

MANDENI MUNICIPALITY



SPATIAL DEVELOPMENT FRAMEWORK

2026/2027 Review

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INTRODUCTION

The Spatial Development Framework (SDF) for Mandeni Local Municipality was reviewed in June 2020. It was reviewed in compliance with the provisions of section 26(e) of the Municipal Systems Act (MSA) 2000 and Spatial Planning and Land Use Management Act (SPLUMA) 2013. The SDF is due for review and the final SDF must comply with the provisions of the Spatial Planning and Land Use Management Act (SPLUMA) 2013, MSA and the Department of Agriculture Land Reform & Rural Development (DALRRD) SDF's Guidelines of 2017.

Tshani Consulting CC has been successfully appointed to review the Spatial Development Framework for the Mandeni Local Municipality for 2018/19.

This report serves as an Issues and Vision Report prepared by Tshani Consulting CC as part of Phase 2 of the Project.

PROJECT SCOPE

The overarching goal to review and update the Mandeni Local Municipality's Spatial Development Framework is to ensure that the principles of biophysical, socio-economic and built environment of the district and its resources can be realised. The review should also consider the outcome of the SDF assessment done by DALRRD and the recommendations.

The SDF is intended to guide the orderly and desirable spatial development of the municipality by inter alia developing development

strategies/guidelines. The SDF should provide direction to guide decision-making on an ongoing basis, aiming at the creation of integrated, sustainable and habitable regions, cities and towns.

PROJECT OBJECTIVES

The reviewed SDF will comply with the provisions of the Municipal Systems Act 2000, National Environmental Management Act (Act 107 of 1998) and the Spatial Planning and Land Use Management Act 2013. It must also align to the elements as recommended by the SDF guidelines 2017.

The SDF must contain strategies, policies and plans which must: -

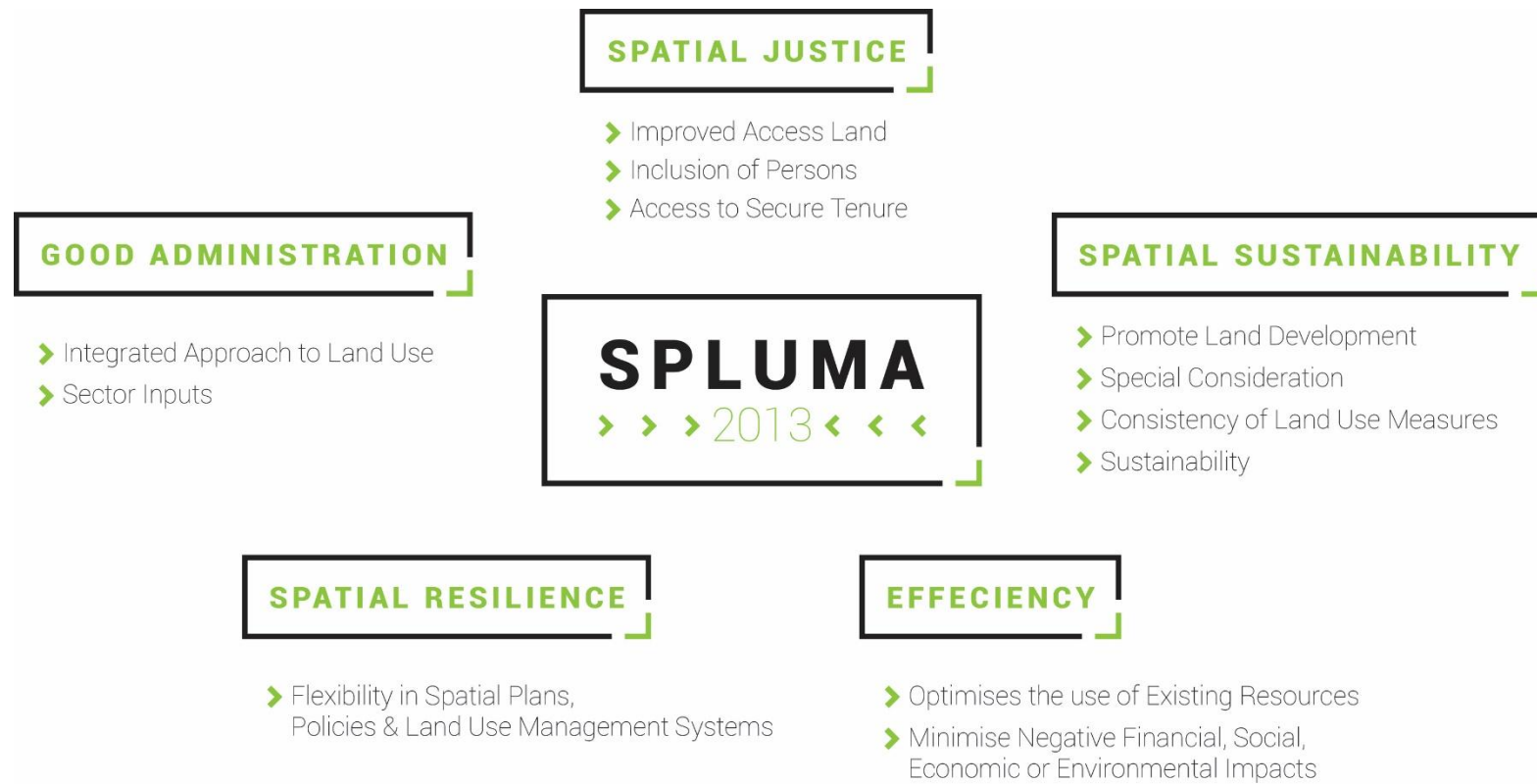
- i) Analyse the opportunities and constraints within the municipality concerning the heritage, economy, agriculture, environment, infrastructure, tourism and social development;
- ii) Delineate the agricultural land that has high potential;
- iii) Indicate desired patterns of land use within the municipality;
- iv) Assess the existing bulk infrastructure capacity and upgrading requires meeting future demands;
- v) The role the SDF will play in the IDP and influencing prioritisation of projects;
- vi) Identify existing and future land reform projects;

- vii) Address the spatial reconstruction of the location and nature of development within the municipality including desired settlement patterns; and
- viii) Provide strategic guidance in respect of the location and nature of development within the municipality;
 - Set out a basic framework for the development of a land use management system in the municipality;
 - Set out a capital investment framework for the municipality's development programs within a prioritisation matrix (prioritised list of development interventions and spatial locations);
 - Align with Spatial Planning Categories (SPCs);
 - Analysis and clarification of how sector departments will implement the SDF;
 - Contain a strategic assessment of the environmental impact of the SDF;
 - Identify programs, interventions and projects for the development of land within the municipality;
 - Be aligned with the SDF's of neighbouring district municipalities; and
 - Provide a visual representation of the desired spatial form of the municipality, which

- Must indicate where public and private land development and infrastructure investment should take place;
- Must indicate all cross-border issues, challenges and alignment of programmes shared with neighbouring district municipalities;
- Must indicate desired or undesired utilisation of space within municipal areas of jurisdictions;
- Must delineate the urban edge;
- Must consider institutional arrangements;
- Must consider proposals made by new PSDF;
- Must consider updated economic potential of towns as per the new Provincial Spatial Development Framework (PSDF);
- Must indicate areas where priority spending is required;
- Identify existing and proposed nodal areas for the development of infrastructure and social services.

The SDF must give effect to the development principles contained in the Spatial Planning and Land Use Management Act 2013 including: -

- i) Spatial Justice;
- ii) Spatial Sustainability;
- iii) Efficiency.



RELEVANT LEGISLATION AND POLICIES

From inception to its completion of the Mandeni Local Municipality's SDF review must be guided but not limited to the following pieces of legislation:

-

- Spatial Planning and Land Use Management Act 16 of 2013;
- Municipal Systems Act 32 of 2000;
- Draft NSDP;
- Municipal Planning and Performance Management Regulations 2001;
- National Environmental Management Act (Act 107 of 1998);
- NDP – 2030;
- KZN PSDF.

PROJECT PHASING

The following project phases are outlined as follows:

Phase 1:	Project Start Up
Phase 2:	Policy Content and Vision Directives
Phase 3:	Spatial Challenges & Opportunities
Phase 4:	Spatial Proposals
Phase 5:	Implementation Framework
Phase 6:	Advertising and Consolidation
Phase 7:	Final SDF Document and Maps
Phase 8:	Project Closure

PROVINCIAL LOCALITY

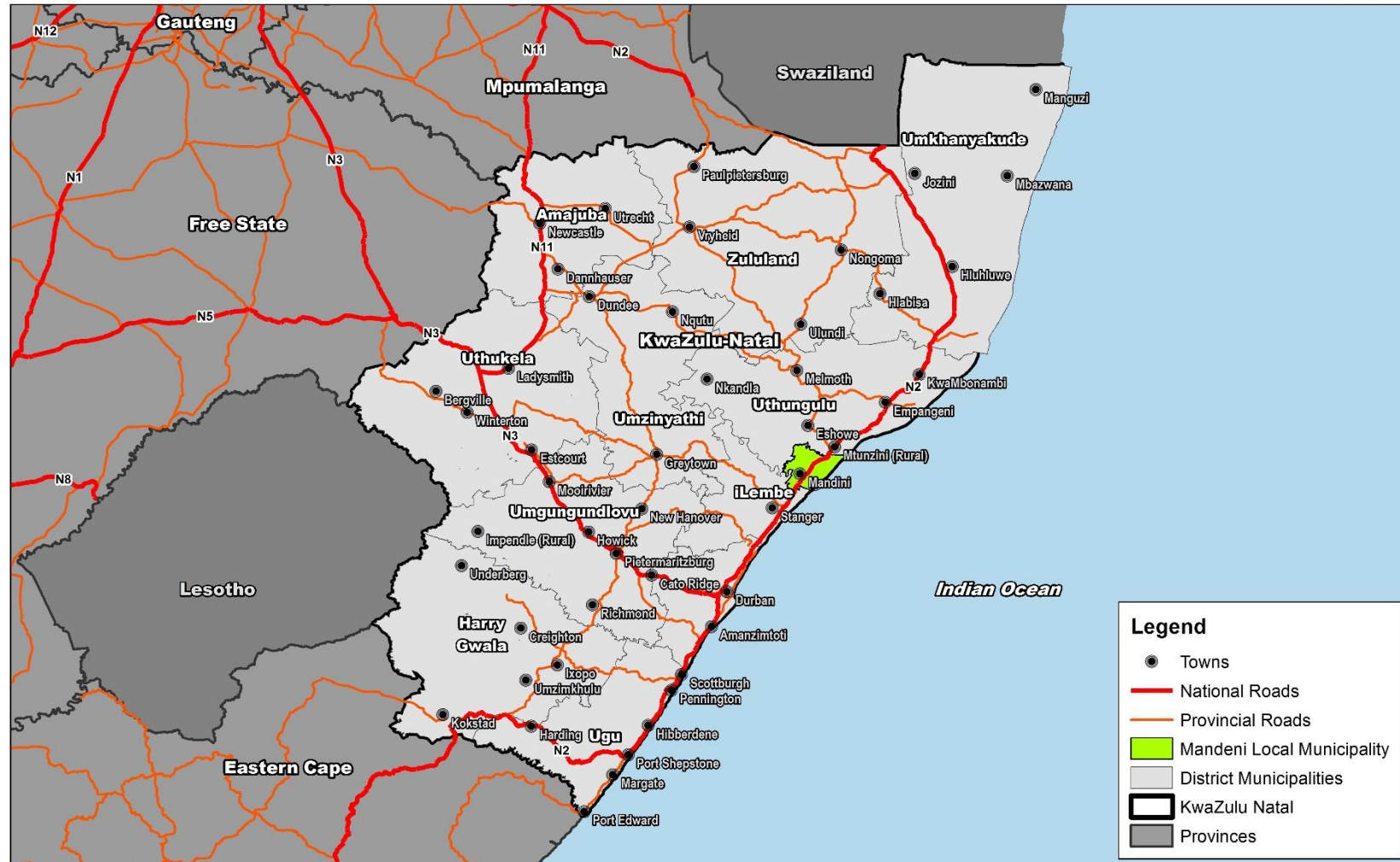
The Mandeni Local Municipality is located within the eastern part of the Kwa-Zulu Natal Province within South Africa. The Kwa-Zulu Natal Province is located in the south-east of South Africa bordering the Indian Ocean and is the second largest province in South Africa.

Kwa- Zulu Natal covers an area of 94 361km² and borders on the Eastern Cape, Free State and Mpumalanga provinces.

MANDENI LOCAL MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK REVIEW

PROVINCIAL LOCALITY

N
1:2 200 000



DISTRICT LOCALITY

The Ilembe Local Municipality and is the smallest of the province's district municipalities. It measures a size of 3 269km² and comprising mere 3% of its geographical area. The district is located between Durban and Richards Bay.

The following four (4) local municipalities are located within the Ilembe District Municipality:-

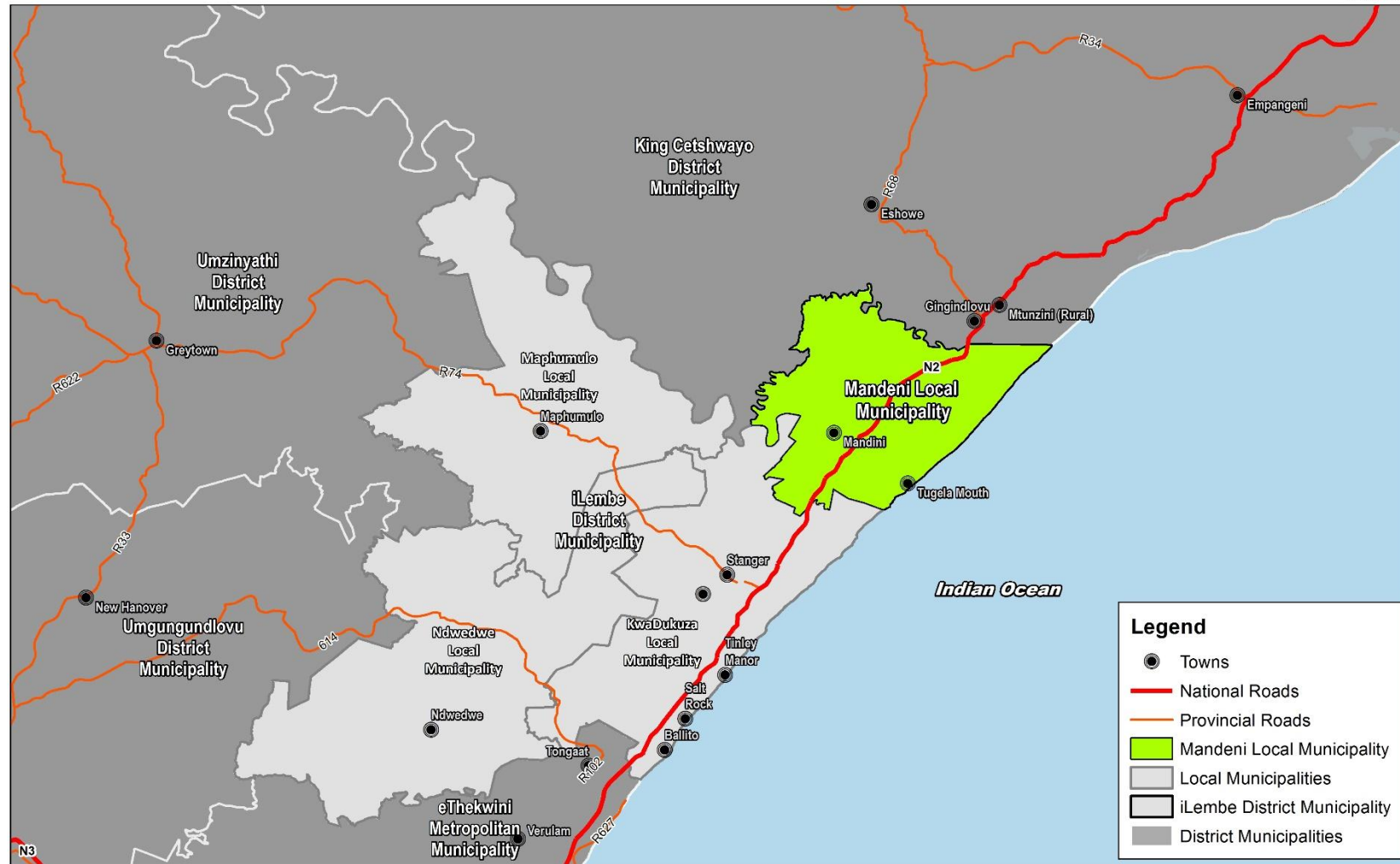
- Mandeni
- KwaDukuza
- Maphumulo
- Ndwedwe

Municipality	Main Towns	% of the District	Area (km ²)
Mandeni	<ul style="list-style-type: none"> • Isithebe • - Mandeni 	16.7%	545km ²
KwaDukuza	<ul style="list-style-type: none"> • -Dolphin Coast/Ballito • -KwaDukuza • -Nkwazi/ Zinkwazi Beach 	22.5%	735km ²
Maphumulo	Maphumulo	27.4%	896km ²
Ndwedwe	Ndwedwe	33.4%	1 093km ²

MANDENI LOCAL MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK REVIEW

DISTRICT LOCALITY

1:465 000



LOCAL MUNICIPAL LOCALITY

The Mandeni Local Municipality is located on the east coast of KwaZulu-Natal and situated on the northern Boundary of the District Municipality, and shares a district boundary with uThungulu District Municipality.

The Mandeni Municipal area is approximately 545 km² in extent and consists of 18 wards with a total of 36 councillors. The Municipal Demarcation board has currently added another ward which is ward 18 around the IsiThebe industrial area (Vutha) due to the number of VD's. 49% of the municipality held under traditional tenure with the following aMakhosi Preside within the municipality:

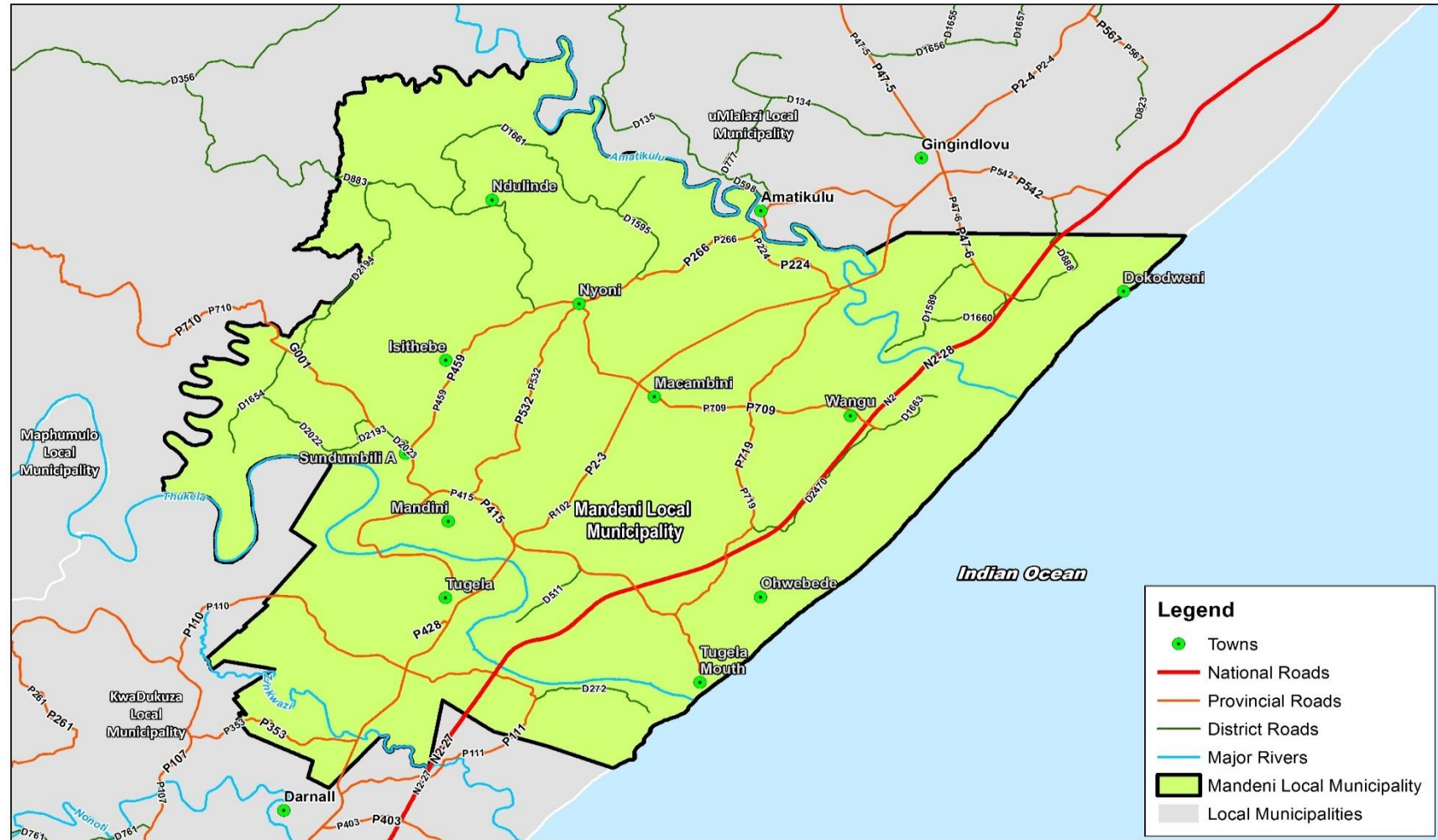
- Nkosi uMhlongo
- iNkosi uMathonsi
- iNkosi uMcambi
- iNkosi uNgcobo

Although numerous rural settlements are scattered throughout the Municipality, the following areas have been identified as the main nodal areas.

MANDENI LOCAL MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK REVIEW

MUNICIPAL LOCALITY

N
1:140 000



SECTION B

Vision



TSHANI
CONSULTING C.C.

VISION

Developing a vision for a particular area needs to be based on a broad overall vision, identifying where the municipality should be directed based on the strengths of the area as well as aspiring to positively impact on the issues pertaining to the area. One should take cognisance of the tiers of spatial representation where the vision of the minor context should be taken direction from the vision of the larger context.

The vision for the Mandeni Local Municipality SDF has been developed in line with the National Spatial Development Framework (NSDF), the Kwa-Zulu Natal Provincial Spatial Development Framework (PSDF), Ilembe District Municipality Integrated Development Plan (IDP 2020-2021 Review), Ilembe District Spatial Development Framework (SDF 2021), Mandeni Local Municipality Integrated Development Plan (IDP 2020/2021) and well as the Mandeni Local Municipality Spatial Development Framework (SDF 2018/2019).

The vision statements for these above-mentioned plans are highlighted below.

National Spatial Development Framework (NSDF)

The NSDF Vision is outlined as follows:

“All Our People Living in Shared and Transformed Places in an Integrated, Inclusive, Sustainable and Competitive National Space Economy.”



Kwazulu-Natal Provincial Spatial Development Framework (PSDF)

The KZN PSDF Vision is outlined as follows:

“Kwa Zulu-Natal will be a prosperous Province with a healthy, secure and skilled population, living in dignity and harmony, acting as a gateway to Africa and the World.”

Ilembe District Municipality Integrated Development Plan (IDP 2020/2021 Review)

The Ilembe IDP Vision is outlined as follows:

“By 2030 iLembe District Municipality will be a sustainable people-centered economic hub providing excellent services and quality of life”



Ilembe District Municipality Spatial Development Framework (SDF 2021)

The Ilembe SDF Vision is outlined as follows:

“By 2030 iLembe District Municipality will be a sustainable people-centered economic hub providing excellent services and quality of life”

Mandeni Local Municipality Integrated Development Plan (IDP 2020-2021 Review)

The Mandeni IDP Vision is outlined as follows:

“To be a reliable, people-centred, and sustainable economic hub by 2030.”



Mandeni Local Municipality Spatial Development Framework (SDF 2018/2019)

The Mandeni SDF Vision is outlined as follows:

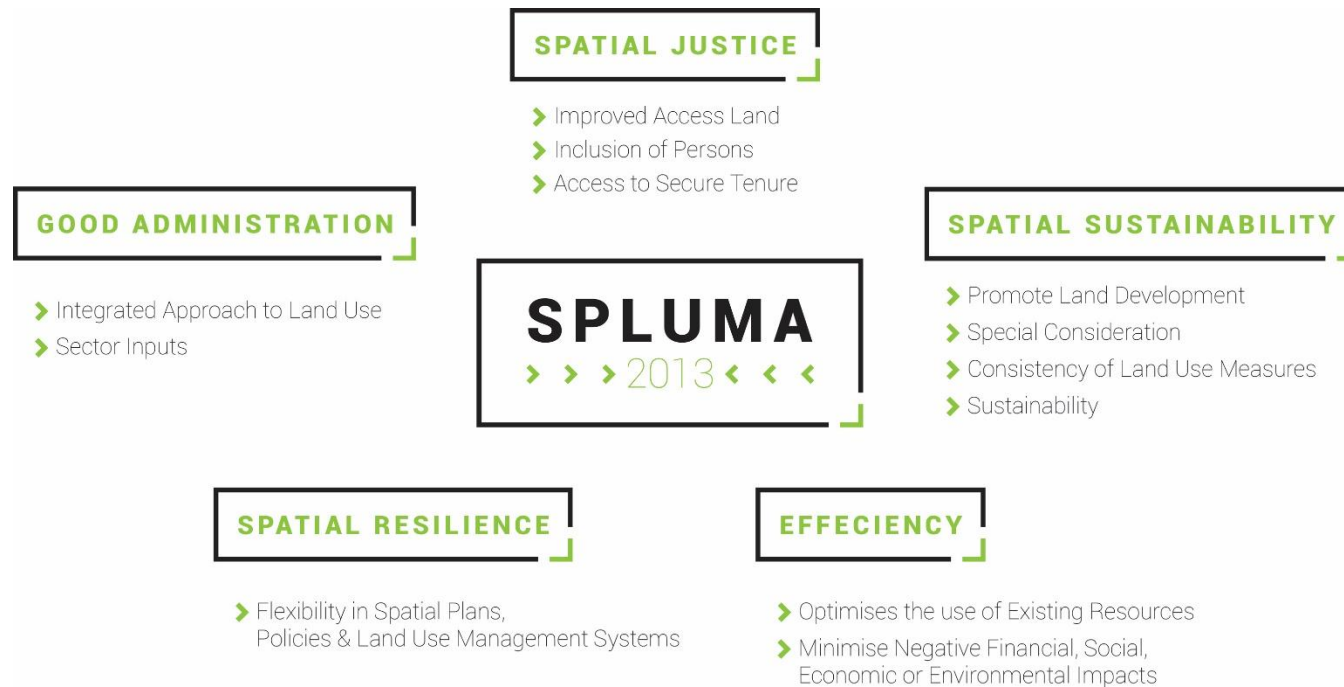
” By 2030 Mandeni will have an efficient spatial structure and planning system with equitable and reliable services, integrated and socially beneficial land development which are balanced with the conservation of its vital natural resources (including coastal resources and agricultural land) as the basis for sustainable economic growth.”

DEVELOPMENT PERSPECTIVE

This phase will begin with outlining the spatial guiding principles of this SDF. These will help structure the focus of the SDF.

Spatial Planning and Land Use Management Act 2013 Principles

Legally, the development principles of SPLUMA must guide a strategic response to spatial development challenges and opportunities in Mandeni Local Municipality. Accordingly, the table below sets out the proposed strategic application of the SPLUMA Development Principles in the MLM SDF Review:



SPLUMA Development Principle	Elements of the SPLUMA Principle	Strategic Application in the MLM SDF
Spatial Justice	<ul style="list-style-type: none"> • past spatial and other development imbalances should be redressed through improved access to, and utilisation of, land; • spatial development frameworks and policy at all spheres of government should address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements and areas characterised by widespread poverty and deprivation; • spatial planning mechanisms, including zoning schemes, should incorporate provisions that enable redress in access to land by disadvantaged communities and persons; • land use management systems should include all areas of a municipality and specifically include provisions that are flexible and appropriate for the management of disadvantaged areas and informal settlements; • land development procedures must include provisions that accommodate access to, and facilitation of, security of tenure and the incremental upgrading of informal areas; • a competent authority contemplated in this Act or other relevant authority considering an application before it, may not be impeded or restricted in the exercise of its discretion solely on the ground that the value of land or 	<ul style="list-style-type: none"> • Directs the DM SDF process to seek spatial planning and land use management solutions that effectively promote redress of circumstances that were caused by past politically-based policies, which resulted in inequitable and fragmented spatial arrangements in urban and rural settlement layout designs as well as unequal levels of access to land and associated resources. • Highlights the need to identify opportunities where the spatial configuration of settlements and/or land holdings may be transformed by the development of strategically located land to promote the integration of settlements and better located opportunities for the socio-economic upliftment of disadvantaged communities. <p>Strategic Imperative:</p> <ul style="list-style-type: none"> • Identify spatial integration opportunities and implement sustained programmatic interventions

	<p>property will be affected by the outcome of the application; and</p> <ul style="list-style-type: none"> the right of owners to develop land in accordance with current use rights should be recognised. 	<p>to achieve spatial transformation and the development of key, centrally located sites within the district</p>
<p>Spatial Sustainability</p>	<ul style="list-style-type: none"> promote land development that is spatially compact, resource-frugal and within the fiscal, institutional and administrative means of the relevant competent authority in terms of this Act or other relevant authority; ensure that special consideration is given to the protection of prime, unique and high potential agricultural land; uphold consistency of land use measures in accordance with environmental management instruments; promote and stimulate the effective and equitable functioning of land markets; consider all current and future costs to all parties for the provision of infrastructure and social services in land developments; promote land development in locations that are sustainable and limit urban sprawl; result in communities that are viable; and strive to ensure that the basic needs of all citizens are met in an affordable 	<ul style="list-style-type: none"> Places emphasise on balancing land development and market-driven initiatives against the imperative to conserve the natural resource base (ecological infrastructure) and to manage resource usage in a sustainable manner; Highlights the need to ensure that the provision of infrastructure and social facilities – including the post-development maintenance thereof – is adequately planned for; Again, emphasises the importance of consolidating settlement footprints and promoting spatial integration; Directs that spatial planning and land use management must recognise the reality of Climate Breakdown and must also take into account the risks associated with natural disasters such as floods, veld fires and other

	<p>way;</p> <ul style="list-style-type: none"> ● the sustained protection of the environment should be ensured by having regard to the following: <ul style="list-style-type: none"> ○ natural habitat, ecological corridors and areas with high biodiversity importance; ○ the provincial heritage and tourism resources; ○ areas unsuitable for development, including flood plains, steep slopes, wetlands and areas with a high water table and landscapes and natural features of cultural significance; and ○ the economic potential of the relevant area or region; ● Climate Breakdown adaptation and Climate Breakdown mitigation strategies should be developed and considered in land use planning; ● the provision and conservation of, and the management of the demand for, energy should be considered in land use planning; ● the safe utilisation of land should be ensured by taking into consideration factors such as sea-level rise, storm surges, flooding, fire hazards and geological formations; ● the illegal occupation of land should be discouraged with due recognition 	<p>extreme events;</p> <ul style="list-style-type: none"> ● Directs that spatial planning strategies should prioritise long-term sustainable solutions rather than short-term political and/or market-driven initiatives; <p>Strategic Imperative:</p> <ul style="list-style-type: none"> ● Embed Evidence-Based Wise Land Use Management and ensure that all land development decisions lead to sustainable outcomes where residents are well-connected to social and economic opportunities and have access to adequate infrastructure and social services that are within the financial means of MLM to develop and maintain over time.
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	<p>of informal land development practices; and</p> <ul style="list-style-type: none"> development should be principle-driven and should prioritise long-term social, economic and environmental benefits over short-term benefits. 	
<p>Efficiency</p>	<ul style="list-style-type: none"> land development should optimise the use of existing resources, infrastructure, agriculture, land, minerals and facilities; integrated cities and towns should be developed, whereby— the social, economic, institutional and physical aspects of land development is integrated; land development in rural and urban areas in support of each other is promoted; the availability of residential and employment opportunities in close proximity to, or integrated with, each other is promoted; a diverse combination of land uses is promoted; the phenomenon of urban sprawl in urban areas is discouraged and the development of more compact towns and cities with denser habitation is promoted; historically distorted spatial patterns of settlement are corrected; and the quality and functionality of the public spatial environment is promoted; 	<ul style="list-style-type: none"> Promotes compaction of settlements and the avoidance wherever possible of extending settlement footprints or the development of so-called satellite townships that was a feature of Apartheid settlement strategies, which require the extension or development of new associated services infrastructure networks Also addresses the need to strengthen the positive and reciprocal relationships between urban settlements and rural hinterland areas by identifying what urban settlements do for the rural areas and how the assets and livelihoods offered in the rural areas hold benefits for the urban parts of MLM Places focus on urban design interventions to promote mixed land uses in appropriate localities as well as improve the quality of public spaces Introduces the need for efficiency in handling administrative processes to facilitate land

	<p>and</p> <ul style="list-style-type: none"> • policy, administrative practice and legislation should promote speedy land development. 	<p>development</p> <p>Strategic Imperative:</p> <ul style="list-style-type: none"> • Promote and implement more compact spatial development in both urban and rural settlements, with a wider mix of land uses to promote the efficient use of scarce resources and build on existing infrastructure networks
<p>Spatial Resilience</p>	<ul style="list-style-type: none"> • whereby flexibility in spatial plans, policy and land use management systems is accommodated to ensure sustainable livelihoods in communities most likely to suffer the impact of economic and environmental shocks. 	<ul style="list-style-type: none"> • Emphasizes the need to be more aware of the challenges of climate breakdown as well as unforeseen and potentially extreme events, and to plan accordingly • Highlights the need to allow for flexibility in urban design and urban management <p>Strategic Imperative:</p> <ul style="list-style-type: none"> • Ensure adaptability in MLM's planning and development programmes to accommodate spatial planning and land use management changes necessitated by Climate Breakdown and socio-economic trends
<p>Good</p>	<ul style="list-style-type: none"> • all spheres of government should ensure an integrated approach to land 	<ul style="list-style-type: none"> • Directs that spatial planning and land use

Administration	<p>use planning;</p> <ul style="list-style-type: none"> • all government departments must provide their sector inputs and comply with any other statutory requirements during the preparation or amendment of spatial development frameworks; • the requirements of any law relating to land development and land use must be met timeously; • the preparation and amendment of spatial plans, policy, zoning schemes and procedures for land development and land use applications, should include transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them; • legislation, procedures and administrative practice relating to land development should be clear, promote predictability, trust and acceptance in order to inform and empower members of the public; • a spatial development framework, zoning scheme or policy should be developed in phases and each phase in the development thereof should include consultation with the public and relevant organs of state and should be endorsed by the relevant competent authority; • decision-making procedures should be designed to minimise negative financial, social, economic or environmental impacts; • development application procedures should be efficient and streamlined 	<p>management are core municipal planning activities to be underpinned by cooperative governance arrangements;</p> <ul style="list-style-type: none"> • Again, emphasises the importance of speedy administrative processes in dealing with land development; • Places strong emphasis on the need for an effective administration to engage in meaningful partnerships with key public and private sector stakeholders <p>Strategic Imperative:</p> <ul style="list-style-type: none"> • Integration of effort in ensuring a multi-lateral (multi-stakeholder) governance approach to spatial planning and land use management
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and timeframes should be adhered to by all parties; and

- decision-making in all spheres of government should be guided by and give effect to statutory land use planning systems.

MANDENI LOCAL MUNICIPALITY GUIDING PRINCIPLES:

The following Guiding Principles have been developed in accordance with the SPLUMA guiding principles. These have further been specifically identified for the MLM as a result of the spatial vision and building on the strengths of the municipality and the areas which require further emphasis on. The following Spatial Guiding Principles are outlined for the MLM SDF. These guiding principles have been developed in line with the goals and objectives of the Kwa-Zulu Natal Spatial Development Framework as the National Spatial Development Framework.

1. Development of Sustainable Human Settlements

This guiding principle seeks to address the critical interventions required that would counter current shortcomings in the way settlements perform. Key areas of concern include dealing with the existing sparsely dispersed settlements and the lack of certain social amenities within some settlements and the wide variety of housing needs applicable to various areas of the municipality related to tenure challenges, especially those that are poorly catered for by current housing markets. Other areas of concern relate to the need to ensure that housing opportunities are developed in areas that offer better access to social and economic opportunities to the most people (especially the less well-off who are most reliant on public transport); and to

the need to ensure that levels of access to critical social facilities and services are progressively improved. This aims to ensure that the people are located in areas where they would be able to access the job market and social amenities.

The MLM will aim to promote affordable housing provision near employment opportunities and near established urban activity nodes with social amenities.

This principle relates to the department of Human Settlements. The local SDF will further aim to ensure that a full range of social facilities and services are available to support human settlements. This will be achieved through identifying the areas where social amenities are lacking to be able to identify those gap spots within the municipality where certain social amenities will be proposed.

It has been noted through the assessment of the Key Issues pertaining to the location of residential settlements, there are many sparsely located settlements which have limited access to social amenities. The goal would be here to ensure that residents have access to these facilities through the development of Sustainable Human Settlements. The Municipality would also need to ensure that this applies to the development of new settlements addressing the housing backlog.



2. Ensuring a Sustainable and Functioning Environment

The two major areas constraining the environment within the context of the MLM are the growing effects of climate change and the crucial role played by the natural environment in providing the essential ecosystem goods and services upon which the environmental sphere thrives upon.



The second environmental concern within the municipality is the effects of industries effecting residential areas, for example SAPPI and the impacts on the environment of these thriving economic assets to the municipality. The question lies in how do we find the balance in ensuring a sustainable natural environment while continuing with industrial activities which is one of the main sources of income within the MLM.

Key concerns are that spatial development and human land uses should be planned and managed so as not to disrupt or destroy critical biodiversity areas. The aim of the guiding principle also highlights the need for planning to strengthen the resilience of communities and to allow for contingencies when responding to natural disaster events.

The aim of the MLM under this guiding principle would be to support the conservation and rehabilitation of critical biodiversity areas (CBAs) and ecological support areas (ESAs) and to protect life and property from the impacts of climate breakdown and natural hazards as well as to promote active and healthy lifestyles for the residents of MLM.



The SDF will also aim to address the environmental concern regarding current and old mining sites within the municipality in terms of their environmental concerns and sustainability.

3. Managing and Maintaining Safe and Accessible Infrastructure Provision

This guiding principle focuses on the importance of ensuring that existing infrastructure networks are adequately maintained and that scarce critical (life-enabling) resources such as water are protected and managed to ensure wise and sustainable use.



This guiding principle also emphasises the need to plan for the changing services provision context, especially the

impact of changes in how activist citizens have begun to design solutions in order to reduce their absolute dependency on municipal services provision. The challenge to previously reliable revenue streams is likely to continue unabated and the need, therefore, to embrace planning and the progressive implementation of SMART infrastructure networks is emphasised.

Under this principle, the MLM will protect scarce water resources, invest in existing and new infrastructure networks in order to provide communities with access to sustainable infrastructure services, including transportation infrastructure which allows for the ease of access to various neighbouring communities to access social amenities and the job market.

The MLM under the goal for the development of a Smart Municipality will aim to promote energy conservation and alternative energy production.

This guiding principle will also aim to address Infrastructure upgrading and provision within the municipality. It has been noted through the assessment of Key Issues, MLM mention the demand for various types of infrastructure as the population continues to increase.

4. Access to and Affordable Public Transportation and Accessible Linkages Between Settlements.

This guiding principal focuses on the interplay of viable public transportation with the appropriate pattern of land use and settlement development within

the municipality. It is clearly recognised that public transport functions best and most sustainably when it services a user population that resides at sufficient density and distances from various land uses within the areas of which the transport services is offered. Thus, it is emphasised that this principle encompasses the need to plan for public transportation services in tandem with planning for the transformation of inefficient spatial patterns of development over time.

This principle is specifically aimed at addressing the settlement imbalances within the MLM with the sparsely located settlements and social amenities required to serve the needs of community members.

In line with the concept of Transit Oriented Development, the MLM under this principle should address the prioritisation of public transportation in line with the development of human settlements and the allocation of social amenities within the municipality through promoting integrated planning with regards to land use and transportation planning.

The municipality should also aim to adequately address the safe movement of people using non-motorised means of transportation. This seen as a key means of movement and to be able to support this, MLM should prioritise safety and security for these residents through street lighting and other urban design features to ensure safe movement.

5. Thriving economy which is well positioned within the province and within the country

This guiding principle is included as it recognises the need for sustainable economic development and it's fundamental enabler of spatial development and spatial transformation. Thus, it is emphasised that spatial strategies and plans as well as the land use management regime administered by the MLM and must be designed so as to facilitate and enhance the opportunities for sustainable economic development in the area. This is likely to require different areas of focus in different urban and rural components of the municipality.



This principle also recognises the areas for economic advancements such as in the secondary sector to support the mining within the municipality by adding value change to the natural resources sourced. Also essential to this theme is to address the issue of old mining areas by looking at alternative uses for these sites.

Another sector which can be looked at is that of tourism. Currently, the MLM is the predominant area for tourism generation within the Ilembe District with the coastal front noted as key attraction. Addressing tourism opportunities within MLM through enhancing and promoting the natural assets will ensure

overall growth in this sector for MLM. Coupled with this, it is also essential to protect and manage the historic and cultural resources which can also act as a form of tourism generation for the municipality.

Skills transfer and supporting SMME's is another economic area where locals require support. The SDF will address how to grow this sector to effectively support residents to be able to support themselves and be less reliant on government support grants.

Sustainable Rural Development

There are many rural settlements located throughout the municipality. This guiding principle seeks to take into account the realities of the interplay between MLM urban areas and its rural settlements, and especially the linkage between these areas.

While it is understood that urban settlements are the future centres of economic activity and will likely increase in importance in this aspect, an appropriate focus on both socio-economic and transformative spatial development and land use management is crucial in rural areas. This is so for a few reasons. Firstly, rural areas largely remain the terrain where key ecosystem services (water, carbon capturing vegetation, fertile soils etc.) originate and need to be conserved and managed appropriately. Secondly, rural areas fulfil important roles for the citizens of the area in respect of food production, as places of residence and important socio-cultural heritage.

The MLM SDF will aim to facilitate the integration between rural and urban areas by improving access and connectivity. The SDF will also aim to facilitate the development of the rural economy and promote and support

sustainable agricultural initiatives in rural settlements. This will allow to support communities by facilitating food security programme opportunities within these areas to be able to improve their livelihoods.

6. “Smart City” and Information Technology

Cities and areas in third world countries have been seeing the need for advancing this sector. This guiding principle understands that our societies are increasingly experiencing the effects of what is termed the Fourth Industrial Revolution, which is characterised by a rapid changeover between older and new technologies, this principle acknowledges the importance of ensuring that the settlements within the MLM, whether rural or urban are not left behind. The municipality has already been facing issues of lack of access to the internet which hinders the growth and development of the specific skills required for the current job market.



Therefore, planning, land use management and investment in the built environment must be geared so as to facilitate the rollout of new information and communication technologies to serve communities within the district. In addition, the opportunities to invest in smart technologies to enhance and improve the quality of infrastructure networks and their management and maintenance must not be missed.

Addressing this theme with that of improvements in infrastructure is seen as critical through managing municipal infrastructure using smart technology to be able to keep up with the trends while proving for communities. The MLM SDF will aim to support and encourage technological and social connectivity issues for residents.

Through this theme, the MLM SDF will aim to outline what this means for the municipality and provide proposals where the municipality can assist with the creation of this goal.

Mandeni within the Ilembe District Municipality has also been outlined for the development of the City as a Smart City. The SDF through this principle will guide the municipality on proposals that would need to be followed in order to realise this goal.

7. Effective Governance

This principle highlights the importance of ensuring efficiency, transparency and inclusiveness in the MLM’s approach to fulfilling its Municipal Planning mandate, specifically with regard to spatial planning and land use management. This means that emphasis is to be placed on communication with interested and affected parties to any planning initiative and ensuring transparency between municipal functions and public knowledge to ensure that the public is part of the planning process and that



they essentially are satisfied with the projects proposed within the spaces in which the live and utilise.

Priority is to be given to ensuring that a sound and technically proficient administration is developed and nurtured, so as to win the trust and support of all stakeholders and community members who share a common interest in seeing sustainable development become a reality for the MLM.

CONCLUSION

The analysis of the Key Issues and outlining the Guiding Principles as discussed in this document helps with forming a basis and initial understanding of Mandeni Local Municipality. It helps to frame the basis for developing the Spatial Analysis of the Local Municipality through ensuring the alignment of the guiding principles and further taking this through to the spatial objectives of the local municipality and spatial proposals.

PHASE 3: SPATIAL CHALLENGES AND OPPORTUNITIES



MANDENI LOCAL MUNICIPALITY

REVIEW OF THE MANDENI LOCAL MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK

Phase 3: Spatial Challenges & Opportunities

APRIL 2021



TSHANI
CONSULTING C.C.

SECTION A:

INTRODUCTION

Mandeni Local Municipality (MLM) intends compiling a broad spatial development framework that will guide future development within the municipal area. The SDF, which has a set of objectives, strategies and policy guidelines, that directs development and development options to ensure that the envisaged long-term urban and rural structure and rural structure and target deliverables are realised.

It should be noted that the process of development of a spatial development framework is not intended to replace the existing IDP and precinct plans applicable but will instead inform and be informed by this framework. As such, the IDP and other municipal documents and plans that have been undertaken must be analysed in order to inform the final spatial development framework.

Mandeni Local Municipality (herein after referred to as 'MLM') has requested the services of one firm or consortium of suitably qualified firms to conduct a review of the 2018-2019 Spatial Development Framework (SDF). In terms of legislation the SDF has to be reviewed annually in order to align it with the 2020-2021 IDP Review.

Tshani Consulting CC has successfully completed Phase 1 and 2 of the Project, as per the project methodology.

Therefore, this report serves as **Phase 3: Spatial Challenges & Opportunities Report** for the Mandeni Local Municipality.

1. Background

Chapter 4; Part A to E of SPLUMA outlines requirements of SDF's at National, Provincial and at Municipal level with various sections providing prescription for each sphere of government with regard to the SDF preparation and content, section 12 of SPLUMA specifically requires that all spheres of government compile SDF's for their areas of jurisdiction; Part E provides for the preparation and content of a Municipal SDF. Part E defines the status of a SDF.

The MLM SDF will serve as a strategy to interpret and represent the Spatial Development Vision of the municipality. The vision must be designed to enable sustainable development throughout the municipality while the planning process will address the challenge to balance imperatives of economic efficient, social and environmental integrity.

Furthermore, SPLUMA section 20 provides that Municipal SDF's, must be prepared as part of a municipality's Integrated Economic Development Plan in accordance with section 26 (e) of the Local Government Municipal Systems Act No. 32 of 2000 (MSA).

In the past many municipalities, have developed SDF's, either in silos or supported (technically and/or financially) by the Department of Rural Development and Land Reform (DRDLR) or by their respective provinces. Different SDF

development approaches were applied depending on who was managing or has been contracted to undertake the project.

In 2010 DRDLR commissioned the development of Comprehensive SDF Guidelines as a response to the current modus-operandi. The process of developing the guidelines was extensive and inclusionary. All relevant stakeholders were consulted, and the comments received were instrumental in shaping the final product. These guidelines will form part of the SPLUMA regulations in as fast as the development of SDF's concerned. These guidelines have been implemented and tested since their development to ascertain their effectiveness in addressing the current challenges and shortcomings with regards to the development process and the content of the SDF's.

The national government and provincial spheres of government and each municipality must prepare spatial development frameworks that:

- Interpret and represent the spatial development vision of the responsible sphere of government and competent authority;
- Are informed by a long-term spatial development vision statement and plan;
- Represent the integration and trade-off of all relevant sectors of government;
- Guide planning and development decisions across all sectors of government;
- Guide a provincial department or municipality in taking any decision or exercising any discretion in terms of this Act or any other law relating to spatial planning and land use management systems;
- Contribute to a coherent, planned approach to spatial development in the national, provincial and municipal spheres;
- Provide clear and accessible information on the public and private sector and provide direction for investment purposes;
- Include previously disadvantaged areas, areas under traditional leadership, rural areas, informal settlements, slums and land holdings of state owned enterprises and government agencies and address their inclusion of integration into the spatial planning, economic, social and environmental objectives of the relevant sphere;
- Address historical spatial imbalances in development;
- Identify the long-term risks of particular spatial patterns of growth and development and the policies and strategies necessary to mitigate those risks;
- Provide direction for strategic developments, infrastructure investment, promote efficient, sustainable and planned investments by all sectors and indicate priority areas for investment in land development.
- Promote a rational and predictable land development environment to create trust and stimulate investment;
- Take cognisance of any environmental management instrument adopted by the relevant environmental management authority;
- Give effect to national legislation and policies on mineral resources and sustainable utilisation and protection of agricultural resources; and
- Consider and, where necessary, incorporate the outcomes of substantial public engagement, including direct participation in the process through public meetings, public exhibitions, public debates and discourses in the media and any other forum or mechanisms that promote such direct involvement.

2. Problem Statement

Prior to the comprehensive guidelines for the development of SDFs being developed by DRDLR, the development of SDFs was left up to various institutions to interpret the concept. Some SDF documents have been detailed enough to inform decision making while others only provided a broader framework found to be difficult in effectively facilitating implementation of government programmes.

Various shortcomings have been depicted in our SDF document (both the detailed and the broader framework of the document). A mini-audit and evaluation conducted by Department of Rural Development and Land Reform during 2008 and the National IDP assessment held every year revealed that many SDF documents produced are not inherited from the previous government. Most SDFs were found to be non-strategic in nature; not giving a clear direction for growth, and not responding to the need for integrated and sustainable development.

According to the Department of Rural Development and Land Reform, the utilization of generic Terms of Reference by the Department in 2010 saw a lot of improvement in the content of most of the SDFs. However, issues pertaining to horizontal and vertical alignment of various plans with the SDFs still remained a challenge in the most of the SDFs. Consequently, the central and strategic role of an SDF as spatial integrator and coordinator of various government activities and programmes have been slightly compromised. The interrelationship of an SDF, the LUMS and IDP (including sector plans and national strategic directives) was not reflected emphatically, and it is interpreted differently. Implementation and monitoring strategies still need improvement in most of the documents.

Consequently, pre-1994 development traits such as sufficient, impoverished and scattered settlements are still evident across most parts of the rural areas. The poor rural communities are still located far away from places of economic, recreational and educational opportunities. The existing rural towns have limited opportunities and facilities to offer the community they serve. The DRDLR report further state that most SDFs have not effectively addressed the functional interrelationship between rural and urban.

Spatial and economic fragmentation continues to pose major challenges despite progress made by the government in formulating relevant spatial planning legislations and policies since 1994.

The need for an intensified chapter dedicated to SDF implementation and translating the strategies of the SDF into projects to be inserted in the SDBIP.

3. Project Objectives

The main objective of the project is to ensure alignment with SPLUMA requirements (i.e Regulations and SDF Draft Guidelines). The comprehensive SDF Guidelines developed by Department of Rural Development and Land Reform in 2010 and COGTA Guidelines should also be given attention.

This objective shall be achieved by the development of an SDF in compliance with the provisions of aforementioned guidelines. These comprehensive SDF Guidelines are therefore a component of these Terms of Reference and provide the necessary details thereof. Practical lessons during the implementation process should be well documented and recommendations made where the guidelines require improvement. The SDF shall be amended or reviewed accordingly and made credible.

Compliance with the following provisions of the MSA and the Municipal Planning and Performance Management Regulations, 2001 as provided for in the SDF guidelines is mandatory: taking into consideration the objective of the project which is reviewing the existing document.

- Reviewing of a spatial vision and objective of the IDP and whole municipality;
- Development of a conceptual scenario for envisaged spatial form;
- Development of a Micro-spatial Plan for the core areas;
- Setting out of objectives that reflect the desired spatial form of the rural municipality
- Contain strategies, policies and plans which must:
 - Analyse the opportunities and constraints within the municipality concerning the heritage, economy, agriculture, environment, infrastructure, and tourism and social development;
 - Delineate the agricultural land that has potential;
 - Indicate desired patterns of land use within the municipality;
 - Identify existing and future land reform projects;
 - Address the spatial reconstruction of the location and nature of development within the municipality including desired settlement patterns; and
 - Provide strategic guidance in respect of the location and nature of development within the municipality;
- Set out a basic framework for the development of a land use management system in the municipality;
- Set out a capital investment framework for the municipality's development programs within a prioritisation matrix (Prioritised list of development interventions and spatial locations)
- Analysis and clarification of how sector departments will implement the SDF;
- Identify programs, intervention and projects for the development of land within the municipality;
- Be aligned with the SDFs neighbouring municipalities; and
- Provide a visual representation of the desired spatial form of the municipality, which must:
 - Indicate where public and private land development and infrastructure investment should take place;
 - Indicate all cross boarder issues, challenges and alignment of programmes shared with neighbouring municipalities, provinces and countries
 - Indicate desired or undesired utilisation of space in a particular area;
 - Delineate the urban edge (in terms of NEMA);
 - Identify areas where strategic intervention is required
 - Identify areas where strategic intervention is required; and
 - Indicate areas where priority spending is required
 - Identify existing and proposed nodal areas for the development of infrastructure and social services

The SDF must give effect to the development principles contained in the Spatial Planning & Land Use Management Act No. 16 of 2013 including:

- Spatial Justice
- Spatial Sustainability
- Efficiency
- Spatial Resilience; and
- Good Administration

The MLM intends to review the current SDF which will, as part of the IDP, guide future development in the municipality. The SDF must have a guiding set of policy guidelines, objectives, and strategies that will direct development to ensure that the envisioned long-term urban and rural structure and target deliverables are realized.

The objectives shall be achieved by the development of a SDF that is in compliance with the provisions of these guidelines. These comprehensive guidelines are therefore a component of these TOR and provide the necessary details. Practical lessons during implementation process should be well documented and recommendations made where the guidelines require improvement. The SDF shall be amended accordingly and made credible.

Compliance with the following important aspects of an SDF s indicated in the Chapter 4 of SPLUMA must be adhered to Section 12 subsection (1) (a) to (o) stipulates generally the areas an SDF must cover. In particular, section 21 (a) to (p) prescribes over and above the parameters of preparing for the development of a MSDF.

SPLUMA contains the following development principle, which the SDF must comply with:

- Spatial justice
- Spatial Sustainability
- Efficiency
- Spatial Resilience
- Good Administration

4. PROJECT DELIVERABLES

The following eight critical milestones/phases (in consultation with the Department of Rural Development and Land Reform Spatial Development Framework guidelines) shall be achieved in preparing the Mandeni SDF. The project will be divided into eight phases namely:

Phase 1:	Project Start Up	<i>One (1) Month</i>
Phase 2:	Policy Content and Vision Directives	<i>One (1) Month</i>
Phase 3:	Spatial Challenges & Opportunities	<i>Three (3) Months</i>
Phase 4:	Spatial Proposals	<i>One (1) Month</i>
Phase 5:	Implementation Framework	<i>Two (2) Months</i>
Phase 6:	Advertising and Consolidation	<i>One (1) Month</i>
Phase 7:	Final SDF Document and Maps	<i>Three (3) Months</i>
Phase 8:	Project Closure	<i>One (1) Month</i>

SECTION B:

POLICY ASSESSMENT & ALIGNMENT

1. NATIONAL POLICY ASSESSMENT

In order to give effect to principles of the Spatial Planning and Land Use Management Act No. 16 of 2013, the Spatial Development Framework must be formulated within the Integrated Development Framework. Furthermore, the principle and policies formulated in the Provincial Spatial Plan provides guidance in the formulation of the Mandeni Local Municipality Spatial Development Framework (SDF).

2. NATIONAL POLICY ALIGNMENT

The national sphere of government develops and promulgates legislation, policies, plans and strategies which have to be implemented by all spheres of government. This section aims to give a summary of the national policies and frameworks which have a direct and indirect impact on the spatial development and planning within the Mandeni Local Municipality. Key national and provincial and plans include the national development plan, national spatial development perspective, back to basics and 2030 vision for the Eastern Cape.

2.1. National Development Plan 2016 to 2021

The National Development Plan (NDP) is a plan geared towards poverty elimination and inequality reduction by the year 2030, by unleashing the energies of all South Africa citizens to grow the economy, build capacities and enhance the capability of the state and its leaders.

The National Development Plan (NDP), supported by the New Growth Path and other relevant programs, provides a platform to look beyond the current constraints to the transformation imperatives over the next 20 to 30 years.

The **NDP's human settlement targets**, as set out in Chapter 8, **focus on transforming human settlements and the national space economy**. Goals include:

- more people living closer to their places of work;
- better quality public transport; and
- more jobs in proximity to townships.

To achieve these goals, the **NDP advocates measures to prevent further development of housing in marginal places; increased urban densities to support public transport and cost-efficient infrastructure networks; incentivising economic activity in and adjacent to townships; and engaging the private sector in the gap housing market.**

Other goals relevant to achieving a more efficient and sustainable spatial form of human settlements and a more viable space-economy are:

- building of safer communities through developing community safety centres to prevent crime.
- improvement of education, training and innovation through strengthening youth service programmes and introducing new, community-based programmes to offer young people life skills training, as well as entrepreneurship training and opportunities to participate in community development programmes while expanding the number of further education and training (FET) colleges.

Figure 1:: NDP Key Points



Some of the critical actions required to make the National Development Plan a reality include:

- A strategy to address poverty and its impacts by broadening access to employment, strengthening the social wage, improving public transport and raising rural incomes
- Phase in national health insurance, with a focus on upgrading public health facilities, producing more health professionals and reducing the relative cost of private health care
- Public infrastructure investment at 10% of gross domestic product (GDP), financed through tariffs, public-private partnerships, taxes and loans and focused on transport, energy and water
- New spatial norms and standards, densifying cities, improving transport, locating jobs where people live, upgrading informal settlements and fixing housing market gaps.

The Key Spatial Directive Chapters of the National Development Plan:-

Chapter 5 of the National Development Plan (NDP) focuses on environmental sustainability and resilience through an equitable transition to a low-carbon economy, which will also have implications on the way, the spatial planning and development in South Africa is approached.

Chapter 6 sets out specific targets and goals towards establishing a more inclusive rural economy through integrated rural development. The focus here is on increased investment in new agricultural technologies, research and the development of adaptation strategies for the protection of rural livelihoods and expansion of commercial agriculture.

Chapter 8, which focuses on the country’s spatial planning system, requires that: all municipal and provincial Spatial Development Frameworks (SDFs) are translated into ‘spatial contracts that are binding across national, provincial and local governments’; the current planning system should ‘actively support the development of plans that cross municipal and even provincial boundaries’, especially to deal with biodiversity protection, climate-change adaptation, tourism and transportation; and every municipality should have an ‘explicit spatial restructuring strategy’ which must include the identification of ‘priority precincts for spatial restructuring’.

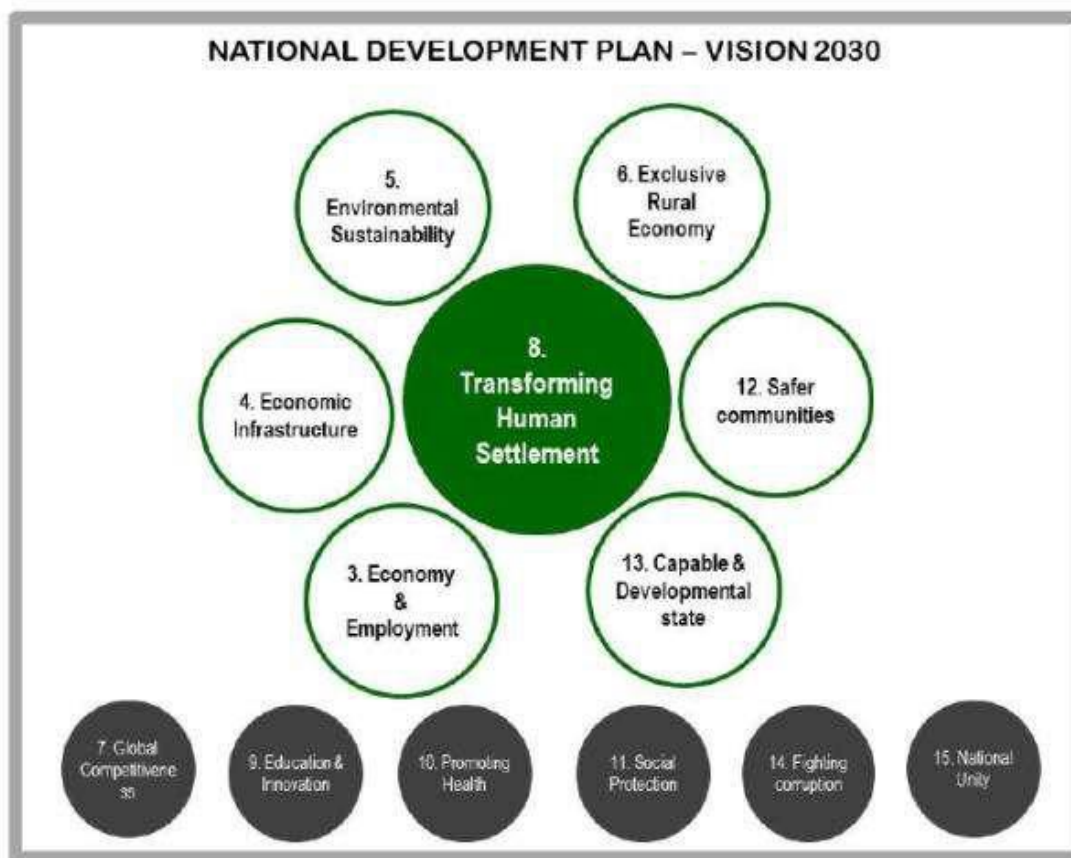


Figure 2: National Development Plan - Vision 2030 - Key Spatial Directives

National Development Plan - Vision 2030 - Key Spatial Directives

IMPLICATIONS: Despite these important functions to be performed by the traditional councils, the normal situations often seen are conflicts between municipalities (mostly councillors) and traditional councils (traditional leaders). Therefore, the SDF should ensure that the partnership between the municipalities and traditional councils should be guided by and based on the principles of mutual respect and recognition of status and roles of the respective parties as well as the principles of co-operative governance. Additionally, the SDF should address the socio-cultural, economic, spatial and environmental realities of the province of Kwa-Zulu Natal..

2.2. National Spatial Development Perspective (NSDP) 2016 to 2021

Government has set increased economic growth and the promotion of social inclusion as a key priority. The NSDP serves as an indicative planning tool for the three spheres of government. The NSDP promotes informed economic investment profiling to guide regional growth and development is the main objective of the National Spatial Development Perspective.

The National Spatial Development Perspective (NSDP) provides:-

- A set of principles and mechanisms for guiding infrastructure investment and development decisions.
- A description of the spatial manifestations of the main social, economic, and environmental trends that should form the basis for a shared understanding of the national space economy.
- An interpretation of the spatial realities and the implications for government intervention.

In order to bring about coordinated government action and alignment that meets social, economic and environmental objectives, national spatial guidelines are used and recognised as a critical tool. The main purpose of the National Spatial Development Perspective (NSDP) is to fundamentally reconfigure the apartheid spatial relations and to implement spatial priorities that meet the constitutional imperative of providing basic services to all and alleviating poverty and inequality.

The National Spatial Development Perspective (NSDP) emphasizes that all government programs and activities have an impact on communities located in space across the country and in instances where human settlements are scattered and fragmented over vast distances, providing infrastructure, and services becomes expensive. However, well-connected settlements, with sufficient densities to enable better public transport, are far more feasible and accessible.

The National Spatial Development Perspective (NSDP) is founded on the following assumptions:

- Location is critical for the poor to exploit economic growth opportunities;
- The poor that are concentrated around economic growth centers have greater opportunity of gaining from economic growth;
- Areas with demonstrated economic potential provide greater livelihood and income protection because of a greater diversity of income sources;
- Areas with demonstrated economic potential are most favourable for overcoming poverty;
- The poor make rational decisions about relocating to areas with greater economic opportunity; and
- Government must ensure that policies and programs are in place to ensure that the poor are able to benefit fully from growth and development opportunities in such areas.

2.3. The New Growth Path, 2011

The New Growth Path identifies areas where employment creation is possible, both within conventional economic sectors and in cross-cutting activities. It thus identifies “fostering rural development and regional integration” as one of the five key job drivers.

The other four are:

- Substantial public investment in infrastructure.
- Targeting more labour-absorbing activities across the main economic sectors - the agricultural and mining value chains, manufacturing and services.
- Taking advantage of new opportunities in the knowledge and green economies.

- Leveraging social capital in the social economy and the public services.

A critical element of the New Growth Path is to ensure that the drivers leverage and reinforce each other based on their inter-linkages. It further notes that while urbanization will continue, a significant share of the population will remain in rural areas, engaged in the rural economy.

2.4. Spatial Planning and Land Use Management Act, 16 of 2013

The Spatial Planning and Land Use Management Act No. 16 of 2013 (SPLUMA) was assented to by the President of the Republic of South Africa on 5 August 2013. SPLUMA is a framework act for all spatial planning and land use management legislation in South Africa. It seeks to promote consistency and uniformity in procedures and decision-making. Other objectives include addressing historical spatial imbalances and the integration of the principles of sustainable development into land use and planning regulatory tools and legislative instruments. Chapter 2, Section 7 sets out the general principles, which apply to spatial planning, land development and land use management:

The principle of spatial justice, whereby:

- Land use management systems must include all areas of a municipality and specifically include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former homeland areas;
- Spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis of informal settlements, former homeland areas and areas characterized by widespread poverty and deprivation;
- Past spatial and other development imbalances must be redressed through improved access to and use of land;
- Land development procedures must include provisions that accommodate access to secure tenure and the incremental upgrading of informal areas;
- Spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons; and
- A municipal planning tribunal considering an application before it, may not be impeded or restricted in the exercise of its discretion solely on the ground that the value of land or property is affected by the outcome of the application;

The principle of spatial sustainability, whereby spatial planning and land use management systems must:-

- Promote land development that is within the fiscal, institutional and administrative means of the Republic;
- Ensure that special consideration is given to the protection of prime and unique agricultural land;
- Uphold consistency of land use measures in accordance with environmental management instruments;
- Promote and stimulate the effective and equitable functioning of land markets;

- Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments;
- Promote land development in locations that are sustainable and limit urban sprawl; and
- Result in communities that are viable;

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

The principle of efficiency, whereby:-

- Land development optimises the use of existing resources and infrastructure;
- Decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts; and
- Development application procedures are efficient and streamlined and timeframes are adhered to by all parties;

The principle of good administration, whereby:-

All spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems as embodied in this Act;

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

2.5. National Water Act No. 36 of 1998

The National Water Act (Act 36 of 1998) provides fundamental law relating to water resources. The Act recognizes that the ultimate aim of water management is to achieve sustainable use of water for the benefit of all users, and that the protection of the quality of water resources is necessary to ensure sustainability of the nation's water resources in the interests of all water users.

The purpose of the Act is stated, in Section 2 as, inter alia;

- Promoting the efficient, sustainable and beneficial use of water in the public interest;
- Facilitating social and economic development;
- Protecting aquatic and associated ecosystems and their biological diversity; and
- Reducing and preventing pollution and degradation of water resources.

2.6. National Environmental Management Protected Areas Act 57 of 2003

The National Environmental Management: Protected Areas Act (PAA) was enacted to provide for declaration and management of protected areas in South Africa. The Protected Areas Act (PAA) should be read in conjunction with the principles set out in National Environmental Management Act (NEMA) and Section 5 and 6 of National Environmental Management Act (NEMA). Protected Areas Act (PAA) represents a shift in the approach to conservation from the historical “protectionist” approach (i.e. exclusion of local communities) to allowing controlled access to resources and participation in the management of protected areas.

2.7. National Forests Act No. 84 of 1998

The principles of the National Forests Act (Act 84 of 1998) (NFA) pertain to:

- The protection of natural forests (except under exceptional circumstances where the Minister determines that the proposed new land use is preferable in terms of its economic, social or environmental benefits);
- The conservation of a minimum area of each woodland type; and
- The management of forests to ensure sustainability of resources (wood, soil, biological diversity, etc).

No person may cut, disturb, damage or destroy any indigenous living tree in, or remove or receive any such tree from, a natural forest except in terms of

(a) A license issued under subsection (1) or section 23; or

(b) An exemption from the provisions of this subsection published by the Minister in the Gazette on the advice of the Council.

The Minister may declare to be a natural forest a group of indigenous trees whose crowns are not largely contiguous; or where there is doubt as to whether or not their crowns are largely contiguous, if he or she is of the opinion based on scientific advice, that the trees make up a forest which needs to be protected in terms of this Part. The Minister declares a forest to be a natural forest by publishing a notice in the Gazette; and publishing a notice in two newspapers circulating in the area; and airing a notice on two radio stations broadcasting to the area. The Minister may issue a license to cut, damage or destroy any indigenous, living tree in. or remove or receive any such tree from a natural forest.

2.8. Waste Management Act No. 59 of 2008

The National Environmental Management: Waste Act, Act 59 of 2008 was established to reform the law regulating waste management in order to protect health and the environment by providing reasonable measures for the:

- Prevention of pollution and ecological degradation and for securing ecologically sustainable development;
- To provide for institutional arrangements and planning matters;
- To provide for national norms and standards for regulating the management of waste by all spheres of government;
- To provide for specific waste management measures;

- To provide for the licensing and control of waste management activities;
- To provide for the remediation of contaminated land;
- To provide for the national waste information system;
- To provide for compliance and enforcement; and
- To provide for matters connected therewith.

2.9. Comprehensive Rural Development Programme (CRDP), 2009

Rural development in general is regarded as the actions and initiatives taken to improve the standard of living of communities in non-urban areas. These areas are usually characterized by a low ratio of inhabitants in wide open spaces where agricultural activities are prominent, while economic activities relate mainly to the production of food and raw materials. Rural development actions are therefore mainly aimed.

Integrated rural development is a concept for planning and thus a strategy for multi-sectorial and multi-faceted interventions designed to ensure sustained improvements in the lives of rural dwellers and rural economies.

The mandate of the Ministry and Department of Rural Development and Land Reform includes the following:

- Intensify the land reform programme to ensure that more land is made available to the rural poor, while providing them with technical skills and financial resources to productively use the land to create sustainable livelihoods and decent work in rural areas.
- Review the appropriateness of the existing land redistribution programme, introduce measures aimed at speeding up the pace of land reform and promote land ownership by South Africans.
- Expand the agrarian reform programme, which will focus on the systematic promotion of agricultural co-operatives throughout the value chain, including agro processing in the agricultural areas. Support measures will be developed to ensure improved access to markets and finance by small farmers, including fencing and irrigation systems.
- Establish a much stronger link between land and agrarian reform programs, as well as water resource allocation to ensure that the best quality of water resources are available to all our people, especially the poor.
- Ensure that all schools and health facilities have access to basic infrastructure such as water and electricity by 2014.
- Introduce the provision of proper sanitation systems in rural areas.
- Strengthen the partnership between government and the institution of traditional leadership to focus on rural development and the fight against poverty.
- Work together with farming communities to improve the living conditions of farm dwellers, including the provision of subsidized houses and other basic services.
- Provide support for organized labour to organise and unite farm workers, and increase the capacity of the Department of Labour to enforce labour legislation.
- Use the Expanded Public Works Programme during the implementation phase by making use of local labour thus furthering community involvement.

2.10. Breaking New Ground 2004

The Housing Policy and Strategy (1994) focused on stabilizing the environment to transform the extremely fragmented, complex and racially-based financial and institutional framework inherited from the previous government, whilst simultaneously establishing new systems to ensure delivery to address the housing backlog.

New Housing Vision

Whilst Government believes that the fundamentals of the policy remain relevant and sound, a new plan is required to redirect and enhance existing mechanisms to move towards more responsive and effective delivery. The new human settlements plan reinforces the vision of the Department of Housing, to promote the achievement of a non-racial, integrated society through the development of sustainable human settlements and quality housing. Within this broader vision, the Department is committed to meeting the following specific objectives:

- Accelerating the delivery of housing as a key strategy for poverty alleviation
- Utilising provision of housing as a major job creation strategy
- Ensuring property can be accessed by all as an asset for wealth creation and empowerment
- Leveraging growth in the economy
- Combating crime, promoting social cohesion and improving quality of life for the poor
- Supporting the functioning of the entire single residential property market to reduce duality within the sector by breaking the barriers between the first economy residential property boom and the second economy slump.
- Utilizing housing as an instrument for the development of sustainable human settlements, in support of spatial restructuring.

Progressive Informal Settlement Eradication

Informal settlements must urgently be integrated into the broader urban fabric to overcome spatial, social and economic exclusion. The Department will accordingly introduce a new informal settlement upgrading instrument to support the focused eradication of informal settlements. The new human settlements plan adopts a phased in-situ upgrading approach to informal settlements, in line with international best practise. Thus, the plan supports the eradication of informal settlements through in-situ upgrading in desired locations, coupled to the relocation of households where development is not possible or desirable. The upgrading process is not prescriptive, but rather supports a range of tenure options and housing typologies.

Promoting Densification and Integration

Integration and restructuring are public interventions in the way in which towns and cities are built and the processes by which wealth is generated and distributed. The key objective is to integrate previously excluded groups into the city and the benefits it offers, and to ensure the development of more integrated, functional and environmentally sustainable human settlements, towns and cities. The new human settlements plan includes the following interventions, which are discussed in greater detail in the Spatial Restructuring and Human Settlements Business Plan.

Densification policy

Suitable policy instruments and adjustments to promote densification in urban areas are required. The National Department of Housing, in conjunction with the Department of Provincial and Local Government, will investigate the development of suitable policy instruments and adjustments to promote densification. This will interrogate aspects of promoting densification, including planning guidelines, property taxation, zoning, subdivision, and land swaps and consolidation. A draft densification policy will be ready for consideration by October 2004.

Residential development permits

The Department will investigate the introduction of mechanisms such as residential development permits. These permits are used extensively in the international context and facilitate income integration by obliging developers either to set aside units within residential developments for lower-income groups or, alternatively developing lower-income residential accommodation in adjacent areas. In this instance it is proposed that 20% of all residential development would constitute low cost to affordable housing and would be prescribed through the permit. This can be achieved on site or in an alternative location initially to overcome negative perception about property value depreciation. It is envisaged that once the programme has been successfully implemented those perceptions will change and on site development can be achieved in the medium term. In all instances, adequate provision is to be made for the construction of supportive social infrastructure in support of residential development.

Fiscal incentives

The Department, in conjunction with Treasury and SARS, will investigate the development of fiscal incentives to promote the densification of targeted human settlements and whilst introducing disincentives to sprawl. This may require engagement with DPLG and municipalities.

Enhancing the Housing Product

There is a need to develop more appropriate settlement designs and housing products and to ensure appropriate housing quality in both the urban and rural environments. The new human settlements plan accordingly proposes the following:

- Enhancing settlement design – The Department will investigate the introduction of enhancing measures and incentives to include design professionals at planning and project design stages, and will develop design guidelines for designers and regulators to achieve sustainable and environmentally efficient settlements. This is aimed at promoting the development of dignified size of house that supports morality of family and society.
- Enhancing housing design - Within the rural context, there is a need to make housing interventions more effective, to enhance the traditional technologies and indigenous knowledge which are being used to construct housing in rural areas and to improve shelter, services and tenure where these are priorities for the people living there. Within the urban context, there is a need to focus on “changing the face” of the stereotypical “RDP” houses and settlements through promotion of alternative technology and design. The Department will investigate measures and incentives to enhance housing design and promote and alternative technologies, including support and protection of indigenous knowledge systems.
- Addressing housing quality - The Department will undertake an audit of and develop a programme to address the poor quality of houses built before the introduction of national norms and standards and the NHBRC Warranty Scheme. Municipalities must also play an increasing role to ensure compliance with building plan approvals and township establishment conditions. The maintenance of construction standards in the face of

the shift towards supporting smaller economic interests will be addressed by capacitating municipalities and the National Home Builders Registration Council to monitor quality.

3. GOVERNMENT PRIORITIES

Millennium development goals 2015

At the beginning of the new millennium, world leaders gathered at the United Nations to shape a broad vision to fight poverty in its many dimensions. That vision, which was translated into eight Millennium Development Goals (MDGs), has remained the overarching development framework for the world for the past 15 years.

As we reach the end of the Millennium Development Goals (MDGs) period, the world community has reason to celebrate. Thanks to concerted global, regional, national, and local efforts, the Millennium Development Goals (MDGs) have saved the lives of millions and improved conditions for many more. The targeted interventions, sound strategies, and adequate resources and political will of the Millennium.

Development Goals (MDGs), prove that even the poorest countries can make dramatic and unprecedented progress. The report also acknowledges uneven achievements and shortfalls in many areas. The work is not complete, and it must continue in the new development era.



Figure 3: Millennium Development Goals

Goal 1: Eradicate Extreme Poverty and Hunger

- Extreme poverty has declined significantly over the last two decades. In 1990, nearly half of the population in the developing world lived on less than \$1.25 a day; that proportion dropped to 14 per cent in 2015.

- Globally, the number of people living in extreme poverty has declined by more than half, falling from 1.9 billion in 1990 to 836 million in 2015. Most progress has occurred since 2000.
- The number of people in the working middle class—living on more than \$4 a day—has almost tripled between 1991 and 2015. This group now makes up half the workforce in the developing regions, up from just 18 per cent in 1991.
- The proportion of undernourished people in the developing regions has fallen by almost half since 1990, from 23.3 per cent in 1990–1992 to 12.9 per cent in 2014–2016.

Goal 2: Achieve Universal Primary Education

- The primary school net enrolment rate in the developing regions has reached 91 per cent in 2015, up from 83 per cent in 2000.
- The number of out-of-school children of primary school age worldwide has fallen by almost half, to an estimated 57 million in 2015, down from 100 million in 2000.
- Sub-Saharan Africa has had the best record of improvement in primary education of any region since the MDGs were established. The region achieved a 20-percentage point increase in the net enrolment rate from 2000 to 2015, compared to a gain of 8 percentage points between 1990 and 2000.
- The literacy rate among youth aged 15 to 24 has increased globally from 83 per cent to 91 per cent between 1990 and 2015. The gap between women and men has narrowed.

Goal 3: Promote Gender Equality and Empower Women

- Many more girls are now in school compared to 15 years ago. The developing regions as a whole have achieved the target to eliminate gender disparity in primary secondary, and tertiary education.
- In Southern Asia, only 74 girls were enrolled in primary school for every 100 boys in 1990. Today, 103 girls are enrolled for every 100 boys.
- Women now make up 41 per cent of paid workers outside the agricultural sector, an increase from 35 per cent in 1990.
- Between 1991 and 2015, the proportion of women in vulnerable employment as a share of total female employment has declined 13 percentage points. In contrast, vulnerable employment among men fell by 9 percentage points.
- Women have gained ground in parliamentary representation in nearly 90 per cent of the 174 countries with data over the past 20 years. The average proportion of women in parliament has nearly doubled during the same period. Yet still only one in five members are women.

Goal 4: Reduce Child Mortality

- The global under-five mortality rate has declined by more than half, dropping from 90 to 43 deaths per 1,000 live births between 1990 and 2015.
- Despite population growth in the developing regions, the number of deaths of children under five has declined from 12.7 million in 1990 to almost 6 million in 2015 globally.
- Since the early 1990s, the rate of reduction of under-five mortality has more than tripled globally
- In sub-Saharan Africa, the annual rate of reduction of under-five mortality was over five times faster during 2005–2013 than it was during 1990–1995.
- Measles vaccination helped prevent nearly 15.6 million deaths between 2000 and 2013. The number of globally reported measles cases declined by 67 per cent for the same period.
- About 84 per cent of children worldwide received at least one dose of measles containing vaccine in 2013, up from 73 per cent in 2000.

Goal 5: Improve Maternal Health

- Since 1990, the maternal mortality ratio has declined by 45 per cent worldwide, and most of the reduction has occurred since 2000.
- In Southern Asia, the maternal mortality ratio declined by 64 per cent between 1990 and 2013, and in sub-Saharan Africa it fell by 49 per cent.
- More than 71 per cent of births were assisted by skilled health personnel globally in 2014, an increase from 59 per cent in 1990.
- In Northern Africa, the proportion of pregnant women who received four or more antenatal visits increased from 50 per cent to 89 percent between 1990 and 2014.
- Contraceptive prevalence among women aged 15 to 49, married or in a union, increased from 55 per cent in 1990 worldwide to 64 per cent in 2015.

Goal 6: Combat HIV/AIDS, Malaria and Other Diseases

- New HIV infections fell by approximately 40 per cent between 2000 and 2013, from an estimated 3.5 million cases to 2.1 million.
- By June 2014, 13.6 million people living with HIV were receiving antiretroviral therapy (ART) globally, an immense increase from just 800,000 in 2003. ART averted 7.6 million deaths from AIDS between 1995 and 2013.
- Over 6.2 million malaria deaths have been averted between 2000 and 2015, primarily of children under five years of age in sub-Saharan Africa. The global malaria incidence rate has fallen by an estimated 37 per cent and the mortality rate by 58 per cent.
- More than 900 million insecticide-treated mosquito nets were delivered to malaria-endemic countries in sub-Saharan Africa between 2004 and 2014.
- Between 2000 and 2013, tuberculosis prevention, diagnosis, and treatment interventions saved an estimated 37 million lives. The tuberculosis mortality rate fell by 45 per cent and the prevalence rate by 41 per cent between 1990 and 2013.

Goal 7: Ensure Environmental Sustainability

- Ozone-depleting substances have been virtually eliminated since 1990, and the ozone layer is expected to recover by the middle of this century.
- Terrestrial and marine protected areas in many regions have increased substantially since 1990. In Latin America and the Caribbean, coverage of terrestrial protected areas rose from 8.8 per cent to 23.4 per cent between 1990 and 2014.
- In 2015, 91 per cent of the global population is using an improved drinking water source, compared to 76 per cent in 1990.
- Of the 2.6 billion people who have gained access to improved drinking water since 1990, 1.9 billion gained access to piped drinking water on premises. Over half of the global population (58 per cent) now enjoys this higher level of service.
- Globally, 147 countries have met the drinking water target, 95 countries have met the sanitation target, and 77 countries have met both.
- Worldwide, 2.1 billion people have gained access to improved sanitation. The proportion of people practicing open defecation has fallen almost by half since 1990.
- The proportion of urban population living in slums in the developing regions fell from approximately 39.4 per cent in 2000 to 29.7 per cent in 2014.

Goal 8: Develop a Global partnership for development

- Official development assistance from developed countries increased by 66 per cent in real terms between 2000 and 2014, reaching \$135.2 billion.
- In 2014, Denmark, Luxembourg, Norway, Sweden, and the United Kingdom continued to exceed the United Nations official development assistance target of 0.7 per cent of gross national income.
- In 2014, 79 per cent of imports from developing to developed countries were admitted duty free, up from 65 per cent in 2000.
- The proportion of external debt service to export revenue in developing countries fell from 12 per cent in 2000 to 3 per cent in 2013.
- As of 2015, 95 per cent of the world's population is covered by a mobile-cellular signal.
- The number of mobile-cellular subscriptions has grown almost tenfold in the last 15 years, from 738 million in 2000 to over 7 billion in 2015.
- Internet penetration has grown from just over 6 per cent of the world's population in 2000 to 43 per cent in 2015. As a result, 3.2 billion people are linked to a global network of content and applications.

National Outcomes 2014 -2019

- Outcome 1: Improved quality of basic education.
- Outcome 2: A long and healthy life for all South Africans.
- Outcome 3: All people in South Africa are and feel safe.
- Outcome 4: Decent employment through inclusive economic growth.
- Outcome 5: A skilled and capable workforce to support an inclusive growth path.

- Outcome 6: An efficient, competitive, and responsive economic infrastructure network.
- Outcome 7: Vibrant, equitable, and sustainable rural communities with food security for all.
- Outcome 8: Sustainable human settlements and improved quality of household life.
- Outcome 9: A responsive, accountable, effective, and efficient local government system.
- Outcome 10: Environmental assets and natural resources that are well protected and continually enhanced.
- Outcome 11: Create a better South Africa and contribute to a better and safer Africa and World.
- Outcome 12: An efficient, effective and development oriented public service and an empowered, fair and inclusive citizenship.

All departments, agencies, and spheres of government involved in the direct delivery process is required to achieve an output. The delivery agreement refines and provides a more detail to the outputs, targets, indicators, and key activities for each outcome. Government needs to go beyond the work that needs to be completed and interrogate the impact that it has.

This approach involves management using a logic model, which links inputs, activities, outcomes, and impacts.

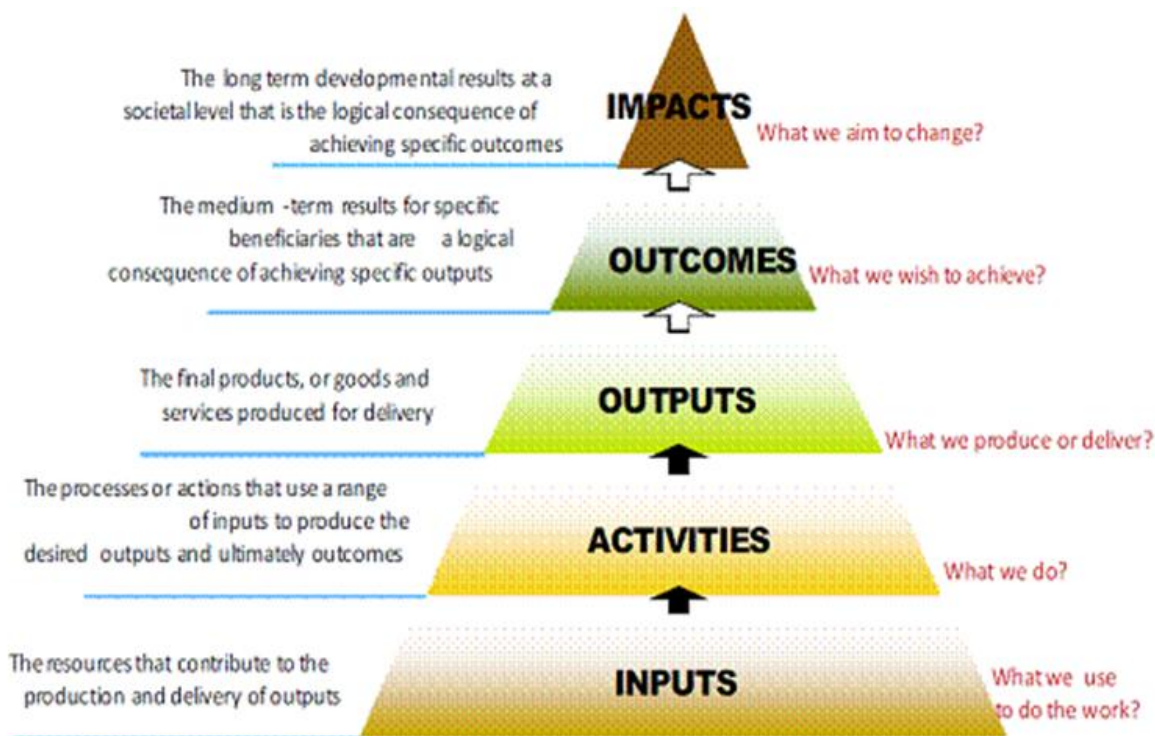


Figure 4: Local Model

Back to Basics Programme

The Back to Basics Programme has been introduced by the Department of Co-operative Governance and Traditional Affairs (COGTA) in 2014. COGTA has done an in-depth analysis on the functionality of municipalities in the country and have found that some municipalities are not functioning optimally. The Back to Basics Programme has now been introduced to municipalities to ensure that local government fulfils its development mandate.

According to the Minister of COGTA, Back to Basics refers to the following:

1. Putting people first: Lets listen and communicate
2. Adequate & community oriented service provision
3. Good governance administration

- 4. Sound financial management & accounting
- 5. Robust institutions & administration

4. Global: UN 2030 Agenda for Sustainable Development

As part of its 2030 Agenda for Sustainable Development, the United Nations (UN) has formulated 17 Sustainable Development Goals, (SDGs) which were adopted at the United Nations Sustainable Development Summit on 25 September 2015.

These SDGs – also known as the Global Goals – set out principles and targets aimed at ending poverty, hunger and inequality; promoting action to respond to Climate Breakdown and the protection of the environment; improving access to health and education opportunities; planning for sustainable cities and communities; and building strong institutions and partnerships toward achieving the Goals.



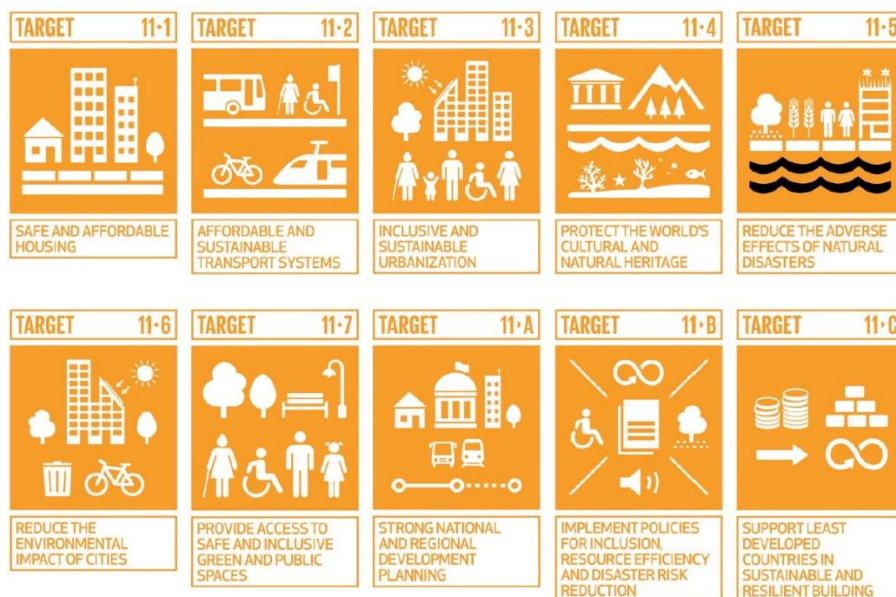


Figure 5: The UN 2030 Sustainable Goals & Targets for Sustainable Cities and Communities

The UN 2030 Sustainable Goals & Targets for Sustainable Cities and Communities

From the perspective of the MSDF, the UN SDGs provide informants towards the formulation of spatial development and land use management policies, strategies, objectives and targets that, fundamentally, seek to address the key developmental challenges that have been increasingly well-defined in BCMM's IDP, SDF and sector planning processes, over time. In particular, the following SDGs are noted:

SDG 6: Clean Water & Sanitation emphasises the need to **pursue policies, implement strategies, and ensure adequate investment is made in developing appropriate water supply systems and infrastructure to ensure adequate fresh (potable) water is supplied** to communities;

SDG 7: Renewable Energy shifts the focus on to “sustainable energy”, stressing that **appropriate policies need to be followed to ensure that adequate clean energy is supplied**. In order to meet developmental challenges such as decent jobs, security, Climate Breakdown, food production or increasing incomes, access to energy for all communities is essential;

SDG 9: Innovation & Infrastructure highlights that **investments in infrastructure – transport, irrigation, energy and information and communication technology (ICT) – are crucial to achieving sustainable development and empowering communities**;

SDG11: Sustainable Cities and Communities recognises that there is a growing global trend for societies to urbanise and, consequently, cities will continue to experience growth in populations and related demands on housing, infrastructure, facilities and resources (the environment). However, the Goal stresses that **cities should be seen as places with potential: they are hubs for ideas, commerce, culture, science, productivity, social development** and in many cases have enabled societies to advance socially and economically. The **challenges associated with**

urbanisation, however, need to be dealt with programmatically and this is the key informant drawn from the SDGs for the BCMM MSDF.

5. Global: New Urban Agenda (NUA)

The New Urban Agenda (NUA) was adopted on 20 October 2016 at the United Nations Conference on Housing and Sustainable Urban Development, known as Habitat III, which was held in Quito, Ecuador.

Recognising that the future of human development is very likely largely going to be urban-centred and that it is projected that, by 2050, up to 4 out of 5 people on earth will be residing in urban settlements, the NUA is an action-oriented document that sets global standards for sustainable urban development, rethinking the way we build, manage, and live in cities through drawing together cooperation with committed partners, relevant stakeholders, and urban actors at all levels of government as well as the private sector.



RETHINKING THE URBAN AGENDA IS:

- ✔ Embracing urbanization at all levels of human settlements, more appropriate policies can take advantage of urbanization across physical space, bridge urban, peri-urban and rural areas, and assist governments in addressing challenges through national and local development policy frameworks.
- ✔ Integrating equity to the development agenda. Equity becomes an issue of social justice, ensures access to the public sphere, extends opportunities and increases the commons.
- ✔ Fostering national urban planning and planned city extensions.
- ✔ Deciding how relevant sustainable development goals will be supported through sustainable urbanization.
- ✔ Aligning and strengthening institutional arrangements with the substantive outcomes of Habitat III, so as to ensure effective delivery of the new Urban Agenda.

IMPLEMENTING THE URBAN AGENDA MEANS:

- ✔ Urban Rules and Regulations. The outcomes in terms of quality of an urban settlement is dependant on the set of rules and regulations and its implementation. Proper urbanization requires the rule of law.
- ✔ Urban Planning and Design. Establishing the adequate provision of common goods, including streets and open spaces, together with an efficient pattern of buildable plots.
- ✔ Municipal Finance. For a good management and maintenance of the city, local fiscal systems should redistribute parts of the urban value generated.

With the consideration of:

- ✔ National Urban Policies. These establish a connection between the dynamics of urbanization and the overall process of national development.



Key Elements in the Concept of a Compact City

IMPLICATIONS ON THE LOCAL MUNICIPALITY:

- Provide basic services for all citizens.
- Ensure that all citizens have access to equal opportunities and face no discrimination.
- Promote measures that support cleaner cities.
- Strengthen resilience in cities to reduce the risk and the impact of disasters.
- Take action to address climate change by reducing their greenhouse gas emissions.
- Fully respect the rights of refugees, migrants and internally displaced persons regardless of their migration status
- Improve connectivity and support innovative and green initiatives.
- Promote safe, accessible and green public spaces.

6. National: Integrated Urban Development Framework (IUDF)

The Integrated Urban Development Framework (IUDF) that was approved by National Cabinet on 26 April 2016 took its cue from, and was formulated to align with the New Urban Agenda (refer 3.3 above).

The IUDF aims to **steer urban growth towards a sustainable model of compact, connected and coordinated towns and cities**. It provides a roadmap to implement the NDP's **vision for spatial transformation – creating liveable, inclusive and resilient towns and cities while reversing the apartheid spatial legacy**. To achieve this transformative vision, four overall strategic goals are introduced:

- 1. Spatial integration** - To forge new spatial forms in settlement, transport, social and economic areas.
- 2. Inclusion and access** - To ensure people have access to social and economic services, opportunities and choices.
- 3. Growth** - To harness urban dynamism for inclusive, sustainable economic growth and development
- 4. Governance** - To enhance the capacity of the state and its citizens to work together to achieve spatial and social integration.

These strategic goals inform the **priority objectives** of nine policy levers, which are premised on the understanding that **integrated urban planning** forms the basis for achieving **integrated urban development**, which follows a special **sequence of urban policy actions**. **Integrated transport** needs to **inform targeted investments into integrated human settlements**, underpinned by **integrated infrastructure network systems** and **efficient land governance**.

The IUDF states that, taken all together, these levers can trigger economic diversification, inclusion and empowered communities, if supported by effective governance and financial reform.

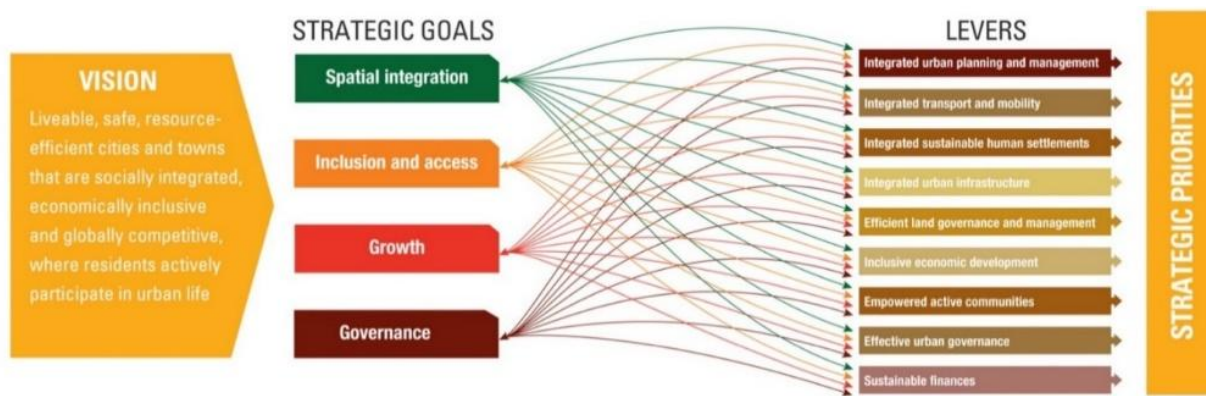


Figure 6: The IUDF Strategic Goals and Priorities

IMPLICATIONS: The IUDF responds to the post-2015 Sustainable Development Goals (SDGs), in particular to Goal 11: Making cities and human settlements inclusive, safe, resilient and sustainable. It also builds on various chapters of the National Development Plan (NDP) and extends Chapter 8 ‘Transforming human settlements and the national space economy’ and its vision for urban South Africa.

The IUDF’s overall outcome – spatial transformation – marks a New Deal for South African cities and towns, by steering urban growth towards a sustainable growth model of compact, connected and coordinated cities and towns.

7. National Spatial Development Framework, 2018

GUIDELINES

Consolidate and direct the rapid population growth in the eastern half of the country to national urban nodes, clusters and corridors by (1) creating quality human settlements and (2) centres of human capital excellence, innovation, trade, inclusive green economies and regional enterprises, and in the process reaping the urban dividend.

Consolidate settlement growth in (1) growth regions in emerging and fast-growing urban nodes, and (2) distressed and sparsely populated areas and areas that are becoming increasingly more arid in existing large urban nodes.

NATIONAL NETWORK OF REGIONAL DEVELOPMENT ANCHORS

Identify, support, and strengthen strategically located regional anchor towns through (1) targeted settlement planning and development, (2) higher-order social infrastructure provision, (3) focused support for small and medium-sized enterprise development, industrialisation and economic diversification.

Use the investment and enhanced social service provision in regional anchors to encourage officials working in these rural regions to stay in these settlements and contribute to the local economy, instead of commuting to larger towns or cities on a daily or weekly basis.

Clearly identify the role of specific settlements as gateways and interchanges on the regional public transportation network and incorporate these as such into the planning of functional rural regions.

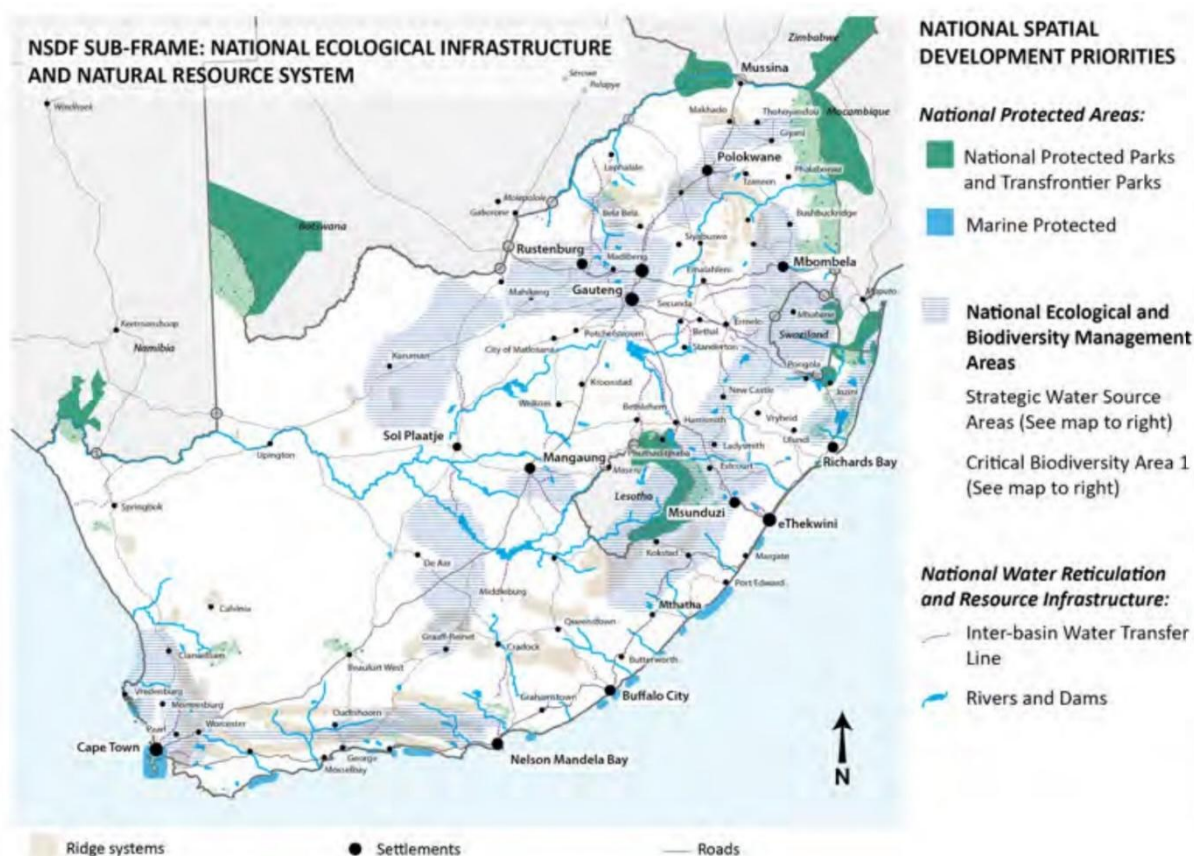
Strengthen the connectivity of traditional areas and rural settlements with (1) higher-order urban settlements, and (2) economic systems in functional rural regions by making use of road and rail network and regional corridor development.

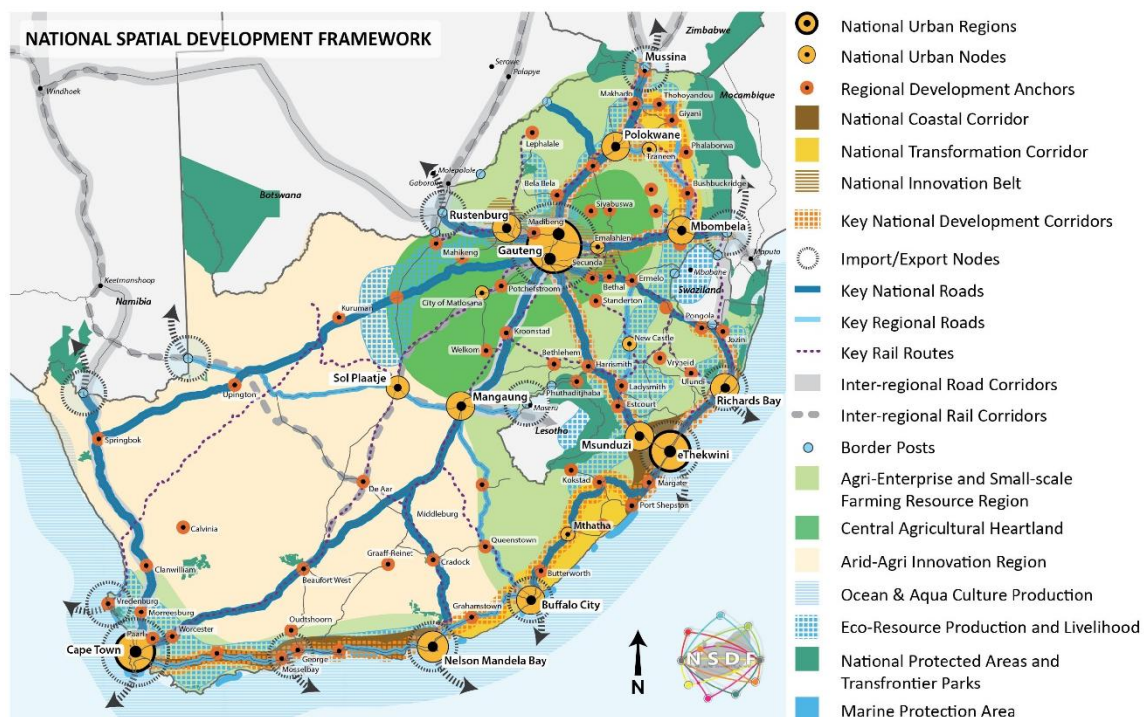
Plan social infrastructure provision within a regional-rural setting using the 'social services wheel', and use such investment to establish and create well-functioning, compact, lively, rural settlements, and regional rural systems

8. National Ecological Infrastructure and Natural Resource System

Areas within the MLM have been defined as National Ecological Biodiversity areas. These are Critical Biodiversity Areas (CBAs) and Strategic Water Source Areas (SWSAs). They could also be used for the socio-economic benefit of people, cities, and economies in the regions in which they are located. The NSDF mentions that 'Developmental co-benefits' must be created through effective management and use of strategic ecological and biodiversity management areas, to support rural livelihoods, especially with regards to custodianship and tourism opportunities.

There are also various National Protected areas located within the district. These are Protect national ecological resources and national heritage areas. National spatial development is well-planned and well-managed to enable protection, as well as the effective use and beneficiation of national protected areas in accordance with the relevant regulations.





SECTION C: Provincial Policy Alignment

1. Provincial Policy Assessment

1.1. Draft Provincial Growth and Development Strategy 2021.

Vision and Approach:

“KwaZulu Natal will be a prosperous Province with a healthy, secure and skilled population, living in dignity and harmony, acting as a gateway to Africa and the World.”

This PGDS provides KwaZulu-Natal with a reasoned strategic framework for accelerating and sharing economic growth through catalytic and developmental interventions, within a coherent equitable spatial development architecture, putting people first, particularly the poor and vulnerable, and building sustainable communities, livelihoods and living environments

Their mandate was to develop a provincial growth and development strategy for KZN to 2030 with the purpose being to:

- Be the primary growth and development strategy for KwaZulu-Natal to 2030;
- Mobilise and synchronise strategic plans and investment priorities in all spheres of government, state owned entities, business, higher education institutions, labour, civil society and all other social partners in order to achieve the desired growth and development goals, objectives and outcomes;
- Spatially contextualise and prioritise interventions so as to achieve greater spatial equity;
- Develop clearly defined institutional arrangements that ensure decisive leadership, robust management, thorough implementation, and ongoing review of the growth and development plan.

In attempting to address the challenges highlighted above and embrace the policy intentions, the following principles were developed to facilitate overall guidance in the development of the 2011 KZN PGDS Strategic Framework, namely: Against this background, the 2011 KZN PGDS is designed to facilitate sustainable economic growth, reduce growing inequality, and promote environmental sustainability.

- Grow the economy to achieve shared growth,
- Harness the Province’s assets and endowments,
- Develop the Province’s greatest asset, its human capital,
- Harmonise environmental integrity and human and social development with economic development,
- Government must be developmental, competent, caring and facilitating,
- Private Sector must grow a shared economy to provide employment,
- Organised Labour must protect workers from exploitation while promoting labour productivity, and
- Civil Society must be responsible for shaping its own destiny.

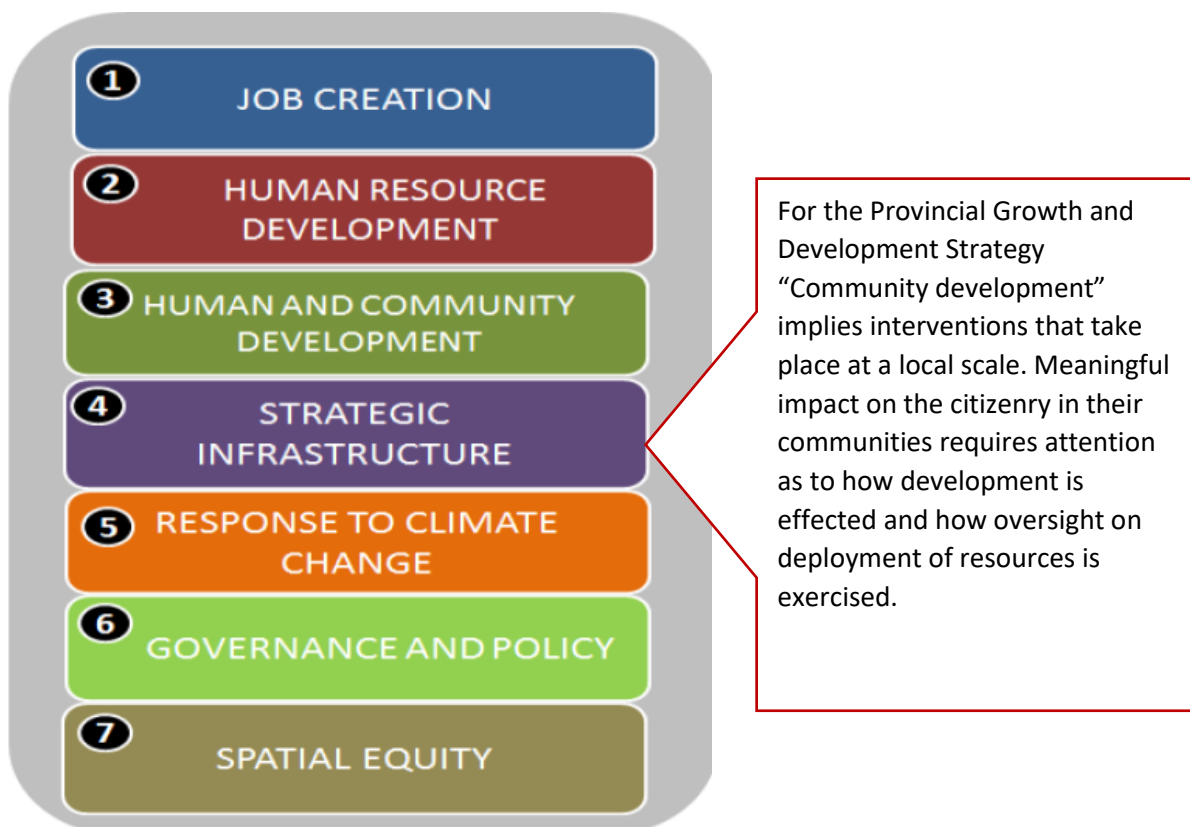


Figure 7: Principles of the Provincial Growth & Development Strategy

The sustainability of KwaZulu-Natal’s rural communities is critical in KZN growing its economy and developing its people. Hence, the framework for sustainable livelihoods proposed centres around rural communities and a need for proactive socio-economic development with interventions such as the rolling out of food security programmes. In this context the role of the Ingonyama Trust Board is critical in enacting its mission of enabling easy access to land to the majority of the citizens of the Province.

The strategic objectives towards the goal of Human and Community Development are the following: Poverty Alleviation and Social Welfare

- Enhancing Health of Communities and Citizens
- Sustainable Livelihoods and Food Security

- Sustainable Human Settlements
- Safety and Security
- Social Cohesion,
- Youth, Gender Advocacy, and
- Women Advancement.

1.2. 9 Spatial Intention Principles of the PGDS

The following nine spatial principles underscores the general spatial intentions of the PGDS and serves as provincial guiding principles which should, ideally, be pursued within all levels of spatial planning at district and local level in alignment with the provincial spatial development strategy.

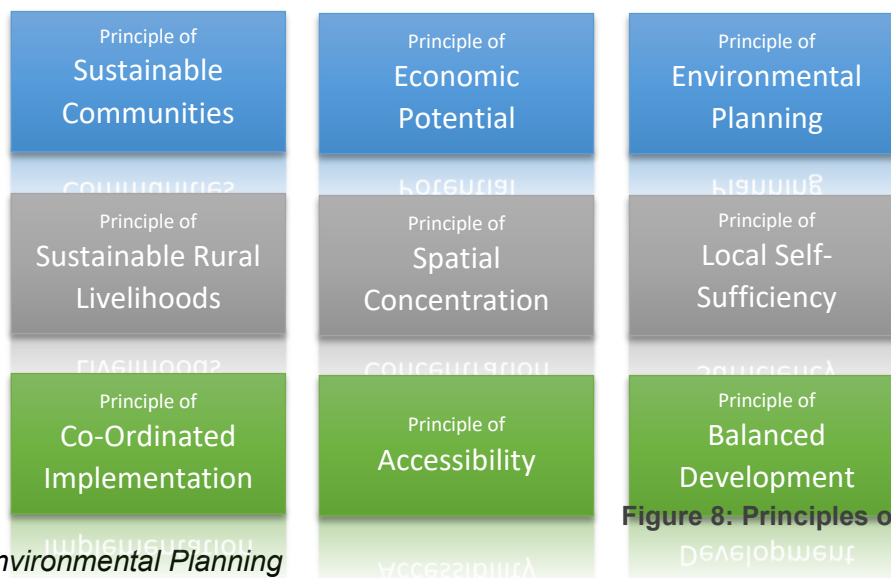


Figure 8: Principles of the PGDS

Principle of Environmental Planning

The Principle of Environmental Planning refers to understanding and respecting the environmental character and distinctiveness of places and landscapes and promoting balanced development in such areas. The PGDS supports environmental planning as the fundamental methodology on which spatial planning should be based. Thus, rather than being a reactionary barrier to commenced development, the environment is seen as an enabling primary informant to spatial planning and development. Environmental planning can be defined as land-use planning and management that promotes sustainable development.

1.3. Principle of Economic Potential

The Principle of Economic Potential aims to improving productivity and closing the economic performance gap between the various areas of KwaZulu-Natal towards economic excellence of all areas. Rapid economic growth that is sustained and inclusive is seen as a pre-requisite for the achievement of poverty alleviation. The principles further promotes the consideration of spatial needs for Economic Competitiveness (Potential) by proposing an asset based spatial approach based on unique advantages and opportunities within various areas.

1.4. Principle of Sustainable Communities

The Principle of Sustainable Communities promotes the building of places where people want to live and work. Again the sense of Quality of Living refers to the balance between environmental quality, addressing social need and promoting economic activities within communities.

Often communities within the rural context of KwaZulu-Natal are not located in the areas with perceived highest economic potential. Where low economic potential exists planning and investments should be directed at projects and programmes to address poverty and the provision of basic services in order to address past and current social inequalities towards building sustainable communities.

1.5. Principle of Self-sufficiency

The Principle of Local Self-Sufficiency promotes locating development in a way that reduces the need to travel, especially by car and enables people as far as possible to meet their needs locally. Furthermore, the principle is underpinned by an assessment of each area's unique competency towards its own self-reliance and need to consider the environment, human skills, infrastructure, and capital available to a specific area and how it could contribute to increase its self-sufficiency.

1.6. Principle of Spatial Concentration

The Principle of Spatial Concentration aims to build on existing concentrations of activities and infrastructure towards improved access of communities to social services and economic activities. In practical terms this promotes concentration along nodes and corridors with multi-sectoral investment i.e. roads, facilities, housing etc. This is envisaged to lead to greater coordination of both public and private investment and result in higher accessibility of goods and services to communities while ensuring more economic service delivery. This principle will further assist in overcoming the spatial distortions of the past. Future settlement and economic development opportunities should be channelled into activity corridors and nodes that are adjacent to or link the main growth centres in order for them to become regional gateways.

1.7. Principle of Sustainable Rural Livelihoods

The Principle of Sustainable Rural Livelihoods considers rural areas in a way that is integrated with other decision-making associated with the Sustainable Livelihoods framework. This principle requires that spatial planning consider the locality and impact of human, physical, natural, financial and social capital of an area and spatially structure these in support of each other. Another aspect of this principle is promoting spatial planning in a continuum where rural areas are not addressed as completely separate entities to urban centers, but rather a gradual change in landscape with the potential progression of rural areas to more closely resemble the service standards and quality of living achieved in some urban contexts.

1.8. Principle of Balanced Development

The Principle of Balance Development promotes the linking of areas of economic opportunity with areas in greatest need of economic, social and physical restructuring and regeneration at all spatial scales. In practical terms the principles sought to find a balance between the potentially competing land uses by understanding the relationship and integration between major dimensions within the Province and promoting a synergetic mixture of land uses in support of each other at various spatial scales.

1.9. Principle of Accessibility

The Principle of Accessibility simply promotes the highest level of accessibility to resources, services, opportunities and other communities. This is intrinsically linked to transportation planning and should consider localised needs for the transportation of people and goods by various modes of transport as guided by the scale and function of a region. At a provincial level there is a strong correlation between the most deprived areas and poor regional accessibility to those areas. In addressing accessibility at provincial and local level, the need for possible new linkages, the upgrade in the capacity of existing linkages and the suitable mix of modes of transport should be considered.

1.10. Principle of Coordinated Implementation

The Principle of Coordinated Implementation actually projects beyond spatial planning and promotes the alignment of role player mandates and resources with integrated spatial planning across sectors and localities. Essentially the principle suggests that planning-implementation becomes a more continuous process and that government spending on fixed investment should be focused on planned key intervention localities. This principle ultimately also proposes a move towards more developmental mandate definitions of the various departments, away from single mandates to enable the spatial alignment of growth and development investment.

2. KwaZulu – Natal Provincial Growth and Development Plan (PGDP)

2.1. KWAZULU-NATAL'S VISION

The PGDP is a strategic plan for the medium-to-long range of the province, in which it identifies the major structural deficiencies in the economy and the conditions of society; and develops strategic objectives and priorities to address these challenges.

The PGDP is a strategic management tool to ensure that as a Province, there is a concerted and measured effort to achieve the 2035 Vision. The PGDP is to also alleviate poverty and the associated structural constraints for growth and development. The PGDP therefore developed the following seven goals, each goal has a series of objective programmes:

Strategic Goal 1: Inclusive Economic Growth

- Develop and promote the agricultural potential of KZN
- Enhance sectoral development through trade investment and business retention
- Enhance spatial economic development
- Improve the efficiency, innovation and variety of government-led job creation programmes
- Promote SMME and entrepreneurial development
- Enhance the knowledge economy

Strategic Goal 2: Human Resource Development

- Improve early childhood development, primary and secondary education
- Support skills development to economic growth
- Enhance youth and adult skills development and life-long learning

Strategic Goal 3: Human and Community Development

- Eradicate poverty and improve social welfare
- Enhance health of communities and citizens
- Safeguard and enhance sustainable livelihoods and food security
- Promote sustainable human settlements
- Enhance safety and security
- Advance social cohesion and social capital
- Promote youth, gender and disability advocacy and the advancement of woman

Strategic Goal 4: Strategic Infrastructure

- Development of seaports and airports
- Develop road and rail networks
- Develop ICT infrastructure
- Ensure availability and sustainability management of water and sanitation for all
- Ensure access to affordable, reliable, sustainable and modern energy for all
- Enhance KZN waste management capacity

Strategic Goal 5: Environmental Sustainable

- Enhance resilience of ecosystem services
- Expand application of green technologies
- Adapt and respond to climate change

Strategic Goal 6: Governance and Policy

- Strengthen policy, strategy coordination and IGR
- Build government capacity
- Eradicate fraud and corruption
- Promote participative, facilitative and accountable governance

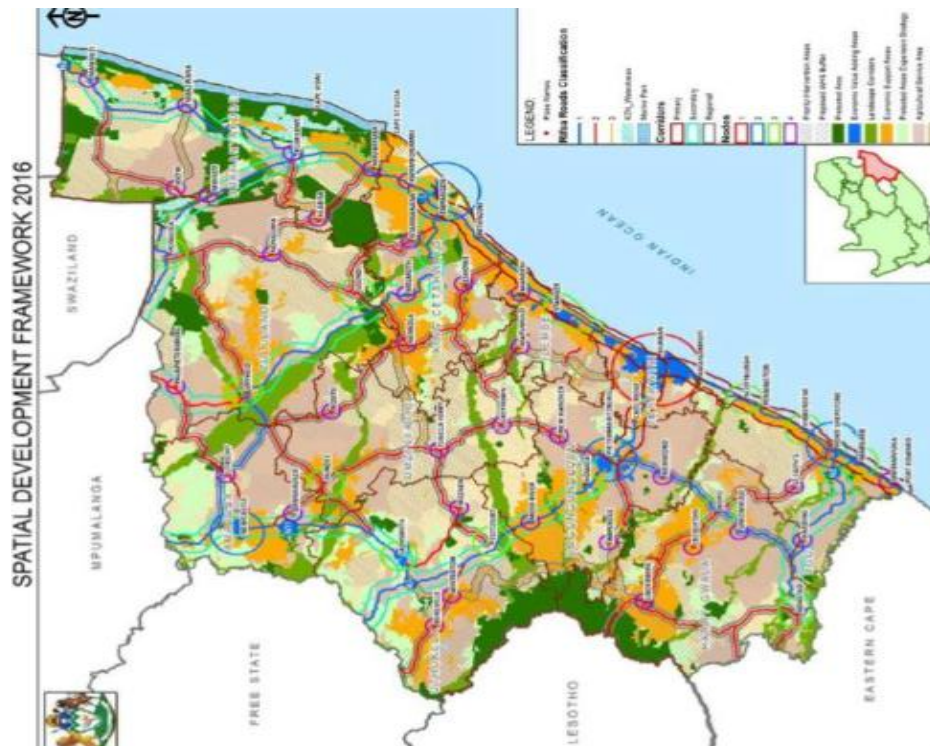
Strategic Goal 7: Spatial Equity

- Enhance the resilience of new and existing cities, towns and rural nodes, ensuring equitable access to resources, social and economic opportunities
- Ensure integrated land management use across the province, ensuring equitable access to goods and services, attracting social and financial investment.

Figure 9: Provincial SDF



Figure 10: KZN 2016 SDF



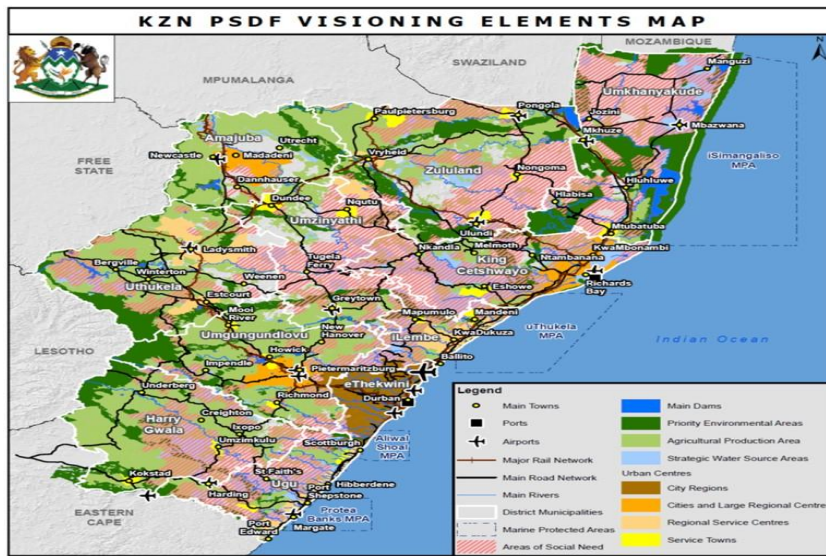


Figure 11: KZN PSDF Visioning Elements Map

Multi-Year Human Settlements Development Plan (MYHSDP)

Tshani consulting CC has been appointed for the development of the Multi-Year Human Settlements Development Plan (MYHSDP) for Kwa-Zulu Natal and the following plan depicts the active and inactive housing projects within the Mandeni Local Municipality.

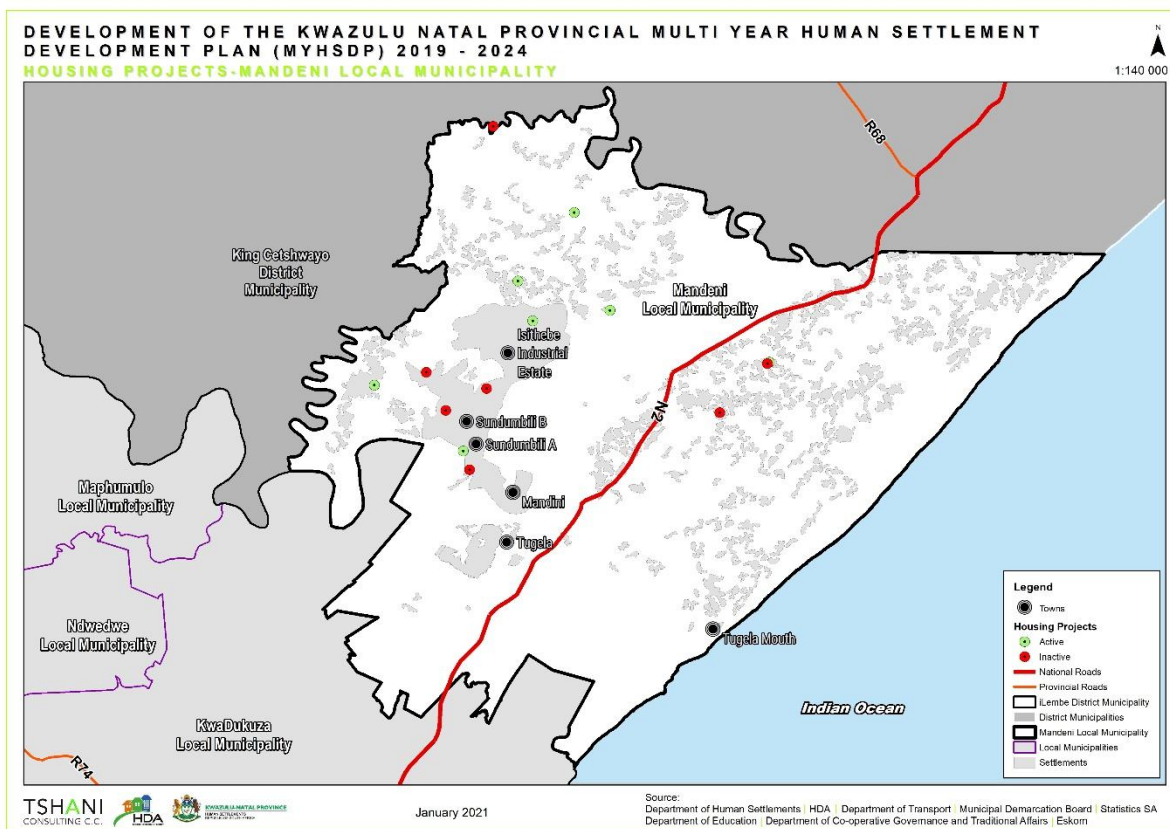


Figure 17: Mandeni LM Housing Projects

The table below illustrates the active and inactive projects within the municipality:

ACTIVE	IN-ACTIVE
Kwamathonsi/Sundumbili Phase2	Masomonce/Manda Farm Initiative
Sikhonyane	Emadungeni
Macimbini	Macambini Ext 1 Phase 2

Manda Farm	Macambini Ph 2
Isithebe Phase 2	Sundumbili
Nyoni Slums Clearance	
Isithebe Phase 1	

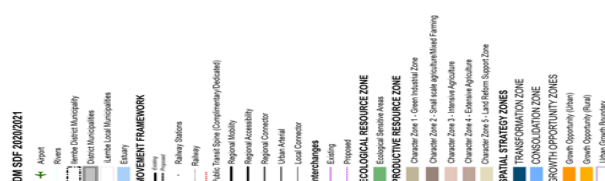
SECTION D:

1. DISTRICT POLICY ASSESSMENT

1.1. Ilembe Regional Spatial Development Framework (2021)

The RSDP identifies five key pillars that are aimed achieving sustainable development and achieving the desired vision:

- 1. A Diverse and Growing Economy:** A diverse economy would be an economy that offers a range of employment opportunities (formal and informal) and one that is not entirely dependent on one sector. According to the RSDP a sustainable diverse economy is an economy is one that has at least four economic sectors that equally contribute to the overall GDP. This requires a great deal of investment to not only encourage diversity but also to encourage a growing economy.
- 2. A Liveable Region:** A liveable region is one that offers a range of economic, social, spatial options within a reasonable distance. This requires an equal distribution of infrastructure, quality housing and accessibility through quality roads and accessibility to public transportation.
- 3. Living in Harmony with Nature:** Being in harmony with the environment requires a number of measures that include the protection of valuable ecosystems by setting conservation areas to prevent encroachment. Identifying valuable agricultural land is not only relevant in terms of living in harmony with nature but also has a direct positive impact on food security. This objective is not only important for nature but also for the protection of infrastructure and human life from disasters such as fires, floods. This also requires a well-informed population regarding the use of natural resources and implications of over using resources (i.e. fire wood).
- 4. Equity of Access:** Equity of access refers to access to urban infrastructure, ease of access to social amenities, access to work opportunities and promoting global connectivity through Information and Communications technology. This is directly connected to the objective of creating liveable regions.
- 5. Promote Social Well-being:** Social wellbeing deals with both the mental and physical well-being of individuals. It focuses on the education, health (life expectancy and levels of mortality) and food security. The gini-coefficient can be used as a measure to indicate the level of social development in an area thus indicating the need to put measures in place to decrease the level of inequality.



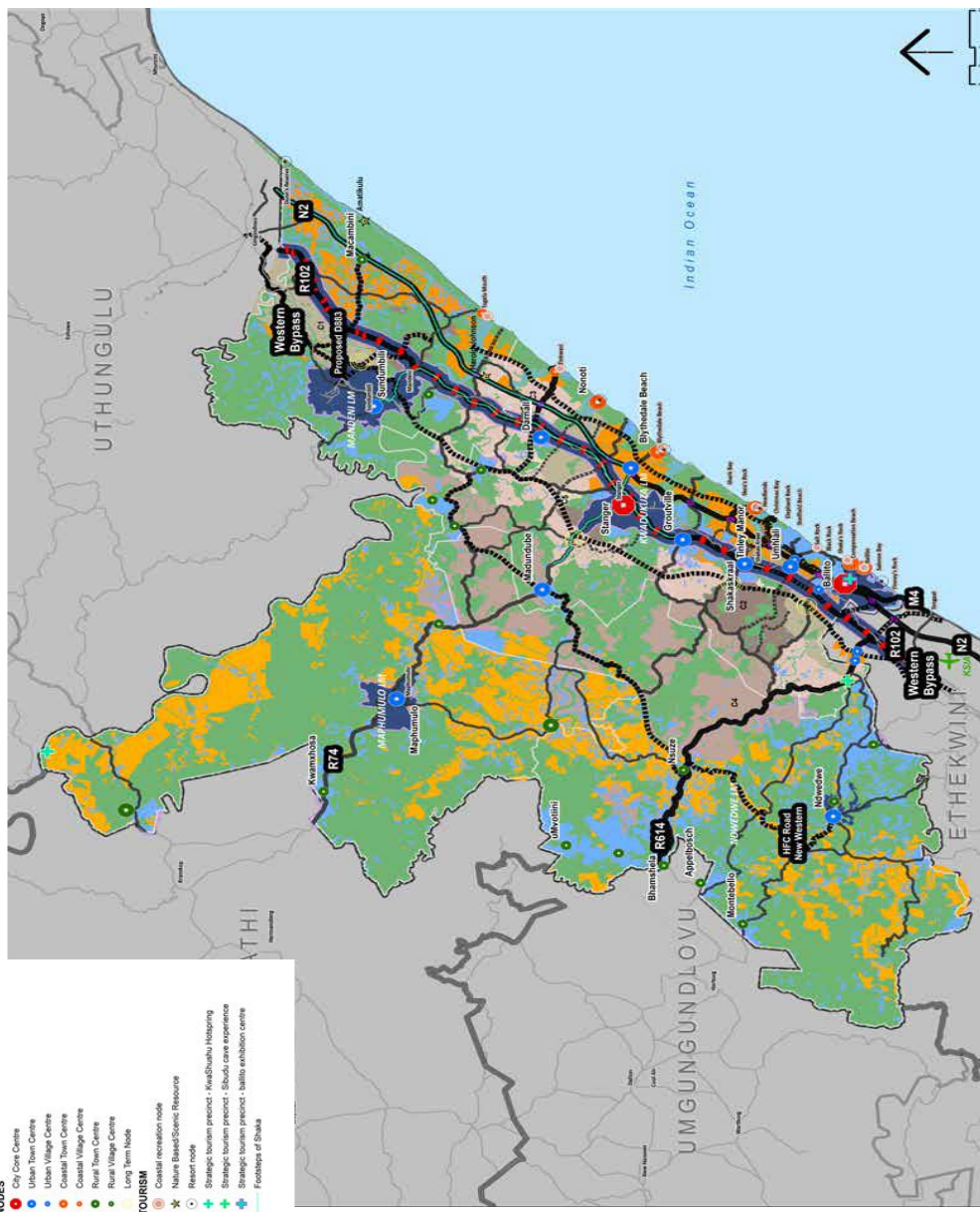


Figure 12: ILembe SDF

1.2. iLembe Growth and Development Plan

Vision 2035 (2019)

Aims to translate the Provincial Growth and Development Strategy and Plan into an implementation plan at district level, inclusive of targets and assigned responsibilities.

The ILembe District adopted its District Growth and Development Plan, this District wide plan is part of a suite of plans and strategies from the National Government (NDP), Provincial (PGDS) and the DGDP. This was done in order to ensure the vertical implementation of government plans. The objectives of the District Growth and Development Plan are thus rooted in the objectives of the KZN Growth and Development Plan which is a plan directly above it. In the formulation of the plan, taking into consideration the status quo and the findings of the synthesis report 6 strategic goals were identified:

- A diverse and growing economy

- Promotion of social well being
- Equity to access
- Living in harmony with nature
- A Liveable region

District wide Catalytic projects have been identified as part of the plan in order to invigorate all sectors such as economic, social, infrastructural and environmental with funding models from both the public and private sector which will translate to ILembe being the District of choice in many facets. For effective implementation a Monitoring and Evaluation tool has been created through different structures such as the MM's forum, Planners forum and other District task teams thus this ensuring that this plan does not become redundant but an effective and implementable plan. As this is a public plan, its formulation was done for the people with the people through utilizing the bottom up approach.

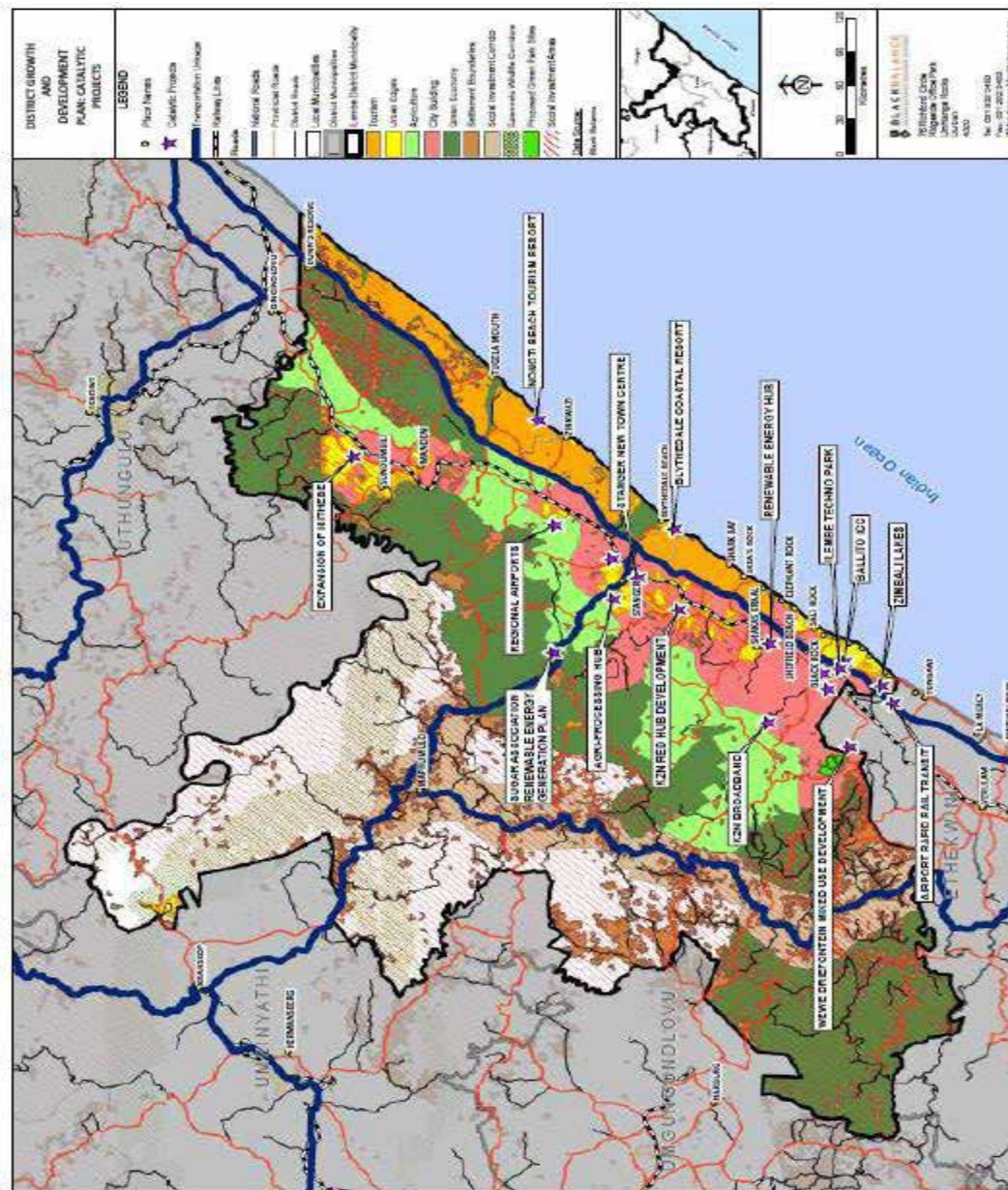
In terms of aligning with the provincial and District Goals the municipality has revised its municipal strategic goals, to ensure that they align to that of Province and District. These have been set out as follows:

No:	PGDS Strategic Goal	DGDP Strategic Goal	Municipal Strategic Goal For 2017-2022
1.	Inclusive Economic Growth	Diverse and growing economy	- Facilitate the creation of job opportunities
2.	Human Resources Development	Promote social well being	- Promote & facilitate human development
3.	Human Community Development	Provide equity of access	- Provide and facilitate access to social services and facilities
4.	Strategic Infrastructure	A liveable region	- Universal access to basic services and infrastructure development
5.	Environmental Sustainability	Living in harmony with nature	- Promoting and facilitating environmental protection and sustainable spatial planning
6.	Governance and Policy	Effective governance, policy and social partnerships	- To foster a culture of community involvement and good governance in the affairs of the municipality
7.	Spatial Equity		

- Realise a completely protected environment

SHOWING MUNICIPAL STRATEGIC GOALS ALIGNMENT TO THAT OF PROVINCE AND DISTRICT.

Figure 13: District Growth and Development Plan



1.3. Long Term Spatial Development Framework

The iLembe position statement provides the foundation from which a clarity and agreement can be obtained of the desired future for the District. By explicitly formulating a development wish the iLembe District Municipality can ensure that all planning endeavours are focused on the same aim or destination.

It inspires, focuses the attention and mobilises all residents, communities, stakeholders, politicians and officers in creating that desired future. Ultimately this development wish can be condensed into a more

catchy vision statement, but the basics stay the same, i.e.:

- Creating economic growth and jobs.
- Eradicating backlogs in service delivery
- Providing for housing and socio-economic development (including the impact of HIV/AIDS).
- Positioning the iLembe area as a prime tourist destination.
- Making the area of iLembe a safe and vibrant meeting place of rural, traditional and urban life-styles. Integrating the first and second economies to benefit from investment.
- Achieving a sustainable settlement pattern where people could meet all their needs to provide for a better quality of life and maintain sustainable livelihoods.
- Creating functional and institutional harmony with upstream and downstream spheres of government.

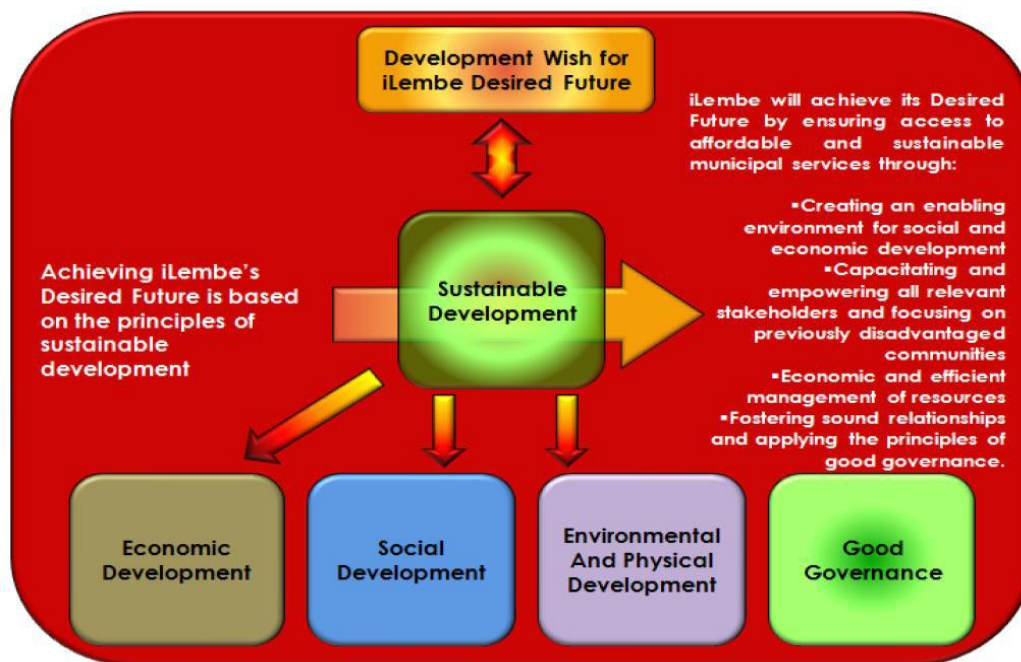


Figure 14::Spatial Development Vision Considerations



Figure 15: Long Term Spatial Development Vision

1.4. Long Term Spatial Development Vision

As the central future concept for development within the municipality, this vision needs to be translated spatially in order to ensure the development of land as well as the future management of all resources and all work towards the achievement of this vision and does not contradict it.

In translating the development vision of the municipality, the core elements of the vision is firstly identified and then expressed in terms of Spatial concepts, responsibilities or challenges.

The entire Spatial Development Framework which then follows should ideally be structured and linked to these core spatial challenges based on an interpretation of the overall development vision as illustrated below:



2. LOCAL POLICY ASSESSMENT

2.1. Mandeni Local Municipality Integrated Development Plan (2020-2021 Review)

VISION

“To be a reliable, people-centred, and sustainable economic hub by 2030.”

MISSION

The mission of the Mandeni Local Municipality (MLM) is to create an affluent district by:

Mandeni Local Municipality has developed a mission statement that sets the tone for every decision that the municipality makes in order to achieve its vision.

The brief mission statement defines the organisation and seeks to set it apart from the other municipalities. Mandeni Municipality will achieve the development vision.

CORE VALUES

- Honesty
- Transparency
- Integrity
- Inclusiveness
- Commitment
- Professionalism

The 'core elements' of the IDP development phase correspond to the core functions of Municipalities as outlined in the Municipal Structures Act and other legislation, the Department of Provincial and Local Government's IDP Guide Pack III and VI, as well as critical elements that have arisen from the preparation of the IDP's over the past few years. The core components of the IDP process are grouped as follows:

- Comments received from the various role-players in the IDP process including the comments from the MEC;
- Areas requiring additional attention in terms of legislative requirements;
- Areas identified through self-assessment;
- The preparation of Operational and Sector Plans;
- Performance Management System (PMS); and
- The Spatial Development Framework.

Strategic Focus Goals for Mandeni Local Municipality

- Universal access to basic services and infrastructure development by 2030;
- To build cohesive, caring, and sustainable communities; and to improve the health profile of local communities; as well as to intensify the fight against crime (public safety) and corruption;
- To create a conducive environment for job opportunities and investment;
- To create a culture of public service transformation, performance management, and accountability;
- To develop a sustainable and efficient municipality based on sound financial management; and
- To create a sustainable environment for future development and to redress spatial inequality.

2.2. Mandeni Local Municipality Spatial Development Framework 2018-19

VISION

”By 2030 Mandeni will have an efficient spatial structure and planning system with equitable and reliable services, integrated and socially beneficial land development which are balanced with the conservation of its vital natural resources (including coastal resources and agricultural land) as the basis for sustainable economic growth”.

MISSION

We will achieve our vision following a culture of:

- - Continuously striving for better
- - Excelling in all key processes of service delivery
- - Continuously listening and responding to our communities and all stake holders
- - Remaining financially astute

The values underpinning the manifestation of the Vision and Mission are the following, which is linked to the principles of Batho Pele:

- Honesty
- Transparency
- Integrity
- Commitment
- Professionalism

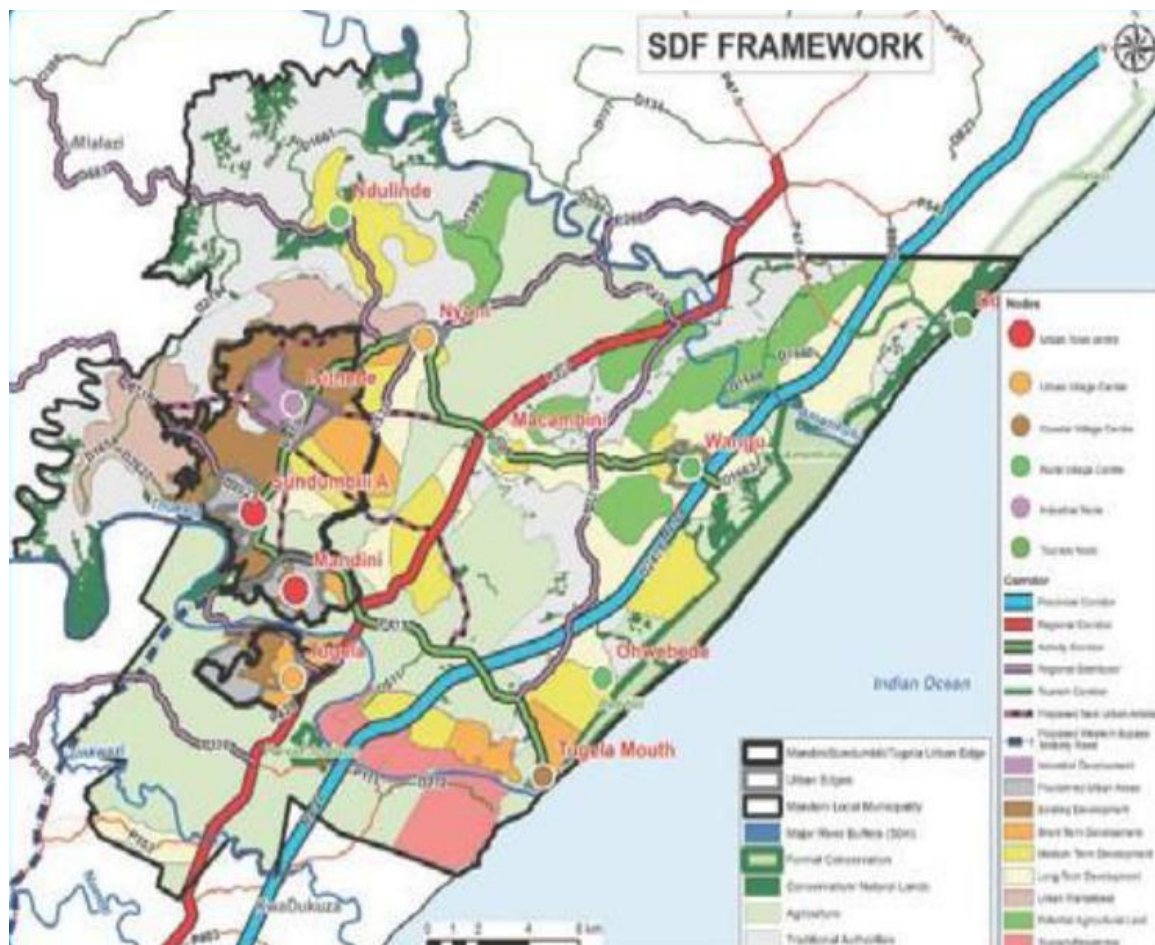


Figure 16: Mandeni LM SDF Framework

2.3. Mandeni Draft Local Economic Development 2020

VISION

“By 2030 Mandeni Local Municipality will be a sustainable people-centred economic hub providing excellent services and quality of life”.

The goals and pillars of this strategy to enhance the blueprint of Mandeni LM are as follows:

GOALS:

GOAL 1: EXPANSION OF THE AGRICULTURAL SECTOR

GOAL 2: STRENGTHENING OF THE MANUFACTURING SECTOR

GOAL 3: DEVELOPMENT AND SUPPORT FOR THE TOURISM SECTOR

GOAL 4: IMPROVING THE INSTITUTIONAL AND POLICY ENVIRONMENT FOR EFFECTIVE LED

GOAL 5: ENSURING EFFECTIVE EDUCATION, SKILLS AND CAPACITY DEVELOPMENT

GOAL 6: SUPPORT FOR SMALL ENTERPRISES

GOAL 7: PROMOTE A GREEN ECONOMY

PILLARS

Pillar 1: Building a Diverse & Innovation-driven Local Economies

Pillar 2: Developing Inclusive Economies

Pillar 3: Developing Learning & Skilful Economies

Pillar 4: Enterprise Development and Support

Pillar 5: Economic Governance

Pillar 6: Strengthen Local Innovation Systems

3. Mandeni Local Municipality Human Settlements Plan

3.1. Revised Draft Report 2020

The primary objective of the Mandeni Housing Sector is to facilitate the creation of sustainable human settlements and provide a range of housing products in safe, accessible and affordable locations. Its objectives are as follows:

- To eradicate and clear the municipality of all slums.
- To accelerate development and consolidate human settlement development in line with the national policy directives and the IDP of the municipality.
- To contribute towards spatial transformation and creation of an efficient settlement and spatial pattern.
- To facilitate rapid and cost-effective release of land for human settlement development purposes.
- To build capacity for effective human settlement development.

Priority Intervention Areas

Mandeni Municipality will make a direct intervention in housing delivery generally, with the following being the priority areas of intervention:

- Integrated Residential Development.
- Informal Settlements Eradication
- Rural Housing.
- Rental Housing (Community Residential Units and Social Housing).
- Gap Housing (Finance Linked Subsidy Programme)

However, in order to make a difference in each of these target housing products, there are a number of cross-cutting dimensions that needs to be addressed. These include the following:

- Access to well-located and suitable land for housing development.
- Availability of bulk infrastructure.
- Availability of funds.
- Availability of capacity and expertise to deliver housing at scale.

3.2. Mandeni Local Municipality Coastal Management Focus Areas

Seven key areas have been identified to promote the sustainable development and management of the Mandeni Coastal region.

The key focus areas are as follows:

PRIORITY AREA 1: COOPERATIVE GOVERNANCE

PRIORITY AREA 2: COASTAL PLANNING AND DEVELOPMENT

PRIORITY AREA 3: CLIMATE CHANGE AND DYNAMIC COASTAL PROCESSES

PRIORITY AREA 4: LAND AND MARINE-BASED SOURCES OF POLLUTION AND WASTE

PRIORITY AREA 5: ESTUARIES

PRIORITY AREA 6: THE FACILITATION OF COASTAL ACCESS

PRIORITY AREA 7: NATURAL RESOURCE MANAGEMENT

4. ALIGNMENT WITH SURROUNDING SDF'S

The Mandeni Municipality is adjoined by three other local municipalities, namely:

- Maphumulo Municipality`
- KwaDukuza Municipality
- Umlalazi Municipality



Figure:18: Surrounding Municipalities

Maphumulo LM Spatial Development Framework (2017)

VISION:

“By 2040 Maphumulo Municipality will be a sustainable economically vibrant municipality that affords its citizens with quality of life, sustainable environment, access to services and development opportunities.”

Maphumulo LM Alignment Aspects:

Area of Alignment	Observations
Development Corridors	Maphumulo municipality is located to the west of the Mandeni Municipality and indicates that the R74 route as primary corridor. The Mandeni SDF has indicated the same.
Cross Boundary Dependencies	The northern areas of Maphumulo adjacent the Tugela conservation area are identified as prime agriculture in the Maphumulo SDF map.
Cross Boundary Co-operation	None apparent
Potential Contradictions	None apparent

(Source: Mandeni LM SDF Review, Pg:152)

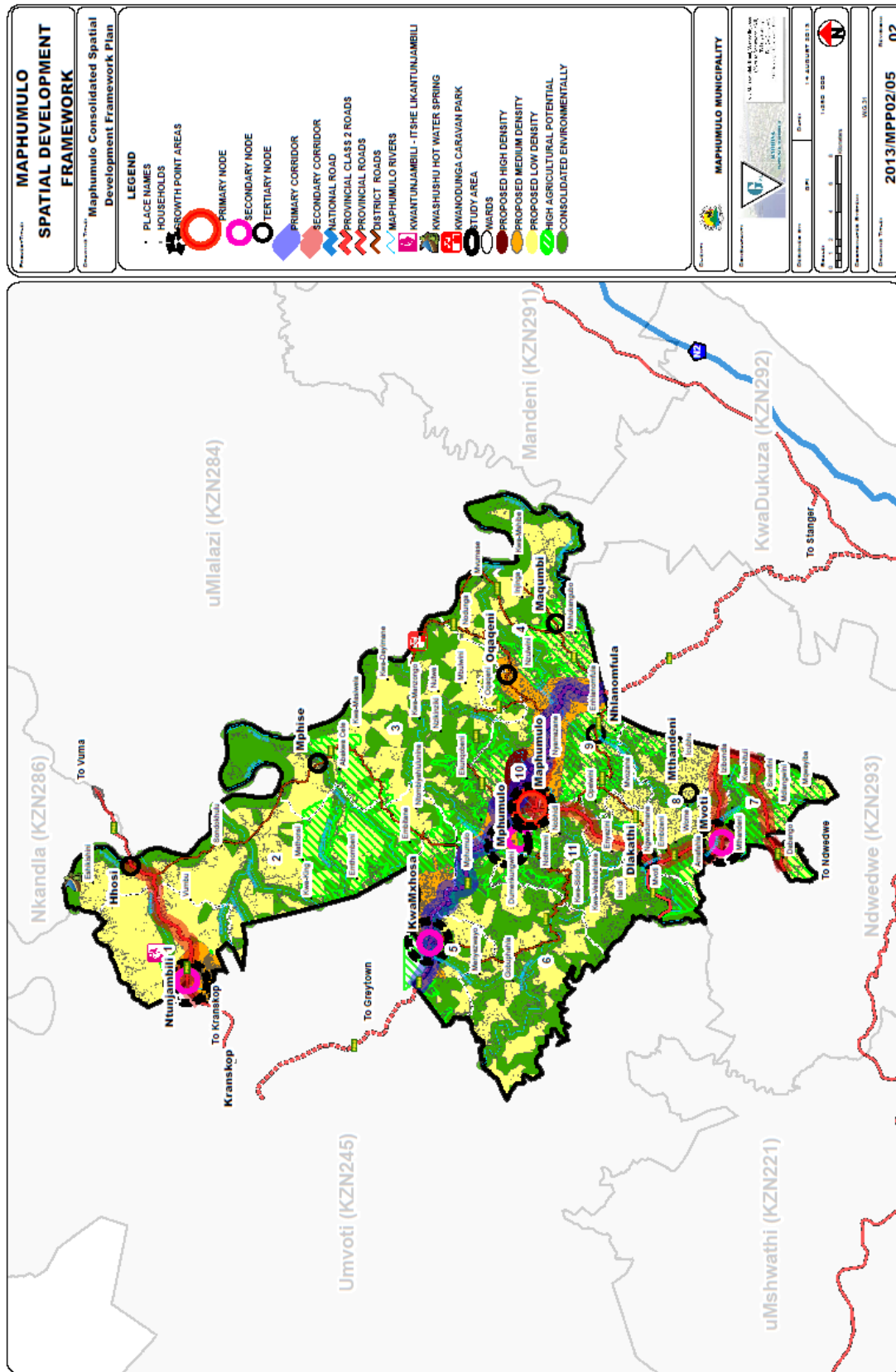


Figure 19: Maphumulo Local Municipality SDF Map

KwaDukuza LM Spatial Development Framework (2017)

VISION:

“By 2030 KwaDukuza shall be a vibrant city competing in the global village economically, socially, politically, and in sustainable manner”.

KwaDukuza LM Alignment Aspects:

Area of Alignment	Observations
Development Corridors	The KwaDukuza municipality is located to the south of the Mandeni Municipality and indicates that the N2 and R102 as primary and secondary corridors.
Cross Boundary Dependencies	The KwaDukuza SDF map has earmarked the areas adjoining the Mandeni Municipality as agricultural and use and indicates that there should be buffer areas maintained around the rivers traversing between the two municipalities. The Mandeni SDF indicates the same and has also excluded the high agricultural potential land out of its urban edge.
Cross Boundary Co-operation	A regional corridor stretching from KwaDukuza LM through Mandeni to Umlalazi has been identified. Management and utilization of this corridor needs to be co-ordinated between all three municipalities.
Potential Contradictions	The continuation of coastal management along the coast of these two municipalities may not be replicated from one to the newt.

(Source: Mandeni LM SDF Review, Pg:154)



Figure 20: KwaDukuza Local Municipality SDF Map (2017)

Umlalazi LM Spatial Development Framework (2019/20)

VISION:

“By 2035 uMlalazi Municipality will be a socially inclusive, economically viable, environmentally friendly and spatially resilient Municipality where its people enjoy living”.

Umlalazi LM Alignment Aspects:



Area of Alignment	Observations
Development Corridors	Mandeni municipality links to the Umlalazi municipality through the N2, P47-6 and P266. The proposed R102 road will improve access between these two municipalities.
Cross Boundary Dependencies	The Umlalazi SDF identifies area adjacent Mandeni municipality as Priority Zone 2 and 3; therefore, these two municipalities are in alignment. There is need for environmental protection of the Amatikulu river which flows through Umlalazi Municipality into the North eastern parts Mandeni.
Cross Boundary Co-operation	Mandeni functions as a service centre for the whole of Mandeni Local Municipality and beyond the eNdulinde Hills (the south eastern part of Umlalazi Municipality). There is need for cooperation in service delivery and land use management in the north eastern areas of Mandeni and the southern tips of Umlalazi municipality.
Potential Contradictions	The Amatikulu river which flows south of the Umlalazi municipality is not reflected in the Umlalazi SDF which may affect the conservation efforts of this water body.

(Source: Mandeni LM SDF Review, Pg:155)

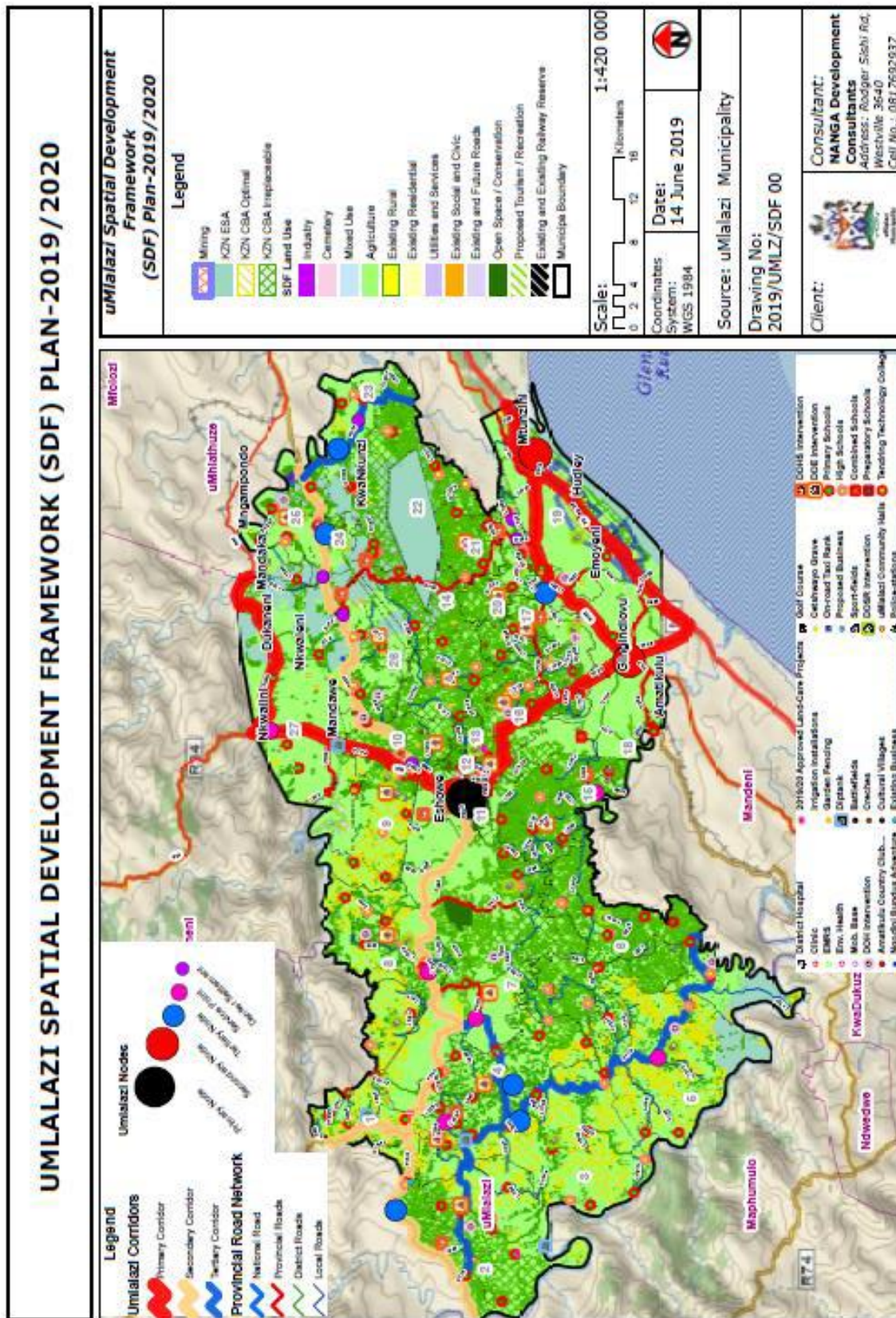


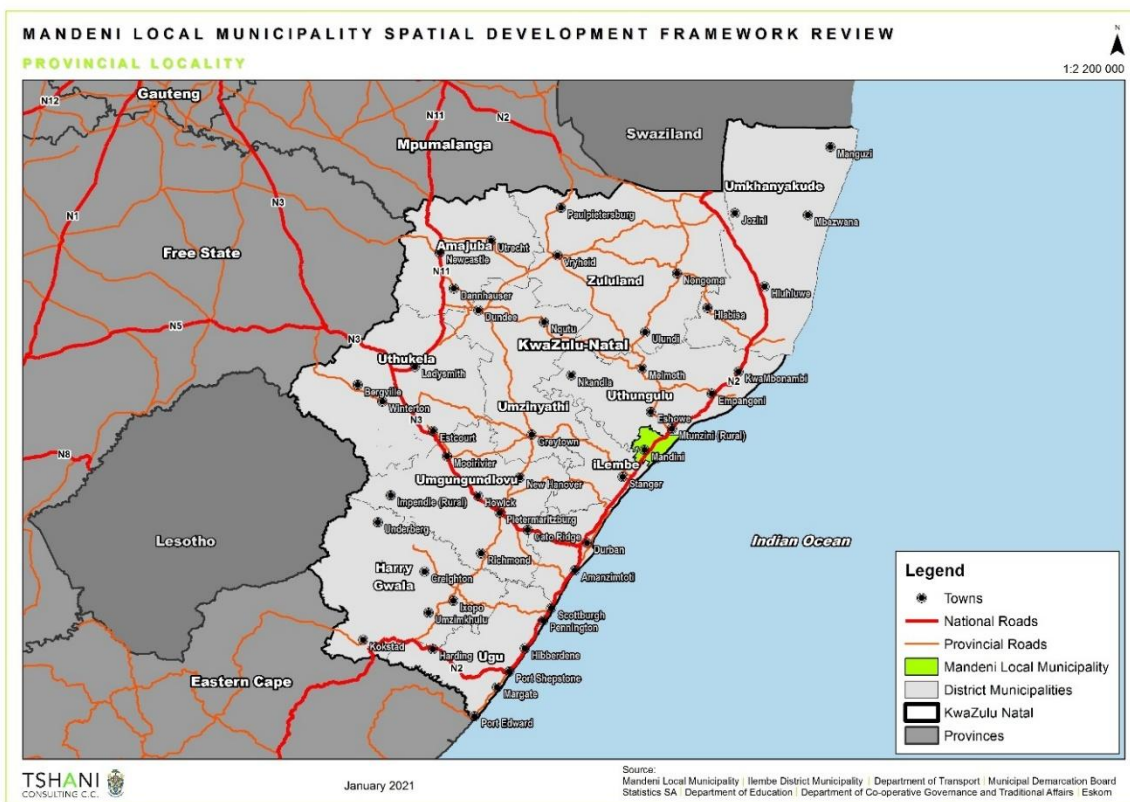
Figure 21: Umlalazi Local Municipality SDF Map (2019/20)

5. LOCALITY CONTEXT

5.1. PROVINCIAL LOCALITY

The Kwa-Zulu Natal Province is located in the south-east of South Africa bordering the Indian Ocean and is the second largest province in South Africa. The Mandeni Local Municipality is located within the eastern part of the Kwa-Zulu Natal Province within South Africa.

Kwa- Zulu Natal covers an area of 94 361km² and borders on the Eastern Cape, Free State and Mpumalanga provinces.



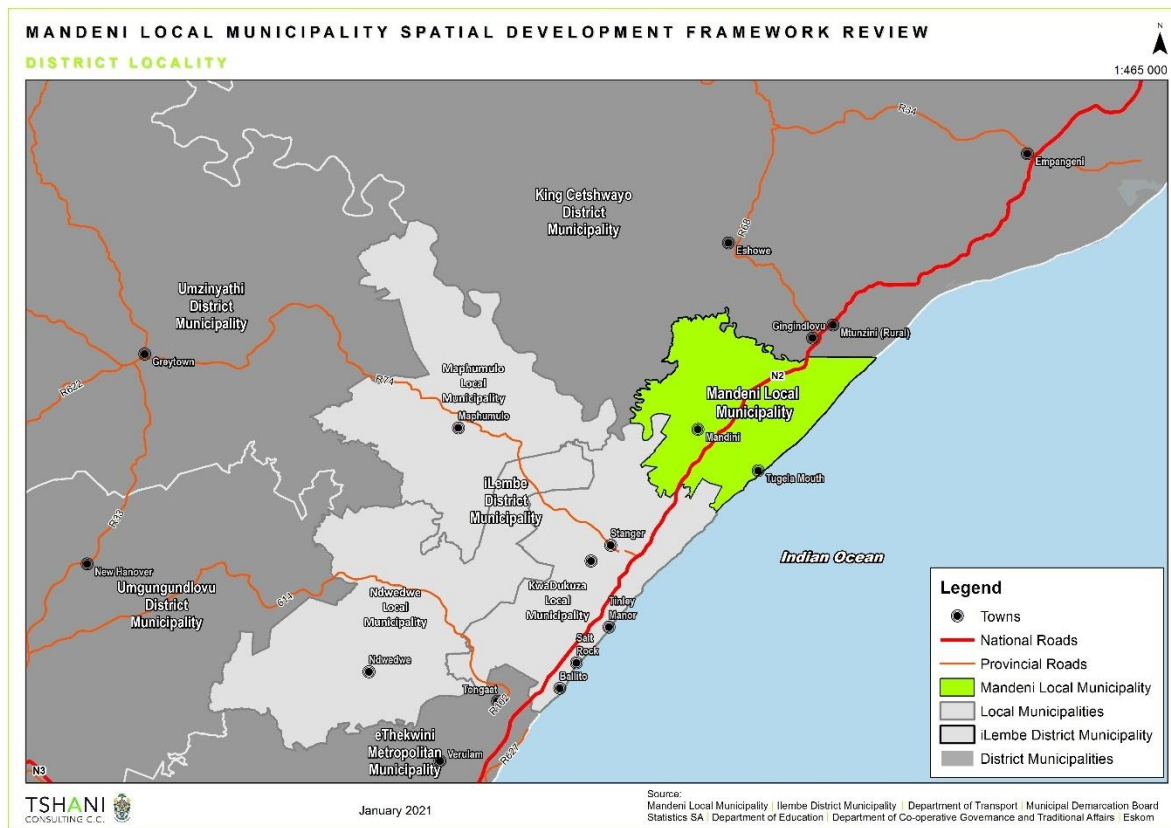
Plan 1: Provincial Locality

5.2. DISTRICT LOCALITY

The Ilembe Local Municipality and is the smallest of the province's district municipalities. It measures a size of 3 269km² and comprising mere 3% of its geographical area. The district is located between Durban and Richards Bay.

The following four (4) local municipalities are located within the Ilembe District Municipality:-

Municipality	Main Towns	% of the District	Area (km ²)
Mandeni	- Isithebe - Mandeni	16.7%	545km ²
KwaDukuza	-Dolphin Coast/Ballito -KwaDukuza -Nkwazi/ Zinkwazi Beach	22.5%	735km ²
Maphumulo	Maphumulo	27.4%	896km ²
Ndwedwe	Ndwedwe	33.4%	1 093km ²



Plan 2: District Locality

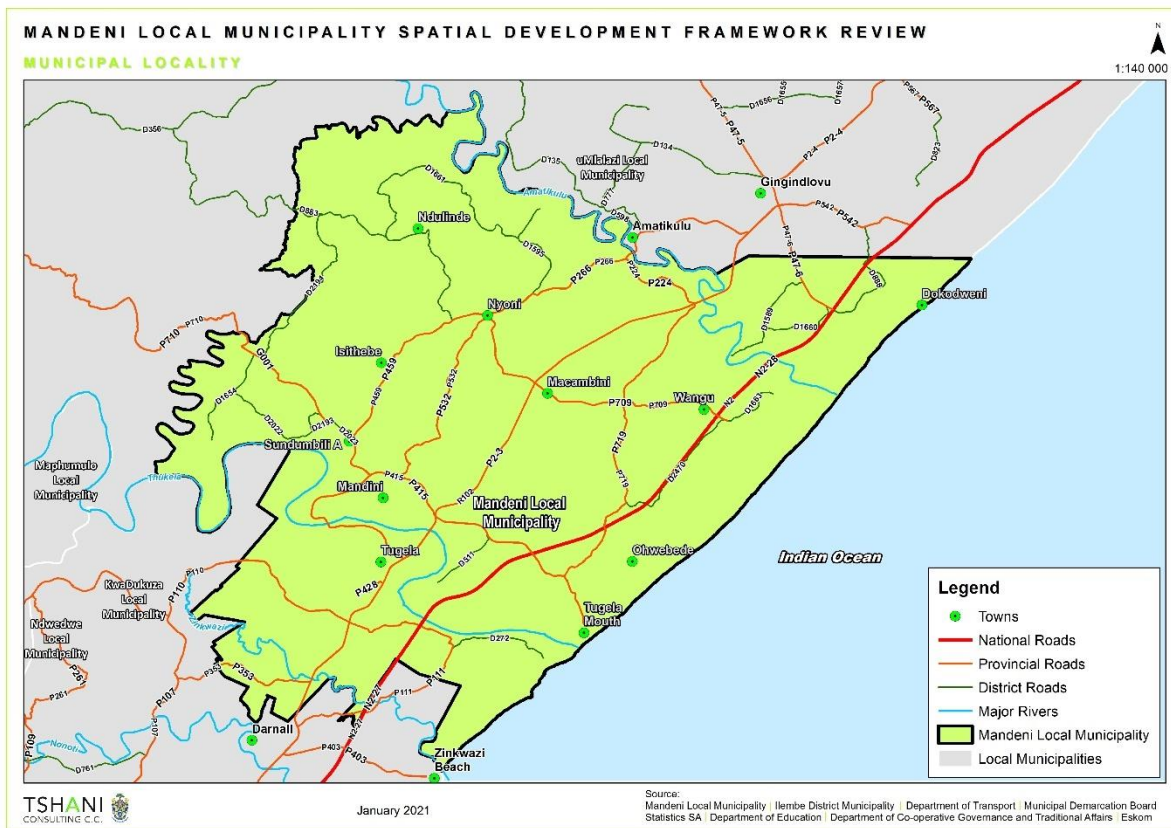
5.3. LOCAL MUNICIPAL LOCALITY

The Mandeni Local Municipality is located on the east coast of KwaZulu-Natal and situated on the northern Boundary of the District Municipality and shares a district boundary with uThungulu District Municipality.

The Mandeni Municipal area is approximately 545 km² in extent and consists of 18 wards with a total of 36 councillors. The Municipal Demarcation board has currently added another ward which is ward 18 around the IsiThebe industrial area (Vutha) due to the number of VD's. 49% of the municipality held under traditional tenure with the following aMakhosi Preside within the municipality:

- Nkosi uMhlongo
- iNkosi uNgcobo
- iNkosi uMathonsi
- iNkosi uMcambi

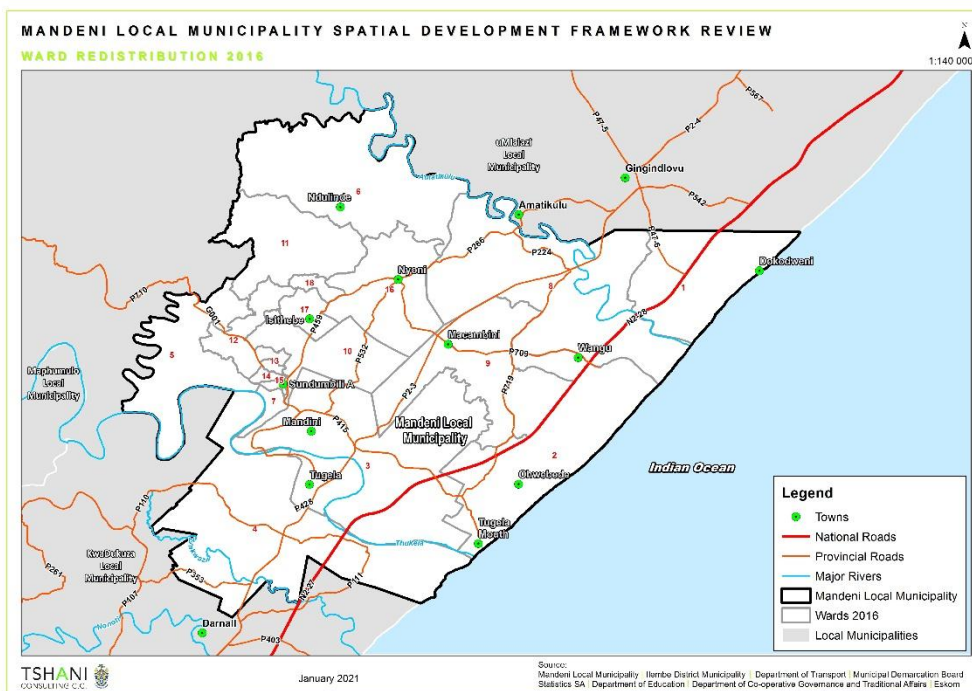
Although numerous rural settlements are scattered throughout the Municipality, the following areas have been identified as the main nodal areas.



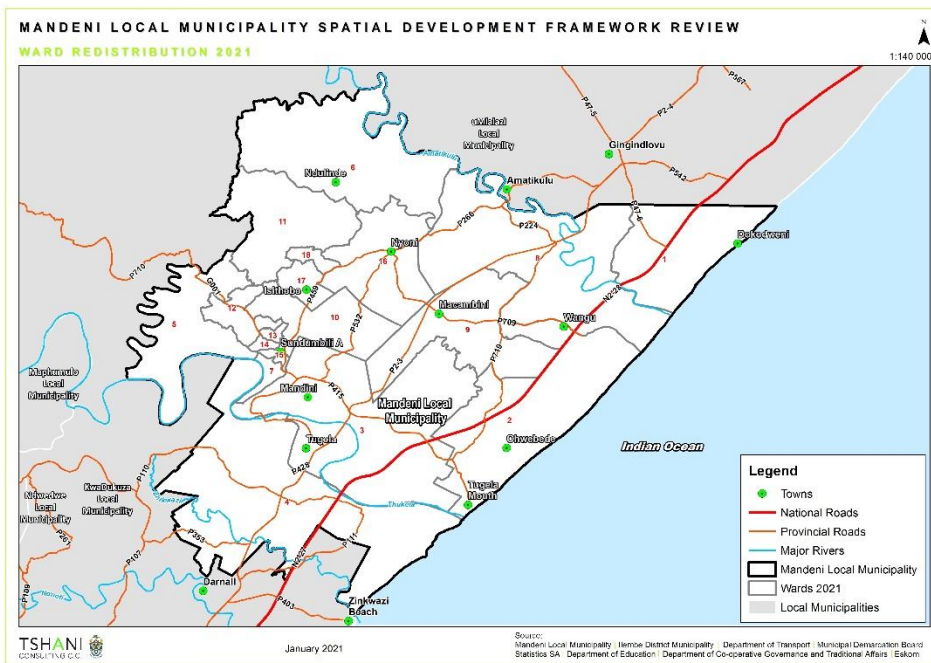
Plan 3: Local Municipal Locality

5.4. WARDS

The Mandeni Local Municipality is currently made of 18 wards.



Plan 4: Ward Distribution 2016



Plan 5: Ward Distribution 2021

SECTION E:

SITUATION ANALYSIS

This section of the report analyses the current municipal situation and is therefore carried out in terms of the Department of Rural Development and Land Reform’s Spatial Development Framework Guidelines and Evaluation Framework 2014.

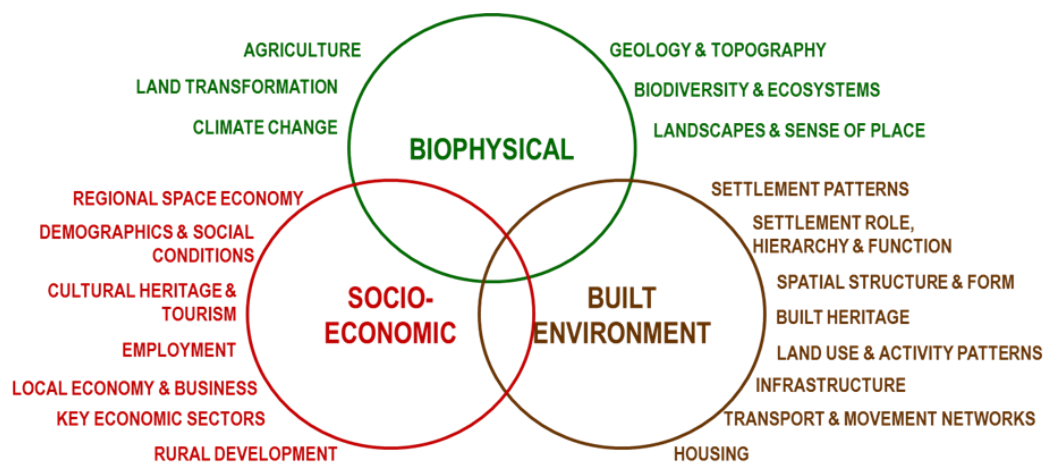


Figure 22: DRDLR Pillars

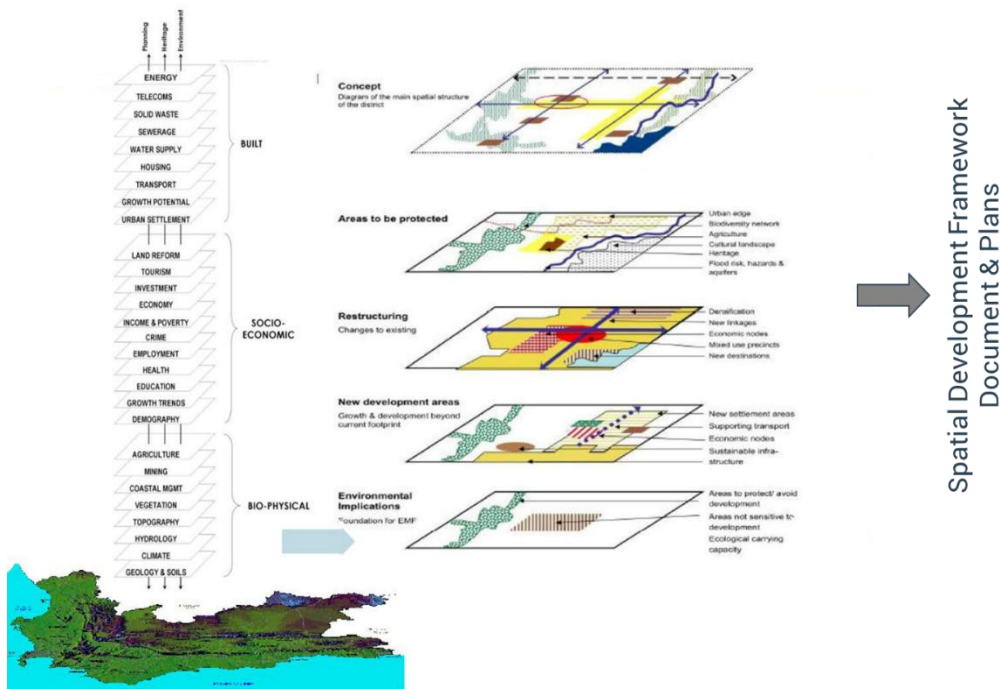


Figure 23: DRDLR Guidelines

1. SOCIO-ECONOMIC

This chapter analyses the socio-demographic and human settlement characteristics of the Mandeni Local Municipality.

This section of the document is to reflect on the relation between requirements and the natural resource base. The distribution and population growth directly influences the amount of services to be



population changes in rendered.

1.2. DEMOGRAPHIC ANALYSIS

Demographic Profile

This section of the report provides the demographic profile of the municipality. The various aspects analyzed here aims to provide an indication of the population trends, which inform settlement patterns, socio-economic needs and people migration that in turn inform the municipality's development agenda. The Municipality takes necessary strides to effectively respond to the needs of those who live, work and play within the Mandeni area of jurisdiction.

The primary source of the information presented below is Census 2022, 2016 Community survey and lastly 2011 Census data all provided by Statistics South Africa.

Population Size

Mandeni LM is second largest in terms of population size, after Kwadukuza LM. When compared to other municipalities within the region, with growth rate of 2,6% contribution to the total of the entire district.

Table 1: Mandeni population size

Municipality	Census 2011	Census 2022	Population Growth rate from 2011 to 2022
KwaDukuza	231 125	324 912	3,3%
Mandeni LM	138 141	180 939	2.6%
Ndwedwe LM	140 820	165 826	1.6%
Maphumulo LM	96 724	110 983	1,3%
iLembe Region	606 810	782 661	4.20%

Source: Census 2022 & Census 2011; Stats SA

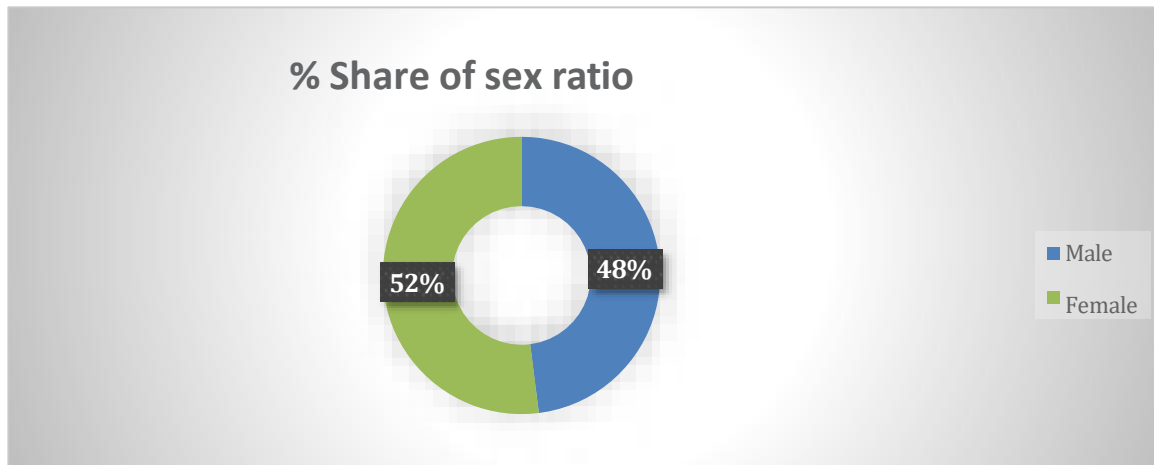
Population structure:

Sex Ratio

Population refers to the disaggregation of population by age and sex, this is usually shown in the format of population pyramid or graphs. In the context of the hereunder graph indicates the Mandeni population by sex being the number of males and females that make up the entire population. It is

noteworthy that 52% of the population constitutes of females closely followed by males who constitute 48% of Mandeni.

Graph 1: Shows percentage of males and females in relation to total population

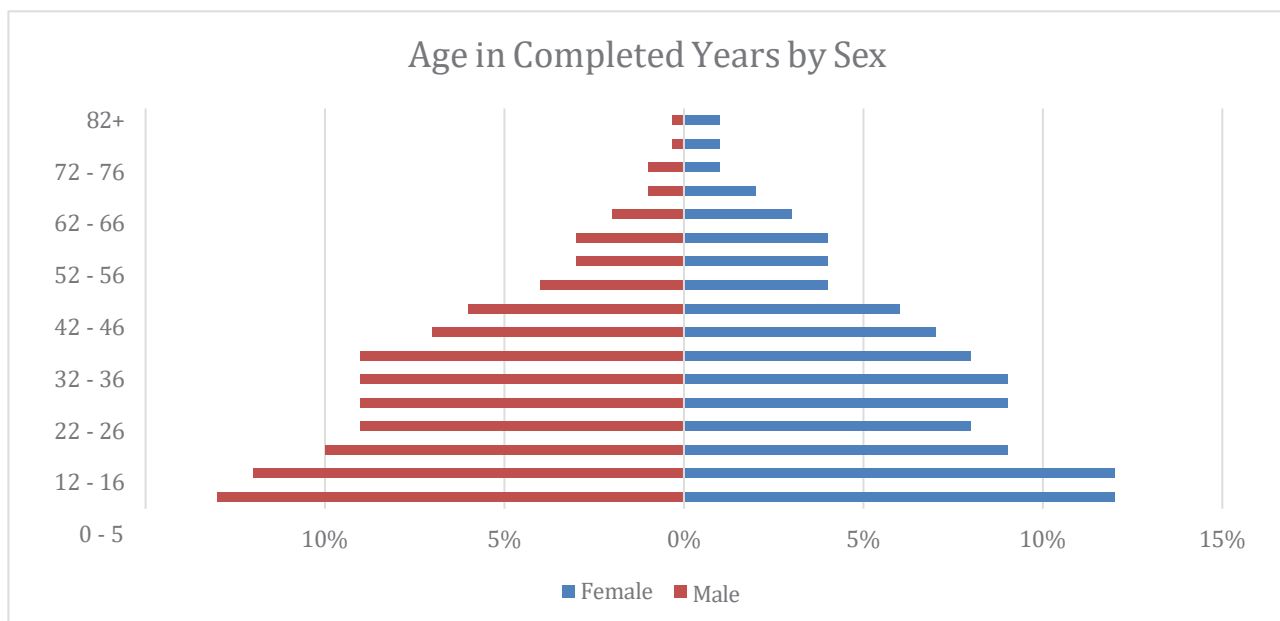


Source: Census 2022 Supercross: Stats SA

Age & Sex Ratio

In terms of age structure, it is noted from the graph below that between the ages 0 to 5 the number of males and females born is almost the same, in terms of percentages these constitute 11%. A decline in the number of females in the area is noted between ages 6–11 and ages 17–21, reason for this change in population could be owed to schooling outside Mandeni at primary, secondary and tertiary level, and return to the areas after these levels of schooling outside the area.

Table 2: shows % share in age categories of males and females.



Source: Census 2022 Supercross : Stats SA

Population Composition

The table below shows the distribution of race groups in Mandeni, It is evident that the Black African population is the majority racial group in the area, followed by the, Colored and White race groups. Indian/ Asian make- up 2,7% being the least number when compared to other race groups.

Table: population composition

Population Groups	% contribution to population
Black African	81.39
Coloured	8.15
Indian or Asian	2.74
White	7.26
Other	0.4
Unspecified	0.06

Source: Stats SA Census 2022

People Living with Disabilities in Mandeni

The Table below shows the extent and kinds of disabilities limiting people within the Municipality. It is interesting to note that there's a high number of people living with "A lot of Difficulty or Cannot not do at all" Seeing followed by people who have difficulty Walking. Taking this into consideration, it is interesting to mention that municipalities has continues to ensure that RDP houses – Inyoni Housing/ Macambini housing projects) Community halls (e.g. Hlomendlini and Ward 13 hall) constructed has walking / wheelchair ramp making them friendly for people living with disabilities.

Table 23: Showing the number of people living with disability.

	Seeing	Hearing	Communicatio n	Walking	Remembering	Self-care
No difficulty	143992	154612	156628	153499	153583	155875
Some difficulty	12393	4082	2409	4295	4724	2572
A lot of difficulty	3129	859	415	1504	1160	771
Cannot do at all	107	80	178	337	140	426
Do not know	78	62	63	59	87	50
Not applicable	20137	20137	20137	20137	20137	20137
Unspecified	1104	1108	1109	1108	1108	1108

Source: Stats SA Census 2022: Supercross

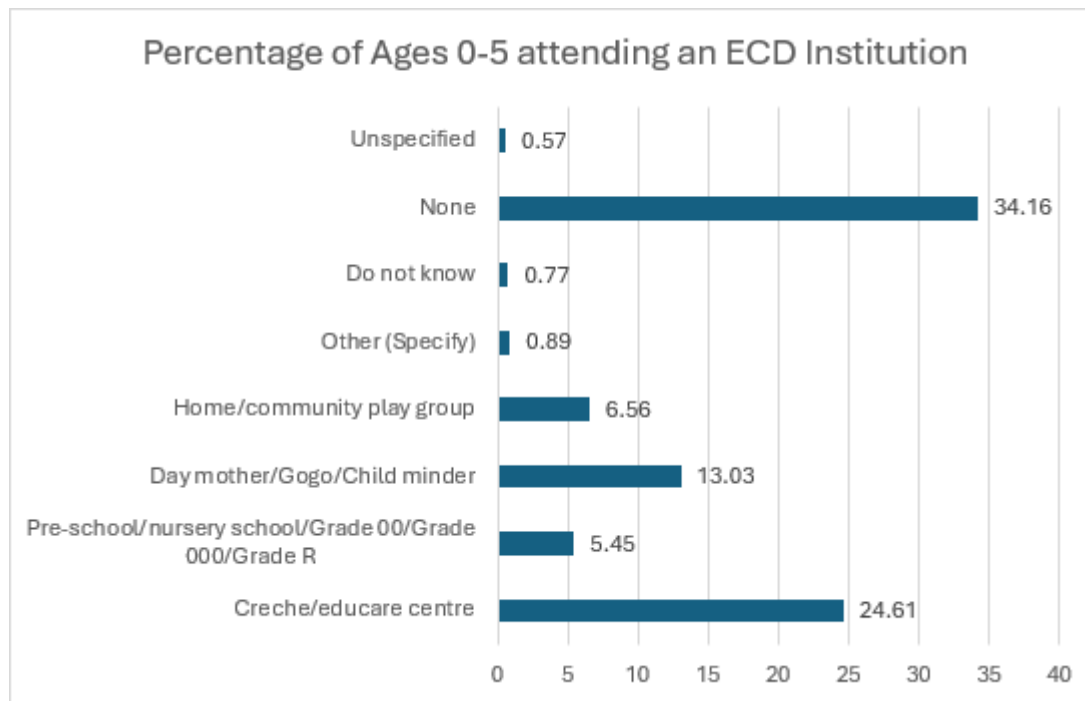
Education Levels – Early Childhood Development Attendance

The 2022 Census, findings illustrate that approximately only 24% of Ages (0–5) applicable are enrolled and attending ECD Centre, and 34 % of ages 0–5 who are applicable are not attending. It is interesting to note

that The high share of children not in EDC programs delays the opportunity for the children to get exposed to basic literacy, limits access to high-quality primary education, thus Indicates the lack of high-quality jobs for parents, suggesting limited education/opportunity. Resulting in the inability for the Municipality / District to harness the Demographic Dividend in the future if education and skills development are not prioritized

Education levels

Graph Showing: Percentage share in education institution attendance

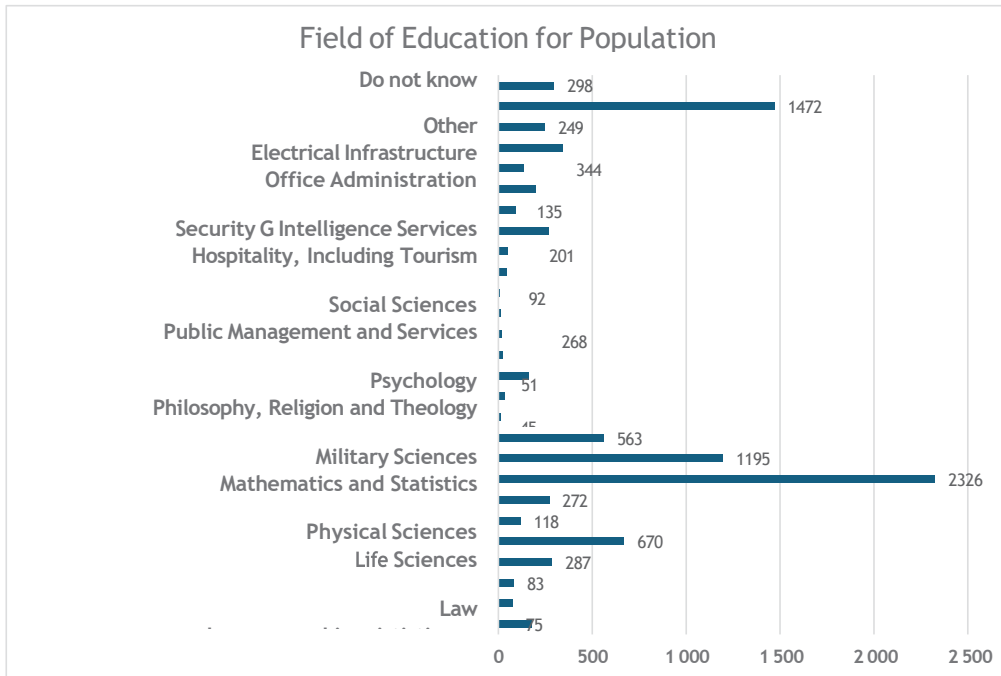


Source: Stats SA, Census 2022, Supercross

The education levels in Mandeni Municipality are symptomatic of a primarily rural area and provides a serious challenge when it comes to securing employment opportunities. There is a concerning trend observed through the graph above, that there's a high percentage share No in educational institution.

Evidently these rates are followed by 16 and 13 % in primary to secondary schooling. The availability of adequate education facilities becomes paramount in the context of Mandeni. Statistics South Africa data provides that there are 79 including includes and colleges and training centres within Mandeni. Many of these schools do not have access to water and sanitation services. This presents a challenge that requires urgent intervention in collaborative efforts with the Department of Education and iLembe District. This is a critical component to ensuring good quality education that will harness good quality skills and training of individuals that will be viable to participate actively in the local economy.

Table shows fields of education in Mandeni.



Evidently, the predominant fields of study and training at institutions include Education with 2326 people, Engineering 1195. Other key sectors include computer and information sciences. Business economics and electric infrastructure are amongst other sectors illustrated in the graph above.

KZN Economic Realities

The Quarterly Labor Force Survey (QLFS) is a household-based sample survey conducted by Statistics South Africa (Stats SA). It collects data on the labor market activities of individuals aged 15 years and older who live in South Africa. However, this report only covers labor market activities of persons aged 15–64 years.

The table below shows the economic realities for KZN per sex. It is noteworthy that there are 140 000 Males not economically active, when compared to females this variable is also high as it current sits on 174 600.

More men appear were employed in the last quarter as compared to females who make up 1149 00.

Population group	Male					Female				
	Total	NEA	Economically active			Total	NEA	Economically active		
			Total	Employed	Unemployed			Total	Employed	Unemployed
KwaZulu-Natal	Thousand	Thousand	Thousand	Thousand	Thousand	Thousand	Thousand	Thousand	Thousand	Thousand

Black African	3 270	1 400	1 870	1 303	567	3 493	1 746	1 747	1 149	598
Coloured	32	13	19	16	3	39	10	29	21	7
Indian/ Asian	268	82	186	166	21	284	166	118	92	25
White	105	21	85	79	5	116	43	73	64	9
Total	3 676	1 515	2 160	1 564	596	3 931	1 965	1 966	1 327	639
For all values of 10 000 or lower the sample size is too small for reliable estimates.										
Due to rounding, numbers do not necessarily add up to totals.										
NEA = Not Economically Active										

Source: Quarterly Labour Force Survey 2024, Stats SA

Employment And Income Levels Comparison – Mandeni

Unemployment rate in Mandeni declined from 45.1% in 2001 to 28.6% in 2011 reflecting the impact of job creation.

Table: unemployment rate

Municipality	Unemployment Rate			Youth (15-34) Unemployment Rate		
	2001	2011	% CHANGE	2001	2011	% CHANGE
Ilembe	48.0	30.6	-36%	55.8	37.2	-33%
Maphumulo	75.9	49.0	-35%	83.3	58.4	-30%
Mandeni	45.1	28.6	-37%	51.5	34.6	-33%
Kwadukuza	34.3	25.0	-27%	42.6	30.8	-28%
Ndwedwe	67.8	48.7	-28%	76.4	58.3	-24%

Source: Stats SA Census 2022

Programs of the national government, and the benefits of its location near KwaDukuza and Durban Metro which have both experienced phenomenal economic growth over the last decade. High unemployment particularly amongst the youth can lead to social evils such as crime, drug abuse, prostitution, etc. which are detrimental to economic growth and development in the district.

The figure below indicates the percentage of unemployment in iLembe District. Mandeni Municipality is sitting at 28.6% with regards to unemployment as per the recent Statistics, SA Com survey.

Despite a lower unemployment rate amongst the youth in the municipal area, the 34.6% of the youth that are unemployed is still substantial and can have a negative impact on the growth and development of Mandeni. This

situation warrants the municipality to consider development initiatives that can address this challenge. If not addressed as a matter of urgency, the situation is expected to increase levels of frustration and impatience among the youth. In addition to this, the situation will contribute to a cycle of chronic unemployment and poverty: these young people are likely to become the parents of children who will then also grow up in a context of poverty. Job creation is not the core competency of the municipality however Mandeni Municipality is committed to radical economic transformation which entails making the environment conducive for investors.

Mandeni is still relatively higher when compared with 25% of KwaDukuza and relatively lowest when compared with 49 of Maphumulo and 48.7 of Ndwedwe Manufacturing sector is the main contributor of source of employment in Mandeni. The sector employs approximately 26.86% of the available labor force. Wholesale and retail sector is the second largest employer, followed by finance and insurance employing

25.68% and 22.77% of the municipal labor force respectively. Agriculture, transport, and construction sectors employ 3.8%, 2.86% and 2.19% respectively.

Projected Growth

The figure below provides an overview of the population growth that is estimated for 2019 until the year 2030 in line with the Municipal 2030 vision. The population is estimated to increase from 154 560 to 182 063.

Table Showing:

MUNICIPALITY		POPULATION AGE STRUCTURE						
			<15		15-64		65+	
	2001	2011	2001	2011	2001	2011	2001	2011
DC29 ILEMBE	560 390	606 809		34%		61%		5%
DISTRICT								
MANDENI	127 327	138 078	32.2%	33.5%	61.2%	62.6%	3.6%	3.9%
KWADUKUZA	167 805	231 187	29.9%	29.0%	65.7%	66.7%	4.3%	4.3%
NDWEDWE	144 615	140 820	34.4%	37.1%	55.0%	56.9%	5.6%	6.0%
MAPHUMULO	120 643	99 724	44.1%	40.6%	46.6%	52.9%	6.3%	6.5%

Source: Source: 2022 Stats SA Census

Mandeni Economic Profile

Functional age groups indicate the level of the potential work force in the region. Therefore, the key age group relates to individuals aged 15 to 64 years. The following tables provide a comparison between the 2001 and 2011 census years in respect of the 0–14, 15–64 and 65+ population age cohorts for Mandeni and the other municipalities in the iLembe District.

The data presented indicates that there has been a slight increase in the <15-year age cohort and a slight increase in the 15–64 age cohort between the 2001 and 2011 census years.



Figure 11: Source: 2002 & 2011 Census

Table showing various economic industries in Mandeni

INDUSTRY	%
Agriculture, forestry and fishing	3.84
Mining and quarrying	1.08
Manufacturing	26.86
Electricity, gas and water	0.03
Construction	2.19
Wholesale and retail trade, catering and accommodation	25.68
Transport, storage and communication	2.86
Finance, insurance, real estate and business services	22.77
Community, social and personal services	9.07
General government	5.63
TOTAL	100

Source: census 2022

Migration Patterns – Mandeni

Movement patterns in Mandeni LM are both internal and external. This implies that people move to areas of economic opportunity and services outside the municipal area. People also move internally within provinces.

These movements include majority of people moving to be closer to economic opportunities, to live with a spouse or into a new household, closer to facilities, children changing schools etc.

Population movement trends and patterns have implications for planning and development. The table below shows that the highest being 172 039 of people stayed in other areas of the province and later relocated to Mandeni. Its interesting to note that 1275 people were coming from outside South Africa. The following analysis is going to unpack the regions of birth for these people in currently in the area.

Table showing movement of people from other provinces now residing in Mandeni.

Province of previous residence by Municipality of usual residence	Municipality of current residence - Mandeni Local Municipality
Western Cape	42
Eastern Cape	269
Northern Cape	6
Free State	84
KwaZulu-Natal	172039
North West	23
Gauteng	441
Mpumalanga	64
Limpopo	61
Outside South Africa	1275
Do not know	3
Not applicable	855
Unspecified	4397

Source: Stats SA Census 2022, Supercross

C.11. International immigration in Mandeni Municipality

The table below outlines from which regions in the world are the current immigrant population coming from, it is noteworthy that people coming in from other provinces within South Africa were the highest 176 951 in the area and contrast the least number of people coming into the area were from Latin America and Oceania. As anticipated the second highest population contributor to the area was the SADC region and the rest of the Rest of Africa.

Table shows: international immigration patterns in Mandeni against regions in the world

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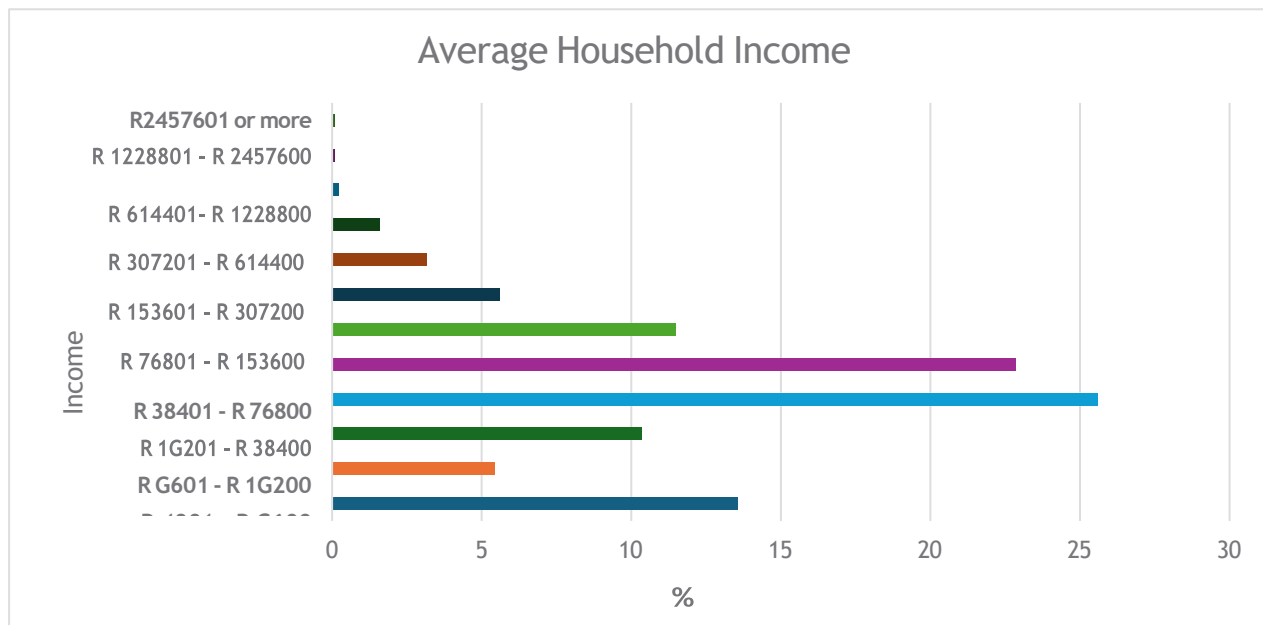
Region of birth by Municipality of usual residence	Mandeni Local Municipality
Born in South Africa	176951
SADC	2112
Rest of Africa	133
United Kingdom and Europe	64
Asia	59
North America	0
Latin America and Caribbean	1
Oceania	6
Unspecified	100
Not applicable	132

Source: Stats SA Census 2022, Supercross

Average Household income levels

Household income is one of the most important determinants of welfare in a region. The ability to meet basic needs, such as adequate food, clothing, shelter, and basic amenities, is largely determined by the level of income earned by the household. Poverty is often defined as the lack of resources to meet basic needs and the indicator of poverty in a region is the number of households with income below the poverty line. The figure above indicates that approximately 18,364 (13.3%) of the population has no source of income and this indicates that almost 18,364 of the population of Mandeni live below the poverty line. Whilst the district has an overall decrease in the number of people experiencing such poverty as per the South African Multidimensional Poverty Index (MPI), the indicators include unemployment, years of schooling, child mortality, type of dwelling, etc. Maphumulo and Ndwedwe local municipalities, even though having experienced a decrease of over 5% in the head count, still have the highest number of people living in extreme poverty. The results for people living in extreme poverty in Mandeni and KwaDukuza have only decreased by less than 2% for both municipalities whilst on the other hand, these areas have experienced significant population growth between 2011 and 2016.

Graph shows average household income in Mandeni



Source: Stats SA Census 2022, Supercross

Migration Patterns – (Internal)

Movement patterns in Mandeni LM are both internal and external. This implies that people move to areas of economic opportunity and services outside the municipal area. People also move internally within provinces.

These movements include majority of people moving to be closer to economic opportunities, to live with a spouse or into a new household, closer to facilities, children changing schools etc. Population movement trends and patterns have implications for planning and development. The table below shows that the highest being

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Gauteng	441
Mpumalanga	64
Limpopo	61
Outside South Africa	1275
Do not know	3

Not applicable	855
Unspecified	4397

Source: Stats SA, Census 2022: Supercross

2.1. TOURISM

The tourist attractions within the municipal landscape consists mainly of:

- Natural resources
- Estuaries
- Beaches

The Tugela Mouth has the key attractions as it consists of various holiday accommodations destinations such as:

- Guest Houses
- Caravan Park
- Camp sites
- Multiple fishing locations

The abovementioned factors are within a close range to Conservation Areas (Ngwenya, Harold Johnson and Amatigulu and there are approximately 196 recorded species of birds, 132 species of trees and a variety of animals amongst these sites.

A new nature reserve named *Meycol Nature Reserve* has been declared within the municipal landscape consisting of 74,0127 ha extent and was published in the Provincial Gazette in regard to the Economic Development, Tourism and Environmental Affairs, Kwazulu-Natal Province - Provincial Notice 37 Of 2019. This nature reserve will be further discussed upon the releasement of municipal detailed documentation in due time.

Apart from the natural landscapes which hold major cultural significance, Mandeni Local Municipality is host to many other forms of tourist attractions such as a wide variety of accommodation in the form of bed and breakfasts, lodges, chalets and hotels.

Another major tourist attraction is the *Harold Johnson Nature Reserve*, which is situated west of the Tugela River. The reserve contains luxury camp site. In addition, the Hiking Trail runs through this outstanding nature reserve.

With regards to tourist activities within Mandeni Local Municipality, these activities are seen as quite diverse as it caters to more than one target group. The available activities are backpacking, guided tours, visiting art and crafts shops, traditional restaurants and recreational activities such as fishing, surfing, air bound activities and various types of hiking programmes.

Mandeni LM has been identified to consist of the following most visited tourism destinations:

Harold Johnson Nature Reserve



Lobotes Caravan Park



Tugela Mouth Resort





Driftwood Chalets Tugela River mouth



The Plover @ 45



Agape Beach House



Dokodweni Beach Camp



2.2. SOCIAL FACILITIES

Social facilities are a vital aspect of human settlements as they serve as sources for social and public services; including health, education, recreation, cultural and socializing spaces among other services.

Access to and availability of social facilities is an important factor which attracts and keeps people in an area. Therefore, the section below indicates the number of social facilities within the municipality jurisdiction.

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

Planning Thresholds	Walking Distance	Minimum Requirements
Crèche	2 km Radius	2 400 – 3 000 people
Primary School	5 km Radius	1 000 – 7 000 people
Secondary/ High School	5 km Radius	2 500 – 12 500 people
Library	8-10 km Radius	20 000 – 70 000 people
Clinic	5 km Radius	24 000 – 70 000 people

Hospital	30 km Radius	300 000 – 900 000 people
Police Station	8 km Radius	60 000 – 100 000 people
Post Office	5-10 km Radius	10 000 – 20 000 people
Pension Pay Points	5 km Radius	Variable
Community Halls	10 km Radius	10 000 – 60 000 people
Shops	10 km Radius	1 x 5000 people
Cemetery	15 km Radius	8.8Ha / 50 000 people

CSIR Thresholds and Guidelines

The section below aims to highlight the number of social facilities which are currently accessible to the people of the Municipality, as well as determine if these social facilities are sufficient to cater to the population as per the CSIR thresholds above.

2.3. Education Facilities

Educational facilities are categorised differently based on grades. For this section, education facilities will be differentiated according to grades.

In terms of the CSIR Standards on Human Settlement and Design, the following planning thresholds are applicable:

Facility	Use capacity and threshold
Creche	A maximum of 1.5km walking distance is applied here
Primary School	To serve an estimated minimum population of between 3 000 and 4 000
Secondary School	To serve an estimated minimum population of between 6 000 and 10 000

2.4. Primary & Secondary Schools

Primary schools

Primary schooling is considered as a form of basic education and includes grades 1 to 7.

In terms of the Human Settlement Planning and Design (CSIR Guidelines), a 5km radius is deemed to be the recommended walking distance to a Secondary School. The CSIR Guidelines also indicate that a Secondary School is to serve a population of approximately 2500 to 12 500 people. The number of Secondary Schools for the area is considered sufficient as they are within the recommended walking distance.

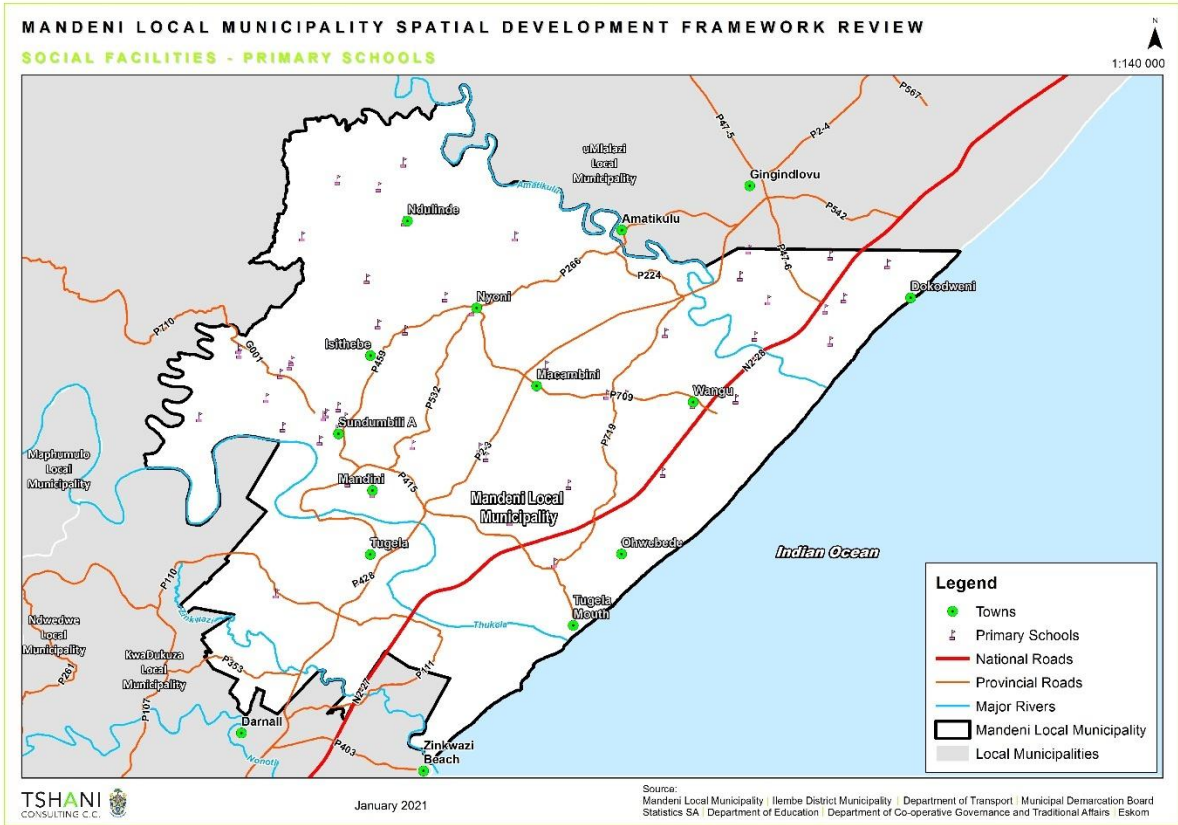
Secondary schools

Secondary schools include grades 8 to 12.

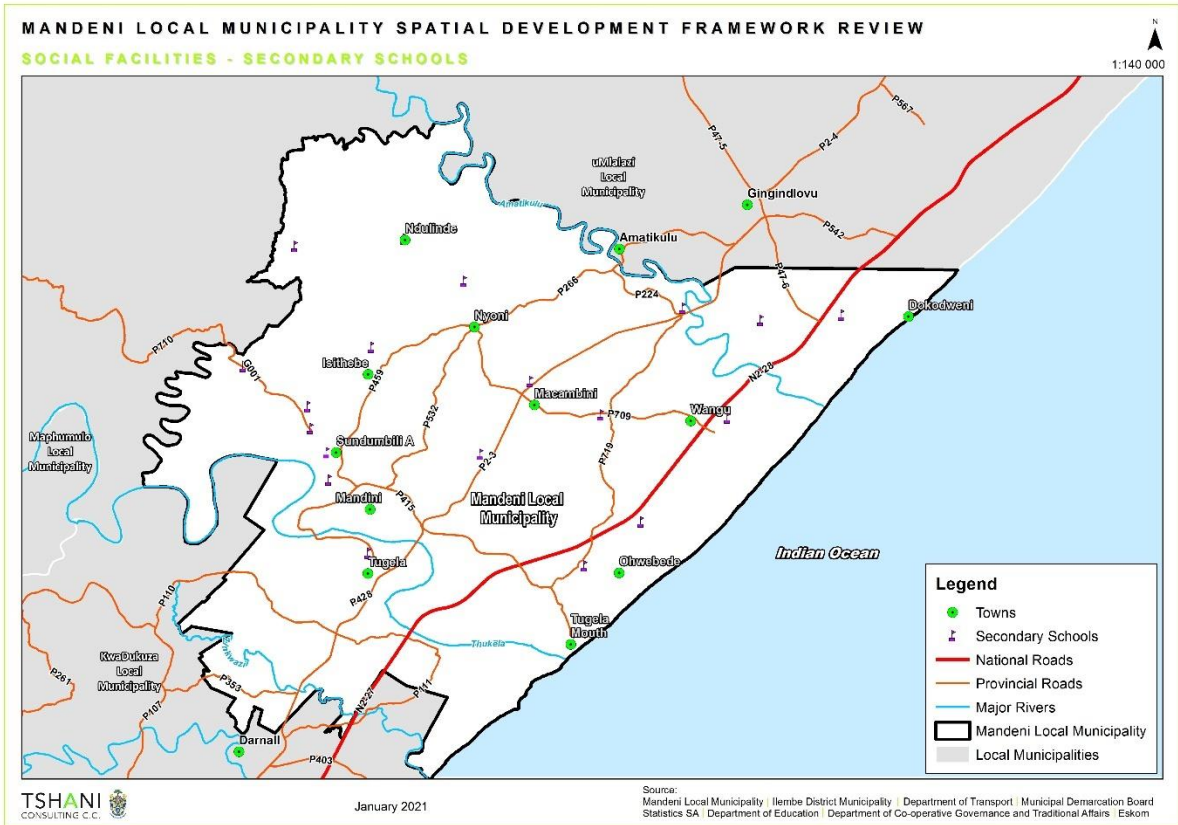
In terms of the Human Settlement Planning and Design (CSIR Guidelines), a 5km radius is deemed to be the recommended walking distance to a Primary School. The CSIR Guidelines also indicate that a Primary School is to serve a population of approximately 1000 to 7000 people. The number of Primary Schools for the area is considered sufficient as they are within the recommended walking distance.

The spatial footprint of education facilities is closely related to the settlement patterns within Municipality. Mandeni has 49 Primary Schools and 19 Secondary Schools within its jurisdiction (Refer to plan below).

	Primary	Secondary
Number of Schools	49	19



Plan 6: Primary Schools

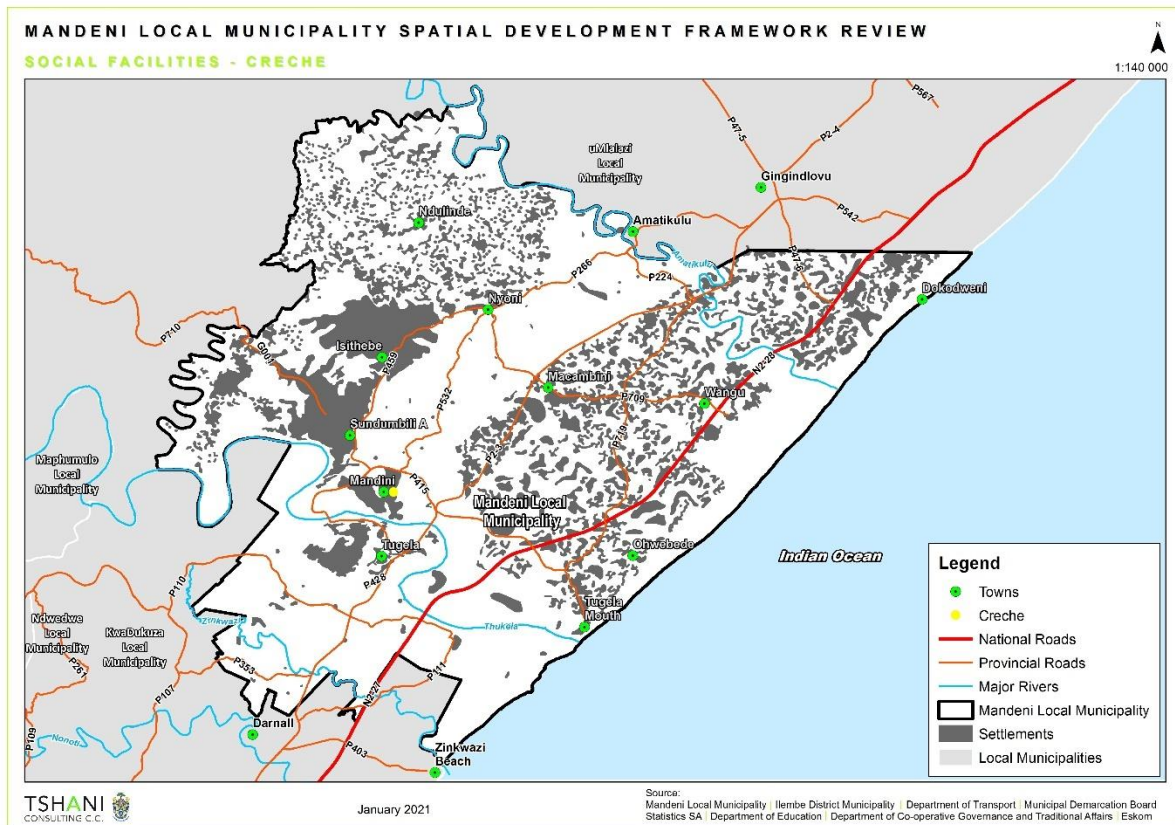


Plan 7: Secondary Schools

Crèches

Crèches are considered as part of early childhood development as they offer education services to children below the age of seven (7).

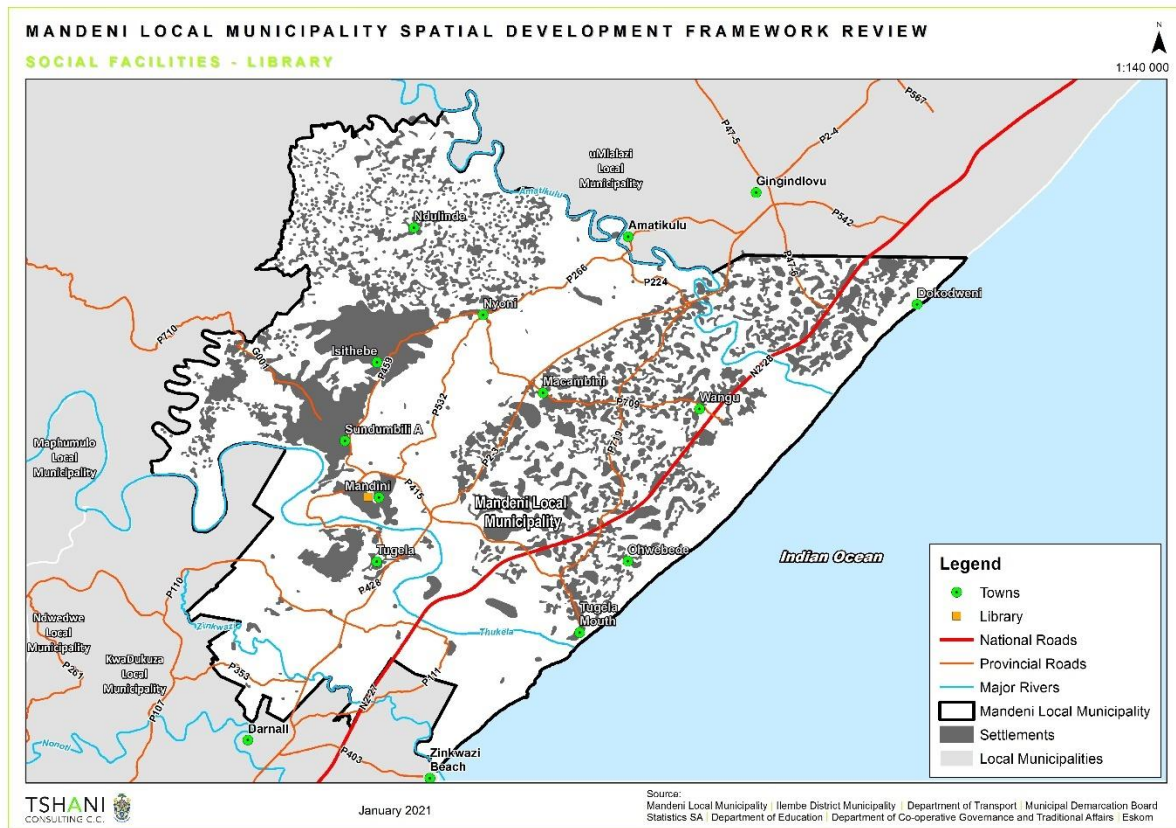
Early Childhood Development (ECD) can also be referred to as a “Crèche”. In terms of the Human Settlement Planning and Design (CSIR Guidelines), a 2Km radius is deemed to be the recommended walking distance to an ECD. The availability of crèches is imperative for the growth of children mindsets. Today, it is as important for a child to at least attend a crèche and preschool before starting Grade 1 as it is important to attend further education after grade 12 in order to find a job to all people within the municipal area. It is becoming more and more difficult to find work without the necessary qualifications. The CSIR Guidelines also indicate that an EDC is to serve a population of approximately 2 400 to 3 000 people.



Plan 8: Creche

Library.

In terms of the Human Settlement Planning and Design (CSIR Guidelines), a 8km to 10km radius is deemed to be the recommended walking distance to a Library. The CSIR Guidelines also indicate that a Library is to serve a population of approximately 20 000 to 70 000 people.



Plan 9: Library

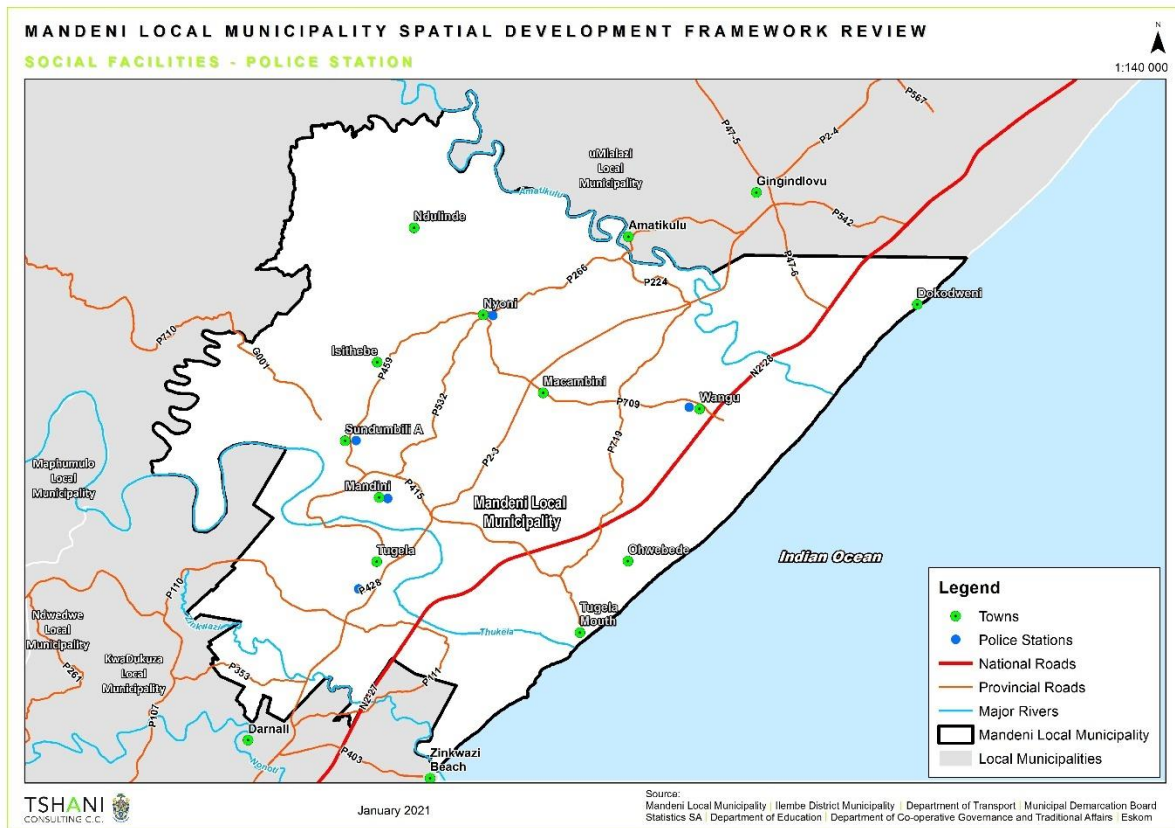
Police Stations

In terms of the Human Settlement Planning and Design (CSIR Guidelines), an 8km radius is deemed to be the recommended travelling distance to a Police Station. The CSIR Guidelines also indicate that a Police Station is to serve a population of approximately 60 000 to 100 000 people. The number of Police Stations for the area is considered sufficient as they are within the recommended traveling distance.

The plan below depicts spatially the location of the above-mentioned 5 Police Stations. In terms of the CSIR Guidelines for the Provision of Social Facilities in South African Settlements 2012, the access distance for Police Stations ranges from 8km in urban area, 15km in per-urban areas and 24km in rural areas.

There are 5 Police Stations which service the entire Municipality. Police stations are located within the following areas:-

- Nyoni
- Sundumbil A
- Mandini
- Tugela
- Wangu



Plan 10: Police Stations

Health Facilities

Health facilities vary in scale, size as well as their functionality. This section discusses the various health facilities available within the municipality, including clinics, hospitals and community health care facilities.

Primary Health Care Facilities

Primary health care facilities such as clinics and community health care centres (CHCs) offer primary health services. Primary health care includes functions such as immunisation, family planning, treatment of non-communicable diseases and disease prevention at community level.

In terms of the Human Settlement Planning and Design (CSIR Guidelines), a 5km radius is deemed to be the recommended walking distance to a Clinic. The CSIR Guidelines also indicate that a Clinic is to serve a population of approximately 24 000 to 27 000 people. The

number of Clinics for the area is considered sufficient as they are within the recommended walking distance.

Facility	Use capacity and threshold
Clinic	To serve an estimated minimum of 5 000 people

The spatial location of health facilities are closely related to the settlement pattern of the Municipality, with higher numbers of health facilities located closer to the major towns of the municipality. Within the Municipal jurisdiction, there are 16 health Clinic's.

	Clinic
Number of Health Facilities	16

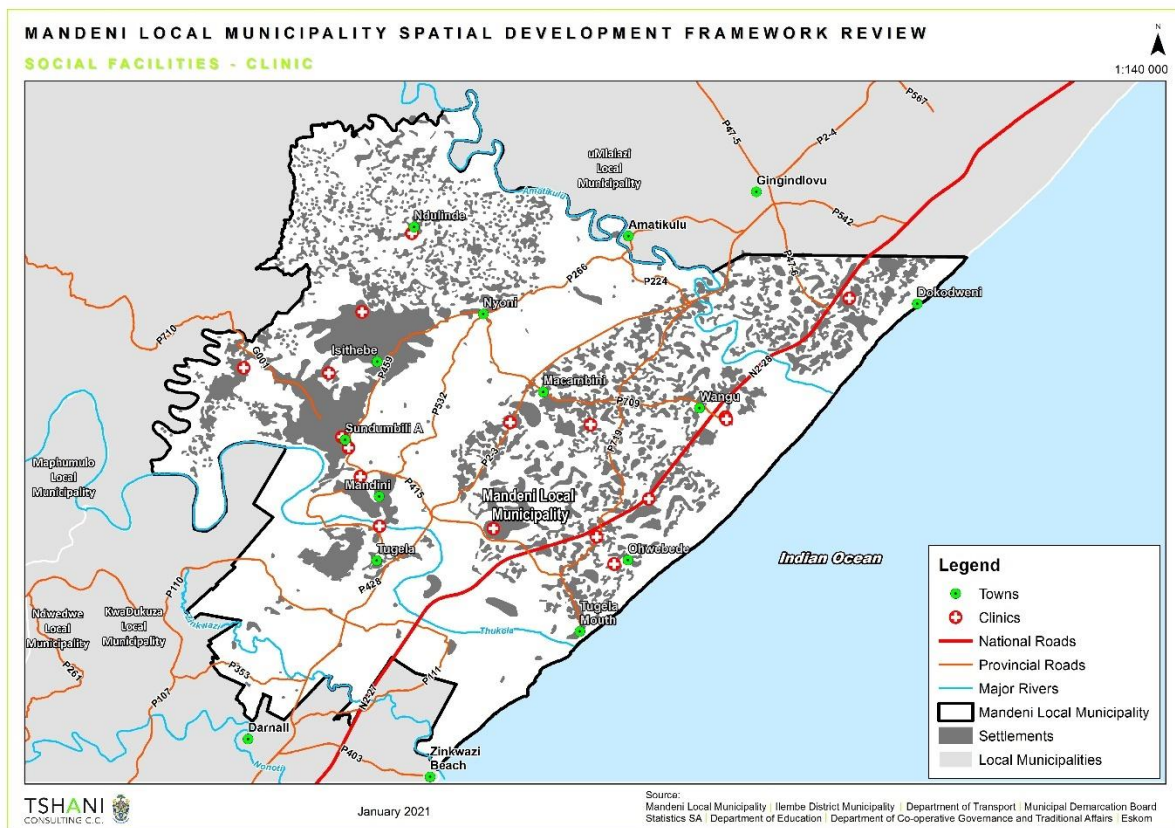
Clinic's are located within the following areas:-

- Ndulinde
- Isithebe
- Dokodweni
- Wangu
- Ohwebede
- Macambini
- Mandini
- Sundumbil A

The key health facilities within the Mandeni Local Municipality are identified:

- Dokodweni Clinic
- Macambini Clinic
- Ohwebede Clinic

- Ndulinde Clinic
- Hlomendlini Clinic
- Mandeni Clinic
- Isithebe Clinic
- Sundumbili CHC
- Amatikulu Primary Health Care Centre



Plan 11: Clinics

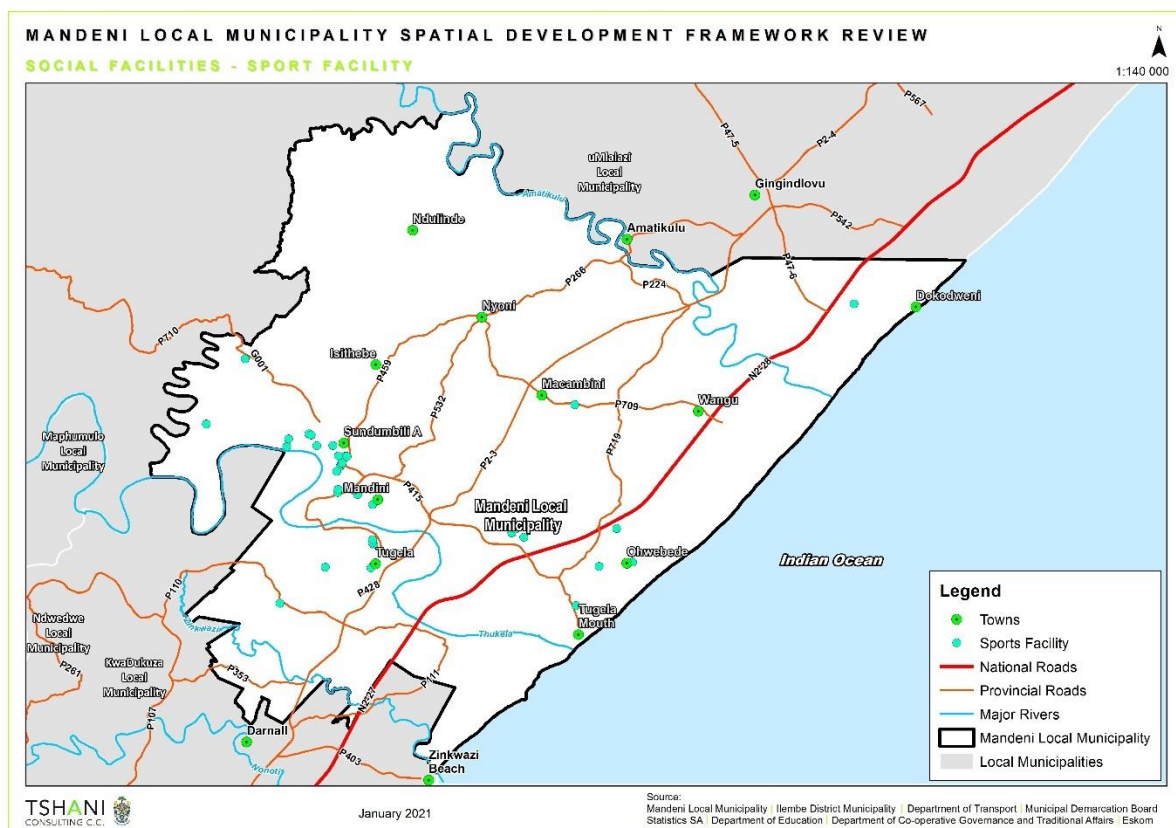
Sports and Recreation

In terms of the Human Settlement Planning and Design (CSIR Guidelines) a 3km – 10km radius is deemed to be the recommended walking distance to a Sports and Recreation Facility.

According to the information presented below, the Sports and Recreation Facilities existing within the municipality are sufficient to serve the community.

Type	No. of facilities
Sports and Recreation Facilities	32

The CSIR Guidelines also indicate that a Sports and Recreation Facility is to serve a threshold of approximately 3 000 people. The number of Place of Worships for the area is considered sufficient as they are within the recommended walking distance and there are more enough facilities to accommodate the entire population. However, the quality of these facilities needs to be assessed to deem if they are acceptable for use.



Plan 12: Sport Facilities

SECTION F:

BUILT ENVIRONMENT ANALYSIS

1. LINKAGES

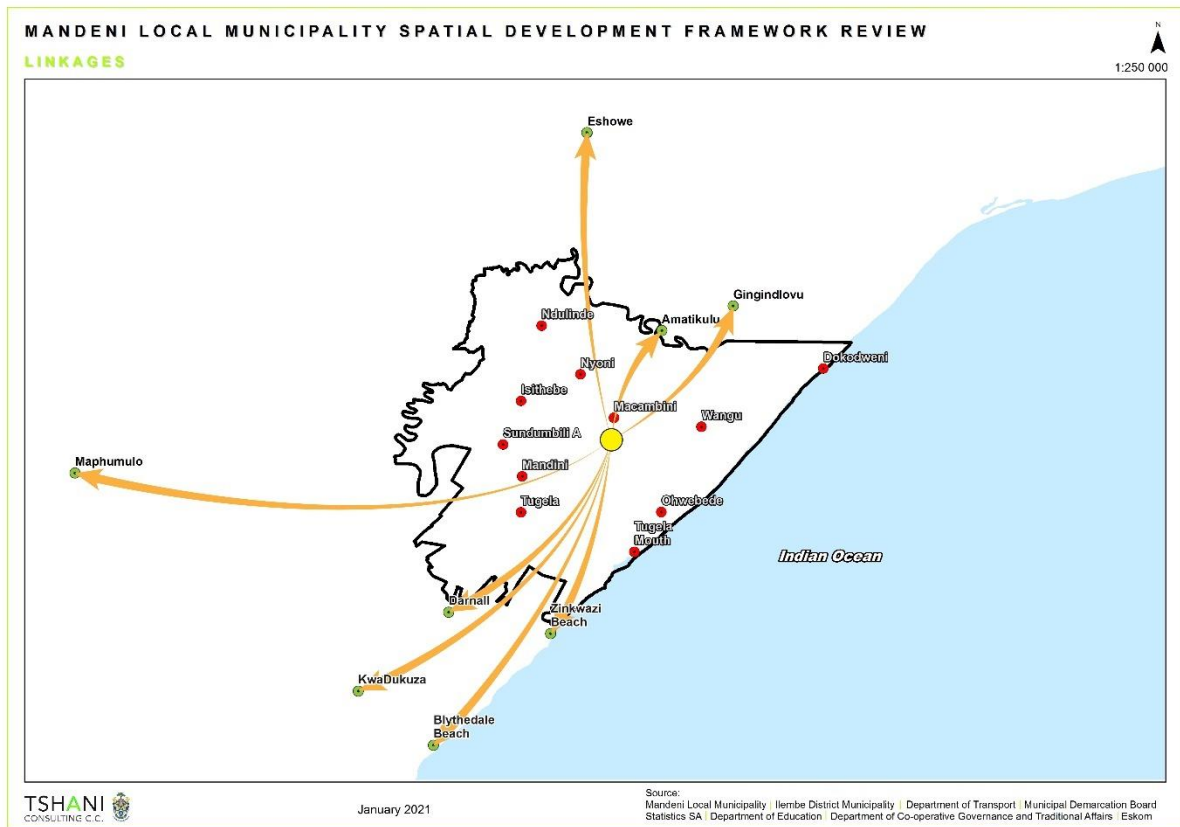
Networking and linkages are an important component of the economy and are a common tool used for development focusing on the mobility of people, goods and information. High density transport infrastructure and highly connected networks are commonly associated with high levels of development.

Built Environment:

“The man-made surroundings that provide the setting for human activity, ranging in scale from buildings and parks or green space to neighbourhoods and cities that can often include their supporting infrastructure such as water supply or energy networks.”

The following areas are identified to have the following linkages towards the Mandeni Local Municipality

Towns	Distance (km)	Road Network
Eshowe	51,7 km	R102 & R66
Gingindlovu	28,7 km	R102
Amatikulu	31 km	R102
Zinkwazi Beach	19,8 km	R102
Darnall	19,1 km	R102
Kwadukuza	34,9 km	R102
Blythedale Beach	39,8 km	N2
Maphumulo	74,9 km	R74



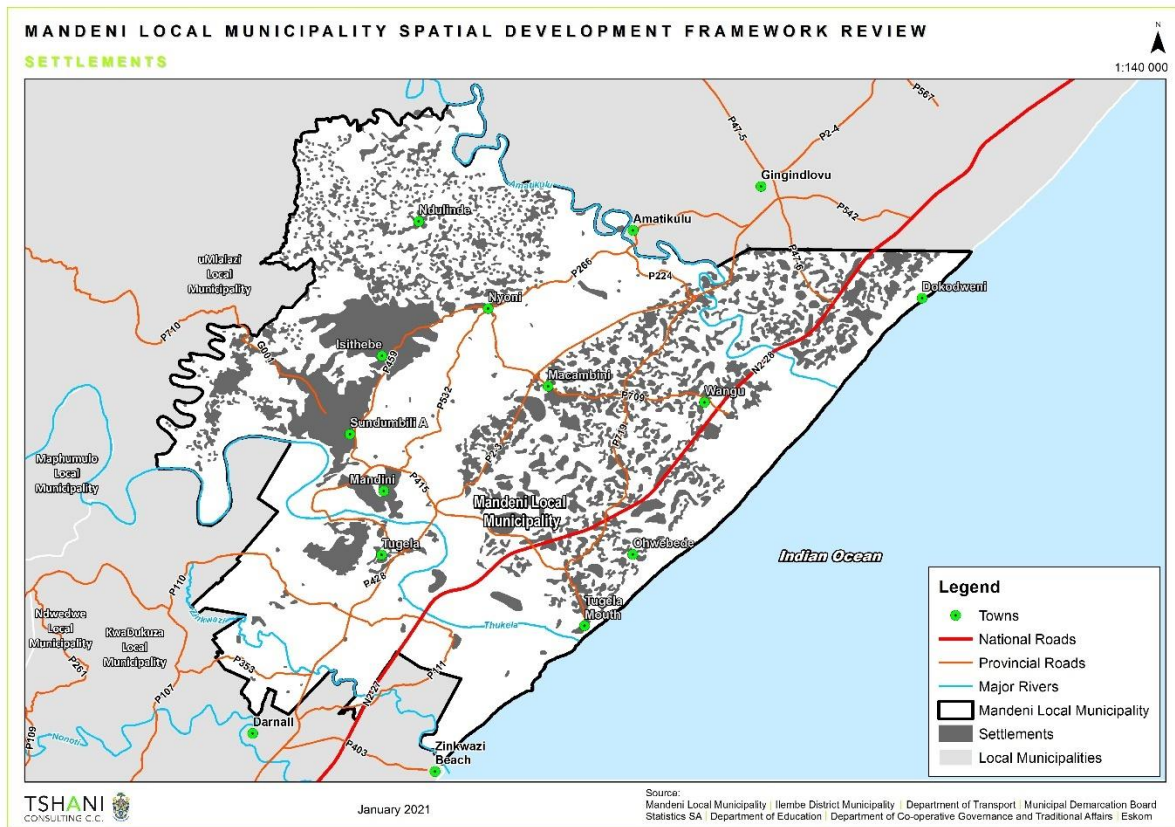
Plan 13: Linkages

2. SETTLEMENTS

Mandeni Local Municipality has a predominantly rural landscape with a large proportion of people residing in tribal villages and traditional homes. The towns, located along the main access roads, function as service centres to the surrounding rural settlements.

Scattered, low-density rural settlements dominate the municipality. These settlements are loosely scattered throughout the entire municipal area and are surrounded by communal grazing and arable lands. The majority of residential structures are self-built. Apart from a few trading stores, there is little sign of any significant economic activity within the rural settlements

Many of the families in the rural regions of the municipality were formerly supported by men who worked as migrant labour in local labour. Large number of employment and recent retrenchments have left these communities with scant means to survive due to recent impact of COVID19.



Plan 14: Settlements

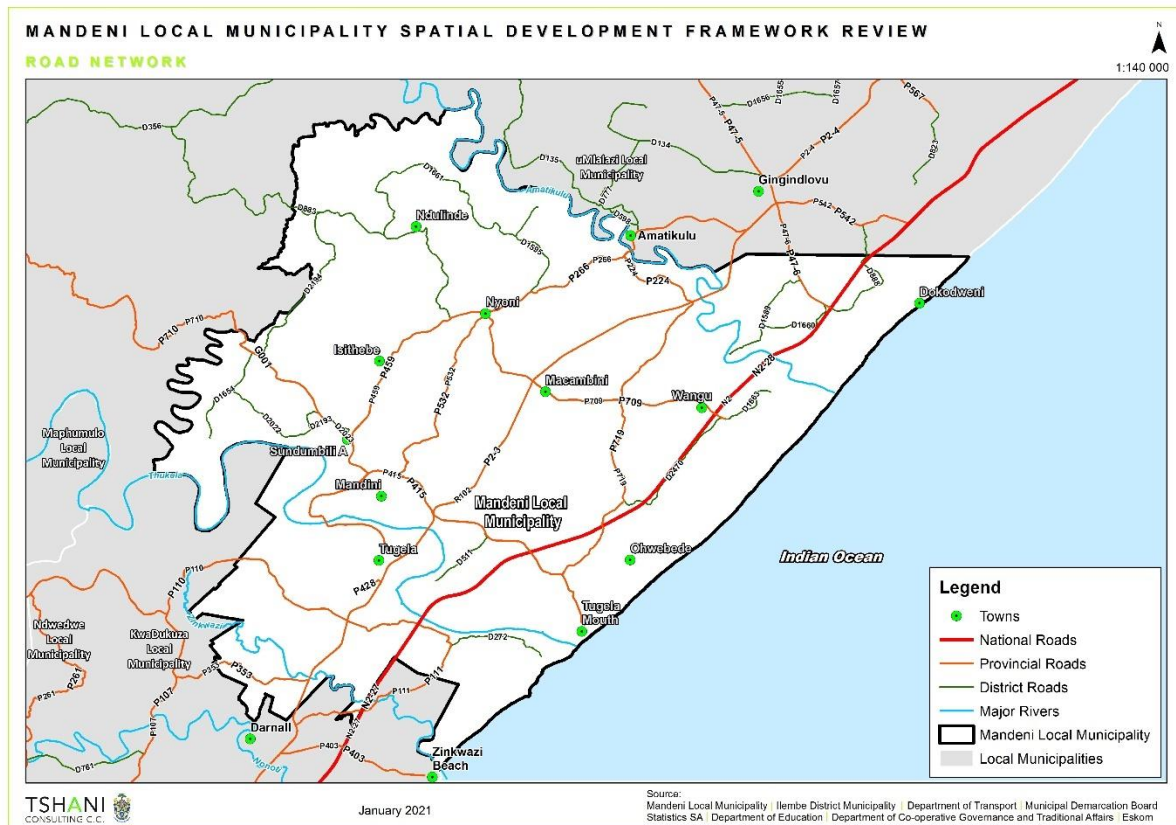
3. BULK INFRASTRUCTURE

ROAD AND TRANSPORTATION INFRASTRUCTURE

The presence of good road networks in a municipality or settlement contributes towards a productive local economy. There is a hierarchy of roads in the municipality ranging from municipal, provincial and national roads. The presence of road networks especially in settlements determine the density and shape of settlements, as well as ease of access to economic hubs within and beyond the municipal boundaries.

The following transportation routes have been identified within the Mandeni Local Municipality:

National Roads	N2
Provincial Roads	P266, P224, P709, P428, P111, P719, P224, P459, P532, P415, P353, P110, P47-6, P2-3, R102
District Roads	D883, D2194, D1654, D1589, D272, D1661, D2022, D2023, D1660, D511, D1595, D2470, D1663, D888



Plan 15: Road Networks

WATER ACCESS

MAIN SOURCE OF WATER

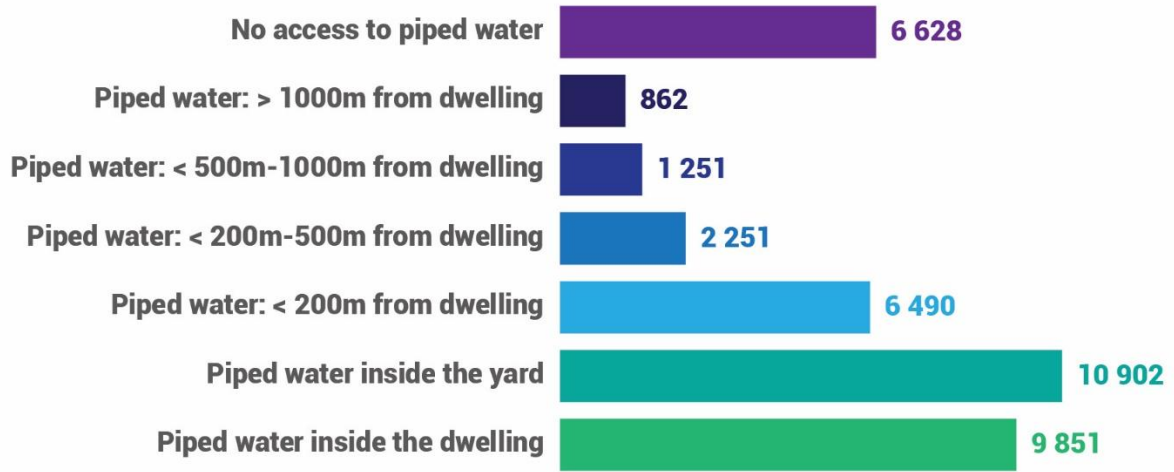
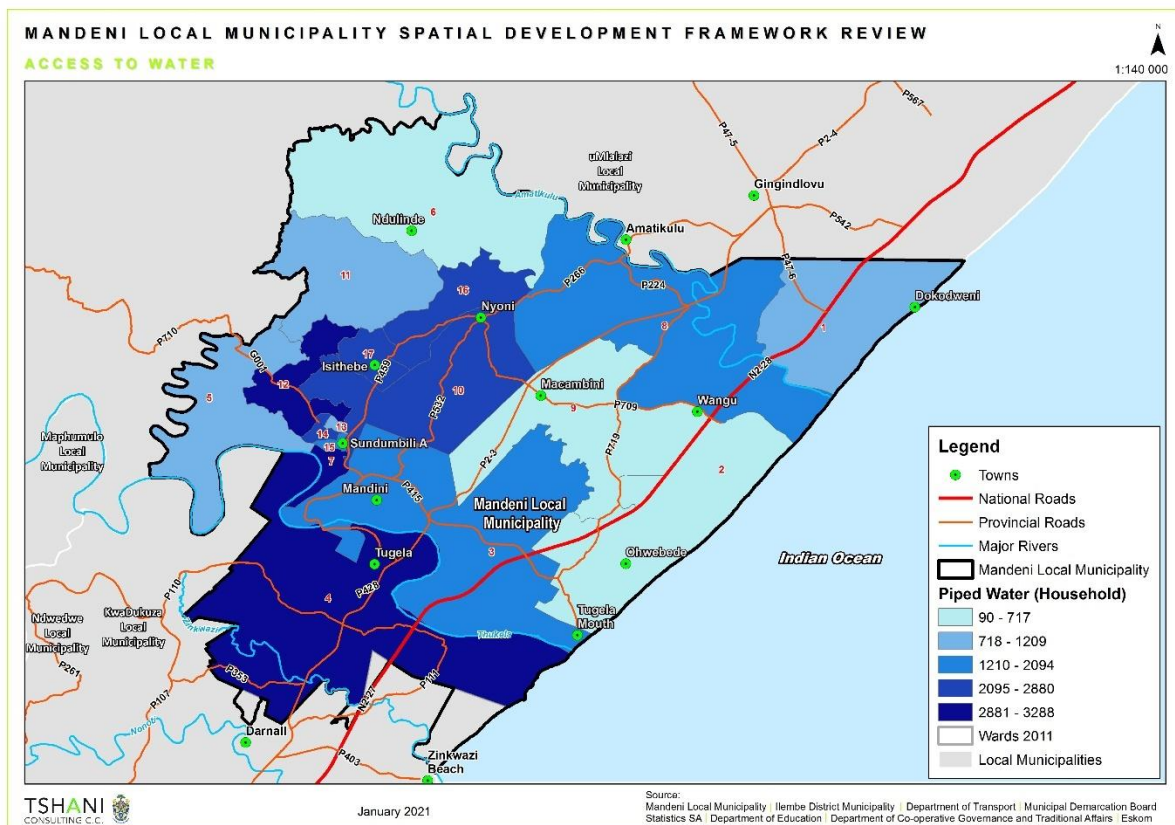


Figure 35: Main Source of Water



Plan 16: Access to Water

TOILET FACILITY

TYPE OF TOILET FACILITY

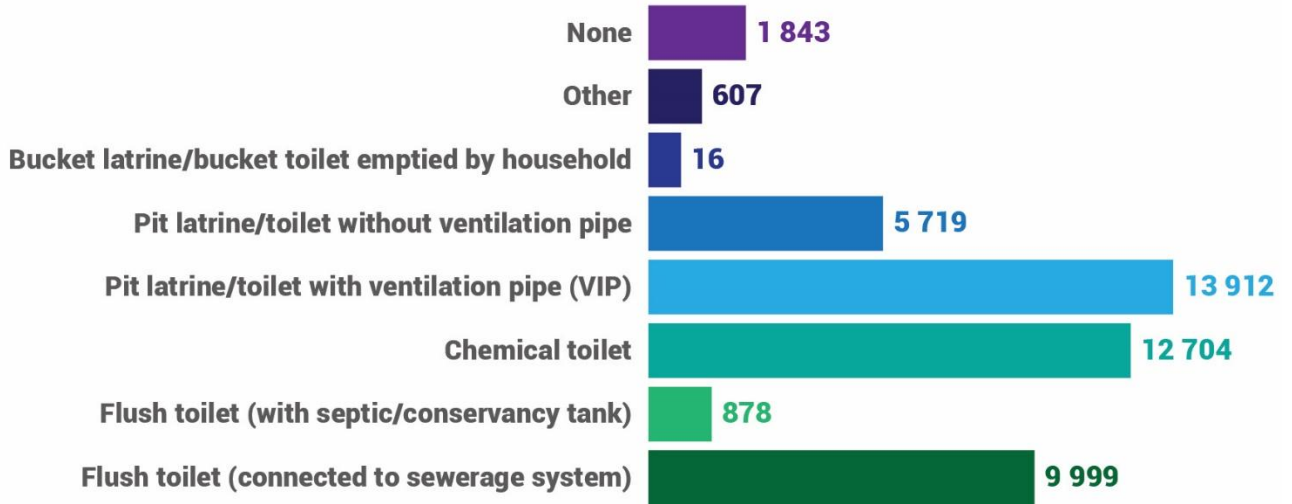
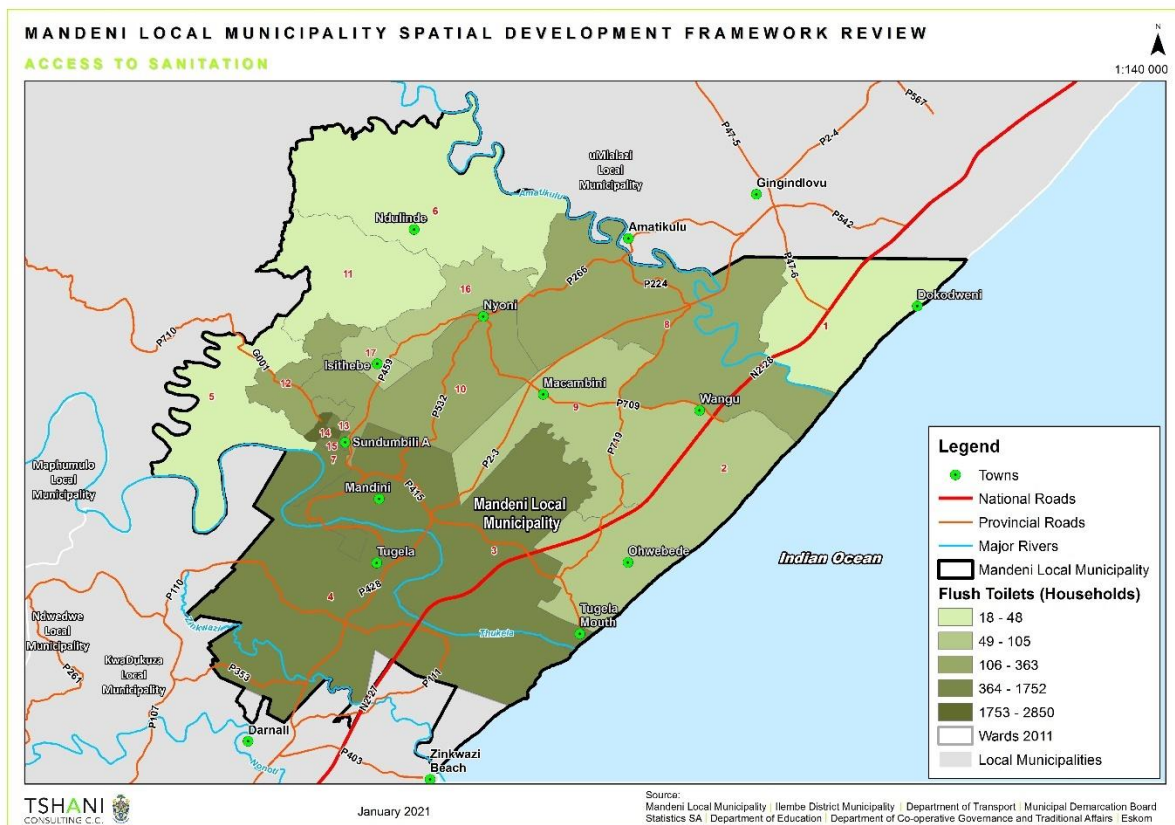


Figure 36: Type of Toilet Facility



Plan 17: Access to Sanitation

ENERGY USED FOR LIGHTING

ENERGY FOR LIGHTING - 2011

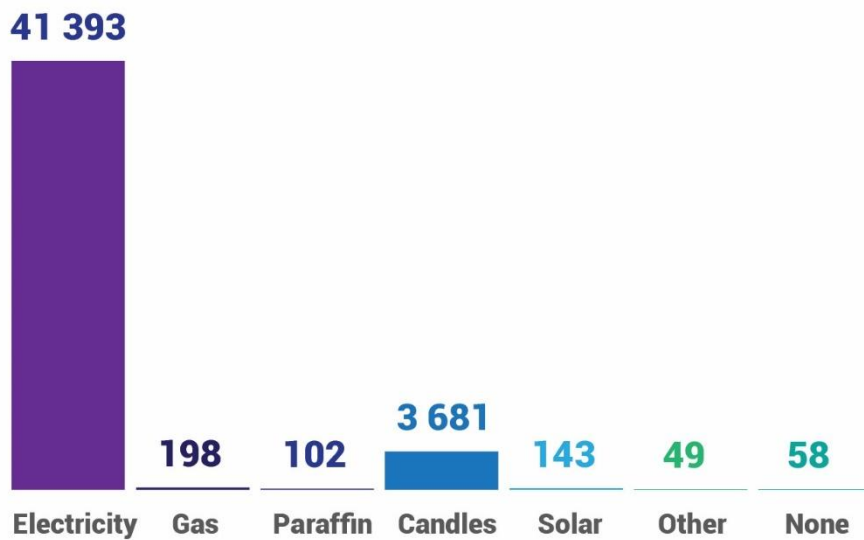


Figure 37: Energy for Lighting 2011

ENERGY FOR LIGHTING - 2016

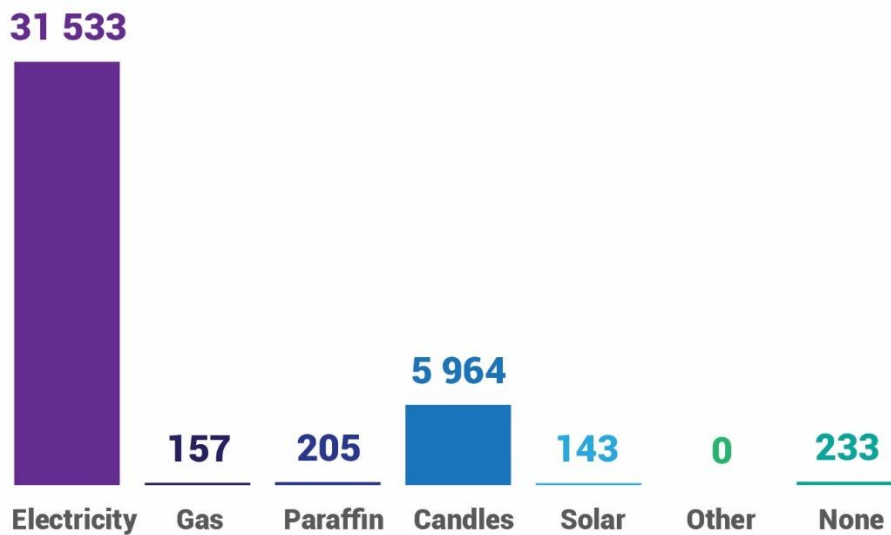


Figure 38: Energy for Lighting 2016

ENERGY USE FOR COOKING

ENERGY FOR COOKING - 2011

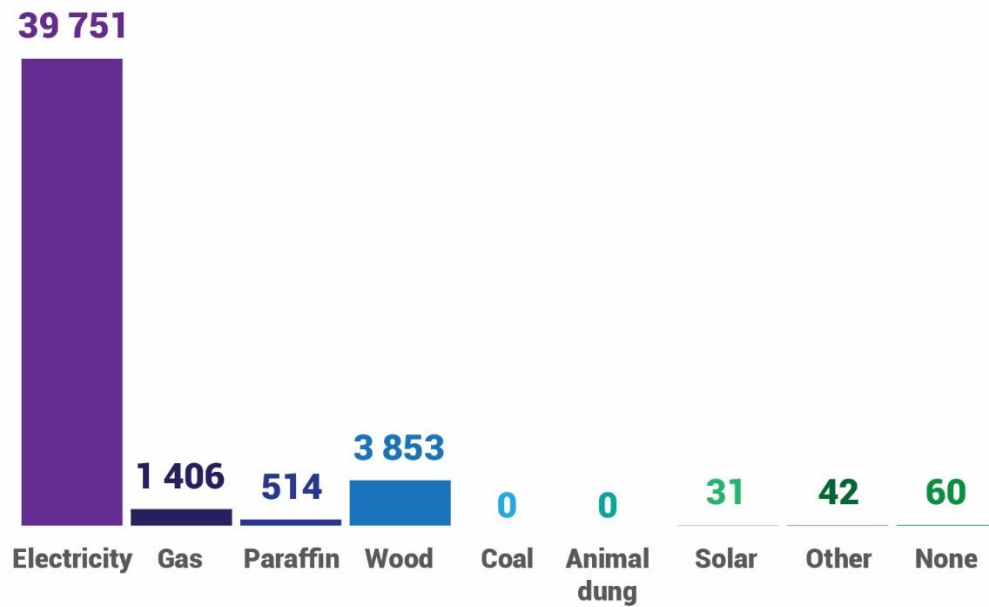


Figure 39: Energy for Cooking 2011

ENERGY FOR COOKING - 2016

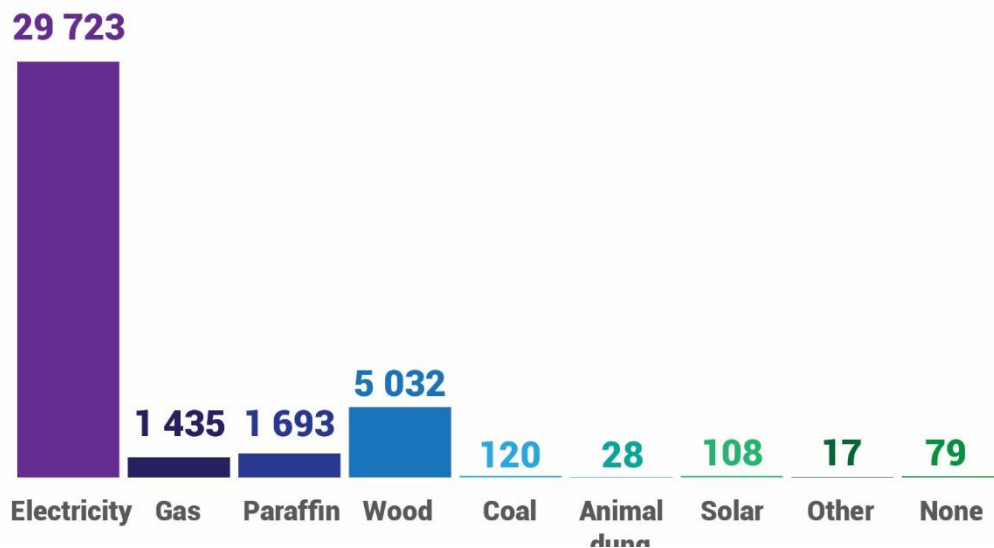
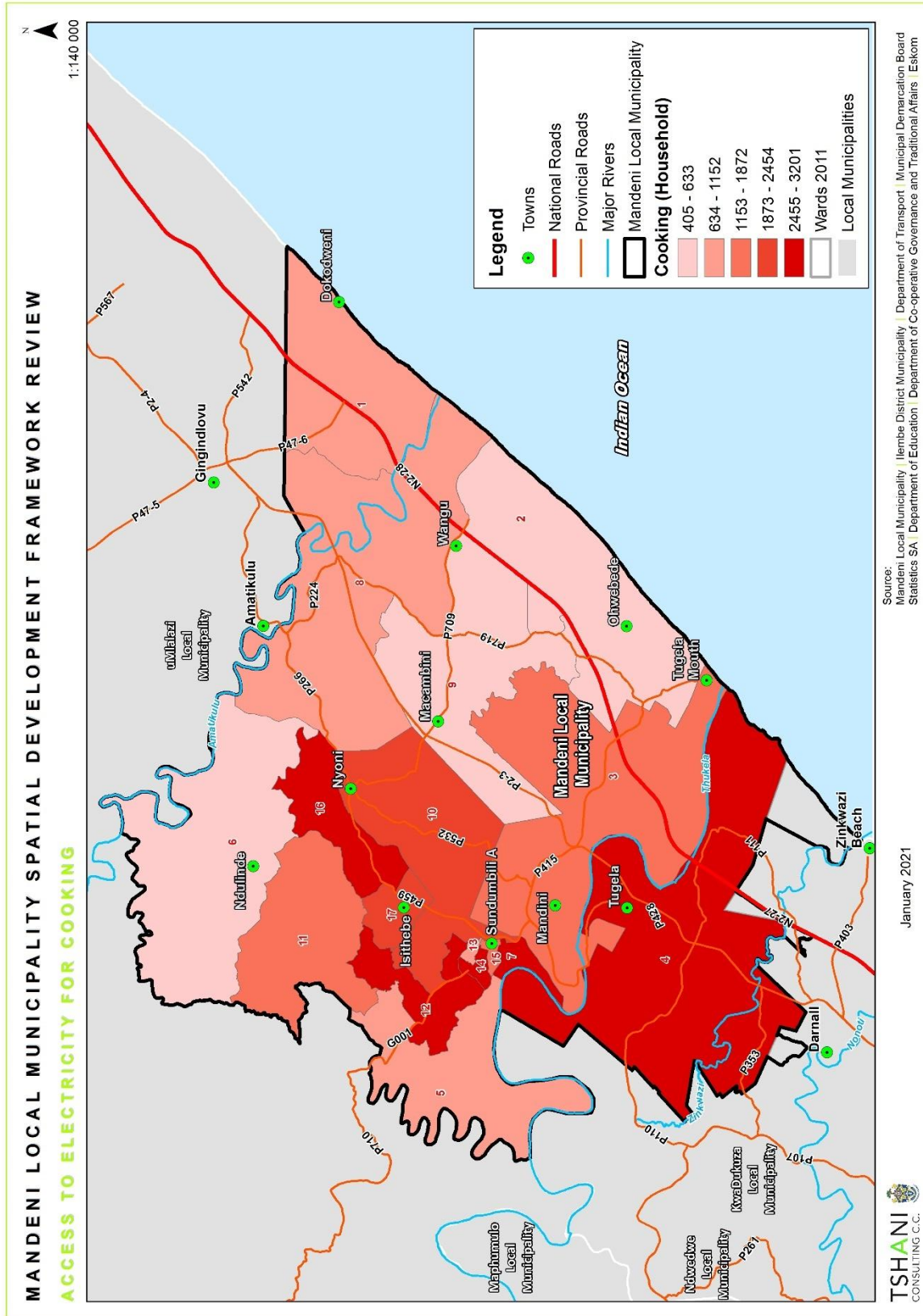


Figure 40: Energy for Cooking 2016



Plan 19: Access to Electricity for Cooking

WASTE MANAGEMENT

According to Municipal IDP, the existing landfill sites within Mandeni Municipality is that of SAPPI Landfill Site and there is a privately owned landfill site in iSithebe Industrial Estate. Individuals in rural area have to dispose of refuse on their own. This is conducted by means of pits or communal dumping area.

Sappi Tugela Landfill

The Sappi Tugela landfill is permitted GLB+ Landfill. The site is managed by a contractor waste resource company. Since reaching capacity in 2003 Sappi therefore lodged an application for extension of the site. The permit was granted and the landfill has been extended since. The site is mainly used for disposal of waste from Sappi Tugela mill, and a small amount of waste from external sources.

KwaDukuza Landfill

The KwaDukuza landfill in Stanger is a private GLB+ landfill owned by Dolphin Coast Waste Management has been operating since 2007. The site is permitted to accept domestic, commercial and certain industrial waste as well as garden refuse. All waste collected by the Mandeni Municipality was previously taken to this landfill site, however this was changed when the municipality took over the responsibility of waste collection. Since then the Mandeni municipality has negotiated with Sappi Tugela to dispose of the municipal waste at the Sappi site. This is preferable due to the close proximity to the town the site i

REFUSE DIPOSAL - 2011

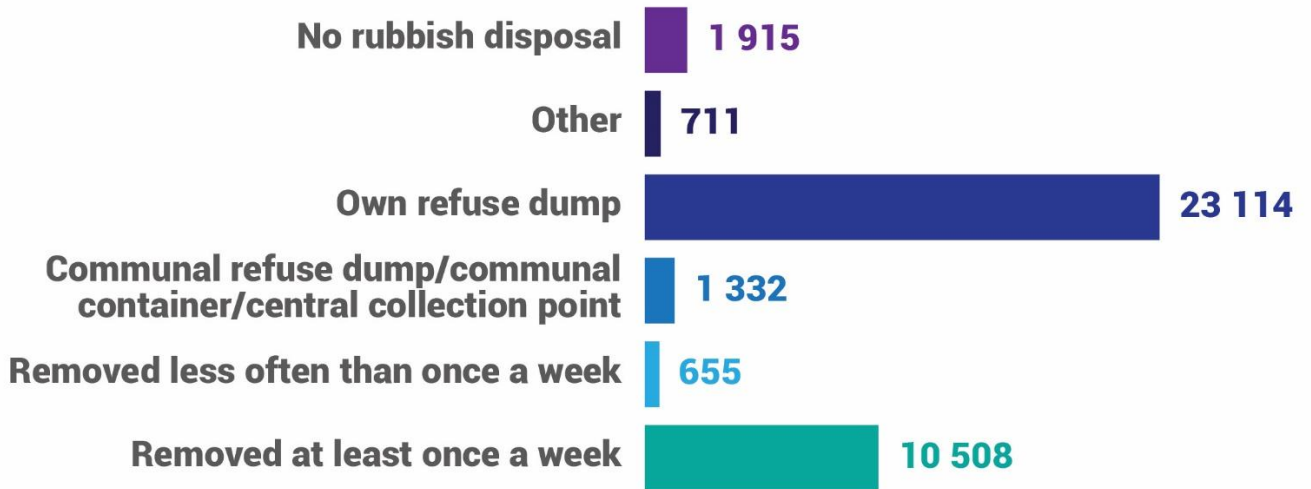


Figure 41: Refuse Disposal 2011

REFUSE DIPOSAL - 2016

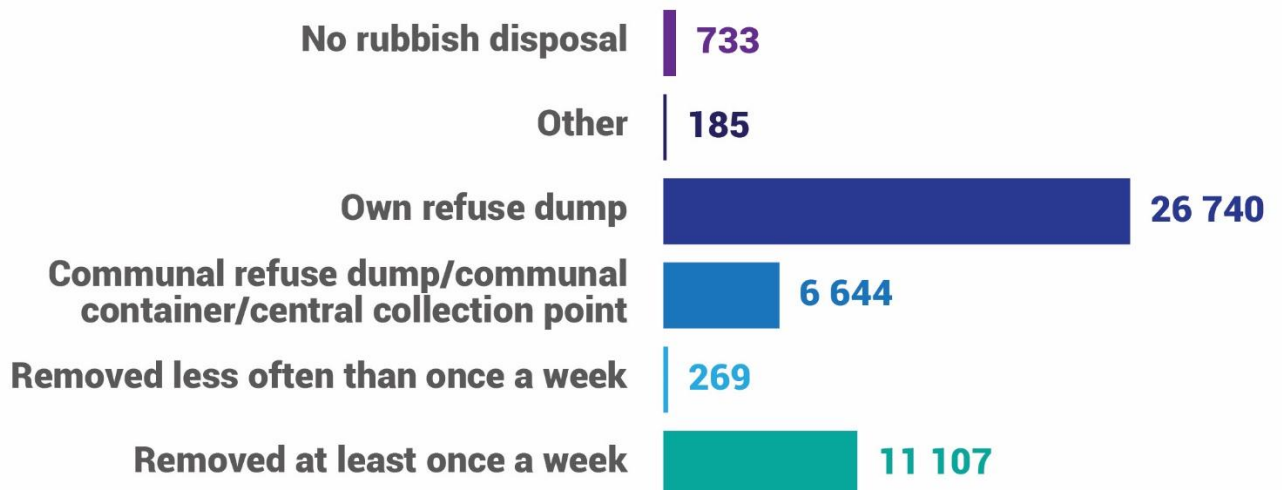
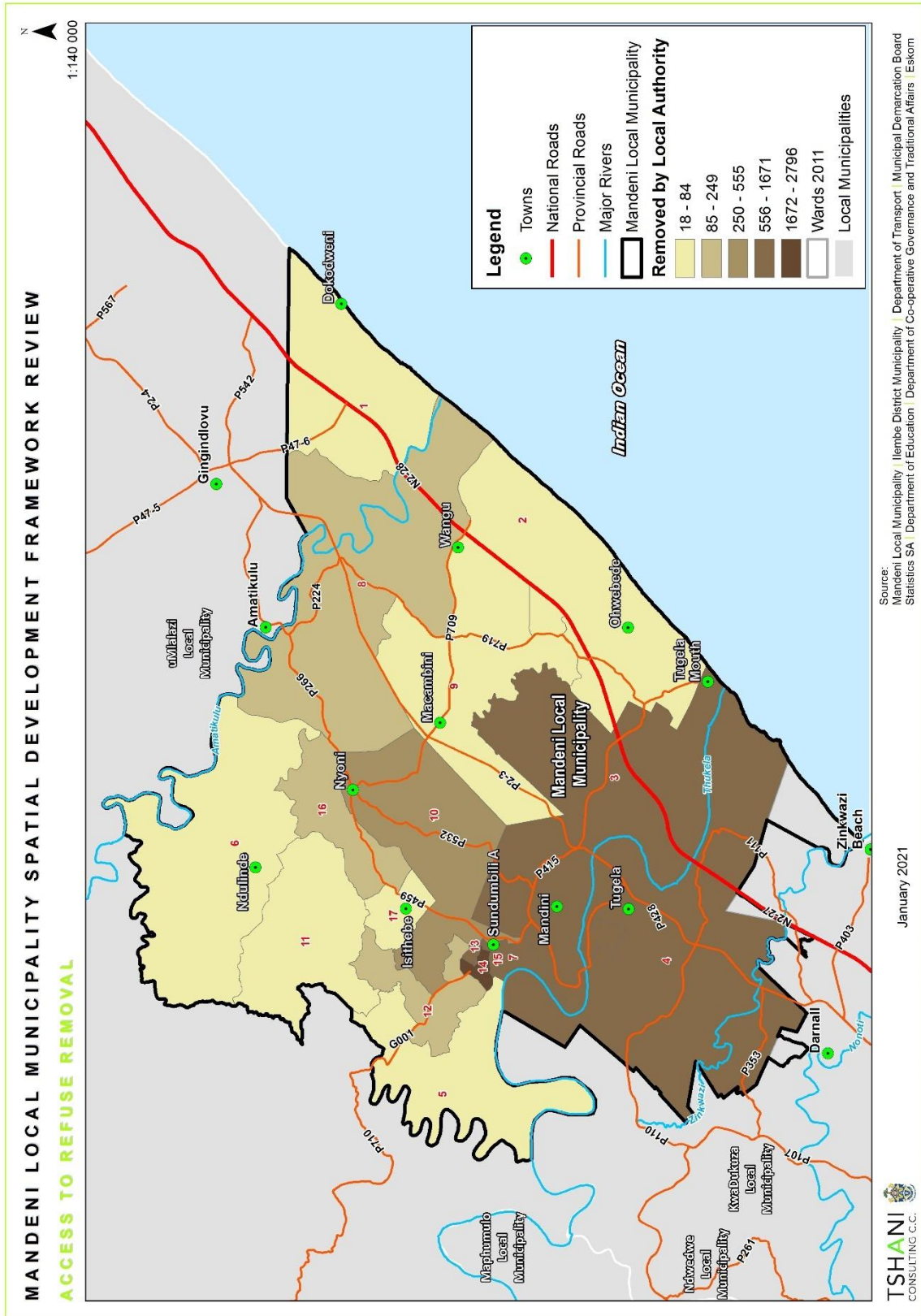


Figure 42: Refuse Disposal 2016

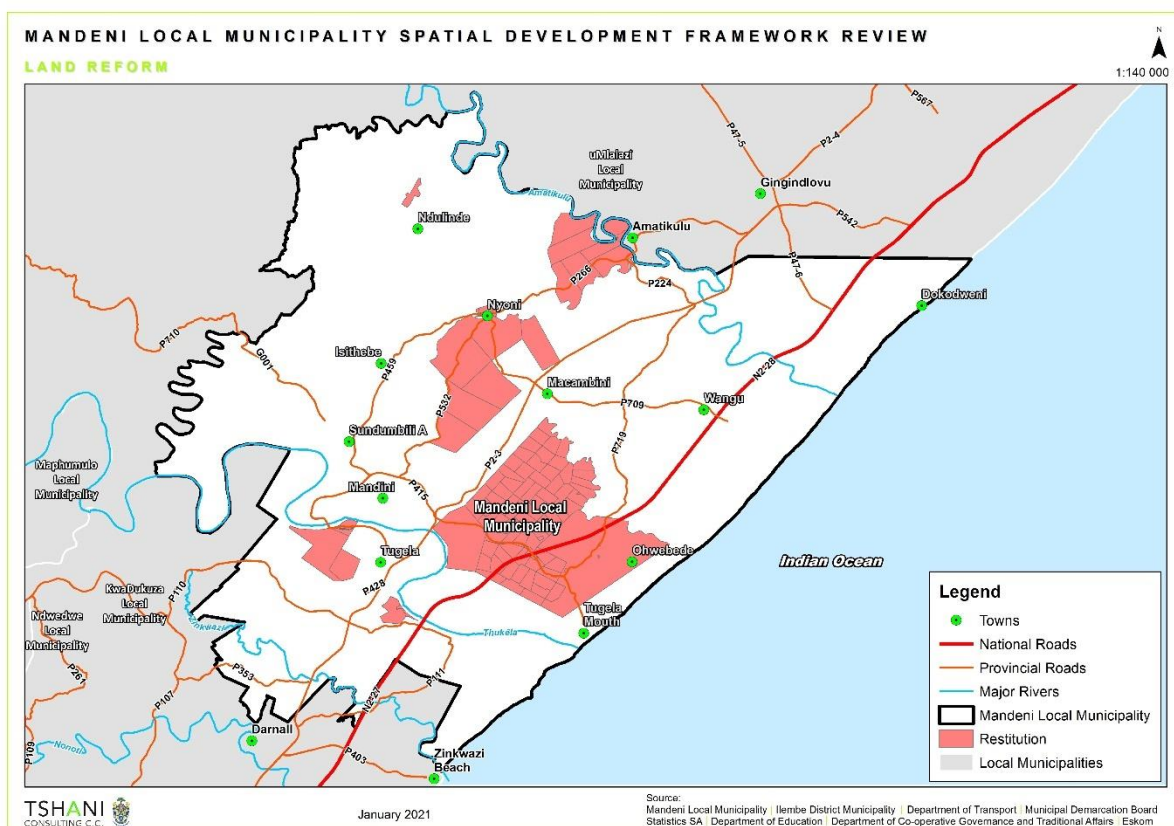


Plan 20: Access to Refuse Removal

4. LAND REFORM

People gravitate from areas outside the municipality to meet their economic and social needs. It implies that administrative demarcations are not necessarily the basis for planning and development, but is far more important to understand and take cognizance of functional economic and social linkages of an area. Nevertheless, institutional demarcation is important since it determines the functions and powers of the municipality and in that sense determines what it can and cannot do irrespective of cross boundary impacts.

- Land plays a pivotal role in more than one way in municipal development. The key issues are:
- Ward demarcations that can define the power balance and hence the allocation of resources.
- Land ownership that often determines the rate of development, if not the availability for development.
- Land restitution as part of the process of addressing imbalances created under the previous political dispensation.
- Land values that forms the basis for municipal revenue and the ability to intervene is the development process



Plan 21: Land Reform

Land tenure

Land tenure is the ownership or holding of land by title or lease, or permission to occupy, social or customary tenure. The land tenure status within the Mandeni Municipality is as follows:-

- *Freehold Title* refers to land that is formally surveyed, numbered, and then registered in the deeds registry, fully owned by the juristic person, which can be transferred or leased.
- *Traditional/ Customary Tenure* refers to land allocated by the Induna after getting permission from the Inkosi. This is referred to as Ingonyama Trust land, which holds land in title for the benefit, material welfare and social well-being of the members of the tribe and communities living on the land.
- *Leasehold* refers to land rented by the owner to a lessee, either in the form of a short-term lease or formally registered in the Deeds Registry for a period of ten years or more.

Land Ownership

Land ownership within the Mandeni Local Municipality are dominated by privately owned land which functions as residential, business or vacant land. Mandeni Local Municipality is also a dominate landowner, with majority of its land being utilized for residential purposes. Other uses include municipal functions, vacant land, and public service infrastructure.

TENURE STATUS - 2016

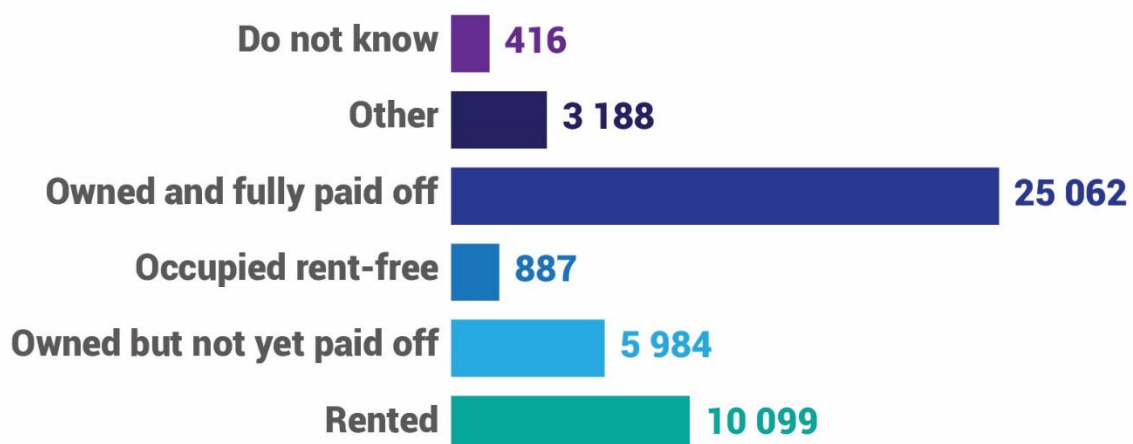


Figure 34: Tenure Status

Land Administration

Land Administration includes functions regulating to:

- *The development and use of the land;*
- *The resolution of conflicts concerning the ownership and use of the land;*
- *The allocation of rights to land adjudication, delimitation and registration recordal of the land parcel;*
- *The spatial/land information which forms the backbone of the land administration system; and*
- *It may also include fiscal functions of taxation valuation and compensation.*
-

Although all these functions are traditionally associated with registration systems, there are also adapted forms of these functions linked to records such as the PTOs and to informal settlements and/or settlements under customary law.

The Land Administration system for off-register land rights has collapsed due to the post-1994 constitutional changes and institutional restructuring and is currently being executed on an informal basis outside of approved and dedicated national and provincial organisational structures. This collapse has affected the majority of rural occupiers of state land in the former homelands, and probably the majority of households in the KwaZulu Natal.

The former Land Administration for off-register rights in the former homelands is also fraught with legacy problems in that it was a racially-based system, had become increasingly authoritarian under apartheid (driven by administrative action) and was essentially "permit-based", thus removing and constraining the ability of rights holders to enforce or protect their rights. Since the enactment of the Interim Protection of Informal Land Rights Act (IPILRA), however, the rights have legal protection from arbitrary deprivation, and the apartheid institutions governing the allocation and issuing of the rights have been restructured according to new constitutional injunctions, albeit only partially in the case of Tribal Authorities, whose role remains undefined.

Spatially the Land Administration system was administered from the magistrate's office in each District, making it easily accessible to rural people. An adjacent agricultural office in each centre was an integral part of the government administration.

Up to 1994, this system was still operative, for example in Transkei in 1990, over 6000 residential sites and 2300 arable allotments were demarcated. From 1994, the whole system was removed or frozen but nothing was put in its place, leaving rural people in communal areas the most neglected in terms of land rights and administration.

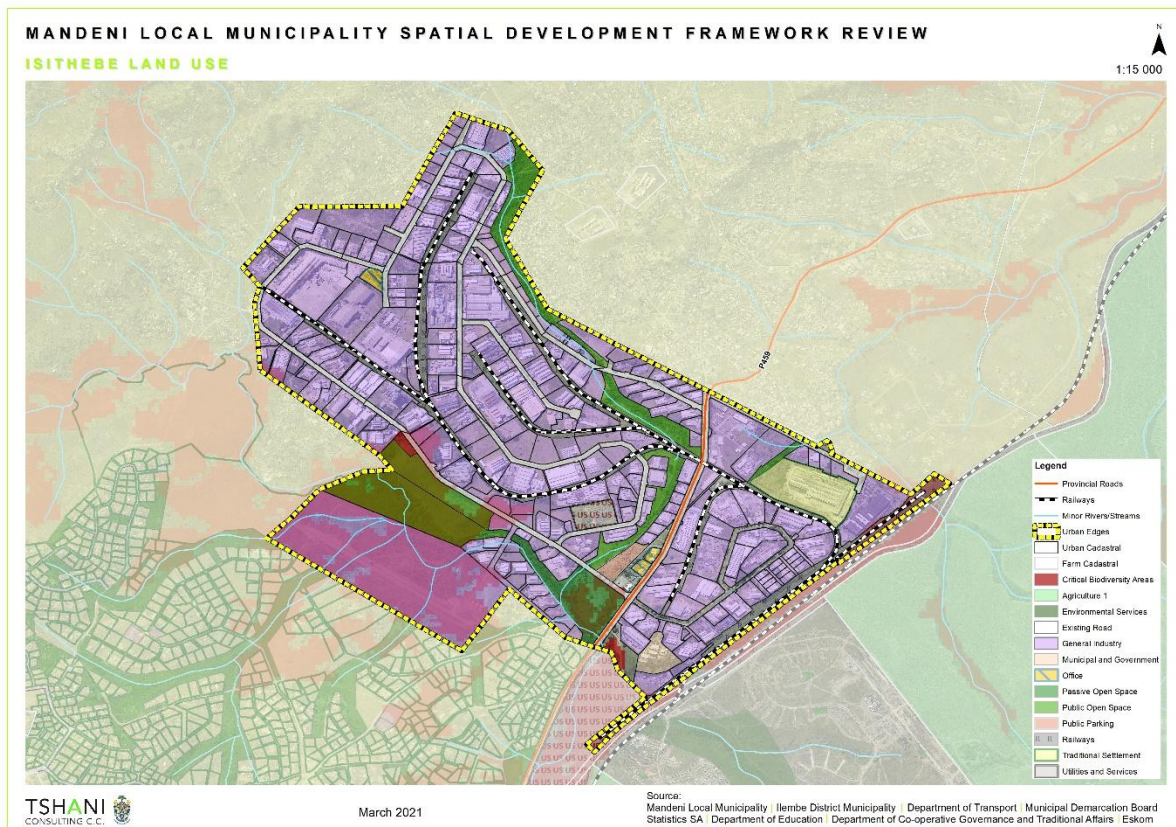
5. LAND USE

Land Uses

According to land use studies conducted, following land uses are evident in all major towns:-

- Clinic,
- Schools (Primary, Secondary and Combined)
- Business,
- Office,
- Shop,
- Sports field,
- Church,
- Post Office,
- Crèche,
- Residential,
- Municipal,
- Government,
- SAPS,
- Bed and Breakfast/ Lodge,
- Taxi Rank,
- Vacant,
- Industry,
- Mine,
- Abandoned.

ISITHEBE LAND USE

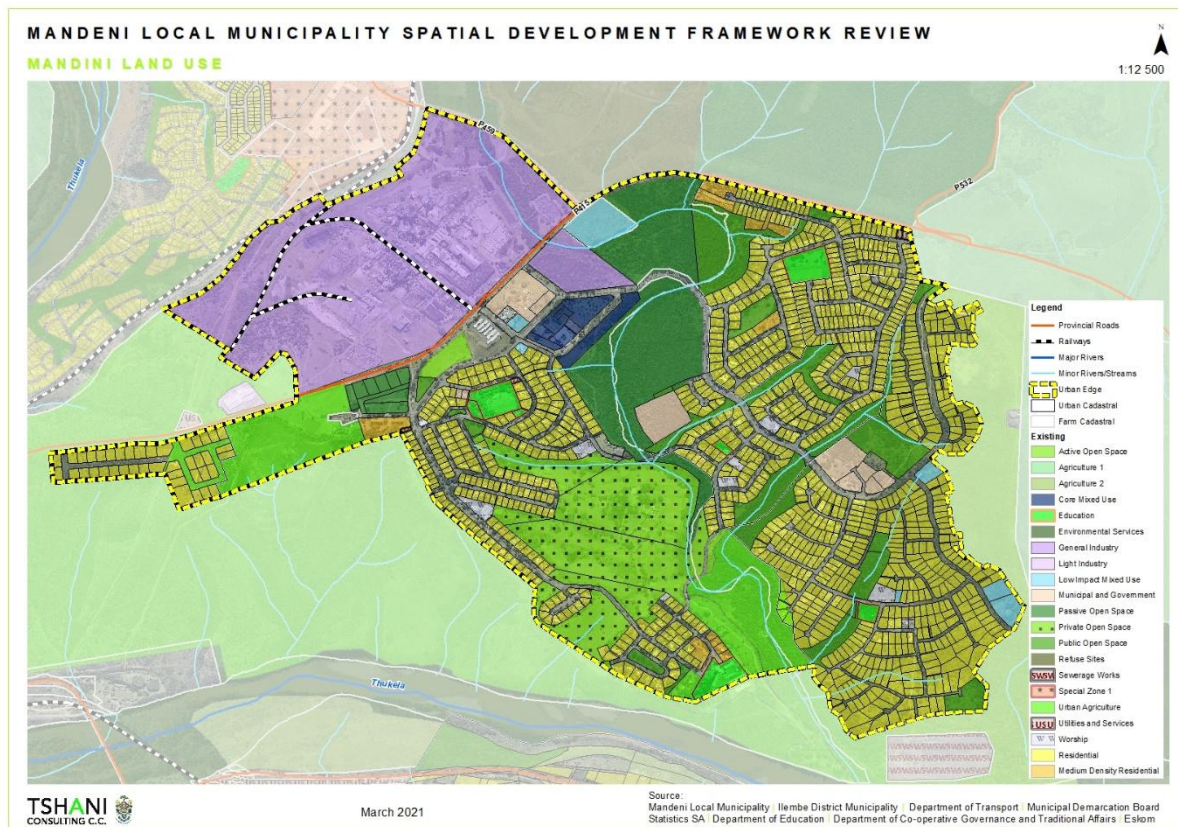


Plan 22: Land Use: Isithebe

Analysis:

- Pre-dominantly industrial land uses.
- Certain sites were found as undeveloped.
- Certain industries have been investigated and have closed down.
- There is a looming threat of Dube Trade port that is uplifting industrial developments and is ideally linked to industries towards the airport within close proximity of employment opportunities and amongst formalized urban areas which are currently located positively for linkages of distribution.
- MLM needs to secure retainment for existing industries within Isithebe.
- MLM needs to be focus on measures in terms of ownership and how it can be influenced to uplift and retain the developments within this area.

MANDINI LAND USE

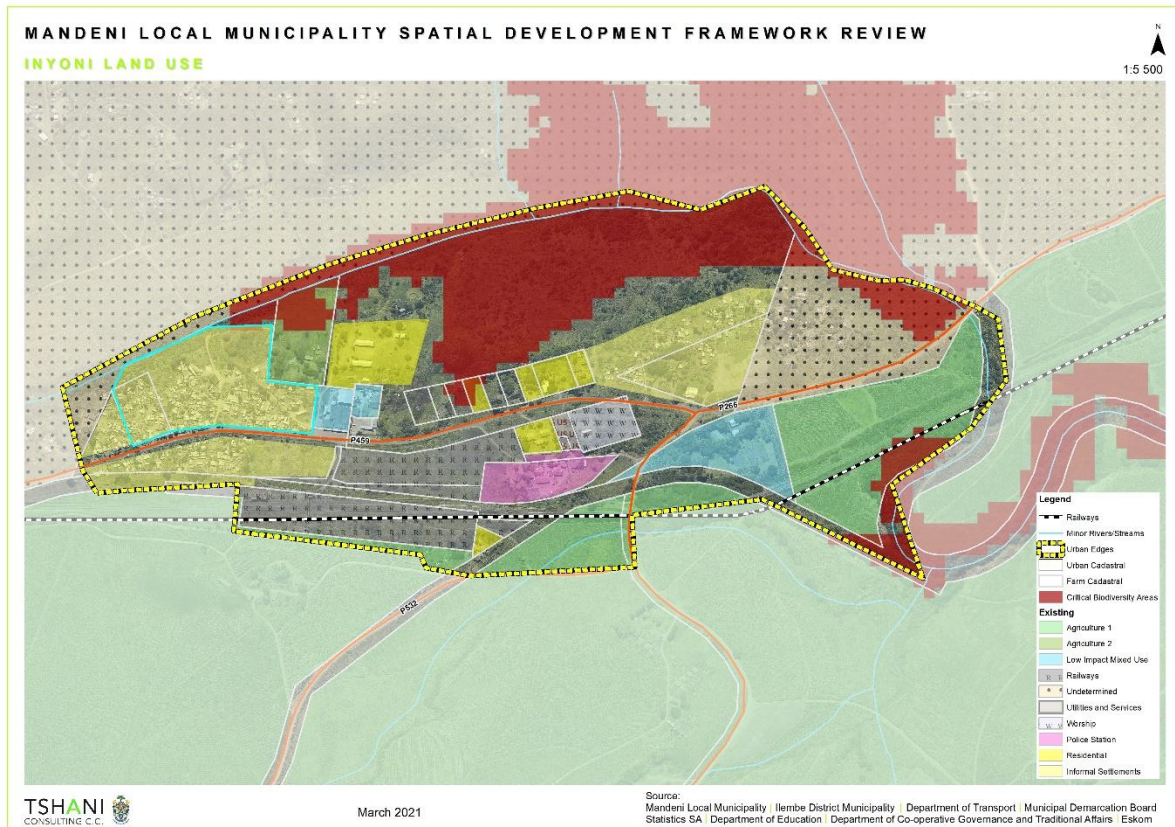


Plan 23: Land Use: Mandini

Analysis:

- Well-defined land use criteria.
- There is middle to upper income residential areas.
- Large number of vacant land with undeveloped properties.
- The municipality displays a need for development of office parks and business offices which can be focused upon these abovementioned vacant properties.
- The Mandeni municipal office is strategically located within this area within the Spar complex.
- Mondi site present.
- CBD of the Mandeni LM strongly present.
- Economic nodes in terms of different levels are scattered within the municipality.
- Land ownership issues have been noted and there is a multitude of mass landowners such as ITB, Mondi, Municipality and industrial developers.
- Municipality faces a massive hurdle to identify and develop economic activities within a central radius and thereafter construct structured nodes within the municipal landscape.

INYONI LAND USE

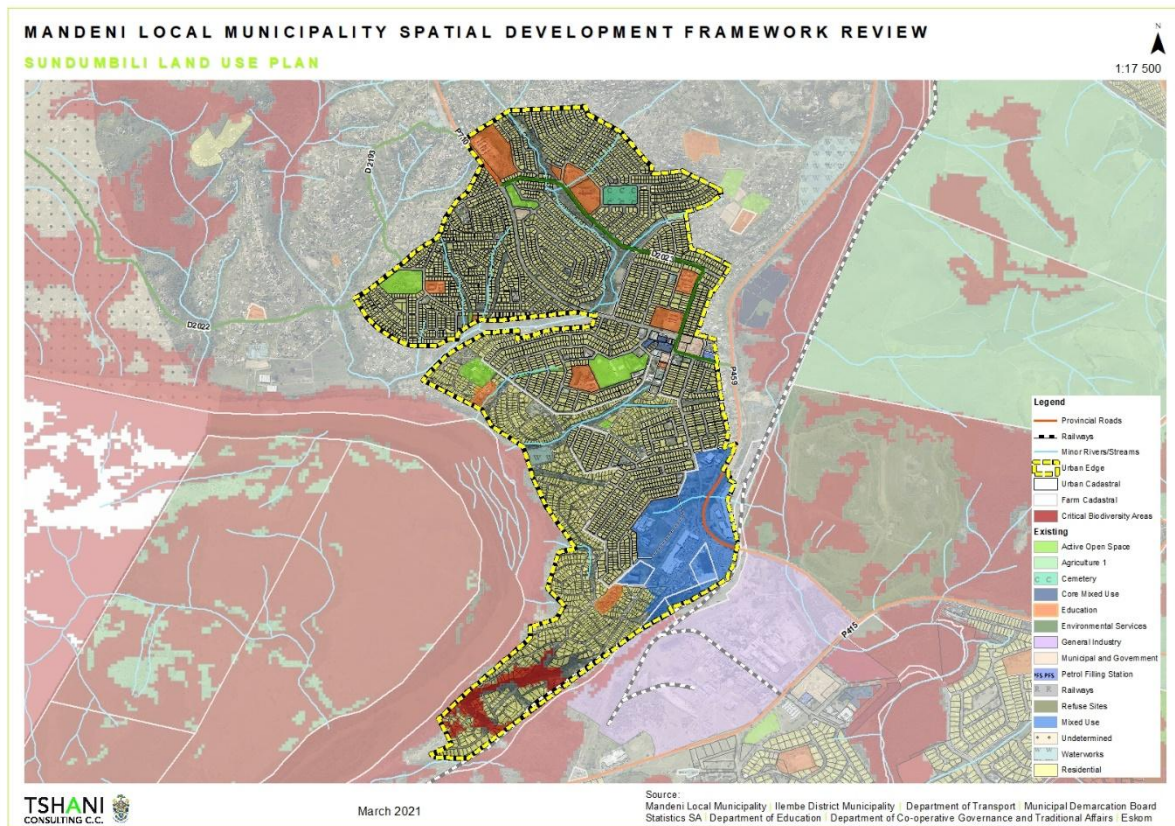


Plan 24: Land Use: Nyoni

Analysis:

- Bulk of the land is undeveloped within this location.
- Potential threat of informal settlement spread to other municipal areas.

SUNDUMBILI LAND USE

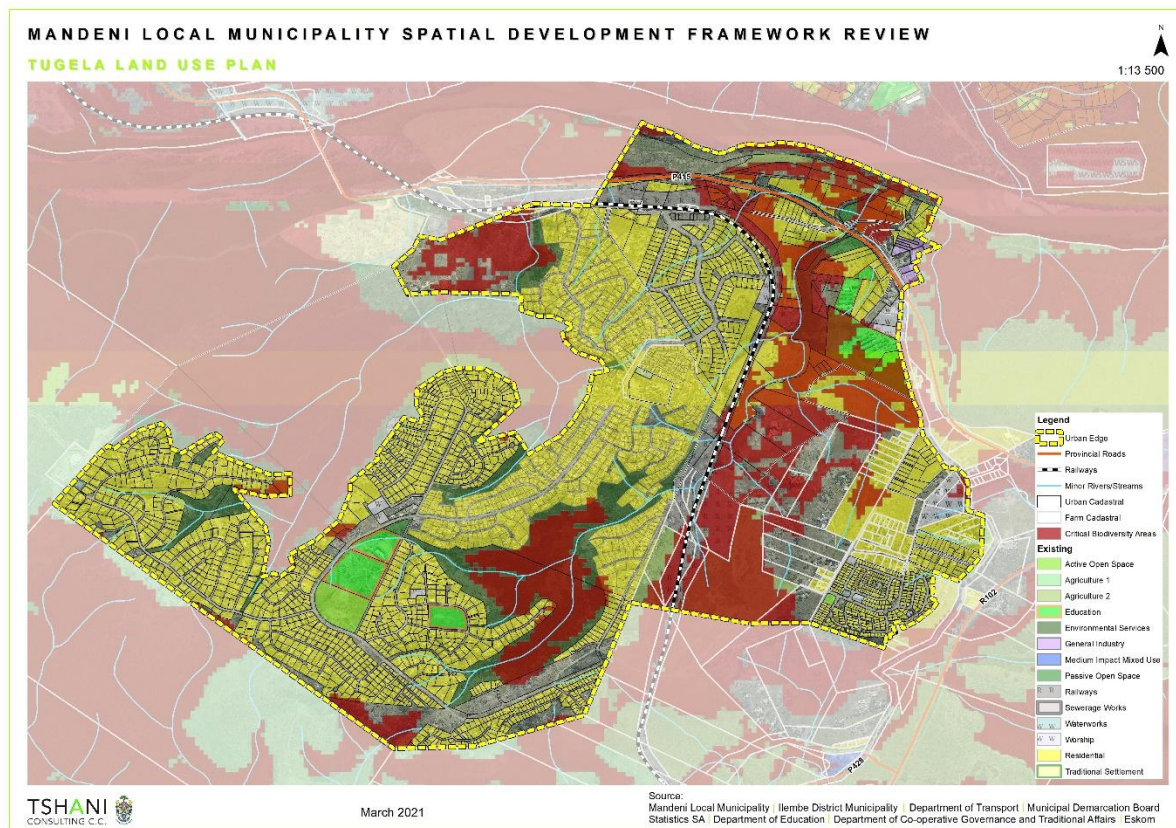


Plan 25: Land Use: Sundumbili

Analysis:

- Well-defined land use criteria.
- Depiction of municipal land uses which are linked to the commercial node of the municipal landscape.
- This area is identified as a high attraction for commercial activity.
- Strong linkage to the Isithebe area.

TUGELA LAND USE

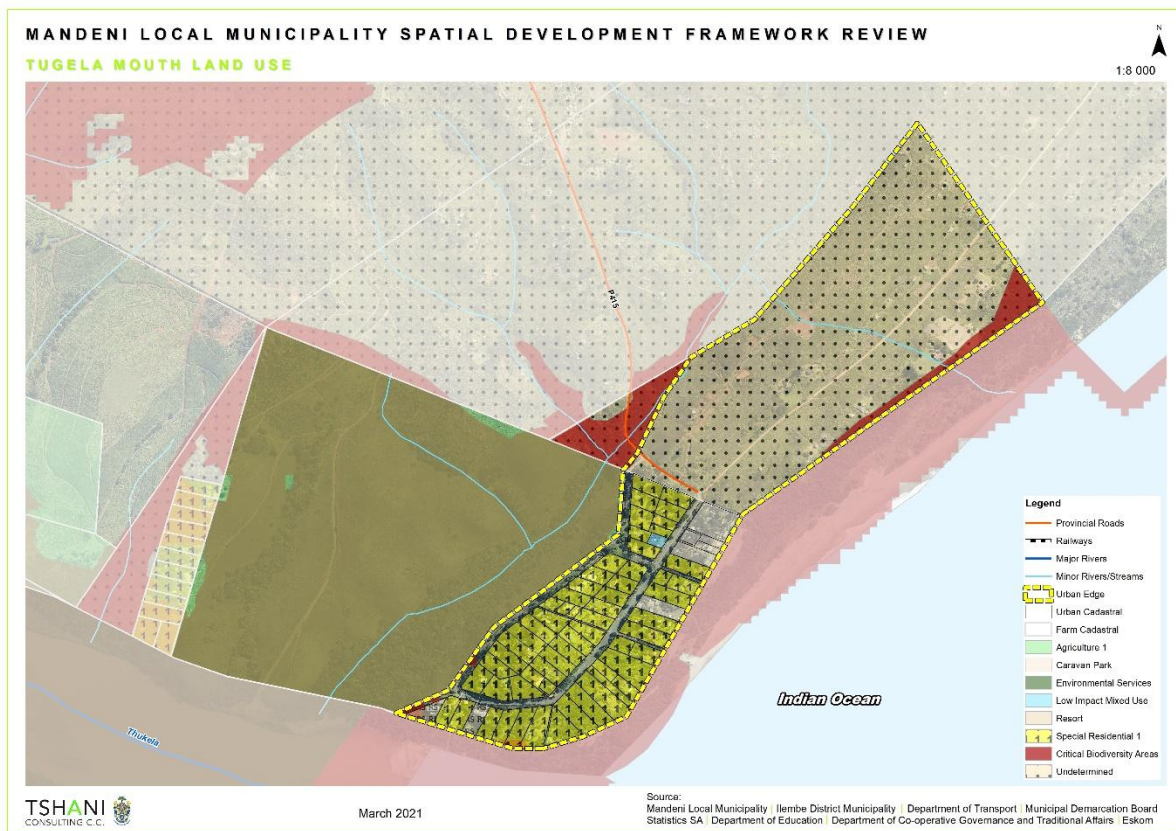


Plan 26: Land Use: Tugela

Analysis:

- Residential uses in relation to core mixed uses identified.
- Smaller residential sites identified.
- Large farmlands within this area.
- There is massive tourism potential within this landscape which needs to be focused upon.

TUGELA MOUTH LAND USE



Plan 27: Land Use: Tugela Mouth

Analysis:

- Proclaimed urban area.
- Major tourism sector.
- Environmental sensitivity around this landscape needs to be well-managed to secure the future of area.
- Access to the beach needs to be secured with vital management for sustainability purposes.
- New Nature Reserve (Meycol Nature Reserve) present within this location.

SECTION G: BIO-PHYSICAL ANALYSIS

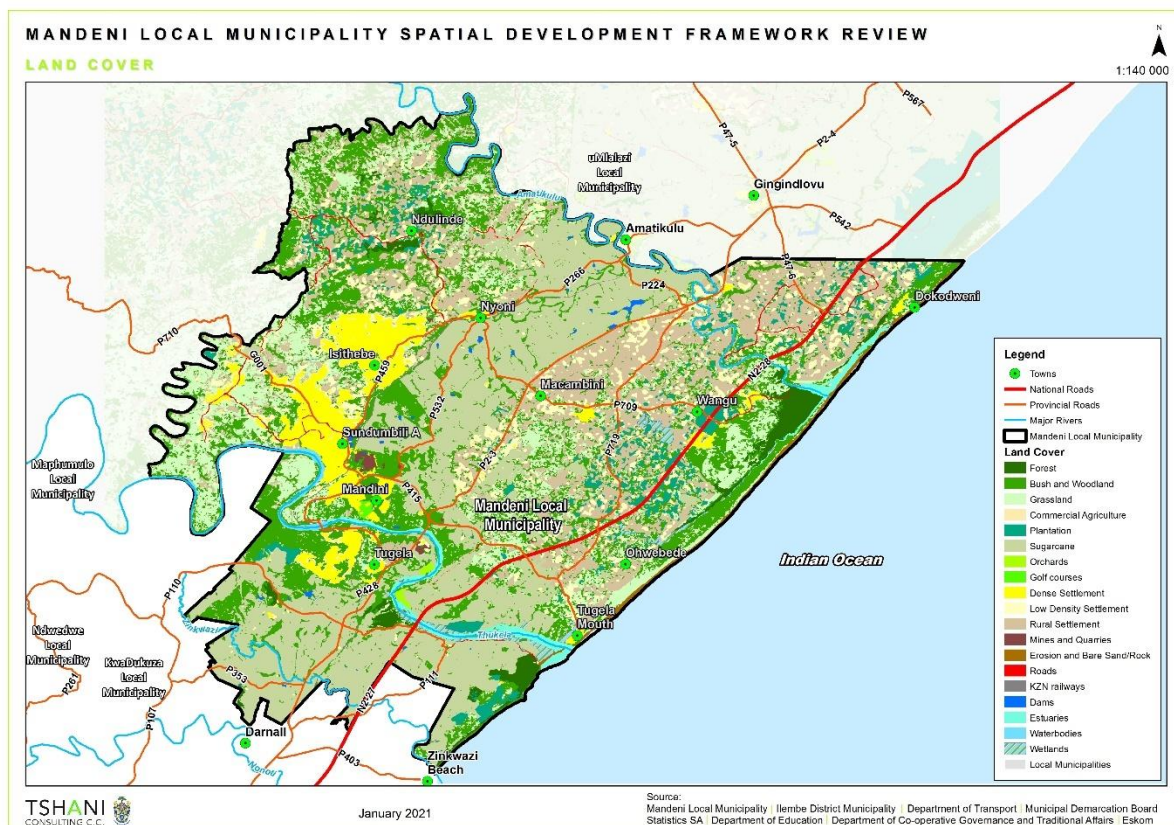
1. LAND COVER

The broad land use covering the municipal region include:-

- -Rural Settlements
- -Commercial Agriculture
- -Sugarcane
- -Plantations
- -Forests
- -Mines and Quarries
- -Orchards
- -Grasslands
- -Golf courses

Biophysical:

“The biotic and abiotic surroundings. The shape, environment character, and configuration of the municipality have an important part to play in influencing the way the people have chosen to reside in the ..”



Plan 28: Land Cover

2. AGRICULTURE

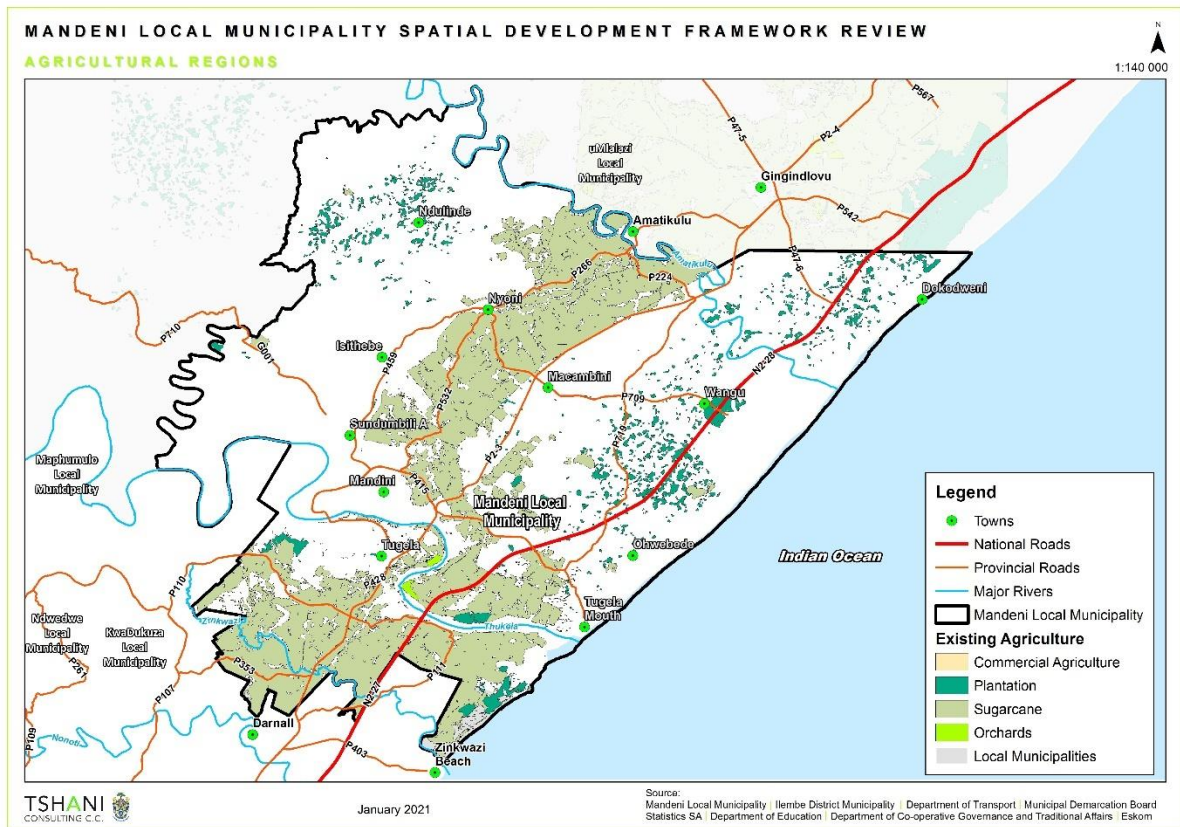
The municipality population is largely populated in rural settlements and is considered to have a rich natural resource that gives it a comparative advantage, whilst posing developmental opportunities in agriculture. At present, the structure of the Municipal economy does not promote high rates of economic growth and, as a result of largely historical factors, is hampered by several blockages, bottlenecks and constraints that limit the level of growth and development in the area.

While the municipality has identified agriculture as a key driver for local economic development, the agricultural sector does not make a large contribution to the district's GDP, and it has continued to maintain a small contribution of 3.87% of the GDP. Despite this, the sector retains its position as the backbone of rural livelihoods within the municipal area. The importance of agriculture can therefore not be underestimated as an informal rural based activity. When consideration is taken of rural based agriculture, the sector becomes an integral component of the Local Economic Development (LED) landscape, through its ability to provide for community livelihoods, generating employment and fighting endemic poverty in the area.

It is also believed that through the right kinds of investments, the huge potential of the agricultural sector can be better harnessed. These include plans for new dams and associated water supply systems, which can open up opportunities for large-scale commercial irrigation projects. The communal tenure system also results in issues that require creative management approaches, and in this regard, fencing of arable land may bring about improvements. Land claims have affected agriculture production in some areas and a remedy to these challenges will furthermore foster the agriculture-development goals of the Local Municipality.

Limited resources, mainly due to topography limitations and low rainfall, make this area an extensive livestock area with farmers being primarily production of agricultural farming. The above has been further limited by the high input and fuel costs. Irrigated lands or dry lands are utilized for the production of high quality winter feed for the production of crops mainly for own use. The Mandeni Local Municipality has a high potential of Primary Agricultural Land and Secondary Agricultural Land which is generally a positive landscape to encounter within the spatial planning realm.

The entire landscape of the municipality has high potential for agricultural expansion. This can be seen to influence the surrounding local municipalities to network and attract investments from public and private investments. Sugarcane and Plantations Agricultural farming is scattered along the central vicinity of the local municipality.



Plan 29: Agricultural Regions

3. VEGETATION

The Mandeni Local Municipality had vast areas of vegetation land. However, over the years, vegetation land transformed due to the land being used for other purposes. Depicted in the map below, there are six main vegetation types found within the Mandeni Local Municipality, namely:

- Eastern Valley Bushveld
- Kwa-Zulu Natal Coastal Belt
- Maputaland Coastal Belt
- Northern Coastal Forest
- Subtropical Coastal Lagoons
- Subtropical Dune Thicket

TYPE	AREA (Ha)
Eastern Valley Bushveld	3749,8
KwaZulu-Natal Coastal Belt	46 984,4
Maputaland Coastal Belt	5479,4
Northern Coastal Forest	1203,8
Subtropical Coastal Lagoons	284,3
Subtropical Dune Thicket	98,5

Protected areas

- Amatikulu Provincial Nature Reserve,
- Harold Johnson Provincial Nature Reserve
- Red Hill Provincial Nature Reserve

Threatened Terrestrial Ecosystems

- Eshowe Mtunzini Hilly Grasslands
- North Coast Forest Collective
- KwaZulu-Natal Coastal Forest
- KwaZulu-Natal Coastal Belt

Estuaries

- Matigulu/Nyoni
- Tugela/Thukela - River mouth

4. GEOLOGY

The municipality is predominantly underlain by a rich base soil system. The solids are made up of a combination of soils types which influence:

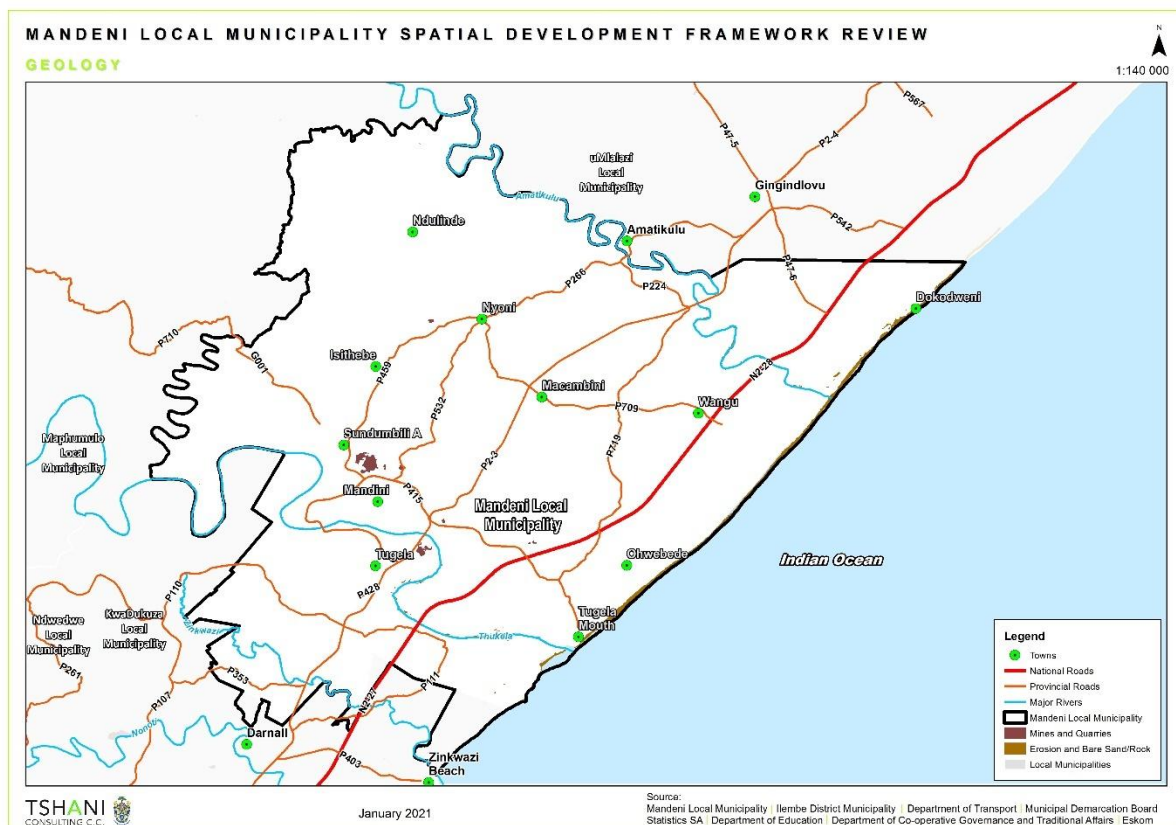
- Mines and Quarries
- Erosion and Bare sand/rocks

Illegal mining has been identified within certain sites in the Mandeni Local Municipality.

There are 2 key types of mining that been identified within the municipal such as sand and quarry mining.

Sand mining – currently conducted within river systems and the rivers that are identified to be most affected as uThukela and Amatigulu river and no mining and no mining permits have been issued to work along these rivers. There are vast negative environmental impacts that can occur if this matter is not controlled.

Quarry mining – mostly conducted by the Department of Transport.

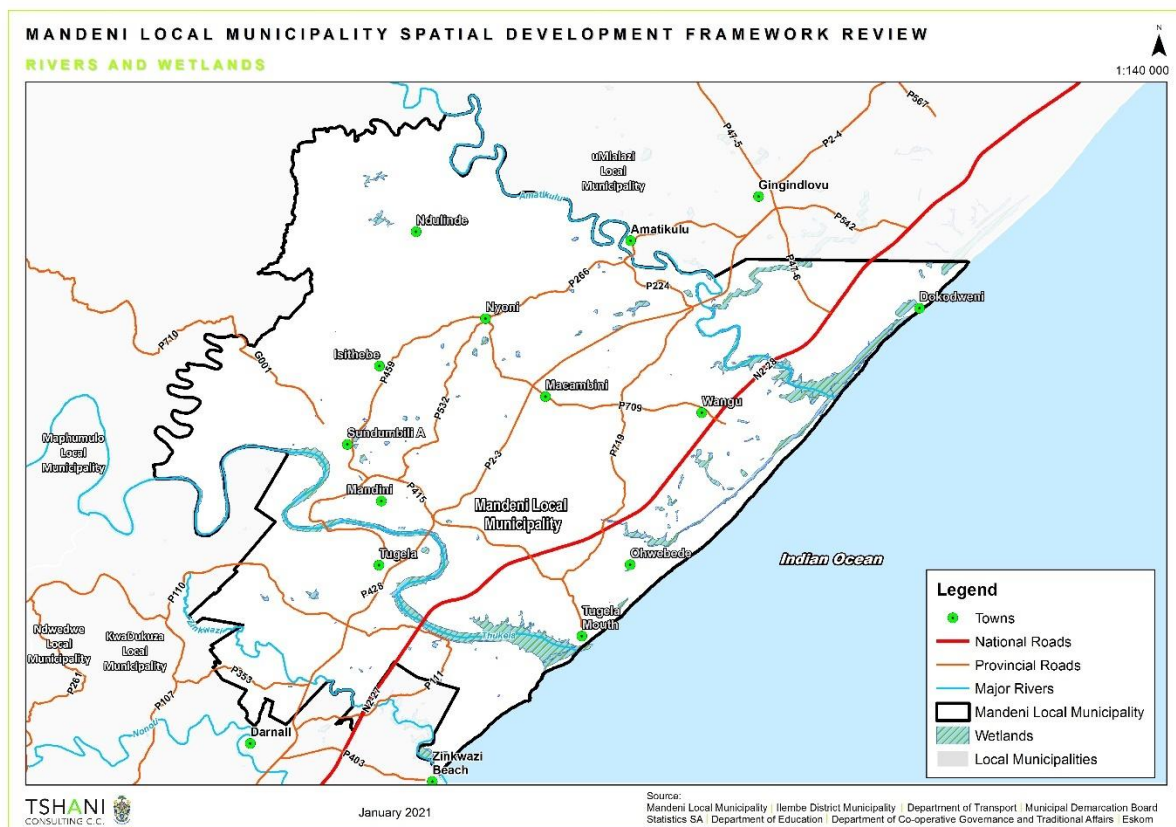


5. RIVERS & WETLANDS

The largest wetland known as uThukela is located within the southern boundary of the municipality is situated from the Tugela Mouth and run across the municipal landscape and thereafter entering the Maphumulo Local Municipality.

Northern boundary of the Mandeni LM consists of Amatikulu River and is situated along the uMlalazi Municipality. The river is predominantly streamed across Ohwebede – Wangu – Dokoweni enhancing the landscape of tourism and agricultural factors within the abovementioned areas.

Wetlands within the Municipality are have been significantly drained due to frequent burning, over grazing and agriculture. These wetlands have reduced in functionality in particular relation to storm water attenuation and flood control. This is a major concern due to global environmental conditions changing and the increased intensity of flooding

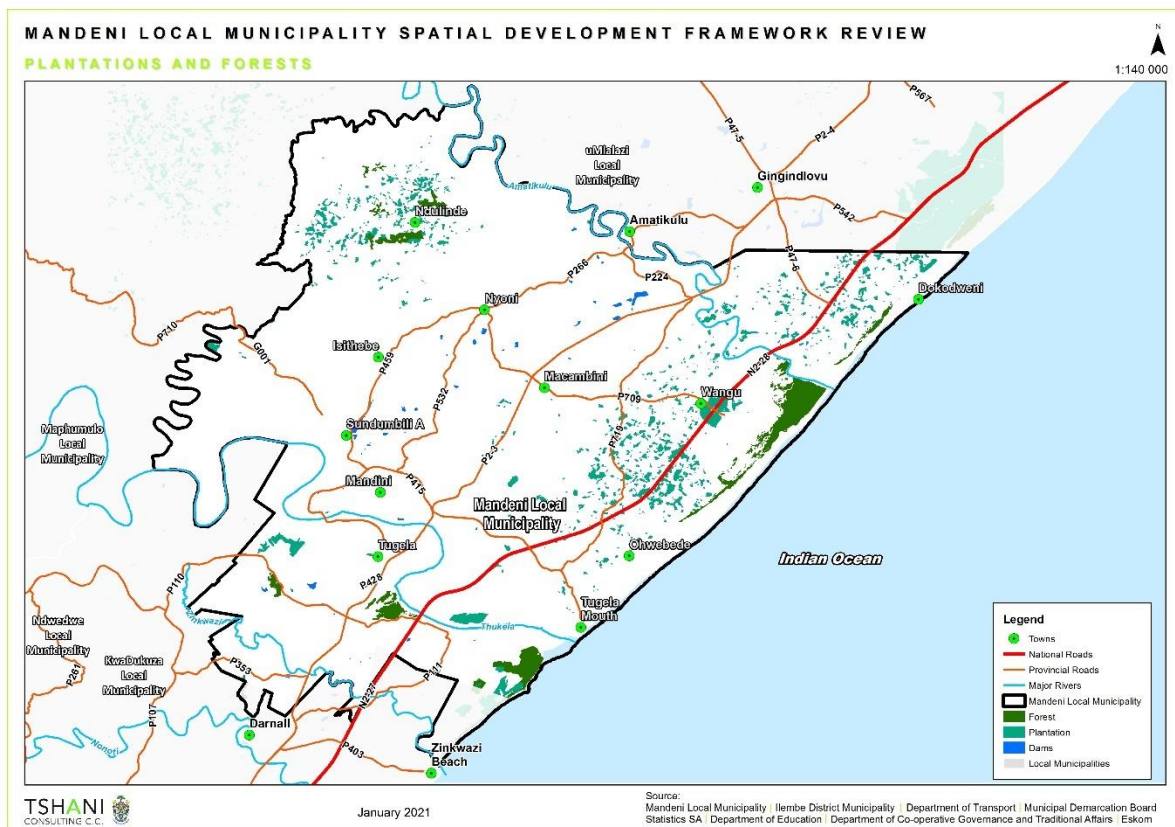


Plan 32: Rivers & Wetlands

6. PLANTATIONS & FORESTRY

There are vast forestry resources located in and around Mandeni Local Municipality consist of high expansion potential. The forestry within the natural landscape mainly extends from Tugela Mouth – Ohwebede – Wangu – Red Scar – Amatikulu – Nqutshibini – Dokoweni.

The area along the Western – Northern – Eastern – areas of the municipal landscape consist of various amounts of plantations. These areas are analysed to be important natural areas, which should be protected.

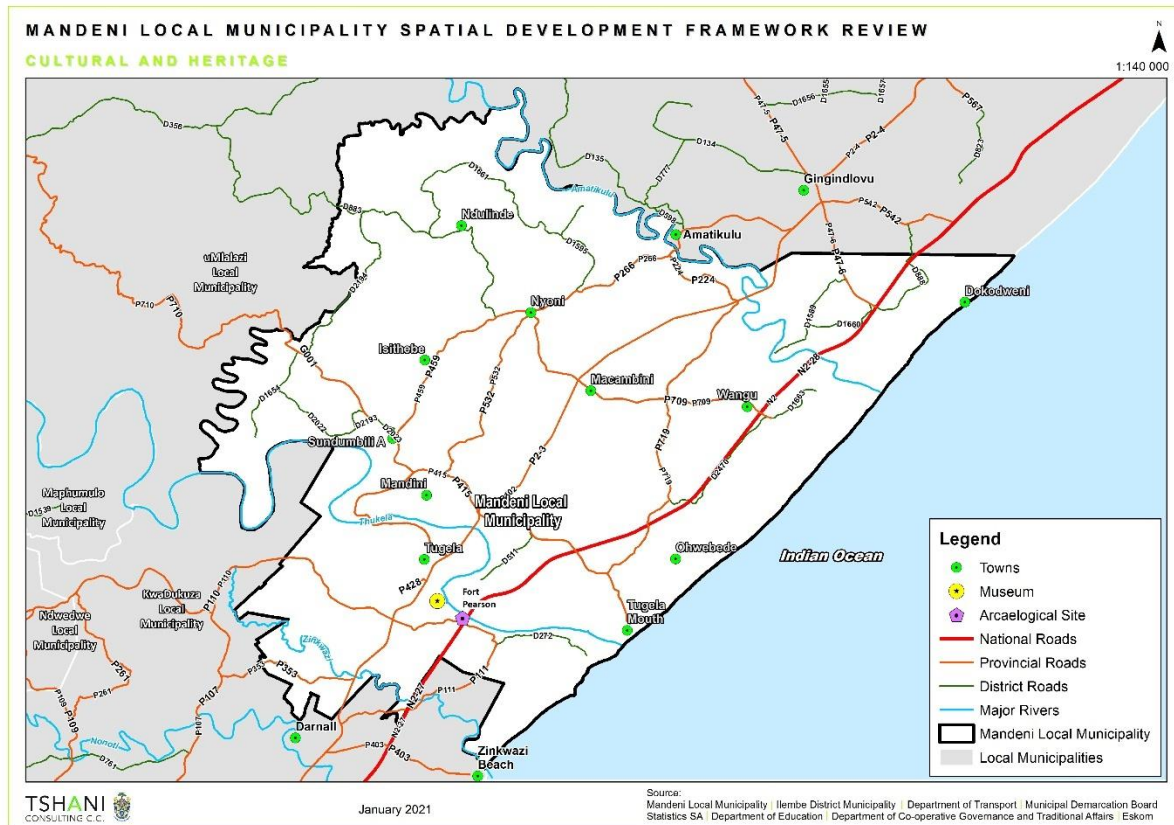


Plan 33: Plantations & Forestry

7. CULTURAL & HERITAGE

There are 2 registered sites that has been identified within the Cultural and Heritage criteria of the local municipality such as:

- 1 Museum
- 1 Archaeological Site



Plan 34: Cultural & Heritage

8. CLIMATE CHANGE

Climate change is regarded by many as the most important environmental challenge in our era. It is defined by the United Nations Framework Convention on Climate Change (UNFCCC) as “a change of climate which is attributed directly or indirectly to human activity that alters the composition of the global atmosphere and which is in addition to natural climate variability over comparable time periods”. Global Warming has been blamed as that human activity, which has had the most influential impact on climate change. Global Warming is defined by the UNFCCC as “the increase in the earth’s temperature, in part due to emissions of greenhouse gases (GHG’s) associated with human activities such as burning fossil fuels, biomass burning, cement manufacture, cow and sheep rearing, deforestation and other land-use changes”.

Climate change is currently resulting in significant impact on human livelihoods. As a result, policy and development plans must take cognizance of changing climate implications and develop strategies for both mitigation and adaptation.

Recent studies within South Africa which involve climate change modelling and associated projections all show conclusively that the symptoms of climate change in South Africa are likely to include:

- Higher temperatures
- Altered rainfall patterns
- More frequent or intense extreme weather events, including heat-waves, droughts, storms and floods
- Rising sea levels

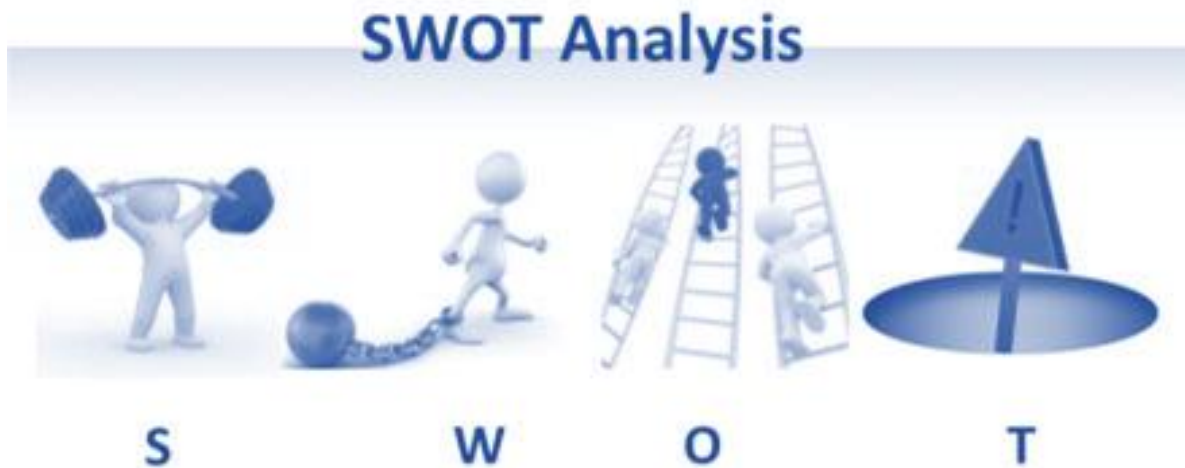
The above predicted changes will likely impact on the physical environment which will ultimately impact on the sustainability of human livelihoods. It's crucial that future planning initiatives programmes take into consideration the following risks, impacts and limitations imposed by climate change:

- More frequent and severe flooding as a result of higher intensity storm events and possibly more frequent hail events. This will impact on human settlements, infrastructure, human health and place greater burden on particularly impoverished communities.
- Higher rainfall may increase agricultural production but water availability could become a limiting factor, requiring increased irrigation. In this regard small scale farming is likely to be most affected.
- Heat waves may result in increased heat stress to plants, animals and humans and will increase associated risks of fire, placing livestock and grazing capacity under threat
- Below or average levels of rainfall may result in prolonged shortages in water supply resulting in severe drought for an unknown period of time.

SECTION H:

SWOT ANALYSIS

Figure 43: SWOT Analysis



1. SWOT ANALYSIS & KEY ISSUES

Spatial planning directives from the National and Provincial government as well as the district sector plans and local Municipal plans aims to unpack the state of the area or the sector within its location. Through a detailed analysis of these plans, we are able to create a picture of the positive and negative aspects of each sector within the areas that either fall within the district or surrounding the district which has equal impact on how the district functions.

1.1. SWOT ANALYSIS

The SWOT analysis is used in decision-making situations when a desired objective is defined.

- A strength is the ability to consistently provide near perfect performance in a specific activity, while a weakness characterizes areas, which are a disadvantage.
- An opportunity is classified as elements that can be exploited to a full advantage, while a threat are those elements that cause distress to an area or industry.
- Adequately addressing threats and weaknesses are essential to positive growth;

All aspects of the SWOT analysis can be addressed together as each impact on the other and each have the ability to strengthen another or potentially hinder when not appropriately addressed or managed.

1.1.1. Strengths

- Availability of land suitable for industrial development.
- The municipality has approved policies and by laws.
- Approved infrastructure sector plans.
- Most industrialised area within Ilembe.
- Natural landscape (Coastal area).
- Good agricultural land
- Effective and efficient internal controls in place.
- Reserve Rich heritage exists in Mandeni.
- Ward Committees are fully functional.
- There is an existing Farmers association.
- Relatively good agricultural land along the coast.
- Strategically located in the middle between Durban and Richards Bay.
- Dedicated grant infrastructure funding.
- Large number of local small shopping facilities.
- Skilled and talented people born in Mandeni.

1.1.2. Weaknesses

- Shortage of informal trader stalls for day-to-day operations.
- Lack of employment opportunities.
- Lack of new industrial investment.
- Public-Private partnerships are not adequately established.
- Poor condition of rural roads
- Poor road conditions in majority of the rural wards.
- Insufficient financial resources to properly manage ageing infrastructure assets.
- Low Revenue base
- High levels of inequality between urban and rural areas (urban-rural divide).
- Influx of immigrant's informal traders within the CBD
- Lack of health facilities, especially hospitals, and social facilities (sports fields).
- Lack of efficient support from internal support departments.

- Reliance on grant funding for infrastructure development.
- Poorly developed tourism sector.
- Lack of synergy between traditional and political leadership.
- Poor access to farm implements and finance by small scale farmers.

1.1.3. Opportunities

- High potential for Tourism and preservation of natural habitats.
- Location along the coastline.
- High potential for agriculture
- N2 national development corridor and the R102, which both serve as trade routes.
- National and Provincial Support
- Increasing investment through the development of the P415 development corridor.
- Geographical location of the municipality assists in attracting skilled labour.
- Geographical location of the municipality has potential to attract investment that could improve infrastructure development.
- Proximity to Dube Trade Port.
- New landfill sites.
- There are existing provincial SMME development programmes.
- Small scale farmer support programmes.
- Ezemvelo KZN Wildlife.
- Provincial tourism marketing.
- Coastal & Marine Tourism including Events Tourism.

1.1.4. Threats

- Migration from rural areas which may put pressure on urban infrastructure and cause an oversupply of labour.
- Lack of government hospitals thus results in majority of the population including municipal employees having to travel outside municipal jurisdiction for medical assistance.
- Lack of burial space
- Strain on the coastal areas and risk of encroachment.
- Air pollution from Sappi
- Increase in foreign owned small enterprises.

- Disinvestment by large International and domestic Investors due to low business confidence
- High Unemployment Rate
- Lack of government hospitals
- Sensitive to commodity prices and international markets
- Slow performing economy resulting in reduced grant funding.
- Lack of fire and emergency services.
- Economic recession.
- Taxi violence
- Crime and lawlessness

2. KEY ISSUES

The Key Issues have been drafted through unpacking the key elements of the SWOT Analysis. Key Issues have been divided per sector for the district and local municipalities to be able to see which sector requires the most focus. Further, the issues identified will be able to be used as a basis to see where the district is lagging and needs to place emphasis on.

2.1. Key Environmental Issues

- Measure and control air pollution by SAPPI and other industries.
- Prevent the pollution of rivers and streams by agricultural activities.
- Environmental and other pollution takes place because of the lack of surrounding fencing to avoid paper and plastic littering.
- Lack of environmental protection awareness
- Dust from industries adds to negative environmental effects.
- Odour issues in residential areas from industries, example SAPPI (Paper mill).
- The negative impact on climate change
- Illegal dumping.

2.2. Key Economic Issues

- There is a need to address the secondary and tertiary sectors.
- There is a need to support the tourism sector.

- There is an insignificant formal economic investment in the “economic disadvantaged” areas.
- Lack of support for SMME’s.
- Lack of private investment initiatives.

2.3. Key Infrastructure Issues

- Growing demand on bulk services due to population increase
- Lack of electricity provision in certain areas of the municipality.
- Maintenance of industries as Mandeni is the most industrialised area in Ilembe.

2.4. Key Land Issues

- Sparsely dispersed settlements.
- Increasing backlog in housing delivery due to increase in population due to inward migration.
- Dispersed residential areas hinders the movement of people and their access to amenities.
- Scattered settlements throughout the municipal area
- There is a need to control the urban edge to contain urban sprawl.
- Poor land and property ownership in rural settlements
- There is a need to address apartheid residential planning.

2.5. Key Social Issues.

- Many poverty stricken households
- Need for improvement in education facilities.
- Lack of access to the internet
- Insufficient social facilities such as cemeteries and health care facilities within rural areas as well as community halls
- Lack of early childhood development facilities
- High unemployment levels

2.6. Key Transportation Issues

- Pedestrian safety along corridors.
- Public transportation such as bus / taxi is not affordable to residents.
- The potential for alternative means of transport such as bicycles are inadequately explored.

3. DEVELOPMENTAL SCENARIO'S

Development scenarios are an important phase of the SDF formulation process. Development scenarios are not predictions or roadmaps, they are constructed in order to give a particular point of view in the future as well as some informed speculation about the crosscutting paths that might get us to that particular point. The power of scenarios lies in provoking a sense of “what might be a possibility as well as in combining probabilities” in ways that might not have previously thought of.

The following scenarios have been developed for the MLM municipality

3.1. Scenario 1

Maintaining the Status Quo: The population grows exponentially, with many residents residing in the limited urban areas and growing the number of existing informal settlements as land grabs are the order of the day. The economy is heavily dependent on social grants and remittances. There is extensive incapacity within the local government structures and deep political instability.

The scenario looks at no new development occurring, with the municipality retaining its current state. The resultant of retaining the current state is as follows:

- Uncontrolled settlements and expansion;
- Invasion of vacant land;
- Declining economic development;
- Development within environmentally sensitive areas;
- Lagging development in rural areas;
- Limited revenue streams;
- Poor administrative functions;
- Infrastructural decay;
- Housing provision that is not linked to economic opportunities and social amenities;

- Institutional incapacity.

The above scenario is *unacceptable*, as it will result in economic decline and further entrench poverty within the municipality. The scenario will lead to poor service delivery and underdevelopment of rural areas.

3.2. Scenario 2

Futuristic Approach: A vibrant metropolitan municipality which rates among South Africa's best cities with world class infrastructure and integrated public transportation systems. The municipality has large shopping centres, supported by national retailers. An economy that is supported by its local residents and prosperous tertiary universities that are globally competitive in research and academia.

The Municipality is characterised by the following:

- Integrated urban and rural economies;
- Intricate highways and road infrastructure;
- Busy airports and high speed rail;
- Efficient public administrative functions;
- Smart and digital networks;
- High speed Wi-Fi in all urban areas.

The scenario is unrealistic and depicts a future utopia which will not be achieved within the timeframe of this development policy.

3.3. Scenario 3

Realistic Approach: A transformed municipality which is people-centred, provides infrastructural services so as to improve investor confidence and socio-economic development. The local government has filled vacant posts within their institutions, political stability has been strengthened and institutions are equipped with experienced personnel. There is an extensive breed of local entrepreneurs who are prosperous in both, urban and rural areas. There is enforcement of land use and development policies and better planning in urban and rural areas.

Public transportation systems are better managed and offer various options that extend beyond the urban centres. Life in the city is improved through infrastructural upgrades and inner city

housing developments. The local tertiary institutions are incorporated into the functioning of municipal key industries. Environmentally sensitive areas are well kept and serve as critical assets for education and tourism.

The following scenario presents a positive outlook for the development of the municipality in the following ways:

- Growth of rural enterprises;
- Boost in investor confidence;
- Efficient municipal functions;
- Well managed land uses;
- Growth of alternative economic sectors;
- Improvement of infrastructure in urban areas;
- Rural development;
- Development in coastal tourism;
- Conservation of protected and sensitive areas.

This is considered as the preferred scenario as it seeks to promote development within reasonable time frames.

SECTION I:

DRAFT SPATIAL VISION

The section below identifies the principles on which the draft Spatial vision is based as well as the key development objectives identified for the Municipality.

1. Visioning Principles

The vision is underpinned by the following principles:-

- Sustainability
- Promotion of service delivery and infrastructure development
- Economic growth and development
- Safe and secure living
- Quality Human Settlement
- Equity and Equality

2. Draft Spatial Vision

The Spatial Vision aims to guide spatial development within the Municipal and provide the Municipality with a direction for its spatial growth. The following vision was developed as a draft spatial vision as part of the Spatial development Framework process:-

“By 2030 Mandeni will have an efficient spatial structure and planning system with equitable and reliable services, integrated and socially beneficial land development which are balanced with the conservation of its vital natural resources (including coastal resources and agricultural land) as the basis for sustainable economic growth”.

3. Spatial Development Principles

The following principles extracted from the Spatial Planning and Land Use Management Act 16 of 2013, apply to spatial planning, land development and land use management:-

- Spatial Justice
- Spatial Sustainability
- Efficiency
- Spatial Resilience
- Good Administration

The Principle of Spatial Justice, whereby:

- Past spatial and other development imbalances must be redressed through improved access to and use of land;
- Spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterised by widespread poverty and deprivation;
- Spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons;
- Land use management systems must include all areas of a municipality and specifically include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former homeland areas;
- Land development procedures must include provisions that accommodate access to secure tenure and the incremental upgrading of informal areas; and
- A municipal planning tribunal considering an application before it, may not be impeded or restricted in the exercise of its discretion solely on the ground that the value of land or property is affected by the outcome of the application;

The Principle of Spatial Sustainability, whereby spatial planning and land use management systems must:

- Promote land development that is within the fiscal, institutional and administrative means of the republic;
- Ensure that special consideration is given to the protection of prime and unique agricultural land;
- Uphold consistency of land use measures in accordance with environmental management instruments;
- Promote and stimulate the effective and equitable functioning of land markets;
- Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments;
- Promote land development in locations that are sustainable and limit urban sprawl; and
- Result in communities that are viable;

The Principle of Efficiency, whereby:

- Land development optimises the use of existing resources and infrastructure;
- Decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts; and
- Development application procedures are efficient and streamlined and timeframes are adhered to by all parties;

The Principle of Spatial Resilience, whereby flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks; and

The Principle of Good Administration, whereby:

- All spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems as embodied in this act;
- All government departments must provide their sector inputs and comply with any other prescribed requirements during the preparation or amendment of spatial development frameworks;

- The requirements of any law relating to land development and land use are met timeously;
- The preparation and amendment of spatial plans, policies, land use schemes as well as procedures for development applications.

4. Spatial Objectives

Some of the specific objectives relating to the Mandeni Local Municipality include:-

- Guiding urban development and management.
- Enabling the establishment of sustainable human settlements and support livelihoods.
- Facilitating and promoting the provision of infrastructure.
- Conserving the environment and facilitating the sustenance of the eco-systems.
- Promoting rural development by making land available for economic activities.
- Stimulating development growth where there is a proven demand.
- Improving municipal performance.
- Capitalising on the vulnerable role of environmental resources.
- Enhancing the uniqueness and liveability of the municipal area.
- Meeting community needs and promoting community values.
- Creating new social and economic opportunities.
- Improving access to existing opportunities.
- Promoting the viability of public transportation.
- Promoting all aspects of spatial integration.
- Enhancing the functionality of all the elements constituting the municipal area.
- Instilling business confidence within the municipal area.
- Managing the development and the rehabilitation of dilapidated areas.
- Upgrading and rehabilitation of infrastructure and infrastructure support.
- Target agriculture enterprises with community, private sector and public-private community partnerships.

SECTION J:

CONCLUSION

In concluding Mandeni Local Municipality's Status Quo, it can be said that the priorities areas can be identified as:

1. Tourism Development

Tourism should be promoted and facilitated within various landmarks in the municipality, and the beautiful natural regions. In these areas, construction of hotels and any other forms of accommodation such as camping sites as well as any other tourist attractions should be encouraged. This should complement the tourism activities that exist and the Municipality should look at other tourism opportunities that can be developed.

2. Agriculture Development

The agriculture sector can be developed into the leading sector of the municipality. In doing so, the Municipality's economy generated will increase and will be able to support and develop other growing sectors.

3. Service Centres

Spatial development should be facilitated and approved within the municipal regions.

The priorities in these towns are deemed to be the upgrade and extension of infrastructure networks and the implementation of rigorous land use management. With this in place, the Mandeni Municipality will function as a more cohesive and efficient jurisdictional area and will thereafter be able to facilitate development within the remaining areas of the Municipality.

PHASE 4: SPATIAL PROPOSALS LANDSCAPE

**PHASE 5: IMPLEMENTATION FRAMEWORK AND
CAPITAL INVESTMENT FRAMEWORK**

1. INTRODUCTION

The last Spatial Development Framework (SDF) for *Mandeni Local Municipality* was reviewed and adopted by Council in 2020. It was reviewed to align and comply with the provisions of section 26(e) of the Municipal Systems Act (MSA) 2000.

The SDF was due for the next review and the final SDF must comply with the provisions of the Spatial Planning and Land Use Management Act (SPLUMA) 2013, MSA and the Department of Agriculture Land Reform & Rural Development (DALRRD) SDF's Guidelines of 2017.

Tshani Consulting CC was been successfully appointed to review the *Spatial Development Framework 2021/22 for the Mandeni Local Municipality*.

This report serves as a Draft Report for *Phase 4 – Draft SDF including the Strategic Framework and Phase 5 – Implementation Framework and Capital Investment Framework* of this project.



(Above: Picture taken in Mandeni LM)

2. SWOT ANALYSIS

A SWOT Analysis is an assessment in which the Strengths, Weaknesses, Opportunities, and Threats are unpacked for the municipality.

A SWOT analysis can assist a municipality identify what pitfalls and what their opportunities are in order to change their organization. The SWOT analysis is a planning methodology that helps organizations build a strategic plan to meet goals, improve operations and keep the Municipality sustainable and relevant.

The SWOT Analysis as captured through the *Previous Mandeni SDF as well as understanding these aspects through as analysis of the current Status quo of the LM as captured through the previous phases of the project.*

The SWOT Analysis which was completed through a desktop and consultative process is depicted below:



(Above: Picture taken in Mandeni LM)



STRENGTHS

- Natural landscape (coastal area)
- Conservation areas
- Good agricultural land
- The P145 as a municipal wide corridor.
- Highest rainfall in the whole region
- Most industrialised area within Ilembe
- Increasing population
- Well serviced in terms of health facilities and schools (primary & secondary education)
- The municipal area is well serviced with electrical infrastructure.
- Dedicated grant infrastructure funding
- Ward committees are fully functional
- The municipality has approved policies and laws
- Skilled and talented people in Mandeni



WEAKNESSES

- Increase in tourism and demand for coastal settlements.
- Low levels of higher education
- Lack of employment opportunities
- The majority of the roads are gravel
- Relatively young population
- Low levels of generation of income
- High levels of inequality between urban and rural areas (urban-rural divide)
- Shortage of informal trader stalls for day-to-day operations
- Lack of new industrial development
- Low revenue base
- Poor condition of rural roads
- High levels of inequality between urban and rural areas
- Lack of public-private partnerships



OPPORTUNITIES

- High potential for Tourism and preservation of natural habitats
- High potential for agriculture
- Increasing investment through the development of the P415 development corridor
- High rainfall increases the availability of water to the municipal area and overall region
- A high potential indicates a greater labour pool as 51% of the population is of an employable age
- New landfill sites
- Proximity to Dube Tradeport
- Ezemvelo KZN Wildlife
- N2 development corridor and the R102 serve as trade routes
- Location along the coastline



THREATS

- Strain on the coastal areas and risk of encroachment
- Increasing population puts pressure on the existing infrastructure and resources
- Low levels of income indicate a low tax base
- Odour problems in residential areas as a result of the industrial area (SAPPI paper mill)
- Emigration from rural areas which may put pressure on urban infrastructure and cause an oversupply of labour
- 45% of the population falls within the "childhood" indicating a greater need for schools, childcare centres, skills training centres and social facilities
- Lack of burial space
- Taxi Violence
- Air pollution from SAPPI
- Increase in foreign owned small enterprise
- Lack of fire and emergency services
- Sensitive to commodity prices and international markets

2.1. KEY ISSUES

The following Key Issues were identified as an outcome of the SWOT Analysis and pertains to the Mandeni Local Municipality:

KEY ISSUES	Measure and control air pollution by SAPPI and other industries	Many poverty stricken households
	There is a need to support the tourism sector	Pedestrian safety along corridors
	Growing demand on bulk services due to population increase	The negative impact of climate change
	Sparsely dispersed settlements	Lack of support for SMME's

2.2. NEEDS & OPPORTUNITIES ANALYSIS

The needs and opportunities analysis is assists in decision-making situations when a desired objective is defined. This enables in further decision making and prioritised development to ensure that the needs of the community are catered for.

The needs identified is derived out of analysing the Outcomes of the Spatial Analysis, the SWOT Analysis and Key issues.

MANDENI LOCAL MUNICIPALITY	
Needs	Opportunities
There is a need to apply strict & stern regulation to regulate the levels of pollution from the industries located within the municipality.	Incentives for companies to reduce their carbon emissions and also promotes a cleaner environment.
Need to resuscitate the tourism sector.	Creates employment, boosts the economy of the municipality.
There is a need to control how housing development takes place in this municipality.	Promotes a compact city model.
There is a need to create employment for all the employable residents of Mandeni.	Local businesses will thrive more, and individuals will have an income to spend on their needs and wants.
There is a need to create affordable and accessible source of transportation.	Easier access to services and job opportunities.
Need for SAPS to enforce the law as crime rates are increasing at a high rate.	Woman & children will feel safer.
Need for new designated landfill sites.	Cleaner environment and more opportunities for recycling.
Need to attract private investments initiatives.	Boosts economy and development.
Need for more social facilities.	Improvement of the welfare and Livelihoods of citizens of Mandeni

3. STRATEGIC FRAMEWORK:

The Strategic Framework section looks to align and incorporate policy and to also provide strategic direction for the Municipality.

3.1. SPATIAL DEVELOPMENT STRATEGY

A “**Development Strategy**” refers to a comprehensive picture of a municipality’s strategy for development. It clarifies how individual efforts and municipal projects can be connected to achieve the best outcome for the Municipality. The development strategy includes meaningful target measures and objectives that help focus on the key efforts that implement the strategy.

3.2. VISION

Developing a vision for a Local Municipality needs to be based on the alignment to the visions from the various sphere’s of government above. The vision would aim to direct growth of its spatial area based on the strengths of the area as well as aspiring to positively impact on the issues pertaining to the area.

The vision for the Mandeni Local Municipality SDF has been developed in line with the District SDF and the Mandeni IDP. The vision statements for these above-mentioned plans as well as the vision for the reviewed SDF are highlighted below.

The reviewed SDF vision was also developed through consultation / workshop session with the Local Municipality and external departments where an engaging session took place discussing the key issues pertaining to the Local Municipalities and thereafter defining a vision based on the outline of, the key issues and using the previous SDF Vision as a base.

3.2.1. iLembe District SDF

According to the iLembe District SDF, the following vision was adopted:

“By 2030 iLembe District Municipality will be a sustainable people-centred economic hub providing excellent services and quality of life”.

3.2.2. Mandeni Local Municipality IDP

The vision for the Municipality as identified in the Integrated Development Plan for the Mandeni Local Municipality is as follows:

“To be a reliable, people-centred, and sustainable economic hub by 2030”.

3.2.3. Mandeni SDF Review Vision

“By 2050 Mandeni will have an efficient spatial structure and planning system with equitable and reliable services, integrated and socially beneficial land development which are balanced with the conservation of its vital natural resources (including coastal resources and agricultural land) as the basis for sustainable economic growth”

3.3. SPATIAL OBJECTIVES

There exists a multitude of principles, directives, and guidelines for spatial planning and development at a National and Provincial level.

In terms of Spatial Planning and Land Use Management, “The overall aim of the principles and norms is to achieve planning outcomes that:

- Restructure spatially inefficient settlements;
- Promote the sustainable use of the land resources in the country;
- Channel resources to areas of greatest need and development potential, thereby redressing the inequitable historical treatment of marginalized areas;
- Consider the fiscal, institutional, and administrative capacities of role players, the needs of communities and the environment;

- Stimulate economic development opportunities in rural and urban areas; and
- Support an equitable protection of rights to and in land.”

The various principles and directives can be translated into a set of collective development objectives in accordance with the national agenda that forms the overarching objectives of the Spatial Development Framework, namely: -

- To promote sustainable development;
- To promote efficient development;
- To promote equitable development;
- To ensure integrated development, and
- To improve the quality and image of the physical environment.

The below objectives are outlined in further detail below: -

Objective	Description
Efficiency	The objective of efficiency requires that optimal development levels and functionality must be achieved with the minimum expenditure of resources. The concept relates to both functional and operational aspects and includes issues such as growth management, optimal utilisation of strategic locations, usability, mobility, productivity, and accessibility. The lack of executive functions limits the MLM in achieving this at a detail level.
Sustainability	The objective of sustainability requires the sustainable management and use of both natural and man-made resources. Land use and development decisions must promote a harmonious relationship between the built and the natural environment while ensuring that land development is sustainable over the long term. Other aspects that need to be considered in the sphere of sustainability are conservation, environmental health and degradation, economic sustainability and community satisfaction. The principle of sustainable development is particularly relevant in MLM as far as the natural environment is concerned. Finding means of achieving balance between the conservation of this area and economic development is an important focus area of the Spatial Development Framework.
Equity	The objective of equity addresses social justice and fair and equal access to opportunities, facilities or networks. Through planning, all residents irrespective of race, gender, ethnicity, faith or income should be dealt with in an equitable way. The objective of equity also refers to the manner in which planning will address the inequitable legacy inherited from the past.
Integration	The objective of integration requires that the separate and diverse elements involved in development planning and land use should be combined and coordinated into a more complete or harmonious whole. The objective of integration reflects the need to integrate systems, policies and approaches in land use planning and development. Firstly, it requires that the planning process is integrated, and secondly look at spatial integration of different land uses, transportation and places of living with places of working, shopping and relaxing.
Liveability and image	Liveability and image include aspects such as convenience, safety, security and all other aspects related to one's experience of the physical environment, either as a resident or as a visitor. This aspect also directly relates to the marketability of the area from a qualitative perspective.

Spatial Objectives

In order to achieve the future vision, the following overall objectives have been formulated: -

- Stimulate development and growth where there is proven demand.
- Use future growth and development to consolidate and improve municipal performance.
- To ensure sustainable use of environmental resources, their enhancement and replenishment.
- Capitalise on the valuable role of environmental resources.
- Enhance the uniqueness, ecological sustainability, and liveability of the municipal area.
- Meet community needs and promote community values and aspirations.
- Ensure that the municipal structure has timeless qualities and that it does not short-sightedly respond to the mere current needs, circumstances, and fashion.
- Create new social and economic opportunities and to improve access to the existing ones.
- Promote the viability of public transport.
- Promote all aspects of spatial integration.
- Enrich people's lives, as well as to enhance uniqueness and identity of municipality by means of a readable municipal form.
- Enhance the functionality of all the elements constituting the municipal area.

Create healthy, comfortable, and safe living and working environments for all.

Instil business confidence in the municipal area as a whole by providing an enabling spatial framework that supports development.
Manage development and the rehabilitation of dilapidated areas,
Provide access to basic services and social facilities,
Create employment opportunities,
Upgrading and rehabilitation of infrastructure to support the growing transport services and new development initiatives,
Targeted agriculture enterprises with community, private sector and Public-Private Community Partnerships in identified areas of opportunity;
Establish enterprises linked to tourism packages, tourism and heritage routes and attractions within the municipal area and surrounds;

The following objectives have been identified specifically for Urban areas:-

- The effective integration of communities, especially low-income communities, into the urban area as a whole
- To encourage CBD development in the low cost / high density areas
- To redefine and or extend the business and light industrial areas
- To encourage utilisation of the existing underutilized industrial areas
- Provision and protection of sufficient public open spaces and parks
- Encourage growth and strengthen the tourism capacity and capability of all the towns by sustaining and focusing on linkages

3.4. DEVELOPMENT STRATEGIES

The following development strategies were identified for the Mandeni Local Municipality: -

- **Urban Integration** - By doing this, the settlements will join and towards the business core area, forming consolidated urban areas. Such an integrated urban structure will form the bases for providing cost-effective municipal services and public transportation infrastructure.
- **Bulk Infrastructure Development** - All future bulk infrastructure should be provided within the urban edge of all urban areas. In this manner, bulk services will force future urban development into a more rational and desirable urban pattern.
- **Equitable access to social services** – It is imperative that a number of these social services be provided also in outlying settlements containing facilities such as clinics and community centres, thus making them more accessible and achieving greater urban integration
- **Land use and transportation integration** – Develop a sustainable Local Land Use Management System to promote co-ordinated, harmonious, and environmentally sustainable development. Promote integration of spatial development by means of efficient transport network system. Identify and prioritise strategic economic linkages.

Protection of agriculture and open space - Environmentally sensitive areas can enhance the quality of places where people live, work and play. Development guidelines that demonstrate good environmental stewardship including the protection of environmentally sensitive areas help to create unique developments that have the community support to move efficiently through the planning and approvals process. Open spaces with access to the coastline needs to be secured with vital management for sustainability purposes.

3.5. SCENARIO PLANNING

Scenario planning was completed as part of the SDF preparation process to ensure effective and sustainable proposals and alternative scenarios for the future development of the municipality. The following key aspects were considered:

- The vision and development of the Mandeni Local Municipality and each of the towns;
- The need for development, expansion, and economic development
- The supply and possible future expansions, capacities and allowances of infrastructure;
- The availability and usability of municipal and vacant land;
- The size and purpose of the urban edge, considering the activities and localities which are to be included;
- Densification and infill development;
- Nodes and corridors;
- The current and possible future status of small holdings;
- Population growth and migration patterns;

- Strengths, weaknesses and opportunities that exist within the Municipality.



4. CONCEPT

The following components are applicable to the development of a concept plan for the Mandeni SDF:

4.1. MOVEMENT

- The towns are linked by National and Regional movement Routes

4.2. INFRASTRUCTURE

- Infrastructure upgrades are required for towns to expand and to accommodate for the housing need in Mandeni LM

4.3. TOWNS

- Towns have the potential to expand
- Towns are located in close proximity to each other and thus through the expansion of towns, towns need to support each other with regards to service provision
- There is a need to provide stronger linkages /support between the towns of Mandeni LM
- Residential expansion required in towns
- Increasing building density within towns can be addressed
- There is also a need for the identification of key industrial sites

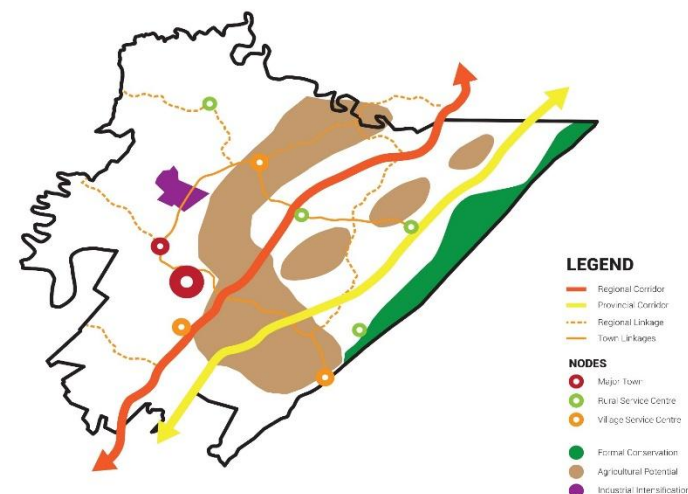
4.4. AGRICULTURE

- The agricultural sector is proposed to be promoted within Mandeni LM
- Agro process is a spin off sector which has the potential to thrive should focus be placed on the agricultural sector
- Training / skills development centres are required to allow for the growth of the sector and to provide job opportunities for local residents

4.5. COASTAL TOURISM

- Tourism opportunities exist within Mandeni which need further promotion and enhancement. The Mandeni coastline has various accommodation facilities with the inclusion of the coastal recreation facilities and has further potential for tourism expansion. The coastline of Mandeni has numerous beach access points which is spatially depicted in the tourism framework.

CONCEPT PLAN



5. PLANNING PRINCIPLES AND STRUCTURING ELEMENTS

5.1. SPATIAL PLANNING PRINCIPLES

The following spatial planning principles are of critical importance for any development: -

5.1.1. Walking Distance

The proper walking distance must always be used as the measure for accessibility. According to the Guidelines for Human Settlement, Planning and Design, a convenient walking distance to public transport is often interpreted as maximum walking time of 5-10 minutes, and a maximum walking distance of 400-500 metres. There will be exceptions to these principles, particularly in deep rural areas, but these principles become applicable as soon as densities increase and where there is a need for efficient urban settlements and services.

A comprehensive neighbourhood, in which the actions of daily living, including transportation access, are within walking distance of a person's home, decreases the number of vehicle kilometres travelled by its citizens. Were the same population to live in a conventional suburban development pattern, where daily activities are separated beyond a comfortable walking distance, increased kilometres would be travelled and therefore more roads and parking spaces would be needed. Traditional urban patterns integrate human activities through a mixture of landscapes and buildings, allowing the walk from one destination to another to be a pleasant alternative to driving.

5.1.2. Integration

The implementation of the walking distance principle to promote greater access to opportunities for all people will require functional integration. In conventional suburban development, land and buildings are designated for singular use or activity. In contrast, neighbourhood development should integrate a range of activities and therefore may be better described by its building and design typology. Fundamentally, integration must intend to maximize continuity and beauty within the public realm and minimize influence on individual building use or design. These issues are also resembled in reality where settlements are characterized by segregation of land uses and low-density development that cannot support public transport, or small businesses. To address these issues and achieve better access and integration, appropriate densification will have to be promoted in settlements.

5.1.3. Densification and Infill Development

A sprawling city means long travel distances to work as well as places of education, recreation, and other services. Public transport is not viable in spread-out cities, as the population densities are too low, and there are not enough potential passengers. Because spread-out cities therefore rely on private vehicles, they will always have traffic congestion and poor air quality. As people urbanise, densification and infill development should be pursued as a tool to achieve spatial integration.

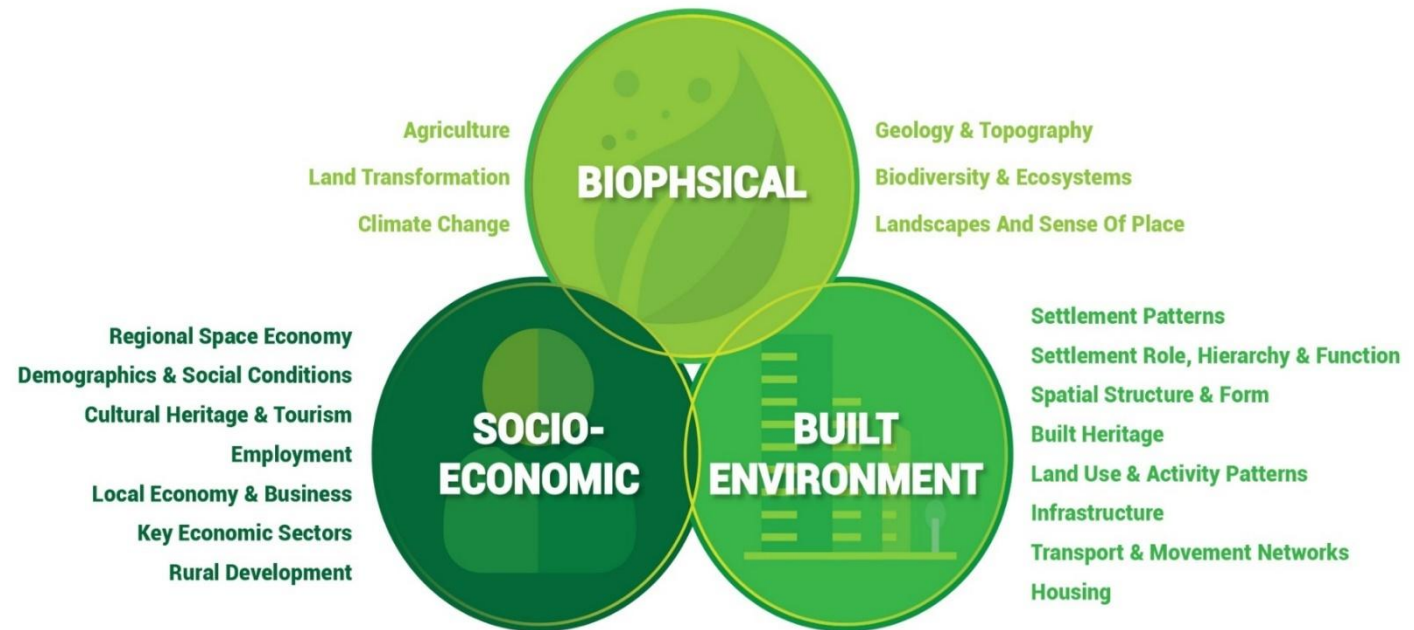
The increased use of space, both horizontally and vertically, can be defined as densification and is becoming increasingly important. Densification can take place within existing areas/properties and new developments and can be accompanied by an increased number of units and/or population thresholds. Care should be taken that densification and subdivision proposals consider environment, heritage and visual impacts and not be applied indiscriminately. The availability and quality of infrastructure must also be considered in considering densification. It should be policy driven rather than status quo populist driven.

Infill development is development of vacant land between the residential areas and may be set aside for various population groups. Infill development must be well-located so as to support access to opportunities for future residents, ensure appropriate densities considering a mix of uses and residential units and include urban design guidelines.

6. SPATIAL DEVELOPMENT FRAMEWORK

An SDF is a framework that seeks to guide, overall spatial distribution of current and desirable land uses within a municipality in order to give effect to the vision, goals and objectives of the municipal IDP. The aims of a Spatial Development Framework are to promote sustainable functional and integrated human settlements, maximise resource efficiency, and enhance regional identity and unique character of a place. The development of the Spatial Development Framework is derived

from the outcome of the Spatial Analysis and the feedback from the workshoping sessions regarding the key issues faced by various departments who operate within the space.



This section aims to provide information with regards to the natural environment that needs to be considered in developing the final spatial development framework. The Biophysical Framework highlights areas where various conservation areas found in the Mandeni Local Municipality. These are some of the elements contained in the section:

- Protected areas
- Biomes
- Vegetation types
- Critical Biodiversity Areas
- Threatened Terrestrial Eco-systems
- Estuaries

Below are the definitions of the concepts that will be covered in the biophysical framework:-

River systems can be defined as the whole natural water system in a drainage basin. Rivers are an important feature of most landscapes, acting as the principal mechanism for the transport of weathered debris away from upland areas and carrying it to lakes and seas, where much of the classic sediment is deposited. River systems can also be deposition, accumulating sediment within channels and on floodplains.

Dams A dam is a barrier that stops or restricts the flow of water or underground streams. Reservoirs created by dams not only suppress floods but also provide water for activities such as irrigation, human consumption, industrial use, aquaculture, and navigability.

Critical Biodiversity Areas are areas required to meet biodiversity targets for ecosystems, species, and ecological processes, as identified in a systematic biodiversity plan. Ecological Support Areas are not essential for meeting biodiversity targets but play an important role in supporting the ecological functioning of Critical Biodiversity Areas and/or in delivering ecosystem services. Critical Biodiversity Areas and Ecological Support Areas may be terrestrial or aquatic.

Threatened Eco-systems are considered threatened if they are small or shrinking, if life-support systems like soil are being lost, or if crucial processes such as predator-prey relationships are being disrupted. Combining these measures gives an estimate of how likely the ecosystem is to collapse within the next 50 years.

In the case of the Mandeni Local Municipality, the conservation strategies that are proposed should aim to address the key issues underlined below based on the previous review of the Spatial Development Framework: -

Protected Areas

- 3 reserves covering 1816ha (3.6% of municipality)
- Amatikulu Provincial Nature Reserve, 1476 ha (2.92% of municipality)
- Harold Johnson Provincial Nature Reserve, 104ha (0.17% of municipality)
- Red Hill Provincial Nature Reserve, 236ha (0.49% of municipality)

Biomes

- Indian Ocean Coastal Belt 54050.4ha (92.83% of municipality)
- Savanna 3749.8ha (6.44% of municipality)

Vegetation Types

- Eastern Valley Bushveld 3749.8ha (6.44% of municipality)
- KwaZulu-Natal Coastal Belt 46984.4ha (80.69% of municipality)
- Maputaland Coastal Belt 5479.4ha (9.41% of municipality)
- Northern Coastal Forest 1203.8ha (2.07% of municipality)
- Subtropical Coastal Lagoons 284.3ha (0.49% of municipality)
- Subtropical Dune Thicket 98.5ha (0.17% of municipality)

Threatened Terrestrial Ecosystems

Critically Endangered

- Eshowe Mtunzini Hilly Grasslands - 16053.2ha (27.57% of municipality)
- North Coast Forest Collective - 201ha (0.35% of municipality) Endangered (1)
- KwaZulu-Natal Coastal Forest - 14.5ha (0.02% of municipality) Vulnerable (1)
- KwaZulu-Natal Coastal Belt – 529.2ha (0.91% of municipality)

Estuaries

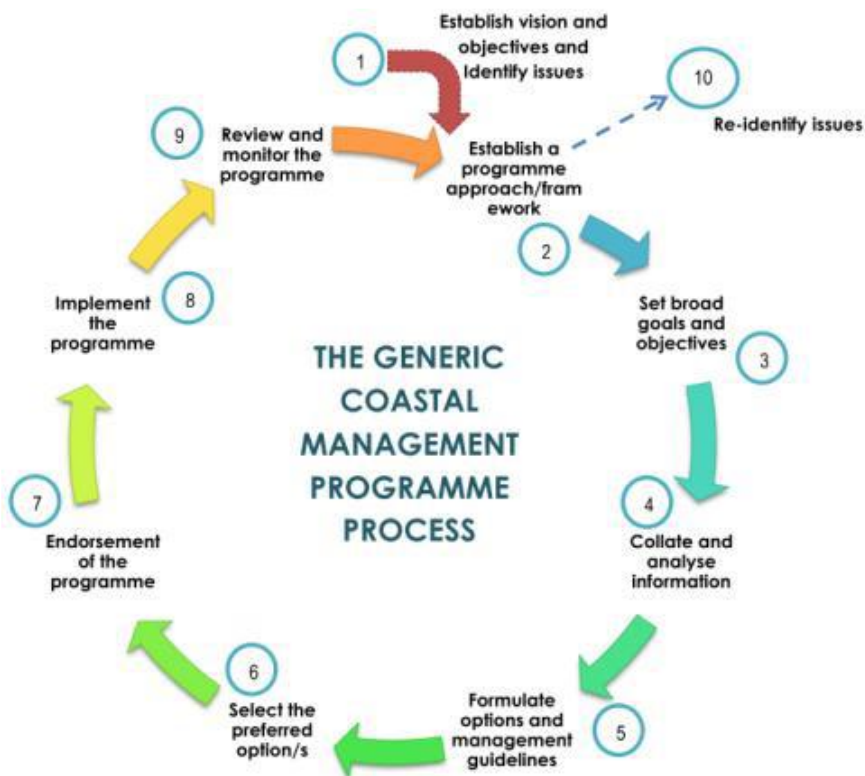
- Matigulu/Nyoni - Permanently open estuary – good condition
- Tugela/Thukela - River mouth - fair condition

6.1. MANDENI COASTAL MANAGEMENT PROGRAMME

VISION FOR THE MANDENI COAST

“A unique and conserved coastline that offers spatial equity, access and opportunities for all”.

The combination of biophysical, socioeconomic, developmental and demographic characteristics, which make the Mandeni coast so unique, are described in this programme.



The coastal management programme development process (Oceans and Coasts Branch of the Department of Environmental Affairs, 2012).

Guiding Principles for the Mandeni Coast

The following guiding principles have been analysed to formulate the general environmental guidelines for the Mandeni coast:

1. National Asset
2. Economic Development
3. Social Equity
4. Ecological Integrity
5. Holism
6. Risk Aversion and Precaution
7. Accountability and Responsibility
8. Duty of Care
9. Integration and Participation
10. Co-operative Governance



Boundary of default Mandeni coastal zone



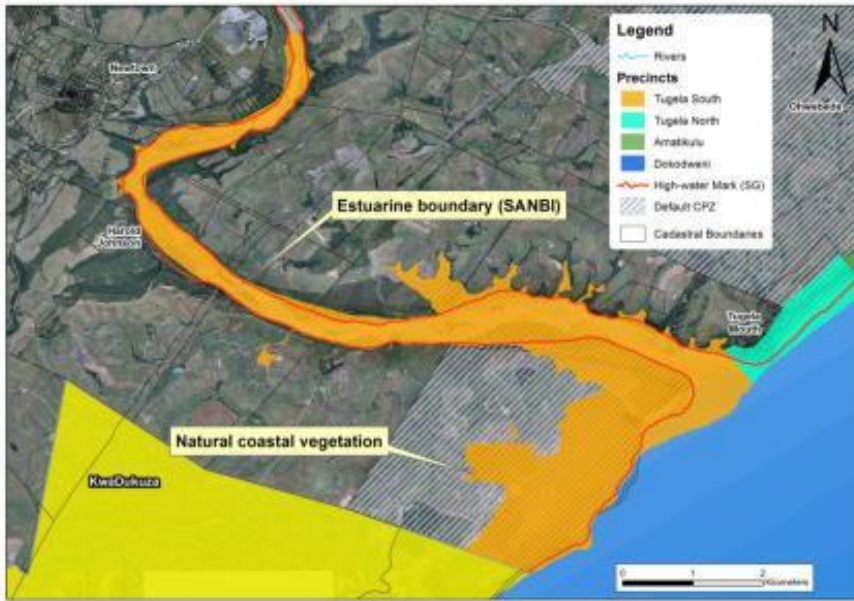
Proposed amendment to the default coastal zone.



Precincts identified along Mandeni coastline.

Proposed Mandeni coastal zone and coastal precincts (excluding precinct 5: coastal influence zone)

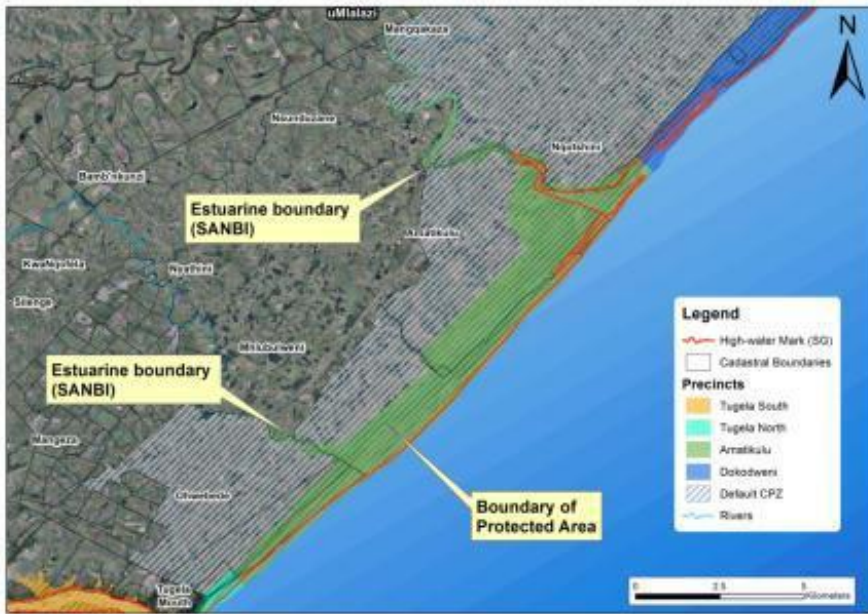
Adjustments to the default CPZ boundary are proposed as follows:



Precinct 1: Reduce the default coastal zone by locating the CPZ adjacent to the coastal forest and extend up Thukela River estuarine functional zone.



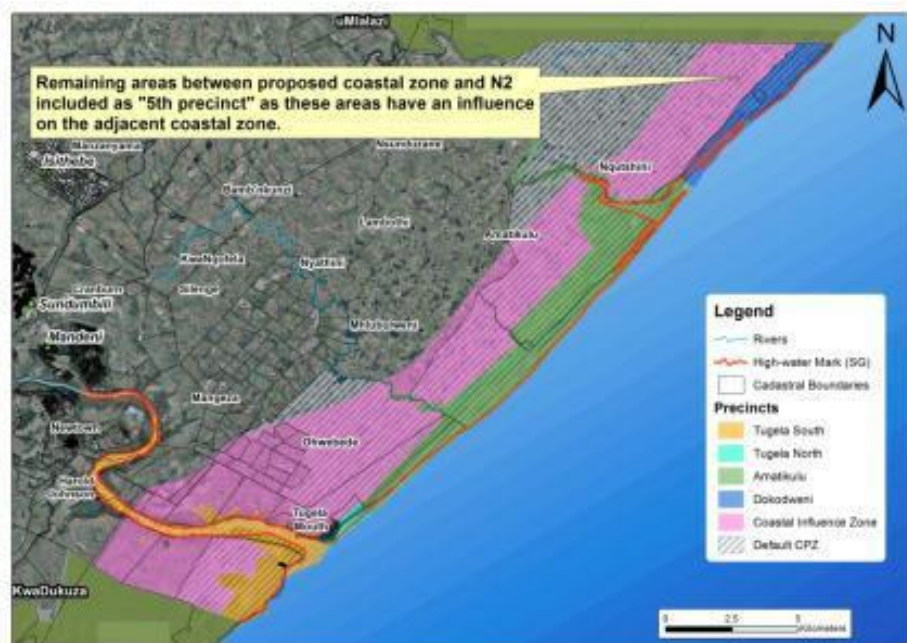
Precinct 2: Extend the default coastal zone by locating the CPZ landward of the 1st row of properties as well as following the road between Tugela Mouth and the Amatigulu Nature Reserve boundary.



Precinct 3: Reduce the default coastal zone by locating the CPZ on the Amatigulu Nature Reserve boundary and extend up Nyoni and Matigulu estuarine functional zones.



Precinct 4: Reduce the default coastal zone by locating the CPZ on the cadastral boundary demarcating the de-proclaimed nature reserve.



Precinct 5: Coastal influence zone – between the amended CPZ and the N2.

Source: Mandeni Coastal Management Programme

6.1.1. Environmental Management Zones

The SDF identifies the major and minor river valleys, coastal areas, escarpments, mountains and other areas identified as being of environmental significance. The iLembe District Environmental Management Framework then suggested relevant environmental protection areas which need to be considered before any development is proposed or approved. Further detail in terms of specific areas and resources will need to be established via an environmental management plan.

The idea of incorporating the natural environment as one of the major structuring components in the development of Mandeni was previously outlined. The proper upkeep of the natural environment, its rehabilitation when necessary, and its suitable protection and management have been considered to be critical for the construction of suitable living conditions, the growth of tourism and recreation activities, and the expansion of Mandeni's agricultural potential.

The table below outlines the management zones to be considered in terms of Environmental Management of the municipality. It identifies the areas of opportunities and the management consideration in place to ensure the sustainability of the Mandeni Local Municipality's environmental landscape

Management Zone	Opportunities	Management Considerations
Socio-Economic	<ul style="list-style-type: none"> • Agri- Processing • Timber and furniture industry • Tourism • Renewable techniques 	<ul style="list-style-type: none"> • Infrastructure proximity to transport network • Focus on future growth and development • <input type="checkbox"/> Green Design and Technology inclusion • Connection of growth along the coast to poverty alleviation efforts inland.
Heritage	<ul style="list-style-type: none"> • Local Architecture • Formalizing existing heritage committee • Enforcing heritage impact assessment 	<ul style="list-style-type: none"> • Improve sense of place and cultural tourism • Improve Tourism industry • Economic development
Biodiversity	<ul style="list-style-type: none"> • Land Use Management System used to protect core assets discourage settlement along sensitive areas • Encouraging landowners to formally register areas of high conservation • Invasive alien control • Innovative waste management 	<ul style="list-style-type: none"> • Inform Land Use Planning • Natural corridor for biodiversity • Job creation through recycling • Reduce demand of natural resources
Water Resources	<ul style="list-style-type: none"> • Creating open spaces near watercourses • Innovative water use & conservation strategies 	<ul style="list-style-type: none"> • Natural corridors for biodiversity • Effective use and treatment of fresh water • Improve water health and

	<ul style="list-style-type: none"> • Implement river health and adopt River Programmes 	rehabilitate riparian
Agriculture	<ul style="list-style-type: none"> • Exporting Agricultural Produce through the Dube Trade Port • Divers Agricultural Sector • Bio-resource program 	<ul style="list-style-type: none"> • Transportation and Agri-processing opportunities • Influence on food security, poverty and unemployment • Bio-fuel impact assessment
Air Quality	<ul style="list-style-type: none"> • Establish an air quality monitoring unit to audit emissions from industrial operations 	<ul style="list-style-type: none"> • Alternative technologies and international clean production standards.
Waste Management	<ul style="list-style-type: none"> • Development of an integrated waste management plan for the region. • Waste management to green economy • Recycling centre • waste sorting station 	<ul style="list-style-type: none"> • Investment in renewable technologies • Training and skills development • Job creation
Mining	<ul style="list-style-type: none"> • Quarrying and chalk extraction identified • Sand Mining opportunity in Ndwedwe 	<ul style="list-style-type: none"> • Collaborate with authorities • Water recycling / re-use energy efficiency, pollution reduction, • rehabilitation efforts

Table 1: Environmental Management Zones from Mandeni Local Municipality SDF

Management considerations have been added which include indicators, determining factors or aspects to consider which could influence the outcome of such an opportunity. The management considerations serve to inform the process of identifying environmental management zones, and specifying management guidelines for particular zones or features within iLembe.

iLembe District Municipality Management Zones

According to the Integrated Development Plan of Mandeni Local Municipality 2020/2021, the following table depicts management zones identified by the iLembe District Environmental Management Framework for urban areas, and needs to be considered prior to the approval of any developments. This table below also relates to the activities that the Mandeni Local Municipality needs to be cognisant of.: -

Table below highlights the Environmental Control in iLembe Management Zones

Management Zone	Compatible Activities	Incompatible Activities
Industrial Activity Zone	<ul style="list-style-type: none"> • Medium and light industry • Infrastructural service provision including transport networks • Renewable energy generation facilities • Water recovery and recycling 	<ul style="list-style-type: none"> • Residential development • Heavy industry • Any activity that will result in pollution
Infrastructure Zone	<ul style="list-style-type: none"> • Public transport network development • Sustainable urban drainage systems • Mitigation of impacts on biodiversity corridors 	<ul style="list-style-type: none"> • Fragmentation of priority conservation areas and sensitive environments • Infrastructure that will result in unfiltered polluted run-off entering a watercourse.
Coastal Management Zone	<ul style="list-style-type: none"> • Small scale fishing Industry • Tourism activities • Protected areas • Private nature reserves 	<ul style="list-style-type: none"> • Industrial Development • Any development that prevents the public to access coastal resources • Activities that pose a pollution risk to estuaries

Terrestrial Biodiversity Management Zone	<ul style="list-style-type: none"> • Tourism Activities • Grazing (subsistence Level) • Cultivation for Subsistence Purpose 	<ul style="list-style-type: none"> • Estate Developments • Industrial • Retail & Commercial • Mining • Urbanization • Bulk Infrastructure
Stewardship Zone	<ul style="list-style-type: none"> • Grazing at sustainable level • Tourism activities • Protected areas • Private nature reserves 	<ul style="list-style-type: none"> • Industrial Development • Large scale / dense development
Urban Settlement Zone	<ul style="list-style-type: none"> • Residential • Light industry • Renewable energy projects • Urban open space and recreation spaces • Urban agriculture 	<ul style="list-style-type: none"> • Heavy industrial • Sprawling development
Commercial Agriculture Zone	<ul style="list-style-type: none"> • Natural Open Space/ Protected areas • Agricultural Supplies & Services • Farm Stalls • Conservancies 	<ul style="list-style-type: none"> • Residential Estate • Urbanization • Mining and prospecting • Township establishment • Bulk infrastructure that can equally be provided through local scale distributed solutions
Rural Support Zone	<ul style="list-style-type: none"> • Tourism Activities • Grazing (subsistence Level) • Cultivation for Subsistence Purpose 	<ul style="list-style-type: none"> • Estate Developments • Industrial • Retail & Commercial • Mining • Urbanization • Bulk Infrastructure

Table: Environmental Control in iLembe Management Zones

Source: Mandeni Local Municipality Review of SDF 2020-2021

6.1.2. Climate Change

Ecologically viable ecosystem protection in the changing conditions of the global environment is becoming increasingly important in meeting the health, social, cultural and economic needs of urban communities. The services provided by these ecosystems provide important opportunities for communities and infrastructure to mitigate the impacts of climate change.

The natural environment is most threatened by climate change and pollution by transformation of natural areas (unregulated development, sand mining, etc.) by uncontrolled spread of invasive alien species. Given the current threats to biodiversity and the potential impact of climate change, ILembe local governments must urgently invest in the protection, restoration and management of the region's ecological infrastructure. Pressures commonly experienced in Mandeni include agricultural activity, human settlement and urban development, intrusion into estuary systems and wetlands, unmanaged runoff to estuary systems and wetlands, rainwater runoff intake reservoir sand mining.

Mandeni Municipality owns a variety of environmental assets such as estuaries, rivers, coastal areas, vegetation, biomes, athletics, and freshwater ecosystems. Remaining natural vegetation of coastal forests, dunes and coastal plains and vegetation of sharp river valleys that occur within the jurisdiction. 1998 National Environmental Management Act (Act 107) and Agenda 21, Millennium Developmental Goals (Goal 7), Rio Declaration on Environment and Development, Statement on Forest Principles, United Nations Framework Convention on Climate Change, United Nations Convention on Biodiversity.

According to the Climate Change 2014: Impacts, Adaptation, and Vulnerability. Part A: Global and Sectoral Aspects. Contribution of Working Group II to the Fifth Assessment Report of the Intergovernmental Panel on Climate Change (IPCC), the following measures are recommended to adaption against climate change on the African continent:

Key Risk	Adaption measures
<p>Compounded stress on water resources facing significant strain from overexploitation and degradation at present and increased demand in the future, with drought stress exacerbated in drought-prone regions of Africa</p>	<ul style="list-style-type: none"> ▪ Reducing non-climate stressors on water resources ▪ Strengthening institutional capacities for demand management, groundwater assessment, integrated water-wastewater planning, ▪ Sustainable urban development
<p>Reduced crop productivity associated with heat and drought stress, with strong adverse effects on regional, national, and household livelihood and food security, also given increased pest and disease damage and flood impacts on food system infrastructure.</p>	<ul style="list-style-type: none"> ▪ Technological adaptation responses (e.g., stress-tolerant crop varieties, irrigation, enhanced observation systems) ▪ Enhancing smallholder access to credit and other critical production resources; Diversifying livelihoods ▪ Strengthening institutions at local, national, and regional levels to support agriculture (including early warning systems) and gender-oriented policy ▪ Agronomic adaptation responses (e.g., agroforestry, conservation agriculture)

Changes in the incidence and geographic range of vector- and water-borne diseases due to changes in the mean and variability of temperature and precipitation, particularly along the edges of their distribution

- Achieving development goals, particularly improved access to safe water and improved sanitation, and enhancement of public health functions such as surveillance
- Vulnerability mapping and early warning systems
- Coordination across sectors
- Sustainable urban development

Table 1: Climate Change - Key Risks

6.1.3. Mandeni LM Climate Change Mitigation Strategies

Climate change is a global phenomenon, but its impact on each region is unique.

This policy is related to and impacts climate change and is therefore associated with the sustainability issues presented in the SDF process. Mandeni is a region that is extremely sensitive and vulnerable to climate change due to the high natural climate change. Mandeni's high poverty levels and densities, combined with traditional levels of decline and flood risk, constitute a high level of sensitivity and vulnerability to resource-deficient people in the area.

The Mandeni Integrated Development Plan (IDP 2012-2017) identifies four key areas of opportunity for mitigation and adaptation programs within the district. In short, convert to renewable energy resources, promote energy efficiency programs, integrate urban development, and build appropriate disaster risk management (DRM) systems. Specific projects have begun in the city to address climate change issues such as:

In terms of providing lighting to vulnerable areas, lighting conductors have been installed to protect homes and residents living in the area. The Department of Agriculture and the Department of the Environment have planted multiple trees in Mandeni only as part of their greening program. Projects like the Hlomendlini Greening project are projects that grow one fruit tree and provide shade. Current low-cost housing subsidy policy will install solar panel heaters in homes to reduce household electricity bills, The Department of Human Settlements has embarked on installing JoJo tanks in all rural housing projects for the harvesting of rainwater.

To mitigate the effects of climate change and the vulnerability of Mandeni people, the following measures are needed according to previous studies done and found in the iLembe District Environmental Management Framework and Strategic Environmental Management Plan:

- “Delineate and map areas with high flood risk;
- Develop a risk reduction strategy that is aimed at relocating settlements that reside in high flood risk areas;
- Relocating settlements that reside in floodplain areas;
- Empowering traditional leaders in respect of the consequences of allocating land for settlements in flood risk areas;
- Prohibit development of land on steep slopes;
- 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;
- Coastal erosion must be avoided and managed;
- Promote the development of alternative energy, including renewable energy technologies
- Identify sustainable alternative energy projects in the district.

- Increase environmental awareness through public campaigns and educating locals of unique environmental systems.
- Enforcement of proactive localized measures towards climate change adaptability and mitigation.
- Promoting Public transport systems as opposed to use of private vehicles in the aim to reduce carbon emission
- Municipalities may incorporate climate change policies into their official plans to identify specific actions to be taken to achieve climate change objectives. These policies can complement other municipal programs and initiatives that address climate change and reduce greenhouse gases (e.g., programs for tree planting, green building and energy efficiency incentives, water conservation and carpooling).
- Municipalities may prohibit the use of land or erecting buildings and structures within areas that are significant features, hazard lands and areas prone to flooding (e.g., floodplains or valley lands). Prohibiting development in natural areas and hazard lands promotes ecological services that address climate change mitigation and adaptation (e.g., carbon sequestration and storm water retention and infiltration, while reducing economic, health and safety costs and risks).”

6.1.4. Mitigation of Urban Sprawl - Urban Edge for Major Urban Centres

Urban boundary descriptions form part of the space development framework for managing and controlling temporary expansion of urban areas. Conversely, land development needs to be reasonably accommodated, especially with due consideration of nature and useful resources. The basis for determining the city boundary is as follows.

1. Reduced environmental pressure sensitive to the protection of natural and human elements; Protects important elements within urban settlements. And prevent risk.
2. Achieve dynamic balance with social landscape Urban / rural / wild landscape; Promote small-scale agriculture,
3. Eradicate indiscriminate proliferation and promote urban compression to achieve metropolitan efficiency. Urban waste management; Lines and point bulk services are coordinated for increased efficiency.

The factors that affect each boundary are: -

- Promotes greater efficiency.
- Edges should be as close to the existing building area as possible. And
- Minimum walking distance within 1.5 km of urban activity.

The Mandeni SDF Settlement Edge represents a space intervention to increase the efficiency of land use and protect the required landscape characteristics.

This allows us to better provide basic services and perform maintenance more effectively. This requires detailed planning at the retention level and can best be maintained by integrating the existing regulations into the land use management system. Certainly, the Mandeni Local Municipality should hereby consider the general spatial development trends and patterns as well as the character and characteristics of each settlement.

6.1.5. Proposed Land Uses for Conservation Areas: Management Strategies and Public Interventions

The Mandeni Spatial Development Framework considers both formally registered conservation areas as well as additional potential conservation worthy areas. In some areas around the Amatikhulu Nature Reserve and expansion of the current conservation area is also proposed. In general, the following areas were identified as future conservation areas.

- All formally **registered Nature Reserves** (ie. Amatikhulu Nature Reserve, Meycol Nature Reserve),
- All **river and stream areas**, including both the major rivers (Tugela and Amatikhulu) as well as smaller streams traversing the municipality,
- **Riverine buffer areas**. These are currently indicated conceptually, but will need to be finalised in future,
- Current **commercial and subsistence farming** activities are also illustrated as a) areas to be conserved for such practices and b) areas where care should be taken through sustainable agricultural practices.

i. Ecological Support Areas (ESA's)

The importance of conservation is assigned to individual wetlands and wetland clusters. The ecological buffer zone (500m) is included in the ecological support area. Possible threats have been identified in the Amatikhulu Nature Reserve. The following public interventions are suggested for identified conservation areas:

- Additional detailed investigation into the identification, mapping, and classification and conditions of regions in such environments against the backdrop of the massive development pressures experienced.
- Community-based development and education programs that can lead to potential conflicts between self-sufficient agricultural activities and ecologically sensitive areas.
- Prepare and gradually develop coastal management plans and regional plans combined to the entire coastal area of the municipality from coastline to N2. It does not seem to significantly reduce the environmental integrity of this important ecosystem.

ii. Critical Biodiversity Areas (CBA's)

The purpose of CBA's is simply to indicate spatially the location of critical or important areas for biodiversity in the landscape. The CBA through the underlying land management objectives that define the CBA prescribes the desired ecological state in which we would like to keep this biodiversity.

Forty-four terrestrial habitat types and three aquatic habitat types were identified through field surveys. The corridors network link core conservation areas through a District wide network that covers the complete range of altitudinal and latitudinal zones. These corridors incorporate the most terrestrial and freshwater priority areas and with the aid of the unpublished VEGMAP (National Botanical Institute) data.

iii. Declaration of the Meycol Nature Reserve

Below is an extract of the Gazette for the newly declared Meycol Nature Reserve: -

“The Meycol Nature reserve gazetted in terms of section 23(1) of the national environmental management: protected areas act, 2003 (act no. 57 of 2003) Pursuant to the fulfilment of section 33(1) of the National Environmental Management: Protected Areas Act, 2003 (Act No. 57 of 2003) (the “Act”), as amended, wherein the Notice of Intention to Declare the Meycol Nature Reserve was duly published in Provincial Gazette Number 1975 (Vol. 12) Notice Number 82 of 19 July 2018, under and by virtue of the powers vested in me by section 23(1) of the Act, I do hereby declare

and make known that, with effect from the date of publication hereof, the properties and parts thereof described in the Schedule herewith and shown in Annexure A, situated in the Province of KwaZulu-Natal, shall be a Nature Reserve as contemplated in terms of section 23(1)(a)(i) of the Act and shall be known as the Meycol Nature Reserve as contemplated in terms of section 23(1)(b) of the Act.

This area is declared for the purpose of meeting the requirements of the Environmental Authorisation of the Clairwood Logistics and Distribution Park (Environmental Authorisation DM/0033/2012).

Category of protected area (section 23 (1) (a) (i) of the National Environmental Management: Protected Areas Act (No. 57 of 2003): Nature Reserve.

Name of the protected area (section 23 (1) (b) of the National Environmental Management: Protected Areas Act (No. 57 of 2003): the Meycol Nature Reserve.

Description of the properties or parts thereof comprising the Meycol Nature Reserve: The Farm Meycol No. 15399, Registration Division FU, Province of KwaZulu-Natal, in extent 74,0127 ha (seventy four comma zero one two seven hectares) and held under Title Deed T21717/90, as shown in S.G. Diagram No. 3793/1980.” (Provincial Notice, 2019)

The National SDF and the Northern Cape PSDF identifies a framework for Linking the Spatial Planning Categories (CBA Map Categories) to Land Use Planning and Decision-Making Guidelines. The table is outlined below.

CBA MAP CATEGORY	ADAPTION MEASURES
Protected Areas & Critical Biodiversity Area 1 (CBA1)	Maintain as natural conservation or production landscapes that maximize the retention of biodiversity pattern and ecological process: <ul style="list-style-type: none"> ▪ <input type="checkbox"/> Ecosystems and species fully intact and undisturbed ▪ <input type="checkbox"/> These are areas with high irreplaceability or low flexibility in terms of meeting biodiversity pattern targets. If the biodiversity features targeted in these areas are lost, then targets will not be obtained. ▪ <input type="checkbox"/> These are landscapes that are at or passed their limits of acceptable change.
Critical Biodiversity Area 2 (CBA2)	Maintain as near-natural production landscapes that maximize the retention of biodiversity pattern and ecological process: <ul style="list-style-type: none"> ▪ <input type="checkbox"/> Ecosystems and species largely intact and undisturbed. ▪ <input type="checkbox"/> Areas with intermediate irreplaceability or some flexibility in terms of area required to meet biodiversity targets. There are options for loss of some components of biodiversity in these landscapes without compromising our ability to achieve targets. ▪ <input type="checkbox"/> These are landscapes that are approaching but have not passed their limits of acceptable change.
Ecological Support Area 1 (ESA1)	Maintain as ecologically functional landscapes that retain basic natural attributes (generally natural or near-natural areas): <ul style="list-style-type: none"> ▪ <input type="checkbox"/> Ecosystem still in a natural or near-natural state and has not been previously developed.

	<ul style="list-style-type: none"> ▪ <input type="checkbox"/> Ecosystems moderately to significantly disturb but still able to maintain basic functionality. ▪ <input type="checkbox"/> Individual species or other biodiversity indicators may be severely disturbed or reduced. ▪ <input type="checkbox"/> These are areas with low irreplaceability with respect to biodiversity pattern targets only.
Ecological Support Area 2 (ESA2)	<p>Maintain partly-functional ecologically landscapes that retain some natural attributes (generally cultivated areas):</p> <ul style="list-style-type: none"> ▪ Maintain current land use or restore area to a natural state ▪ Ecosystem NOT in a natural or near-natural state and has been previously developed (e.g. ploughed). ▪ Ecosystems significantly disturbed but still able to maintain some ecological functionality. ▪ Individual species or other biodiversity indicators are severely disturbed or reduced and these are areas with low irreplaceability with respect to biodiversity pattern targets.
Other Natural Areas and No Natural Habitat Remaining	<p>Production landscapes: manage land to optimise sustainable utilization of natural areas.</p>

Table 2: CBA categories

Management considerations have been added which include indicators, determining factors or aspects to consider which could influence the outcome of such an opportunity. The management considerations serve to inform the process of identifying environmental management zones and specifying management guidelines for particular zones or features within iLembe.

6.2. DISASTER MANAGEMENT

Disaster management is the process of focusing on reducing and/or avoiding the potential or expected losses from any hazard (e.g. loss of life or livelihoods, economic loss.) There are four important phases of Disaster Management according to the CSIR, 2020; namely:

- **Mitigation/prevention:** Minimising the devastating impacts of the disaster. The focus here is on preventing or reducing the exposure to the disaster and mitigating vulnerability
- **Preparedness:** Planning the response strategy and capacitating emergency managers to provide the best response possible. The focus here is on strengthening various coping capacities
- **Response:** Implementing efforts to minimise the consequences of the disaster and reduce associated mortality and morbidity. In this phase, humanitarian action and aid are often applicable. The focus here is on coordinating of various efforts to preserve life and livelihoods, and to provide essential services and/or subsistence to those affected by the disaster
- **Recovery:** Returning the community and affected groups to a new state of normal. The focus here is on striving to 'building-back' better

These are applicable in any disaster management cycle. Ensuring that timely assistance is provided to affected, or potentially affected, communities; and facilitating the rapid and effective recovery from a disaster event through 'building-back' better. When a disaster strikes (e.g. the spread of an infectious disease such as the COVID-19 outbreak), government departments and sectors, businesses, NGOs, industries and civil society will engage and respond differently with the disaster management cycle according to their mandates, responsibilities and contingency plans.

In the early phase of the disaster management cycle (mitigation/prevention and preparedness), data and information are vital to the success of the subsequent phases (response and recovery). In the case of the COVID-19 pandemic in South Africa, many sector departments faced similar questions at the start of the outbreak.

The development of a Disaster Management Strategy is of Key Importance to ensure that communities are able to sustain through a disaster, whether natural or through a pandemic.

6.3.1 INTEGRATED INSTITUTIONAL CAPACITY FOR DISASTER RISK MANAGEMENT IN THE MANDENI MUNICIPALITY

Institutional arrangements for integrated policy making direction and the execution of policy and legislation

Objectives

- To establish procedures for the development, approval and implementation of integrated disaster risk management policy, including the making of by-laws, issuing directions and authorizations for the issuing of directives;
- To establish mechanisms which will provide clear direction and allocate responsibilities for the implementation of the Disaster Management Act 57 of 2002 (hereinafter referred to as "the Act");
- To develop a strategic plan for phasing in and maintaining the requirements of the Act and the national disaster management framework; and
- To establish and maintain effective institutional arrangements to ensure adequate operational capacity for the implementation of the requirements of the Act and to enable stakeholder participation which will promote an integrated and co-ordinated approach to disaster risk management in Council's area.

Arrangements for integrated policy

The Council

Council is responsible to ensure the implementation of the Disaster Management Act, 2002 including Disaster Management Amendment Act, 16 of 2015 for the area of the MLM as a whole and makes all policy decisions in relation to disaster risk management.

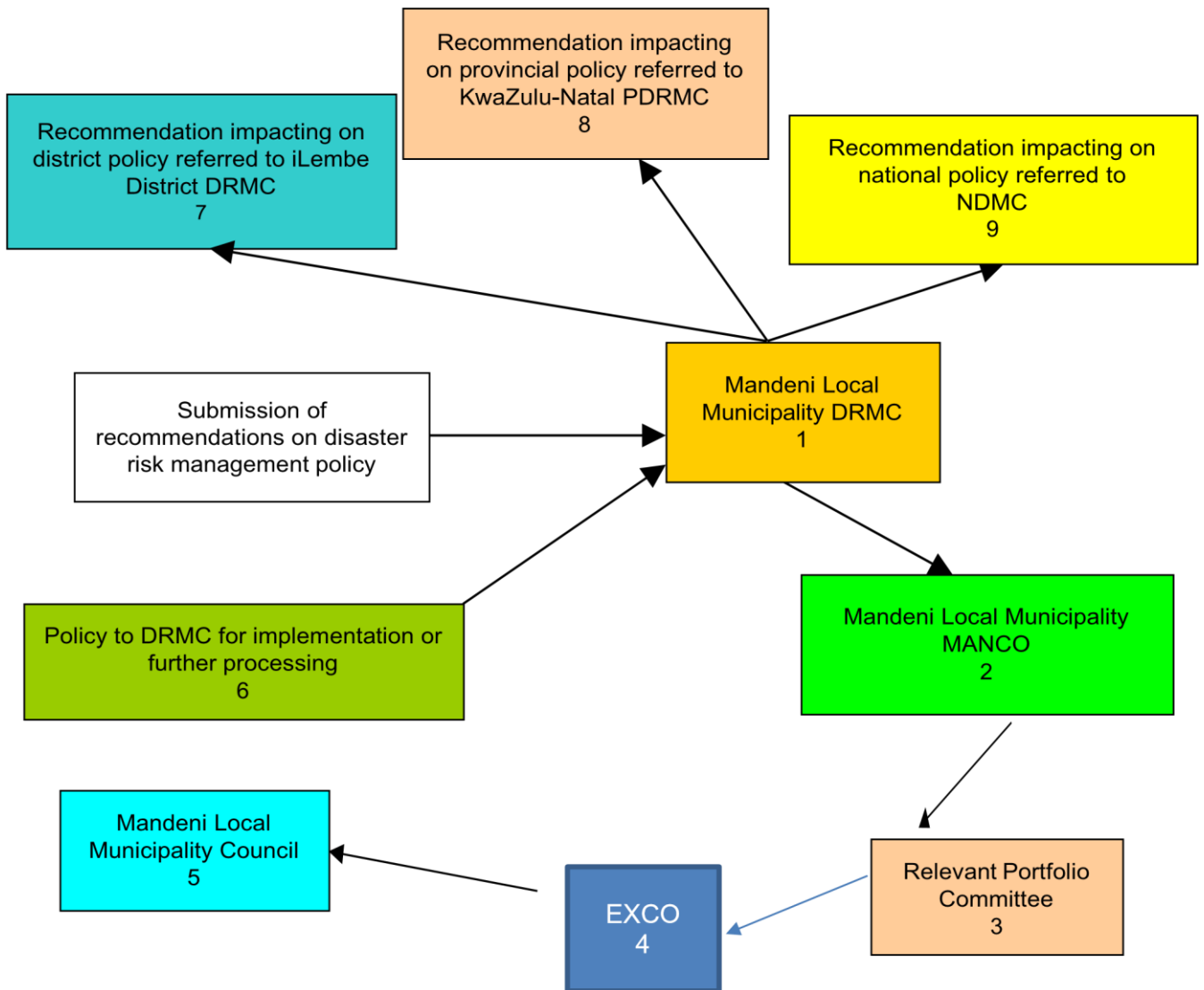
The policy making process

Recommendations on matters relating to disasters and disaster risk management policy must be submitted to the MLM DRMC for consideration. The DRMC will refer the recommendations to the MLM Management Committee (MANCO) for consideration before

submitting them to the relevant Portfolio Committee prior to submitting them to the Executive Committee (EXCO) and Council. Policy adopted by Council will then be referred back to the DRMC for implementation.

The MLM DRMC must ensure that recommendations on policy include details of any financial, constitutional, human resource or interdepartmental implications before they are submitted to the relevant Portfolio Committee, EXCO and the Council.

The following flow chart provides a diagrammatic view of the process for the submission recommendations relating to policy.



The MLM disaster risk management policy-making framework

6.3.2 LOCATION OF THE DISASTER RISK MANAGEMENT FUNCTION WITHIN COUNCIL'S ADMINISTRATION.

- In terms of section 45(1) (b) of the Act the district disaster risk management Centre exercises its powers and performs its duties in accordance with the directions of the municipal council and in accordance with the administrative instructions of the Municipal Manager. On this basis, it is recommended that the MLM DRMC is handled in a similar manner.

-

3. Action to be taken:

The MLM must formally determine the most appropriate location of the local municipal DRMC within the administration of the municipality.

-

- The current location of the Centre within Council's administration and reporting lines for direction and administrative purposes are illustrated in Figure 2 below

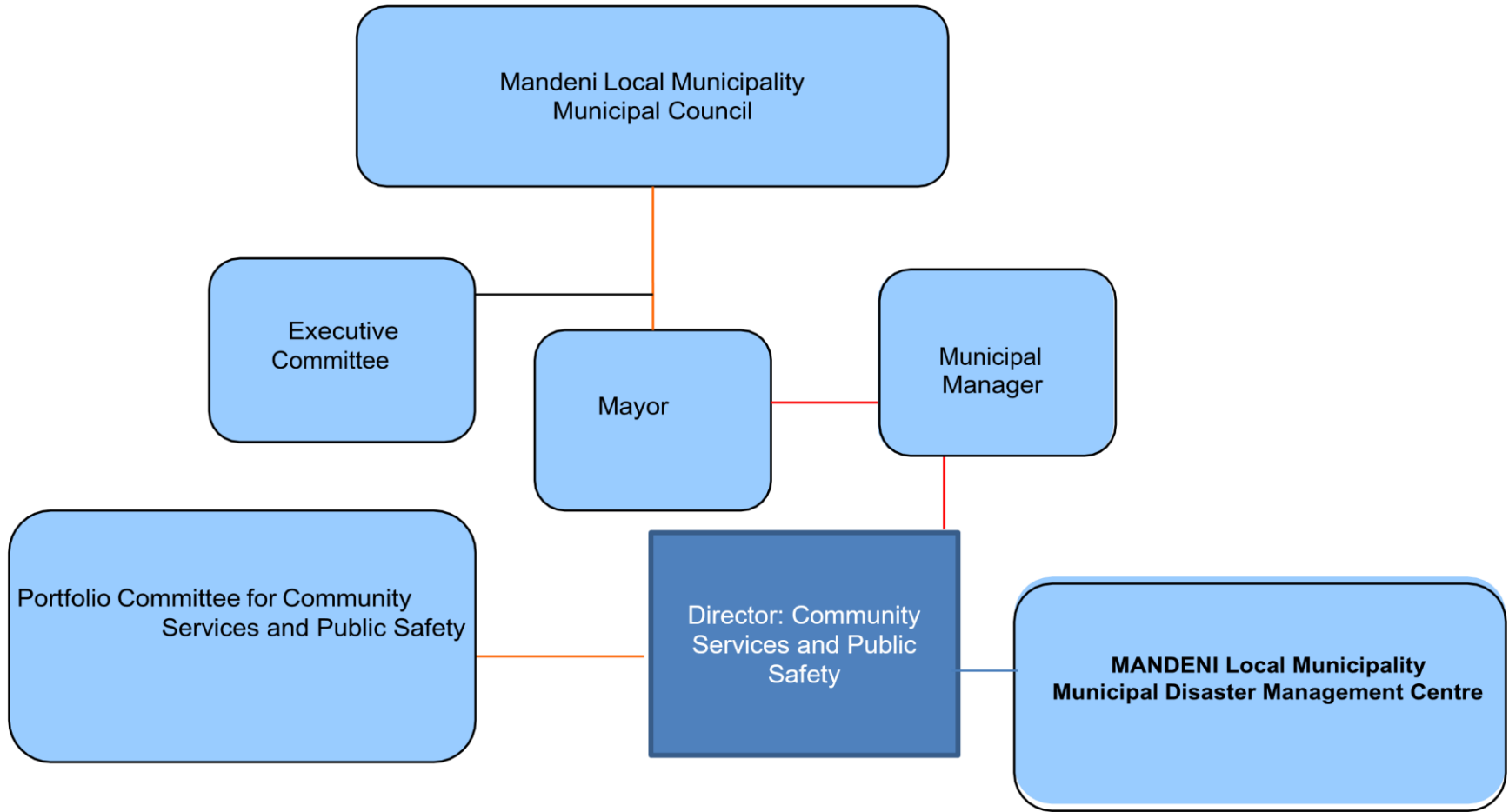
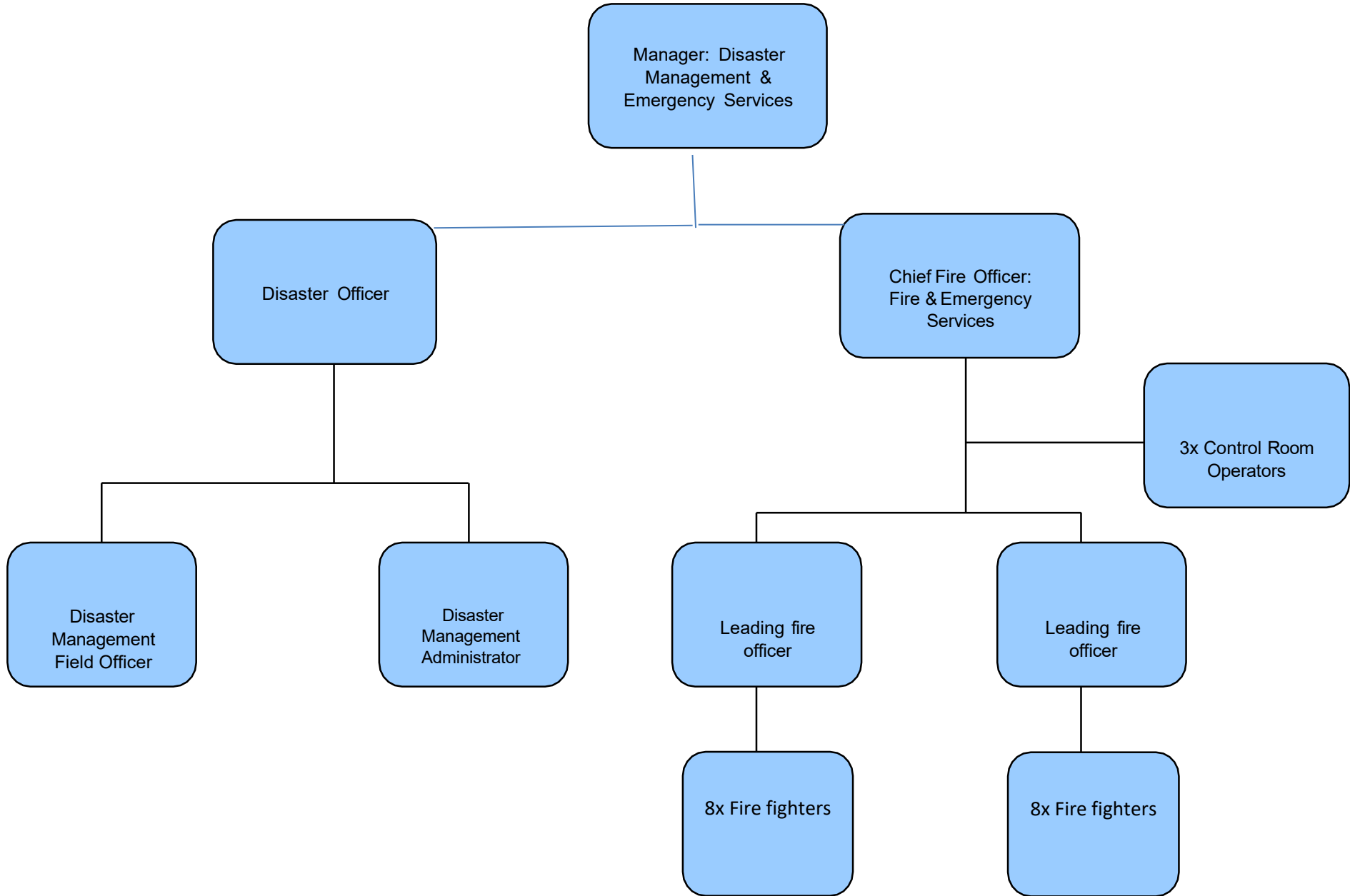


Figure 2: Current (2020/2021 financial year) placement of the disaster risk management function within the structure of the ML

Figure : Proposed structure of the Disaster Management Centre for Mandeni Local Municipality



6.2.1. Conservation Targets

To support the development of maintenance management strategies that are more effectively coordinated with budgets and resources, implement specific maintenance goals (or “goals” in maintenance planning terminology) and monitor the status associated with these goals. Through, you can measure the success of management interventions (and, as a result, budget and resource adjustments, if necessary) and management interventions when certain thresholds are reached. This eliminates the "extinction monitoring" problem that has occurred in many organizations according to the previous review of the Spatial Development Framework conducted.

In addition to the need to monitor the success of strategy implementation in terms of achieving conservation goals, the basic requirements for a systematic approach to conservation planning, impact assessment, and management effectiveness assessment of protected areas are: To identify a clear set of Goals. For operational use, it needs to be converted into a more specific set of quantitative "goals", local goals (Margules & Pressey 2000).

Conservation areas at the local level are the continued conservation of important species and habitats. If the protected area is not, it will underestimate the requirements for protection outside the protected area, and thus the protection objectives and objectives of the country may not be achieved. Therefore, it is essential to design and implement a management

and monitoring strategy to ensure continuing to protect critical species or habitats at the ANR state level.

Conservation targets for biodiversity are not easy to set, and in fact, conservation managers, scientists, decision makers, and politicians are reluctant to formulate and agree with them. In fact, our understanding of what "how well" this is organized in space, what is the most important process for maintaining biodiversity and how it can be stored is insufficient, while discussion and research on this subject will continue. This information is constantly updated over time as knowledge of regional connectivity and other process requirements improves for the protection of ecosystem community species.

However, in spite of these deficiencies, it is necessary to manage the assumptions and limitations by making the most of the available information, and the conservation objectives should be considered as a set of working hypotheses that allow conservation plans and assessments to be made. Another advantage of development. The specific conservation objectives of the ANR are needed to develop budget and resource-linked strategies and enable monitoring and evaluation and policy improvement. Below is a summary of the conservation goals, more details can be found in ANRIMP.

- Purpose: To protect endangered and endangered Verde species in ANR: ANR contributes 0.73% to national ruins.
 - ANR contributes 1.0% to the main ash.
- Goal: Conserve endangered and endangered Red Data plant species.

- ANR Silver species should be stored in good condition. A list of determinants.

Pickersgill's Reed Frog

The Pickersgill's Reed Frog (PRF), scientifically known as *Hyperolius pickersgilli* and only about 2.5cm in size, is Endangered on the International Union for Conservation of Nature's (IUCN's) Red List of Threatened Species.

The Pickersgill's is endemic to KwaZulu-Natal and is found only along the coastal stretch from St Lucia on the North Coast and Warner beach in the South. This ground breaking flagship breeding project aims to create sustainable insurance populations of Endangered amphibians that can be re-introduced into their natural environment (*in-situ* environment).

Frogs, including the Pickersgill's reed frog, are an important indicator species and play a vital role in safeguarding ecosystems like feeding on malaria carrying mosquitoes and maintaining a balance in our biodiversity.



Hyperolius pickersgilli

Pickersgill's Reed Frog male. Near Ballito, Kwa Zulu Natal



Hyperolius pickersgilli

Pickersgill's Reed Frog female. Near Ballito, Kwa Zulu Natal



Hyperolius pickersgilli

Pickersgill's Reed. From Zimbali, KwaZulu Natal



Hyperolius pickersgilli

Pickersgill's Reed. From Zimbali, KwaZulu Natal

(Source: www.tyroneping.co.za/amphibians-of-southern-africa/hyperolius-pickersgilli)

Locations in Mandeni Local Municipality:

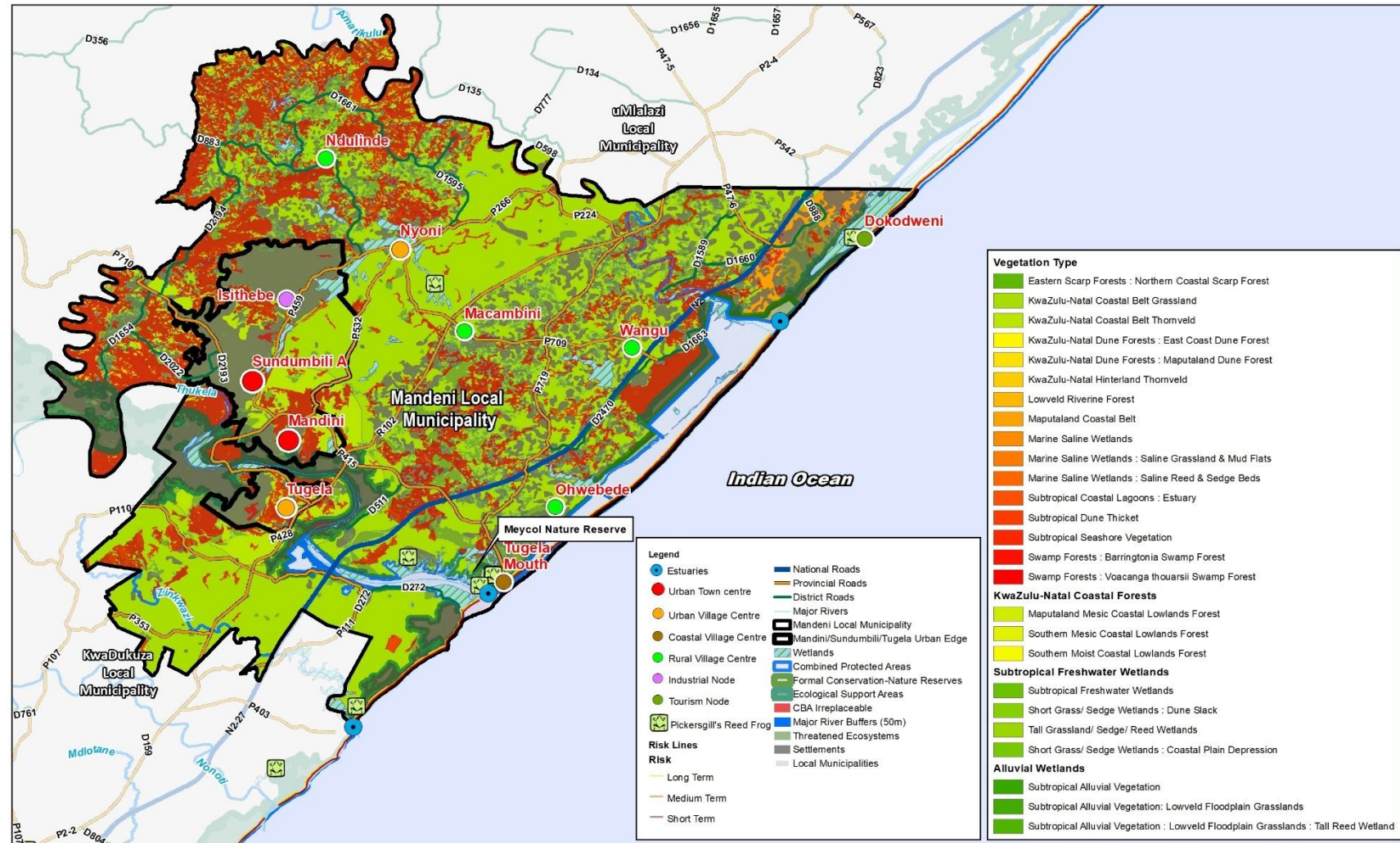
There are six hotspots that consist of the Pickersgill's Reed Frog:

1. First spot located between Nyoni & Macambini area.
2. Second spot located in the Dokodweni area.
3. Third spot located in the Tugela Area.
4. Fourth spot located on the Southern Boundary of the Mandeni LM landscape.
5. Fifth and Sixth spot located in close proximity of Meycol Nature Reserve (Tugela Mouth).

MANDENI LOCAL MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK REVIEW

ENVIRONMENTAL FRAMEWORK

1:160 000



Vegetation Type	
[Green]	Eastern Scarp Forests : Northern Coastal Scarp Forest
[Light Green]	KwaZulu-Natal Coastal Belt Grassland
[Yellow-Green]	KwaZulu-Natal Coastal Belt Thornveld
[Yellow]	KwaZulu-Natal Dune Forests : East Coast Dune Forest
[Light Yellow]	KwaZulu-Natal Dune Forests : Maputaland Dune Forest
[Orange-Yellow]	KwaZulu-Natal Hinterland Thornveld
[Orange]	Lowveld Riverine Forest
[Light Orange]	Maputaland Coastal Belt
[Orange-Red]	Marine Saline Wetlands
[Red-Orange]	Marine Saline Wetlands : Saline Grassland & Mud Flats
[Red]	Marine Saline Wetlands : Saline Reed & Sedge Beds
[Dark Red]	Subtropical Coastal Lagoons : Estuary
[Red-Orange]	Subtropical Dune Thicket
[Red]	Subtropical Seashore Vegetation
[Dark Red]	Swamp Forests : Barringtonia Swamp Forest
[Dark Red]	Swamp Forests : Voacanga thoursii Swamp Forest
KwaZulu-Natal Coastal Forests	
[Light Green]	Maputaland Mesic Coastal Lowlands Forest
[Yellow-Green]	Southern Mesic Coastal Lowlands Forest
[Yellow]	Southern Moist Coastal Lowlands Forest
Subtropical Freshwater Wetlands	
[Green]	Subtropical Freshwater Wetlands
[Light Green]	Short Grass/ Sedge Wetlands : Dune Slack
[Yellow-Green]	Tall Grassland/ Sedge/ Reed Wetlands
[Green]	Short Grass/ Sedge Wetlands : Coastal Plain Depression
Alluvial Wetlands	
[Green]	Subtropical Alluvial Vegetation
[Light Green]	Subtropical Alluvial Vegetation: Lowveld Floodplain Grasslands
[Green]	Subtropical Alluvial Vegetation : Lowveld Floodplain Grasslands : Tall Reed Wetland

Legend	
[Blue Circle]	Estuaries
[Red Circle]	Urban Town centre
[Orange Circle]	Urban Village Centre
[Brown Circle]	Coastal Village Centre
[Green Circle]	Rural Village Centre
[Purple Circle]	Industrial Node
[Green Circle]	Tourism Node
[Green Frog]	Pickersgill's Reed Frog
[Blue Line]	National Roads
[Orange Line]	Provincial Roads
[Grey Line]	District Roads
[Blue Line]	Major Rivers
[Black Outline]	Mandeni Local Municipality
[Black Outline]	Mandini/Sundumbili/Tugela Urban Edge
[Light Blue Area]	Wetlands
[Blue Area]	Combined Protected Areas
[Green Area]	Formal Conservation-Nature Reserves
[Light Green Area]	Ecological Support Areas
[Red Area]	CBA Irreplaceable
[Blue Area]	Major River Buffers (50m)
[Grey Area]	Threatened Ecosystems
[Grey Area]	Settlements
[Grey Area]	Local Municipalities

6.3. AGRICULTURAL AND RURAL DEVELOPMENT

An inclusive rural economy: The NDP identifies the need for rural communities to have greater opportunities to participate fully in the economic, social and political life of the country. Rural communities therefore have a great need for basic infrastructure as well increasing the economic growth through agriculture and tourism.

Agriculture is a land intensive activity and the identification and protection of agricultural land from development is a high priority as this also has a direct impact on the food security. The SDF is therefore one of the key documents that can assist in the accomplishment of this vision. The agricultural sector since 2011, has contributed 3-4% of the economy of the Mandeni Local Municipality. Over the last decade it grew by only 4,2%. Agriculture is the second largest contributor to the GDP, with 8,3% according to the Mandeni IDP 2020/21. The agricultural potential of Mandeni Municipality ranges between the following categories of land:

- Category B: Threatened Agricultural Land;
- Category C: Primary Agricultural Land;
- Category D: Secondary Agricultural Land;
- Category E: Mixed Agricultural Land;
- Permanently Transformed Areas; and
- Proclaimed Reserves.

These categories are directly linked to the topography of the Municipality, with high-potential agricultural land situated in the more evenly-sloped fertile

plains along the coast and central municipal area; and the lower-potential agricultural land situated in the north-western parts of the Municipality and in the more mountainous areas. When considering the iLembe District Municipality as a whole, the northern areas of Ndwedwe LM, and the central corridor of Mandeni and KwaDukuza LM are the commercial farming hubs of the District; which consist mainly of privately-owned sugarcane farms, covering 31% of the iLembe District.

In addition to the privately-owned commercial farms, the District implemented a total of 8 Hydroponics (Agri-Hub) Projects in the District, of which two (2,500m² each) is situated within Mandeni Municipality. This project is mainly focusing on highly valued crops; such as patty pan squash, peppers, and cucumbers. All fresh produce that is harvested from the tunnels are processed at the processing facility and sold to the Spar branches in Ballito and Umhlali. and Enterprise iLembe is looking at expanding the programme, due to the high demand of fresh produce by the markets. This programme has generated of jobs, most especially among the youth.

In considering development potential, one also needs to consider land regulated by the Subdivision of Agricultural Land Act, 1970, (No. 70 of 1970). The central part of the Municipality, where commercial sugarcane farming is currently occurring; as well as the areas surrounding the Main development Corridor, namely the R102, is regulated by Act 70 of 1970.

The SDF distinguishes between future commercial agricultural areas and subsistence areas. The main rationale for this distinction is due to the different road, water, and electricity requirements between the two forms of

agriculture. It is envisaged that a certain area of communal farming becomes more market orientated, future SDF Review will respond to this. The potential infill areas between current commercial and subsistence farming has also been included as part of the future agricultural areas in order to create a larger and more consolidated agricultural base for the area. As one moves further out of the primary node, one finds industrial development (Isithebe and SAPPI), agricultural activity and rural settlements. The traditional areas are dominated by subsistence farming activities; however, the land is characterised by steep areas that reduce the potential for agriculture.

According to the review of the Spatial Development Framework conducted by the Mandeni Local Municipality 2020/21, specific strategies and programmes to be launched in the agricultural sector include the following;

a) Integration of land reform activities with sustainable agricultural development initiatives,

b) Targeted institutional support for small scale farmers

Large parts of the municipality are rural dominated and characterized by a significant number of small scale and emerging farmers being active in these areas. Spatially, a number of important interventions to support this sector (Rural farmer support services) should include the following:

- Basic Infrastructure provision (Engineering, shelter and socio-economic infra-structure)

- Increased accessibility of agricultural inputs
- Access to markets
- Setting up and strengthening cooperatives:

c) Development, support and management of off-farm and on-farm infrastructure

- Storage units, including cold storage and regular ambient storage
- Communications facilities (telephones, facsimile, internet access, etc.)
- Abattoirs
- Multi-purpose livestock handling facilities

d) Optimize production opportunities in areas with irrigation potential

Within the context of limited water availability in certain areas of iLembe, the optimum utilization of existing areas of irrigation potential is of vital importance. The potential of irrigation schemes should be investigated, and necessary measures put in place to optimize the use of available resources.

e) Diversification of product range with increased focus on high-value specialized products and the identification and penetration of niche markets

The Mandeni agricultural sector is currently highly dependent on sugar, forestry and high value crops products. Subsistence, emerging and commercial farmers should be provided with required assistance to improve their ability to make the transition to economically viable and environmentally sustainable, diversified production systems.

f) Sustainable resource management

In view of the importance and the extent of the agricultural sector in the economy of the Mandeni municipality, it is imperative that agricultural and farming practices are environmentally sustainable. A number of important factors need to be considered in this regard:

- Soil erosion and desertification,
- Soil salination
- Integrated Livestock-Wildlife Management
- Ensure sustainable farming units and protection of high potential agricultural land
- Farming practices that consider the limited water resources and climate change effects.

A way to integrate urban areas is to deliberately protect high-potential agricultural areas and ecologically sensitive natural open spaces. By rigorously protecting such areas, urban areas are prohibited to sprawl freely and are therefore forced into denser urban agglomerations. Therefore, such

an approach not only protects agriculture and the environment, but also helps create a more rational, cost-effective, and manageable urban structure.

The Agricultural Map across is a depiction of components which form the agricultural framework of the Mandeni municipality. The components mainly consist of areas identified as good agricultural potential and formal conservation areas found along the coast. An identification of functional areas for agriculture and functional areas for tourism areas form a large component in the municipality as they are situated throughout the area, with the tourism areas commonly found by the Tugela Mouth along the coast.

6.5. BUILT ENVIRONMENT FRAMEWORK

6.5.1. Spatial Structuring Elements

In order to plan efficiently, there needs to be a focus on investing resources in areas of opportunity in order to create maximum impact. There needs to be certain structuring elements to give guidance to develop and spatial planning. For the Mandeni Local Municipal Spatial Development Framework, there are Spatial Structuring Elements that can guide spatial development and decision-making in the municipality. These are broken down in the section below.

The spatial framework is developed through an interconnected set of nodes, networks, and surfaces. The crux of development in this system is the movement of people, goods and services that produces the basic impetus for developing functional relationships between otherwise independent and unrelated elements. The movement of people, goods, and services are channelled along specific routes that describe a network of interaction. Where networks intersect the opportunity for people, goods and services develop to interact and this gives rise to activity nodes. The intensity of interaction gives rise to the development of a hierarchy of nodes of different sizes depending on the level of interaction taking place in a node. This one-dimensional system of networks and nodes are tied together through surfaces that fill the areas between the nodes and networks.

6.5.2. Transforming Human Settlements

Normative Theory of Good City Form of Kevin Lynch (1981) as a spatial planning and design premise. Lynch's normative theory is a systematic

effort to state general relationships between the form of a place and its value. It is recommended that this theory be applied to inform the planning, design and associated decision-making pertaining to all settlement development undertaken in the Free State.

The normative theory is based upon a set of goals that are as general as possible (i.e., not dictating particular physical solutions), but whose achievements can be detected and explicitly linked to physical solutions. The theory comprises five performance dimensions which all refer to clusters of qualities that can be measured in a common manner. These are:

- Vitality: The degree to which the form of the settlement supports the vital functions, in particular the biological requirements and capabilities of human-beings.
- Sense: The degree to which the settlement can be clearly perceived and mentally differentiated and structured in time and space by its residents, and the degree to which that mental structure connects with the values and concepts of the residents. It refers to the match between environment, our sensory and mental capabilities, and our cultural constructs.
- Fit: The degree to which the form and capacity of spaces, channels, and equipment in a settlement match the pattern and quantity of actions that people customarily engage in, or want to engage in – that is, the adequacy of the behavioural settings, including their adaptability to future action.
- Access: The ability to reach other persons, activities, resources, services, information, or places, including the quantity and diversity of the elements which can be reached.

- Control: The degree to which the use of and access to spaces and activities, and their creation, repair, modification, and management are controlled by those who use, work or reside in the relevant settlement.

6.5.3. Nodes

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

Nodes are generally described as areas of mixed-use development, usually having a higher intensity of activities involving retail, transportation, office, industry and residential land uses. These are the places where most interaction takes place between people and organisations, enabling most efficient transactions and exchange of goods and services. Nodes are usually located at interchanges to provide maximum access and usually act as catalysts for new growth and development.

From an efficiency and functionality perspective, the clustering of community, social and business facilities in nodes around points of highest accessibility is of vital importance, i.e. -

By clustering facilities, a high-quality node can be created that can serve as the heart of communities and promote social interaction.

- Multiple neighbourhoods can be served by social services in central points.
- The sharing of facilities between various services (e.g. buildings, logistics, parking etc.) can take place.
- Central clusters ensure enhanced accessibility and convenience for residents.
- It is proposed that the following general principles apply to the development and management of nodes:
 - In order to support the effective development of the node in the municipality, the development of urban non-residential land uses, such as business, retail, community facilities, and social services should be restricted to nodal areas.
 - Nodes should typically be located at the main access points in urban areas, typically at the intersection of a major mobility route and the major collector route.
 - These nodes should show a large degree of public investment in infrastructure, public domain, and social services.
 - Nodes must be characterised by mixed-use, high intensity activity and higher density residential development (maximum FAR's, coverage and height should not be restricted).
 - The manner in which parking in the nodal areas are treated is of importance. Large parking lots adjacent to streets should not be promoted. Buildings should be placed as close to street boundaries as possible to facilitate

pedestrian movement and to define and shape the public space.

- Extroverted as opposed to introverted development patterns and typologies must be promoted.
- Site layouts and building designs of individual developments must take cognisance of and support public transport and pedestrian movement.

Settlement Name	Hierarchy of node
Mandeni Sundumbili	Urban Town Centre
Nyoni Tugela	Urban Village Centre
Tugela Mouth	Coastal Village Centre
Ndulinde Wangu Macambini	Rural Village Centre

Ohwebede	
Isithebe Industrial Park	Industrial
Dokodweni	Tourism

In order to address spatial issues and restructure development in the municipality spatial restructuring tools are required. These tools should be used in a practical manner to ensure sustainable high-quality settlements.

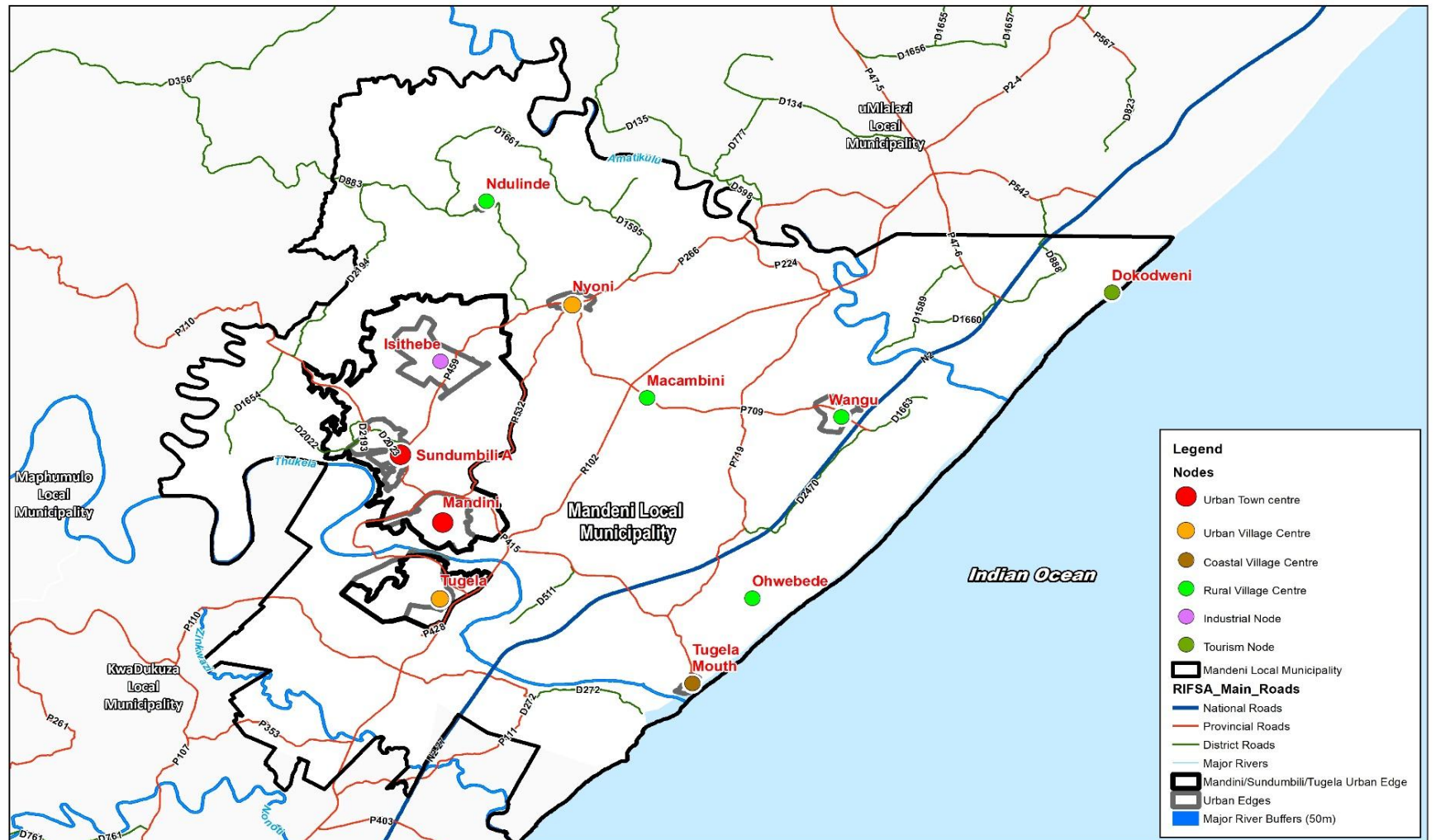
The key objective of the structuring elements is as follows:

- Contain urban sprawl
- Promote urban and social integration
- Promote higher densities
- Create quality urban environments
- Promote pedestrian friendly environments and movement patterns.
- Create a sense a place
- Enhancement of investment opportunities
- Simplifying decisions-making regarding development applications.

MANDENI LOCAL MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK REVIEW

NODAL PLAN

1:140 000



6.5.4. Corridors

A “Development Corridor” is normally used to symbolise the area where important economic activities are to be encouraged along a particular route. There is often difficulty in stakeholder perceptions regarding the term ‘corridor’ and the purpose of such planning tool. It is proposed that the use of the term ‘transport route’ be adopted in future because it places emphasis on the transportation activity, which is critical for economic clusters to grow in both urban and rural environments;

Development Corridors are identified for spatial and economic planning purposes, as roads and/or railway routes associated with the movement of goods and people. The high transportation function creates the opportunity for economic activity to take place along these movement corridors, particularly at junctions. These occur at various levels, from local development corridors along the main streets of the towns or even along rivers, to Regional and Provincial Corridors. Different types of corridors can be distinguished, such as development corridors, movement corridors and cavity corridors.

What is important to understand, is that the corridor may not take the form of a continuous integrated band of activity. At points of highest access along the central spine, development will be more intense and of a higher order while at locations of lower access, lower intensity development or even part of a natural open space network may be found.

Corridor name	Hierarchy of Corridor
N2	Regional Thoroughfare
R102	Regional Development Corridor
MR459 P266 P415 P523	Primary Activity Corridor
Thokoza Road Nkonjane Road	Local corridor
P110 P224 P710 P719	Link Roads

6.5.5. Urban Edge

A demarcated line and interrelated policy that serves to manage, direct and limit urban expansion and lateral growth of settlements. An urban edge will promote densification and integration and protect valuable natural, agricultural and scenic resources.

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

According to the Development Edges: A Settlement Typology Updated Approach and Data Report, 2015, prepared by the Department of Rural Development and Land Reform, over the last decade, throughout the world, and in South Africa, there has been a new focus on approaches to managing urban growth. The acceptance and use of a number of planning concepts has received widespread support. Many of these concepts and practices are not necessarily new, but they have become part of an integrated toolbox of concepts addressing common approaches.

These approaches are responses to a number of concerns and the need to address a growing awareness of the interrelatedness of issues. The undesirable features that were identified were:

- Urban sprawl, which has several dimensions, unlimited outward and "leapfrog" expansion, as well as being extremely low density.
- Large scale conversion of open space and environmentally sensitive land to urban uses
- Worsening traffic congestion
- Costly requirements to expand roads and other infrastructure
- Conversion of valuable agricultural land to urban uses.

Function of the Urban Edge

The function of an urban edge must be continuously considered, namely as:

- A purpose drawn and defensible line used as a means of restructuring the urban area and integrating the currently segregated social groups and urban uses;

These General Principles apply in terms of the legislation. However, the prospect exists that, once promulgated, the Directive Principles contained in the new Land Use Management Act would supersede these and the Spatial Development Framework would need to be reviewed accordingly.

The currently segregated social groups and urban uses;

- A growth management tool used to limit sprawl and the outward growth of the urban area, in favour of densification and infill development to ensure the more efficient use of resources and land within the urban area; and
- A conservation tool used to exclude certain elements of the environment from the urban area, in order to protect or preserve it,

or to discourage its development in the short and medium term while the long-term implications are uncertain.

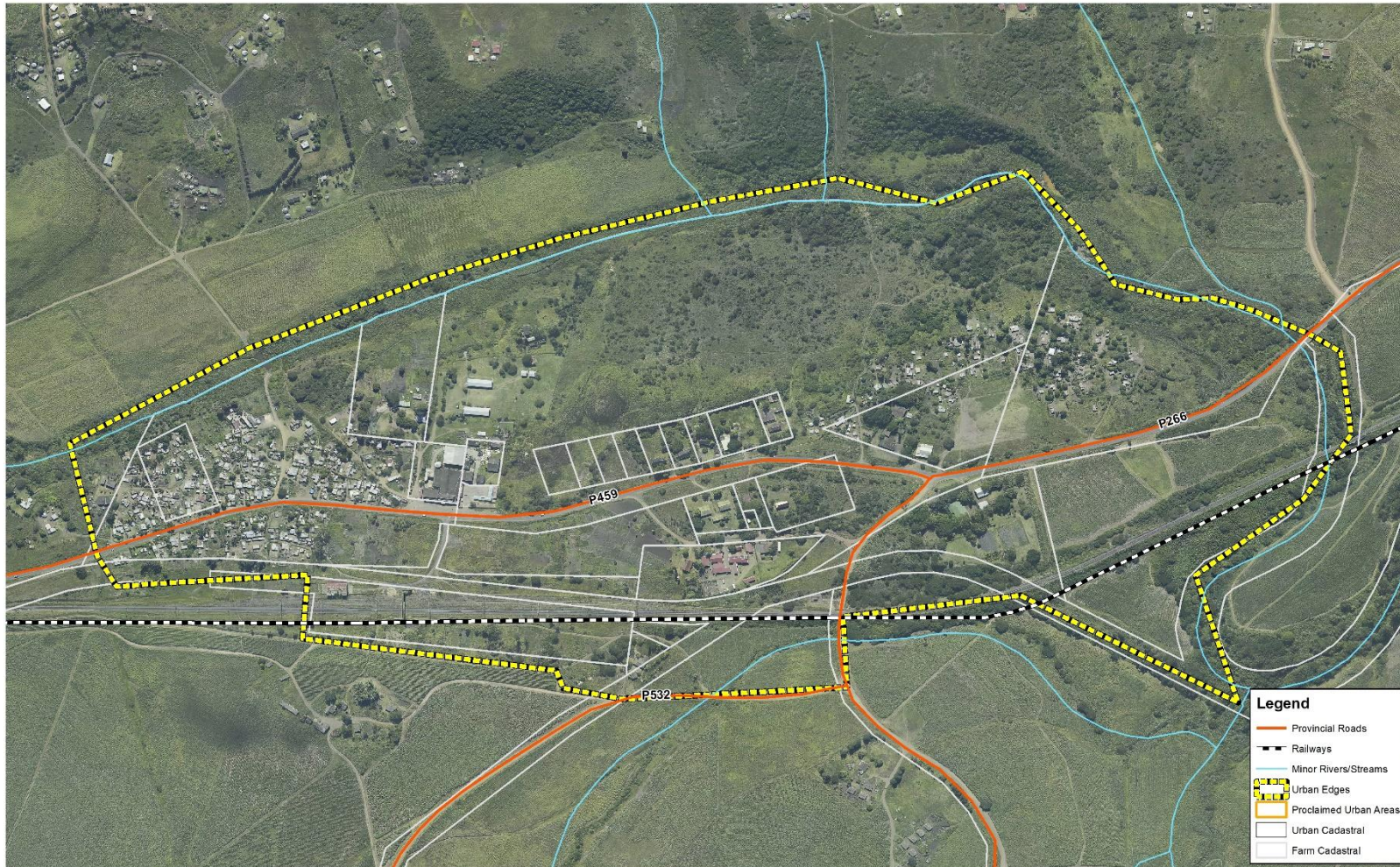
A growth management tool used to limit sprawl and the outward growth of the urban area, in favour of densification and infill development to ensure the more efficient use of resources and land within the urban area; and

A conservation tool used to exclude certain elements of the environment from the urban area, in order to protect or preserve it, or to discourage its development in the short and medium term while the long-term implications are uncertain.

MANDENI LOCAL MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK REVIEW

INYONI URBAN EDGE

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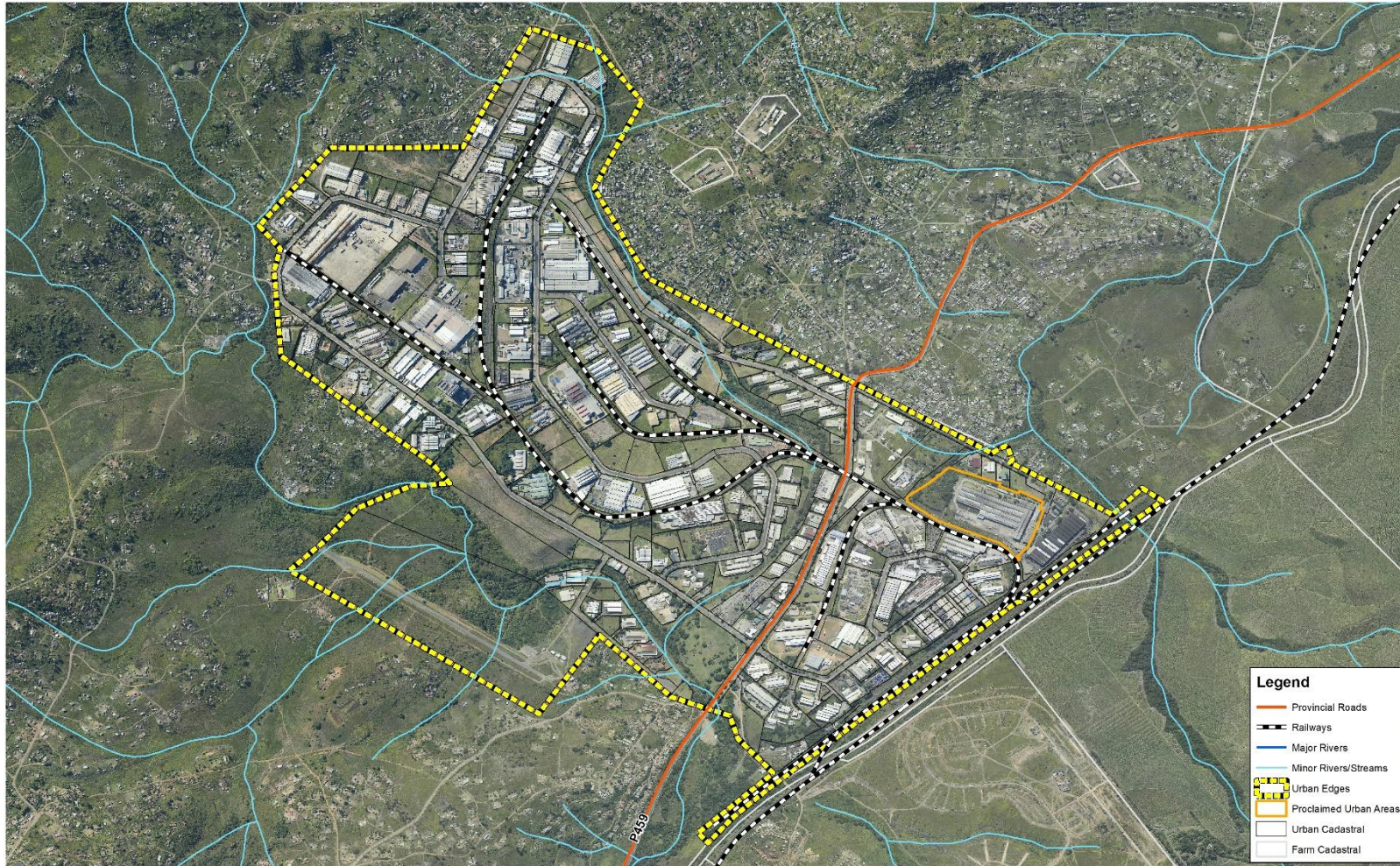
Legend

- Provincial Roads
- Railways
- Minor Rivers/Streams
- Urban Edges
- Proclaimed Urban Areas
- Urban Cadastral
- Farm Cadastral

MANDENI LOCAL MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK REVIEW

ISITHEBE URBAN EDGE

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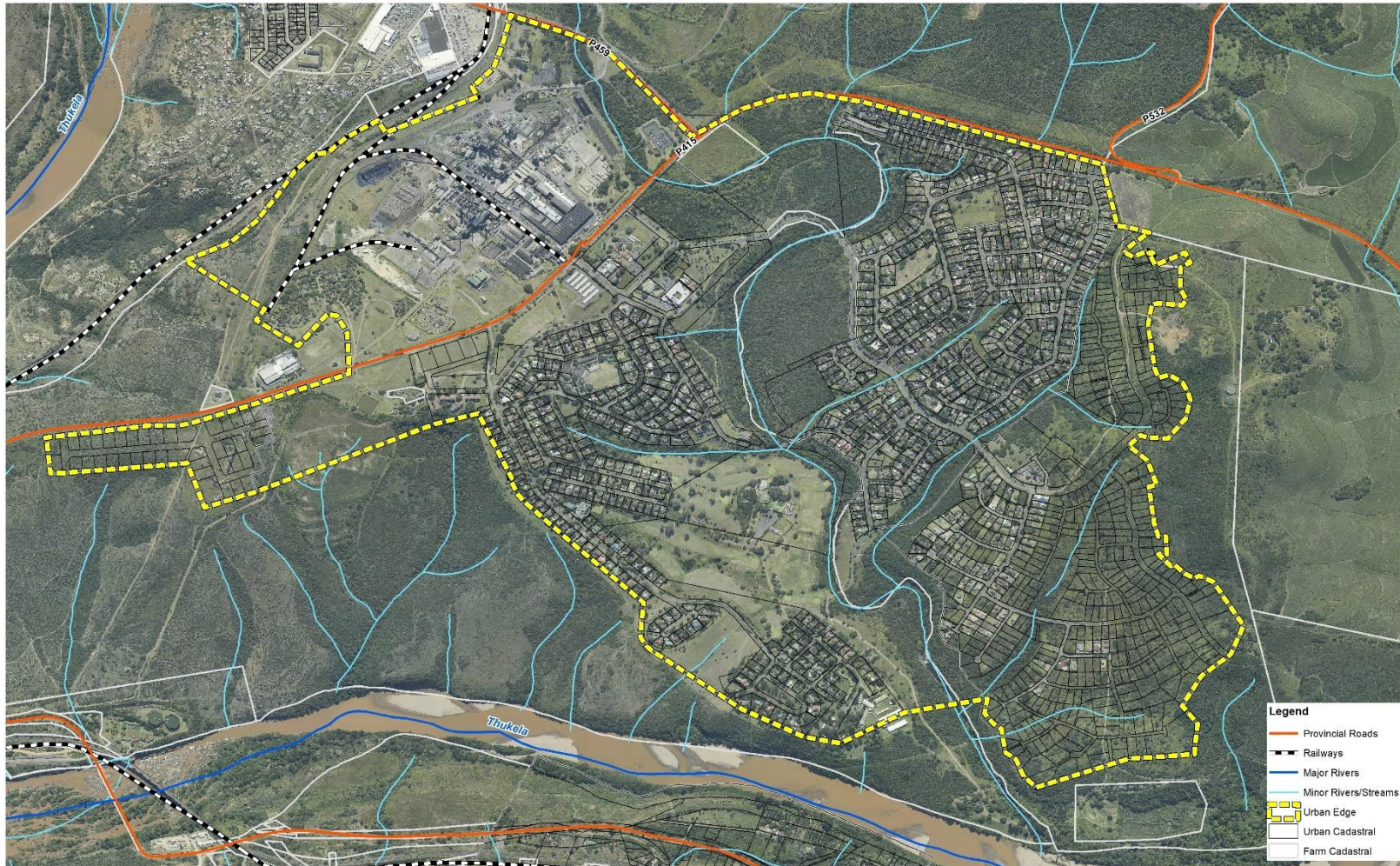
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- Provincial Roads
- Railways
- Major Rivers
- Minor Rivers/Streams
- Urban Edges
- Proclaimed Urban Areas
- Urban Cadastral
- Farm Cadastral

MANDENI LOCAL MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK REVIEW

MANDINI URBAN EDGE

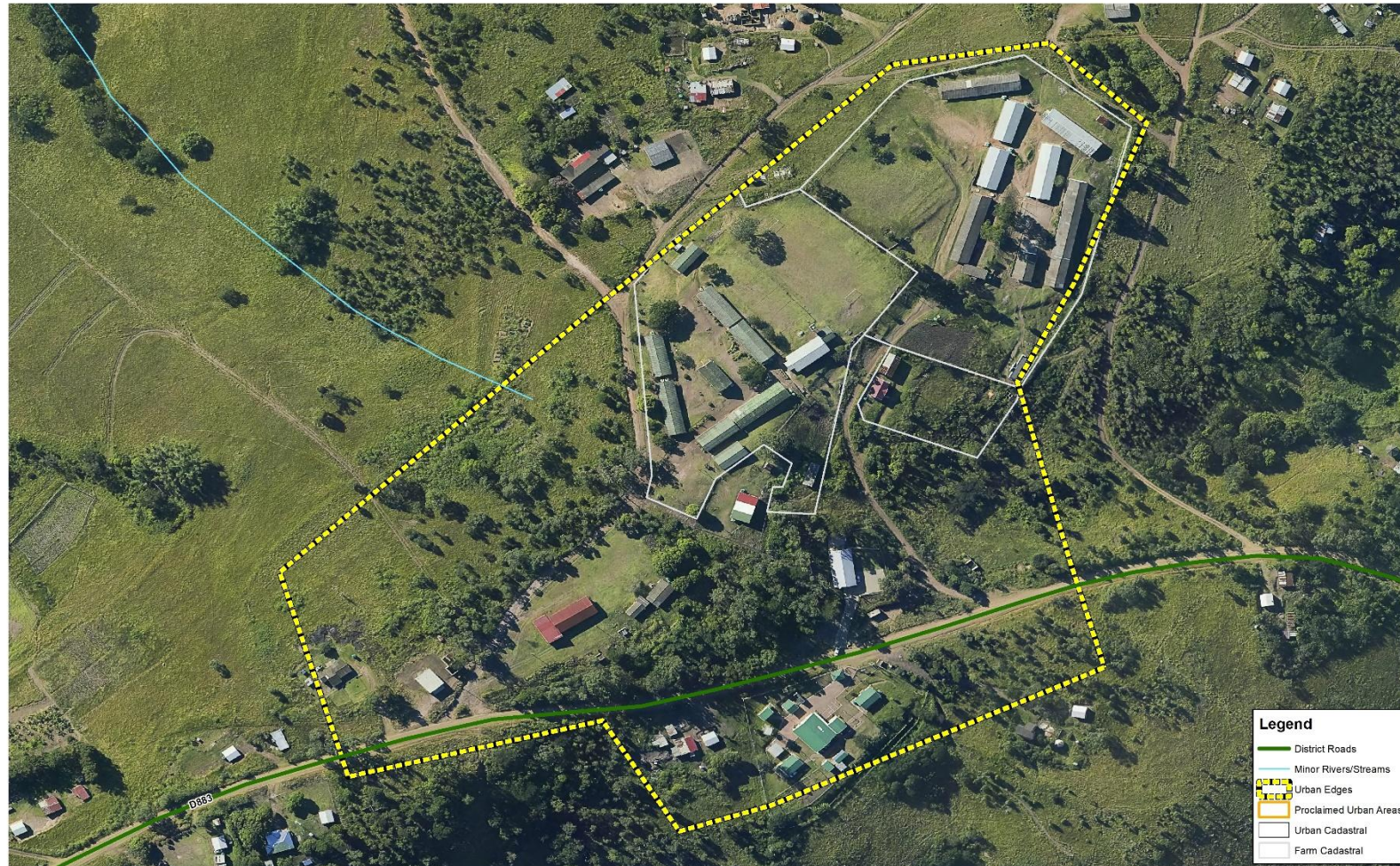
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MANDENI LOCAL MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK REVIEW

NDULINDE URBAN EDGE

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Legend

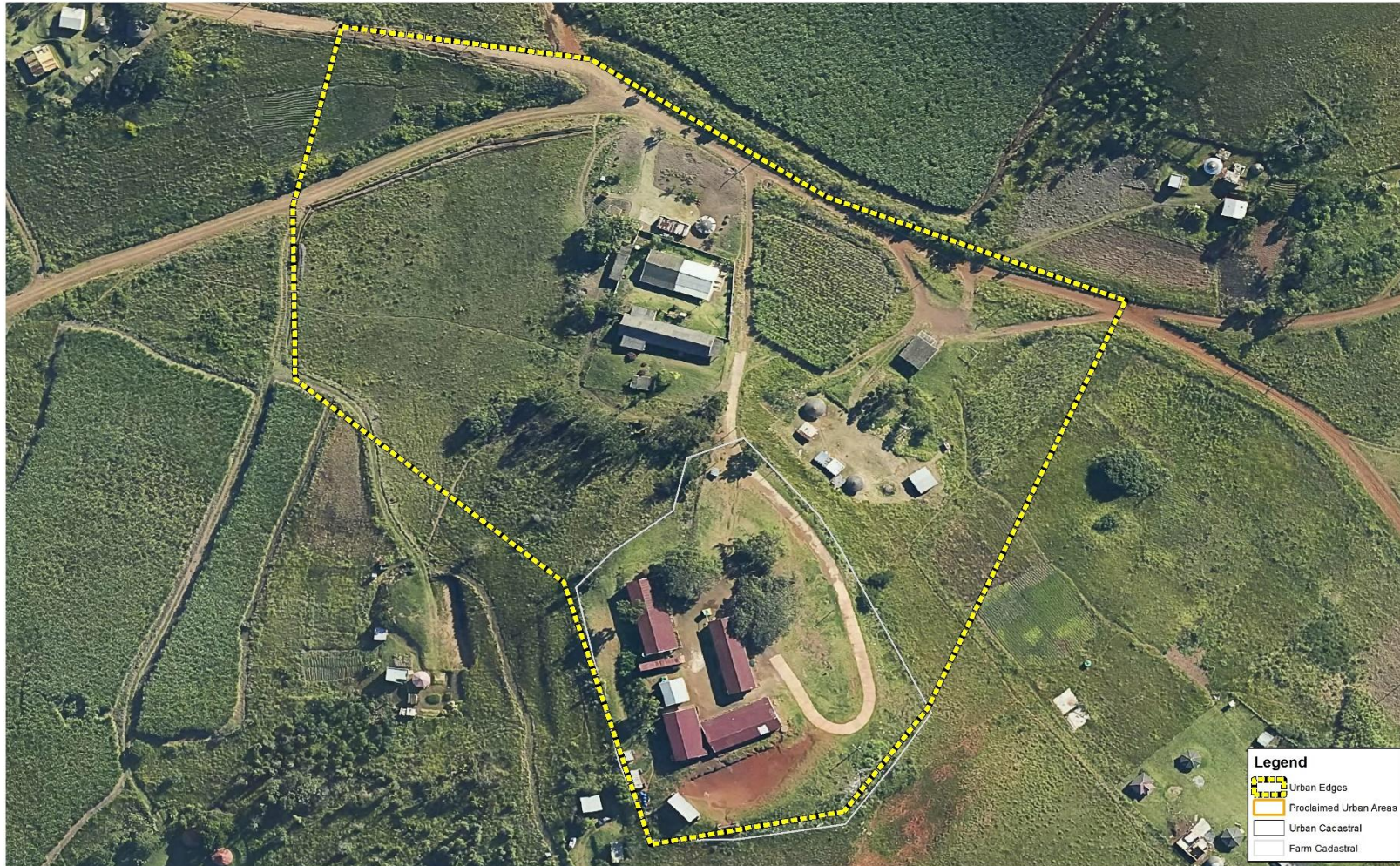
- District Roads
- Minor Rivers/Streams
- Urban Edges
- Proclaimed Urban Areas
- Urban Cadastral
- Farm Cadastral

MANDENI LOCAL MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK REVIEW

OHWEBEDE URBAN EDGE



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MANDENI LOCAL MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK REVIEW

SUNDUMBILI URBAN EDGE

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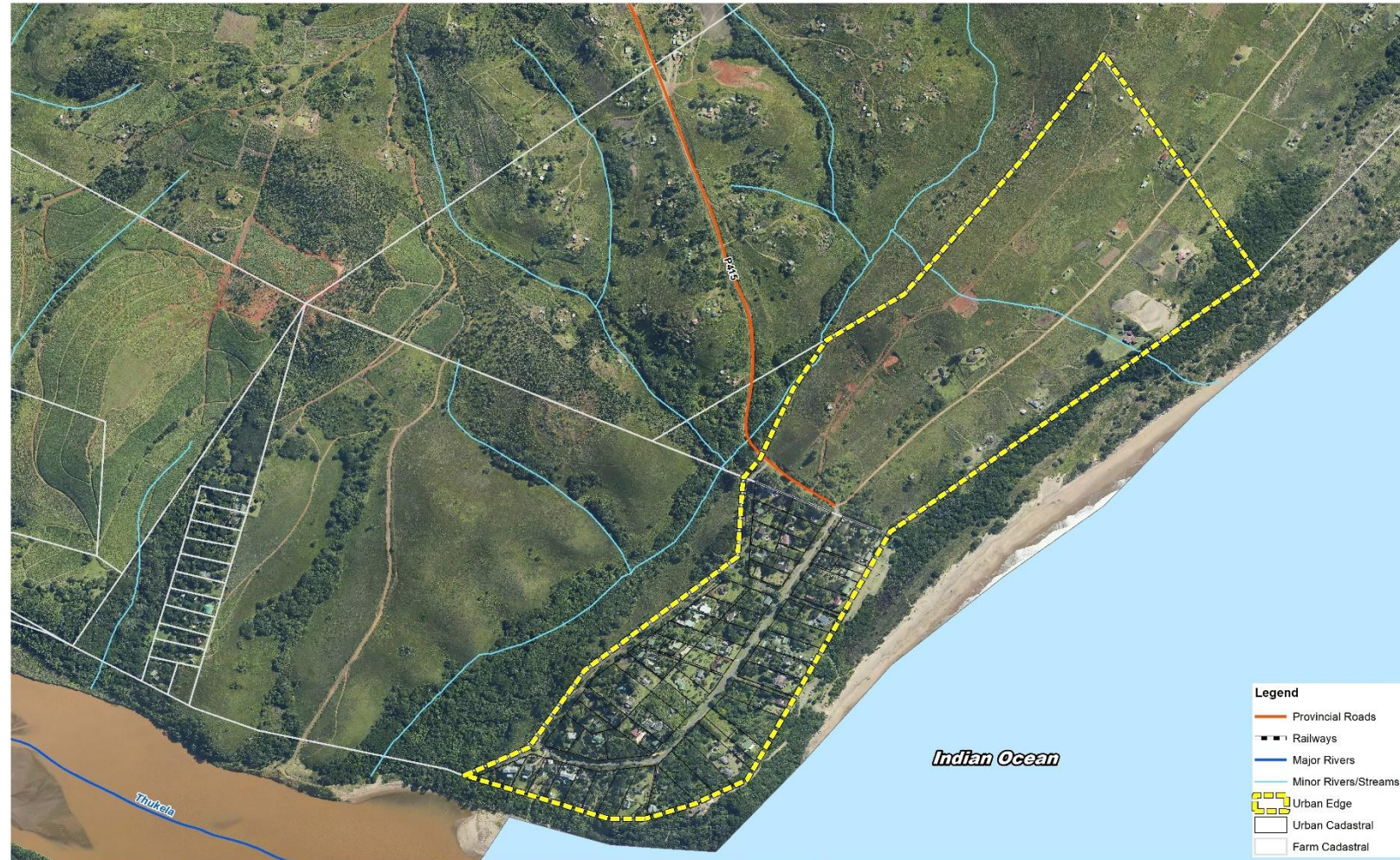
Legend

- Provincial Roads
- Railways
- Minor Rivers/Streams
- Urban Edge
- Urban Cadastral
- Farm Cadastral

MANDENI LOCAL MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK REVIEW

TUGELA MOUTH URBAN EDGE

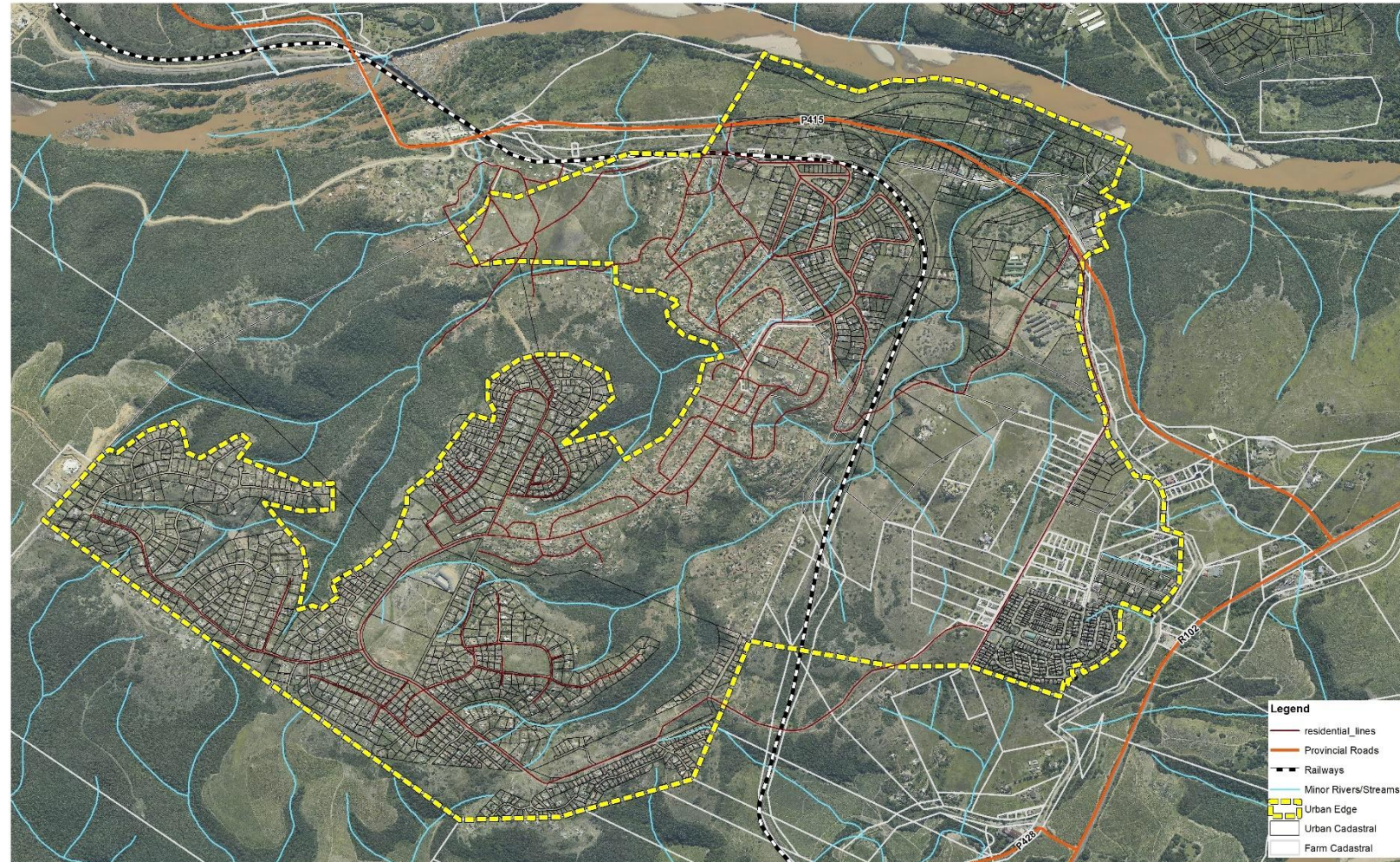
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MANDENI LOCAL MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK REVIEW

TUGELA URBAN EDGE

1:13 500

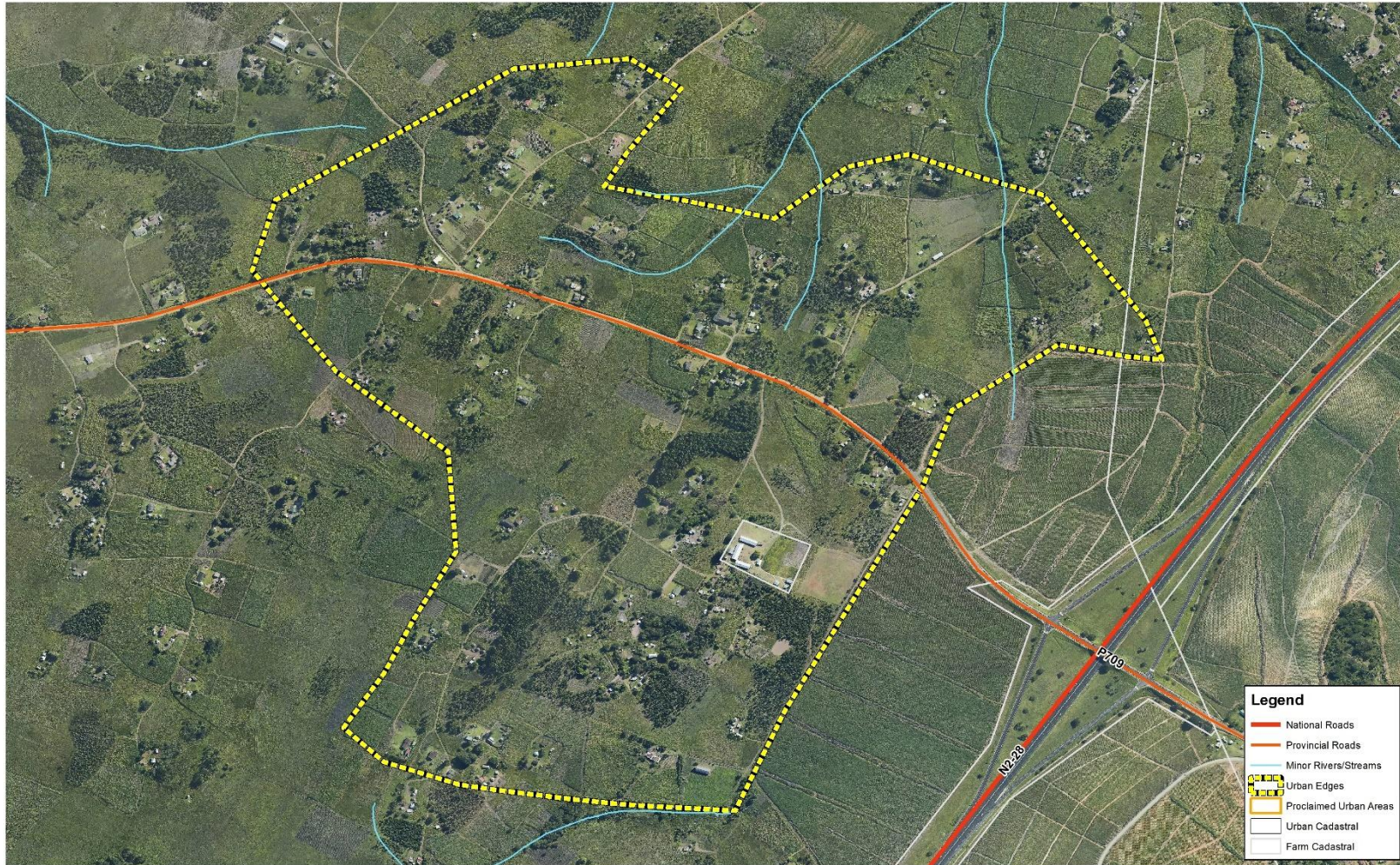


- Legend**
- residential lines
 - Provincial Roads
 - Railways
 - Minor Rivers/Streams
 - Urban Edge
 - Urban Cadastral
 - Farm Cadastral

MANDENI LOCAL MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK REVIEW

WANGU URBAN EDGE

1:7 000



6.5.6. Mixed-use Strategy

Live, work, play communities spur economic growth, social interactions, and quality of life.

Connected communities also reduce the need for private vehicles, increasing the viability of public transport, walking, and bicycling as well as more shared community spaces like plazas, parks, and sidewalks all of which foster interaction. Public transit-friendly neighbourhoods benefit local economies. Less time commuting and more walking increases support of local businesses.

The demand for live-work-play (LWP) communities drives the need for mixed use developments. The demand for mixed use development will grow as the digital transformation continues. This trend has been boosted because of COVID 19 where work-from-home or working and living in the same building is set to become the new normal. It is proposed that the SDF support the live-work-play development trend in appropriate locations.

Live-work-play (LWP) communities: Mixed-use commercial and residential developments where people have the opportunity to live, work and play (shop, dine, etc.) all in a relatively close distance to one another.

Mixed-use development: Generally, three or more significant revenue-producing uses (such as retail/entertainment, office, residential, hotel, and/or civic/cultural/recreation) that promotes urban integration and higher densities and creates a walkable community with uninterrupted pedestrian connections.

It is proposed that the SDF continue to facilitate an increase in densities and the mix and intensity of land uses along designated Development Corridors and at key commercial Nodes, including the inner-city area. This is proposed deliberately to continue the re-structuring of the city, with the ultimate objective remaining that of a functional and inter-related settlement pattern where high density, efficiently functioning urban areas provide the platform for a strengthening urban economy with strong linkages to outlying peri-urban and rural areas (“Building on Urban and Rural Strengths”).

6.5.7. Densification Strategy

It is also proposed that Densification be promoted by:

1. Allowing the development of smaller residential erven. This includes the subdivision of larger erven to smaller sizes such that they would be in keeping with the surrounding densities
2. Encouraging higher densities in ‘low cost’ housing developments.
3. Encouraging development of flats and townhouses (cluster housing) and Social Housing in areas of high accessibility.
4. Discouraging subdivision of agricultural land (outside of the Urban Edge) by setting a minimum subdivision size of 10ha.
5. Setting a maximum rural residential density of 1 du/ha, except in designated Rural villages
- 6.

6.6. TOWN REVITALIZATION

South Africa does not have as single policy that exclusively prioritises or focuses on township Revitalisation. There are however a set of overarching policies, underpinned by the democratic and developmental vision expressed in the Constitution. These policies which are aligned to specific sectors such as housing, health, education etc. were developed with the intention to be the conduit through which special focus would be given to the areas that have suffered from apartheid planning.

The Urban Development Framework, developed in 1997, highlights the excluded nature of townships and informal settlements and stresses the need to 'connect' them to places of opportunity. It presents four key elements of township development:

1. Integrate the cities to negate apartheid-induced segregation, fragmentation and inequality. The focus is on upgrading informal settlements, reforming planning systems, and improving transportation and environmental management.
2. Improve housing and infrastructure by encouraging investment, increasing access to finance, maintaining safety and security, and alleviating environmental hazards.
3. Promote urban economic development to enhance the capacity of urban areas to alleviate poverty, increase economic and employment opportunities, and maximise the multiplier effect from implementing development programmes.
4. Create institutions for delivery, which will require transformation and capacity building at all levels of government, and clarity on roles and responsibilities.

Town Revitalisation for Mandini and Sundumbili

Formulation of comprehensive development policy with coordinated implementation by all spheres of government is however lacking, therefore the Regeneration Strategy is current and aligned to goals set out by international and Regional Development goals.

The concept of **Town Revitalisation** will be part of the emergence of urban centres which require a close focus on building emerging towns based on their existing potential. Such a focus is intended to assist towns to become self-sufficient and reduce outward migration into bigger cities of located in the province such as Durban and Pietermaritzburg. The likes of **Mandini and Sundumbili** are towns in the Mandeni Local Municipality with great potential that need to be **co-ordinated and financed**. The main objectives are inclusive of the following: -

- To address poverty in small towns
- To address economic marginalization
- To address imbalances caused by spatial deficiencies
- To build a more inclusive society and economy
- To increase the number of people who are in sustainable economic activity
- To develop infrastructure
- To reduce unemployment through local economic development initiatives
- Mandini is a key area of concern which needs to be focusing more investment and support towards

Small Town Revitalization Programmes will promote, encourage, and support economy in and around small towns. Economically vibrant towns provide employment and commercial opportunities. Towns identified for revitalization programmes are generally situated along identified transport corridors. The strong focus of the people's economy should complement the high priority towns in the future municipality. The local economic development department of the municipality should ensure that the strategy is in accordance with national, regional and local priorities. Investments in the economic sector need to be mutually beneficial to neighbouring municipalities and the entire province.

Through a prioritised approach to development the demands of communities in the surrounding areas can be dealt with more efficiently. Such benefits could include achieving an improved quality of life in settlements through the promotion of sustainable development options. The task of the local municipality is thus to facilitate and promote innovative and creative ways to revenue generation. Creative revenue streams include recycling, waste collection points, informal trade and renewable energy initiatives.

As indicated in earlier sections accessibility and linkages played a fundamental role in the identification of future metro regions. Connectivity to surrounding provinces and towns was of primary concern to capitalise on

the gateway entrances into the province (N2 and the R102). The opportunity of access needs to be taken advantage of and the various villages and settlement along the corridor need to identify the unique offerings that can accompany the development. Opening up such opportunities thus has the potential for towns identified to flourish and support one another with complimentary goods and services.

The Township Renewal Sourcebook, 2009 indicates that there are 4 Key Elements identified to township renewal:

- Physical;
- Markets/Economic;
- Urban Management;
- Social;

The table below is extracted from The Township Renewal Sourcebook and clearly identifies the main objectives for each of the four elements:

PHYSICAL	MARKETS/ECONOMIC	URBAN MANAGEMENT	SOCIAL
----------	------------------	------------------	--------

1. Reduced transport costs and times for commuters	1. Improved competitive position of workers and work seekers in regional labour markets	1. Vibrant, safe, regulated, well-managed and maintained public and private environments	1. Enhanced access to a range of regional social opportunities
2. Greater access to regional opportunities	2. Better performance and competitiveness of township businesses	2. Increased end-user/ community involvement in urban management	2. Elimination or co-option of gangsterism and the other exploitative structures
3. Reduced physical segregation/isolation from adjacent city/town	3. Optimal performance of township residential property markets	3. Higher equity standards in township services and public facilities	3. Increased number, range, capacity and connectivity of local community institutions
4. Increased access to facilities, goods and services, requires release of vacant municipal and state land in the township	4. Improved performance of retail and services market to benefit residents	4. Higher rates of social and economic returns from investment in township public infrastructure	4. Reduced outmigration of human capacity and role models
5. Enhanced intra-township mobility and accessibility		5. The quality of residential accommodation is improved	5. Greater capacity of adults and those in positions of authority to act effectively against risky and antisocial behavior

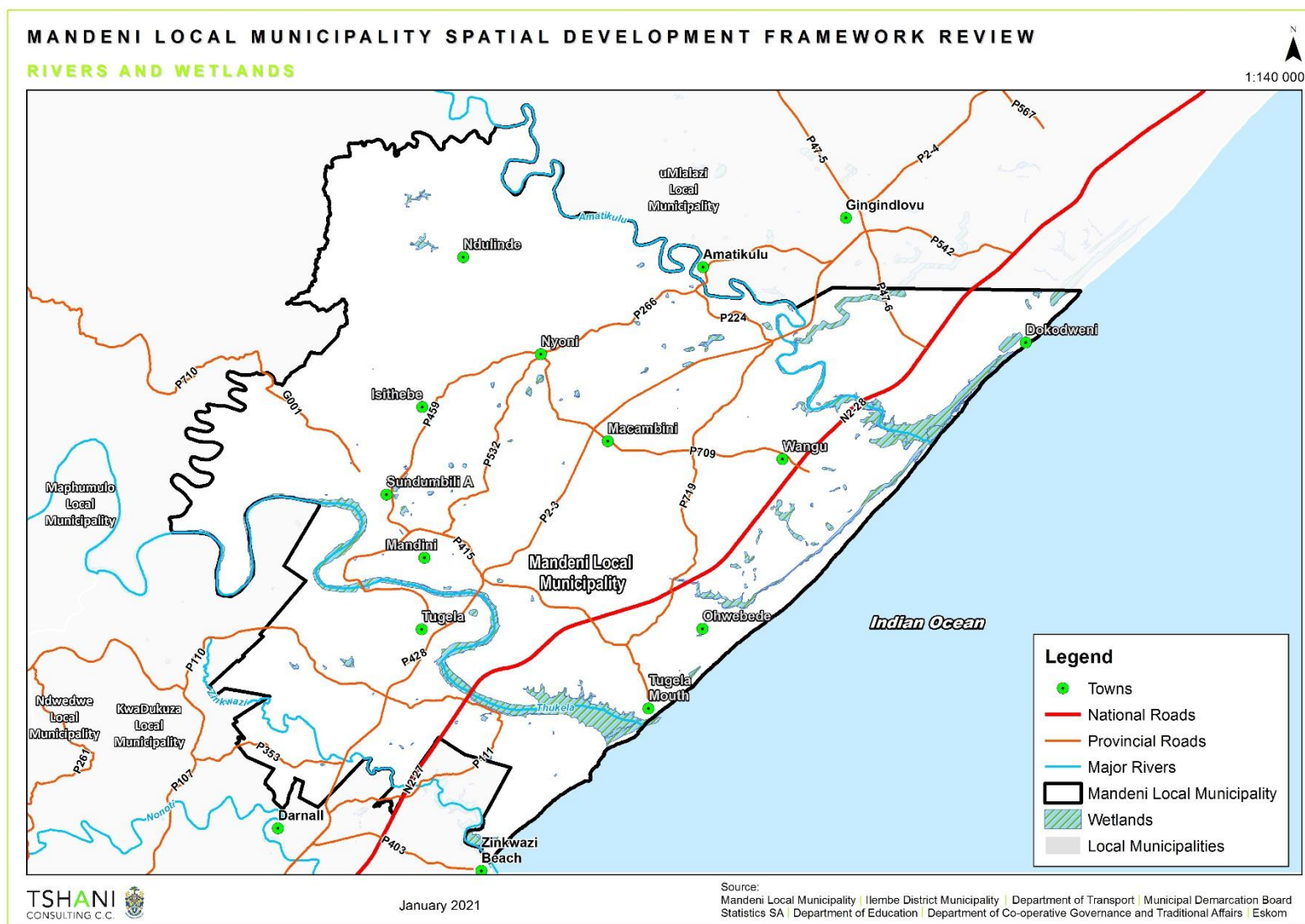
6. Improved use of existing capital/ infrastructure assets		6. Street Naming	
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6.6.1. Infill Development

Infill development is the development of open stands within existing settlements in order to optimise the use of infrastructure, increase urban densities and promote integration.

6.6.2. Natural Features

Natural features refer to the features such river systems and dams within the study area.



6.7. GROWTH MANAGEMENT STRATEGY

“The spirit and purpose of planning is to guide the future development and use of land. Planning is about where development should happen, where it should not and how it interacts with its surroundings. This involves promoting and facilitating development while protecting and enhancing the natural and built environment in which we live, work and spend our leisure time.”

Source: Draft Rural Land Use Management & Regulatory Guidelines 2017: DRDLR

As per the national planning policy discussed in the Section 3 it is clear that the National Government policy such as the City Transformational Outcomes contained in MFMA Circular 88 essentially compels a municipality to limit urban sprawl and directs all cities to adopt the Compact City Model in order to achieve Spatial Transformation.

By Definition the Compact City model requires the City to adopt an effective Growth Management Strategy to lead and direct urban growth according to its spatial strategy and its budget. All the metros have adopted the Compact City model and consequently all have a Growth Management Strategy.

The Growth Management Strategy is guided by several components:

- SPLUMA Principles
- Planning Strategies and Policies

- Planning Tools

6.8. DENSIFICATION

A planning decision to densify existing residential development, usually to achieve thresholds for public transportation, will require constraints on the direction for growth and on limiting the aerial extent of the built-up area and will be matched with changes of zoning within a fixed area.

Promoting Densification in and around strategic locations is an important antidote to urban sprawl as it looks at providing high numbers of housing units in strategic, highly accessible locations with high levels of access to economic and social opportunities. If the housing demand, or part thereof, can be satisfied through centrally located high quality higher density residential development then there will be less demand for low density residential developments on the periphery. The secret to success for stimulating the demand for higher density residential living is the quality of the urban environment in which these developments are located. These areas should therefore be focus areas for public investment in infrastructure, social services, streetscape and urban design, open spaces and general high quality, positive performing urban environments.

It is essential to contain development within the urban edge or towns to minimise urban sprawl and to manage growth and development within the towns. This also allows easy management of infrastructure and service provision of social amenities.

Managed expansion refers to the gradual and incremental outward growth of a settlement (i.e. the so-called ripple effect), but within demarcated urban

development boundaries (or urban edge), as opposed to leap frog developments that are not physically and functionally integrated with the main urban area.

Simply put the concept of Densification works together with the Urban Edge towards the achievement of a more Compact City by encouraging the intensification of residential land uses in areas within the urban edge and thereby limiting urban sprawl. Densification can be achieved by:

- Allowing the development of smaller residential erven (access to these smaller erven by using 'panhandles' and Right of Way servitudes needs to be carefully considered).
- Encouraging higher densities in 'low cost' housing developments, bearing in mind that this will need to be achieved in many cases as an outcome of an extended "dialogue" between the needs and expectations of a given beneficiary community and the Municipality and its representatives.
- Encouraging development of flats and townhouses (cluster housing) in areas of high accessibility (especially in the Integration Zones)
- Discouraging subdivision of agricultural land (outside of the Urban Edge) by setting a minimum subdivision size of 10ha. This will encourage densification within the Urban Edge and protect valuable agricultural land.
- Encouraging development of 'Social Housing' in the Integration Zones identified within the Urban Edge.

- Supporting the range of generic settlement models proposed in the Mandeni Local Municipality in the Land Reform & Settlement Plan with respect to peri-urban and rural settlement formation.

6.9. MIXED USE STRATEGY

Live, work, play communities spur economic growth, social interactions and quality of life.

Connected communities also reduce the need for private vehicles, increasing the viability of public transport, walking, and bicycling as well as more shared community spaces like plazas, parks, and sidewalks all of which foster interaction. Public transit-friendly neighborhoods benefit local economies. Less time commuting and more walking increases support of local businesses.

The demand for live-work-play (LWP) communities drives the need for mixed use developments. The demand for mixed use development will grow as the digital transformation continues. This trend has been boosted because of COVID 19 where work-from-home or working and living in the same building is set to become the new normal. It is proposed that the SDF support the live-work-play development trend in appropriate locations.

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Mixed-use development: Generally three or more significant revenue-producing uses (such as retail/entertainment, office, residential, hotel,

and/or civic/cultural/recreation) that promotes urban integration and higher densities and creates a walkable community with uninterrupted pedestrian connections.

6.10. TUGELA MOUTH LOCAL AREA PLAN

Tugela Mouth

Tugela Mouth is categorized as a coastal village as the nodal area has been analysed as a small settlement. The Tugela Mouth consists of a vast amount of natural landscape within the Mandeni Local Municipality. The area lacks development to attract different characters within the tourism sector. There is very minor tourism hospitality outlets that exist and has the advantage of the natural landscape at its prime including the remarkable estuary. The coastline offers some of the best recreational activities that KZN has to offer such as fishing spots, picnic site and beach facilities. The area has an enormous potential for future tourism developments.

Spatial Proposals within Tugela Mouth



Source: (Tugela Mouth Local Area Plan, Pg 83)

6.10.1. Tourism Development

Objectives:

- To ensure awareness of the tourism opportunities available at Tugela Mouth.
- To fully unlock the tourism potential in Tugela Mouth.
- To grow the number of visitors and the duration of their stay.
- To make Tugela Mouth a destination of choice for tourists.
- To ensure that there is transformation of the sector and to grow niche tourism capacity.
- To promote tourism expansion activities through incentives.
- To promote development of tourism infrastructure and services.
- To enhance the potential of existing enterprises to create jobs and contribute to economic development.
- To create a tourism friendly image for Tugela Mouth.
- Rationalize and strengthen organizational and institutional structures to ensure a common vision, synergy, creativity and leverage.
- Lowering the costs of doing business for entrepreneurs or making existing businesses more profitable.

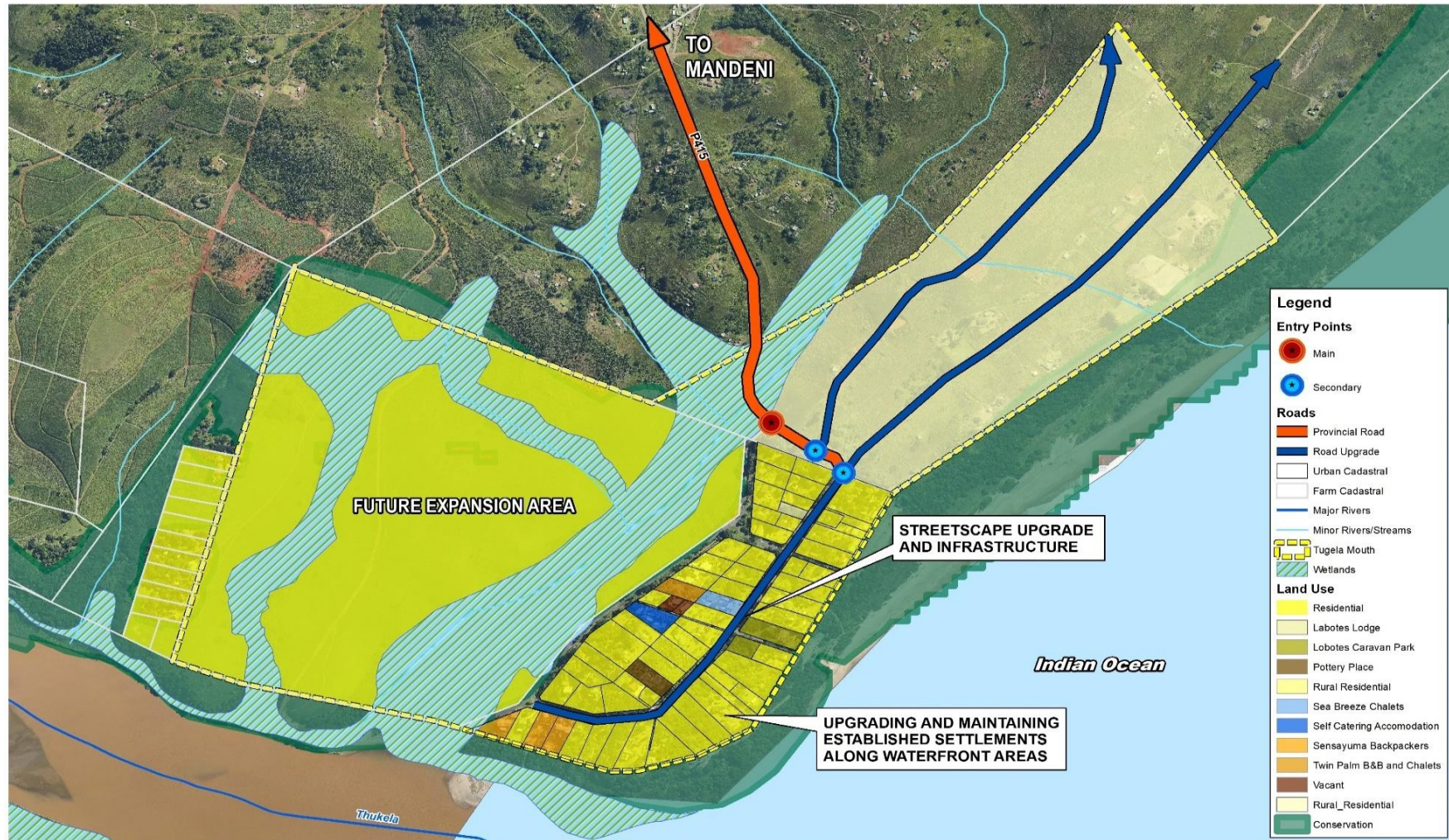
- Invest in nature-based tourism (birdwatching) by introducing the birdwatching tower in viewing spots where there is vast population of birds.
- To introduce bylaws that would prohibit brawling, illegal sand mining and all activities that would compromise the Lobotes Fish Population within Tugela Mouth.
- Maximize the use of existing and introduce new tourism products (UThukela River Canoeing). The boats should not be allowed in the estuary narrows and there should be clearly indicated spots that are demarcated with 'No Entry' signs.
- Develop a tourism investment guide for potential investors.
- Introduce training workshops for tourism product owners and employees.
- Invest in Tugela Mouth scenic tourism (which is regarded as the secondary focus area for tourism in KwaZulu-Natal).
- Develop an effective tourism campaign for promotion and communication to send the appropriate messages based on the branding and positioning of Tugela Mouth to its key target markets.
- Improve Signage to Tugela Mouth.

Source: (Tugela Mouth Local Area Plan, 2016)

6.10.2. Development Strategy

MANDENI LOCAL MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK REVIEW
TUGELA MOUTH LOCAL AREA PLAN

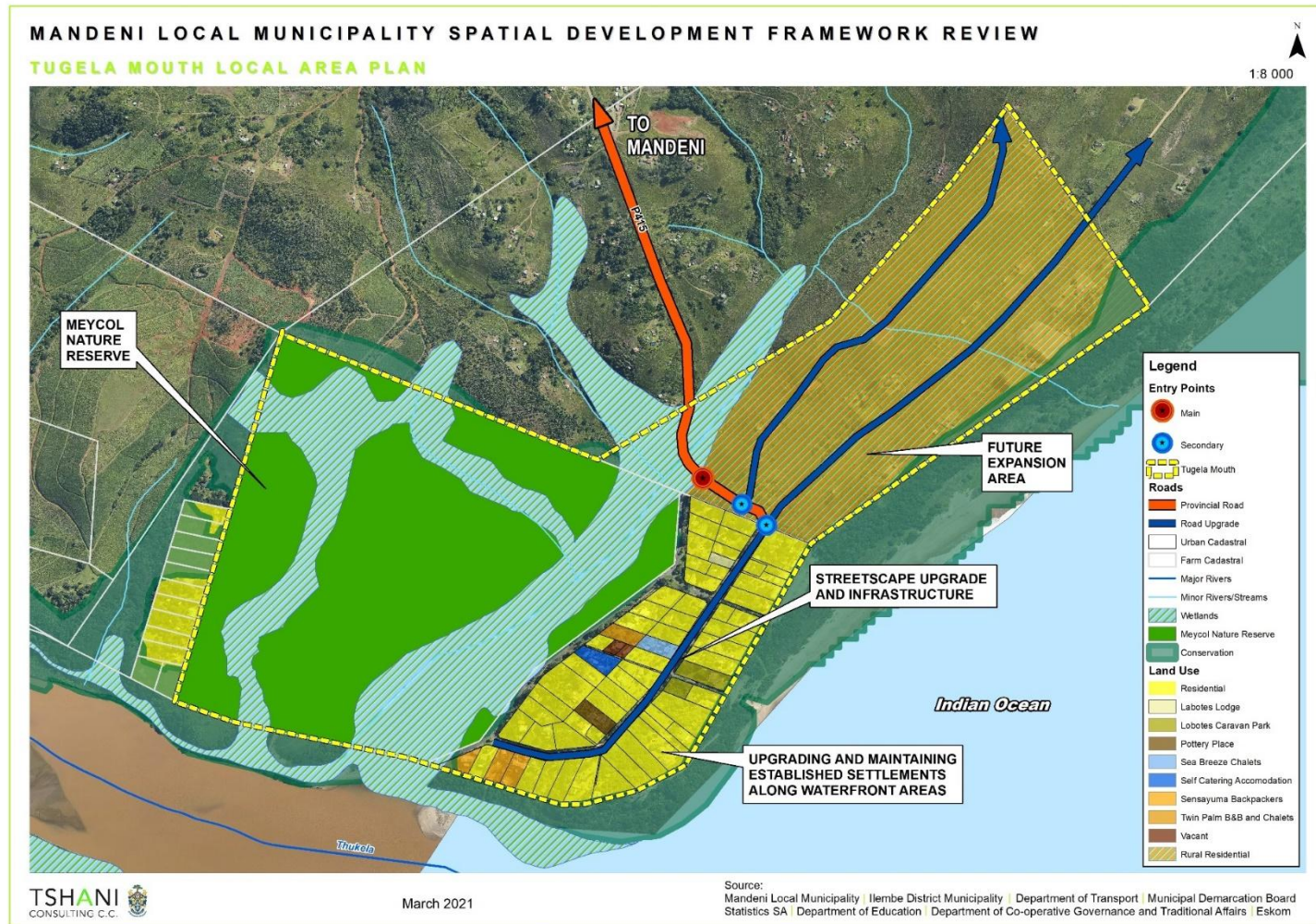
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6.10.3. Updated Tugela Mouth Local Area Plan

We have analysed the previous Tugela Local Area Plan and after consult with the Biodiversity Spatial Planning and Information Division: Ezemvelo KZN Wildlife and upon receipt of updated information the following plan had to be amended. The amendments affects the previous urban edge and this has been proposed for changes as a result.

The spatial depiction below illustrates the abovementioned.



6.11. DOKODWENI LOCAL AREA PLAN

6.11.1. Local Area Plan Vision

“Dokodweni will offer an authentic African Village Beach Experience and promote sustainable economic opportunities driven by a people-centred ethos”.

6.11.2. Dokodweni Beach

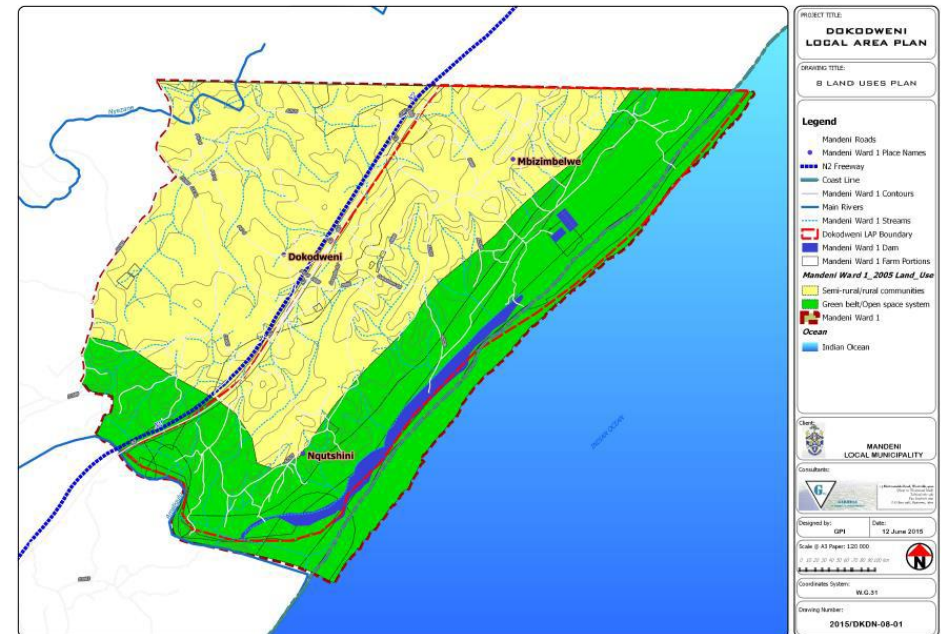
The Dokodweni beach has been identified as a tourism node, it presents opportunity to host musical and festival events. Other activities that can be explored are beach games, of which can consequently form part of the culture of the Municipality.

“Dokodweni beach has recently obtained a Pilot Blue Flag status and the area has been recognised outside municipal jurisdiction as the place for hosting events i.e ibeach Xperience” (Mandeni SDF Review, 2020/2021).

The study area is predominantly rural settlement with households engaging in subsistence farming. There are also households engaged in livestock farming but there is no designated grazing land. The onus is on the owner to monitor their cattle.

During site surveys, it was evident that the dominant land uses are sugarcane and forestry which occur in small pockets within settlements. These land uses are mostly visible along the main route D888 and access

roads. There is also evidence of deforestation that has taken place presumably making space for commercial sugarcane. Natural vegetation occurs within the Green belt/open space system which is mainly along the beach. The Amatikulu Estuary, captured as a dam, also forms part of a major land use within the study area.



(Source: Dokodweni Local Area Plan, Pg 100)

6.11.3. Spatial Proposals for Dokodweni Beach

The Beach Precinct divides the proposals into different portions. This is also tied with the budgetary constraints in that development will be phased. As a point of reference, the different portions are labelled A, B, C, D and E.

Accommodation (A) - Design parameters should seek to beautify the area and upgrade the road linkages to these facilities. The current road linkages are gravel. Access to these facilities is obtained through local access roads which are linked with the main mobility route (D888). The Hatchery gains its access through A2528 whilst Zinkwazi Camp is accessible through A2529. There is also a link that joins both A2528 and A2529.

Aquatainment (B) - The following could be suggested:

- Upgrading of the access road with a temporary boom gate placed on the entrance to restrict traffic during events. An emergency lane could also be designated for emergency vehicles.
- Ablution facilities
- An amphitheatre in the area where people gather
- Camp site
- Swimming pools

The Hatchery (C) - The design parameters for this facility are as follows:

- Access road to the facility needs upgrading
- Proper fencing required needs to be rehabilitated.

- Upgrading of cold rooms for storage purposes

Coastal forest (D) - The following are considered for this sub area:

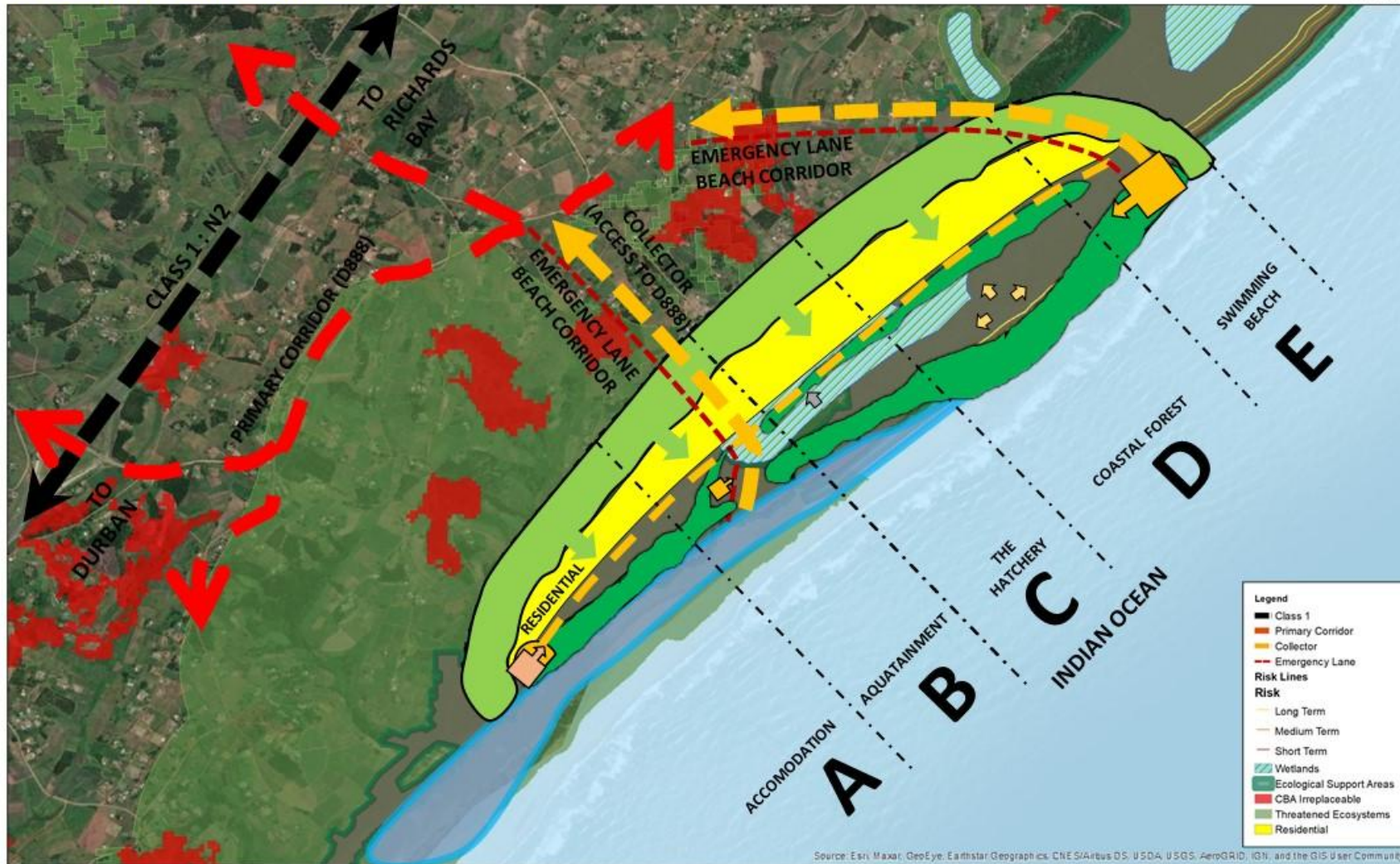
- Upgrading of road that passes along the beach
- Bike trail which will link with the one the Siyaya trail.
- Retaining wall along roadSwimming beach (E) - The following could be considered in improving the area:
- Upgrading of the access road
- Fish pier
- Swimming bathrooms
- Life guard offices
- Shops
- Parking
- Coastal resort

(Source: Dokodweni Local Area Plan, 2016)

MANDENI LOCAL MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK REVIEW

DOKODWENI BEACH CONCEPT PLAN

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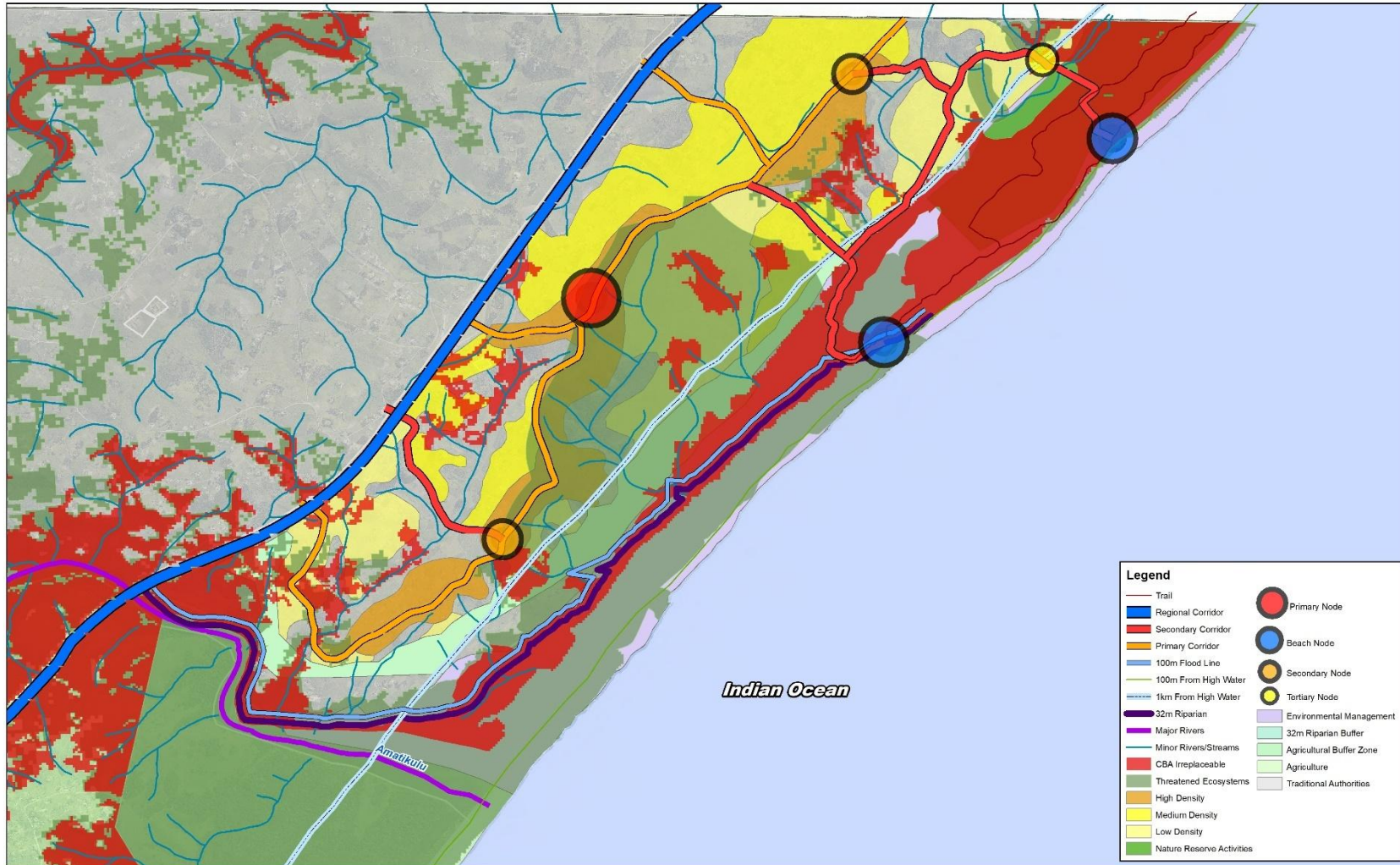


Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

MANDENI LOCAL MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK REVIEW

DOKODWENI LOCAL AREA PLAN

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6.12. SMART GROWTH

The settlement edge is not an isolated management tool, but rather part of a package of urban growth management tools that all need to be employed equally vigorously by the local authority in order to achieve desired, sustainable and efficient urban growth management.

Internationally, a sustainable approach to growth management aptly called “**smart growth**” is seen as the most efficient way of developing urban areas. Smart Growth is a collection of urban development strategies aimed at reducing sprawl and promoting growth that is balanced and fiscally, environmentally, and socially responsible. Smart Growth tries to promote growth and development in areas with optimal opportunity and offers an antidote to the sprawl that has resulted from unlimited low-density development further and further away from the urban centres. Rather than simply restricting development, smart growth is focused on how and where new development should be accommodated.

The principles of smart growth are:

- New growth and development must be leveraged to improve existing areas of opportunity.
- Redevelopment of existing areas must be promoted rather than abandoning existing infrastructure and facilities only to rebuild it farther out.
- Development must be “town-centre”, transit and pedestrian oriented.

- Integrated, mixed-land uses must be promoted in strategic locations.

HUMAN SETTLEMENTS

The Mandeni Municipal area consists of 18 wards with a total of 36 councillors. The Municipal Demarcation board has currently added another ward which is ward 18 around the IsiThebe industrial area (Vutha). 49% of the municipality held under traditional tenure with the following aMakhosi Preside within the municipality:

- Nkosi uMhlongo
- iNkosi uMathonsi
- iNkosi uMcambi
- iNkosi uNgcobo

Mandeni Local Municipality has a predominantly rural landscape with a large proportion of people residing in tribal villages and traditional homes. The towns, located along the main access roads, function as service centres to the surrounding rural settlements.

Scattered, low-density rural settlements dominate the municipality. These settlements are loosely scattered throughout the entire municipal area and are surrounded by communal grazing and arable lands. Most residential structures are self-built. Apart from a few trading stores, there is little sign of any significant economic activity within the rural settlements.

6.12.1. Urban Areas

Areas of urbanisation in the municipality comprise of Mandeni, Sundumbili, Tugela Ext 3 and Tugela Mouth. Land uses within these areas are typically urban mixed uses with acceptable levels of infrastructural and service development and minimal provision of social facilities and services to support the resident population. Industrial development is concentrated in iSithebe industrial park and most notably SAPPI Paper mills at Mandeni.

The iSithebe industrial Park and potential expansion around it forms the main industrial node within the municipality. Although the SAPPI plant represents a major industrial area, it is not-intended to serve as growing industrial node, mainly due to its proximity to residential areas. The Mandeni urban edge borders iSithebe, Sundumbili and Mandeni and includes the identified accelerated growth zones depicted in the local and regional SDF. The Mandeni SDF identified the tourism development strip, Tugela Mouth and wards 1, 2 and 3 located within Macambini traditional authority area that falls within the peri-urban zone.

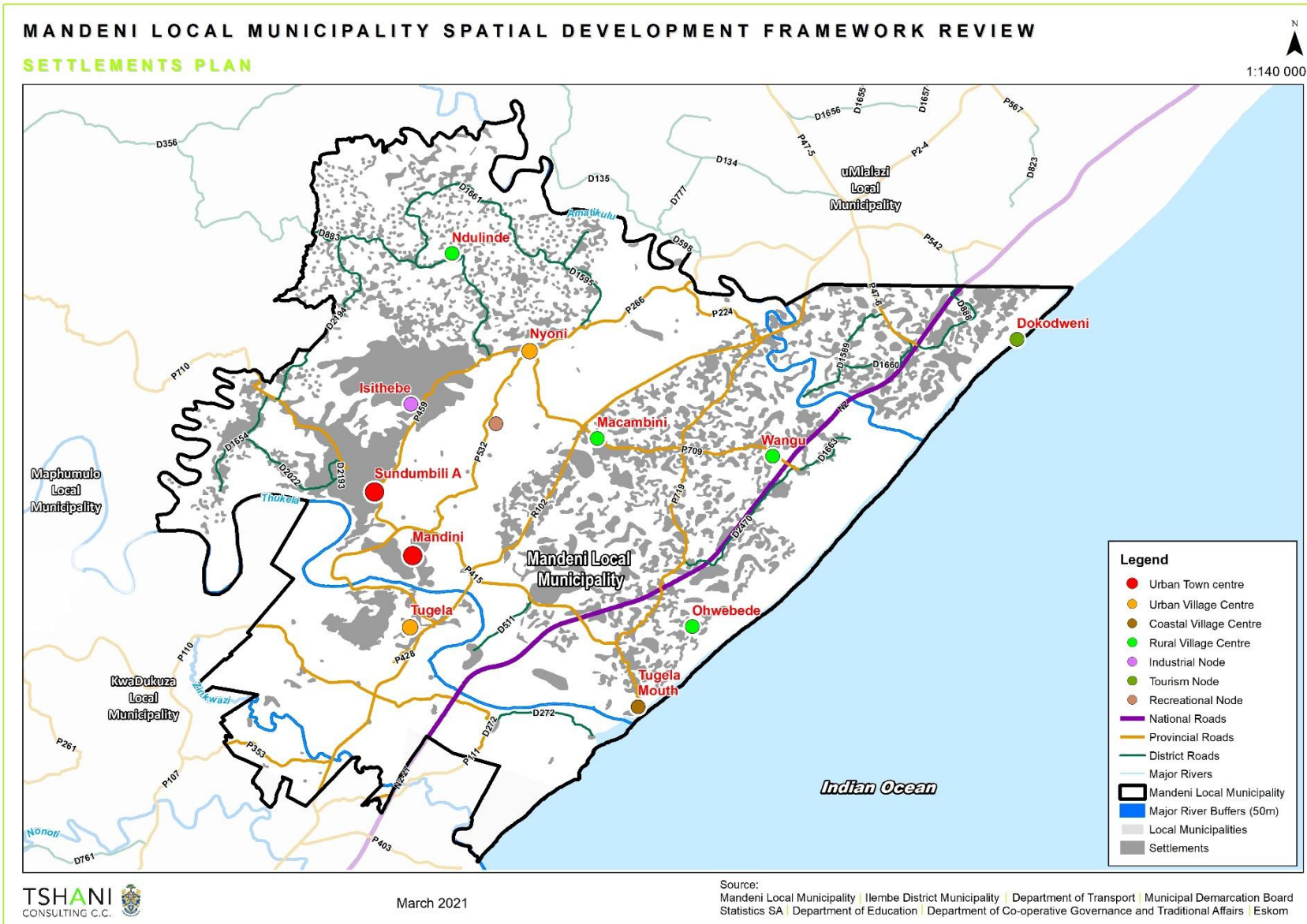
6.12.2. Dense Rural Settlements

Informal settlements with limited to no facilities or infrastructural services occur on the periphery of the developed areas and within the iSithebe Industrial area and Sundumbili Township. This is also evident in the periphery of the well – established Sundumbili Township and Mathonsi TC

eastwards of the hinterland. Village centres such as Wangu in the west and Nyoni in the north eastern side comprise of commercial and service development in the two tribal authorities, Mathonsi and Macambini Tribal Authority.

6.12.3. Scattered Rural Settlements

Settlement patterns in the remaining areas occur in the form of scattered, unevenly spread rural settlements, reflecting the previous neglect of the former KwaZulu Homeland areas in spatial planning and development initiatives. These settlements owe their genesis to the natural environment, particularly grazing and arable land. Patterns and low densities that are not conducive to the provision of infrastructural services. Smaller rural nodes, such as tribal courts, trading stores or clinics are scattered through the TC. Traditional housing dominates, but a range of other formal and informal structures proliferates in these predominantly rural areas. (Source: Mandeni IDP 2020-21 Review, Pg. 42) .Many of the families in the rural regions of the municipality were formerly supported by men who worked as migrant labour in local labour. Large number of employment and recent retrenchments have left these communities with scant means to survive due to recent impact of COVID 19.



6.12.4. Housing

Mandeni Municipality does not have a register of applicants for housing therefore this register will have to be compiled in order to establish the real current demand. It is recommended that the municipality embark on an intensive registration drive with a time limit. This will enable all the relevant role-players to proceed with the planning of future housing projects in an informed manner, addressing the established demand.

According to Stats SA (2016), the following table shows us the housing backlog in Mandeni:

MUNICIPALITY	NUMBER
Mandeni	15 522

The following table shows the recommended projects as per the current housing sector plan:

PROJECT	NO. OF UNITS	STATUS
RURAL HOUSING PROJECTS		
Sikhonyane Phase 1	1 000	Completed
Mathonsi Phase 1	1 000	Completed
Mathonsi / Sundumbili Phase 2	1 000	Under-construction
Macambini Ext 2	2 000	Under-construction
Inyoni Housing Phase 1-2	1 000	Under-construction

6.12.5. Active/Inactive Housing Projects

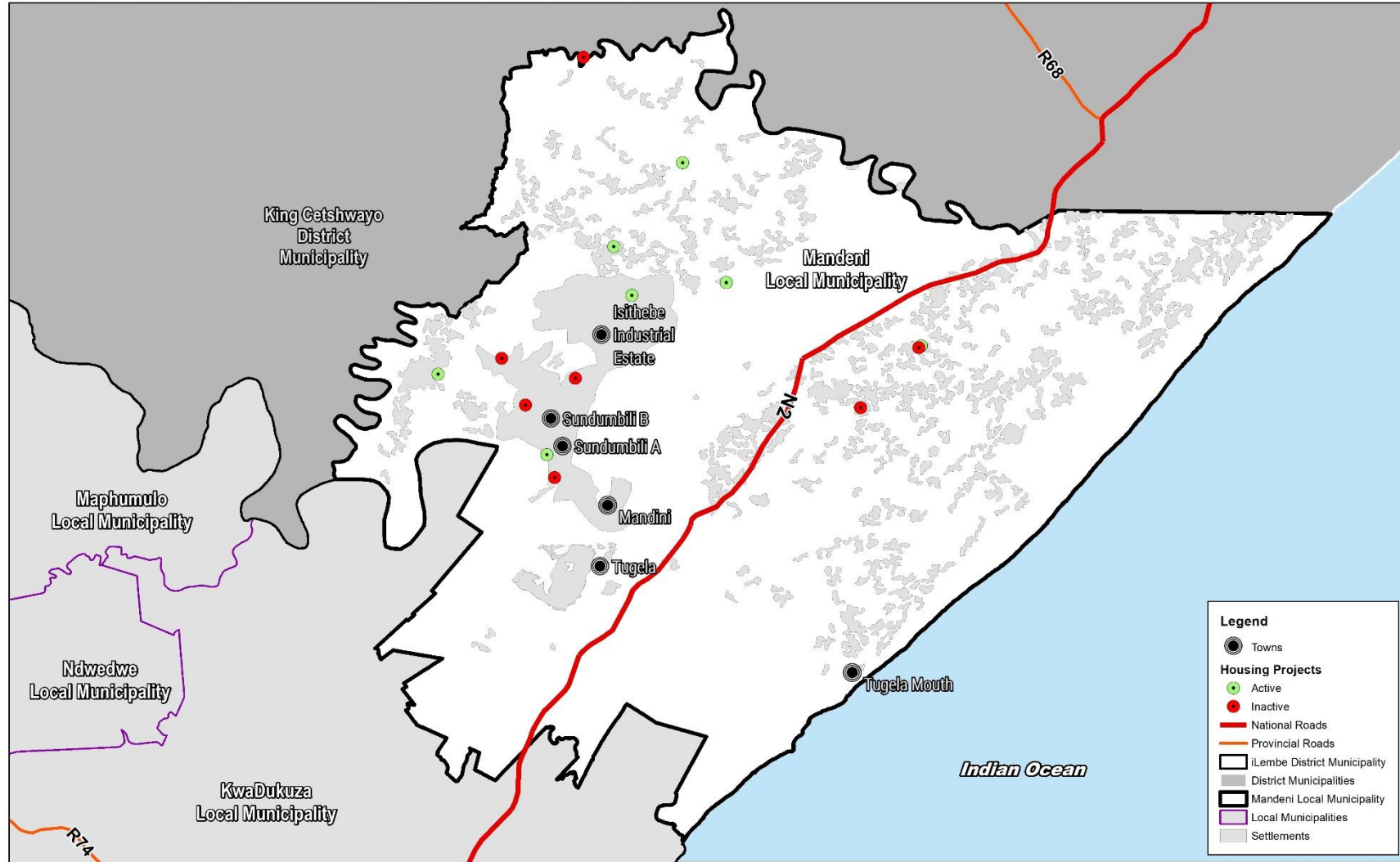
The following table and spatial illustrations depict the Active and Inactive Housing Projects within the Mandeni Local Municipality:

Project Name	Project Type	Ward	Units	Status
Kwamathonsi/Sundumbili	Rural-ITB	12	1000	Inactive
Kwamathonsi/Sundumbili Phase2	Rural-ITB	5	1000	Active
Sikhonyane	Rural	3	1000	Active
Masomonce/Manda Farm Initiative	Rural	10	1000	Inactive
Emadungeni	Rural	12		Inactive
Macimbini	Rural	9		Active
Macambini Ext 1 Phase 2	Rural	1	1100	Inactive
Macambini Ph 2	Rural	8		Inactive
Manda Farm	ISU	7	1149	Active
Isithebe Phase 2	ISU	17	1193	Active
Nyoni Slums Clearance	ISU	10	3020	Active
Isithebe Phase 1	ISU	11,12,16&16	2000	Active
Sundumbili	IRDP	7		Inactive

MANDENI LOCAL MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK REVIEW

HOUSING PROJECTS-MANDENI LOCAL MUNICIPALITY

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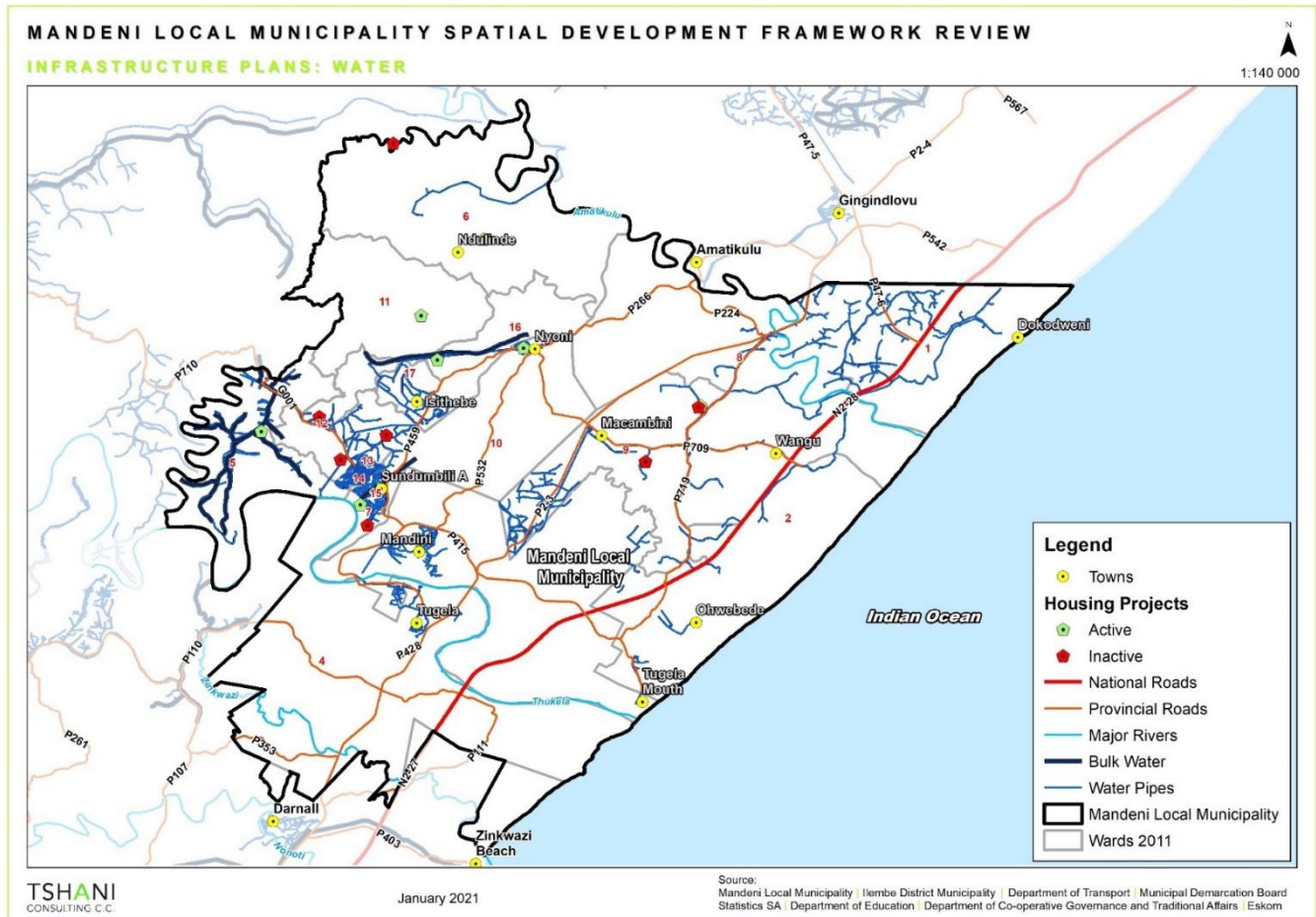


6.13. INFRASTRUCTURE

6.13.1. Water:

Mandeni has average level of service of 72% of the HH being serviced with RDP Standard services. In comparison to the RDP Level of Service, only an average 54% of the HH has yard connections or a higher level of service. The urban areas can once again be clearly identified by the level of services, whilst it is clear that substantial improvement of services in rural areas are required.

The number of people with access to water service has increased over the years and the majority of people in rural areas are able to access clean water. There are areas where communities access water through Jojo Tanks, these are areas located in remote places.



6.13.2. Sanitation Services:

Considering the Statistical Information from the 2011 Census it depicts that the municipality has an average level of service of 68% of the population

serviced within RDP standard of sanitation services. The graph further depicts that only an average of 30% of the municipality is serviced with waterborne (Municipal System / Soak Away) infrastructure.

All the urbanised areas are well serviced. Also, the rural areas of wards 9, 10, 11 and 12, as well as the industrial node known as Isithebe, has a backlog of 0%. Ward 5 has the lowest level of services with a backlog in excess of 50%, whilst the remaining wards has a backlog of anywhere between 1% and 50%.

6.13.3. Solid Waste:

All the landfill facilities within the Mandeni area have reached their capacity. The privately owned and operated KwaDukuza Landfill has been specifically developed as a regional landfill site that would also provide for the airspace needs of the Mandeni area.

The needs and gaps identified regarding waste collection in the municipality is summarised below:

- Development of a comprehensive waste information system;
- Finalisation of the refuse removal by-laws;
- The Municipality needs to monitor and regularly audit the collection service – this with regard to contractor performance, as well as record keeping;
- A strategy needs to be developed, for the provision of basic collection services to the rural areas;

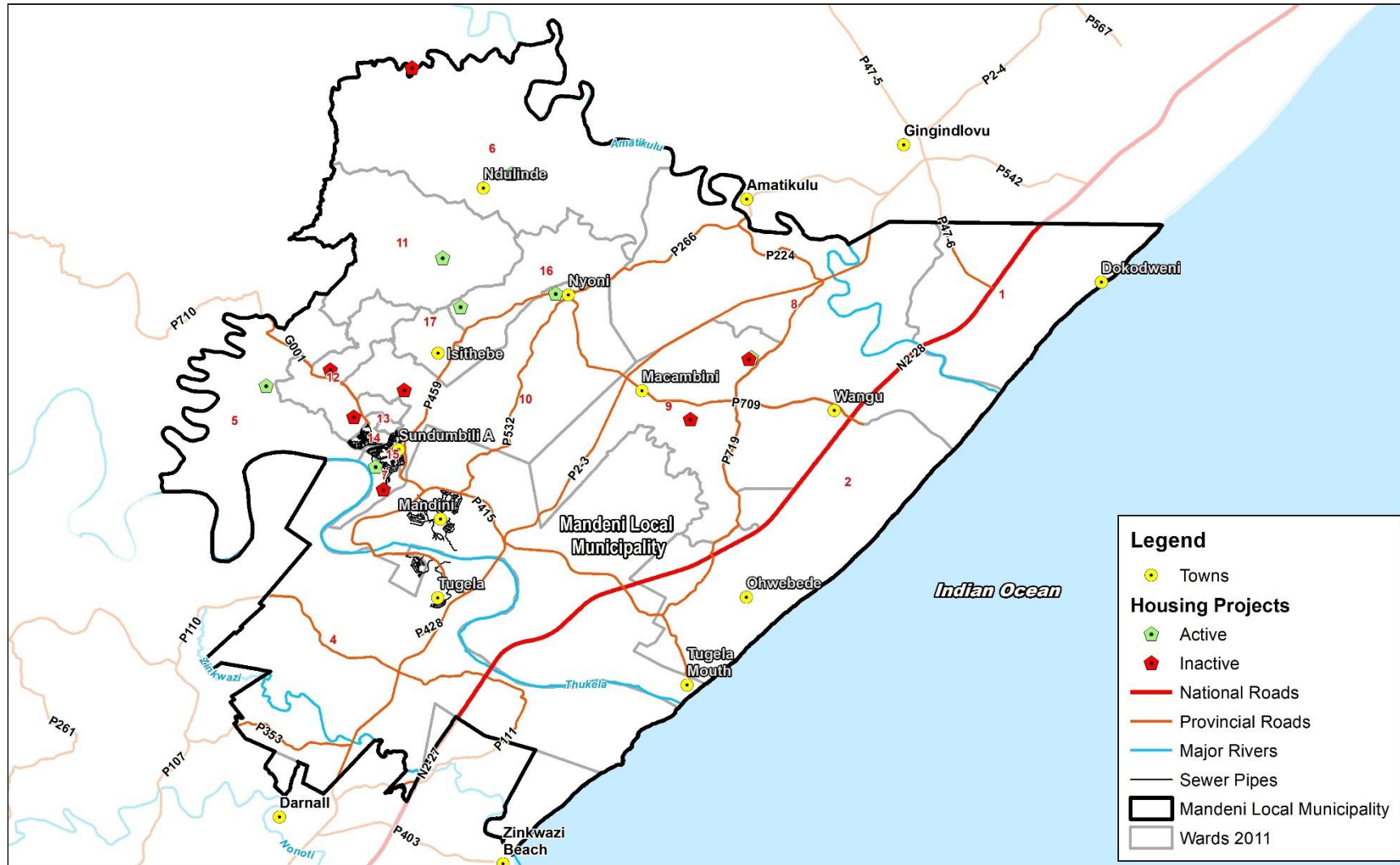
- The Municipality needs to initiate a series of awareness programmes in order to inform Mandeni residents of waste services, recycling and waste minimisation initiatives and publishing of bylaws;
- Recycling, waste minimisation and re-use initiatives must be promoted and implemented;

Tariffs need to be reassessed for content and then revised in amount, to reduce the shortfall in service cost recovery

MANDENI LOCAL MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK REVIEW

INFRASTRUCTURE PLANS: SANITATION

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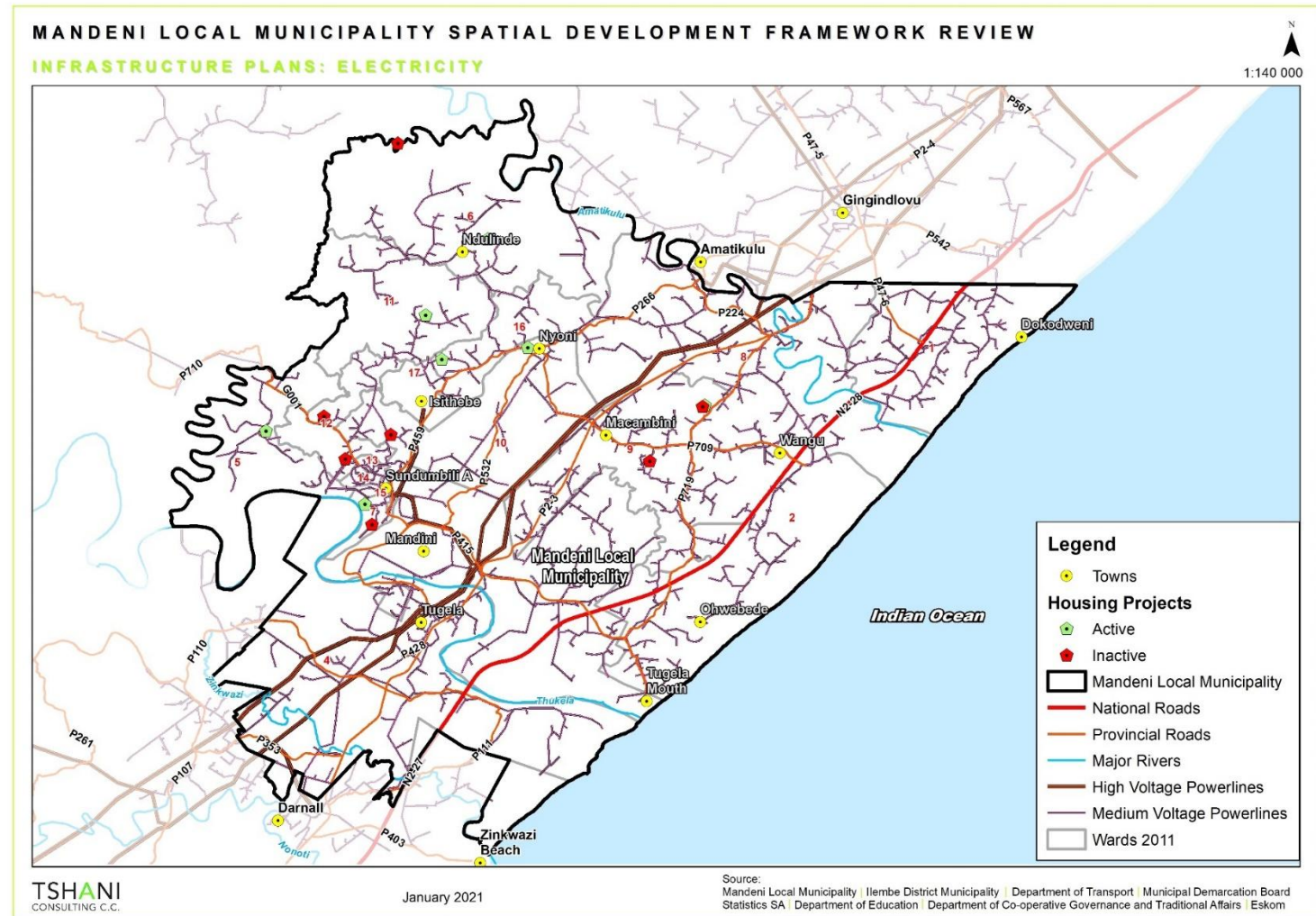
Legend

- Towns
- Housing Projects**
- ◆ Active
- ◆ Inactive
- National Roads
- Provincial Roads
- Major Rivers
- Sewer Pipes
- ▭ Mandeni Local Municipality
- ▭ Wards 2011

6.13.4. Electricity:

Mandeni Municipality is very well serviced with Electrical Infrastructure.

Although alternatives are under consideration in iLembe includes photovoltaic solutions, solar water geysers, mini grids, mini hydro, wind, biogas (from waste disposal sites) and biofuels. According to the iLembe Environmental Management Framework, only Mandeni Local Municipality expresses a firm intention to invest in renewable energy. The Municipality do experience severe reluctance from communities to accept alternative energy sources, and therefore the Municipality have made financial provision to improve public awareness and investigate pilot opportunities.



1. Transportation Network

The focus of movement and Transportation in the Mandeni Local Municipality is on the interplay of viable public transportation with the appropriate pattern of land use and settlement development. It is clearly recognised that public transport functions best and most sustainably when it services a user population that resides at sufficient density within the catchments of the transport services offered. Thus, it is emphasised that the theme encompasses the need to plan for public transportation services in tandem with planning for the transformation of inefficient spatial patterns of development over time.

Key Informants and Policy for Transportation in the MLM

Key Informants and Policy for Transportation and Movement

<p>Key Informants</p>	<p>The MLM SDF seeks to respond to:</p> <ul style="list-style-type: none"> • Prevailing low density and fragmented settlement forms that pose a challenge to the provision of affordable and efficient public transport and transportation modes, in general; • The need to provide improved connectivity between areas where the majority of residents live and areas of future development potential; and • The need to develop improved connectivity and through-routes for commercial traffic and logistics vehicles.
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<p>Global Agreements</p>	<p>UN 2030 Agenda for Sustainable Development: Sustainable Development Goals (SDGs)</p> <ul style="list-style-type: none"> • SDG 9: Innovation & Infrastructure • SDG 11: Sustainable Cities & Communities
<p>National Policy</p>	<p>National Development Plan Vision 2030 (NDP)</p> <ul style="list-style-type: none"> • Chapter 8: Transforming human settlement and the National Space Economy • Integrated Urban Development Framework (IUDF) • Four Strategic Goals • 9 Policy Levers <p>Draft Revised White Paper on National Transport Policy</p> <ul style="list-style-type: none"> • 6 Overarching Goals
<p>SPLUMA Section 21_</p>	<p>Relevant guidance drawn from Section 21:</p> <ul style="list-style-type: none"> • identify current and future 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;

- identify, quantify and provide location requirements of engineering infrastructure and services provision for existing and future development needs for the next five years.

Mandeni is fairly well serviced with an extensive road network of ±700 km . Most of these roads are gravel (85% of the roads) and needs regular maintenance to ensure ease of accessibility. These rural roads require mechanical plant and equipment to carry out repairs and maintenance, and there is currently insufficient mechanical plant to be able to address the exceptionally high demands from 17 wards.

- **Regional development corridor-** The Provincial Spatial Economic Development Strategy has identified the N2 route between uMhlatuze and eThekweni as a primary provincial corridor. The R102, which runs parallel to the N2 serves as regional development corridor within municipalities along this route. This can be ascribed to the fact that no direct accesses onto the N2 from potential developments are envisaged and the result in other areas such as KwaDukuza has already been that developments cluster along the R102 for localise and regional access and in close proximity to the N2 route.

The Provincial Department of Transport have commenced with the construction of the Provincial Road District D883 joining P415 to

IsiThebe. This route aimed to increase accessibility towards activity nodes of Ndulinde and Isithebe industrial area.

- **Activity corridor-** The Mandeni Municipality has identified P415 as the municipal activity corridor, which crosses the N2, and becomes the Tourism link to Tugela Mouth, linking the coast and hinterland. It also links the Mandeni/Sundumbili primary node.
- **Link roads-** The P709 as link road crossing over N2 linking the Amatikulu Nature Reserve through the Wangu Activity Point, via Nyoni with the Isithebe Industrial Node east-west, linking the coast with the hinterland. This is the road has high economic potential and is vital for the expansion of the Industrial area and development along the coast. Currently this road is gravel again strategic intervention to upgrade the road into black top surface is of high importance.

The P532 provide another important link between the Mandeni areas directly towards Nyoni. If upgraded, it could primarily provide an alternative access route to both isiThebe and Nyoni and in so doing alleviate some of the freight traffic along the activity corridor. This link road will in future further provide alternative access to the planned urban infill areas and serve as the boundary between urban development and the future agricultural land area.

The P710 route connecting the Urban Complex of Mandeni with other regional inland areas outside of the Mandeni municipality is important not only to serve households from those areas by providing access to services and opportunities within the complex, but also vital for the economic growth of the complex itself. Economic studies conducted during the Sundumbili Urban Regeneration study found that the complex serve a major regional commercial centre and that economic thresholds to the centre is to a large degree made up of households outside of the Mandeni municipality.

Thokoza road plays an important role within the municipality as it joins the Mandeni CBD to the Sundumbili Node. This route further provides access to the various activities such as Magistrate court, Sundumbili Sports arena, Sibusisiwe community hall and to the Secondary node. Hence the municipality in the Town Planning Scheme has been identified municipal Corridor with mixed land uses.

- **Airport-** MLM is located near King Shaka International Airport which is located close to one of the biggest shopping centres in

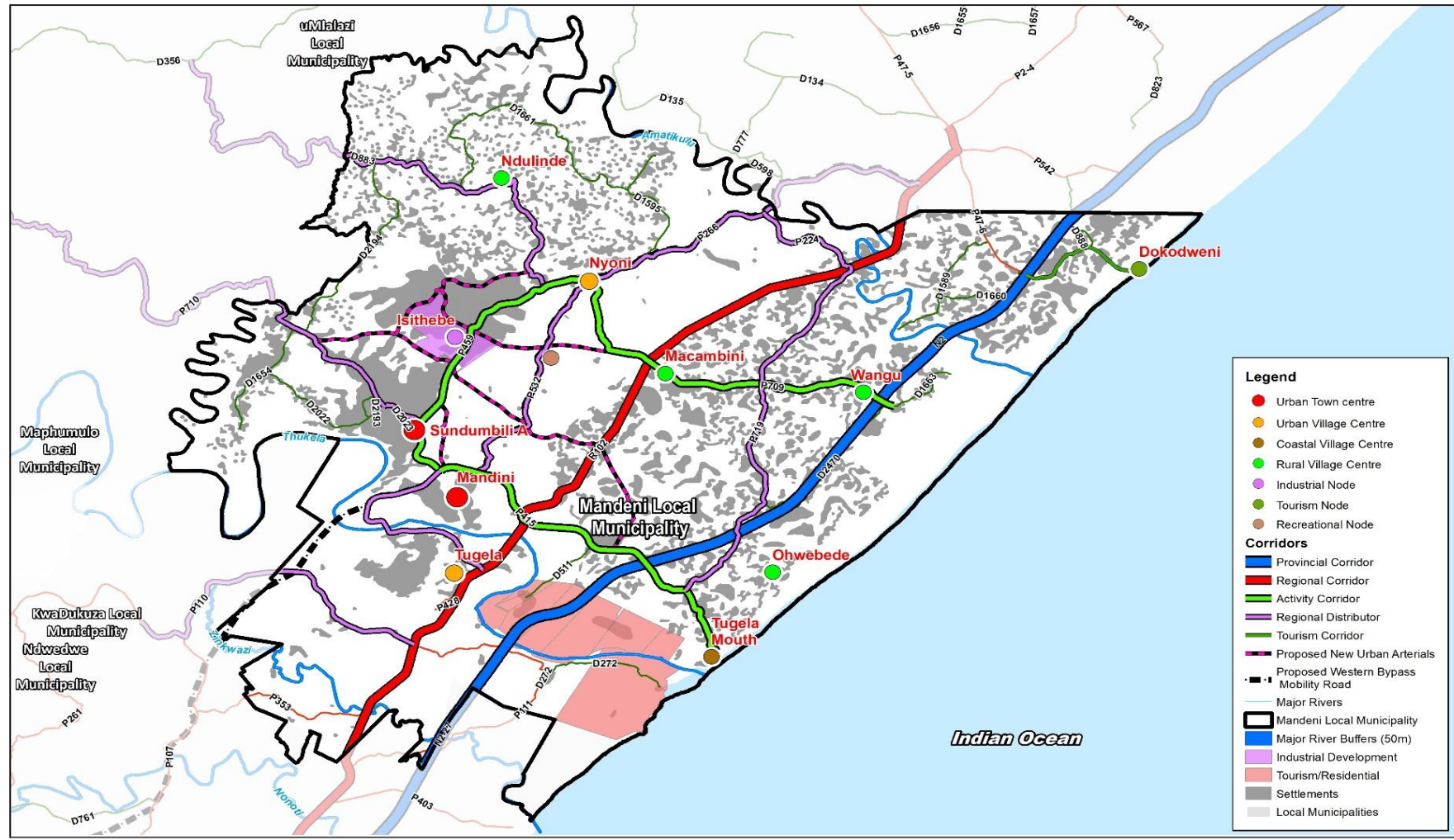
the southern hemisphere which is “Gateway”. King Shaka International Airport caters for domestic as well as international flights. The distance between MLM and the airport is 76,1 Km via the N2.

- **Railway** – Mandini Railway Station which is 106 Km from Durban on the Durban- Empangeni- Golela line. The municipality is in discussions with the Passenger Rail Agency of South Africa (PRASA) to extend the passenger rail services beyond the KwaDukuza Municipality to Mandeni and up to uMhlathuze Municipality in the North. This has been captured on PRASA's 2050 Strategic Plan.
- **Proposed Western Bypass** – This road that has been proposed links Kwadukuza LM and Ndwedwe LM into Mandeni LM.
- **Proposed Urban Arterial** – This road that has been proposed increase connectivity between all the towns of Mandeni LM, and crates a lot alternative routes for the users of these roads.

MANDENI LOCAL MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK REVIEW

BUILT ENVIRONMENT FRAMEWORK

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Legend

- Urban Town Centre
- Urban Village Centre
- Coastal Village Centre
- Rural Village Centre
- Industrial Node
- Tourism Node
- Recreational Node

Corridors

- Provincial Corridor
- Regional Corridor
- Activity Corridor
- Regional Distributor
- Tourism Corridor
- Proposed New Urban Arterials
- Proposed Western Bypass Mobility Road

Other Features

- Major Rivers
- Mandeni Local Municipality
- Major River Buffers (50m)
- Industrial Development
- Tourism/Residential
- Settlements
- Local Municipalities

6.14. LAND USE PROPOSALS

Land proposals have been identified for MLM according to what's existing and what the residents of MLM need in order for the municipality to reach its fullest potential and also to guide development in appropriate manner.

6.14.1. Tugela Land Use:

The Tugela area has a vast amount of vacant land in comparison to the other areas within the municipal landscape. The Tugela area is located within a prime location to enhance economic growth and open doors for residential expansion and various other developments. The area whereby the proposals have been analysed, has a vast amount of CBA's that is affecting the open area and therefore the proposals had to be restricted. The spatial proposal for this landscape introduces a proposed hospital, tourism activity potential, mixed use and residential expansion within that radius. The residential expansion upholds the expansion of densities to accommodate formal developments for the current and future residents. The proposed residential expansion will open up doorways for citizens who wish to work within the existing employment opportunities in the Tugela area and will allow for households to have secure development to thrive upon.

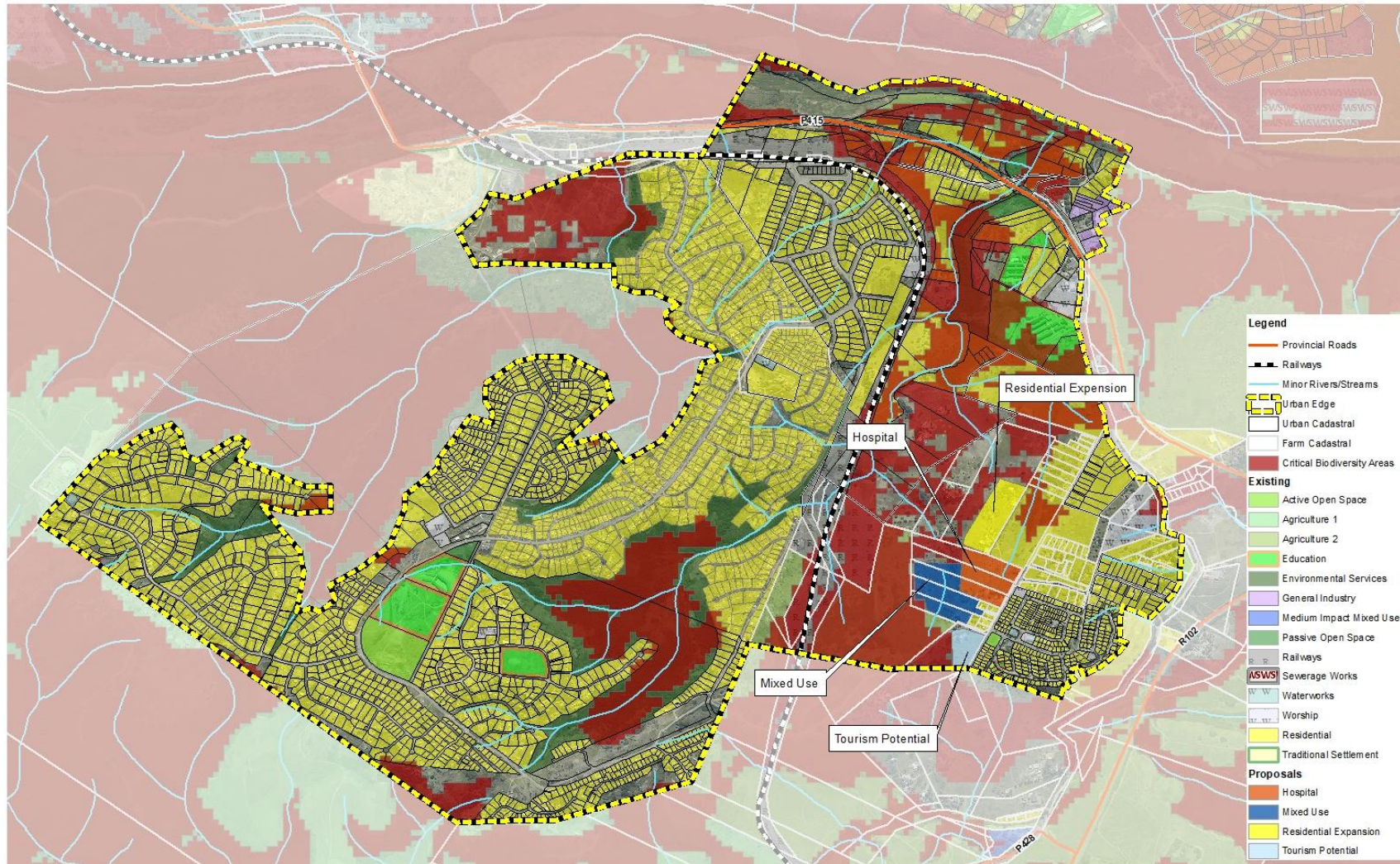
Mandeni LM lacks major hospital facilities to cater for the needs of the surrounding citizens. The proposed medical centre and mixed-use developments will open up doorways for employment for surrounding and future citizens. The medical centre will mainly cater for the health needs for more advanced medical procedures as opposed to the basic existing clinics within the Mandeni LM. .

The landscape for tourism potential developments will boost private sector investments as the Tugela area is located within close proximity to nature reserves and the coastline. Land uses with access to the coastline needs to be secured with vital management for sustainability purposes.

MANDENI LOCAL MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK REVIEW

TUGELA LAND USE PROPOSALS

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6.14.2. Nyoni Land Use

The Nyoni area was analysed to be a broad landscape with bulk of the land currently undeveloped and therefore a potential threat of settlement spread to other municipal areas is most likely to occur. Towards the northern side of the P459 and thereafter more specifically the eastern and western part of the Nyoni area there is informal shack developments that have occurred within the landscape.

With this, upholds the threat of environmental degradation and various number of social factors that the society within those settlements will encounter. The spatial proposal of formal residential will promote healthy, structured, and sustainable living conditions for households to thrive upon.

Formal residential is a comprehensive holistic approach to identifying the boundaries of the identified area and the existing conditions.

The general purpose to planning a formal residential development is to coordinate sustainable development of the area so as to promote health, safety, good order, amenity, convenience and general welfare of such area as well as efficiency and economy in the process of such development and to provide physical development of such land.

The small-town regeneration approach is one which focuses on a towns unique traits and the key sectors which can be capitalised on in order to build a strong local economic and spatial base. The Spatial Development Framework aims to offer strategic guidelines on the prioritisation of infrastructure in Small Towns.

The revitalisation programmes aim to promote, encourage and support the economy in and around small towns. Economically vibrant small towns play an important role in economic development, as they provide employment and commercial opportunities for people residing in such towns, as well as in the surrounding rural areas. Many small towns, where communities can fast become economically active and that are situated along the identified transport corridors, have been earmarked for revitalization programmes.

The spatial proposal which is been introduced to the Nyoni area is that of “livelihoods planning”. This aims to ensure that planning is centered around people and people are centered around planning. Such an approach is also focused on developing land use systems so that it fulfills a relevant purpose particularly in our poorer regions of both urban and rural space. Employing such an approach is intended to ensure that cultural and communal zones form an integral component of a land use scheme.

The aim of the Small Town Regeneration Strategy is as follows;

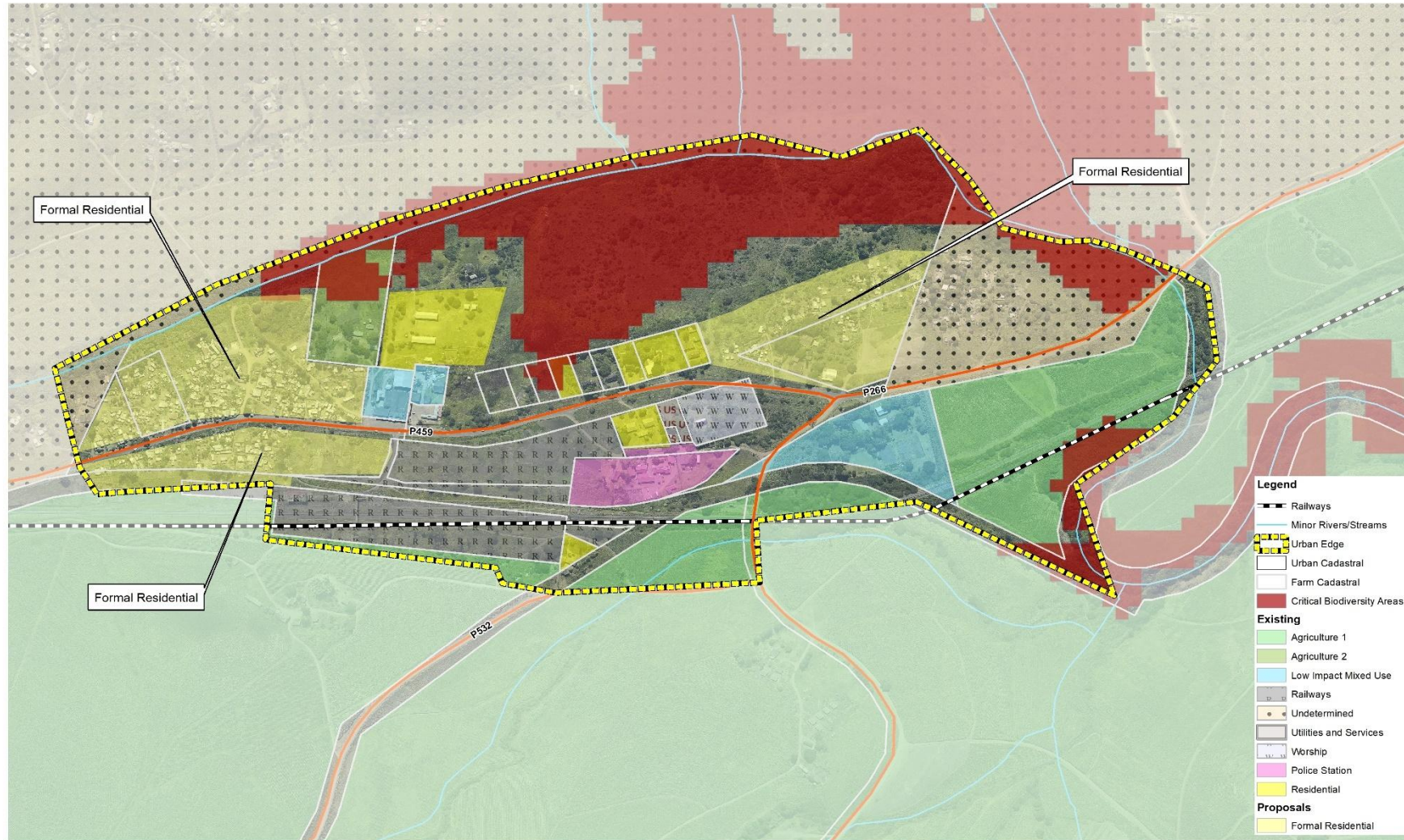
- To address poverty in small towns
- To address economic marginalization
- To address imbalances caused by spatial deficiencies

- To build a more inclusive society and economy
- To increase the number of people who are in sustainable economic activity
- To develop infrastructure
- To reduce unemployment through local economic development initiatives

MANDENI LOCAL MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK REVIEW

INYONI LAND USE PROPOSALS

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6.15. SOCIO-ECONOMIC FRAMEWORK

The sociological framework aims to unpack the relationship between the distribution of socially valued goods and the culture that gives goods their social meaning. A socio-economic framework is about the relation between allocation, distribution, culture, and preferences.

6.15.1. Economic Framework:

The following section aims to unpack the Economic Framework underpinning MLM and aims to highlight the areas of focus to lead to economic growth for MLM.

The aim of the Economic Framework is to flag key opportunities for private and government investment, as well as to identify other economic activities that will boost the economy of MLM. In doing this, MLM can invest in opportunities to accelerate economic growth, job creation, and transform the Local Municipal area. Spatial strategies and plans as well as the land use management regime administered by the MLM must be designed so as to facilitate and enhance the opportunities for sustainable economic development in the area.

Current Economic Situation in MLM

The Mandeni Local Municipality's economy is anchored by its prominent industrial estate, with manufacturing being the largest employment base (26.86%) and a GDP contribution of 60.6% to the Municipality. The current economy of the Municipality is heavily reliant on the manufacturing sector, which is likely to continue to grow given its comparative advantage in the Province. However, space for expansion is of concern and the aim is to

diversify and grow the comparative advantage of the other sectors, especially those that within the tertiary sector such as finance, research and development and technology.

The most fundamental of interventions in energizing LED processes are those of improving the local business environment, reviewing local regulatory processes that impede local development initiatives, appropriate support for small business development, enhancing coordination across different government departments and strengthening the competitiveness of municipality, which are the major drivers of economic growth.

Major Economic Sectors in MLM

The *main economic sectors* within the Mandeni LM are listed below according to their contribution:

- Manufacturing
- Wholesale and Retail
- Finance
- Community services
- General government
- Construction
- Agriculture
- Transportation and logistics
- Mining and quarrying
- Tourism

Manufacturing

Given the nature and comparative advantage already within this sector, priority is expansion and spatial growth management and location of the sector given its limited spaces for expansion. Manufacturing refers to the value added on raw materials produced or extracted. The most prominent industries currently include textiles, plastics, chemicals, and furniture, with textile the most prominent one.

Biodiesel has been initiated; the aim is to produce biofuel through the Moringa plants that have been planted within the iLembe district Municipality.

Wholesale and Retail

The wholesale and retail sector is the third largest economic contributor to the Mandeni GDP with 8% following agriculture. This sector is also the second largest employment absorber with 25.68%, following the Manufacturing sector (26.86%). The retail sector in the Municipal area poses a high comparative advantage due to the manufacturing's high textile production. KwaZulu Natal produces more than 40% of South Africa's textiles. The informal sector also sieves from this. The Manufacturing, moreover, poses a prominent export and import facility, however the transportation sector has not developed a significant competitive advantage, which could serve as a catalyst to strengthen domestic

connection, trade and supply. Thus, the transportation sector has an important role to play in terms of creating an enabling environment for economic development.

Agriculture

The sector has been identified to have a commercial farming potential advantaged with the high potential land situated on evenly fertile plains along the coast and central municipal area, and the lower agricultural potential land situated in the north western parts of the municipality in the more mountainous areas.

Two Agri-Hubs Projects are to be implemented in the Municipality for commercial fresh produce on highly value crops such as patty pants, peppers, and cucumbers.

Transportation/ Logistics

Mandeni Local Municipality is located along the coast of the Indian Ocean. The N2 provincial corridor and the R102 regional corridor traverse through the LM. The Municipality is well located as it is served by national and provincial road networks, and a freight rail network between Durban and Richards Bay. There are currently discussions between the Municipality and Passenger Rail Agency of South Africa (PRASA) to extend the services to the Municipality. There is also an airfield in the Municipality located within the Isithebe Industrial Estate, however it is not utilised and King Shaka

International Airport which is a 45 minutes' drive away and helicopters satisfy current transportation needs.

The logistics and transportation sector is considered an important industry to strengthen and enhance the growth of the agricultural, manufacturing, wholesale/retail and tourism industry. Opportunity exists for growth in this sector to strengthen location, servicing level, marketing, and future growth. These sectors when well strengthened and competitive, the transportation sector will in turn sieve from this growth and gain competitive advantage in its own sector.

The P415 has been identified by the Municipality as an activity corridor as it has potential to be a tourism link to Tugela Mouth, linking the coast and the hinterland and it is linked to the primary node.

Tourism

The Municipality has beaches, estuaries and natural resources which form the primary visitor attractions into the Municipality. The Tugela Mouth houses most of the tourism attractions in the Municipality, which consist of guest houses, caravan park and camp sites with lovely swimming and fishing beaches and is in close proximity to the Amatikulu Nature Reserve, Ndulunde Hills and Ndongakusuka Hill.

The Municipality is also rich in historical sites, heritage and culture of which there is potential to harness growth stem from these assets. Current proposals are a:

- Adventure Hub situated along the Thukela River;
- Resort Developments along the Thukela;
- Conference Facility within the Ngwenya Conservation Area;

The LED Strategy has identified three catalytic projects for implementation, they are:

FEASIBLE WITH BUSINESS PLANS DEVELOPED	NON-FEASIBLE (AT PRESENT)
<ul style="list-style-type: none"> • Conference Facility in “Ngwenya Conservation Area” • Development of an Adventure Hub along the Banks of the Tugela River • Revival of Battle of Ndongakusuka 	<ul style="list-style-type: none"> • N2 Service Station • Queen Nandi Memorial • Amatikulu Resort • Increased Accommodation at the Amatikulu Nature Reserve

The tourism opportunities will be explained in detail in the Tourism Framework section.

SMME

The LED Unit has established the LED Database for all active, registered SMMEs and cooperative. The municipality is committed to capacitate emerging contractors in upskilling them through contractor development

programme, entrepreneurship programme, ABSA Bank initiative and LED Quickwins. Validation of activeness of the SMME has to be aligned to requirements of CIPC and SARS and the municipal LED office acts as facilitators between parties.

A substantial percentage of formal businesses trading in Mandeni are small, contributing a low percentage of total output and an even lower percentage of total employment

The most fundamental of interventions in energizing LED processes are those of improving the local business environment, reviewing local regulatory processes that impede local development initiatives, appropriate support for small business development, enhancing coordination across different government departments and strengthening the competitiveness of municipality, which are the major drivers of economic growth.

small medium and micro enterprise (SMME) sector is one of the high impact priority sectors for the province and district in their economic development and LED strategies, respectively. In order to grow and develop, small businesses need knowledge about business opportunities, capacity to run a business and access to services. Mandeni as a business and investment space or unit needs to shift from a municipality of job seekers and talkers (complaining for entitlement and for the once was economy...), to one of entrepreneurial job providers by increasing entrepreneurship activity in line with the changing nature of work globally in accordance with a well thought out implementation plan.

Informal Economy

Informal trading is one of the undervalued sectors, however, it has formed part of the employment and job creation mediums allowing for income to those who are not within the formal sector. Informal traders in the Municipality have indicated unemployment and job losses being one of the reasons for such a sector. The sector has no to limited regulated and is not included in the economy's contribution however it helps provide jobs and poverty alleviation.

The informal sector activities include gardening, garbage-picking, child-minders, vendors of food and non-food items, taxi drivers, car wash workers, hairdressers and barbers, bricklayers and stonemasons, tavern and shebeen operators, motor vehicle mechanics and fitters, spaza shop owners and workers, clothing repairs workers, traditional medicine vendors and practitioners, cobblers, domestic workers, and welders.

Types of Informal Sector trading locations include:

- Street and Pavement
- Intersection trading
- Trading at transport interchanges
- Mobile trading
- Special purpose markets
- Those trading during major events

Renewable Energy

Mandeni LM should also promote the use of renewable energy sources and build low-carbon eco-cities/towns and should strive to advocate the conservation of resources and to promote environment-friendly materials and manufacturing. The districts cities/towns and their citizens should, in doing so, join together to create sustainable smart districts environment lifestyles and promote an ecological civilisation in which people and built environment co-exist in harmony.

The MLM should work with the local municipalities and other government agencies to develop solutions to bottlenecks through transmission modernisation, new facilities, and smart transmission technology. Smart grid technologies can also enable greater integration of distributed generation technologies and allows consumers to better manage consumption, helping to reduce both peak and total energy loads. The district should support the development of a comprehensive strategy to deploy smart grid technologies.

Power regulators and others are looking at what a carbon-minimal future requires and what we need to do to get there, recognising the difficulties of the status quo, including costs. Offshore wind, microgrids, and distributed energy generation can work here as they do in other districts, but the roadblocks need to be removed. Renewable energy sources must account for a significant proportion of the MLM's energy mix.

Knowledge Economy

The Mandeni LM should focus developments in science and technology are pointing the way to new directions in sustainable urban and rural developments. Investing in science and technology will allow the district to become truly integrated into the knowledge economy, and innovative towns can develop significant advantages in globalisation.

At the same time, investing in science and technology will enable high-tech activities that are expected to experience strong growth of the district.

It is essential to ensure growth in knowledge economy for the betterment of the local community as well as to industries that invest heavily in research and development (R&D) and intellectual capital, thereby benefiting from opportunities to cluster and share information. To prepare for future economic growth, the district should support the existing sectors which have the potential to thrive (such as agriculture) as well as future innovation clusters, which will be dynamic, mixed-use small business districts that benefit from sharing knowledge and resources.

Small Town Revitalisation

The small-town regeneration approach is one which focuses on a towns unique traits and the key sectors which can be capitalised on in order to build a strong local economic and spatial base. The Spatial Development Framework aims to offer strategic guidelines on the prioritisation of infrastructure in Small Towns.

The revitalisation programmes aim to promote, encourage and support the economy in and around small towns. Economically vibrant small towns play an important role in economic development, as they provide employment and commercial opportunities for people residing in such towns, as well as in the surrounding rural areas. Many small towns, where communities can fast become economically active and that are situated along the identified transport corridors, have been earmarked for revitalization programmes.

A concept which is been introduced to the study is that of “livelihoods planning”. This aims to ensure that planning is centered around people and people are centered around planning. Such an approach is also focused on developing land use systems so that it fulfills a relevant purpose particularly in our poorer regions of both urban and rural space. Employing such an approach is intended to ensure that cultural and communal zones form an integral component of a land use scheme.

The aim of the Small Town Regeneration Strategy is as follows;

- To address poverty in small towns
- To address economic marginalization
- To address imbalances caused by spatial deficiencies
- To build a more inclusive society and economy
- To increase the number of people who are in sustainable economic activity
- To develop infrastructure
- To reduce unemployment through local economic development initiatives

Interventions:

Spatial development will focus on the gradual development of aesthetically inferior and poorly serviced demarcated informal trading spaces. Spatial planning requirements for the accommodation of informal trading shall apply to private property developers as well, especially if the new development displaces a present market, or has potential to attract the interest of informal traders in the long run.

The process of registering informal traders should become transparent, simple, and user-friendly. LED will coordinate an inter-departmental standing committee meeting which intended to sit on weekly basis an approval of trading process to compile a single, comprehensive form with sections that address all the requirements necessary to ensure that any informal trading licenses, certificates or permits that are issued are registered.

A basic site rental should be set by MLM, then differentiate rentals for other levels should be determined accordingly. The methodology used to determine an amount of rental payable should take into account, inter alia, the services and infrastructure available at the trading space allocated.

Mandeni aims to retain, grow existing industries and support the development of new industries through maximizing knowledge, capacity and opportunities.

Mandeni Municipality should have a business support policy and a dedicated small business development and promotion programme.

Mandeni should also actively and indirectly aid locally based or relocating and establishing SME firms take advantage of international business opportunities by its support through MIC and LDA through the DTi's Exporter Development Programme. In addition, there is a need to raise awareness about business and entrepreneurship and facilitate greater links between educational and entrepreneurship activities.

6.15.2. Tourism Framework:

The Mandeni Local Economic Development Strategy has identified a range of development opportunities and constraints that exist in the Mandeni municipal area. The Tourism industry has been identified to having a latent comparative advantage compared to the agricultural and manufacturing sector. Already the municipality is a host most of the tourism attractions in the Municipality situated in the Tugela Mouth, which consist of guest houses, caravan park and camp sites with lovely swimming and fishing beaches and is in proximity to the Amatikulu Nature Reserve, Ndulunde Hills and Ndongakusuka Hill. With the coastal corridor of iLembe towards beach tourism

The MLM has the following natural assets:

- Indian ocean
- Nature reserves (Ngwenya, Harold Johnson and Amatikulu)
- Tugela River, Nyoni River, Matikulu River
- Good favourable climate/weather
- Rich cultural history linked to Zululand
- Rustic and naturally aesthetic environment

With the following feasible Tourism Projects:

- Conference Facility in “Ngwenya Conservation Area”
- Development of an Adventure Hub along the Banks of the Tugela River
- Revival of Battle of Ndongakusuka
- Promoting various tourism developments, e.g. beach upgrade (Dokodweni and Tugela Mouth)

MLM tourism sub sectors are as follows:

- Sports and Events
- Agri-tourism
- Eco-tourism
- Agri-Tourism
- Cultural and heritage

Sporting and events tourism is one of the opportunities that exist for exploring income generation in the Municipal area. The Dokodweni beach has been identified as a tourism node, it presents opportunity to host musical and festival events. Other activities that can be explored are beach games, of which can consequently form part of the culture of the Municipality.

“Dokodweni beach has recently obtained a Pilot Blue Flag status and the area has been recognised outside municipal jurisdiction as the place for hosting events i.e ibeach Xperience” (Mandeni SDF Review, 2020/2021)

Agri-tourism is a broad term used to define any agriculturally based operation or activity that brings visitors to a farm. Agri-tourism includes a

wide variety of activities, including buying agricultural produce directly from a farm stand, picking fruit, feeding animals, working on a farm during a holiday or staying at a B&B on a farm. Agriculture forms part of the economic sectors in the Municipality and such activities can be exploited as well.

The Mandeni area shows potential for eco-tourism opportunities, the Amatikulu Nature Reserve's natural and cultural heritage features. Eco-tourism refers to nature-based tourism experiences sought by tourists. It is intended to be a low-impact and environmentally conscious tourism activity. Some of the eco-tourism activities include, but are limited to:

- Scenic
- Wildlife experiences
- Birding
- Nature trails
- Coastal/beach
- Hiking and mountaineering
- Educational
- Camping
- Hunting
- Etc.

The environmental sensitivity and awareness of the eco-tourism make advantage its growth and feasibility.

Agri-tourism is a broad term used to define any agriculturally based operation or activity that brings visitors to a farm. Agri-tourism includes a wide variety of activities, including buying agricultural produce directly from

a farm stand, picking fruit, feeding animals, working on a farm during a holiday or staying at a B&B on a farm.

Given its predominant agricultural base, Mandeni has a strong competitive advantage in the development of agri-tourism products and offerings.

The Mandeni has undervalued richness in historical events and cultural history which can be harnessed for potential Tourism attractions, nature and leisure opportunities. These can be used for history educational purposes for those interested in the great independence battles and historical events:

- Great battle between the Zulus and the British
- John Dunn, a Scottish immigrant with 48 wives and 117 children
- The battle of Tugela
- The 1856 Battle of Ndodakasuka, a right of succession to the throne contest between King Mpande's sons Cetshwayo and Mbuyazwe provoked by colonial interest
- The Ultimatum given to King Cetshwayo under the Ultimatum Tree on the banks of the Tugela
- Fort Tenedos part of the Harold Johnsons Nature Reserve.

Promoting the Tourism Sector

1. PARTNERSHIPS WITH OTHER STAKEHOLDERS

The district could facilitate partnerships between investors and stakeholders.

Partnerships between municipalities and businesses or community organisations can also provide useful institutional vehicles for LED. Different types of partnerships work well at the programme level and at the project level. The detailed conditions and requirements of the Municipal Finance Management Act need careful investigation in this regard.

2. PARTNERSHIPS AT A PROGRAMME LEVEL

Local government will often form partnerships with other stakeholders to assist in the co-ordination of programme-level LED initiatives, and to help secure a shared community vision as a basis for LED. These have the status of a legal person. This means that the company may contract with other organisations and individuals. It may also hold assets and liabilities in its own name. Expensive and time consuming to establish. The Registrar of Companies has to establish that the company is being formed for the purpose of its stated objective, rather than as a profit-making venture. This makes the process of legal establishment lengthier. Limited liability in the case of bankruptcy, members of Section 21 companies are protected from being held personally liable for the debts of the company. In this respect Section 21 companies are similar to ordinary companies.

Complex structure. Ownership of Section 21 companies is usually separated from management.

For example, in the case of an LED institution, the owners of the Section 21 company will be community stakeholders, excluding the municipality. However, the company will be run by a Board of Directors. This may make decision making more complex and time-consuming.

Independence allows flexibility and effectiveness. The independence of Section 21 companies allows them to operate with maximum flexibility and effectiveness. Structure and management style of commercial enterprises. Section 21 companies are equipped to undertake a wide range of LED activities, secure funding from a range of sources, and interact with a variety of stakeholders. The accountability framework of a Section 21 company provides safeguards when spending public funds. Further, the company structure helps bind a partnership of stakeholders into the LED initiative through the Board of Directors. The directors are legally obliged to prioritise the interests of companies.

Founders may lose control of the company. The same independence that is mentioned as an advantage has an important negative aspect. Unless community groups are able to retain close control over the Section 21 company through ownership or funding, there is a danger that the institution may become increasingly distant, and even eventually break away from the founders. Communities should be aware of this danger and be alert to the need to retain effective control over the management of Section 21 companies set up for the purpose of promoting LED Transparency and tight legal framework. The tight legal framework under which Section 21 companies operate tends to enhance transparency and minimise the scope for individuals or interest groups to manipulate or mis-use the company.

Partnerships may range from unstructured or informal partnerships, to formal and tightly structured arrangements.

Some possible types of Programme-Level Partnerships are:

Informal networks: These are loose networks, which often develop through personal relationships or social ties.

Co-ordinating structures: These structures which do not necessarily have a legal status. A common type of co-ordinating structure is a Local Economic Development Forum Independent implementation organisations: Examples include Section 21 companies and community development trusts.

3. PRIVATE COMPANY OR CLOSE CORPORATION

Most businesses register with the Registrar of Companies in Pretoria as either a Private Company (Pty) Ltd or a Close Corporation (cc). Application forms are obtainable from a business consultant or chartered attorney.

Interventions

The Mandeni Local Municipality Tourism sector is not exploited to its full potential and thus should be afforded initiatives and interventions that will activate the natural, manmade and historical assets of the Municipality. In doing so, it is vital that environmental consideration are undertaken and compatible land use activities are not in conflict with the nature of the Municipality. The Municipality shows ample opportunity opportunities under:

- Eco-tourism
- Beach tourism
- Cultural oriented tourism
- Holiday and accommodation

The following areas within the Mandeni LM landscape are identified as key hotspots for the abovementioned.:

- Tugela Mouth
- Wangu
- Ohwebede
- Dokodweni

The compatible encouraged land uses that allow for mixed use tourism are holiday resorts, residential development, cultural villages, hotels, chalets, restaurants, conferences centres.

6.15.3. Social Facilities Framework

Access to and availability of social facilities is an important factor which attracts and keeps people in an area. Therefore, the section below indicates the social facilities within the municipality jurisdiction.

6.15.4. Health Care Framework

According to the Mandeni LM HIV/AIDS is still a prevalent health issue. As at the end of December 2017 Mandeni had a total of 19 200 patients on ARVs.

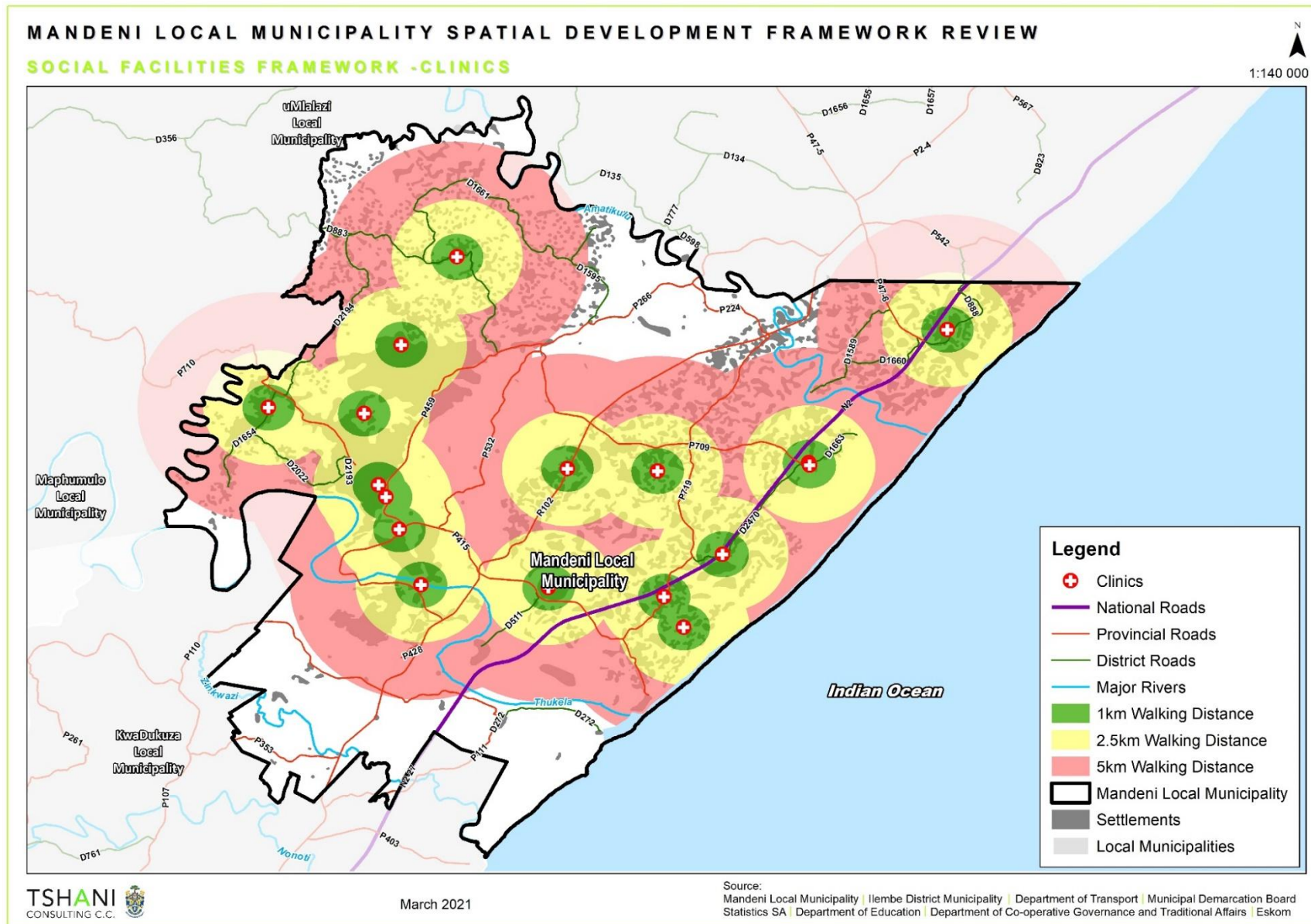
The following remain one of Mandeni LM health issues:

- High infant mortality rate
- HIV/AIDS prevalence
- Immunisation

The Municipality serviced by the following health facilities of which most communities are serviced at a 10 km radius.

- Dokodweni Clinic
- Macambini Clinic
- Ohwebede Clinic
- Ndulinde Clinic
- Hlomendlini Clinic
- Mandeni Clinic
- Isithebe Clinic
- Sundumbili CHC
- Amatikulu Primary Health Care Centre

The Municipality has no hospital, it is served by the hospital in KwaDukuza sub-district, Stranger and at central nodes of which the travelling distance is long for Mandeni residents. There have not been much reported cases for the prevalent Corona Virus, however, there is concern for those living with underlying chronic conditions, the poor and other vulnerable groups. For future population growth, physical, economic and urban environment dynamics, it would be prudent to have a proposed hospital to facilitate the changes.



6.15.5. Education Framework

The education facilities in Mandeni are inadequate, their conditions do not enable a conducive learning and human development environment, especially given that the area is of low income. The facilities and infrastructure are deteriorating as most were built by the apartheid government and support learning structures such as libraries are not available. Access to the schools is another challenging with an average travelling distance of 5 to 10 km. in total there are 69 schools, 49 are primary schools and 20 are high schools servicing Mandeni.

From the table it can be noted that the level of duration has improved in Mandeni, with a decline in those with no school. however, there is a slight decrease in those with tertiary level, which poses concern for the future of the economy of Mandeni. There is a need for the consideration of the social circumstances leading to such levels and the quality of education conferred (infrastructure conditions and facility upgrades). An additional library would be a social development asset for both scholars and human skills development purposes.

According to the MIDP Review (2020/2021), the education level in MLM is as follows:

Level of Education	Percentage (%) 2011	Percentage (%) 2016
No schooling	19.2%	14.6%
Primary	89.3%	90.9%
Some secondary		35.6%
Grade 12 Matric	22.3%	20.2%
Tertiary	3.6%	3.3%

6.16. DRAFT OVERALL SPATIAL DEVELOPMENT FRAMEWORK

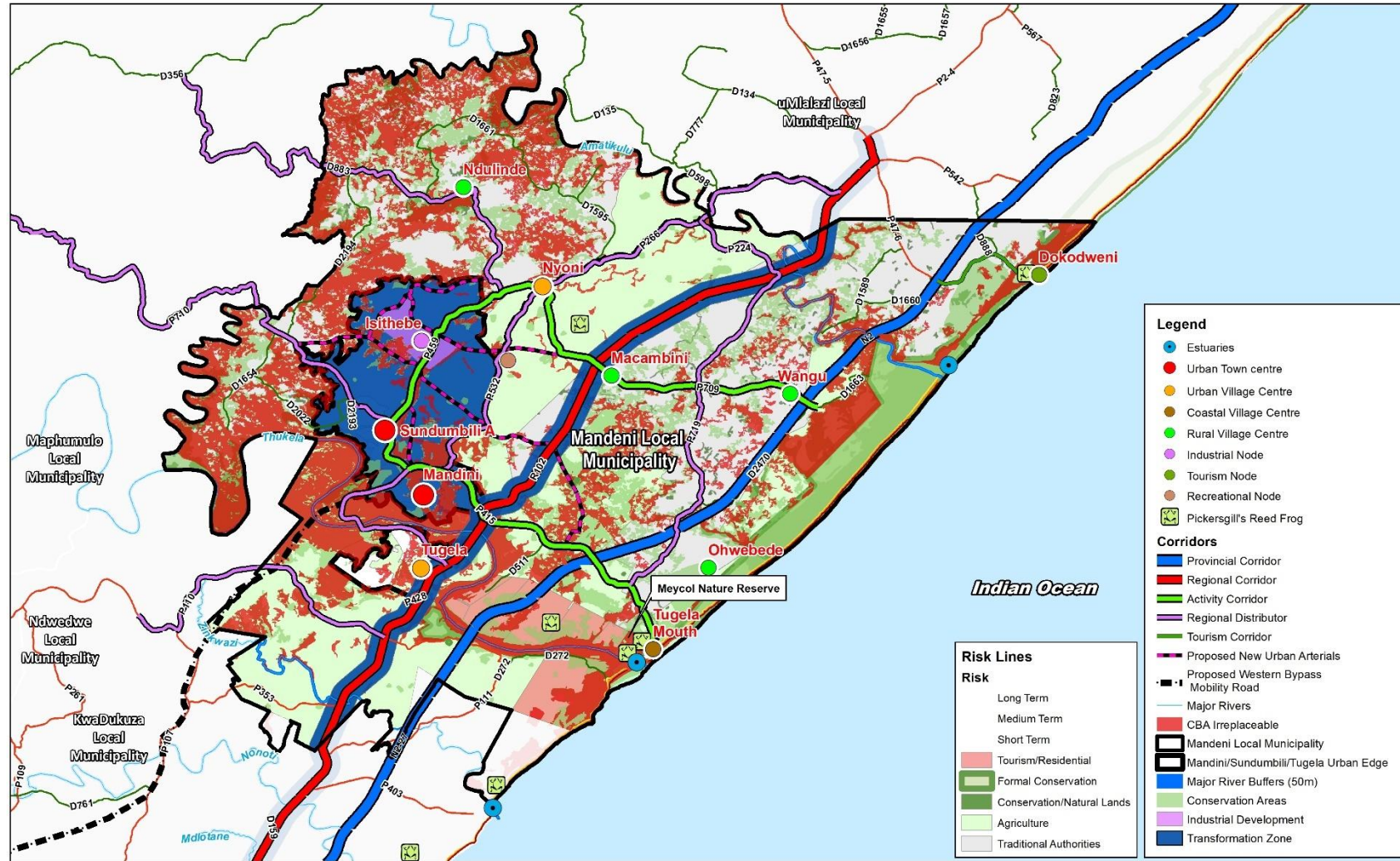
The overall Municipal Spatial Development Framework is an accumulation of all the identified frameworks; built environmental, socio-economic and biophysical frameworks. These frameworks thus serve as basis for the future development trajectory of the municipality.

The Spatial Planning and Land Use Management Act (SPLUMA), 16 of 2013 is the primary legislature that guides spatial planning and land use management in the country. The principles presented in this legislation of also been identified as key pillars towards the development of the three identified frameworks that lead to the overall SDF.

MANDENI LOCAL MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK REVIEW

DRAFT SPATIAL DEVELOPMENT FRAMEWORK

1:150 000



Legend

- Estuaries
- Urban Town centre
- Urban Village Centre
- Coastal Village Centre
- Rural Village Centre
- Industrial Node
- Tourism Node
- Recreational Node
- Pickersgill's Reed Frog

Corridors

- Provincial Corridor
- Regional Corridor
- Activity Corridor
- Regional Distributor
- Tourism Corridor
- Proposed New Urban Arterials
- Proposed Western Bypass
- Mobility Road
- Major Rivers
- CBA Irreplaceable
- Mandeni Local Municipality
- Mandini/Sundumbili/Tugela Urban Edge
- Major River Buffers (50m)
- Conservation Areas
- Industrial Development
- Transformation Zone

Risk Lines

Risk

- Long Term
- Medium Term
- Short Term
- Tourism/Residential
- Formal Conservation
- Conservation/Natural Lands
- Agriculture
- Traditional Authorities

7 BROAD LAND USE PROPOSED GUIDELINES

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

SDF Land Use Category	Development Objective	Land Use Type	Common Terms	Land Use Management Guidelines on Preferred Outcomes
Environmental Areas	Protection of the core biodiversity areas, natural resources and the ecological system through integration and alignment of SDFs with the environmental policy and spatial frameworks.	Core	Biodiversity category 1, Wetlands, Protected Reserve	<p>Land Use:</p> <ul style="list-style-type: none"> Limited buildings, tented camps or huts. Only walking and horse-riding trails. Includes the natural landscapes as reflected in the Biodiversity plan. No agricultural uses Limited development such as eco-tourism and soft-adventure activities. <p>Level of Infrastructure and Services:</p> <ul style="list-style-type: none"> Limited infrastructure or services required for sustainability of the environmental area. The only management activity should be the maintenance of trails, collection of sites of cultural and historical significance. Access along existing paths/ trails only.
		Conservation	Nature reserves, floodplain, river corridor, indigenous forest heritage site	
	Managed development of compact and sustainable	Major Settlements	Cities, Large towns, Large urban built-up	<p>Typical Land Uses:</p>

Human Settlements	human settlements with appropriate infrastructure, amenities and socio-economic opportunities.		areas with CBDs, Industrial development zones, Industrial complexes, Peri-urban interface	Residential, business and offices, CBDs / mixed use zones, industrial, Government and municipal purposes, civic and social, small-scale urban agriculture, transport and access, utilities and services, sport, leisure and recreation, tourism facilities (including hotels, resorts, bed and breakfast accommodation, camp sites and caravan parks. <i>Level of infrastructure and services:</i> Full Municipal services according to available resources.
		Towns and Settlements Regions	Local service centres / Small towns, and transitional or interface areas / peri-urban areas	<i>Typical Land Uses:</i> Residential, business and offices, CBDs / mixed use, industrial, Government and municipal purposes, civic and social uses, agriculture, transport and access, utilities and services, sport, leisure and recreation , tourism facilities. <i>Level of infrastructure and services:</i> Basic to Full Municipal Services according to available resources
		Dispersed settlement / villages	Scattered or dispersed settlements/ villages / , homestead, resorts	<i>Typical Land Use:</i> Residential, agriculture, woodlots, social facilities, recreational facilities, shops, taverns, small-scale commercial activities, tourism and nature reserves. <i>Level of infrastructure and services:</i> At Least Basic level as Resources permit

<p>Resource Areas</p>	<p>Integrated and broad-based agrarian transformation leading to sustainable livelihoods, increased rural economic development and improved land reform.</p>	<p>Agriculture (arable and grazing), forestry, tourism, mining and quarrying</p> <p>Renewable energy potential areas.</p>	<p>Subsistence / commercial farming, rural areas, commercial plantation , indigenous forest, heritage resources and attractions, lodges, holiday resorts/camps, tourist routes, sand and mineral mining, wind farms, nuclear, bio-gas, hydro-electric, solar energy areas</p>	<ul style="list-style-type: none"> ▪ Agricultural activities, tourism, resorts, nature reserves (public and private) ▪ Afforested areas and associated infrastructure ▪ Tourism attractions, accommodation and infrastructure. ▪ A positive Record of Decision (RoD) for an Environmental Impact Assessment (EIA) and a permit from Department of Minerals and Energy (DME) are a pre-requisite for an application for sand and mineral mining. ▪ Managed construction of legal roads to legal sand mining sites will significantly reduce the incidence of illegal activities and the environmental degradation associated with sand mining ▪ A positive RoD for an EIA and a permit from DME are a pre-requisite for an application for renewable energy provision.
<p>Infrastructure</p>	<p>Efficient, integrated spatial development of infrastructure and transport systems in shared focus areas</p>	<p>Strategic transport routes, Communications, Alternative energy, Municipal</p>	<p>Higher order infrastructure (roads, rail, sea and air)</p> <p>Cellular masts, radio telecommunication wind turbines, solar panels, electrical facilities, etc.</p>	<ul style="list-style-type: none"> ▪ Requirements of the National Environmental Management Act apply. ▪ Certain applications, such as, cellular masts and radio telecommunication facilities, and solar panels, require an EIA and special consent of the Municipality. ▪ Cellular masts and radio telecommunication facilities, and solar panels must be carefully placed to avoid visual impacts on landscapes of significant symbolic, aesthetic, cultural or historic value and should blend in with the surrounding as far as possible.

			Water services, cemeteries, etc.	<ul style="list-style-type: none">▪ A positive RoD for an EIA and a permit from Department of Minerals and Energy (DME) and or Department of Economic Development and Environmental Affairs (DEDEA) are a pre-requisite for an application for alternative energy installation
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7.1 GENERAL GUIDELINES APPLICABLE TO ALL DEVELOPMENT

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

- The abstraction of water for any use from any river within the study area must have prior approval from DWAF and should require a full EIA to ensure that environmental impacts are negligible;
- The erection of tunnels for farming as well as the clearing of land where indigenous vegetation is affected is to be subject to an EIA.
- A suitable setback for development from any identified Sub Tropical Thicket Biome and/or indigenous vegetation corridors (conservation area) shall be determined in the EIA process; and
- Should rezoning and subdivision applications be submitted separately for the same property, environmental scoping/EIA's will be required.
- The Motivation Report of any application for development must motivate how the application complies with the principles of the Development Facilitation Act, the development principles, the conceptual framework and the guidelines contained in this framework plan;
- The motivation Report must be supported by a report confirming availability of a sustainable water supply must be submitted as part of

any land use application, a storm water management plan, an agricultural assessment report which considers current and future agricultural potential, with written comment obtained from the Department of Agriculture (if applicable);

- Environmental Impact Assessment/Scoping Reports will be required.
- A Site Development Plan for all development (including subdivisions) must contain details of proposed development density, coverage, layout, landscaping, building design, position of all structures, stands, and the 100-year flood line above any water course, proposed parking, and internal roads.

7.2 ENVIRONMENTAL REQUIREMENTS

The following guidelines are applicable:

- Sub-Tropical Thicket Biome and Indigenous Vegetation Conservancy areas:

All applications for development (including subdivisions) within the STEP (Subtropical Thicket Biome) area and outside of the Urban Edge require a Special EIA as contemplated in the STEP Guidelines.

- National Environmental Management Act:
Any application must comply with NEMA (as amended) and the relevant regulations (especially Chapter 4).
- To ensure quality of EIA's the following is proposed:

- A review consultant may be appointed at the discretion of DEDEA and at the developer's expense, to confirm/review inter alia
- Whether a sustainable water source is available
- Whether sufficient areas for endangered, indigenous vegetation (forming part of the no-development zone on the property concerned) has been retained/rehabilitated.
- With regard to the policy on the subdivision/development of sensitive environmental areas and agricultural land, including the conservation of Prime and Unique Agricultural Land, the local Department of Agriculture should assist in the identification of Prime and Unique Agricultural Land and land that has irrigation potential;

The following table provides an indication of some of the probable triggers for a Basic Assessment or Scoping/ Environmental Impact Assessment (EIA), as prescribed by the 2014 Environmental Impact Assessment Regulations promulgated under the National Environmental Management Act of 1998:-

Government Notice Number	Activity No(s)	Description of listed activity
GN No R.983 Listing Notice 1 Basic Assessment	1	The development of facilities or infrastructure for the generation of electricity from a renewable resource where- (i) the electricity output is more than 10 megawatts but less than 20 megawatts; or (ii) the output is 10 megawatts or less, but the total extent of the facility covers an area in excess of 1 hectare; excluding where such development of facilities or infrastructure is for photovoltaic installations and occurs within an urban area.
	2	The development and related operation of facilities or infrastructure for the generation of electricity from a non-renewable resource where- (i) the electricity output is more than 10 megawatts but less than 20 megawatts; or (ii) the output is 10 megawatts or less, but the total extent of the facility covers an area in excess of 1 hectare.
	9	The development of infrastructure exceeding 1000 metres in length for the bulk transportation of water or storm water- (i) with an internal diameter of 0,36 metres or more; or (ii) with a peak throughput of 120 litres per second or more; excluding where- (a) such infrastructure is for bulk transportation of water or storm water or storm water drainage inside a road reserve; or (b) where such development will occur within an urban area.
	10	The development and related operation of infrastructure exceeding 1000 metres in length for the bulk transportation of sewage, effluent, process water, wastewater, return water, industrial discharge or slimes – (i) with an internal diameter of 0,36 metres or more; or (ii) with a peak throughput of 120 litres per second or more; excluding where-

		<p>(a) such infrastructure is for bulk transportation of sewage, effluent, process water, wastewater, return water, industrial discharge or slimes inside a road reserve; or</p> <p>(b) where such development will occur within an urban area.</p>
	11	<p>The development of facilities or infrastructure for the transmission and distribution of electricity-</p> <p>(i) outside urban areas or industrial complexes with a capacity of more than 33 but less than 275 kilovolts; or</p> <p>(ii) inside urban areas or industrial complexes with a capacity of 275 kilovolts or more.</p>
	13	<p>The development of facilities or infrastructure for the off-stream storage of water, including dams and reservoirs, with a combined capacity of 50000 cubic metres or more, unless such storage falls within the ambit of activity 16 in Listing Notice 2 of 2014.</p>
<p>GN No R.983 Listing Notice 1 Basic Assessment</p>	23	<p>The development of cemeteries of 2500 square metres or more in size.</p>
	24	<p>The development of-</p> <p>(i) a road for which an environmental authorisation was obtained for the route determination in terms of activity 5 in Government Notice 387 of 2006 or activity 18 in Government Notice 545 of 2010; or</p> <p>(ii) a road with a reserve wider than 13,5 meters, or where no reserve exists where the road is wider than 8 metres; but excluding-</p> <p>(a) roads which are identified and included in activity 27 in Listing Notice 2 of 2014; or</p> <p>(b) roads where the entire road falls within an urban area.</p>
	25	<p>The development and related operation of facilities or infrastructure for the treatment of effluent, wastewater or sewage with a daily throughput capacity of more than 2000 cubic metres but less than 15000 cubic metres.</p>
	27	<p>The clearance of an area of 1 hectare or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for-</p> <p>(i) the undertaking of a linear activity; or</p> <p>(ii) maintenance purposes undertaken in accordance with a maintenance management</p>

		plan.
	28	Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture or afforestation on or after 01 April 1998 and where such development: (i) will occur inside an urban area, where the total land to be developed is bigger than 5 hectares; or (ii) will occur outside an urban area, where the total land to be developed is bigger than 1 hectare; excluding where such land has already been developed for residential, mixed, retail, commercial, industrial or institutional purposes.
GN No R.984 Listing Notice 2 SCOPING/EIA	1	The development of facilities or infrastructure for the generation of electricity from a renewable resource where the electricity output is 20 megawatts or more, excluding where such development of facilities or infrastructure is for photovoltaic installations and occurs within an urban area.
	2	The development and related operation of facilities or infrastructure for the generation of electricity from a non-renewable resource where the electricity output is 20 megawatts or more.
	11	The development of facilities or infrastructure for the transfer of 50 000 cubic metres or more water per day, from and to or between any combination of the following – (i) water catchments; (ii) water treatment works; or (iii) impoundments; excluding treatment works where water is to be treated for drinking purposes.
	15	The clearance of an area of 20 hectares or more of indigenous vegetation, excluding where such clearance of indigenous vegetation is required for- (i) the undertaking of a linear activity; or (ii) maintenance purposes undertaken in accordance with a maintenance management plan.
	25	The development and related operation of facilities or infrastructure for the treatment of effluent, wastewater or sewage with a daily throughput capacity of 15000 cubic metres or more.
	27	The development of –

		<p>(i) a national road as defined in section 40 of the South African National Roads Agency Limited and National Roads Act, 1998 (Act No. 7 of 1998);</p> <p>(ii) a road administered by a provincial authority;</p> <p>(iii) a road with a reserve wider than 30 metres; or</p> <p>(iv) a road catering for more than one lane of traffic in both directions;</p> <p>but excluding the development and related operation of a road for which an environmental authorisation was obtained for the route determination in terms of activity 5 in Government Notice 387 of 2006 or activity 18 in Government Notice 545 of 2010, in which case activity 24 in Listing Notice 1 of 2014 applies.</p>
<p>GN No R.985 Listing Notice 3 Basic Assessment</p>	<p>1</p>	<p>The development of billboards exceeding 18 square metres in size outside urban areas, mining areas or industrial complexes.</p> <p>(d) In KwaZulu-Natal:</p> <p>i. Trans-frontier protected areas managed under international conventions;</p> <p>ii. Community Conservation Areas;</p> <p>iii. Biodiversity Stewardship Programme Biodiversity Agreement areas;</p> <p>iv. A protected area identified in terms of NEMPAA, excluding conservancies;</p> <p>v. World Heritage Sites;</p> <p>vi. Sensitive areas as identified in an environmental management framework as contemplated in chapter 5 of the Act and as adopted by the competent authority;</p> <p>vii. Sites or areas identified in terms of an International Convention;</p> <p>viii. Critical biodiversity areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional</p> <p>ix. Core areas in biosphere reserves;</p> <p>x. In an estuarine functional zone;</p> <p>xi. Areas designated for conservation use in Spatial Development Frameworks adopted by the competent authority, or zoned for a conservation purpose;</p>

		<p>xii. Areas within 10 kilometres from national parks or world heritage sites or 5 kilometres from any other protected area identified in terms of NEMPAA or from the core area of a biosphere reserve; or</p> <p>xiii. Areas seawards of the development setback line or within 1 kilometre from the high-water mark of the sea if no such development setback line is determined.</p>
<p>GN No R.985 Listing Notice 3 Basic Assessment</p>	<p>4</p>	<p>The development of a road wider than 4 metres with a reserve less than 13,5 metres.</p> <p>(d) In KwaZulu-Natal:</p> <ul style="list-style-type: none"> i. In an estuarine functional zone; ii. Trans- frontier protected areas managed under international conventions; iii. Community Conservation Areas; iv. Biodiversity Stewardship Programme Biodiversity Agreement areas; v. World Heritage Sites; vi. A protected area identified in terms of NEMPAA; vii. Sites or areas identified in terms of an International Convention; viii. Critical biodiversity areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans; ix. Core areas in biosphere reserves; x. Areas designated for conservation use in Spatial Development Frameworks adopted by the competent authority or zoned for a conservation purpose; xi. Sensitive areas as identified in an environmental management framework as contemplated in chapter 5 of the Act and as adopted by the competent authority; xii. Outside urban areas: <ul style="list-style-type: none"> (aa) Areas within 10 kilometres from national parks or world heritage sites or 5 kilometres from any other protected area identified in terms of NEMPAA or from the core areas of a biosphere reserve; or

		<p>(bb) Areas seawards of the development setback line or within 1 kilometre from the high-water mark of the sea if no such development setback line is determined; or</p> <p>xiii. In urban areas:</p> <p>(aa) Areas zoned for use as public open space;</p> <p>(bb) Seawards of the development setback line or within 100 metres from the high-water mark of the sea if no such development setback line is determined; or</p> <p>(cc) Within urban protected areas.</p>
<p>GN No R.985 Listing Notice 3 Basic Assessment</p>	<p>12</p>	<p>The clearance of an area of 300 square metres or more of indigenous vegetation except where such clearance of indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan.</p> <p>(b) In KwaZulu-Natal:</p> <p>i. Trans-frontier protected areas managed under international conventions;</p> <p>ii. Community Conservation Areas;</p> <p>iii. Biodiversity Stewardship Programme Biodiversity Agreement areas;</p> <p>iv. Within any critically endangered or endangered ecosystem listed in terms of section 52 of the NEMBA or prior to the publication of such a list, within an area that has been identified as critically endangered in the National Spatial Biodiversity Assessment 2004;</p> <p>v. Critical biodiversity areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans;</p> <p>vi. Within the littoral active zone or 100 metres inland from high water mark of the sea or an estuarine functional zone, whichever distance is the greater, excluding where such removal will occur behind the development setback line on erven in urban areas;</p> <p>vii. On land, where, at the time of the coming into effect of his Notice or thereafter such land was zoned open</p>

		<p>space, conservation or had an equivalent zoning;</p> <p>viii. A protected area identified in terms of NEMPAA, excluding conservancies;</p> <p>ix. World Heritage Sites;</p> <p>x. Sites or areas identified in terms of an International Convention;</p> <p>xi. Areas designated for conservation use in Spatial Development Frameworks adopted by the competent authority or zoned for a conservation purpose;</p> <p>xii. Sensitive areas as identified in an environmental management framework as contemplated in chapter 5 of the Act and as adopted by the competent authority; or</p> <p>xiii. In an estuarine functional zone.</p>
GN R. 921 Category B Scoping/EIA (National Environmental Management Waste Act)	8	The disposal of general waste to land covering an area in excess of 200m ² and with a total capacity exceeding 25 000tons
	9	The disposal of inert waste to land in excess of 25 000 tons, excluding the disposal of such waste for the purposes of levelling and building which has been authorised by or under other legislation.

7.3 DEFINED NODES OUTSIDE OF THE URBAN EDGE

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

7.3.1 Natural Tourism Areas

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

- Limited and regulated tourism facilities; Small accommodation facilities that are low-key, low-impact and in harmony with the natural environment;
- Agricultural activities;
- Existing rural settlement.

Any development contemplated in the Nature Tourism Areas would need to adhere to the following guidelines:

- The development of a site must not be dependent on the creation of a new road. Existing roads may be upgraded to improve access but

where there is no existing road, this should inform the type of tourism facility that is developed.

- The maximum carrying capacity for all development sites, until an SEA or EIA has taken place, is 36 beds or 20 small units. All development sites should be well located in the Nature Tourism buffer area to safeguard the sense of place and eco-tourism opportunities available to that site.
- Development of these sites requires a full EIA and a live Environmental Management Plan that addresses, inter alia, the disposal of solid waste.
- Full IEM procedures are to precede any development whereby the precautionary principle shall apply with approval conditions requiring rehabilitation of the environment and specifications regarding the use of the remainder (for example; conservation, private nature reserve etc);

7.3.2 No Development Areas

These areas are where no development is to be contemplated:

- No development is to be permitted on any nature reserves and the outer boundary of the vegetation of coastal forests and reserves.
- All river valleys and ground with slopes equal to or exceeding 1 in 3 should be demarcated as no-development zones.
- The locality of launching sites is to be determined by DEDEA.
- Areas below the 1 in 100-year flood line are excluded from development (including boundary walls and fences). The practice of raising the floor level of buildings above the 1:100-year flood line is not favoured from a flood risk point of view.

- Areas required for the rehabilitation of indigenous vegetation identified in the environmental management plan are excluded from development;
- Areas that are developable but cannot be accessed without going through undevelopable land are also regarded as undevelopable.
- Any other areas as determined by DEDEA (such as coastal grasslands).
- Access to rivers are only to be created after specialist evaluation and prior approval from the relevant authorities.

7.3.3 Subdivision of Agricultural Land

The subdivision of farms into multiple individual farms to avoid the rezoning process and/or to achieve de facto residential development is not considered desirable, as it negates the intention and spirit of the zoning categories provided in the Subdivision of Agricultural Land Act 70 of 1970.

The Subdivision of Agricultural Land Act 70 of 1970 (SALA), Scheme 8 Regulations, indicate that the minimum subdivision of agricultural land is 0.8 Hectares. Where no subdivision is involved, a density of 1 dwelling unit for every 10 Hectares, up to a maximum of 5 dwelling units, is permitted, subject to consent and proof that the farming programme is sustainable and economically viable.

Accordingly, and with due cognisance of the trends and pressures for land development on land currently zoned for agricultural purposes, it is proposed that the guidelines of Subdivision of Agriculture Land Act 70 of

1970 be applied within the Mandeni Local Municipality, but with a recommended minimum subdivision size of 10 Hectares for agricultural land.

Should an applicant wish to pursue intensive farming activities on land holdings smaller than 10 Hectares, the application for Subdivision of Agricultural Land must be accompanied by a full motivation, including an Agricultural Feasibility Report indicating sustainability of the proposed enterprise

The development of this land for non- agricultural purposes should only be allowed if:

- The land has already been subdivided to such an extent that it is no longer agriculturally viable;
- The land has already been developed for non-agricultural purposes;
- The proposed development does not compromise the primary agricultural activity of the property;
- The proposed development comprises a secondary activity to supplement a landowner's income;
- It will facilitate the implementation of the Land Reform Programme and Labour Tenant Projects.

The Department of Agriculture does not consider anything less than 20 Ha as a viable unit; therefore, it is proposed that subdivisions of less than 20 Ha should not be allowed. This information is also recommended for inclusion into the draft Land Use Management Guidelines.

7.4 COOPERATIVE GOVERNANCE APPROACH TO SPATIAL PLANNING

The Constitution makes it clear that all the three spheres of governments are interdependent and interrelated. The Constitution therefore assigns planning responsibilities to the Provinces to undertake the following:

- Implementation of provincial and regional planning policies and regulations as enshrined in Schedules 4 and 5 of the Constitution;
- Implementation and regulations to monitor and support municipalities in exercising their municipal functions.

The Spatial Planning and Land Use Management Act, 2013 (SPLUMA) is a framework act for all spatial planning and land use management in South Africa, which seeks to promote consistency and uniformity in procedures and decision-making as well as addressing historical spatial imbalances and the integration of the principles of sustainable development into land use and planning regulatory tools and legislative instruments. SPLUMA, mandates the Free State Government to be responsible for the co-ordination, integration and alignment of the following:

- Provincial plans and development strategies with policies of National Government;
- The plans, policies and development strategies of Provincial Departments; and

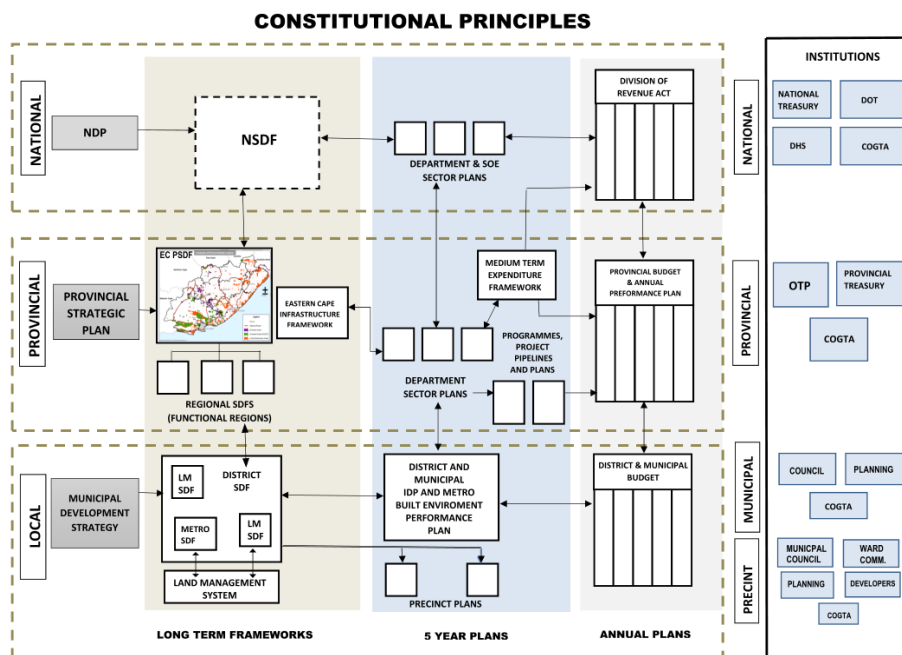
- The plans, policies and development strategies of district and local municipalities.

There should be inter-governmental relation (IGR) structures that should be used to facilitate implementation of the SDF, that is, there should be co-operative approach to spatial planning and land use management to achieve sustainable governance system in the SDF.

In the Mandeni Local Municipality, proposals for SDF governance, amongst others, should include the following:

- A need to establish interdepartmental spatial coordination committee in the Office of the Premier with the necessary oversight to formulate the SDF, resolve the responsibilities for spatial planning within the provincial government level, remove duplications and recommend that COGTA be responsible for overseeing spatial planning in the province.
- Ensure limiting peri-urban sprawl through strong local land use controls.
- Establish an integrated LUMS in the province involving all stakeholders
- Preparation of credible “wall-to wall” SDFs by LMs with both technical and tradition leaders / indigenous approach to land use management.
- Regular capacitating of municipal planners with guidelines from SACPLAN
- There should be CoGTA’s capacity assistance to LMs in terms of co-operative governance

The above proposals should be implemented within the Mandeni Local Municipality as a way of alignment with the province and to guide efficient spatial planning within the Municipality.



7.5 GUIDELINES FOR PREPARATION OF MUNICIPAL LAND USE MANAGEMENT SCHEME (LUMS)

In the preparation of Municipal LUMS, the following processes or phases adopted from Chapter 4 of Department of Rural Development and Land Reform Guidelines for the development of LUMS (2015) must be followed by local municipalities.

- Phase 1: Inception – compilation of work plan and obtaining council resolution
- Phase 2: Research Analysis and Recommendation – data collection and analysis, land audit, translating SDF into more detailed broad land use areas and status quo report
- Phase 3: Draft Report and Supporting Documents – select zones and prepare the scheme map, land uses and development parameters, draft general and land use definitions, develop policies and additional controls as well as procedures to be included in scheme
- Phase 4: Consultation and Amendments – public participation, circulation to relevant authorities, submission to council for support of the scheme in principle, obtain public comments and revision based on public comments.
- Phase 5: Final Report and supporting material – preparation of final scheme clauses and scheme maps and submission to council for adoption / approval.
- Phase 6: Implementation – promulgation of scheme and training of officials

7.5.1 Contents of Land Use Schemes

A Land Use Scheme is a legislative plan and should consist of a written document and maps. The plan should have the following contents:

- Introduction
- Vision and Statements of Intent
- The Zones, Management Areas and Management Plans required for the area of applicability
- Land Use Matrices and Development Control Templates showing permitted and prohibited land use
- Definition of terminology
- Policies and Guidelines
- Procedures regarding application, consent, appeal etc
- Land Use Scheme Maps, Maps

7.6 COMMUNAL LAND

- An applicant who wishes to develop on or change the land use purpose of communal land located in the area of a traditional council where such development will have a high impact on the community or such change requires approval in terms of a land use scheme applicable to such area, must apply to the Municipality in the manner provided for in relevant chapter of the municipal planning by-law;
- No application pertaining to land development on or change the land use purpose of communal land may be submitted unless accompanied by power of attorney signed by the applicable traditional council;
- All application pertaining to Communal Land are to be read in conjunction with and applied with respect to the Communal Land Tenure Bill.

8 IMPLEMENTATION PLAN

This section serves as the Project Identification and Implementation Plan section of the report. Based on the key development proposals identified in the chapters above, the implementation plan also includes an Implementation Plan of the identified projects completed with a list of likely funders of the projects, as well as budget estimates and the period of Implementation.

This section serves to conclude the Mandeni Local Municipal Spatial Development Framework by reinforcing the link between the SDF and the IDP. In this regard, the Plans overleaf illustrate the spatial pattern of investment currently being implemented through the present IDP and, as such, provide a “picture” of the IDP’s planned pattern of expenditure.

An implementation plan is a management tool designed to illustrate the critical steps in developing the various sectors within a Municipality. It is a guide that helps the municipality be proactive in developing an identifying any challenges along the way. It also allows any person to fully understand the goals of the municipality. The aim of the Implementation Plan is to assist the municipality achieve their development goals by identifying staged development processes, supporting institutional arrangements as well as defining clear and implementable projects.

Inclusion of the proposed strategy programmes and business indicators by line departments in their Service Delivery and Budget Implementation Plans (SDBIP) will be expected. Lead Departments have been identified and these Departments will be required to ensure that the strategy programmes are planned, budgeted for and implemented. The identified programmes and interventions must be included in Mandeni Medium Term Revenue and Expenditure Framework (MTREF) process and budget provisions made by Departments.

Flamboyant Road	Municipality Infrastructural Grant						R 5 000 000.00
Passenger Shelters	Municipality Infrastructural Grant						R 2 500 000.00
Highview Combo Courts additions	Municipality Infrastructural Grant						R 3 000 000.00
Sundumbili Access Roads Rehabilitation	Municipality Infrastructural Grant	Sundumbili					R 5 000 000.00
Sundumbili Stormwater Upgrade	Municipality Infrastructural Grant	Sundumbili					R 8 000 000.00
Rural Road Upgrade Phase 4	Municipality Infrastructural Grant						R 10 000 000.00
Manda Farm Housing Roads and Stormwater	Municipality Infrastructural Grant	Manda Farm					R 6 677 978.45
Dokodweni Beach Upgrade	Municipality Infrastructural Grant	Dokodweni					R 6 835 814.02
Ward 10 Sportsfield	Municipality Infrastructural Grant	Endlondlweni					R 9 000 000.00
Upgrade and improvement of Enembe Road	Municipality Infrastructural Grant	Isithebe					R 18 824 267.43
Construction of the Swimming Pool in Ward 15, Mandeni	Municipality Infrastructural Grant	Sundumbili A					R 5 178 546.50

Construction of a Sportfield in Enembe, Ward 5, Mandeni	Municipality Infrastructural Grant	Sundumbili B					R 7 962 614.60
Upgrade of Link Road between Masomonce Bus route ward 10 and Enembe-Isithebe link road ward 12, Mandeni	Municipality Infrastructural Grant	Isithebe					R 6 762 817.44
Upgrade of Link Road Between Shayamoya, Ward 7 and Amajuba Road Ward 15, Mandeni	Municipality Infrastructural Grant	Sundumbili					R 3 019 695.84
Upgrade of Link Road Between Amajuba Road, Ward 15 and Road 116, Ward 14, Mandeni	Municipality Infrastructural Grant	Sundumbili					R 3 440 757.69
Access No. 1	Neighbourhood Development Partnership Grant						R 5 563 195.31
Khenana Electricication Phase 3a	Integrated National Electrification Programme						R 3 623 792.00

Nkwalini-Nkunzempunga	Integrated National Electrification Programme						R 5 876 207.00
Khenana Electricication Phase 4	Integrated National Electrification Programme						R 4 700 000.00
Khovothi-Hlanzeni Wards 7,12,15,	Integrated National Electrification Programme	Sundumbili and Isithebe					R 5 300 000.00
Inyoni Slums Clearance Initiative	Human Settlements	Nyoni					R 6 216 500.00
Macambini Ex 2(rural project)	Human Settlements	Macambini					R 25 428 08.00
isiThebe Housing project	Human Settlements	Isithebe					R 25 284 018.20

IMPLEMENTATION PLAN - TUGELA MOUTH LOCAL AREA PLAN

Project Description	Need/ Objectives	Preliminary Cost Estimate	Funding Sources	Responsibility
ENVIRONMENTAL MANAGEMENT				
Strategic Environmental Assessment (SEA) for River mouth interface, Beach Access and Tugela Mouth Proposed Seaside Development	To promote sustainable coastal development in a manner that does not pose a detriment to the environment and users. This process will also need include specialists' studies which are deemed necessary such as the geotechnical study and vegetation assessment.	R 300 000.00	Mandeni Municipality	Mandeni Municipality
Promote Conservation and natural open space green system.	To encourage a system of botanical gardening, parks and green corridor linkages between open areas of Tugela Mouth. The built-up areas should also be maintained with natural vegetation.	R 500 000.00	Dept. of Econ Dev, Tourism and Environmental Affairs (DEDTEA)	Mandeni Local Municipality (MLM) and DEDTEA
Alien Plant Control Programme	To remove all the alien plants within the wetlands and riparian zones.	R 1 000 000.00	DEDTEA	MLM and DEDTEA

Introduction of Environmental Bylaws	These Bylaws are intended to protect wetlands, prohibit brawling, illegal sand mining and all activities that would compromise the Lobotes Fish population within Tugela Mouth.	R 500 000.00	DEDTEA	MLM and DEDTEA
SUSTAINABLE LOCAL ECONOMIC DEVELOPMENT				
Develop a Birdwatching Tower	A birdwatching tower is necessary to make it easier to view the bird species that exist in Tugela Mouth without having to go on foot.	R 150 000.00	MLM	MLM
Create pathways for birdwatching enthusiasts	Creating pathways will make it easier for birdwatchers to walk around viewing birds.	R 1 000 000.00	MLM/ CoGTA	MLM
Feasibility Study for UThukela River Canoeing	To maximize the use of existing and introduce new tourism products (Uthukela River Canoeing). The boats should not be allowed in the estuary narrows and there should be clearly indicated spots that are demarcated with 'No Entry' signs. Exploring the Uthukela river by canoe will bring people closer to nature and will allow the experience of the waterways from a totally new angle.	R 250 000.00	MLM	MLM

Comprehensive Tourism Marketing Strategy for Tugela Mouth	To develop a tourism investment guide for potential investors. Introduce training workshops for tourism product owners and employees. Develop an effective tourism campaign for promotion and communication to send the appropriate messages based on the branding and positioning of Tugela Mouth to its key target markets. Improve Signage to Tugela Mouth.	R 200 000.00	MLM/ CoGTA	MLM
Develop Flea Market friendly shelters.	This will provide shopping convenience for small items and will promote small scale economic activity in the area.	R 1 500 000.00	MLM	MLM
Management	Livestock production involves balancing environmental health, economic profitability, social and economic equity. This can be achieved by ensuring that resources are readily available for these farmers including land and water availability; provision of veterinary services; access to agricultural infrastructure (i.e. fences); access to credit, accessibility of advisory bodies (i.e. extension services, NGO, etc.) and improving farmer's skills.	R 5 000 000.00	MLM/ Department of Agriculture (DoA)	MLM
Tunnel Farming	To explore Tunnel Farming methods in some parts of the area. There are advantages for using hydroponic methods on cultivating plants such that the plants grow at a higher rate with high quality of nutrients.	R 2 000 000.00	DoA/ MLM	MLM

Food Gardens	To encourage each household within the study area to do home gardens in line with the provincial campaign of one house one garden.	R 50 000.00	DoA/ MLM	MLM
Small Sugarcane farming Scheme	Small Sugarcane farming scheme will provide a great platform for partnerships or collaboration between small-scale farmer groups (including formation of cooperatives) and also partnerships involving small scale farmers and already established commercial farmers which involves knowledge and information sharing, joint ventures between these farmers in marketing of their produce to assist in lowering transaction costs, speeding up spread of knowledge, information and innovation.	R 10 000.00	DoA/ MLM	MLM
Small-Scale Commercial/ Retail Development and Tourists Orientation Centre	To encourage private sector investment on developing a small-scale commercial centre that accommodate laundry services -ironing only, full laundry, sewing and repairs. Provide information and communication technology, setting technical and service standards & enforcing them, travel agencies, tour guides, marketing services, booking services and developing pathways for tourism routes thus creating a need for tour guides.	R 20 000 000.00	Private Sector	Private Sector
Develop a Private College	To explore the feasibility of the Private College within Tugela Mouth which will accommodate a boarding school. This facility will position the area as an attraction	R 400 000 000.00	Private Sector	Private Sector

	to the higher income earners which will have the trickle-down effect that will be beneficial for the tourism markets.			
INFRASTRUCTURE DEVELOPMENT				
Tar the L1 and L2 excess Roads (9,7 km), upgrading and maintenance of Lobotes Road.	Roads are in a very poor condition and extremely damaged. The extent of the damage can be sighted as potholes, crocodile cracks, the loss of skid resistance of the surface, which are caused by the layer works failure.	R 33 950 000.00	DoT	DoT
Upgrading of stormwater (Pipe Culverts (600mm; Class 100D) management infrastructure (1km)	Upgrading and maintenance of storm water infrastructure such as kerbstones, and storm water drainage is necessary to handle surface runoff adequately.	R 4 075 000.00	MLM	MLM
Upgrade to waterborne sewerage system to accommodate future developments.	The amicable sanitation solution would be to invest in connecting the area to the Mandeni WWTW and its subsequent capacity upgrade. This will further need a Sewage pumpstation and Sewer reticulation network for the entire area and surroundings.	R 8 840 166.00	Ilembe DM	Ilembe DM
Upgrade of bulk water infrastructure	The long-term proposal by Ilembe District Municipality to extend the 13MI/ day Sundumbili Water Treatment Works to Tugela Mouth (and surrounding areas at a cost of R17,000,000.00), will address the bulk water challenges as this will imply that the area is part served with a treatment work that has sufficient capacity (40MI/day).	R 17 000 000.00	Ilembe DM	Ilembe DM

URBAN RENEWAL AND PUBLIC REALM UPGRADE

<p>New paving along Lobotes Road and the provision of proper pedestrian Walkways.</p>	<p>This will make the area more attractive and user friendly for drivers as well as pedestrian, further to that it will ensure that they don't disturb each other in any way.</p>	<p>R 4 000 000.00</p>	<p>MLM/ CoGTA</p>	<p>MLM</p>
<p>Installation of Gateway Landmark</p>	<p>The provision of a unique gateway landmark will improve legibility and the identity of Tugela Mouth upon entering the town via the P415. Gateway landmarks can give the area a character and the design could have an African theme and link to the area and culture of Tugela Mouth.</p>	<p>R 350 000.00</p>	<p>MLM/ CoGTA</p>	<p>MLM</p>
<p>Installation of Signage</p>	<p>Signage is a powerful, exciting way of letting people know what tourism products can be found in a place. Signage will give customers information, lead them to the right product. There should be tourism signage on the N2 on both sides when approaching the off ramp to Tugela Mouth. Signs within the town and on the P415 should be improved.</p>	<p>R 300 000.00</p>	<p>SANRAL/ COGTA/ MLM</p>	<p>SANRAL/ MLM</p>
<p>Boat Launching Area</p>	<p>A boat launching area is needed so as to control and monitor fishing activities. The boats should not be freely allowed in the estuary narrows and there should be clearly indicated spots that are demarcated with 'No Entry' signs.</p>	<p>R 1 500 000.00</p>	<p>Private Sector</p>	<p>Private Sector</p>

Improved Parking & Picnic Areas	Better looking parking and picnic areas within Tugela Mouth will ensure the creation of an attractive and functional urban and public environment.	R 1 000 000.00	MLM	MLM
Development of Passive Open Space/ Park, Caravan Park and Maintenance of Environmentally Sensitive Coastal Forest		R 2 000 000.00	MLM	MLM
Replacement of existing lighting	The provision of new lighting that is best suited for a pedestrian environment, as well as focus lighting that is energy efficient is needed, lighting technologies must be investigated and applied on the Lobotes road and all other roads/pathways that will have people walking on them.	R 170 000.00	MLM	MLM
Retaining Wall	The beach sometimes comes to shore a bit too close to the residential houses and this poses a great threat and the retaining wall will counter this threat by keeping control of the beach.	R 1 200 000.00	MLM	MLM
Rivermouth Interface: Access Across Dunes	Latent potential exists along the river interface where in time redevelopment along this edge would extend the waterfront presence of the Tugela Mouth area. Development along this interface needs to respond to the particular context in creating a unique 'Riverfront' quality. Develop river access in clearly identified, but limited locations, to provide human access to the river in a manner that will reduce	R 500 000.00	MLM	MLM

	indiscriminate intrusion into the riparian edge			
Riverfront Interface: Water access way		R 1 000 000.00	MLM	MLM
Detailed Feasibility Study for Proposed Seaside Development Plan	Investigate the physical and financial viability for this proposed development with all components including retaining wall, boat launch area, beachfront park, beach pedestrian walkways and improved picnic area.	R 350 000.00	MLM	MLM
Surveillance Technology: Closed Circuit Television Cameras (CCTV)	Closed Circuit Television Cameras (CCTV) in Tugela Mouth area can add significantly to the ability of law enforcement agencies to combat crime. It also strengthens the public's perception of safety and security.	R 80 000.00	MLM	MLM
SPATIAL PLANNING URBAN PLANNING SCHEME				
Finalisation of Tugela Mouth Scheme	Urban Planning Scheme must be made a function of economic development (alignment of the planning requirements towards the objectives of economic development). Designate specific zones for different land uses for which economic development is to be promoted. Development rights associated with these zones must be clearly specified and the	R 300 000.00	MLM	MLM

	<p>process for planning approvals must be outlined. A strategic approach must be taken – areas where the development application process may be delayed must be identified upfront.</p>			
<p>Views, Legibility and Landmarks Policy</p>	<p>Develop a policy document that will help to maintain view corridors from key vantage points to the lighthouse, ocean and the river estuary and other significant natural and cultural resources. Assess the site at the outset of the project to identify view opportunities to significant natural and cultural resources. For example, to maintain a significant view corridor through the property, position a building to one side of a site. On larger lots consider clustering buildings to frame views to the water.</p>	<p>R 100 000.00</p>	<p>MLM</p>	<p>MLM</p>

IMPLEMENTATION PLAN – Dokodweni Local Area Plan

No	Period	Project Description	Development type	Location	Source of funding	Responsibility
1.	Long term	Development, surfacing and realignment of road D888 with appropriate pavements.	roads and transportation	LAP wide	To be confirmed	Technical services & Infrastructure
2.	Medium term	Development, surfacing and realignment of the road to Beach Node 1 with propose pavements and landscaping.	roads and transportation	Beach node 1	To be confirmed	Technical services & Infrastructure
3.	Medium term	Development, surfacing and realignment of the road to Beach Node 2 with propose pavements and landscaping.	roads and transportation	Beach node 2	To be confirmed	Technical services & Infrastructure
4.	Medium term	Development, surfacing and realignment of the road to the Hatchery Accommodation.	roads and transportation	Nqutshini/Hatchery accommodation	To be confirmed	Technical services & Infrastructure
5.	Medium term	Surfacing of the road to the Hatchery facility	roads and transportation	Hatchery facility	To be confirmed	Technical services & Infrastructure
6.	Medium to long term	Development of traffic circles on	roads and transportation	LAP wide	To be confirmed	Technical services & Infrastructure

		D888 and roads along the beach.				
6.	Medium to long term	Erect a symbol or statue that will define the area of Dokodweni at the traffic circle within D888. High satellite masts can be erected on the other traffic circles.	roads and transportation	LAP wide	To be confirmed	Technical services & Infrastructure
7.	Medium term	Development of a Taxi/Bus rank with associated management offices	roads and transportation	Primary Rural Service centre	To be confirmed	Technical services & Infrastructure
8.	Medium term	Erect Taxi/bus shelters at strategic areas	roads and transportation	LAP wide	To be confirmed	Technical services & Infrastructure
9.	Short term	upgrade boom gate at Beach node 1	roads and transportation	Beach node 1	To be confirmed	Technical services & Infrastructure
10.	Long term	Provision of parking at Beach Node 1 and 2	roads and transportation	Beach node 1 & 2	To be confirmed	Technical services & Infrastructure
11.	Medium to long term	Designation of Camp site	roads and transportation	Beach node 1	To be confirmed	Technical services & Infrastructure
12.	Long term	Construction of new waterborne sewer at certain parts of the study area	infrastructure	LAP wide	To be confirmed	Technical services & Infrastructure

13.	Long term	Upgrading of the water system in certain parts of the study area including: Installation of piped water	infrastructure	LAP wide	To be confirmed	Technical services & Infrastructure
14.	Long term	Electricity connections at certain parts of the study area where new developments are to take place	infrastructure	LAP wide	To be confirmed	Technical services & Infrastructure
15.	Short to medium term	Street lighting particularly along the beach	infrastructure	Beach node 1 & 2	To be confirmed	Technical services & Infrastructure
16.	Long term	Development of a drainage system in line with the development of new roads.	infrastructure	LAP wide	To be confirmed	Technical services & Infrastructure
17.	Medium to long term	Development of a Thusong centre with associated councillor office	social facilities	Primary Rural Service centre	To be confirmed	Community service & public safety
18.	Medium to long term	Development of an Indoor sports centre	social facilities	Primary Rural Service centre	To be confirmed	Community service & public safety
19.	Medium to long term	development of a library	social facilities	Primary Rural Service centre	To be confirmed	Community

						service & public safety
20.	Medium to long term	Development of pension pay-out offices	social facilities	Primary Rural Service centre	To be confirmed	Community service & public safety
21.	Medium to long term	Development of a satellite police station	social facilities	Primary Rural Service centre	To be confirmed	Community service & public safety
22.	Medium to long term	Development of an FET	social facilities	Primary Rural Service centre	To be confirmed	Community service & public safety
23.	Long term	Upgrading of the sportsfield	social facilities	Neighbourhood Rural Service centre	To be confirmed	Community service & public safety
24.	Medium to long term	Development of a day-care centre	social facilities	Neighbourhood Rural Service centre	To be confirmed	Community service & public safety
25.	Short term	Development of a fruit and vegetable marketplace	economic	Specialised node	To be confirmed	Community service & public safety
26.	Short term	Development of a Heritage centre	social facilities	Specialised node	To be confirmed	Community service & public safety
27.	Short to medium	erection of children and adult swimming pools	leisure and entertainment	Beach node 1	To be confirmed	Economic development, Planning and Human

						settlements
28.	Short to medium	provide appropriate shelters and braai stands	leisure and entertainment	Beach node 1	To be confirmed	Economic development, Planning and Human settlements
29.	Short to medium	development of life guard and management offices	social facilities	Beach node 1	To be confirmed	Community service & public safety
30.	Short to medium	provide ablution facilities	social facilities	Beach node 2	To be confirmed	Community service & public safety
31.	Short to medium	provide life guard stands for surveillance	social facilities	Beach node 2	To be confirmed	Community service & public safety
32.	Short to medium	development of a fish pier	social facilities	Beach node 2	To be confirmed	Community service & public safety
33.	Short to medium	upgrading and improvement of the hatchery facility	economic	Hatchery facility	To be confirmed	Economic development, Planning and Human settlements
34.	Short to medium	upgrading and improvement of the Zinkwazi Camp	economic	Beach node 1	To be confirmed	Economic development, Planning and Human

						settlements
35.	Long term	Undertake Awareness campaigns including: Development of programmes Appointment of environmental champions Implementation of programmes	environment	LAP wide	To be confirmed	Community service & public safety
36.	Long term	Conservation of environmentally sensitive areas including: Further studies to environmental areas identified in the concept Fencing and demarcation Facilitation of establishment of local committees to oversee identified sites	environment	LAP wide	To be confirmed	Community service & public safety
37.	Long term	Greening and landscaping including: Rehabilitation programme	environment	LAP wide	To be confirmed	Community service & public safety

38.	Long term	Alien plant eradication	environment	LAP wide	To be confirmed	Community service & public safety
39.	Medium term	Preparation of the Matigulu/Nyoni Estuarine Management Plan	environment	LAP wide	To be confirmed	Economic development , Planning & Human Settlements

IMPLEMENTATION PLAN – Revised LED Strategy

Goals	Strategies	Projects/Programmes	Timeframe	Budget (R)	Key Performance Indicators	Supporting Partners
1: EXPANSION OF THE AGRICULTURAL SECTOR	1.1. Improvement of coordination between all parties critical to agricultural development	1.1.1. Develop a formal platform for frequent engagement between Agricultural Associations, municipal officials and other relevant stakeholders	Short term	R 30 000	Meeting minutes, established platform	Agricultural associations, DARD
		1.1.2. Regular identification of the farmers needs to be highlighted through a farmers association database which has to be updated regularly	Continuous	R40 000	Publish of agricultural needs	EDTEA, DARD
	1.2. Encourage the development and expansion of the agriculture sector	1.2.1. Ensure good agriculture land is reserved for agriculture production use (i.e. ensure that not for other land uses such as housing or other activities)	Continuous	No budget needed	Demarcation of good agricultural land on spatial plans	DARD
		1.2.2. Identify areas where agricultural production can be intensified and identify opportunities for the intensification of agricultural production	Short term	No budget needed	Mapping and documentation of areas where agricultural production can be intensified.	DARD
		1.2.3. Facilitate the establishment of farmers activity clusters	Short term	R 50 000	Established cluster	Mandeni LM, DARD

2: EXPANSION AND DIVERSIFICATION OF THE MANUFACTURING SECTOR	2.1. Improve SMME participation within the manufacturing sector	2.1.1. Assist SMMEs in packaging funding applications to existing funds for manufacturing opportunities	Continuous	No budget needed	Signing of funding forms	COGTA
		2.1.2. Formalising SMME's that are not already formalised which includes helping new SMMEs with the registration and compliance processes.	Continuous	R 3 000 per SMME	Register of SMMEs formalised	SEDA, COGTA, EDTEA, Enterprise iLembe
		2.1.3. Facilitate partnerships between local SMME's and local big companies for downward beneficiation including procurement and incubation programmes	Continuous	R 150 000	Meeting minutes, attendance registers	SEDA, COGTA, EDTEA, Enterprise iLembe
	2.2. Improve Business Retention and Expansion	2.2.1. Facilitate the development and roll-out of an improved Business Retention and Expansion programme that can be run between the Local Municipality and business bodies	Continuous	No budget needed	Meeting minutes, attendance registers	EDTEA, TIKZN, Private sector
		2.2.2. Targeted reduction of red-tape and municipal administrative processing times	Continuous	R 160 000	Reduced administrative processing time	COGTA
	2.3. To promote investment and boost the local economy	2.3.1. Monitor and evaluate the success of the Business Retention Programme	Continuous	R 400 000	Document the number of businesses in the LM	EDTEA, COGTA, Mandeni LM

		2.3.2. Develop a business aftercare programme for new and existing businesses that have been established for less than 3 years	Continuous	R 455 000	Business Needs Survey Report, improved Business retention and expansion strategy	EDTEA, COGTA, Mandeni LM
3: DEVELOPMENT AND SUPPORT FOR THE TOURISM SECTOR	3.1. Expansion of the tourism attractions and activities	3.1.1. Create a concise tourism events calendar or action plan that can guide event organisers	Short term	R 50 000	Completed action plan and guideline plans	EDTEA, TKZN, Private Sector
		3.1.2. Diversification of the tourism sector by promoting the development of adventure tourism and township tours	Short term	No budget needed	Adventure and township tourism development	Mandeni LM, EDTEA, COGTA, Private Sector
		3.1.3. Examine potential for pop up restaurants (and Shisanyamas)/ pubs to promote local food and drink to rural areas	Short term	R 30 000	Meeting minutes, attendance registers	SEDA, TKZN, Mandeni LM
	3.2. Information, marketing and promotion	3.2.1. Identification and lobbying for funding for new tourism signage	Short term	No budget needed	List of potential funders	COGTA, EDTEA, TIKZN, TKZN
		3.2.2. To increase the marketing around the current tourism products	Short term	R 60 000	Marketing brochures	TKZN, EDTEA, COGTA
		3.2.3. Marketing of the region at national and international shows and exhibitions in conjunction with TKZN	Short term	R 55 000	Exhibitions facilitated	COGTA, EDTEA, TKZN, TIKZN
	3.3. To develop and support the tourism sector	3.3.1. Identify potential SMME opportunities in the tourism sector as well as new tourism products	Short term	No budget needed	Documenting of identified SMME opportunities	TIKZN, TKZN, Mandeni LM

		3.3.2. Establish a Tourism Forum and CTOs (Community Tourism Organisations)	Short term	R 50 000	Established forums and CTOs, Meeting minutes	Mandeni Municipality, TKZN
		3.3.3. Include tourism link to the Mandeni Local Municipality's website for promoting both the more established and SMME players in the tourism sector of Mandeni LM	Short term	R 10 000	Visibility of tourism link on the Mandeni website	Mandeni LM
4: IMPROVING THE INSTITUTIONAL AND POLICY ENVIRONMENT	4.1. Coordination and communication of LED stakeholders	4.1.1. Improve the effectiveness of the Municipal LED Forum	Short term	R 100 000	Established municipal forum, meeting minutes	Mandeni LM, iLembe DM
		4.1.2. Encourage the improvement of intergovernmental relations of all spheres through information sharing and project feedback	Continuous	No budget needed	Documentation of information shared, meeting minutes	National Government, Provincial and Local Government
		4.1.3. Build the officials capacity to support the informal economy through networking with other organisations, civil society, religious, sporting and other relevant government bodies	Short term	R 300 000	Meeting minutes, attendance registers, training session presentation slides	SEDA, COGTA
		4.1.4 Undertake technical workshops with officials and councillors to clarify their obligations and boundaries in order to reduce political interference and ensure efficient implementation of proposed programmes	Short term	No budget needed	Attendance registers, meeting minutes	iLembe DM, Mandeni LM

	4.2. Strengthen coordination, communication and collaboration between public and private sector	4.2.1. Create and regularly update a database of all development and investment projects that are undertaken within the Local Municipality	Continuous	R 250 000	Development and continuous updating of database	Mandeni LM
		4.2.2. Ensure information sharing as well as alignment, coordination of investment promotion, improved business retention and expansion activities	Continuous	R 50 000	Attendance registers, meeting minutes	Mandeni LM
		4.2.3. Provide up to date information on investment opportunities via an online information portal on the Mandeni Local Municipality website	Continuous	R 200 000	Updated investment opportunities online	Mandeni LM
	4.3. Funding for LED implementation	4.3.1. Compile a database of all potential funding sources for LED implementation as well as previous examples of funding applications	Short term	No budget needed	Compiled database	Mandeni LM, iLembe DM, Enterprise iLembe
	4.4. Improving the capacity of the Local Municipalities LED Units	4.4.1. Staffing of any LED Unit vacant portfolios in the LM	Medium term	No budget needed	Employed personnel	Mandeni LM
		4.4.2. Undertake customer satisfaction surveys to gauge the level of service delivery in the Municipality	Short term	R 250 000	Completion of surveys, report compilation	Mandeni LM, EDTEA, COGTA
5: ENSURING EFFECTIVE EDUCATION, SKILLS AND CAPACITY DEVELOPMENT	5.1. Skills training and development	5.1.1. Evaluate success of the SMME business skills development programme run by Enterprise iLembe	Short term	R 20 000	Presentation slides, attendance registers, meeting minutes	SEDA, SETA, EDTEA, Tertiary Institutions
		5.1.2. Facilitate training for informal businesses and form partnerships with TVET Colleges	Short term	R 20 000	Facilitated training for businesses,	SEDA, EDTEA, COGTA

					attendance registers	
	5.2. Development of relationships between industry and tertiary and training institutions	5.2.1. Establish a platform for engagement between tertiary institutions and business to ensure programmes are aligned with industry demand	Short term	R 20 000	Established platform, programmes alignment	Mandeni LM, Tertiary Institutions, Private Sector
		5.2.2. Investigate the establishment of additional higher education campuses for specialised skills development (i.e. for scarce skills)	Short term	R 80 000	Report from investigation	Tertiary Institutions, DoE
	5.3. Retention of skilled residents	5.3.1. Development a marketing and retention programme in conjunction with the local business bodies that focusses on a quality of life promotion in order to retain skilled residents in Mandeni	Short term	R 75 000	Development of a marketing and retention programme	Private Sector
6: SUPPORT SMALL ENTERPRISES	6.1. Assistance and support to small enterprises	6.1.1. Develop an informal economy strategy that will plan, regulate and develop the sector. The strategy must also look at ways of organising the informal sector and assisting SMMEs with trade facilities.	Short term	R 180 000	Development of an informal economy strategy	COGTA, Mandeni LM, EDTEA
		6.1.2. Create standard guidelines for business plans to assist SMMEs formulate business plans and to access funds and other business needs	Short term	R 20 000	Guidelines and business plan brochure developed	EDTEA, COGTA
		6.1.3. Create standard guidelines that assist new firms with business registrations	Short term	No budget needed	Development of guidelines aligned with	EDTEA, COGTA

					CIPC requirements	
		6.1.4. Provide container information centres for rural SMME's to access services from SEDA, etc.	Medium term	No budget needed	Formation of information centres, attendance registers	SEDA, EDTEA, Mandeni LM
6.2. Value-chain development and local procurement		6.2.1. Establish an SMME and cooperatives database and promote SMME's to large businesses	Short term	R 30 000	Developed database	EDTEA
		6.2.2. Establish a record of common challenges faced by SMMEs so as to provide them with assistance that addresses these specific challenges. This ensures the proper allocation of scarce resources.	Short term	No budget needed	Development of SCM registration form	EDTEA
		6.2.3. Provide emphasis on preferential treatment for the local SMMEs to benefit from the local tenders	Short term	No budget needed	Adverts	Mandeni LM
6.3. Development of innovation		6.3.1. To support and strengthen the establishment of a municipal wide Business Association/ Forum for information sharing	Short term	R 20 000	Establishment of forum	EDTEA, Mandeni LM
		6.3.2. To run an annual small business innovation fair	Continuous	R 100 000	Organised fair	Mandeni LM, EDTEA

		6.3.3. Add link on municipal website which contains business development information ranging from compliance matters to business advice topics	Continuous	R 10 000	Website upgrade	Mandeni LM, EDTEA
7. PROMOTE A GREEN ECONOMY	7.1. Support the development of the green economy sector	7.1.1. Research viable green economy initiatives that can be successfully implemented in the Mandeni Municipality given the current available resources in the area.	Short term	R 180 000	Meeting minutes, attendance registers	COGTA, EDTEA, Mandeni LM
		7.1.2. Investigate opportunities for biogas green energy initiatives linked to agriculture practices undertaken within the Local Municipality	Medium term	R 150 000	Report on available opportunities	EDTEA, Private Sector
		7.1.3. Investigate opportunities to transform existing waste into renewable green energy for local consumption	Medium term	R 150 000	Report on available opportunities	EDTEA, Private Sector

9 CAPITAL INVESTMENT FRAMEWORK

The Spatial Development Framework is a crosscutting plan which encompasses most of the activities of the municipality and gives direction to the decision-making on land use and direction of development within the municipality. Consequently, it must be viewed as a key strategic document and embraced both at the political level as well as the technical level.

In order to integrate the Spatial Development Framework into the everyday workings of the Municipality's Directorates, it is proposed that appropriate programmes and budgets be undertaken to ensure co-ordination and communication on critical development issues that have spatial implications.

The term "Capital Investment Framework" (CIF) became a municipal mandate with the promulgation of the Spatial Planning and Land Use Management Act, Act 16 of 2013 (SPLUMA) section (21)(n). A Capital Investment Framework is a consolidated, high-level view of infrastructure investment needs in a municipality over the long-term (10 years) that considers not only infrastructure needs but also how these needs can be financed and what impact the required investment in infrastructure will have on the financial viability of the municipality going forward.

The term "Capital Investment Framework" (CIF) became a municipal mandate with the promulgation of the Spatial Planning and Land Use Management Act, Act 16 of 2013 (SPLUMA) section (21)(n). However, the

concept of a Capital Investment or Capital Investment Framework has been eluded to in several other preceding legislative and policy instruments.

The role of a CIF is to provide a framework which coordinates the outcomes of a multitude of planning initiatives and documents within the municipality, in order to ensure that capital investment and project / programme implementation on the ground is guided by an over-arching long-term strategic, spatial, financial and socio-economic logic. Key informants to the CIF national and provincial strategies and policies.



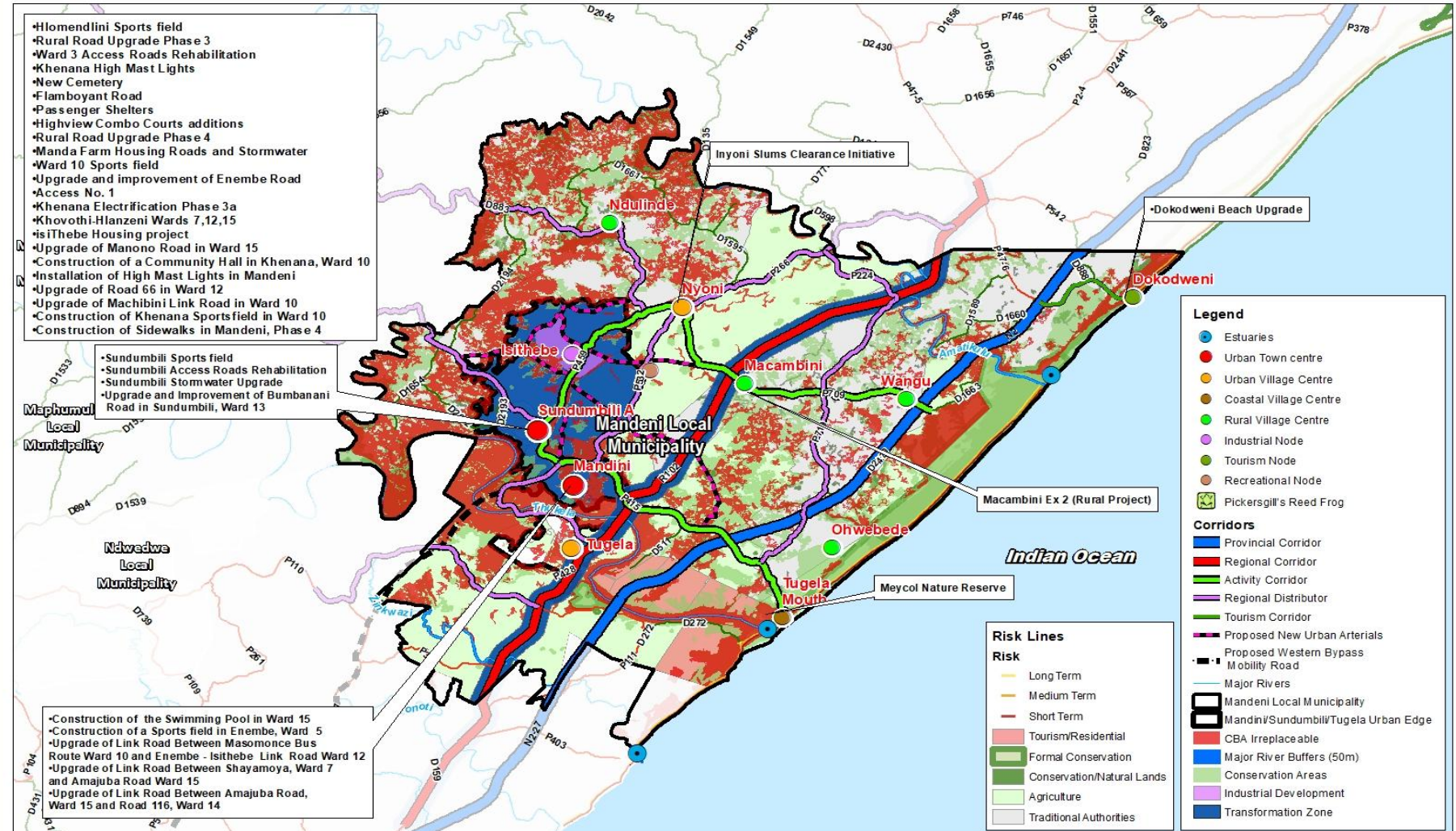
CAPITAL INVESTMENT FRAMEWORK 2022 - 2041

Challenge to be addressed	Project Description	Type of project	Locations (Wards)	Beneficiary of intervention	Estimated Budget	Estimated Cost of maintenance over 10 years	Proposed source of funding	Estimated duration of project	Priority Level (1-5)	Estimated Start And End Date																				
										5 Years MM3:Q22					10 Years					15 Years					20 Years					
										2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	
Lack of access to housing	Prioritisation of housing project beneficiaries/Housing	Housing	1,2,3,8,9,10,12,13,16,18	Rural wards	N/A	N/A	DOH	5 Years	5	2022	2023	2024	2025	2026																
Access	Improve the condition of rural access roads	Roads	All wards	Rural wards	R50 000.00		MIG	Annually	4								2029	2030		2032	2033	2034					2038	2039	2040	2041
Access to water	Improved water delivery schedule	Water infrastructure	1,2,3,4,5,6,8,9,10,11,12,16,17&18	Rural wards	R150 000.00		IDM	2 Years	5																					
Access to education facilities	Mobile library	Library	8 & 9	Rural wards	R10 000.00		DOE	12 months	3									2030	2031											
Disaster incidents	Lightening Conductors	Electrification	4, 7, 8, 9, 11, 12, 16, 17&18	Community	R2 000 000.00		MIG	2 Years	3						2027	2028											2038	2039		
Access sport facilities in rural areas	Sports / recreation facilities	Sportfield	5, 12	Youth	R10 000 000		MIG	4 Years	3													2034	2035							
Poor conditions of beaches	Installation of water and sanitation infrastructure for Dokodweni beach	Water infrastructure	1,2, 3,	Community	R8 500 000		MIG	3 Years	5													2034					2038			
Lack of community halls within the Municipal area	Community halls	Community halls	2	Community	R8 500 000		MIG	2 Years	3			2024	2025												2037	2038				
Lack of job opportunities	Support with agriculture projects (irrigation)	Local economic support	10	Corporatives	R2 000 000		Internal	1 Year	3	2022	2023	2024	2025	2026								2030	2031				2038	2039	2040	
Abuse of alcohol and drugs by youth	Renovation of Mthaleni Sport field	Sportfield	2		R3 000 000		MIG	2 Years	2					2026																
Abuse of alcohol and drugs by youth	Kwasishi Sports field	Sportfield	2		R9 000 000		MIG	2 Years	2													2033	2034							

MANDENI LOCAL MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK REVIEW

DRAFT CAPITAL INVESTMENT FRAMEWORK

1:170 000



- Hlomendlini Sports field
- Rural Road Upgrade Phase 3
- Ward 3 Access Roads Rehabilitation
- Khenana High Mast Lights
- New Cemetery
- Flamboyant Road
- Passenger Shelters
- Highview Combo Courts additions
- Rural Road Upgrade Phase 4
- Manda Farm Housing Roads and Stormwater
- Ward 10 Sports field
- Upgrade and improvement of Enembe Road
- Access No. 1
- Khenana Electrification Phase 3a
- Khovothi-Hlanzeni Wards 7,12,15
- isiThebe Housing project
- Upgrade of Manono Road in Ward 15
- Construction of a Community Hall in Khenana, Ward 10
- Installation of High Mast Lights in Mandeni
- Upgrade of Road 66 in Ward 12
- Upgrade of Machibini Link Road in Ward 10
- Construction of Khenana Sportsfield in Ward 10
- Construction of Sidewalks in Mandeni, Phase 4

- Sundumbili Sports field
- Sundumbili Access Roads Rehabilitation
- Sundumbili Stormwater Upgrade
- Upgrade and Improvement of Bumbanani Road in Sundumbili, Ward 13

Maphumal Local Municipality

Ndwedwe Local Municipality

- Construction of the Swimming Pool in Ward 15
- Construction of a Sports field in Enembe, Ward 5
- Upgrade of Link Road Between Masomonce Bus Route Ward 10 and Enembe - Isithebe Link Road Ward 12
- Upgrade of Link Road Between Shayamoya, Ward 7 and Amajuba Road Ward 15
- Upgrade of Link Road Between Amajuba Road, Ward 15 and Road 116, Ward 14

Legend

- Estuaries
- Urban Town centre
- Urban Village Centre
- Coastal Village Centre
- Rural Village Centre
- Industrial Node
- Tourism Node
- Recreational Node
- Pickersgill's Reed Frog

Corridors

- Provincial Corridor
- Regional Corridor
- Activity Corridor
- Regional Distributor
- Tourism Corridor
- Proposed New Urban Arterials
- Proposed Western Bypass
- Mobility Road
- Major Rivers

Risk Lines

- Long Term
- Medium Term
- Short Term
- Tourism/Residential
- Formal Conservation
- Conservation/Natural Lands
- Agriculture
- Traditional Authorities

Other Features

- Mandeni Local Municipality
- Mandini/Sundumbili/Tugela Urban Edge
- CBA Irreplaceable
- Major River Buffers (50m)
- Conservation Areas
- Industrial Development
- Transformation Zone

9.1 2026/2027 CAPITAL PROJECTS

<u>DRAFT CAPITAL BUDGET 2026/27</u>	DRAFT BUDGET 2026/27		
	BUDGET INCL. VAT	VAT	BUDGET EXC. VAT
<u>CAPITAL PROJECTS</u>			
COUNCIL			
Procurement of video camera	100 000.00	13 043.48	86 956.52
Procurement of Loud hailer	100 000.00	13 043.48	86 956.52
Installation of YEP Carport, Stalls numbers and Marketing Billboard	500 000.00	65 217.39	434 782.61
Construction of YEP access staircases and amphitheater	500 000.00	65 217.39	434 782.61
SUGGESTION BOX AND POSTERS	100 000.00	13 043.48	86 956.52
Procurement of Vehicle for Political Office Bearers X3	3 200 000.00	417 391.30	2 782 608.70
TOTAL BUDGET PER DEPARTMENT	4 500 000.00	586 956.52	3 913 043.48
TECHNICAL SERVICES			
Nyoni Taxi Route Phase 4	100 000.00	13 043.48	86 956.52
Construction of a Community Hall in Ward 08	100 000.00	13 043.48	86 956.52
Rehabilitation of Internal Roads and Stormwater ward 14	100 000.00	13 043.48	86 956.52
Construction of Khenana Sportfield	4 018 770.66	524 187.48	3 494 583.18
Construction of Hlomendlini sportsfield	100 000.00	13 043.48	86 956.52

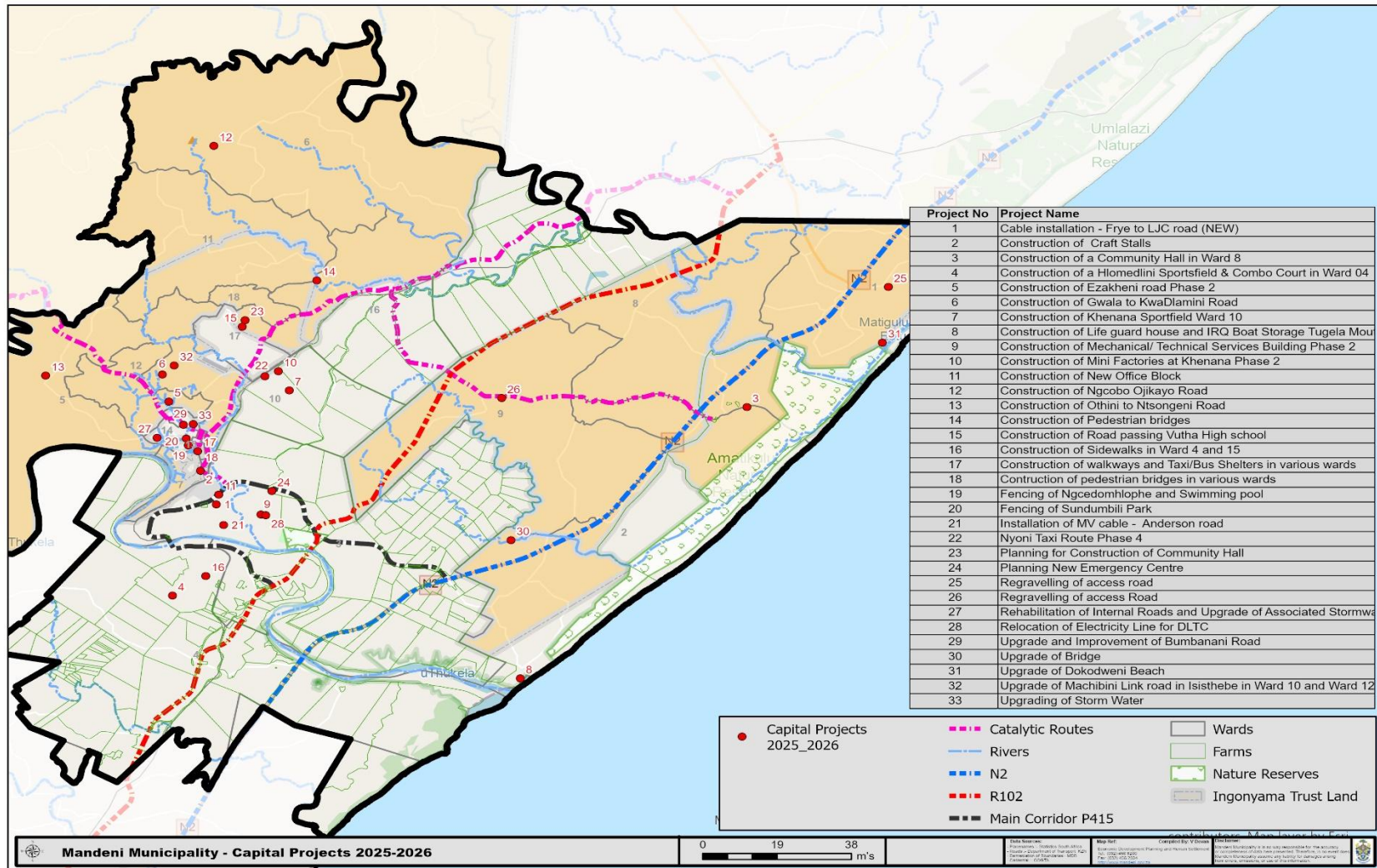
Construction of a Sportsfield in Mangqakaza, Ward 1 - Mandeni Municipality	11 953 220.09	1 559 115.66	10 394 104.43
Construction of a Sportsfield in Emthaleni, Ward 2 - Mandeni Municipality	9 733 398.48	1 269 573.71	8 463 824.77
Construction of High Mast Lights in Wards 1,2,6,7,8,13,14 & 15 - Mandeni Municipality	7 475 147.04	975 019.18	6 500 127.86
Rehabilitation of Quartz Road and a portion of Platinum Drive in Mandeni, Ward 4	7 635 313.74	995 910.49	6 639 403.25
Construction of a Community Hall in the Ngqofela Area, Ward 09	100 000.00	13 043.48	86 956.52
Construction of a Community Hall in the Machibini Area, Ward 12	100 000.00	13 043.48	86 956.52
Constructon of Mechanical/ Technical Services Building Phase 1	1 409 458.00	183 842.35	1 225 615.65
Rehabilitation of Bumbanani Road in Sundumbili: Ward 13, 14 & 15 - Phase 1	500 000.00	65 217.39	434 782.61
Construction of New Offie Block	47 000 000.00	6 130 434.78	40 869 565.22
Construction of Bus Shelters in various wards- 3,4,13,14 and 15	1 304 347.83	170 132.33	1 134 215.50
Construction of pedestrian bridges in various wards, 8,10,11 and 17	1 500 000.00	195 652.17	1 304 347.83
Construction of Khenana Sportfield- Internal	1 108 991.69	144 651.09	964 340.60
Procurement of Airconditioner	400 000.00	52 173.91	347 826.09
Supply and deliver 4 x RMU	900 000.00	117 391.30	782 608.70
Construction of Hlomendlini sportsfield- internal	3 200 000.00	417 391.30	2 782 608.70
Construction of Ezakheni road (Concrete surfacing) Phase 2- Ward 12	800 000.00	104 347.83	695 652.17

Construction of Othini to Ntsongeni Road (Concrete surfacing) Ward 05	800 000.00	104 347.83	695 652.17
Construction of Ngcobo ojikayo Road (Concrete Surfacing) Ward 06	800 000.00	104 347.83	695 652.17
Upgrading of Storm Water at(Masomonco	1 000 000.00	130 434.78	869 565.22
Installation of MV cable - Anderson road Ward 03	300 000.00	39 130.43	260 869.57
Planning for Construction of Community Hall ward 17	308 509.35	40 240.35	268 269.00
Construction of Speed humps(traffic calming) Ward 03,04,13,14,15	100 000.00	13 043.48	86 956.52
Gravel- from P266 to Emachunwini Road in Ward 6	3 008 695.65	392 438.56	2 616 257.09
Gravel Kwamazitapele in Ward 2	3 008 695.65	392 438.56	2 616 257.09
Gravel from R102 to KwaNqofela in Ward 9	1 486 956.52	193 950.85	1 293 005.67
Gravel from Carwash to Nqofela in Ward 9	1 486 956.52	193 950.85	1 293 005.67
Gravel Grape Vine in Ward 11	3 008 695.65	392 438.56	2 616 257.09
TOTAL BUDGET PER DEPARTMENT	114 847 156.88	14 980 063.94	99 867 092.94
	-		
EDPHS			
Construction of Market Stalls	4 000 000.00	521 739.13	3 478 260.87
Construction of Mini Factories at Khenana Phase 2 Ward 10	2 000 000.00	260 869.57	1 739 130.43
Construction of Mini Factories at Khenana Phase 2- GRANT	2 000 000.00	260 869.57	1 739 130.43
Drone (DJI MAVIC 4 DRONE)	60 000.00	7 826.09	52 173.91
TOTAL BUDGET PER DEPARTMENT	8 060 000.00	1 051 304.36	7 008 695.64

COMMUNITY SERVICES	-		
Greening of open spaces and Municipal facilities	1 000 000.00	130 434.78	869 565.22
Procurement of 15 new skips	950 000.00	123 913.04	826 086.96
Procurement of plant and equipment	60 000.00	7 826.09	52 173.91
Establishment of Waste transfer station Phase 1 - Ward 17	899 999.26	117 391.21	782 608.05
Procurement of quad bike	150 000.00	19 565.22	130 434.78
Procurement of Brushcutters Machines	85 000.00	11 086.96	73 913.04
Procurement of library furniture	100 000.00	13 043.48	86 956.52
Procurement of ICT Equipment Library	85 000.00	11 086.96	73 913.04
Procurement of Library Airconditioners	150 000.00	19 565.22	130 434.78
Construction of Life guard house and IRQ Boat Storage Tugela Mouth Ward 02	1 439 999.64	187 826.04	1 252 173.60
Procurement of essential office equipment (projector, binder, shredder)	50 000.00	6 521.74	43 478.26
Photo Camera for Disaster Unit	60 000.00	7 826.09	52 173.91
Procurement of 3 Rescue Boats	180 000.00	23 478.26	156 521.74
Procurement of Portable Generator - ESDM	50 000.00	6 521.74	43 478.26
Installation of Borehole at Dokodweni Beach	300 000.00	39 130.43	260 869.57
Procurement of Tools & equipment for Fire Rescue (Gas Dectator, Compressor, fire hosepipe, etc)	350 000.00	45 652.17	304 347.83
TOTAL BUDGET PER DEPARTMENT	5 909 998.90	770 869.43	5 139 129.47
CORPORATE SERVICES			
Procurement of Computers and Laptops	350 000.00	45 652.17	304 347.83
Procurement of Office Equipment - Corp and Furniture	500 000.00	65 217.39	434 782.61
Upgrade of servers	500 000.00	65 217.39	434 782.61

TOTAL BUDGET PER DEPARTMENT	1 350 000.00	176 086.95	1 173 913.05
TOTAL CAPITAL BUDGET	134 667 155.78	17 565 281.20	117 101 874.58
CAPITAL PROJECTS PER FUNDING SOURCE			
	FINAL BUDGET 2025/26		
	BUDGET INCL VAT	VAT	BUDGET EXC VAT
MIG GRANT	41 415 850.01	5 402 067.40	36 013 782.61
DISASTER GRANT	12 000 000.00	1 565 217.39	10 434 782.61
LIBRARY GRANT	335 000.00	43 695.66	291 304.34
EDTEA GRANT	2 000 000.00	260 869.57	1 739 130.43
INTERNALLY FUNDED (RESERVES)	78 916 305.77	10 273 431.18	68 622 874.59
	134 667 155.78	17 545 281.20	117 101 874.58
CAPITAL PROJECTS PER DEPARTMENT			
EXECUTIVE & COUNCIL	4 500 000.00	586 956.52	3 913 043.48
TECHICAL SERVICES	114 847 156.88	14 980 063.94	99 867 092.94
EDPHS	8 060 000.00	1 051 304.36	7 008 695.64
COMMUNITY SERVICES	5 909 998.90	770 869.43	5 139 129.47
CORPORATE SERVICES	1 350 000.00	176 086.95	1 173 913.05
FINANCE	-	-	-
	134 667 155.78	17 565 281.20	117 101 874.58

9.1.1 SPATIAL REFERENCING OF 2026/2027 PROJECTS



10 CONCLUSION

In concluding, this section serves as a Strategic Framework towards the development of the Draft SDF for Mandeni Local Municipality.

It is envisaged that over the next 20 – 30-years, Mandeni will be a prominent Municipality which is built upon the vision set forth in this SDF, supported by the Municipal IDP. The proposals will be realised through key interventions, by developing strong infrastructure linkages with the neighbouring coastal municipalities within and around Mandeni Local Municipality.

Based on state investment in infrastructure linkages and private sector investment in existing and new industries, the major settlements identified for opportunity, support, enablement, research, diversification, and connectivity, it is envisaged that an integrated and well planned, good quality human settlements and increased employment will accompany the growth within the Municipality.



(Picture of the Tugela River in MLM)

