An "EIA/EMP task team" will be established at the outset of any Environmental Impact Assessment process in respect of any property which is zoned as a Special Case Area Zone. The purpose of this is to provide input into the process of refining the manner in which any property, so zoned, will be developed, and includes the evolving of site specific controls, and the formulation of a site development plan, to guide the future development and use of such property. This takes into account both environmental and land use management issues. This team will oversee the preparation of any Environmental Management Programs required for any property. Membership will include representatives of the following organisations:

(i) Landowner;

(ii) Municipality;

(iii) KZN Ezemvelo Wildlife; and

(iv) KZN Department of Economic Development, Tourism and Environmental Affairs.

31.4.1. PROTECTION OF AGRICULTURAL LAND AS PER THE HIBISCUS COAST LAND USE SCHEME

The scheme also makes provision for protection of the agricultural land in which the following agricultural zones are introduced:-

- **Agricultural 1** – which mainly makes provision for protection of the Umtamvuna Nature Reserve. The Municipality under this zones can through special consent, authorize one additional dwelling for each hectare of agricultural zoned property, excluding the main dwelling house and any additional self-contained dwelling unit which may be permitted in terms of the Scheme, up to a maximum of 3 additional units, the maximum permissible floor area of each such additional dwelling unit will not exceed 100m².
- **Agriculture 2** – this zones mainly makes provision for areas of low-impact, generally small-scale agricultural activity in, or adjacent to urban areas. The minimum erf size is 2ha.
- **Agriculture 3** - To accommodate small scale agricultural activities where the minimum Erf Size is reduced to at least 1000m². This accommodates subsistence farming within the tribal council areas.

33. CAPITAL INVESTMENT FRAMEWORK

A Capital Investment Framework (CIF) is considered to be a very important component of the Spatial Development Framework (SDF). This component aims to achieve a number of objectives which include the following:

- **Spatial budgeting** – which involves mapping of the capital infrastructure projects that are approved by the Integrated Development Plan (IDP). This assists to determine whether the development trajectory that is advocated by the IDP is in harmony with the spatial development vision that is suggested by the SDF.
- **Intensify spatial objectives with infrastructure proposals** – the SDF identifies a number of spatial development proposals for further economic development and investments within the area but these proposals will be meaningless if the supporting infrastructure has not been planned for in tandem with the overall SDF. The CIF provides an opportunity to relook at these proposals in line with infrastructure requirements.
- **Comparison of areas of greatest needs and where services or infrastructure proposals are directed to** – this is intended to establish if the areas that encounters backlogs are receiving attention to address that. There are areas within the municipal area which suffers from historical and institutional neglect from benefiting from services. It is the role of a developmental government to be pro-active at developing these areas. This is part of the reconstruction and developmental mandate.

A map will be included in the final draft depicting the planned Capital Projects in Hibiscus Coast Municipality for 4 years (i.e. 2014-2017). A summary of the CIF is reflected in **Table 7**.

33.1. STRATEGIC SPATIAL PLANNING PROJECTS

33.1.1. ECONOMIC INFRASTRUCTURE PRIORITY AREAS

The areas that have been identified as the priority for economic infrastructure are as follows:-

- **Traditional Areas LAP's (Gcilima, Murchison and Thundeza Nodes)** – the intention is to develop bulk water and sanitation infrastructure which will assist to ensure that the area is realised as a node. This will unlock private sector investments.
- **Gamalakhe Recreational Node** – the areas around the Ugu Sport & Leisure centre will need to be resourced with bulk infrastructure including roads, water and sanitation. Promotion of not only recreational uses should be allowed. Such uses may include small scale office space and commercial, middle-income housing. This will assist to ensure that future nodal development of this area is realized.
- **Izotsha Corridor/ Technology Hub** – the area will need upgraded roads, sidewalks, bulk water and sanitation for its future development prospects.
- **Port Shepstone Urban Renewal** – the focus will be beachfront upgrade and urban renewal infrastructure within the CBD.
- **Packaging Industrial Development Opportunities (Lot 19 & 20 Marburg):** Identified industrial development opportunities must be assessed, and if found to be feasible for development, packaged for marketing to potential investors. The areas proposed include: Margate Airport; Izotsha; and Umzumbe. The assessments will include basic assessments of landownership, access to bulk services, geology/ topography, accessibility etc. Following assessment and the extent and type of industrial opportunity will be clearly defined. Based on this description the development opportunity will be marketed and where necessary land will be acquired.
- **Oslo Beach Precinct Plan** – A precinct plan will be a guiding toolkit for future development of Oslo Beach. The key focus areas will be the development of amenity, built form, aesthetic, streetscape and landscape character of the area. The will also assist to position the area in terms of attractive future investments.

- **Manaba Precinct Plan** - The focus area will be Manaba Spar and surroundings. The intention is to develop the amenity, built form, aesthetic, streetscape and landscape character of the area. The will also assist to position the area in terms of attractive future investments.
- **Hibiscus Coast Municipal Land Audit Plan** – this plan will provide a snapshot of the amount of land available for future development within the municipality. It will also provide strategies of land available for desired developments and ways on how the municipality can acquire land under state or privately owned for future development.
- **Hibberdene and Port Edward Urban Development Framework Review:** This will focus on the review of the existing Hibberdene and Port Edward Urban Development Frameworks to include the N2 Toll Road interchange.

33.1.2. TOURISM INFRASTRUCTURE PROJECTS

- **Tourism Development Strategy** - The aim of this study is to understand the economic implications of establishing a Tourism corridor from Port Edward from the Red Desert through to the KwaXolo caves as well as the feasibility of establishing a cultural village for the areas alongside the nature reserve. The aim is to generate Tourism Led opportunity in the western areas of the municipality by developing a suitable Business Plan.
- **Hibberdene Beach, Marina/ San Lameer Beach and Ramsgate Beach** – the Blue Flag Beaches requires the urban renewal infrastructure.

33.1.3. ENVIRONMENTAL INFRASTRUCTURE PRIORITY PROJECTS

The following environmental plans will need to be prioritised for implementation in the 2016/17 financial year:-

- Strategic Environmental Assessment;
- Environmental Awareness Conservation Campaigns;
- Coastal Management Plan; and
- Alien Invasive Plan.

33.1.4. INFRASTRUCTURE PLANS UNDERWAY

The major infrastructure projects that are currently underway are R61 upgrade, N2 upgrade, upgraded roads, Proposed Toll and Proposed interchange.

Table 6: Summary of the Strategic Spatial Planning Projects

| PROJECT NAME | PROJECT DESCRIPTION | TOTAL BUDGET | MEDIUM TERM EXPENDITURE FRAMEWORK | | |
|--|---|----------------|-----------------------------------|----------------|--------------|
| | | | 2014/15 | 2015/16 | 2016/17 |
| Port Shepstone Urban Renewal | An Urban development framework for the Port Shepstone CBD and Beachfront which will address social and economic issues that the town is facing. | R 1 500 000.00 | | R 1 500 000.00 | |
| Izotsha Corridor and Conceptual Precinct (Techno Hub) | A corridor plan that takes into account the pressures from private investors, market forces, development applications for Izotsha route. The plan will build on targets areas identified for industrial, Mixed use, social activity. Conceptual Precinct plans must focus on movement, urban form, public space, quality of environment. Broad development guidelines must be developed to assist the municipality in accessing development applications for this area. | R 1 000 000.00 | | R 1 000 000.00 | |
| Margate Urban Renewal Project | This project will target specific areas within the CBD for urban renewal interventions, streetscape enhancement of the public realm. The focus of the project will be to improve the overall aesthetic image of the CBD's by introducing, lighting, tree planting, paving, signage's etc. The intention is to improve the image of the public realm particular the tourist activity areas and reinforce the status of these areas. | R 5 000 000.00 | | R 5 000 000.00 | |
| Tourism Development Strategy | The aim of this study is to understand the economic implications of establishing a Tourism corridor from Port Edward from the Red Desert through to the KwaXolo caves as well as the feasibility of establishing a cultural village for the areas alongside the nature reserve. The aim is to generate Tourism Led opportunity in the western | R 500 000.00 | | | R 500 000.00 |

| PROJECT NAME | PROJECT DESCRIPTION | TOTAL BUDGET | MEDIUM TERM EXPENDITURE FRAMEWORK | | |
|---|---|--------------|-----------------------------------|--------------|--------------|
| | | | 2014/15 | 2015/16 | 2016/17 |
| | areas of the municipality by developing a suitable Business Plan. | | | | |
| Margate Airport Master Plan | An investigation is required to determine the feasibility of the airport considering various usage scenarios, including a tourism focus, a logistics focus, an agricultural product focus and others, as well as combination of these. | R 200 000.00 | | R 200 000.00 | |
| Packaging Industrial Development Opportunities (Lot 19 & 20 Marburg) | Identified industrial development opportunities must be assessed, and if found to be feasible for development, packaged for marketing to potential investors. The areas proposed include: Margate Airport; Izotsha; and Umzumbe. The assessments will include basic assessments of landownership, access to bulk services, geology/topography, accessibility etc. Following assessment and the extent and type of industrial opportunity will be clearly defined. Based on this description the development opportunity will be marketed and where necessary land will be acquired. | R 750 000.00 | | R 750 000.00 | |
| Oslo Beach Precinct Plan | A precinct plan will be a guiding toolkit for future development of Oslo Beach. The key focus areas will be the development of amenity, built form, aesthetic, streetscape landscape character of the area. The will also assist to position the area in terms of attractive future investments. | R 450 000.00 | | | R 450 000.00 |
| Gamalakhe Precinct Plan | The areas around the Ugu Sport & Leisure centre will need to be resourced with bulk infrastructure including roads, water and sanitation. Promotion of not only recreational uses should be allowed. Such uses may include small scale office space and commercial, middle-income housing. This will assist to ensure that future nodal development of this area is realized. | R 450 000.00 | | | R 450 000.00 |
| Manaba Precinct Plan | The focus area will be Manaba Spar and surroundings. The intention is to develop the | R 450 000.00 | | | R 450 000.00 |

| PROJECT NAME | PROJECT DESCRIPTION | TOTAL BUDGET | MEDIUM TERM EXPENDITURE FRAMEWORK | | |
|--|---|-----------------|-----------------------------------|---------|-----------------|
| | | | 2014/15 | 2015/16 | 2016/17 |
| | amenity, built form, aesthetic, streetscape and landscape character of the area. The will also assist to position the area in terms of attractive future investments. | | | | |
| Gamalakhe Formal Township Expansion | This focus area will be formal Township expansion of the Gamalakhe area due to the increase in densification and urban sprawl. | R 1 000 000.00 | | | R 1 000 000.00 |
| Hibiscus Municipal Land Use Audit | This plan will provide a snapshot of the amount of land available for future development within the municipality. It will also provide strategies of land available for desired developments and ways on how the municipality can acquire land under state or privately owned for future development. | R 500 000.00 | | | R 500 000.00 |
| Blue Flag Beach Urban Renewal (Hibberdene, San Lameer and Ramsgate Beach) | This will focus on providing beach infrastructure on the blue flag beaches. | R 26 000 000.00 | | | R 26 000 000.00 |
| Hibberdene and Port Edward Urban Development Framework Review | This will focus on the review of the existing Hibberdene and Port Edward Urban Development Frameworks to include the N2 Toll Road Interchange. | R 400 000.000 | | | R 400 000.000 |

Table 7: Summary of the HCM CIF

| No. | PROJECT | LOCATION | KEY CHALLENGE | SPLUMA PRINCIPLE | PGDS GOALS | OBJECTIV ES | PROGRAM MES | STRATEGY | NSSD STRATEGIC PRIORITY | PERFORMANCE INDICATOR | MTEF (3 YR PERIOD) | | | | FUNDING SOURCE |
|--|---|---|--|------------------------|------------|--|---------------------|---|-------------------------|---|--------------------|--------------|-------------|-------------|----------------|
| | | | | | | | | | | | Total Estimate | 2014/15 | 2015/16 | 2016/17 | |
| S1: SUSTAINING THE NATURAL AND BUILT ENVIRONMENT | | | | | | | | | | | R 3 300 000 | R - | R 1 000 000 | R 2 300 000 | |
| 1.1 | Preparation of a Strategic Environmental Assessment (SEA) | Entire Municipality | No Strategic Environmental Assessment in-place. This is considered very important for the SDF environmental component. | Spatial Resilience | Goal 3,5,7 | To sustain the natural environmen t and resources | SIP 8 | The Municipality will work with all stakeholders towards an environmentally sustainable development. | Strategic Priority 1 | Approved Strategic Environmental Assessment | R 1 500 000 | R - | R - | R 1 500 000 | DEDTEA/ HCM |
| 1.2 | Environmental Conservation Awareness Campaigns | | Lack of protection of Biodiversity areas and declared protected areas | | Goal 5 | | | | Strategic Priority 2,3 | Campaigns conducted | R 200 000 | R - | R - | R 200 000 | DEDTEA/ HCM |
| 1.3 | Estuary Management Plan | | No Estuary Management Plan in-place | | | | | | Strategic Priority 1 | Approved Estuary Management Plan | R 200 000 | R - | R - | R 200 000 | DEDTEA/ HCM |
| 1.4 | Wetlands Rehabilitation | | No Wetlands Rehabilitation in-place | | | | | | | Approved Wetlands Rehabilitation | R 200 000 | R - | R - | R 200 000 | DEDTEA/ HCM |
| 1.5 | Coastal Management Plan | | No Coastal Management Plan in-place | | | | | | | Approved Coastal Management Plan | R 200 000 | R - | R - | R 200 000 | DEDTEA/ HCM |
| 1.6 | Alien Invasive Management | | No Alien Invasive Management Plan in-place | | | | | | | Approved Alien Invasive Management | R 1 000 000 | R - | R 1 000 000 | R - | DEDTEA/ HCM |
| 1.7 | Greening Plan | | No Greening Plan in-place | | | | | | Approved Greening Plan | R - | R - | R - | R - | INTERNAL | |
| S2: CORRIDOR DEVELOPMENT | | | | | | | | | | | | | | R - | R - |
| 2.1 | N2 Toll Road | N2 & R61 | N2 & R61 are identified as an important Mobility Route. | Spatial Sustainability | Goal 4 | To Integrate land use, economic and transport planning | SIP 2 | The Municipality will work together with government departments in promoting a strong and viable movement structure to provide opportunities for economic infrastructure. | Strategic Priority 1 | Completed N2 Toll Road | R - | R - | R - | R - | SANRAL |
| S3: NODAL DEVELOPMENT SERVICES CENTRES | | | | | | | | | | | R 6 236 720 | R 2 236 720 | R 2 500 000 | R 1 500 000 | |
| 3.1 | Rural Recreation Node | Ward 23 | Lack of Recreation | Spatial Sustainability | Goal 7 | To improve social cohesion within HCM | | The Municipality will promote spatial planning in order to drive social and economic development | Strategic Priority 4 | Developed Recreation Node | R 6 000 000 | R 2 000 000 | R 2 500 000 | R 1 500 000 | HCM |
| 3.2 | Oshabeni Service Centre | Oshabeni | No Service Centre | | | | | | | Developed Service Centre | R 236 720.00 | R 236 720.00 | R - | R - | |
| S4: CONTINUUM OF SUSTAINABLE HUMAN SETTLEMENTS | | | | | | | | | | | R 100 307 468 | R 3 042 108 | | | |
| 4.1 | Rural Housing Development | KwaXolo / KwaMavundla / KwaNdwalane / Oshabeni / KwaMadlala | Backlog in Service Delivery | Spatial Sustainability | Goal 3 | To improve the social cohesion within HCM | Breaking New Ground | Public Sector Investment is important to improve access to basic and public services and creation of incentives to support the nodal areas for private sector investment. | Strategic Priority 4 | Number of housing units completed | R 37 304 100 | R 614 000 | R - | R - | KZN DHS |
| 4.2 | New Rural Housing Projects | Gamalakhe / KwaNzimakwe | | | | | | | | | R 26 372 368 | R 628 108 | R - | R - | KZN DHS |
| 4.3 | Slum Clearance Projects | Lousiane / Mkholombe / Masinenge/ | | | | | | | | | R 8 450 000 | R - | R - | R - | KZN DHS |

| | | | | | | | | | | | | | | | |
|---------------------------------------|--|--|---|---|--------------|--|----------------|---|-----------------------------|--|----------------|---|--------------|--------------|-----------------|
| 4.4 | Urban Housing Projects | Bhobhoyi / KwaNzimakwe / Abersville/ Merlwood | | | | | | | | | R 28 181 000 | R 1 800 000 | R - | R - | KZN DHS |
| S5: PROTECTION OF AGRICULTURAL LAND | | | | | | | | | | | R 300 000 | R - | R - | R 300 000 | |
| 5.1. | Agricultural Development Plan | Entire Municipality | Lack of protection of agricultural land | Spatial Resilience/ Spatial Efficiency | Goal 1 and 5 | To sustain the natural environment and resources | SIP 11 | The Municipality needs to ensure that Agricultural land is protected and is not under threat from non-agricultural uses such as settlement. | Strategic Priority 2 | Implemented Agricultural Development Plan | R 300 000 | R - | R - | R 300 000 | DARD/HCM |
| S6: SERVICE AND SOCIAL INFRASTRUCTURE | | | | | | | | | | | R 294 951 375 | R 56 982 214 | R 42 000 000 | R 42 000 000 | |
| 6.1. | Water Service and Management Projects | KwaXolo/Mhlabatshane/Farm Uplands/Stick Farn/Msikaba/Masinenge/Mzimkhulu/Umtavuna | Backlog in Service Delivery | Spatial Sustainability | Goal 4 | Improve access to resources development and land Management Practices. | SIP 6, 18 | The municipality must work together with government departments to improve the quality of life of residents through the development and improvement of social and service infrastructure. | Strategic Priority 4 | Completed Water Supply Projects | R 193 266 673 | R - | R - | R - | Ugu DM |
| 6.2. | Sanitation Projects (Waterborne) | Uvongo/Masinenge/Bhobhoyi and Mkholombe | | | Goal 4 | | SIP 18 | | Strategic Priority 4 | Completed Sanitation Infrastructure Projects | R 13 095 890 | R - | R - | R - | Ugu DM |
| 6.3. | Electrification Projects | Ward 7, 15/Isilwane/Intshambili | | | Goal 4 | | SIP6, 8, 9 &10 | | Strategic Priority 3 | Completed Electricity Infrastructure | R 12 857 407 | R 1 849 582 | R - | R - | ESKOM |
| 6.4. | Health Service Projects (New Clinics and Community Helath Centres) | Hibberdene/Gamalakhe | | | Goal 3 | | SIP 12 | | Strategic Priority 4 | Completed Clinics | R 42 000 000 | R 42 000 000 | R 42 000 000 | R 42 000 000 | DEPT. OF HEALTH |
| 6.5. | Educational Facilities (Creches) | Ward 2 & 6 | | | Goal 2,3 & 4 | | SIP 13 &14 | | | Completed creches | R 1 157 187.84 | R - | R - | R - | MIG |
| 6.6. | Sports Facilities Development | Masele / Lousiane / Shobeni / Nkothaneni / Mpenjathi / Matsheketsheni / Betania/ Thongasi / Shibase / Kwalatshoda / Nompondo / Carlifornia | | | Goal 4 | | | | | Completed sportsfields | R 21 165 791 | R 13 132 632 | R - | R - | MIG |
| 6.7. | Service Centre | Oshabeni | | | | | | | | Constructed Service Centres | R 1 662 194 | R - | R - | R - | |
| 6.8. | Community Halls | Kwalatshoda / Mtengwane / Shobeni / Kwalatshoda / Mbecuka / Gamalakhe | | | | | | | Constructed Community Halls | R 2 000 000 | R 2 000 000 | R - | R - | | |
| 6.9. | Taxi ranks | Port Edward / Southbroom | | | | | | | | SIP 7 | | R 6 496 232 | R 1 250 000 | R - | R - |
| 6.10 | Beach Facilities (Tidal Pools Upgrade) | Southbroom/Margate | | | | | | | | | | Completed beach upgrades and developments | | R 1 250 000 | R - |

| S7: UNLOCKING ECONOMIC POTENTIAL | | | | | | | | | | R 22 250 000 | R - | R 750 000 | R 500 000 | | | |
|--|--|---|-------------------------------|--------------------------------------|------------|---|-------------|--|----------------------|--|--------------|-------------|-------------|--------------|-----------|------------------|
| 7.1 | Packaging Industrial Development Opportunities (Lot 19 & 20, Marburg) | Lot 19 & 20, Marburg | Unsustainable Economic Growth | Spatial Efficiency/ Spatial Justice | Goal 1 & 7 | The Municipality will promote spatial planning in order to drive social and economic development. | TBD | To promote spatial planning in order to drive economic development and job creation. | Strategic Priority 1 | Approved areas for future industrial development | R 750 000 | R - | R 750 000 | R - | KZN CoGTA | |
| 7.2 | Preparation of Tourism Development Strategy | Entire Municipality | | | | | | | | Adopted Tourism Development Strategy | R 500 000 | R - | R - | R 500 000 | | |
| 7.3 | The Implementation of an integrated beach precinct in Margate South, North and Central beach | Margate | | | | | | | | Completed urban renewal infrastructure | R 26 000 000 | R - | R - | R - | | |
| 7.4 | Blue Flag Beach Urban Renewal | Hibberdene/Ramsgate/San Lameer | | | | | | | | | | | | | | |
| 7.5 | Upgrade of Margate Airport and Runway (Phase 1 and 2) | Margate | | | | | | | | | | | | | | Upgraded Airport |
| 7.6 | KwaXolo Rock Art Project | Along P69 | | | | | | | | Completed tourism products and associated facilities | | | | | | |
| 7.7 | Land Reform Projects | Lot Lot 45 of Marburg Settlement No.15631 / Portions 1, 2, 3, 4, 5, 6, 8, 9, 11, 12, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34 of Equeefa No. 17559 / Portion 53 of the Farm Sanderstead no. 15566 | | | Goal 3 & 7 | | | | | Number of claims resolved | R - | R - | R - | R - | KZN DRDLR | |
| S8: SUSTAINABLE INTEGRATED SPATIAL PLANNING SYSTEM | | | | | | | | | | R 8 600 000 | R - | R 1 400 000 | R 5 700 000 | | | |
| 8.1 | Consolidation of Wall-to-Wall Scheme | Entire Municipality | Non-Integrated Settlements | Good Administration / Spatial Equity | Goal 6 & 7 | Promote good governance and administration through policy development and implementation | SIP 7 | The formulate a series of plans with varying degrees of detail and flexibility in order to ensure that land use management processes are simplified as much as possible. | Strategic Priority 1 | Completed plans which have been adopted by Council | R 450 000 | R - | R 450 000 | R - | KZN CoGTA | |
| 8.2 | Port Shepstone Urban Renewal | Port Shepstone | | | | | | | | | R 1 500 000 | R - | R 1 500 000 | R - | | |
| 8.3 | Preparation of Izotsha Corridor and Conceptual Precinct | Izotsha (Techno Hub) | | | | | R 1 000 000 | | | | R - | R 1 000 000 | R - | KZN TREASURY | | |
| 8.4 | Alamein Avenue Precinct Plan | Uvongo/Masine nge | | | | | R 200 000 | | | | R - | R 200 000 | R - | INTERNAL | | |
| 8.5 | Margate Airport Master Plan | Margate | | | | | R 200 000 | | | | R - | R 200 000 | R - | KZN TREASURY | | |
| 8.6 | Traditional Areas LAP's | Gcilima/Murchison/ Thundeza | | | | | R 3 000 000 | | | | R - | R - | R 3 000 000 | KZN CoGTA | | |
| 8.7 | Gamalakhe Precinct Plan | Galamalakhe-Ugu Sports and Leisure | | | | | R 300 000 | | | | R - | R - | R 300 000 | | | |
| 8.8 | Gamalakhe Formal Township Expansion | Gamalakhe | | | | | R 1 000 000 | | | | R - | R - | R 1 000 000 | | | |
| 8.9 | Oslo Beach Precinct Plan | Oslo Beach | | | | | R 450 000 | | | | R - | R - | R 450 000 | | | |
| 8.10 | Manaba Precinct Plan | Manaba | | | | | R 450 000 | | | | R - | R - | R 450 000 | | | |
| 8.11 | Hibiscus Coast Land Audit Plan | Entire Municipality | | | | | R 500 000 | | | | R - | R - | R 500 000 | KZN DRDLR | | |
| 8.12 | Hibberdene and Port Edward Development Framework Review | Hibberdene/Port Edward | Urban Decay | | | | R 400 000 | | | | R - | R - | R 400 000 | KZN CoGTA | | |

34. SUSTAINABILITY ASSESSMENT

The achievement of the sustainability outcomes as reflected in the Framework for Sustainability will depend on a number of key enabling factors which must be reflected in the Municipality's Capital Investment Framework. These factors include the following:

- A clear commitment from Council to make support sustainable policies;
- Capacity to align the Sustainability Framework with existing institutional structures, systems, processes and procedures;
- Commitment from national and provincial government departments to assist and support the municipality and to strengthen their capacity to implement the Sustainability Framework;
- Commitment from provincial government to support the municipality in implementation and to monitor progress in achieving the Sustainability Framework;
- Commitment from Traditional Leaders and capacity to assist the municipality in sustainable land use management; and
- An informed citizenry.

The realisation of sustainability outcomes also has a time factor and there must be on-going monitoring and evaluation to track progress, review strategies and design new action plans at specified intervals. The Framework for Sustainability serves as a constant monitoring and evaluation guide that should be used by all role-players with an interest in Hibiscus Coast Municipality. To this end every programme and/or project proposal in the area must be assessed against the sustainability criteria. If a programme and/or project is likely to result in significant environmental impacts appropriate mitigation measures must be identified to minimise or avoid harmful environmental impacts.

Table 8 assesses the Hibiscus Coast Spatial Development Framework against the strategic priorities of the *National Strategy for Sustainable Development (NSSD)*.

Table 8: Assessment of the Hibiscus SDF with the National Strategy for Sustainable Development (NSSD)

| NSSD 1 STRATEGIC PRIORITY 1: ENHANCING SYSTEMS FOR INTEGRATED PLANNING AND IMPLEMENTATION | |
|---|-------------------------------------|
| Key Environmental Issue: Limited Capacity and Systems for Integrated Planning and Implementation to achieve Sustainable Development | Integration into Hibiscus Coast SDF |
| Insufficient intergovernmental co-operation and co-ordination for effective environmental governance; Poor monitoring and evaluation systems to assess progress towards sustainability; Insufficient resources and capacity made available for environmental management; Limited integration of sustainability into development planning. | |
| Sustainability Objective | |
| Enhanced and effective environmental governance, institutional structures and systems to achieve integrated planning and implementation. | |
| Sustainability Criteria | |
| Environmental sustainability criteria are integrated into Policies, Plans, Projects and decision making. | Yes |
| Co-operative environmental governance structures and mechanisms promote integrated planning and ensure efficient and effective implementation of environmental functions and responsibilities. | Partially |
| Financial resources and capacity enable the implementation and management of environmental functions and responsibilities. | Partially |
| Municipal capital investment projects comply with relevant environmental legislative requirements. | To be adhered to |
| Communities are informed, empowered and involved in the process of democratic environmental governance. | Partially |
| Access to environmental information is facilitated and encouraged. | Partially |
| Monitoring and evaluation systems assess and report on the progress towards sustainability. | Partially |

| NSSD 1 STRATEGIC PRIORITY 2: SUSTAINING OUR ECOSYSTEMS AND USING NATURAL RESOURCES EFFICIENTLY | |
|--|-------------------------------------|
| Key Environmental Issue: The Degradation of Land and Natural Resources | Integration into Hibiscus Coast SDF |
| Inappropriate land use and poor land management is resulting in land degradation, the loss of natural resources and reduced potential for the provision of ecosystem goods and life support services. This includes the loss of agriculturally productive land and a decline in biodiversity which has significant social and economic impact. | |
| Sustainability Objective | |
| The use of natural capital is compatible with the maintenance of ecosystem functionality and natural resources are protected and restored. | |
| Sustainability Criteria | |
| Areas identified as being essential for the persistence of biodiversity and for the provision of ecosystem goods and services are valued, protected and continually enhanced. | Yes |
| Degraded areas are identified, rehabilitated and managed to promote land productivity | Partially |
| High potential agricultural land is protected and rehabilitated for sustainable agricultural production. | Yes |
| Agricultural production is enhanced and increased through environmentally sustainable agricultural practices. | Yes |
| Areas of geotechnical, geological or instability risks are identified and avoided in land development. | No |
| Compact land development patterns use land efficiently. | Proposed in SDF |
| Key Environmental Issue: Excessive Water Demand Exceeds Available Supply | Integration into Hibiscus Coast SDF |
| Current water demand from the Mzimkhulu River is exceeding sustainable levels and is stressing the aquatic ecosystems. Rapid urban & industrial expansion and population growth is | |

| | |
|--|-------------------------------------|
| increasing demands and this is compounded by inefficient water use and wastage. Degraded catchments and aquatic ecosystems diminish the ability of the natural systems to sustainably supply water. Dams and inter basin-transfer schemes increase costs of providing water to the consumers and negatively impact on overall river health and natural systems | |
| Sustainability Objective | |
| The ability of aquatic resources to provide water is maintained within the limits of sustainability. | |
| Sustainability Criteria | |
| Wetland areas, streams and rivers are protected, rehabilitated and managed to maintain ecological functioning. | Yes |
| Flood prone areas are managed to promote ecosystem goods and services, to minimise flood risks and impacts. | Partially |
| Water demand management results in minimised water loss and optimised water conservation. | To be applied |
| Everyone has access to the minimum supplies of potable water needed to maintain their health and well-being. | No |
| Catchment and river management policies and guidelines integrated into land use and development planning. | Partially |
| Equitable and fair access to water supplies is provided for all water users. | Partially |
| Key Environmental Issue: Reduced Water Quality | Integration into Hibiscus Coast SDF |
| Land degradation, Industrial effluent, and, poor sewerage, solid waste and storm-water management are impacting on water and aquatic ecosystem quality. This is resulting in declining social and economic conditions including increased health risks and costs; decreased river health; increased water treatment costs; increased risk of liability to the Municipality; increased water charges; and, decreased investor interest. | |

| Sustainability Objective | |
|---|------------------------|
| Water quality in all aquatic ecosystems in the District is significantly improved and maintained. | |
| Sustainability Criteria | |
| Bacteria and pathogens in all aquatic systems do not pose a significant risk to health and wellbeing. | Investigation required |
| Nutrient concentrations and loads in all aquatic systems reverse current unacceptable trends of eutrophication. | Investigation required |
| Aquatic ecosystems are in a functional and healthy state. | Investigation required |

| NSSD 1 STRATEGIC PRIORITY 3: TOWARDS A GREEN ECONOMY | |
|--|-------------------------------------|
| Key Environmental Issue: Economic Growth that is not Linked to Sustainable Resource Use and Environmental Impact | Integration into Hibiscus Coast SDF |
| Resource and ecosystem degradation due to over-exploitation of natural capital. Persistent poverty, unemployment, social dependency and inequality. An economy that is based on intensive resource consumption is depleting non-renewable and renewable resources beyond sustainable levels. | |
| Sustainability Objective | |
| Economic goals based on ecological sustainability and built on a culture that recognises that socio-economic systems are dependent on and embedded in ecosystems. | |
| Sustainability Criteria | |
| An environmentally sustainable economy promotes distributional equity, is resource efficient and provides for the rehabilitation and sustainable management of natural capital. | Yes |
| Absolute poverty is eradicated and the wealth gap is reduced. | Partially |
| A low-carbon economy that relies on clean, renewable and efficient energy sources and transport options. | No |
| A resource efficient economy that optimises its use of water while significantly reducing waste generation. | Partially |
| An equitable and broad range of employment opportunities exist that provide people with an income to support themselves and their families. | Partially |

| NSSD 1 STRATEGIC PRIORITY 4: BUILDING SUSTAINABLE COMMUNITIES | |
|--|-------------------------------------|
| Key Environmental Issue: Inefficient Spatial Planning and Urban Design; Inadequate Provision of Basic Services Including Water, Sanitation and Waste Management; and, Insufficient Recognition of Cultural Heritage | Integration into Hibiscus Coast SDF |
| Rapid population growth and urbanisation increases pressures on Municipalities to sustainably supply services. A large number of poverty stricken people live in informal settlements which are detrimental to their health and well-being. Safe, clean and pleasant environments are not being provided. Increased demand for development is placing pressure on the optimal use of land and the provision of sustainable services and infrastructure. Urban design does not optimise resources efficiency particularly in relation to electricity usage, water and sewer provision, waste management and accessibility of public transport. | |
| The lack of equitable and universal access to basic services such as effective waste removal and the provision of appropriate sanitation and water services impact on human health and well-being and result in a deterioration of the quality of life. Waste recycling initiatives are not easily accessible to the majority of people in the Municipality. Limited recognition of both natural and social heritage resources and of the spiritual, cultural and economic value of cultural heritage sites. Eurocentric biased knowledge of cultural heritage and insufficient data for all elements of cultural heritage undermines social cohesion and understanding. | |
| Sustainability Objective | |
| Environmentally sustainable communities are established where development is informed by social needs and the improvement of the quality of life and does not compromise the natural environment and cultural heritage. | |
| Sustainability Criteria | |
| Environmental sustainability and ecosystem goods and services are integrated into development planning. | Yes |
| Sustainable municipal bulk service infrastructure and facilities are available, maintained and managed, to sustainably meet the needs of residents and business. | Partially |
| All residents have appropriate, secure and affordable housing and access to basic services in order to meet their basic needs and to live with dignity. | Partially |
| Communities vulnerable to environmental risk are identified and strategies are in place to minimise these risks. | Partially |

| | |
|---|-----------|
| Environmental justice and equity must be pursued so as to ensure that environmental impacts do not unfairly discriminate against any person or community. | Partially |
| Community services, facilities, community parks and open spaces are accessible to all people. | Yes |
| An efficient, safe, integrated and convenient network of public transport, bicycle routes and pedestrian access is provided. | Partially |
| Safe, clean and pleasant environments are provided to protect and enhance human health and well-being and improve overall quality of life. | Yes |
| Resources use is minimised through energy efficiency, reduced water demand, efficient waste management and the provision of accessible public transport. | Partially |
| Cultural and natural resources and sense of place are protected and maintained. | Yes |
| Indigenous ecological and cultural knowledge is developed and integrated into planning and management processes. | Yes |

| NSSD 1 STRATEGIC PRIORITY 5: RESPONDING EFFECTIVELY TO CLIMATE CHANGE | |
|---|-------------------------------------|
| Key Environmental Issue: Localised Poor Air Quality and Greenhouse Gas Emissions Contributing to Climate Change | Integration into Hibiscus Coast SDF |
| There is a number of manufacturing industries within the municipality, particularly in the two major industrial basins in Uvongo and Marburg which contribute greatly to gas emissions. The N2 experiences high levels of traffic, with usage varying between the different motor vehicle types, i.e. Buses, trucks, motor vehicles, etc. This produces the highest pollutants relating to motor vehicles. A decrease in natural capital diminishes the municipality's ability to sequester carbon and mitigate predicted climate change impacts. | |
| Sustainability Objective | |
| Air quality is significantly improved, Greenhouse gas concentrations are reduced and there is resilience to climate change within communities and ecosystems. | |
| Sustainability Criteria | |
| Ambient air quality standards for the protection of human health and well-being and natural systems are maintained. | No |

| | |
|--|-----------|
| A low-carbon economy is achieved through energy efficiency, the use of alternative technology and reducing the dependence on fossil fuels. | Partially |
| Greenhouse Gas emissions are reduced to levels in line with Cabinet approved targets. | No |
| Natural systems are restored and maintained to be suitable for the sequestration of carbon and mitigate for climate change. | Partially |
| Climate change adaptation strategies effectively build and sustain social, economic and environmental resilience to climate change. | Partially |

34.1. STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA)

The Hibiscus Coast Municipality does not currently have a Strategic Environmental Assessment Plan in place. It is essential that a Strategic Environmental Assessment (SEA) be undertaken by the Municipality so that sustainability is fully achieved and that guidelines for the review of the land use scheme can be fully achieved.

The development of the municipal SEA will also give effect to the Municipal Planning and Performance Regulations (2001) that requires inter alia that “a spatial development framework reflected in a municipality’s integrated development plan must contain a strategic assessment of the environmental impact of the spatial development framework”.

The primary reason for this legal requirement to develop a SEA is to give effect to Chapter 5 of the National Environmental Management Act (Act No. 107 of 1998) (NEMA) which deals with Integrated Environmental Management (IEM). The development of the Hibiscus Coast SEA will need to integrate the objective of IEM to feed into the new generation of the SDF for the New Municipality.

34.1.1. INTEGRATED ENVIRONMENTAL MANAGEMENT

Integrated Environmental Management (IEM) is the key instrument of the National Environmental Management Act (NEMA). South Africa’s NEMA which promotes the integrated environmental management of activities that may have a significant effect (positive and negative) on the environment. IEM provides the overarching framework for the integration of environmental assessment and management

principles into environmental decision-making. It includes the use of several environmental assessment and management tools that are appropriate for the various levels of decision-making.

The aim of IEM is “sustainability”. The SEA is an accepted and widely used IEM tool to integrate sustainability considerations into policies, plans or programmes. The aim of the evaluation is to confirm that the SDF is compliant with the MSA Regulations, and that it contributes positively towards sustainability in the institutional, economic, social and ecological dimensions across sectors.

35. MONITORING AND EVALUATION

Monitoring, evaluation, reporting and adaptive management are widely recognised as fundamental components for effective municipal planning. This often takes the form of a Performance Management System (PMS), and forms an integral part of the IDP. Similarly, monitoring and evaluation of the impact of the SDF should not be considered as a once-off and separate exercise, but a continuous and iterative process that forms part of the overall assessment of the performance of the municipality. It helps to identify aspects or components of the SDF that need to be amended or strengthened, and thus keep the SDF relevant to the strategic spatial agenda of the municipality.

Evaluating the impact of the SDF seeks to establish whether its operational mechanisms support achievement of the objectives or not and understand why. It will look at activities, outputs, and outcomes, use of resources and causal links. Improve efficiency and efficacy of operational processes. Where possible and necessary, it will measure changes in outcomes (and wellbeing of target population) attributable to a specific intervention. It will inform high-level officials on extent to which intervention should be continued or not, and if any potential modifications needed.

Table 9 is the monitoring and evaluation framework to be used to measure the implementation of the proposals made in the Hibiscus Coast Spatial Development Framework.

Table 9: Monitoring and Evaluation

| OBJECTIVE | PERFORMANCE INDICATORS | MEANS OF VERIFICATION | STRATEGY |
|---|--|---|---|
| Sustain natural environments and resources | <ul style="list-style-type: none"> ▪ Established programmes for clearing of invasive aliens through Working for Water, or other forms of rehabilitation e.g. through Working for Wetlands, Land Care, Coast Care. ▪ Established environmental management programs. ▪ Effective Water Resource Management ▪ Delineation of flood risk areas ▪ Establishment of protected areas ▪ Coastal management ▪ Catchment management ▪ Alien Plant management ▪ Protected area development ▪ Wetland management ▪ Biodiversity Zones | <ul style="list-style-type: none"> ▪ 1:50 years and 1:100 year flood lines. ▪ People removed from flood risk areas. ▪ Developed Water Resource Management Strategy ▪ Improved sanitation and waste management infrastructure and services in primary nodal areas. ▪ Rehabilitated wetlands and riparian zones. ▪ Development of a coastal management scheme ▪ Catchment management programme. ▪ Participation in national catchment management initiatives. ▪ Application of carrying capacity standards to grazing land management. ▪ Amount of land cleared of alien plants. ▪ Programme to remove alien plants. ▪ Initiatives to rehabilitated land affected by soil erosion. ▪ Protection of indigenous forestry. ▪ Proclamation of environmentally sensitive areas that are not currently protected. ▪ Delineation of all major wetlands. ▪ Observation of a 32m buffer from each wetland. ▪ Management of bio-diversity corridors. | <p>The municipality will work with all stakeholders towards promoting an environmentally sustainable development.</p> |

| | | | |
|--|---|---|---|
| Integrate land use, economic and transport planning | <ul style="list-style-type: none"> ▪ Upgrading of major access and arterial/link roads. ▪ Improving access to the existing and growing settlements. ▪ Creating new linkages. ▪ Location of development nodes along and at the intersection of key roads. ▪ Focusing development projects on settlements located along strategic roads. | <ul style="list-style-type: none"> ▪ Number and location of roads upgraded. ▪ KMs of roads upgraded. ▪ New roads. ▪ Number of high impact and catalytic projects located along development corridors. ▪ Type and level of services provided to settlements located along development corridors. | The Municipality will work together with government departments in promoting a strong and viable movement structure to provide opportunities for economic infrastructure. |
| Continuum of Sustainable Human Settlement | <ul style="list-style-type: none"> ▪ Development of service centres. ▪ Focusing strategic and high impact projects within development nodes. ▪ Promoting clusters of public facilities as a means to encourage nodal development. | <ul style="list-style-type: none"> ▪ Number, nature and budgets for municipal projects in each of these nodes. ▪ Level of access and location of public facilities serving different communities in these nodes. ▪ Availability of infrastructure in nodes to enable these to perform their role. ▪ Number of public facilities locating in identified service | Public Sector Investment is important to improve access to basic and public services and creation of incentives to support the nodal areas for private sector investment. |
| Protection of agricultural land | <ul style="list-style-type: none"> ▪ High potential agricultural land ▪ Agricultural protection plans ▪ Agricultural development support | <ul style="list-style-type: none"> ▪ Identification and mapping of agricultural land with high potential. ▪ Size and use of high potential agricultural land Scheme clauses designed to protect high potential agricultural land. ▪ Introduction of land use controls for agricultural land. ▪ Initiatives to promote agriculture. ▪ Direct support to land reform projects. | The Municipality needs to ensure that Agricultural land is protected and is not under threat from non-agricultural uses such as settlement. |

| | | | |
|--|---|---|--|
| Unlocking Economic Development and addressing spatial economic imbalances | <ul style="list-style-type: none"> ▪ Tourism development ▪ Commercial & industrial development in nodal areas ▪ Private sector investment | <ul style="list-style-type: none"> ▪ Increased investment in terms of tourism, leisure and commercial within Hibiscus. ▪ Branded Tourism Route. ▪ Introduction of new tourism products. ▪ Number of new tourism facilities and products located in Hibiscus. ▪ Commercial & industrial development applications received by the municipality. ▪ Percentage increase in commercial land. ▪ Uptake of commercial land in dense rural settlements | <p>The Municipality will promote spatial planning in order to drive social and economic development.</p> |
| Development of social and service infrastructure | <ul style="list-style-type: none"> ▪ Improved sanitation services and infrastructure ▪ Improved access to water ▪ Improved access to electricity ▪ Improved access to social facilities | <ul style="list-style-type: none"> ▪ All households access a health facility within a 5km radius. ▪ Number and location of new health facilities. ▪ Weakly mobile clinics ▪ Number of VIP's in rural areas ▪ Waterborne sanitation system in areas inside urban edge ▪ Piped water within the house in urban settlements ▪ Water on site or at least within a 200m from each household in dense rural settlements ▪ Eradication of electricity backlogs ▪ Number of new health facilities ▪ Number of new schools | <p>The municipality must work together with government departments to improve the quality of life of residents through the development and improvement of social and service infrastructure.</p> |

| | | | |
|--|--|--|---|
| Sustainable Spatial Planning System | <ul style="list-style-type: none"> ▪ Development of Local Area Plans for development nodes ▪ Developing settlement plans ▪ Mapping of izigodi ▪ Mapping of settlements within each izigodi ▪ Development of Guidelines for land Allocation ▪ Training and Capacity Building of Traditional leaders | <ul style="list-style-type: none"> ▪ Number of LAP's prepared ▪ Number of approved settlement plans ▪ Generation of new spatial data ▪ Improved GIS system and data ▪ Accepted norms and standards for site sizes. ▪ Identified factors that should be considered when allocating land for different land uses. ▪ Spatial identification and coding of rights allocated. ▪ Register of land rights holders ▪ Improved capacity and understanding of spatial information by Traditional leadership | <p>The municipality must refine the SDF and develop it further through the formulation of a series of plans with varying degrees of detail and flexibility.</p> |
|--|--|--|---|

36. FURTHER PLANNING

The strategic nature of the SDF always identifies key intervention areas which might require more detailed investigation and/or planning and this should be addressed as a vital part of direct implementation of the SDF.

36.1. DETAILED RESEARCH AND PLANNING

As mentioned above, certain key areas are vital economic generators and/or social development areas. It is therefore proposed that more detailed planning is undertaken for the following areas illustrated in **Table 10**.

Table 10: Further Planning and Research

| DETAILED RESEARCH / PLANNING | BRIEF DESCRIPTION |
|---|--|
| Nodal Development Plans | Nodal Development Plan with more detailed spatial structure and implementation planning for each of the identified nodes and addressing the land requirements for proposed facilities, bulk services and housing needs. |
| Rural Densification Policy | As part of encouraging sustainable land use patterns in rural areas, there is the need to rationalise the possibility of efficient land use decisions by traditional leaders who are often involved within the rural planning environment. This should take place within the premise of a robust participatory process and involvement of key stakeholders to pave the way for implementation. |
| Infrastructure Investigation and Sector Planning | Identify, quantify and provide location requirements of engineering infrastructure and service provision for existing and future development needs. This will include a quantification of needs and estimated budgets towards a systematic Infrastructure Investment Plan. |

| | |
|----------------------------------|---|
| Facilities Quality Survey | Survey of the condition and quality of service standards currently experienced within all social facilities within the municipality in order to determine upgrading and non-capital interventions required. This will assist in determining local service standards. |
| Municipal Land Audit Plan | The municipality needs to develop a Land Audit Plan which will identify land that is Municipal owned. This plan will need to provide a snapshot of the amount of land available for future development within the municipality. Strategies on land available for desired developments and ways on how the municipality can acquire land under state or privately owned for future development should be detailed in the plan. |

36.2. ELEMENTS OF THE NEXT SDF FOR THE NEW AMALGAMATED MUNICIPALITY

It is envisaged that the annual review of the municipal IDP and its related SDF do not involve an entirely new Spatial Development Framework, but rather build on the current SDF by refining and adjusting the implementation direction as circumstances change and new information become available. During the course of review of this SDF, a number of key elements were identified to be addressed during the formulation of the new generation of the “New Amalgamation Municipality”:-

- a) **Municipal Demarcation Boundaries** – As indicated in Section C (10) of the SDF, a significant change in the amalgamation of Ezingoleni and Hibiscus Coast Municipality as proposed by the Municipal Demarcation Board will require extensive institutional alignments and its impacts on decision making. This will have to be considered in the next SDF for the new Municipality.
- b) **Cross Border Co-ordination** – Interactive discussions with all the surrounding municipalities regarding the cross boundary co-ordination of key elements as discussed in Section C (11). This should influence the consolidation of key regional environmental management areas and

economic projects particularly on the borders of Mbizana, Umziwabantu, Ezingleni and Umzumbe Local Municipalities.

- c) **Updated Capital Investment Framework** – Update of capital projects in terms of their relevance, budgets, locality and timeframes for implementation toward more accurate indication of a Capital Investment Framework. It is envisaged that this will form a key part of the new SDF for the amalgamated Municipality.
- d) **Incorporation of Additional Studies** – Incorporation of available additional studies, especially the Hibiscus Coast Greening Plan, reviewed and updated Disaster Management Plan; etc.
- e) **Strategic Environmental Assessment (SEA)** – As indicated in Section G (30.1), the municipality does not have a SEA in place. It is recommended that an SEA be included in the budget of the next SDF.

37. CONCLUSION

This report is the Reviewed Spatial Development Framework for Hibiscus Coast Municipality and is the result of a series of spatial analysis, technical interactions with the Project Steering Committee as well as vital engagements with communities and sector specific role players.

The Hibiscus Coast SDF is intended to serve as the implementation and integration tool for the Hibiscus IDP Review for 2016/2017. It is expected that the revised Hibiscus SDF serves as the basis to inform planning and public investment within the municipality for the period 2016 to 2017 until its amalgamation into the New Municipality with Ezingoleni Municipality.

38. REFERENCES

Department of Agriculture and Environment Affairs. (2011). Agricultural Land Use Categories.

Department of Corporative Governance and Traditional Affairs. (2014) Draft Urban Integrated Development Framework (IUDF).

Department of Environmental Affairs and Agriculture. (1998). National Environmental Management Act No. 107 of 1998 (NEMA)

Department of Environmental Affairs and Agriculture. (2000). National White Paper on Sustainable Coastal Development in South Africa

Department of Environmental Affairs. (2011). National Strategy for Sustainable Development and Action Plan 2011 – 2014

Department of Human Settlements. (2004). Comprehensive Plan for the development of Sustainable Human Settlements

Department of Human Settlements. (2009). The National Housing Code: Part 3 Technical and General Guidelines

Department of Human Settlements. (2009). The National Housing Code: Part 3 Farm Residential Subsidies

Department of Provincial and Local Government (2000). Municipal Systems Act No. 32 of 2000.

Department of Rural Development and Land Reform (2010). Comprehensive Rural Development Programme (CRDP)

Department of Rural Development and Land Reform. (2013). Spatial Planning and Land Use Management Act No 16 of 2013.

Department of Traditional Affairs and Local Government. (2000). Provincial Spatial Economic Development Perspective (PSEDP)

Ezemvelo KZN Wildlife. (2009). Norms and Standards for Biodiversity Offsets: KwaZulu-Natal Province.

Ezingoleni Local Municipality. (2004). Ezingoleni Local Spatial Development Framework Review.

Hibiscus Coast Local Municipality. (2013). Hibberdene and Port Edward Urban Development Frameworks.

Hibiscus Coast Municipality. (2013). Hibiscus Coast Disaster Management Strategy.

Hibiscus Coast Municipality. (2014). 2015/ 16 Hibiscus Coast Integrated Development Plan.

Hibiscus Coast Municipality. (2015). Hibiscus Coast Local Economic Development Strategy.

Hibiscus Coast Municipality. (2015). Human Settlement Sector Settlement Plan.

Hibiscus Coast Municipality. (2015). Land Use Scheme.

KwaZulu-Natal Planning and Development Commission. (2008). The KwaZulu-Natal Planning and Development Act, 2008 (Act No. 6 of 2008).

Mbizana Local Municipality. (2007). Mbizana Local Spatial Development Framework Review.

Mogale Local Municipality. (n.d). Mogale City Spatial Development Framework.

National Planning Commission (2011).National Development Plan ‘vision 2030’.

Office of the Premier. (2008). KwaZulu-Natal Provincial Growth and Development Strategy (PGDS).

Office of the Premier. (2015). State of the Province Address.

Office of the President. (2015). State of the Nation Address.

The Office of the President. (1996).The Constitution of the Republic of South Africa, Act No. 108 of 1996.

Ugu District Municipality. (2008). Water Services Development Plan (WSDP).

Ugu District Municipality. (2012). Ugu District Spatial Development Framework (SDF).

Ugu District Municipality. (2014). Ugu Biodiversity Plan.

Umziwabantu Local Municipality. (2015). Umziwabantu Spatial Development Framework Review.

Umzumbe Local Municipality. (2011). Umzumbe Local Spatial Development Framework Review.

ANNEXURE 1: MEC COMMENTS

| SDF ASSESSMENT SUMMARY | | |
|---|---|--|
| LEGAL COMPLIANCE CRITERIA | MEC COMMENTS | HCM RESPONSE |
| SECTION 1: MINIMUM REQUIREMENTS FOR THE SUBMISSION OF AN SDF | | |
| SDF submitted as part of the IDP | - | - |
| Bridged version included in the IDP | - | - |
| Is a detailed SDF attached | - | - |
| Text and the associated Maps | <ul style="list-style-type: none"> ▪ The document does contain clear text and mapping. However the quality of the mapping needs to be improved; ▪ Maps are to include a heading(stating whom the map was developed by, contact information, date the data was captured and date the map was created) ▪ The base map needs to be consistent throughout the document; ensuring basic information is shown e.g. wards, roads and place names. | Addressed (Refer to all maps included in the document). |
| Strategic Focus | - | Addressed (Refer to Section E, 21 and Section F, 22) |
| Previous assessments have been addressed | Needs to be included in the next review | Addressed via the Self-Assessment. |
| SECTION 2: MINIMUM LEGAL REQUIREMENTS FOR LEGAL COMPLIANCE | | |
| Desired direction and nature of growth | Urban growth and settlement edge included in the document. | Addressed (Refer to Section G, 27.1) |
| Conservation of the built and natural environment | <ul style="list-style-type: none"> ▪ Lack of proper mapping on the conservation of the built and natural environment. ▪ Documents utilises outdated and /or incomplete biodiversity information to undertake/implement plans and objectives. It is recommended that this information be updated | Addressed (Refer to Environmental Analysis (Section D, 18) and (Section G, 26.1). |
| Propose strategies to address informal settlements | <ul style="list-style-type: none"> ▪ It is recommended that the Municipality identify areas where there is informal settlements development and map these areas to include the SDF. Further the SDF needs to include a strategy as to how the Municipality is to address this issue. | Addressed (Refer to Simplified Land Use Map and SDF Map) |
| Where development intensity is to increased or decreased | - | - |
| Urban Edges and Development Edges | - | Addressed (Refer to Section G, 27.1) included is the Urban and Rural Settlement Edges Map (Map 25). |

| | | |
|--|---|--|
| Engineering infrastructure and services provision for existing and future development needs for the next five years | - | Addressed (25 years population projections undertaken which will provide guidance in the provision of engineering infrastructure) |
| Strategies, Programs and Projects for development of land | <ul style="list-style-type: none"> The Municipality is encouraged to further include programs or projects and budgets aligned to these strategies, and this can be included in your CIF. | Addressed (Refer to attached to Summary of Strategic Spatial Planning Project, Table 42 and CIF) |
| Include and integrate disadvantaged areas, areas under traditional leadership, rural areas, informal settlements ,slums and land holdings of state owned enterprises and agencies ,social and environmental objects of the municipality | <ul style="list-style-type: none"> It is recommended that this issue be addressed in the next review | Addressed (Refer to Map 13: Land Ownership; Map 24: Environmental Structuring Map and Map 11: Simplified Land Use Map). |
| Cognisance of any environmental management instrument adopted by the municipality | <ul style="list-style-type: none"> However it is recommended that this are be strengthened by developing strategies and usage of KZN DARD land categories datasets. | Addressed (Refer to Agricultural Land Categories Map 12 and Map 26: Proposed Environmental Map) |
| Capital Investment Framework was included, is it also depicted spatially | <ul style="list-style-type: none"> The municipality is commended for initiating the first step towards developing a CIF; however it is recommended that the further work is required in the improvement of this framework further looking at strategies and liaising with sector departments. Also the CIF needs to be spatially represented. | Addressed (Refer to Table 42: Summary of CIF) |
| Strategic assessment of environmental pressures and opportunities within the municipal area, including the spatial location of environmental sensitiveness, high potential agricultural land and coastal access strips, where applicable | <ul style="list-style-type: none"> It is recommended that the mapping develop spatial location of environmental sensitivities, high potential agricultural land and coastal access strips and strategic assessment of environmental pressures. The biodiversity information used was outdated and incomplete. Number of protected areas often incorrectly reflected as 2 and not 4 terrestrial and 1 marine No identification of CBAs, ESAs and corridors within LM and cross boundary No identification that PA vulnerable to surrounding LU's and that is why buffering should undertake No mention of stewardship programme and that Red Desert NR is being assessed for PA status No mention of Phakisa programme and associated Marine PA identification and expansion Does not sufficiently unpack the ICMA requirements of coastal protection/coastal public property etc. | Addressed (Refer to Section D, 18 and Maps 15 to Map 21 and Section G, 26 and Map 26). |

| | | |
|--|--|---|
| | <ul style="list-style-type: none"> Does not look at coastal vulnerability Assessment needs to be updated using Terrestrial and critical biodiversity areas(CBA's),Ecological support Areas(ESA's) and corridors identified in the UGU biodiversity sector plan 2015 Protected area layers The updated stewardship layers The stewardship area of investigation Gazetted community conservation areas It is also recommended to include any fine scale biodiversity mapping undertaken by the District and the EMF information. Text should also be used to contextualise the information provided in maps and associated pressures and opportunities. | |
| Strategic assessment of its proposals/interventions impacts on the environment. | <ul style="list-style-type: none"> The SDF does not provide a strategic assessment of its proposals/interventions impact on the environment. The municipality is urged to address the issue in the review | Addressed (Refer to SDF Map, Map 27) |
| <p>a) Aligned with the planning of neighbourhood municipalities(cross boarder planning)</p> <p>b) Is the alignment of initiatives with the of neighbouring municipalities depicted spatially</p> | <ul style="list-style-type: none"> However it is noted the Municipality has used a 2002 version of the Ezinqoleni SDF ma to align itself. The Ezinqoleni Municipality has since reviewed the SDF and has a map dated 2012. The Municipality is urged to engage with their surrounding municipalities during planning forums to ensure that cross boarder planning forums to ensure that cross boarder planning issues are dealt with on a continues basis. | Addressed (However, Mbizana Municipality did not provide Hibiscus Coast Municipality with necessary information to fully address this. The Municipality was contacted multiple times for cross-border meeting, but did not responded to the HCM invitation till completion of the SDF review). |
| Aligned with national plans ,policies and legislation | - | Addressed (Refer to Section B and Section F) |
| Scheme guidelines that promote where particular land use types/typologies are to encouraged or discouraged | <ul style="list-style-type: none"> It is recommended that the Municipality further consider guidelines for rural areas under the Traditional Authority. | Addressed (Refer to Implementation Framework, Section H: 30.3. Table 36) |
| Guidelines for the development of a specific scheme/design/rural schemes | - | (Refer to Implementation Framework, Section H: 30.3. Table 36) |
| Aligned to provincial plans, policies and legislation | - | Addressed (Refer to Section B) |
| Public Consultation as required in terms of MSA | - | Addressed (Refer to Annexure 2: Public Participation Report and Annexure 3: 30 day Newspaper Advert) |

| | | |
|--|--|--|
| | | |
| SECTION 3 :MINIMUM REQUIREMENTS FOR THE DEVELOPMENT OF A VISION AND SPATIAL | | |
| Long term spatial development vision statement for the next 10 to 20 years | - | Addressed (Refer to Section E, 21) |
| Include a written and spatial representation of a five year spatial development plan for the spatial form of the municipality | - | |
| Is the SDF vision in keeping with the broader IDP vision | - | |
| Objectives, strategies, programmes and projects in keeping with the vision & IDP | <ul style="list-style-type: none"> ▪ The Municipality is encouraged to further include programs or projects and budgets aligned to these strategies and this can be include in your CIF | Addressed (Refer to Table 42: Summary of CIF) |
| Set out to redress the imbalances of the past | - | - |
| (a) Strategic guidance in respect of the location and nature of development | - | Addressed (Refer to Map 27: SDF Map) |
| (b) Extent to which objectives strategies, programmes as per(a) is shown in the SDF strategic mapping | - | - |
| Identify current and further significant structuring and restructuring elements of the spatial form of the municipality, including development corridors, activity spines and economic nodes where public and private investment will be prioritised and facilitated | - | Addressed (Refer to Section G, 25) |

| | | |
|---|---|---|
| SDF addresses Historical Spatial imbalances in development | - | Addressed (Refer to Section G, 25) |
| Does the SDF give effect to the development principles and applicable norms and standards as set out in Chapter2(7) of SPLUMA | <ul style="list-style-type: none"> ▪ The SDF does give effect to the development principles and applicable norms and standards of SPLUMA ▪ It is hence noted that the SDF is only partially complaint with the provisions of the Spatial Land Use Management Act,2013(Act 16 2013),and it is requested that the content of Section 21 of SPLUMA be taken cognisance of when reviewing your current SDF | Addressed (Refer to Section F, 22) |
| Align with the SDF reflected in the IDPS of the Neighbouring municipalities | <ul style="list-style-type: none"> ▪ However it is noted the Municipality has used a 2002 version of the Ezinqoleni SDF ma to align itself. The Ezinqoleni Municipality has since reviewed the SDF and has a map dated 2012. The Municipality is urged to engage with their surrounding municipalities during planning forums to ensure that cross boarder planning forums to ensure that cross boarder planning issues are dealt with on a continues basis. | Addressed (However, Mbizana Municipality did not provide Hibiscus Coast Municipality with necessary information to fully address this. The Municipality was contacted multiple times for cross-border meeting, but did not responded to the HCM invitation till completion of the SDF review). |
| Is there a sound and up to date economic analysis in the SDF, inclusive of estimates of economic activity and employment trends and locations in the municipal area for the next five years | <ul style="list-style-type: none"> ▪ It is recommended that the municipality reference all graphs within the document and state the information source and date | Addressed (Refer to Section D, 13 and D, 18) |
| (a) Objectives strategies, programmes and projects address the implications of the economic analysis | - | Addressed (Refer to Table 42: Summary of CIF) |
| (b) Extent to which objectives strategies, programmes as per (a) is shown in the SDF strategic mapping | - | - |
| Is there a sound and up to date demographic analysis in the SDF, containing, including population growth estimates for the next five years | <ul style="list-style-type: none"> ▪ It is recommended that the municipality reference all graphs within the document and state the information source and date. | Addressed (Refer to Section D, 12) |

| | | |
|--|---|--|
| Estimates of the demand of housing units across different socioeconomic categories and planned location and density of future housing developments | <ul style="list-style-type: none"> ▪ The SDF sets out spatial location criteria and density parameters for future housing developments. The municipality is commended for the work done on these criteria. It recommended that the Municipality should map out these areas of planned locations. | Addressed (Refer to Section D, 14.8) |
| Identify the designated areas where a national or provincial inclusionary housing policy may be applicable | <ul style="list-style-type: none"> ▪ Needs to be included in the next text review | - |
| Identify the designation of areas in which: <ul style="list-style-type: none"> a. More detailed local area plans must be developed; and b. Shortened land use development procedures may be applicable and land use schemes may be so amended? | <ul style="list-style-type: none"> ▪ It has not identified areas for shortened land use development procedures may be applicable and land use schemes may be amended | Addressed (Refer to Section G, 27.8) |
| SDF spatially depict the co-ordination, alignment and integration of sectorial policies of all municipal departments | <ul style="list-style-type: none"> ▪ It is recommended that the SDF spatially depict the co-ordination alignment and integration of sectorial policies of all municipal departments in the next review | Addressed (Refer to Table 42: Summary of CIF) |
| Determine the purpose, desired impact and structure of the Scheme to apply in that municipal area | - | Addressed (Refer to Section H, 30) |
| Include an implementation plan comprising of: <ul style="list-style-type: none"> a. Sectorial requirements, including budgets and resources for implementation; b. Necessary amendments to schemes | - | Addressed (Refer to Section H, 30 to 36) |

| | | |
|--|---|--|
| <ul style="list-style-type: none"> c. Specification of institutional arrangements necessary for implementation; d. Specification of implementation targets, including dates and monitoring indicators and e. Specification, where necessary of any arrangements for partnerships in the implementation process? | | |
| Alignment between the SDF and the capital budget | <ul style="list-style-type: none"> ▪ SDF needs to spatially depicted three year MTEF/capital expenditure framework for the municipalities development programmes | Addressed (Refer to Table 42: Summary of CIF) |
| Three year MTEF/capital expenditure framework for the municipality's development programmes depicted spatial? (SPLUMA 4:21(n)) | <ul style="list-style-type: none"> ▪ SDF needs to spatially depicted three year MTEF/ capital expenditure framework municipality's development programmes | Addressed (Refer to Table 42: Summary of CIF) |
| Are the budgets of sector departments reflected spatially on the SDF/CIP maps? | <ul style="list-style-type: none"> ▪ It is recommended that the municipality try to map out all of the projects in the CIF. The Municipality can create one map per category as stated in the CIF template. This will spatially show where projects are being allocated in terms of desired growth and direction of the municipality | - |
| Does the SDF take into account Provincial spatially planning guidelines 1-9? | <ul style="list-style-type: none"> ▪ The SDF does take into consideration the provincial planning guidelines; however there are some guidelines that are not considered | Addressed (Refer to Section B) |
| Is the SDF aligned with District and Local Municipalities in relation to <ul style="list-style-type: none"> a. Cross border SDF planning b. The millennium development goals; c. Climate change focus areas | - | Addressed (Refer to Section B) |

| | | |
|---|--|--|
| d. The 2015 State of the nation address | | |
| e. The state of the province address | | |
| f. National development plan | | |
| g. Provincial growth and development strategy of 2011 and | | |
| h. Outcomes 9,13 and 16 | | |

ANNEXURE 2: PUBLIC PARTICIPATION REPORT

**PUBLIC PARTICIPATION REPORT: HIBISCUS COAST MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK REVIEW
2016/17**

TRADITIONAL COUNCILS WORKSHOPS

| 1.KWAMADLALA TRADITIONAL COUNCIL: 11 AUGUST 2015 | | | | | |
|---|----------------|----------------------------------|-----------------|---|---|
| Traditional Leader | Ward No | Issues to be Investigated | Priority | Issues | Proposals |
| Inkosi MZN Madlala | | 1. Water | A | 1.1. Water provision not evenly distributed. | 1.1.1. Water provision to be evenly distributed. |
| | | | | 1.2. Water service is non-functional leading to utilization of water from rivers (e.g. for bathing, washing and cooking.) | 1.2.1. The municipality to increase the frequency of water delivery in the area. |
| | | | | 1.3. Inconsistent frequencies of water delivery by UGu District Municipal trucks | 1.3.1. Increase the frequency of water delivery by UGu District Municipality. |
| | | 2. Sanitation | B | 2.1. Inadequate provision of toilets to residents due to lack of functional institutional structures. | 2.1.1. Improve the equal distribution of toilets to all residents. |
| | | 3. Electricity | | - | - |
| | | 4. Environmental | F | None | None |
| | | 5. Economics | D | 5.1 Limited economic services in the area. | 5.1.1. Pension and social grant pay-out points to be located and included as part of Thusong Centres. |
| | | 6. Other | C | 5.1. Poor road conditions | 5.1.1. Upgrading and maintenance of roads by the municipality is required. |
| 2. KWANZIMAKWE TRADITIONAL COUNCIL: 18 AUGUST 2015 | | | | | |
| Traditional Leader | Ward | Issues to be Investigated | Priority | Issues | Proposal |

| | | | | | |
|----------------------|--|-------------------------|----------|---|---|
| Inkosi E.N. Nzimakwe | | 1. Water | A | 1.1 Water infrastructure available but dry stand pipes. | 1.1.1. Maintenance and upgrading of water stand pipes. |
| | | | | 1.2 Water extension is required in ward 11 | 1.2.1. Provision of water extension by UGu District Municipality. |
| | | | | 1.3. Insufficient stand pipes by uGu Municipality to cover the whole TC area. | 1.3.1. The Municipality to provide more stand pipes to increase water supply. |
| | | | | 1.4 Inconsistent frequency of water delivery by the uGu Municipality. | 1.4.1. The municipality to increase the frequency of water delivery in the area. |
| | | | | 1.5 Some residents going over a long period of time up to two months without running water. | 1.5.1. The municipality to increase the frequency of water delivery in the area. |
| | | | | 1.6. Lack of water infrastructure for ward 10 and 11. | 1.6.1. Provide water infrastructure for these wards. |
| | | 2. Sanitation | | - | - |
| | | 3. Electricity | B | 3.1 Infill has been initiated from 2013 to date but the project has not been completed. | 3.1.1. Eskom must educate public regarding the 50m displacement of electricity supply. |
| | | 4. Environmental | E | 4.1 Educational workshops for youth from environmental department n environmental awareness e.g. veldfires, pollution, etc. | 4.1.1. Provide educational workshops for youth and the community from environmental department. |
| | | 5. Economics | D | 5.1. LED office is not communicative and Thusong centres are non-functional. | 5.1.1. Workshop are required for Co-Operative and SMME. |
| | | | | 5.2. Lack of youth participation in LED projects. | 5.2.1. Special programmes and inclusion into Sukuma Sakhe initiatives. |
| | | 6. Other | C | 6.1 Tar roads in the area have been depleted. | 6.1.1. D1097 should be concrete when upgraded rather than tar. |

| | | | | | |
|---|------|---------------------------|----------|--|---|
| | | | | 6.2 Limited road crossing for children going to school. | 6.2.1. Upgrading and maintenance of road infrastructure. |
| | | | | 6.3 Crime is devastating and drug ridicule is rife. | 6.3.1. Interdepartmental workshops for youth intervention. |
| 3. KWAMAVUNDLA TRADITIONAL COUNCIL : 26 AUGUST 2015 | | | | | |
| Traditional Leader | Ward | Issues to be Investigated | Priority | Issues | Proposal |
| Inkosi S. Mavundla | | 1. Water | A | 1.1 Water is only accessible mainly n properties located along main roads, some resident have to travel 15km to get water. | 1.1Extension of water pipes by UGu District Municipality is required. |
| | | | | 1.2 Water delivery is once a day or even once a week. | 1.2. Increase water frequency delivered by uGu District Municipality. 1.3. Stationary tanks/ Jojo tanks required in case water is not available. |
| | | 2. Electricity | B | Electricity supply is not sufficient. | Increase electricity provision to cover the entire TC area |
| | | 3. Sanitation | - | - | - |
| | | 4. Environmental | - | - | - |
| | | 5. Economics | - | - | - |
| | | 6. Other | C | 6.1. Road Infrastructure is in adequate i.e. lack of access road. | 6.1.1. Provision of access roads and maintance. |
| | | | | 5.3 Lack of social facilities (e.g. High school, clinics, crèche around isigodi sakwaMafu, etc.) | 5.3 Development of social facilities mainly Government Departments. |
| 4. KWAXOLO TRADITIONAL COUNCIL: 24 OCTOBER 2015 | | | | | |
| Traditional Leader | Ward | Issues to be Investigated | Priority | Issues | Proposal |

| | | | | | |
|-----------------------|--|-------------------------|----------|---|---|
| Inkosi M. Xolo | | 1. Water | A | 1.1. uGu District is not providing sufficient infrastructure for residents e.g. water | 1.1.1. uGu to fastrack its provision of infrastructural development within the TC area. |
| | | 2. Sanitation | - | - | - |
| | | 3. Electricity | - | - | - |
| | | 4. Environmental | - | - | - |
| | | 5. Economic | B | 5.1. No commercial activities in the area to encourage job creation e.g. light industry, retail, etc. | 5.1.1. Municipality to assist the TC in sourcing investors for commercial and light industrial activities. |
| | | 6. Other | C | 6.1. Poor Road Infrastructure | 6.1.1. Upgrading and maintenance of road infrastructure is required. |
| | | | | 6.2. Lack of co-ordination in terms of implementation of projects between municipal and provincial government departments | 6.2.1. Alignment and co-ordination of municipal and provincial department's project implementation is required. |
| | | | | 6.3. No infrastructural development i.e. roads, water and electricity for the new Housing Project at Majekejekeni area. | 6.3.1. Infrastructural development is required at Majekejekeni. |
| | | | | 6.4. Lack of co-ordination in land allocation, particularly the land that is earmarked for economic development. | 6.4.1. The Hibiscus Coast Town Planning Department to assist the TC in identifying land for economic |

| | | | | | |
|--|-------------|----------------------------------|-----------------|---|---|
| | | | | | activities e.g. commercial, industrial, etc. |
| 5. KWANDWALANE TRADITIONAL COUNCIL: 28 OCTBER 2015 | | | | | |
| Traditional Leader | Ward | Issues to be Investigated | Priority | Issues | Proposal |
| Another is to be Scheduled with the TC to conduct the workshop | | | | | |
| | | | | | |
| 6. LUSHABA TARDITIONAL COUNCIL: 09 DECEMBER 2015 | | | | | |
| Traditional Leader | Ward | Issues to be Investigated | Priority | Issues | Proposal |
| Inkosi Z.S. Lushaba | | Water | A | Water is regarded as a general problem affecting the entire TC. There are not enough standpipes in the area and there are even some areas without standpipes at all. The Traditional House does not have water. | 1.1.1 UGU project which rolled out the provision of standpipes needs to be extended to cover areas without standpipes |
| | | | | There was a project initiated by UGU to roll out standpipes however it was not completed. The KwaMcunu Isigodi has no water at all. | 1.2.2 UGU District needs to finalise the project |
| | | | | Unequal distribution of water by water trucks | 1.3.3 Stationary tanks/ Jojo tanks required in case water is not available |
| | | Sanitation | B | 2.1 The issue of sanitation is problematic in the entire TC, however it is mostly severe in the Emgolomi Isigodi. | |
| | | | | 2.2 Toilets are provided however there are issues around drainage | |

| | | | | | |
|--|--|----------------------|----------|--|---|
| | | | | and maintenance resulting in overflow | |
| | | Electricity | | - | - |
| | | Environmental | E | 4.1 Wild Pigs are problematic in the area as they affect agriculture and farming | |
| | | | | 4.2 TC indicated that it has requested assistance for a programme to cut down invasive trees and plants. The programme was done previously however it came to a halt. | 4.2.2 Hibiscus Coast Municipality needs to liaise with the Department of Agriculture to reinstate the project |
| | | Economic | C | 5.1 There is a need for retail shop such as Cambridge and Boxer so that residents do not travel to access such places. | 5.1.1. Upgrading of infrastructural development to promote investment opportunities for commercial uses. |
| | | | | 5.2 TC indicated that workshops to empower community members on entrepreneurship are much needed | 5.2.2 Hibiscus Coast LED Unit to assist in providing workshops to the community |
| | | Other | D | 6.1 Vandalism of community buildings, ie. Halls, crèches, amongst many as a result of lack of utilization. | |
| | | | | 6.2 Lack of co- ordination between the TC and Ward Councillor | |
| | | | | 6.3 Demarcation of wards; the TC indicated that there was lack of consultation with communities in this respect. There are currently cross boundary issues affecting the Mkholomi Isigodi in respect of the provision of water and services. | 6.4. Public consultations meetings to be conducted prior to the 2016 elections. |
| | | | | 6.4 There is no voting station at Ward 5 | 6.5. The Municipality to initiate a voting station for Ward 5 |

STAKEHOLDERS INPUTS AND COMMENTS

| 1. STEERING COMMITTEE MEETING: 27 JANUARY 2016 | |
|---|--|
| STAKEHOLDERS COMMENTS | RESPONSE |
| The SDF presentation mentioned the planning for the new Municipality encompassing HCM and Ezinqoleni. A stakeholder advised that KZN COGTA MEC has requested that each Municipality undertakes planning individually until after the elections. | The KZN COGTA MEC comments for the SDF Review 2015/16 stipulated that HCM is required to incorporate Ezinqoleni solely for analysis purposes and not planning proposals in the (current SDF Review 2016/17). |
| A comment regarding human settlements developing in peri- urban areas which are depleting the resources of HCM and UGU District was raised. It was further indicated that HCM should begin to look at ways to deal with this issue in the SDF. | Noted |
| An issue regarding non- involvement of SANRAL in all HCM planning matters was raised. Mr. SM reiterated the concern raised regarding SANRAL and requested that HCM forward correspondence in this regard to KZN COGTA | Invitation to SANRAL was extended for them to attend the PSC meetings. There was no attendance till date. |
| It was commented that the SDF should also include immigration patterns so as to assist with planning. | Addressed (Refer to Section D13.4) |
| It was suggested that the Mtamvuna River be identified in the SDF for eco- tourism between HCM and Mbizana and advised that this eco- tourism project will therefore need to be presented spatially. | Addressed (Refer to Section G 26 and Map 24:Environmental Map) |
| Comments on the need for the SDF to spatially map the availability of telecommunication infrastructure in the Municipality were raised. | Not addressed. HCM was not successful in obtaining data in this regard |
| It was suggested that the Ugu Agri- Park project would also need to be included in the SDF. | Not Address. HCM was not successful in obtaining information from Siyavuna |
| It was enquired if it would be ideal to propose new nodes and corridors in a review regarding the extent of the SDF Review? | Addressed. The following new nodes were proposed (i.e. Recreational Node and Rural Investment Nodes) |
| 2. TECHNICAL WORKSHOP: 26 FEBRUARY 2016 | |
| STAKEHOLDERS COMMENTS | RESPONSE |
| It was commented that the drought issue needs to be taken into consideration as it has become an urgent matter and will continue to be so. | Addressed (Refer to Section H: 27.5 and Section H: 32) |

| | |
|---|---|
| It was commented that the South Coast has various local scale conservation corridors, which should be taken into consideration in the SDF and planning framework. | Addressed (Refer to Section D: 18.2.3) |
| It was suggested that the Marine development particularly for Hibberdene Harbour needs to be considered in the SDF. | Addressed (Refer to Section H: 33.1.2) |
| It was suggested that the formal extension of the Gamalakhe township be proposed as a project in the next financial year and in the SDF. | Addressed (Refer to Section H: 33.1, Table 41) |
| 3. COUNCILLORS WORKSHOP: 03 MARCH 2016 | |
| STAKEHOLDERS COMMENTS | RESPONSE |
| It was suggested that public participation process of the SDF encompasses more advertising that is not only limited to newspaper notices. | Noted. Draft SDF will be uploaded on the Municipal Website |
| A comment on the lack of engagement and integration with SANRAL was raised. | Invitation to SANRAL was extended for them to attend the PSC meetings. There was no attendance till date. |
| It was commented that the technology hub has not been included in the SDF proposals thus making it operate in the form of a Silo from other developments. | Addressed (Refer to Section H: 33 and Table 42) |
| It was suggested that the SDF be available on the municipal website so as to ensure information is available on various platforms. | Noted |
| It was commented that there should be evident alignment of the Hibiscus Coast Municipality Scheme and SDF and mapping must be accurate and specific. As non-alignment as well as inaccurate mapping causes misunderstanding and confusion for developers and investors. | Noted (Refer to Map 27: SDF Map) |
| It was suggested that more clarity should be provided on the 5km buffer zone around protected areas and its influence on development according to the SDF. | Addressed (Refer to G: 27.3) |
| It was commented that the SDF has a lack of implementation and processes need to be set up to ensure that the development of the SDF is not in vain. | Addressed (Refer to Section H: Implementation Plan) |
| It was commented that the SDF excluded the cemetery in Uvongo in its analysis. | Addressed (Refer to Section D: 14.6) |
| It was suggested that the SDF as well as the municipality should educate the community, particularly the rural community about environmental sensitive land and the pros of conserving these areas. | Addressed (Refer to Section H: 33 , Table 42) |

ANNEXURE 3: MUNICIPAL NOTICE AS PER SPLUMA AND MSA

NOTICES

South Coast Herald, March 4, 2016



MUNICIPAL NOTICE: 054 of 2016

HIBISCUS COAST SPATIAL DEVELOPMENT FRAMEWORK 2016/17

The Spatial Development Framework (SDF) of the Hibiscus Coast Municipality has been drafted to guide the Municipality in the implementation of its vision, mission and developmental objectives contained in the Hibiscus Coast Integrated Development Plan (IDP).

According to Section 26 (e) of the Municipal Systems Act, 2000 (Act No. 32 of 2000) and Section 21 3(b) of the Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013), the SDF forms part of the Municipality's IDP. The Spatial Development Framework depicts current and future land uses (as per the municipal designations) as well as the manner in which future development will be guided.

Copies of this document will be made available at the Municipal Offices at Erf 666 Crescent Road, Uvongo from 03 March 2016 to 01 April 2016. The Hibiscus Coast Municipality invites all stakeholders to comment on this document before it is duly adopted as per legislations.

Written comments may be forwarded to the Senior Town Planner: Ms. Lerato Madihlaba, by no later than 01 April 2016 via any of the following:

Address Postal: P.O. Box 5, Port Shepstone, 4240 Tel: 039 315 9217
Email: Lerato.Madihlaba@hcm.gov.za

SM MBILI
MUNICIPAL MANAGER

3/4/hh



ISAZISO SOMPHAKATHI: 054 of 2016

HIBISCUS COAST SPATIAL DEVELOPMENT FRAMEWORK 2016/17

Umqingo wohlaka lokuhlalelwa kwentuthuko ngokwezindawo (SDF) kumasipala waseHibiscus Coast yenzelwa ukuba isekele umbono namaqhinga entuthuko asemqingweni wohlelo lwentuthuko edidiyelwa (IDP) yaseHibiscus Coast.

Ngokwesigaba sika 26(e) wezinhlalo zikamasipala ezikwi-Act No. 32 of 2000 kanye ne Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013) kufanele iSDF ibe ingxenye ye-IDP kamasipala. Lomqingo weSDF yaseHibiscus Coast utshengisa indlela yokusebenzisa nokuthuthukiswa kwendawo ngokufanelile (ngokwemthetho yamasipala) esikhathini esizayo.

Amakhopi alomqingo azobakhona emahhovisi kamasipala ase-Uvongo, kusukela ngomhlaka 03 March 2016 kuya kumhlaka 01 April 2016.

Imibono ebhaliwe ingathunyelwa kumhleli wedolobha uLerato Madihlaba kungakashayi umhlaka 01 April 2016 ngalezi zindlela ezilandelayo:

Postal Address: P.O Box 5, Port Shepstone, 4240
Tel: 039 315 9217 Fax: 086 529 7064
Email: Lerato.Madihlaba@hcm.gov.za

SM MBILI
MUNICIPAL MANAGER

3/4/ii