

FIRST DRAFT COMPREHENSIVE REPORT: BIG 5 HLABISA SPATIAL DEVELOPMENT FRAMEWORK

MARCH 2017

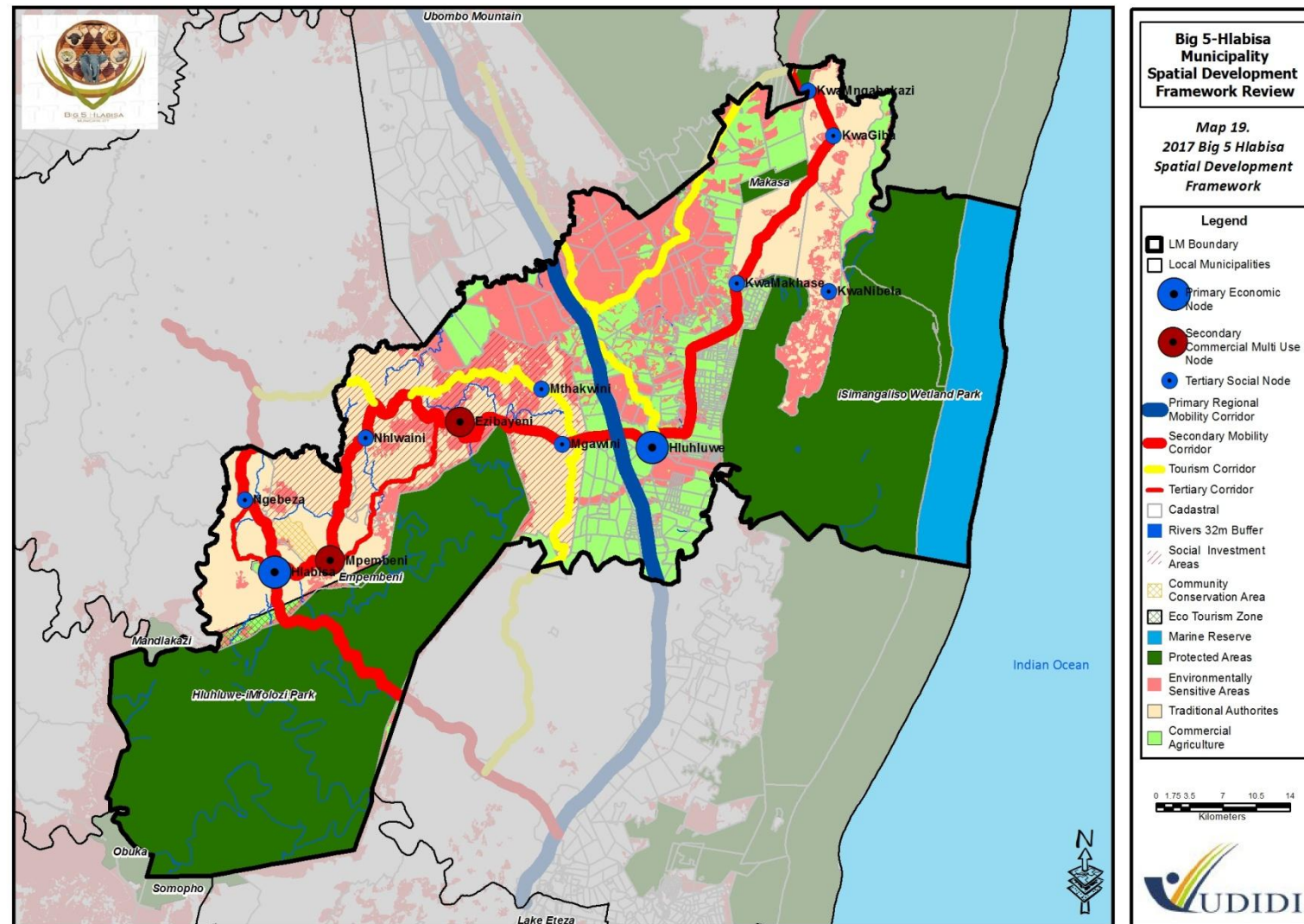


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PSEDs	PROVINCIAL SPATIAL ECONOMIC DEVELOPMENT STRATEGY
PDA	PLANNING DEVELOPMENT ACT
QN	QUATERNARY NODE
RDP	RECONSTRUCTION AND DEVELOPMENT PROGRAMME
SDF	SPATIAL DEVELOPMENT FRAMEWORK
SEA	STRATEGIC ENVIRONMENTAL ASSESSMENT
SPLUMB	SPATIAL PLANNING AND LAND USE MANAGEMENT BILL
SN	SECONDARY NODE
TN	TERTIARY NODE
TOR	TERMS OF REFERENCE
UKDM	UMKHANYAKUDE DISTRICT MUNICIPALITY

ANNEXURE A: PUBLIC CONSULTATION REPORT

LIST OF ACRONYMS

ASGISA	ACCELERATED AND SHARED GROWTH INITIATIVE FOR SOUTH AFRICA
ABP	AREAS BASED PLAN
B5FBLM	BIG 5 HLABISA LOCAL MUNICIPALITY
CRDP	COMPREHENSIVE RURAL DEVELOPMENT PROGRAMME
COGTA	CO-OPERATIVE GOVERNANCE AND TRADITIONAL AFFAIRS
EMF	ENVIRONMENTAL MANAGEMENT FRAMEWORK
EMP	ENVIRONMENTAL MANAGEMENT PLAN
GEAR	GROWTH, EMPLOYMENT AND REDISTRIBUTION
GIS	GEOGRAPHIC INFORMATION SYSTEMS
GVA	GROSS VALUE ADDED
IDP	INTEGRATED DEVELOPMENT PLAN
KZN	KWAZULU-NATAL
KW	KEY WORD
LED	LOCAL ECONOMIC DEVELOPMENT
LUMF	LAND USE MANAGEMENT FRAMEWORK
LUMS	LAND USE MANAGEMENT SYSTEM
LUS	LAND USE SCHEME
LM	LOCAL MUNICIPALITY
MSA	MUNICIPAL SYSTEMS ACT
NEMA	NATIONAL ENVIRONMENTAL MANAGEMENT ACT
NSDP	NATIONAL SPATIAL DEVELOPMENT PLAN
PGDS	PROVINCIAL GROWTH DEVELOPMENT STRATEGY



PART 1: SITUATIONAL ANALYSIS

1.0 Introduction and Background

1.1 Purpose for the Document

The Big 5-Hlabisa Municipality has appointed Udidi Project Development Company to facilitate the development of the Spatial Development Framework (SDF) Review that is sustainable, legally, compliant and provides clear guidance for the development of the land use scheme through the land use framework for the Big 5 Hlabisa Local Municipality. The Municipal Systems Act, Act No. 32 of 2000 (MSA) requires that each Municipality prepare an Integrated Development Plan (IDP) to serve as a tool for transforming local governments towards facilitation and management of development within their areas of jurisdiction. The Big 5 Hlabisa SDF serves as a strategic framework that directs the implementation of the IDP and guides the 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 Municipality's SDF represents a long term (+20 years) plan, and is revised in line with the IDP 5 year cycles or annually if required by the municipality.

1.2 Purpose and Role of the SDF

The SDF is a primary spatial response to the development context, needs and development vision of the municipality. It is a key land use management tool of the Municipality as it has an important role to play in guiding and managing Municipal decisions relating to the use, development and planning of land. It does this by:

- a) Identifying key spatial challenges facing the municipality. In so doing identify key strategies for spatial restructuring and achieving the desired outcomes for future use and development of land.
- b) Identifying areas that are not suitable for development and outlining areas that should be conserved;
- c) Providing policy guidance to direct decision making on the nature, form, scale and location of urban development;
- d) Guiding the direction of growth by outlining areas in which particular types of land use should be encouraged or discouraged and areas in which the intensity of land development could either be increased or reduced;
- e) Guiding both private and public development investment initiatives to appropriate areas for investment
- f) Guiding and informing municipal infrastructure investment;
- g) Guiding public investment, namely the provision of community facilities or any other spending of public funds;
- h) Providing a visual representation of the desired spatial form of the municipality.

1.3 Aims and Objectives

The Terms of References (ToR) indicates that the SDF has to be formulated with the purpose of planning the future development of the municipal area for a 20 year period. In addition the SDF has to be formulated in order to facilitate the implementation of the 5 year IDP and all other government's intentions to fight poverty and direct development of the Municipality.

The main objective of the SDF is to address spatial, environmental and economic issues confronting the municipality. The ToR further emphasized that the service provider is required to compile an SDF that complies with the Municipal Systems Act and Municipal Planning and Performance Management Regulations of 2001.

The Big 5 Hlabisa SDF will aim at addressing the following local municipality spatial issues:

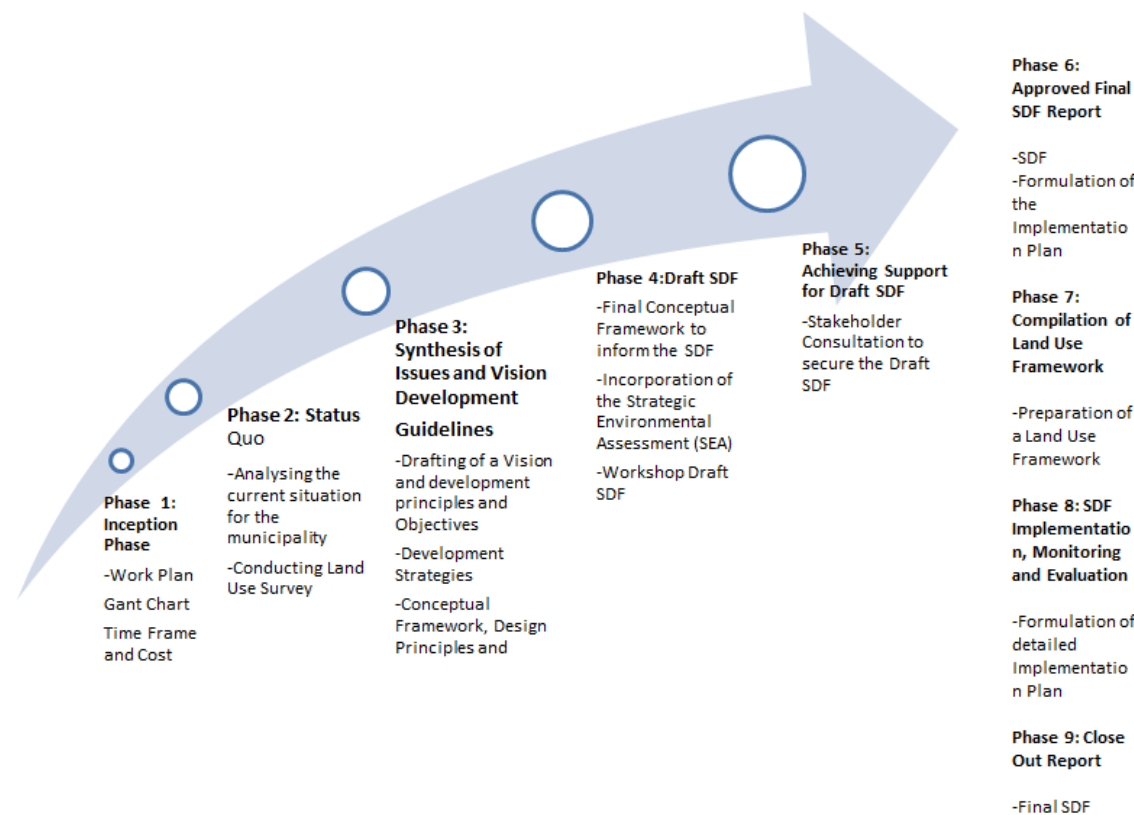
- New urban growth areas
- Areas for densification and restructuring
- Conservation areas and areas to be protected such as agriculture land, water catchments and resources.
- Urban edges around settlements
- Existing and future transport links
- Priority areas for investment in community and social facilities and
- Conceptual guidelines for individual settlement plans that will become the subject of detailed sector plans which should show proposals on a cadastral base.

1.4 Methodology and Approach

The development of the Status Quo Analysis is based on the information gathered through primary and secondary research. This phase of the report represents the draft Status Quo analysis of the Big 5 Hlabisa Municipality and provides an analysis of the current situation of the municipality. The ToR specified issues to be addressed under this phase which include looking at the issues which affect the municipality, economically, environmentally and socially. The factors that may have an impact on the way the municipality develops in future are identified. In the process, the assessment focused on the legislative mandate, the natural environment, human environment, physical environment, social resources and economic drivers.

The Status Quo phase identifies key issues which will need to be addressed in order to inform a shared vision and a credible SDF for the Big 5 Hlabisa Municipality. The outcome of this process should produce a concise plan with related maps that provides a clear direction of proposed future development and management of the area.

The TOR sets out nine pronged Methodology process which includes:



The information and development of the report is based on the gathered information data and stakeholder input and Interviews with relevant stakeholders. The following primary research was conducted to support the information available from these secondary resources, viz.

- **A GIS assessment of the distribution of the population in the municipality;**
- **A selected analysis of the recently released 2011 Census Statistics;**
- **A telephone book survey of businesses located in the Big Five False Bay Municipality; and**
- **Interviews with three of the four Ward Councillors.**
- **The table below illustrates the list of councillors contacted**

1.5 MEC Comments on the uMkhanyakude Spatial Development Framework

In November 2012, the MEC for the KZN Department of Co-operative Governance and Traditional Affairs did an assessment of the IDPs including the SDFs for all Municipalities across the province.

The assessment of the uMkhanyakude IDP and SDF included an assessment of the then Big 5 False bay and Hlabisa Local Municipality SDFs. The following recommendations were common in the assessments:

- The municipality must prepare a comprehensive and legally compliant SDF;
- The SDF must contain clear objectives, strategies, action plans, projects and policies;
- The SDF must promote areas for development intensity;

- The SDF must be legally compliant and must include the capital investment framework, strategic environmental assessment, urban edge, development edge, alignment with neighbouring municipalities, and an adequate consultation process;
- The SDF must have a clear Vision aligned to the IDP Vision and its strategies, programs and projects must be aligned;
- The SDF must provide a sound and up to date economic and demographic analysis;
- The SDF must align to the Capital Budget , as well depict the 3 year MTEF and sector department budgets;
- The SDF must reflect the 8 Provincial Spatial Planning Guidelines;
- The SDF must be aligned with the National Development Plan, Provincial Growth and Development Strategy, Millennium Development Goals, National Climate Change Focus Areas, State of the Province and National Address and Outcome 9.

2.0 Policy and Legislation Review

This section of the report is intended to provide an overview of policy and legislation that is relevant in the preparation of the SDF. The SDF is regarded as the document or framework to assist in preparation or achieving municipal vision and interpreting the strategic objectives and priorities into spatial objectives and strategies, in line with the Municipal IDP. This means providing future developments for the municipality in a form of a framework by identifying development strategies. Therefore; legislation relevant to the SDF could be adopted and adapted to guide the formulation of the SDF. Some of the pieces of policy and legislation include:


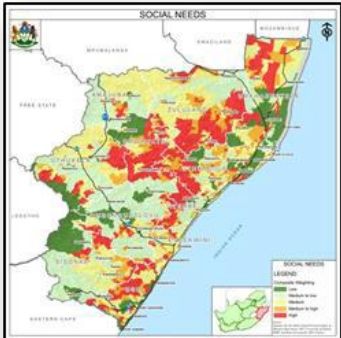


- Accelerated and Shared Growth Initiative for South Africa (Asgi-SA)
- South African Constitution and Principles of Sustainable Development
- Municipal Systems Act no.32 of 2000 (MSA)
- National Spatial Development Perspective (NSDP)
- National Development Plan 2030
- The New Growth Path
- Comprehensive Rural Development Programme (CRDP)
- Urban Development Framework
- White Paper on Land Policy
- Breaking New Ground
- Social Housing Policy
- Spatial Planning and Land Use Management Act (SPLUMA)
- The National Environment Management Act (NEMA)
- Provincial Growth and Development Strategy (PGDS)
- KwaZulu-Natal Heritage Act no.4 of 2004

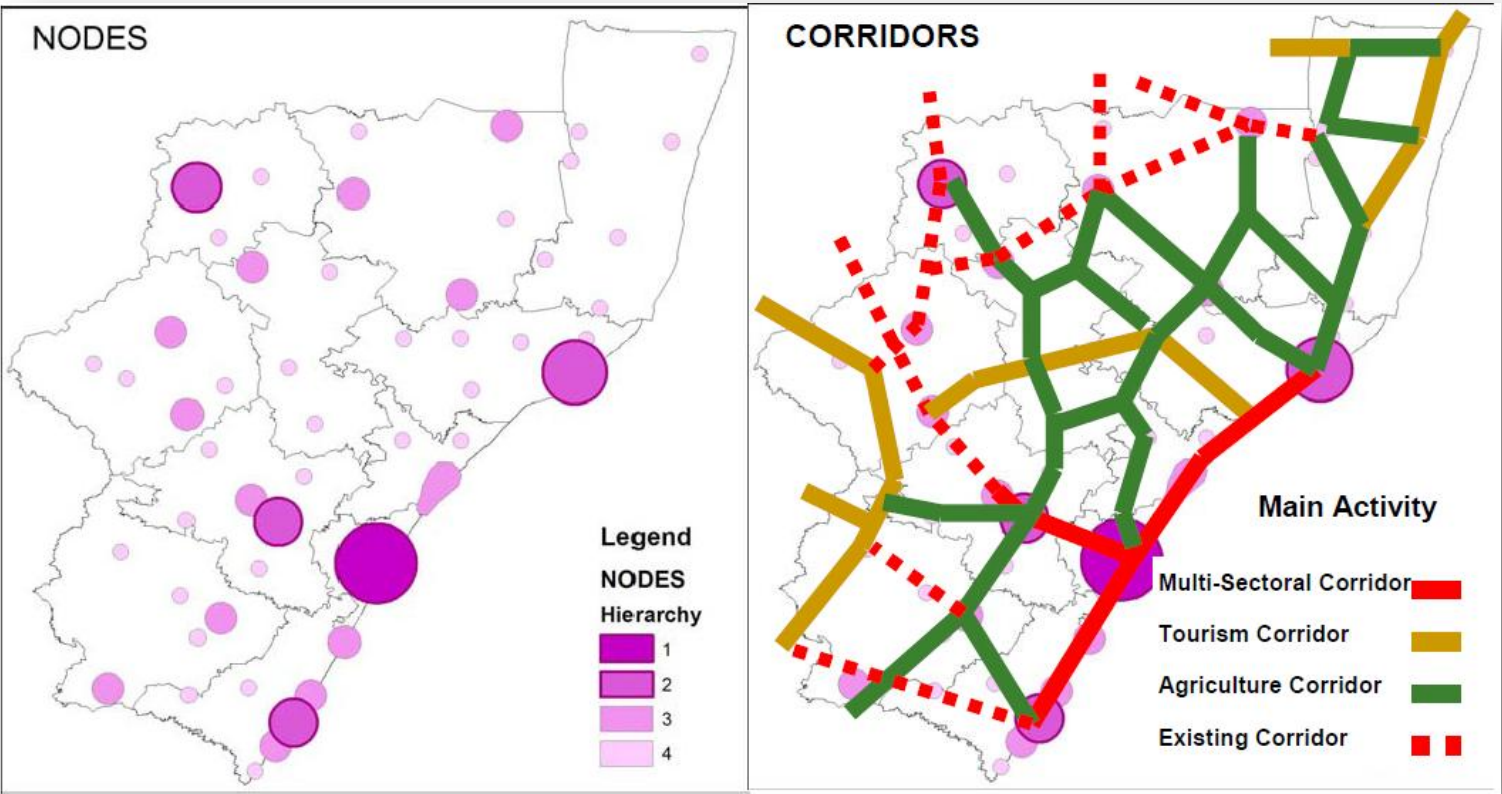
Table 2: National and Provincial Policy and Legislation

INSTRUMENT	BRIEF SUMMARY	IMPLICATIONS FOR BIG 5 HLABISA SDF
Municipal Systems Act (Act 32 of 2000)	<p>Chapter 5 provides for the preparations of IDP's indicates that the SDF should be aligned with the national and provincial planning as well as the affected neighbouring municipalities. Section 23 (1) of the Act indicates that a municipality must undertake developmentally orientate planning.</p> <p>S26 (e) stipulates that the SDF must include the provision of basic guidelines for a land use management system for the municipality</p> <p>S26 (e) lists an SDF as a core component of an IDP and requires that the SDF provides basic guidelines for a municipal land use management.</p>	<p>The Big 5 Hlabisa SDF should :</p> <ul style="list-style-type: none"> • Identify relevant national and provincial legislation • Identify matters that require alignment between local and district planning • Specify principles to be applied ;and • Determine procedures for coordination and amendment of the framework Big 5 Hlabisa SDF should align to
National Spatial Development Perspective (NSDP)	<p>The purpose of the plan aims to assist in implementing the spatial priorities that meet the constitutional imperative of providing basic services to all and alleviating poverty and inequality by reorganise and the apartheid spatial relations. It examines the spatial dimensions of social exclusion and inequality, recognising the burden that unequal and inefficient spatial arrangements place on communities.</p> <p>This plan has developed a set of development principles which guide the development, investment and development decisions. The principles identified are as follows:</p> <ul style="list-style-type: none"> • Principle 1: Rapid economic growth that is sustained and inclusive is a pre-requisite for the achievement of other policy objectives, among which poverty alleviation is key. • Principle 2: Government has a constitutional obligation to provide basic services to all citizens (e.g. water, energy, health and educational facilities) wherever they reside. • Principle 3: Beyond the constitutional obligation identified in Principle 2 above, government spending on fixed investment should be focused on localities of economic growth and/or economic potential in order to gear up private-sector investment, to stimulate sustainable economic activities and to create long-term employment opportunities. • Principle 4: Efforts to address past and current social inequalities should focus on people, not places. In localities where there are both high levels of poverty and demonstrated economic potential, this could include fixed capital investment beyond basic services to exploit the potential of those localities. • Principle 5: In In order to overcome the spatial distortions of apartheid, future settlement and economic development opportunities should be channelled into activity corridors and nodes that are adjacent to or that link the main growth centres <p>These guidelines are regarded or recognised as critical tools for bringing about coordinated government action and alignment to meet social, economic and environmental objectives.</p>	<ul style="list-style-type: none"> • The Big 5 Hlabisa SDF should address issues of spatial restructuring. • The municipality should thus focus on identifying on sectors and areas that require service delivery especially rural areas. • The Big 5 Hlabisa SDF should aim to yield catalytic effects. • The SDF should identify growth nodes which are viewed as potential areas. It can promote either clustering of economic activities in areas with high potential for economic development or, where feasible. • It can promote spread of economic benefits which are not dependent on clustering within the areas of the municipality where relatively low economic potential exist by identifying potential and suitable activities for those parts.
Provincial Growth Development Strategy (PGDS)	<p>The PGDS aims to build this gateway by growing the economy for the development and the improvement of the quality of life of all people living in the Province. Whilst the Provincial Government of KZN is leading this process, its success depends on strong compacts with labour, civil society and business. Thus it is critical that all stakeholders be synchronised in the single-minded pursuit of shifting KZN's growth path towards shared growth and integrated, sustainable development. The strategy indicated strategic goals to be achieved for the province (<i>See the Strategic Framework</i>)</p> <p>The adopted vision for the province reads as follows:</p> <p>The “By 2030 KwaZulu-Natal will be a prosperous Province with a healthy, secure and skilled population, acting as a gateway to Africa and the World”</p> <p>The purpose of the PGDS in KwaZulu-Natal is to:</p>	<ul style="list-style-type: none"> • The Big 5 Hlabisa should make use of the PGDS informant's maps and data available. • The PGDS has made use of the Provincial SDF, therefore the Big 5 Hlabisa SDF output should provide similar framework at a local scale for public and private sector investment by highlighting areas of development opportunity. • In that sense, the developed SDF will

INSTRUMENT	BRIEF SUMMARY	IMPLICATIONS FOR BIG 5 HLABISA SDF
	<ul style="list-style-type: none"> • 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 on-going review of the growth and development plan. <p>The strategy further stated that in order for the 2011 KZN PGDS to deliver on shared growth and integrated, sustainable development through its interventions, all spheres of government must commit to the following:</p> <ul style="list-style-type: none"> • The implementation of catalytic projects and interventions, • Effective participation in the institutional implementation framework, • The incorporation of the strategic goals and objectives in their priorities and programmes, • The reporting of progress, and • The provision and allocation of the required support and resources. <p>The comprehensive PGDS report provides a summary/ breakdown the following sections include a detailed description of each of the 7 strategic goals and their related strategic objectives inclusive of indicators. The framework provided merely makes it easy to understand the aim and objectives of the strategy in a short version.</p>	<p>structure and develop a sensible development that works towards a common goal and ensure that development on local level does not take place in an ad hoc silo on its own.</p> <ul style="list-style-type: none"> • It also should address key issues of implementation blockages whilst providing strategic direction. • It should provide a constructive vision formulated by relevant stakeholders and the community in order to achieve required services and needs. • It should identify development corridors and nodes aligned with the PGDS and PSEDs development corridors and activity nodes. • It should address development issues found in the municipality and achieve objectives as required by the municipality.

INSTRUMENT	BRIEF SUMMARY	IMPLICATIONS FOR BIG 5 HLABISA SDF
	<div><div><div><div>STRATEGIC GOALS</div><div><div>1</div><div>JOB CREATION</div></div><div><div>2</div><div>HUMAN RESOURCE DEVELOPMENT</div></div><div><div>3</div><div>HUMAN & COMMUNITY DEVELOPMENT</div></div><div><div>4</div><div>STRATEGIC INFRASTRUCTURE</div></div><div><div>5</div><div>RESPONSE TO CLIMATE CHANGE</div></div><div><div>6</div><div>GOVERNANCE AND POLICY</div></div><div><div>7</div><div>SPATIAL EQUITY</div></div></div></div><div><div><div>KZN PGDS</div><div>STRATEGIC FRAMEWORK</div></div><div><div>Aspire to ...</div><div><div><div>• Gateway</div><div>• Human & Natural Resources</div><div>• Safe, Healthy & Sustainable Living Environments</div><div>• Healthy Educated Communities</div><div>• employable people are employed</div><div>• Equitable society</div><div>• Basic Services</div><div>• More equitable Society</div><div>• World Class Infrastructure</div><div>• Investors Confidence</div><div>• Skilled Labour Force</div><div>• Focus on People centred-ness.</div><div>• Strong & Decisive Leadership</div><div>• Foster Social Compacts</div></div><div><div>Vision</div><div>2030</div></div><div>30</div></div></div><div><div><div>STRATEGIC OBJECTIVES</div><div><div>1. Unleashing the Agricultural Sector</div><div>2. Enhance Industrial Development through Trade, Investment & Exports</div><div>3. Expansion of Government-led job creation programmes</div><div>4. Promoting SMME, Entrepreneurial and Youth Development</div><div>5. Enhance the Knowledge Economy</div></div><div><div>6. Early Childhood Development, Primary and Secondary Education</div><div>7. Skills alignment to Economic Growth</div><div>8. Youth Skills Development & Life-Long Learning</div></div><div><div>9. Poverty Alleviation & Social Welfare</div><div>10. Enhancing Health of Communities and Citizens</div><div>11. Sustainable Livelihoods & Food Security</div><div>12. Sustainable Human Settlements</div><div>13. Safety & Security</div><div>14. Social Cohesion</div><div>15. Youth, Gender and Disability Advocacy & The Advancement of Women</div></div><div><div>16. Development of Ports and Harbours</div><div>17. Development of Road & Rail Networks</div><div>18. Development of ICT Infrastructure</div><div>19. Improve Water Resource Management</div><div>20. Develop Energy Production Capacity</div></div><div><div>21. Increase Productive Use of Land</div><div>22. Advance Alternative Energy Generation</div><div>23. Manage pressures on Biodiversity</div><div>24. Disaster Management</div></div><div><div>25. Strengthen Policy and Strategy Co-ordination & IGR</div><div>26. Building Government Capacity</div><div>27. Eradicating Fraud & Corruption</div><div>28. Promote Participative, Facilitative & Accountable Governance</div></div><div><div>29. Actively Promoting Spatial Concentration</div><div>30. Facilitate Integrated Land Management & Spatial Planning</div></div></div></div></div><div><p>Interventions are proposed in the strategic framework in this PGDS to unlock the strategic objective. Focused attention on these proposed interventions will be achieved during the drafting of the PGDP whereby a detailed Implementation Framework will be developed, inclusive of a detailed description of each intervention, related key performance indicators, baseline indicators, target/s, timeframes, the identification of the primary responsible Provincial Department and supporting partners and inherent risks and assumptions.</p><p>The PGDS provided the Provincial SDF and the information used to compile an SDF for the province is based on environmental sensitivity, social need, economic potential and accessibility. The use of these informants leads to the compilation of a spatial representation of the provincial SDF. Spatially, it is vital to note that the informants maps for the PGDS have considered three sustainable development pillars, as a result the four main spatial variables informing the provincial spatial development framework have been identified as follow:</p><ul style="list-style-type: none">• Environmental Sensitivity• Economic Potential• Social Need• Urban Accessibility</div><div></div></div>	

INSTRUMENT	BRIEF SUMMARY	IMPLICATIONS FOR BIG 5 HLABISA SDF
	<div data-bbox="667 233 985 338">COMPOSITE ENVIRONMENTAL SENSITIVITY</div> <div data-bbox="1029 233 1347 338">COMPOSITE SOCIAL NEEDS</div> <div data-bbox="1391 233 1709 338">COMPOSITE ECONOMIC POTENTIAL</div> <div data-bbox="1754 233 2071 338">COMPOSITE ACCESSIBILITY</div> <div data-bbox="667 359 985 674">  </div> <div data-bbox="1029 359 1347 674">  </div> <div data-bbox="1391 359 1709 674">  </div> <div data-bbox="1754 359 2071 674">  </div> <div data-bbox="667 695 985 1125"> <div data-bbox="774 695 881 873">↑</div> <div data-bbox="667 789 985 989">BIODIVERSITY PRIORITY AREAS</div> <div data-bbox="667 999 985 1062">CRITICAL BIODIVERSITY CORRIDORS</div> <div data-bbox="667 1073 985 1125">PROTECTED AREAS</div> </div> <div data-bbox="1029 695 1347 1125"> <div data-bbox="1136 695 1243 873">↑</div> <div data-bbox="1029 789 1347 989">POPULATION DENSITY</div> <div data-bbox="1029 999 1347 1062">DEPENDENCY RATIO</div> <div data-bbox="1029 1073 1347 1125">PROVINCIAL INDEX OF MULTIPLE DEPREVATION</div> </div> <div data-bbox="1391 695 1709 1125"> <div data-bbox="1498 695 1605 873">↑</div> <div data-bbox="1391 789 1709 989">ESTABLISHED CENTRES</div> <div data-bbox="1391 999 1709 1062">PSEDS SECTORS</div> <div data-bbox="1391 1073 1709 1125">AGRICULTURAL POTENTIAL</div> </div> <div data-bbox="1754 695 2071 1125"> <div data-bbox="1860 695 1967 873">↑</div> <div data-bbox="1754 789 2071 989">ACCESS TO SERVICE FACILITIES</div> <div data-bbox="1754 999 2071 1062">ACCESS TO NATIONAL AND PROVINCIAL ROUTES</div> <div data-bbox="1754 1073 2071 1125">CSIR ACCESS TO URBAN CENTRES</div> </div> <p data-bbox="644 1339 2163 1486">One of the purposes of the PGDS was mentioned previously; to spatially contextualise and prioritise interventions so as to achieve greater spatial equity. The strategy stipulated that for economic and logistics purposes, the development and establishment of new nodal / corridor development, allowing for urban-rural resource integration and small town regeneration is desirable. The fourth principle of the NSDP is that settlement and economic development opportunities should be channelled into activity corridors and nodes that are adjacent to or link the main growth centres as shown below.</p>	

INSTRUMENT	BRIEF SUMMARY	IMPLICATIONS FOR BIG 5 HLABISA SDF
	 <p>NODES</p> <p>Legend</p> <p>NODES Hierarchy</p> <p>1 (largest purple circle) 2 3 4 (smallest purple circle)</p> <p>CORRIDORS</p> <p>Main Activity</p> <p>Multi-Sectoral Corridor (red line) Tourism Corridor (yellow line) Agriculture Corridor (green line) Existing Corridor (dashed red line)</p>	
National Development Plan 2030	<p>The National Development Plan is a broad strategic framework which aims to set out a coherent and holistic approach to confronting poverty and inequality based some of the interlinked priorities on the following:</p> <ul style="list-style-type: none"> • Faster and more inclusive economic growth • Building the capabilities • A capable and developmental state <p>The plan presents a long-term strategy which include but not limited to the following :</p> <ul style="list-style-type: none"> • Aims to increase employment and broaden opportunities through education, vocational training and work experience, public employment programmes, health and nutrition, public transport and access to information. • Expand welfare services and public employment schemes, enabling the state to service and support poor communities, particularly those with high levels of crime and violence. • Improve the quality of education in underperforming schools and further education and training colleges. • Promote mixed housing strategies and more compact urban development to help people access public spaces and facilities, state agencies, and work and business opportunities. • Invest in public transport, which will benefit low-income households by facilitating mobility the plan emphasises the urgent need to make faster progress on several fronts to sustainably reduce poverty and inequality. 	<p>The Big 5 Hlabisa SDF should consider propose future development which includes the need for housing, proper social facilities, proper infrastructure where it is highly required.</p> <p>Rural areas in Big 5 Hlabisa lack adequate road network thus the framework will aim to improve such development issues by means of introducing potential corridors and infrastructure projects.</p> <p>With the substantial focus on job creation and economic development spatial planners will have to ensure that adequate space is available to accommodate the required economic growth. It is therefore essential to estimate the contributions of the various sectors and the related space requirements.</p>
The New Growth Path	<p>The New Growth identifies the employment issues as its main focus point. The development of decent work and improvement and reducing inequality and defeating poverty has been discovered through the New Growth Path. The policy then aims to restructure the South African economy to improve its performance in terms of labour absorption as well as the composition and rate of growth. The Government is committed to forging such a consensus and leading the way by:</p>	<p>The SDF should introduce development projects which will bring about job opportunities.</p> <p>The SDF must create and delineate potential areas for development which attract people to</p>

INSTRUMENT	BRIEF SUMMARY	IMPLICATIONS FOR BIG 5 HLABISA SDF
	<ul style="list-style-type: none"> Identifying areas where employment creation is possible on a large scale as a result of substantial changes in conditions in South Africa and globally. Developing a policy package to facilitate employment creation in these areas, above all through: <ol style="list-style-type: none"> A comprehensive drive to enhance both social equity and competitiveness; Systemic changes to mobilise domestic investment around activities that can create sustainable employment; and Strong social dialogue to focus all stakeholders on encouraging growth in employment-creating activities. <p>It is suggested that the policy should make means to provide effective strategies and create job opportunities for all. In that essence a vision must be developed on contemplating on achieving a more developed, democratic, cohesive and equitable economy and society over the medium term.</p> <p>The strategy sets out critical markers for employment creation and growth and identifies where viable changes in the structure and character of production can generate a more inclusive and greener economy over the medium to long run. To that end, it combines macroeconomic and microeconomic interventions.</p> <p>The New Growth Path starts by identifying where employment creation is possible, both within economic sectors as conventionally defined and in cross-cutting activities. It then analyses the policies and institutional developments required to take advantage of these opportunities. In essence, the aim is to target our limited capital and capacity at activities that maximise the creation of decent work opportunities.</p> <p>To that end, we must use both macro and micro economic policies to create a favourable overall environment and to support more labour-absorbing activities. The main indicators of success will be jobs (the number and quality of jobs created), growth (the rate, labour intensity and composition of economic growth), equity (lower income inequality and poverty) and environmental outcomes.</p> <p>To achieve profound changes in the structure of savings, investment and production, the government must steadily and consistently pursue key policies and programmes over at least a decade. Moreover, the state must coordinate its efforts around core priorities rather than dispersing them across numerous efforts, however worthwhile, that do not contribute to a sustained expansion in economic opportunities for our people. These are the core characteristics of a developmental state.</p>	<p>work in the Big 5 Hlabisa municipal area.</p>
<p>Comprehensive Rural Development Programme (CRDP)</p>	<p>This framework was approved in 2009 by the Cabinet. The CRDP is a programme which adopts a participatory community based planning that is aims at being effective in rural areas to improve rural development. It aims to respond and addressing poverty and food insecurities by maximising the use and management of natural resources to create vibrant, equitable and sustainable rural communities.</p> <p>This can be achieved through co-ordinated and integrated broad-based agrarian transformation as well as strategic investment in the relevant economic and social infrastructure to the benefit of all rural communities and not only those involved in agriculture. The success of rural development will culminate in sustainable and vibrant rural communities. Integrated rural development is a concept for planning and thus a strategy for multi-sectoral and multi-facetted interventions designed to ensure sustained improvements in the lives of rural dwellers and rural economies.</p> <p>Rural development programmes are more effective and with sustainable impact if implemented in combination with community-based traditional knowledge. Public participation is therefore a suitable approach to address rural development issues therefore achieve a successful and acceptable rural development to communities.</p> <p>This programme aim to achieve the mandate which was raised by the Ministry and Department of Rural and Land Reform. The mandate introduced includes the following:</p> <ul style="list-style-type: none"> 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 cooperatives 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 	<p>The SDF should ensure that the elements of rural development, sustainability and integration are taken into account and should also promote investment in the rural parts of the municipality.</p> <p>The SDF should aim at promoting public participation to gain consensus on decision making regarding the development needs proposed by the community or municipality in order to achieve a credible SDF for the municipality.</p> <p>The SDF should address land reform issues for Big 5 Hlabisa e.g. rural areas which fall under the Ingonyama Trust, it is therefore required that the municipality has to liaise with the Ingonyama Trust Board in order to proclaim the land. PDA Application for development within these areas may be required for the purpose of following the stipulated regulations.</p>

INSTRUMENT	BRIEF SUMMARY	IMPLICATIONS FOR BIG 5 HLABISA SDF
	<p>systems.</p> <ul style="list-style-type: none"> • Establish a much stronger link between land and agrarian reform programmes, 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 subsidised houses and other basic services. • The development programme further identifies development priorities and land reform issues to be addressed for rural development which include but no limited to the following: • Improved economic infrastructure, social infrastructure, increasing the pace of land distribution and increasing the pace of land tenure for rural areas. 	
Urban Development Framework	The Urban Development Framework committed the government to the goals of the habitat agenda which is essentially adequate shelter for all and the development of sustainable human settlements. It set a number of goals, identified priority interventions, and introduced programmes in support of the national urban development vision and addressing the urban land question.	<p>The SDF should therefore aim to integrate the towns of Hluhluwe and Hlabisa with the adjacent potential areas for development by improving housing and infrastructure, creating habitable and safe communities and promoting economic development.</p> <p>CBD Study/UDF should be compiled in the SDF as one of the catalytic projects.</p>
White Paper on Land Policy and related policies	The central thrust of the policy is the land reform programme, which aims to contribute to economic development, both by giving households the opportunity to engage in productive land use and by increasing employment opportunities through encouraging greater investment. The programme is made up of three elements viz. land restitution, land redistribution and land tenure.	There are land reform projects within the municipality. Initiatives to ensure the sustainability of the land should be encouraged.
Breaking New Ground	<p>The policy promotes the achievement of a non-racial, Integrated society.</p> <p>The focus of the policy is to change the delivery of housing at scale, to ensuring that housing delivery results in Development of sustainable human. Settlements and quality housing.</p> <p>The objectives of the policy are specified as follows:</p> <ul style="list-style-type: none"> • Accelerating the delivery housing as a key strategy for poverty alleviation • Utilising provision housing as the major job creation strategy • Ensure property can be accessed by all as an access for wealth and empowerment. • Leveraging growth in the economy • Combating crime, promote social cohesion and improving quality of life for the poor. • Supporting the functioning of the entire residential property boom and the second economy slump; and • Utilising housing as an instrument for the development if sustainable human settlements. 	<p>The aspects of the policy which needs to be taken into consideration in the Big 5 Hlabisa SDF relate to:</p> <ul style="list-style-type: none"> • The Big 5 Hlabisa SDF should indicate the potential areas for housing development projects. This will then promote and create sustainable human settlements. It should aim to provide for different typologies in different settlement areas; however try to integrate the built form according to the area type and the development principles. • For example the eradication of informal settlements through in situ upgrading in desired locations coupled with the relocation of household where development

INSTRUMENT	BRIEF SUMMARY	IMPLICATIONS FOR BIG 5 HLABISA SDF
		<p>is not possible or not desirable. Accessing well located land for housing projects. Provision of land for social (medium density) housing. Provision of housing in rural areas</p> <ul style="list-style-type: none"> • The SDF should prepare for supporting infrastructure related to housing projects proposed or to be developed.
Social Housing Policy	<p>The primary objectives of the Social Housing Programme include;</p> <ul style="list-style-type: none"> • Contributing to the national priority of restructuring South African society in order to address structural, economic, social and spatial dysfunctionalities and imbalances to achieve Government’s vision of an economically empowered, non-racial, and integrated society living in sustainable human settlements. • Improving and contributing to the overall functioning of the housing sector and in particular the rental sub-component, as far as social housing is able to contribute to widening the range of housing options available to the poor. <p>The most important elements of urban restructuring include;</p> <p>(i) Spatial Restructuring</p> <p>Spatial restructuring is necessary to address the needs of the urban poor (most black), who are located far away or completely excluded from the economic opportunities. The majority of these people also have limited or inadequate access to housing. Therefore; it is necessary to restructure the town by means of identifying appropriately located land for the provision of social housing, where places work, live, and play can be created.</p> <p>(ii) Economic Restructuring</p> <p>Economic restructuring will occur when social housing is used as a tool for economic revitalization of poorly performing cities or towns. Introduction of social housing in economically underperforming cities has had a positive impact in a number of cities world-wide. The number of fully completed houses will determine the scale and number of sustainable jobs created during construction. The end result will be an empowered population, which is able to use the building skills to make a living whilst creating sustainable human settlements.</p> <p>(iii) Social Restructuring</p> <p>Social housing can be used as a tool to create stable social environments that integrate with town with the rest of the LM. This also means the creation of a “sense of place” where residents have a sense of belonging and feel secured.</p> <p>Social housing can also be used to achieve social integration amongst people of different racial groups and backgrounds.</p> <p>The Guiding Principles for Social Housing include;</p> <ul style="list-style-type: none"> • Promoting urban restructuring through the social, physical, and economic integration of housing development into existing areas. • Promoting establishment of well-managed, quality rental housing options for the poor. • Responding to local housing demand. • Delivering housing for a range of income groups, in such a way as to allow social integration and financial cross subsidisation. Supporting the economic development of low income communities in a number of ways. • Fostering the creation of quality living environments for low-income persons. • Promoting a safe, harmonious, and socially responsible environment both internal to the project and in the immediate urban environs. • Promoting the creation of sustainable and viable projects. • Encouraging the involvement of private sector where possible. • Facilitating the involvement of residents in the project and/or key stakeholders in the broader environment. • Ensuring secure tenure for the residents of projects, on the basis of the general provisions for the relationship between residents and landlords 	<ul style="list-style-type: none"> • The SDF needs to identify appropriately located land for social housing developments close to employment opportunities. • The SDF must be consultative to ensure that its proposals address the real needs of communities. • Identify slum areas that need to be upgraded or eradicated. • The SDF needs to ensure that the spatial, economic, and social integration is achieved. • The SDF needs to identify and promote areas of high density to reduce costs of providing services.

INSTRUMENT	BRIEF SUMMARY	IMPLICATIONS FOR BIG 5 HLABISA SDF
	<p>as defined in the Housing Act, 1997 and the Rental Act, 50 of 1999.</p> <ul style="list-style-type: none"> Supporting mutual acceptance of roles and responsibilities of tenants and social landlords, on the basis of the general provisions for the relationship between residents and landlords as defined in the Rental Act, 50 of 1999, the Co-operatives Act, 91 of 1981c, as well as the Social Housing Act, 16 of 2008. Facilitation, support and driven by all spheres of government. Ensuring transparency, accountability and efficiency in the administration and management of social housing stock. Promoting the use of public funds in such a manner that stimulates and/or facilitates private sector investment and participation in the social housing sector. Operating within the provisions of the Constitution, 1996, the Public Finance Management Act, 1 of 1999, the Preferential Procurement Policy Framework Act, 5 of 2000, and other statutory procurement prescripts. 	
Spatial Planning and Land Use Management Act(SPLUMB)	<p>The objects of the Act are as follows:</p> <ul style="list-style-type: none"> Provide for a uniform, effective and comprehensive system of spatial planning and land use management for the Republic Ensure that the system of spatial planning and land use management promotes social and economic inclusion Provide for development principles and norms and standards Provide for the sustainable and efficient use of land Provide for cooperative government and intergovernmental relations amongst the national, provincial and local spheres of government Redress the imbalances of the past and to ensure that there is equity in the application of spatial development planning and land use management systems <p>The development principles read as follows:</p> <ul style="list-style-type: none"> Used to Guide Spatial Planning, Land Use Management and Land Development in terms of this Bill; Applied through Spatial Planning Tools i.e. SDF's and Land Use Schemes and also guide decision making by Tribunals; Applied by National / Provincial Governments and Municipalities in developing their SDF's and Spatial Planning policies. 	<ul style="list-style-type: none"> The preparation of the SDF will give effect to National, Provincial or Municipal Planning respectively. There must be alignment and consistency between the Frameworks of all spheres Developed SDFs should be reviewable every 5 years or less Use of norms, standards and all the land use and development measures will be indicated in the SDF. The B5H SDF needs to comply with the provisions of SPLUMA, in particular Chapter 4.
National Environmental Management Act no.	<p>The National Environmental Management Act (No. 27 of 1998) was drawn up to provide for co-operative, environmental governance by establishing principles for decision-making on matters affecting the environment, institutions that will promote co-operative governance and procedures for co-ordinating environmental functions exercised by organs of state; and to provide for matters connected therewith.</p> <p>Section 28 of the Act that falls within Chapter 7 – Compliance, Enforcement and Protection can be related to future developments. Part 1 of the Chapter focuses on environmental hazards and Section 28 relates to the duty care and redemption of environmental damage.</p> <p>Section 28 provides that every person who causes, has caused, or may cause, significant pollution or degradation of the environment, must take reasonable measures to prevent such pollution or degradation from occurring, continuing or reoccurring or, insofar as such harm to the environment is authorised by law or cannot reasonably be avoided or stopped, to minimise and rectify such pollution or degradation of the environment.</p>	<p>The Big 5 Hlabisa SDF to be developed should ensure or acknowledge that :</p> <ul style="list-style-type: none"> everyone has the right to an environment that is not harmful to his or her health or wellbeing; the State respects, protects, promotes and fulfils the social, economic and environmental rights of everyone and strives to meet the basic needs of previously disadvantaged communities; inequality in the distribution of wealth and resources, and the resultant poverty, are among the important causes as well as the results of environmentally harmful practices; sustainable development requires the integration of social, economic and environmental factors in the planning, implementation and evaluation of decisions to ensure that development serves present and future generations; everyone has the right to have the environment protected, for the benefit of present and future generations, through reasonable legislative and other measures that prevent pollution and ecological degradation; The SDF must be able to meet the needs of

INSTRUMENT	BRIEF SUMMARY	IMPLICATIONS FOR BIG 5 HLABISA SDF
		society by ensuring that it complies by the environmental standards that have been put in place according to NEMA.
Provincial Spatial Economic Development Strategy (PSEDS)	<p>The strategy aims at transforming the structure of the provincial economy and is based on four pillars viz. increasing investment in the province, skills and capacity building, broadening participation in the economy and increasing competitiveness. The PSEDS aims to channel economic development opportunities into activity corridors and nodes. It identifies agriculture, industry, tourism and service sectors as the main drivers of the Provincial economy and opportunities for addressing unemployment and poverty.</p> <p>The PSEDS recognises that: Social & economic development is never uniformly distributed; apartheid created an unnatural distortion of development and this distortion must be addressed. The PSEDS has been developed in order to achieve the objectives of ASGISA within the framework of the NSDP and the PGDS and aims to achieve the following:</p> <ul style="list-style-type: none"> • Eradication of extreme poverty and hunger; • Promotion of gender equality & empowerment of women; • Reduction in child mortality; • Improvement of maternal health; • Combating HIV-AIDS, malaria and other diseases; • Ensuring environmental sustainability; • Developing a global partnership for development; • Sustainable governance and service delivery; • Sustainable economic development and job creation; • Integrating investment in community infrastructure; • Developing human capability; • Developing comprehensive response to HIV-AIDS; • Fighting poverty & protecting vulnerable groups in society. 	<ul style="list-style-type: none"> • The SDF should identify all the sectors within the municipality which mainly contribute in the economic growth in order to provide opportunities. • The Big 5 Hlabisa can achieve some of its economic and financial needs by focusing on agriculture and tourism sectors
KZN Heritage Act no.4 of 2008	<p>Apart from provisions in the act that allow for the proclamation and listing of individual buildings, the act also allows for the protection of groups of buildings forming a conservation area and it provides for the general protection of buildings that are over sixty years in age. Section 34 (1) of the act states that “No person may alter or demolish any structure or part of a structure which is older than 60 years without a permit issued by the relevant provincial heritage resources authority”.</p> <ul style="list-style-type: none"> • Under Section 26 (1) the Act deals with demolitions, additions and alterations. • Section 19 deals with Heritage Landmarks, Section 20 with Provincial Landmarks. • Section 22 deals with the opening of a Heritage Register, • Section 23 deals with Heritage Conservancies. • Section 51 of the act allows for a fine and imprisonment for a period not exceeding two years or both such imprisonment and fine of anyone contravening Section 31 (1) of the Act. 	The SDF should take into consideration all elements of the built-environment that are of historical significance, in order that these may be protected.

3.0 Literature Review

The following sections are extracted from existing literature relating to planning and spatial planning matters within the Municipality and comprehensive information is incorporated within the Situational Analysis context

3.1 UMkhanyakude Integrated Development Plan 2016

UMkhanyakude District Municipality (UKDM) IDP is the municipal business plan and effective service delivery management tool which strives improve and guide development for the municipality. This plan was prepared and adopted together with a District IDP Framework Plan that served as a guide to the overall process throughout the district, as well as the IDP/Budget Process Plan.

The IDP has formulated the District IDP Framework to serve as a guide to all the local municipalities within the District Municipality's area jurisdiction and for the purpose of alignment for the preparation of their respective Process plans defining the time frames of scheduled events/activities, structures involved and their roles and responsibilities.

UMkhanyakude District Municipality developed a municipal vision for 2030 which reads as follows:

“A model District Municipality in Service Delivery Excellence”

The developed and adopted IDP municipal vision is formulated together with the mission statement for the municipality. The vision clearly indicates the council's mission to focus on the following:

- Economic and industrial growth strategy and projects
- Sound social and infrastructural development programme
- 90% of the District to be using Green energy by 2020
- Robust District rural development strategy
- A human resource development strategy
- Best Practices in Good Governance (including clean audit); and
- A simple, focused and goal driven service delivery programme with measurable results.

UMkhanyakude District Municipality planned for its jurisdiction to take note of the primary goal set for achieving the status of Metro by 2030. Based on the South Africa's local government legislation; the primary goal which was set, places pressure for the district in the development path which includes featuring the critical social and economic infrastructure development and rehabilitation in line with metro.

Municipalities prepare IDP's with the aim of addressing service delivery within their jurisdictions. UMkhanyakude prepared an effective implementation of the service delivery agreement will assist in achieving the following imperatives:

- Creating a radical paradigm shift in the management of the public service by aligning service delivery with the values and needs of the public;
- Ensuring a focus on customer value proposition which should entail evaluation of service delivery through the eyes of the customer;
- Providing strong feedback mechanisms on quality and timeliness of service delivery.

- Creating of strong public/private partnerships through involvement of the private sector and civil society in the broad process of policy determination and implementation,
- Unprecedented improvement of the image of government in the eyes of the public by enthusiastically embracing and supporting the process and culture of performance.

In that essence, the district approaches development in a holistic manner and formulates a basis for the strategic direction of the municipality. It has planned and brought about new approach and process which will bring about a sustainable, equitable and efficient municipal development.

The key planning and programmes for the District are as follows:

- The District is committed to producing a formidable economic strategy linked to key infrastructure development as part of our turnaround strategy
- The District will produce a strong IDP with a development Masterplan that aligns our District to the National and Provincial Planning Commission planning horizon
- The District is embarking on a stronger partnership with the Zulu Royal Household and the 18 Amakhosi (60% of our land falls within Amakhosi areas) through producing TLC specific Master Plans indicating lead projects within each iNkosi area.
- The District has produced 6 strategic corridors as key to District growth and development in order to take full advantage of our strategic location as a border District (Swaziland and Mozambique)

The Big 5 Hlabisa Municipality is made up of traditional areas which may be potentially revamped to activity nodes. The IDP acknowledged strategic corridors as the key to district growth and development areas. Therefore economic and social development opportunities should be channelled into activity corridors and nodes and be aligned with the adjacent corridors or link the main growth centres.

3.2 UMkhanyakude Spatial Development Framework 2012

The Spatial Development Framework is a process through which a municipality prepares its medium to long-term strategic spatial development plan for its area of jurisdiction. The SDF serves as a principal strategic spatial planning instrument, which guides and informs all planning, land management, development and spatial decision-making for the Big 5 Hlabisa Municipality.

UMkhanyakude District developed its SDF with the logic of addressing PGDS Strategic goals which are depicted below:

Figure 1: PGDS Strategic Goals



Source: UKDM SDF, 2012 cited in PGDS, 2011

The District aims to translate the goals in the management system by means of adopting the sustainability approach. Development within the municipality needs to be environmentally, socially and economically developed.

The principles that need to be followed in order to achieve this are:

- Managing the landscape so that it retains its quality and sense of place
- Managing the built environment which includes settlement growth.
- Managing the economy through ensuring that there is co-ordination of economic and spatial goals.
- Managing social issues

UMkhanyakude SDF identified a series of layers which ought to guide the development and decision making of the district. These layers have been examined in the comprehensive SDF according to different municipalities within the district in order to respond to the above outlined principles. Some of the layers have been reviewed based on the relationship with Big 5 Hlabisa Municipality. These layers include:

The Green Space: this is based on the biosphere reserve concept of maintaining core and buffer areas as the basis of maintaining biodiversity and thus a healthy natural environment, as well as being the basis of the eco-tourism business which provides income and employment to people of the region. This is a re-working of the previous SDF which talked of natural / environmental structuring elements.

The Built Space (urban): these are the nodes and corridors that constitute the network of human influence in the region in the form of major settlements and connecting transport routes. It is also an investment space and economic generator (secondary and tertiary services).

The Built Space (rural): these are the rural areas that form the spaces between the primary, secondary and tertiary nodes and corridors. Because of the nature of settlement in the traditional areas, it is essential that principles apply to the smaller, scattered rural settlements that characterise the region.

The Economic Space (primary): These are the project areas which, in UMkhanyakude, focus mainly on agricultural and tourism related projects and in some cases, major infrastructural projects.

The District SDF identified development issues raised within the IDP's and LUMS for each local municipality respectively, particularly the Big 5 Hlabisa. The issues identified include but not limited to the following:

- One challenge is the dispersed settlement pattern evident in the traditional authority areas which makes service delivery difficult and expensive
- The focus is therefore on encouraging investment in infrastructure and services provision in nodes so that agglomeration is encouraged; cognisance must be taken of the rural housing projects and the controls in the more detailed LUMS
- There is also a concern that inappropriate ribbon development is discouraged along roads which should be transport corridors rather than investment lines; there is therefore a need to distinguish between transport routes and activity corridors, such as tourism routes
- Need to manage sensitive environments and protect these by means of an interface area which is dealt with as a management area in the LUMS
- Agricultural potential relatively limited, but can be realised through improved agricultural management and irrigation
- Focus on tourism and interaction with the Hluhluwe-Imfolozi Park and iSimangaliso Wetlands Park
- The land development and management issues
- The Compilation & Implementation of Traditional Council Framework Plans within Big Five
- Collective Planning
- Nodal and Corridor Planning
- Hluhluwe Agro-Processing Academy
- Hluhluwe Urban Renewal and Rehabilitation

Without ignoring the constraints or challenges of the district, the report has also identified and took into consideration opportunities found within the district which then inform the vision of the structure of the district to be achieved by 2050. A development vision, principles and objectives of the SDF are then set out in order to address the above development issues raised in the IDP. The following opportunities which include but not limited have been identified as follows:

- UMkhanyakude has achieved a balance between sustainable management and utilization of resources and economic growth and development with the integrity of its core biodiversity areas fully intact. Local communities benefit directly from, management, tourism managed natural resources harvesting in the core areas.
- The District has a wide range of tourism opportunities

- The services sector has expanded and the full range of social, welfare and commercial facilities are available to all residents in identified centres and nodes in the District. Fully functional social services and retail outlets are available in all centres with a proportion of goods and services produced locally.
- Local levels of education, skills and employment have increased accompanying the diversification of the local economy in tourism, agriculture, and processing and services/retail sectors. An increasing proportion of the economically active population is remaining in the District to grow, operate and maintain the businesses that have been established in the area.
- Employment in the public sector has stabilized accompanying the application of the 'developmental local government policy' and multiple outsourcing strategies are operating effectively in the provision of social and welfare services.
- Roads upgrade programme has extended to all areas of the District and a fully functional community based operations and maintenance programme is in place to ensure maintenance. Above RDP water and sanitation services are provided by the District Municipality in identified nodes and centres in the District. RDP level services are made available to households located in rural areas. On-grid energy has been extended to all areas identified for supply in ESKOM's 20 year forecast.

An assessment of a range of different aspects of UMkhanyakude has been specified—specifically:

- Land use assessment;
- Demographic assessment
- Economic assessment
- Agricultural assessment
- Environmental assessment
- Infrastructural Assessment

Through the SDF, the municipality is informed about the problems affecting its municipal land area and, being guided by information on available resources, is able to develop and implement appropriate strategies and projects to address spatial problems.

Current land use

- A high proportion of the District is under thicket, grassland and wetland;
- Remaining areas are disturbed cultivation land and settlement;
- Large areas of land are under communal tenure in the District – located in the traditional authority areas under the jurisdiction of the Ingonyama Trust;
- The remaining areas are under state conservation, private ownership with limited formal urban areas;
- Land reform is in the process of being implemented in the District and comprises around 20% of the total area at the time of survey Additional land has been identified particularly 'white farm land for redistribution and restitution purposes.

The District SDF identifies three locational / spatial characteristics which have and will continue to shape the development of the Big 5 Hlabisa Municipality:

Accessibility-The municipality is located and gets access through the N2 link from Durban through the KZN North Coast to Mpumalanga and ultimately, Gauteng, as well as on the recently upgraded MR 439 route from Hluhluwe through Mbazwana and Manguzi to the Mozambique border. Rural areas in Big 5 are difficult to access due to environmental issues.

Agglomeration- there is little nodal hierarchy in the three tribal areas which are characterised by scattered settlement patterns and therefore difficulty in the provision of services

Agricultural potential- the municipal area has limited agricultural potential but has a huge agro-processing potential given the existing commercial farming taking place in the municipality.

The District SDF mentioned corridors which can be simply graded as primary, secondary or tertiary. The identified corridor's significance can be viewed as important corridors for local businesses in the Big 5 Hlabisa.

Corridors	Implications
District investment corridor (tourism)	The previous SDF identified the old main road running parallel to and east of the N2 and the railway line from south of Hluhluwe to Mkuze as a District investment corridor.
Primary corridors	The primary corridors are those that link the region into the national route and form the main accessibility lines in the District. The primary corridors identified in the district SDF which affect the Big 5 Hlabisa are: <ul style="list-style-type: none"> • The road linking Hluhluwe – Umfolozi Park to the N2 at Hluhluwe • MR 439 from the N2 through Hluhluwe, Mduku, Mbazwana to the Phelendaba T-junction and through Manguzi to the Mozambique border at Farazel. These corridors have tar surfaces currently.
Secondary corridors	The secondary corridors form more localised investment lines, in many ways, more important for the local communities in creating local accessibility corridors for businesses and agriculture. These include: <ul style="list-style-type: none"> • The route from Mtubatuba across the N2 to Somkhele extending north around the top end of the Hluhluwe-Umfolozi Park turning south to link up with Hlabisa. The direct route from Mtubatuba through the corridor area of the Park remains a main road rather than an investment line in order to protect the integrity of the Park.
Tertiary corridors	The tertiary corridors form the more minor routes, none being surfaced with tar; some are gravelled but some are still sand roads. These form important local networks, linking in those communities to the secondary and primary routes. Some of the gravel roads which interlink rural areas in Big 5 Hlabisa include KwaNibela, Mnqobokazi etc.

The District SDF categorizes existing routes and nodes which fall under the Big 5 Hlabisa Local Municipality. The table below summarises the hierarchy of nodes at local level as well as selecting out those that could be considered primary, secondary or tertiary at District level.

PRIMARY NODES	SECONDARY NODES	TERTIARY NODES
Umkhanyakude District <ul style="list-style-type: none"> Mkhuze (admin) Hluhluwe Mtubatuba 	Umkhanyakude District <ul style="list-style-type: none"> Jozini Mbazwana Manguzi Hlabisa Isimangaliso Wetlands Park 	Umkhanyakude District <ul style="list-style-type: none"> Ingwavuma Ubombo Bambanana Phelendaba Mseleni KwaMduku Somkhele Ndumo
1. Umhlabyalingana <ul style="list-style-type: none"> Manguzi Mbazwana 	1. Umhlabyalingana <ul style="list-style-type: none"> Mseleni Sikhemelele Mboza 	1. Umhlabyalingana <ul style="list-style-type: none"> Phelendaba Manaba Mozi
2. Jozini <ul style="list-style-type: none"> Jozini Mkhuze 	2. Jozini <ul style="list-style-type: none"> Ingwavuma Ubombo Bambanana 	2. Jozini <ul style="list-style-type: none"> Gwaliweni Hlathikulu Mamfene
3. Big 5 False Bay <ul style="list-style-type: none"> Hluhluwe 	3. Big 5 False Bay <ul style="list-style-type: none"> KwaMduku (major) Mnqobokazi (minor) 	3. Big 5 False Bay <ul style="list-style-type: none"> Nibela (social & tourism)
4. Hlabisa <ul style="list-style-type: none"> Hlabisa 	4. Hlabisa <ul style="list-style-type: none"> Somkhele Mfekayi Mthekwini 	4. Hlabisa <ul style="list-style-type: none"> 7 identified on map
5. Mtubatuba <ul style="list-style-type: none"> Mtubatuba 	5. Mtubatuba <ul style="list-style-type: none"> Isimangaliso Wetlands Park (tourism) 	5. Mtubatuba <ul style="list-style-type: none"> Monzi Ezwenelisha Khula Village

Various towns and settlements are defined in terms of the size of the centres and the services they offer, with grading generally in terms of primary, secondary or tertiary centres. The profound explanatory, alignment and analysis of the above nodes and corridors of the Big 5 Hlabisa will be incorporated in the report.

Figure 2: uMkhanyakude Spatial Development Framework 2012-13

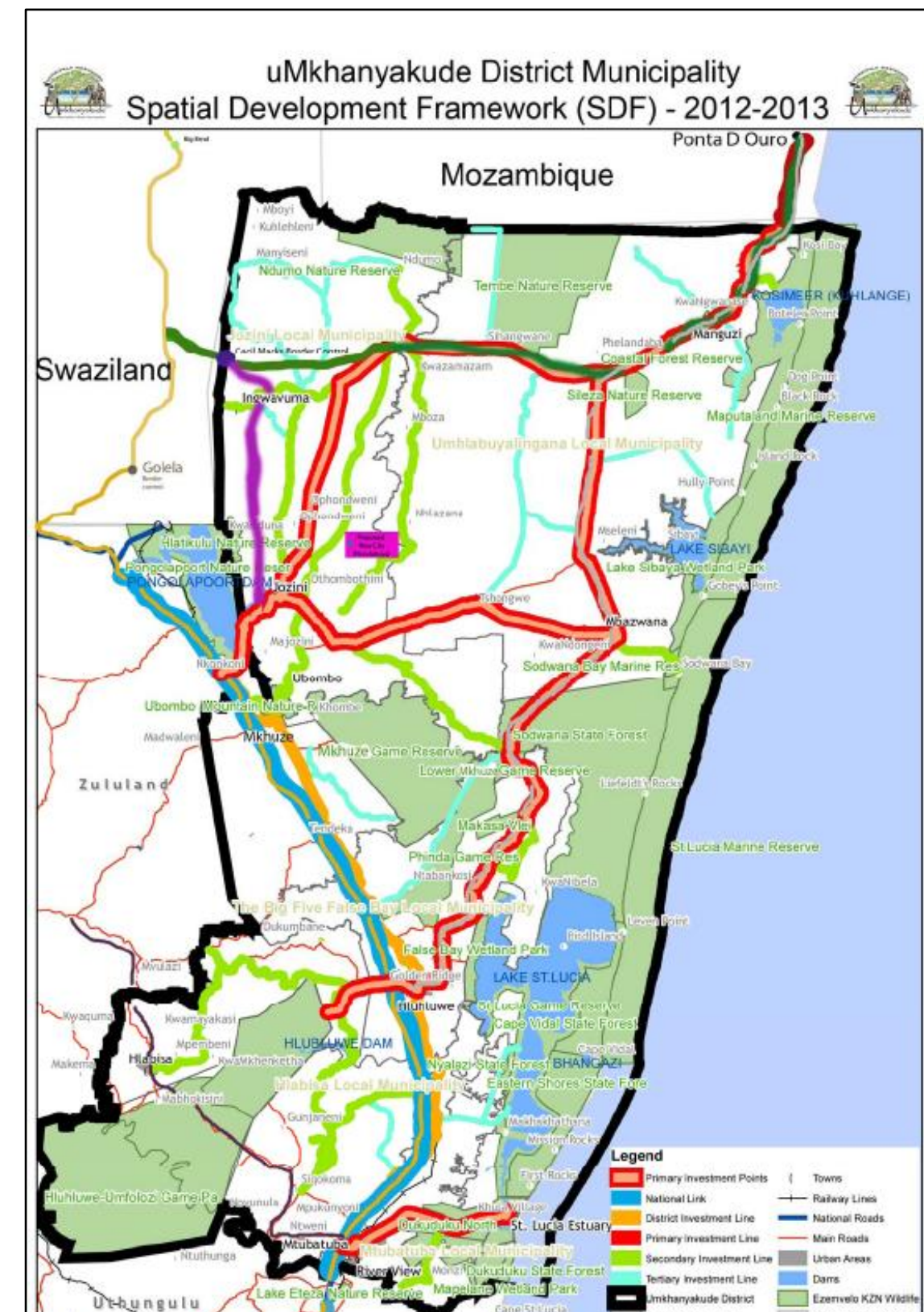


Figure 3: uMkhanyakude SDF Economic Spaces

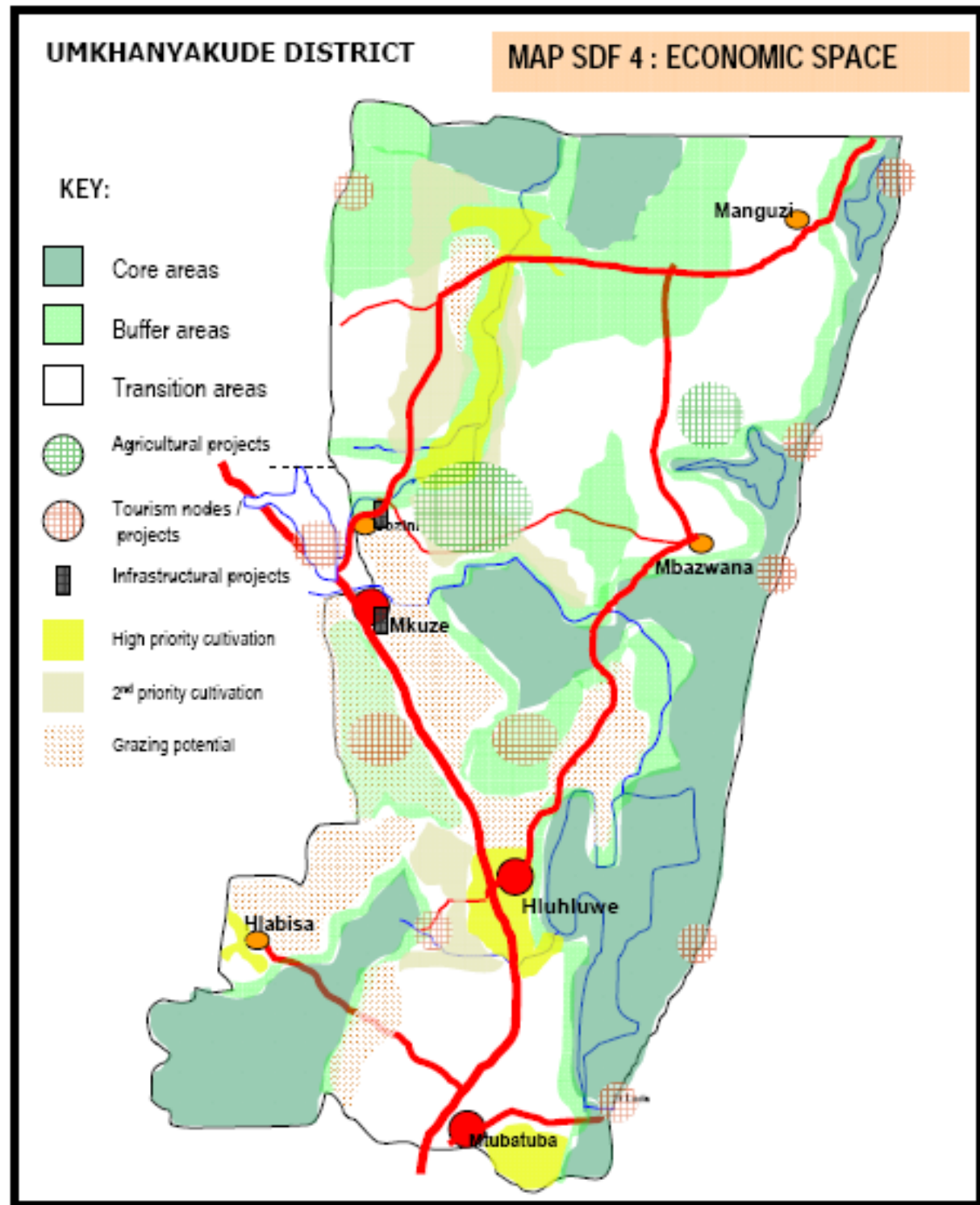
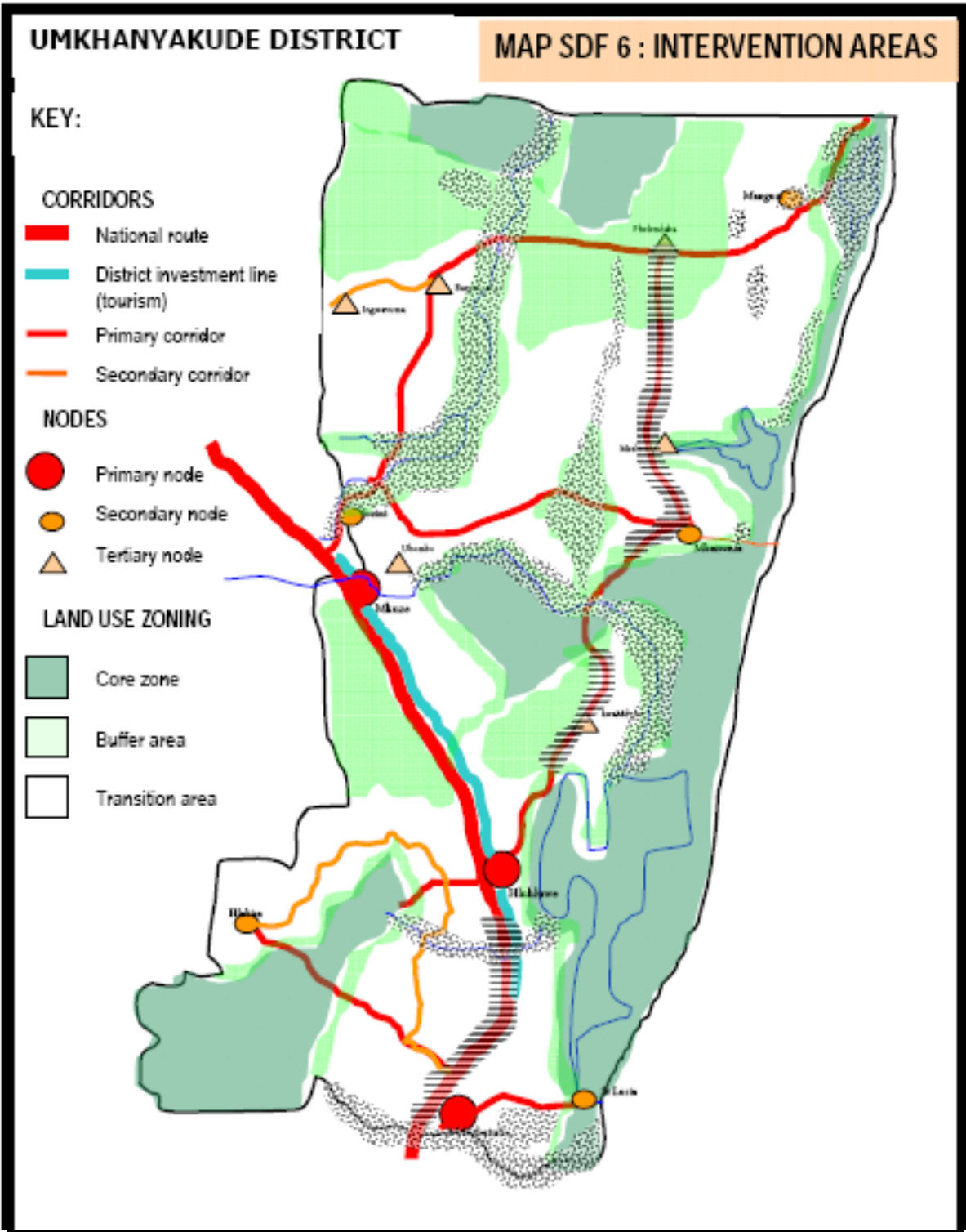


Figure 4: uMkhanyakude SDF Intervention Areas



3.3 Big 5 False Bay Spatial Development Framework Overview (SDF) 2009

The Big 5 False Bay SDF section was incorporated in the Integrated Development Plan (IDP) 2012 as the summarised section. The Spatial Development Framework (SDF) is core component of the IDP and is the visual representation of a municipality's vision, goals and strategies. As such, it is essentially a forward planning document that should not only reflect the current reality but also future development options, i.e. the SDF should be used to guide decision making within the municipality. In terms of the Municipal Structures Act (Act No. 23 of 2001) the spatial development framework should also "include the provision of basic guidelines for a land use management system for the municipality".

The SDF for Big 5 False is based on land use and natural features (as well as existing community facilities), the transportation network and nodes, i.e. areas of development or investment. Future development proposals around the municipality are informed by the strategic focus areas listed above.

The SDF for the municipality is informed by a number of current trends as well as the municipal strategic focus areas. The strategic focus areas of the municipality that have an impact that can be affected and presented spatially are depicted hereunder:

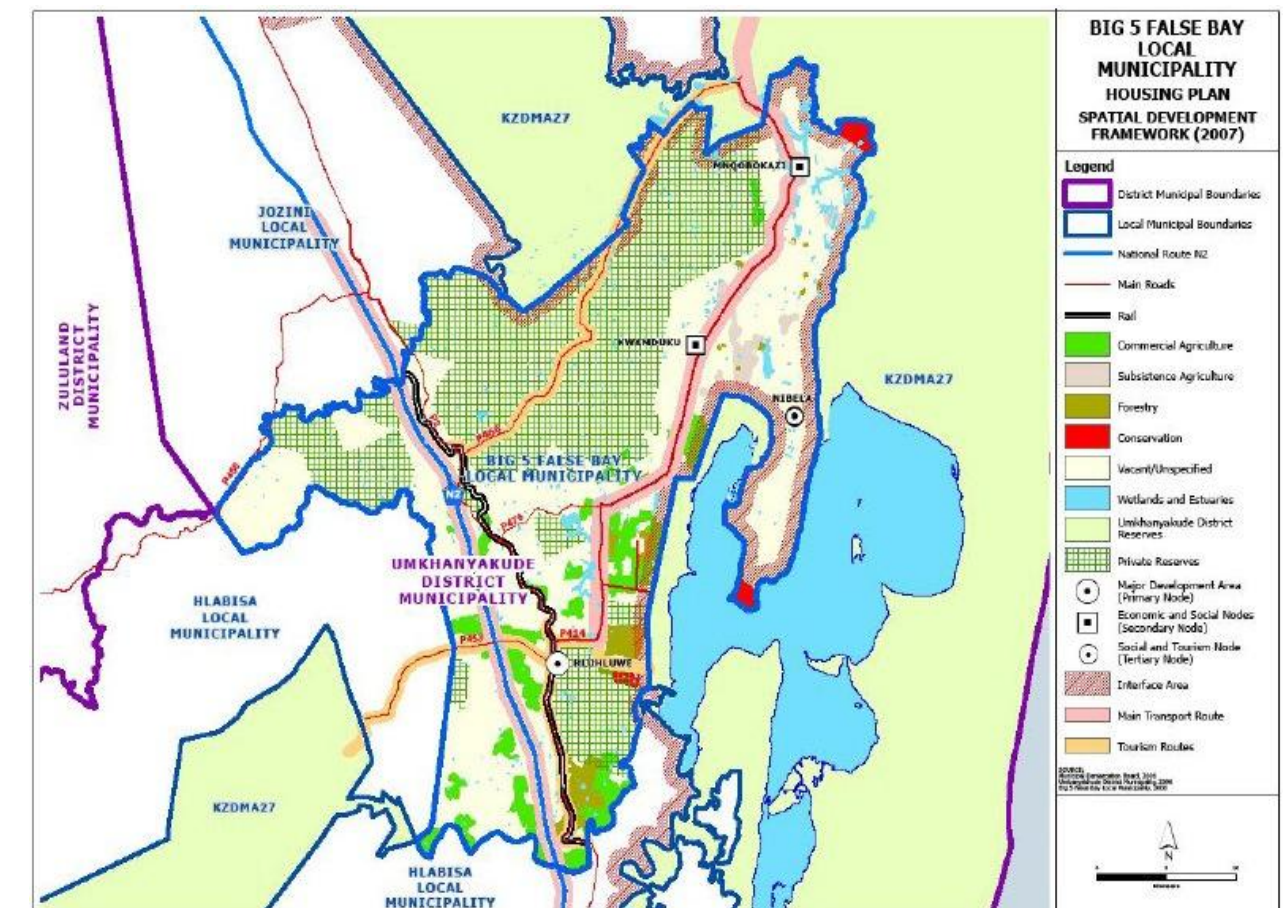
- To create an enabling environment for effective service delivery
- To actively pursue social and economic development
- To maintain a strong environmental focus

The preparation of the Big 5 Municipality SDF should be undertaken with due consideration of a number of principles that are borne in legislation and policies. These principles are summarized hereunder:

- Balance between urban and rural land development.
- Urban and rural areas should be developed in support of each other.
- The discouragement of urban sprawl by encouraging settlement on serviced land within existing nodes.
- The direction of new development towards logical infill areas.
- Rural settlements should be developed to an acceptable standard of services and infrastructure.
- Compact urban form is desirable.
- Development should integrate social, economic, institutional and environmental aspects.
- Sensitive, vulnerable, highly dynamic or stressed ecosystems require specific attention in management and planning procedures, especially where they are subject to significant human resource usage and development pressure.
- Development should be within limited resources (financial, institutional and physical).
- Stimulate and reinforce cross boundary linkages, i.e. between the Municipality, conservation areas and the Greater St Lucia Wetland Park.
- A Spatial Development Framework (SDF) should indicate areas where strategic intervention is required and should act as marketing tool to indicate where development can be promoted.

- Very importantly, a balanced settlement pattern has to be established in order to improve the provision of public administrative and economic services to outlying rural areas.

Figure 5: Big 5 False Bay LM SDF



The existing summary SDF indicates the relevant transportation network and transport routes with a distinction between the types of transport network but does not indicate corridors. Thus there is a need to identify development corridors for the municipality that may perceive interconnected development.

Strategic areas to focus to have been identified to pursue social and economic development as follows:

- Hluhluwe Town (Including Phumlani) (Major Development Area or *Primary Node*)
- Makhasa Rural Node (Economic and Social Development Area or *Secondary Node*)
- Nibela Rural Node (Social and Tourism Area or *Tertiary Node*)
- Mnqobokasi Rural Node (Economic and Social Development Area or *Secondary Node*)

A draft Land Use Management Framework Plan that also serves as the Rural Town Planning Scheme for the municipality has been prepared and incorporated in the existing SDF and proposes the following zones which need to be taken into consideration for the development of the Big 5 False Bay.

- The extent of the Hluhluwe Town Planning Scheme area is indicated as a town planning scheme area and has its own zonings and land development controls.
- The Management Area is defined and has its own policy statements and recommended land management controls.
- In each of the three Traditional Authority Areas, the Department of Housing is in the process of initiating rural housing projects. These projects will include the preparation of settlement plans that will, once completed, become formal zoning plans that form part of the Municipal LUMS.

3.4 UMkhanyakude Environmental Management Framework (EMF) 2013

This framework is a study prepared for the district to define the area regarding the environmental status of the district. An EMF is explained as a study of the biophysical and socio-cultural systems of a geographically defined area to reveal where specific land-uses may best be practiced and to offer performance standards for maintaining appropriate use of such land. It includes a framework of spatially represented information connected to significant environmental (i.e. ecological, social and economic) parameters.

The report reviewed represents the status quo and serves to understand the current state of the environment and to identify the issues, opportunities and constraints in uMkhanyakude.

In order to address the triggers for sustainable development in the UKDM and the priority environmental opportunities and constraints, the specific objectives of the EMF will include the following:

- To facilitate decision-making to ensure sustainable management of natural resources;
- To provide strategic guidance on environmental, economic and social issues in the district;
- To identify environmentally sensitive areas;
- To identify the environmental and development opportunities and constraints;
- To assess the economic and environmental potential of the area;
- To provide a decision support system in respect of environmental issues and priorities in the EMF area;
- To formulate a strategy that will incorporate issues such as land use, planning and sensitive environmental resources; and
- To include existing policies as frameworks for establishing values, guidelines and standards for future developments.

The report EMF Status Quo report recommends that the environmental priorities will be translated into the desired state of the UMkhanyakude District, which will determine the destination for ensuing management measures. The desired state will include setting the vision for the UMkhanyakude District Municipality and providing the environmental management context for the management zones and related requirements for the various environmental features. This framework will assist in illustrating and environmental status and environmental impacts towards development for the Big 5 Hlabisa Municipality. A section which involves environmental assessment of the Big 5 Hlabisa is provided in the report.

3.5. The Hlabisa Local Municipality SDF (2015)

The Hlabisa LM SDF prepared in 2015 essentially represents a spatial articulation of the Municipality's Integrated Development Plan. The SDF proposed a number of strategies to deal with prevailing socio-economic disparities. Some of the challenges that were identified in the SDF as well as the Hlabisa IDP include:

- High rate of poverty
- High unemployment rate
- Impacts of HIV/AIDS affecting development
- Backlog in the delivery of public facilities
- Backlog in the delivery of basic infrastructure
- Poor access to shelter
- Rising unemployment and slow economic growth
- Lack of environmental management
- Ward delineation implications

The SDF outlines four key corridors that will have a significant impact on the municipality's spatial structure. These corridors are anticipated to play a critical role in ensuring concentration of investments, development and activity. These corridors, if they are to achieve their full potential and address the socio-economic challenges mentioned above, will have to play a dual role of mobility and development. The corridors are indicated below:

Figure 6: Hlabisa Corridor Hierarchy

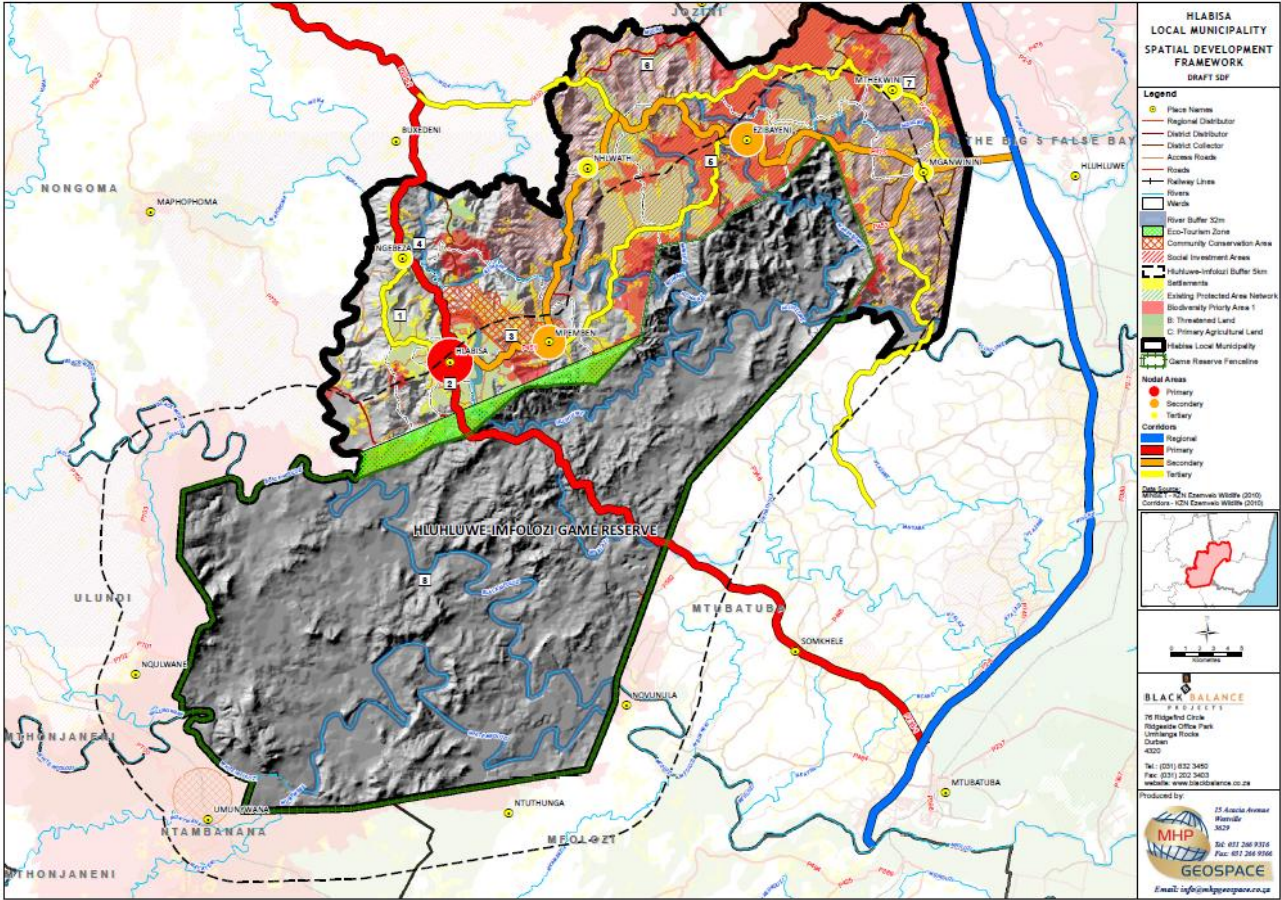
Corridor Hierarchy	Corridor	Destination/ Linkage
Primary	R618 (P235)	Nongoma-Mtubatuba
Secondary	P475 P455	Hluhluwe (Big 5 False bay Municipality)
Tertiary	D1905 P470 D858	Internal circulation
Access Routes	Unmarked	These roads provide access from the higher order corridors to settlement clusters

The SDF further elaborates on the municipality's development nodes. These nodes are signified by a concentration of economic activities and an agglomeration of different land uses. There are also lower order nodes where the concentration of activities needs to be actively encouraged through municipal policies, including land use schemes, and capital infrastructure investment. The hierarchy of nodes in the SDF are indicated below:

Figure 7: Hlabisa Nodal Hierarchy

Nodal Hierarchy	Node	Nodal Development
Primary	Hlabisa	The main economic centre of the Municipality. With a densely populated residential area on the southern and south eastern part of the Municipality.
Secondary	Mpembeni	Mpembeni serves a large (but dispersed) community to the east of Hlabisa Town. This node houses the Mpembeni Tribal Court situated there and therefore this node serves as the Seat of the Mpembeni Area. Subsequently this is a central and well placed area for the provision and distribution of social infrastructure to the Mpembeni Community.
	Ezibayeni	Ezibayeni is the larger of the two nodes serving the eastern part of the Hlabisa Municipality. This node also houses the Tribal office of the Mdletshe Traditional Authority, and is centrally situated to disseminate social services to the surrounding communities.
Tertiary	<ul style="list-style-type: none">NgebezaNhlwathiMthekwiniMganwini	Tertiary nodes are the second lowest order nodes which may develop a nucleus and emerge into higher order nodes over time.

Figure 8: Hlabisa SDF

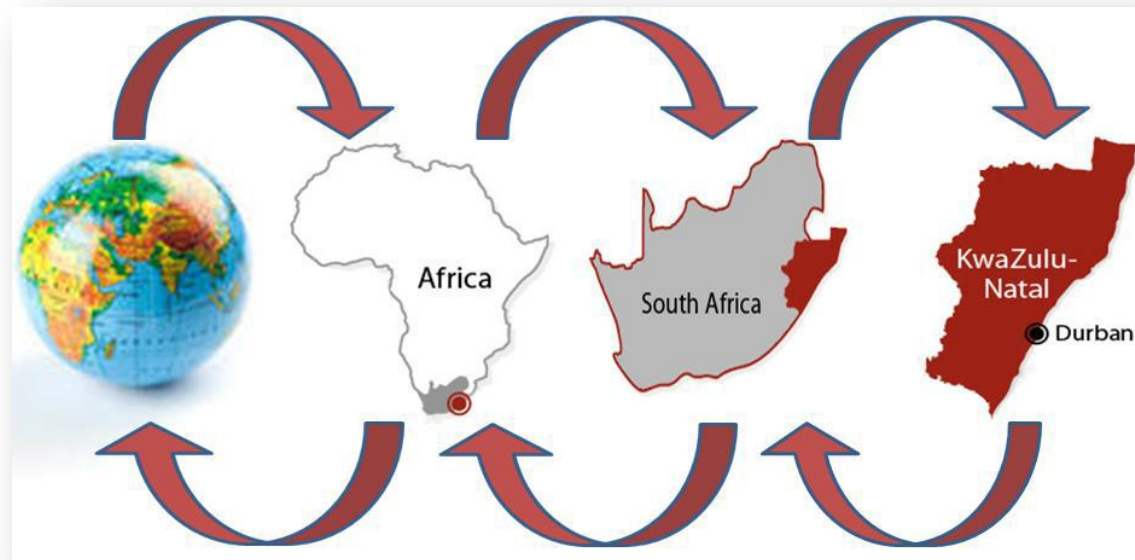


4.0 SITUATIONAL ANALYSIS

4.1 Regional Context

The KwaZulu-Natal (KZN) is one of nine (9) provinces of South Africa which lies on the north east coast of the country. The province is the third smallest in size with total area of 94,361km² inhabited by a total population of 11,065,240 people making it the second most inhabited after Gauteng Province.

Figure 9: KwaZulu-Natal in the global context



Source: PGDS, 2011

UMkhanyakude District Municipality is one 10 districts excluding eThekweni Metro that make up the KwaZulu-Natal Province. Situated on the north eastern corner of KwaZulu-Natal bordering on Mozambique and Swaziland, the district has a total area of 12,818km² and is inhabited by a total of 689,090 people who are residents of;

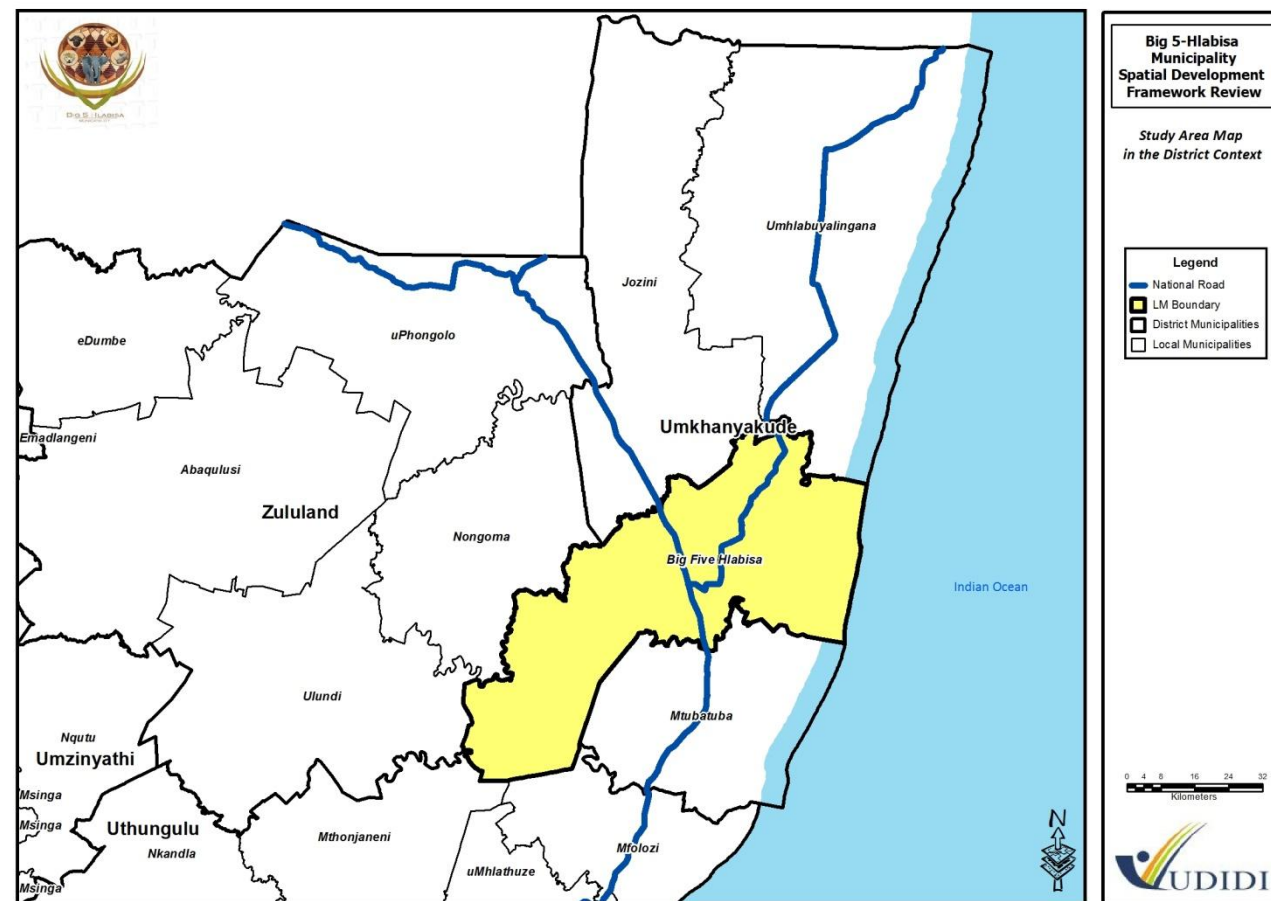
- uMhlabuyalingana Local Municipality,
- Jozini Local Municipality,
- Mtubatuba Local Municipality, and
- Big 5 Hlabisa Local Municipality

In the district context, Mtubatuba Local Municipality has the largest population of 202, 176 people, whilst the Big 5 Hlabisa Municipality has 116, 622. The district has a total of 128,195 households where this population resides and which is predominantly Black Africans at 98.8%.

Figure 10: Study Area in the Regional Context



Figure 11: Study Area in the District Context



4.2 The Study Area

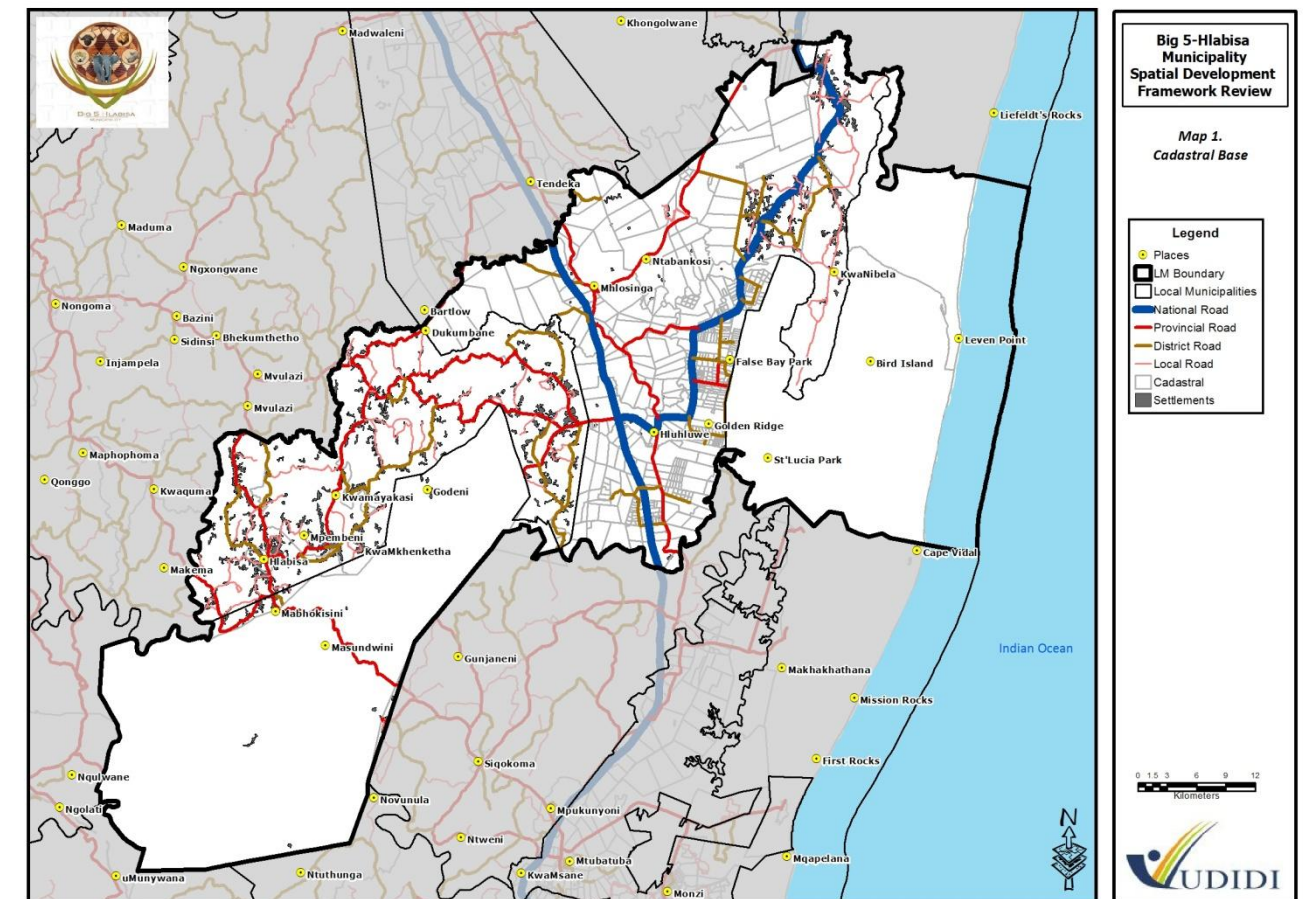
The Big 5 Hlabisa Municipality was created through the amalgamation of the Big 5 False bay and Hlabisa Local Municipalities following the 03 August 2016 Local Government Elections. The municipality is centrally located and is bordered by Mtubatuba in the South, Jozini and uMhlabuyalingana in the North, and uLundi and Nongoma in the West. The B5HLM has a total area of 2746 km² and is predominantly characterized by farmlands, urban settlement of Hluhluwe and Hlabisa towns and rural settlements primarily in three Traditional Authority areas.

The N2 is the main access route to the municipality and dissects in a north-south direction. The R22 runs off the N2 in the town of Hluhluwe and is the primary linkage between South Africa and Mozambique. It is also the route that defines the Lubombo Spatial Development Initiative (LSDI) which carries a status of national significance and the driver of social and economic development cooperation between the neighbouring governments including Swaziland. The R618 provides access to the town of Hlabisa and also serves as a link between Mtubatuba and Nongoma. There are other provincial and district roads which serve as secondary linkages to tourism attractions whilst some farm roads serve as community access roads.

The B5HLM borders on the western periphery of the iSimangaliso Wetland Park-World Heritage Site which is the primary eco-tourism destination of international significance. The performance of the

destination has direct social and economic impacts on B5HLM. It is also a significant ecosystem of the north eastern part of KZN and South African Coastline.

Figure 12: Big 5 Hlabisa Municipality- Study Area



4.3 Location in relation to development corridors

The Big Five Hlabisa Municipality is uniquely located on two development corridors of national significance, viz. the N2 corridor and the Lubombo SDI route (the MR349).

The importance of the N2 Corridor has grown significantly over the past two decades as a result of much stronger connections between economic development in the Mpumalanga Province and the port of Richards Bay, as well as increased tourism activities in countries and provinces to the north of KwaZulu-Natal and then the obvious linkages with tourism activities in this province.

The Lubombo SDI route, upgraded to tar in the 1990s, and prioritised as a Spatial Development Initiative (SDI) of national significance, has greatly improved access to large parts of the Zululand Region to the north of Hluhluwe. The route extends from Hluhluwe through to Mbazwana to join the only other tar road in the region at Pelindaba, before heading north east through KwaNgwanase (Manguzi) to the Mozambique border at Farazel. This corridor has opened up an area which was previously only accessible on un-surfaced dirt roads.

4.4 Demographic Analysis

The Big 5 Hlabisa Municipal area can be divided into four distinct portions, namely: Urban areas of Hluhluwe, Hlabisa, and Phumlani, private game farms and conservation areas, the Traditional Authority areas and the commercial farm land. The Traditional Authority areas include Mngobokazi, Makhasa, Nibela, Hlabisa, Mpembeni, and Mdletshe.

4.4.1. Population Rates

The figures from the 2011 Census and the 2016 Community Survey are tabulated below. It should be noted that when the 2011 Census was undertaken the municipality was still operating as two independent entities. The 2016 Community Survey results have been combined to provide a consolidated picture of the recently amalgamated municipality. The District figures are placed against those of Big 5 Hlabisa Municipality. It is therefore evident that compared to the District, the Local Municipality accounts for a rather small portion of the District. This new municipality only accounts for just under 17% of the total population of the District.

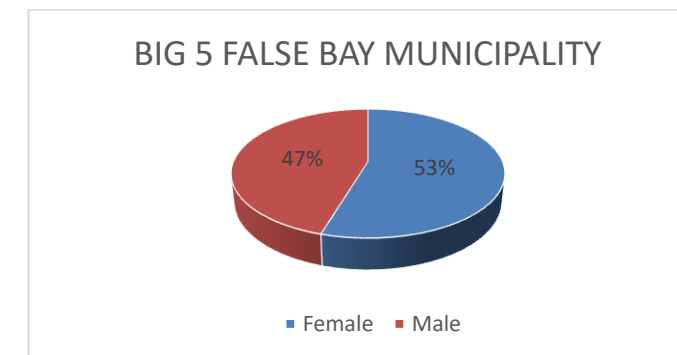
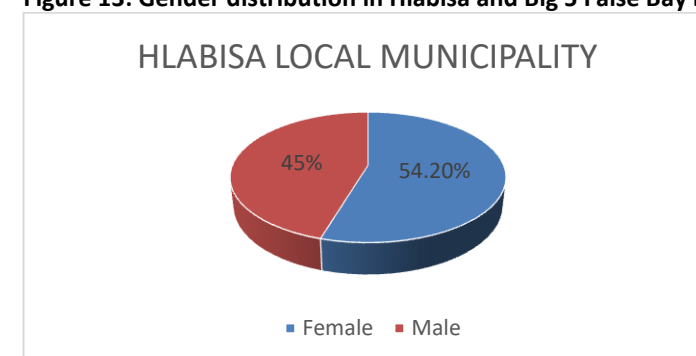
Table 3: Population vs. Household comparison estimates.

Source: Statistics South Africa 2011 and 2016.

4.4.2. Gender Distribution

Figure 13 below, illustrates the gender comparison between the then Hlabisa and the Big 5 False Bay Municipalities utilising the Census 2011. When viewing the different gender distribution, the common thread between the two municipalities is that there are more females than males. This is a recurring phenomenon, especially for rural municipalities in the Province.

Figure 13: Gender distribution in Hlabisa and Big 5 False Bay Local Municipalities



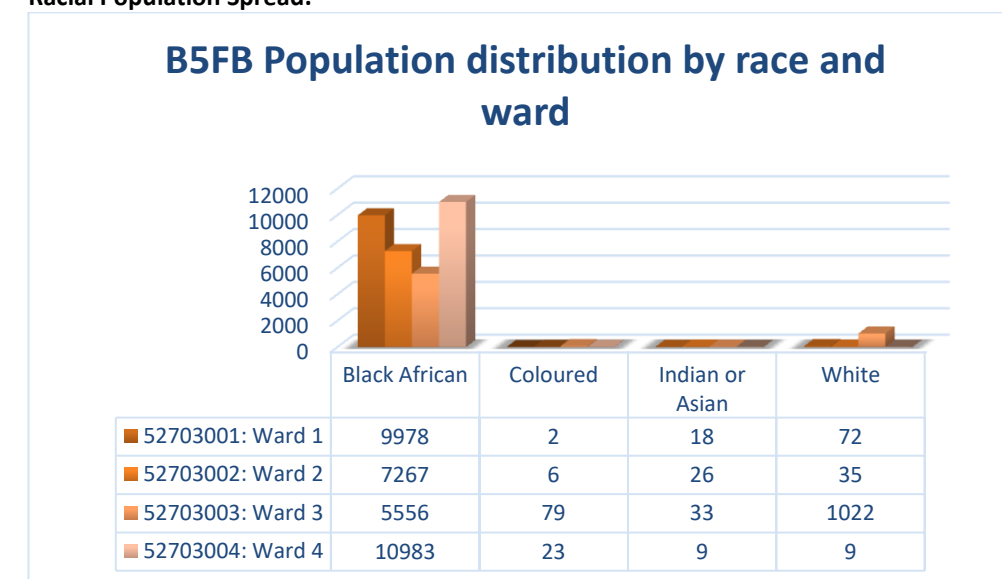
Source: Statistics South Africa 2011.

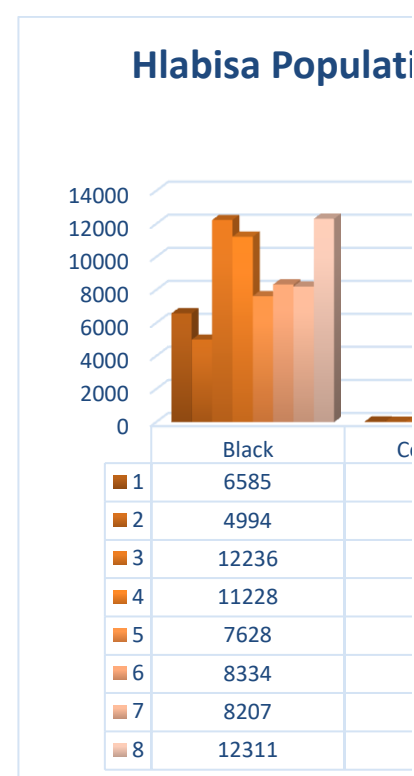
4.4.3. Population Distribution

The table below displays the racial distribution within the area. There are four (4) Local Wards which make up the Big 5 Hlabisa Local Municipality. The results within all the different Wards are that the Black African race group is more dominant, and then the other different race groups are dispersed

Category	2011 Individuals	2011 Households	2016 Community Survey Population
UMkhanyakude DM	625 846	128 195	689 090
Big 5 False Bay LM	35 258	7 998	39 357
Hlabisa LM	71 925	12586	77 265
Big 5 Hlabisa LM			116 622

Figure 11: Racial Population Spread.





Source: Statistics South Africa 2011.

4.4.4. Age Distribution

The age distribution in the Big 5 Hlabisa Local Municipal area is projected in the table below which has displayed the demographics of all age groups within this Municipal area. There are currently no up to date statistics for the new amalgamated municipality, so these will be shown independently utilising Census 2011 data.

The age group of 16-34 suggests that there is a need to create more job opportunities for the citizens living in the Big 5 Hlabisa Municipal area; so does the second highest age group of 5-14 reflect a need to increase social facilities such as schools, parks and clinics to cater for this dependent group. The delivery of services and facilities mainly also depends on the shortfall and supply of facilities in the municipality. From the tables below, it is evident that the majority of the population are between the ages 16 and 64, suggesting a need for the creation of employment opportunities for the future generation of the dependant young and old age groups.

AGE	%
0-4	15
5-15	26
16-34	35.2
35-64	18.9
65+	4.9
TOTAL	100

Table 4: Big 5 False Bay.

Hlabisa LM

AGE	%
0-4	13.2
5-15	24.3
16-34	37.6
35-64	20.5
65+	4.4
TOTAL	100

Source: Statistics South Africa, 2011.

4.4.5 Trends and Implications

- As illustrated in the previous sections, the Big 5 Hlabisa experiences rapid increase in population specifically in rural areas. This is due to the influx of people seeking employment in the municipal area as it is well known as the tourism hub.
- The increase in population will put pressure on existing social services and facilities and subsequently, increase existing backlogs, thus there will be more demand for social facilities.
- There is an increased demand for housing, and in particular RDP housing due to the rapid population growth in particular rural areas.
- There is a high demand of women empowerment initiatives that will create job opportunities. This is due to the gender and age analysis provided in the sections above which show that males have the lowest number in almost wards and increase for the middle age. Therefore the increase in age may be caused by women residing within the municipality.

4.5 Economic Analysis

4.5.1 UMkhanyakude Economy

The UMkhanyakude District Municipality has featured as a Presidential Node in the past as it is viewed as one of the poorest districts in the country. The District only contributes approximately 2.4% to the provincial GVA. The economy of the District is said to be over-reliant on primary agriculture and the government services sector (government) for job creation. There is thus a need to diversify the economy of the region. Unemployment, inequality and poverty remain the major economic challenges in the District.

Iskhungusethu (2012) mentioned spatial features of UMkhanyakude District that will also impact on spatial economic development. (See Annexure 1)

UMkhanyakude District makes a limited contribution to the economy of KwaZulu-Natal, i.e. R6, 452 billion of a total of R267 billion or 2.4% of the provincial economy. Based on the 2010 GVA figures there is no sector in the provincial economy in terms of which UMkhanyakude can be viewed as a provincial driver.

The comparative figures suggest that government services and the wholesale and retail trade, catering and accommodation are the dominant contributors to the economy. This is reflected in the GVA figures and in the number of firms involved, for instance in the tourism/accommodation business.

Manufacturing is the third highest contributor; this is primarily through the contribution of the sugar mill at Mtubatuba, rather than any robust manufacturing sector in the district.

While agriculture is a critical sector in terms of food security, the commercial component to agriculture in the district is very small and mainly concentrated in the Mtubatuba and Big Five False Bay Municipalities.

4.5.2 Socio-Economic Analysis

BIG FIVE FALSE BAY

The 2011 Census indicates that the total workforce of the Big Five False Bay was 20497 people. The total unemployment rate was at 26.7% which is not too dis-similar from the National average. The youth unemployment was at 31.6%. In real terms, of the total workforce, 5348 people were formally employed.

HLABISA LOCAL MUNICIPALITY

The 2011 Census indicates that the total workforce of Hlabisa was 38 709 people. The total unemployment rate for the municipality was 52.6%, which is above the Provincial and National averages. The youth unemployment was at 61.9%, this is also above the National average. In real terms, of the total workforce, only 5396 people were formally employed.

Figure 13: 2011 Employment levels per ward of the Big 5 Hlabisa

The diagram and table below further clearly illustrates the spatial distribution of employment in the Municipality. Economic activity, commercial agriculture and ecotourism are located in Ward 3 and have a substantially higher employment rate than the rest of the Municipality’s wards.

Table 5: Employment per Ward

Big Five				
Ward	Employed	Unemployed	Other	Total
Ward 1	584	622	4,322	5,528
Ward 2	749	453	2,738	3,940
Ward 3	3,456	335	1,520	5,311
Ward 4	559	521	4,639	5,719
TOTAL	5,348	1,930	13,219	20,497

Hlabisa

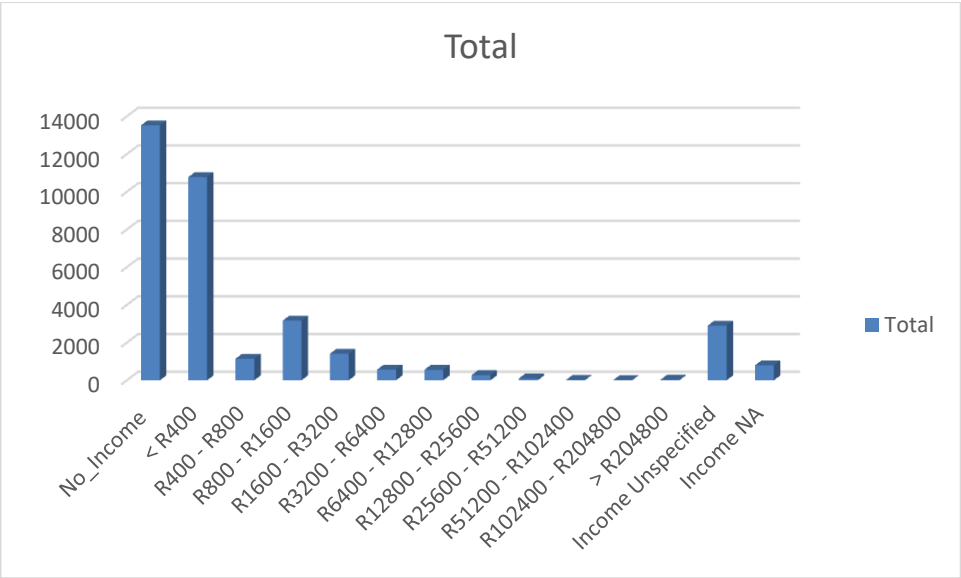
Ward	Employed	Unemployed	Other	Total
Ward 1	406	600	2523	3529
Ward 2	1223	414	1511	3148
Ward 3	1002	638	5019	6659
Ward 4	516	614	4724	5854
Ward 5	397	721	2840	3958
Ward 6	472	1164	2759	4395
Ward 7	415	503	3471	4389
Ward 8	964	1329	4484	6777
TOTAL	5395	5983	27 331	38709

Source: StatsSA, 2011

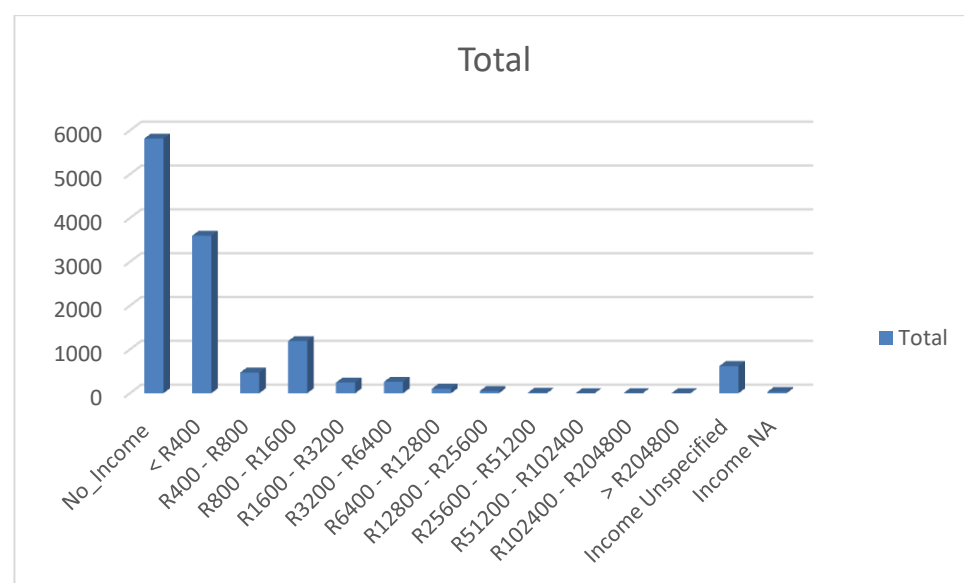
The impact of the low levels of employment is further exacerbated by the low income levels with the majority of people and then also households receiving an income well below the accepted household subsistence level. From the two tables below it is evident that the majority of households are reliant on low paying employment opportunities and government grants.

Table 7: 2011 Individual monthly income

Big Five False Bay



HLABISA LM



Source: StatsSA 2011

4.5.3 Trends and Implications

As part of the LED planning undertaken in 2009 a SWOT analysis was undertaken for the Big 5 False bay economy. Due to the close proximity of the then two municipalities and similarities in the prevailing socio-economic conditions, it is assumed that the same conditions would apply to the now amalgamated Big Five Hlabisa Municipality.

This SWOT analysis confirmed that the strategic location of the municipality remains one of its most important strengths. Good connectivity due to the road systems, the airfield and railway line, as well as the existence of a diversified economy was further identified as strengths for the future development of the local economy.

In terms of weaknesses municipal debt, poverty and low education levels were highlighted. Importantly the assessment also notes that there are low levels of hard and soft infrastructure provision in the areas under Traditional Authority. Distances to markets for projects aimed at production are noted as a weakness of the local economy.

Opportunities identified in the assessment include:

- **Cultural tourism;**
- **Marketing the area and its tourism products;**
- **Develop of tourism routes reflected in the SDF;**
- **Linkages specifically with iSimangaliso and other areas;**
- **Natural and wildlife features to be developed and clustered for tourism purposes;**
- **Labour availability;**
- **Agro-processing and value-adding opportunities;**
- **Economic diversification; and Linking the airport to Dube Trade Port;**

- **Employment creation through infrastructure provision**
- **Employment creation through SMME development**

High levels of HIV/AIDS infection, unemployment and access to infrastructure (specifically water for agriculture) are viewed as threats.

4.5.3 The Economic Sector

4.5.3.1 Economic Overview

The Big 5 Hlabisa municipality is located in uMkhanyakude district which is regarded as one of the poorest district municipalities in KwaZulu-Natal. It is, however, suggested that the municipal area has access to a number of resources that could be utilized to stimulate economic growth and development required in the area. To this end, the economic history of the study area indicates that, the success of the area has been driven by the tourism, agriculture, trade and retail and service sectors.

Spatially, the development of the municipal area has focused on the towns of Hluhluwe and Hlabisa, the only urban areas of note in the Municipality. The town of Hluhluwe is located just off the N2 corridor. Whilst the town of Hlabisa is located along the R618 to Nongoma. Hluhluwe is also the starting point of what has become known as the Lubombo Spatial Development Initiative (LSDI), which links the N2 with Sodwana, Kosi Bay and Mozambique.

4.5.3.2 Economic Assessment

The table below reflects on the distribution of people in the wards of the municipality and this provides the impression that there is an even distribution of population across the municipality. The wards with economic activities naturally have higher population figures.

Table 8: The 2011 Distribution of people

Big 5 wards

WARD	TOTAL 2011	% OF TOTAL
Ward 1	10,073	29%
Ward 2	7,339	21%
Ward 3	6,813	19%
Ward 4	11,032	31%
STUDY AREA	35,257	100%

Hlabisa

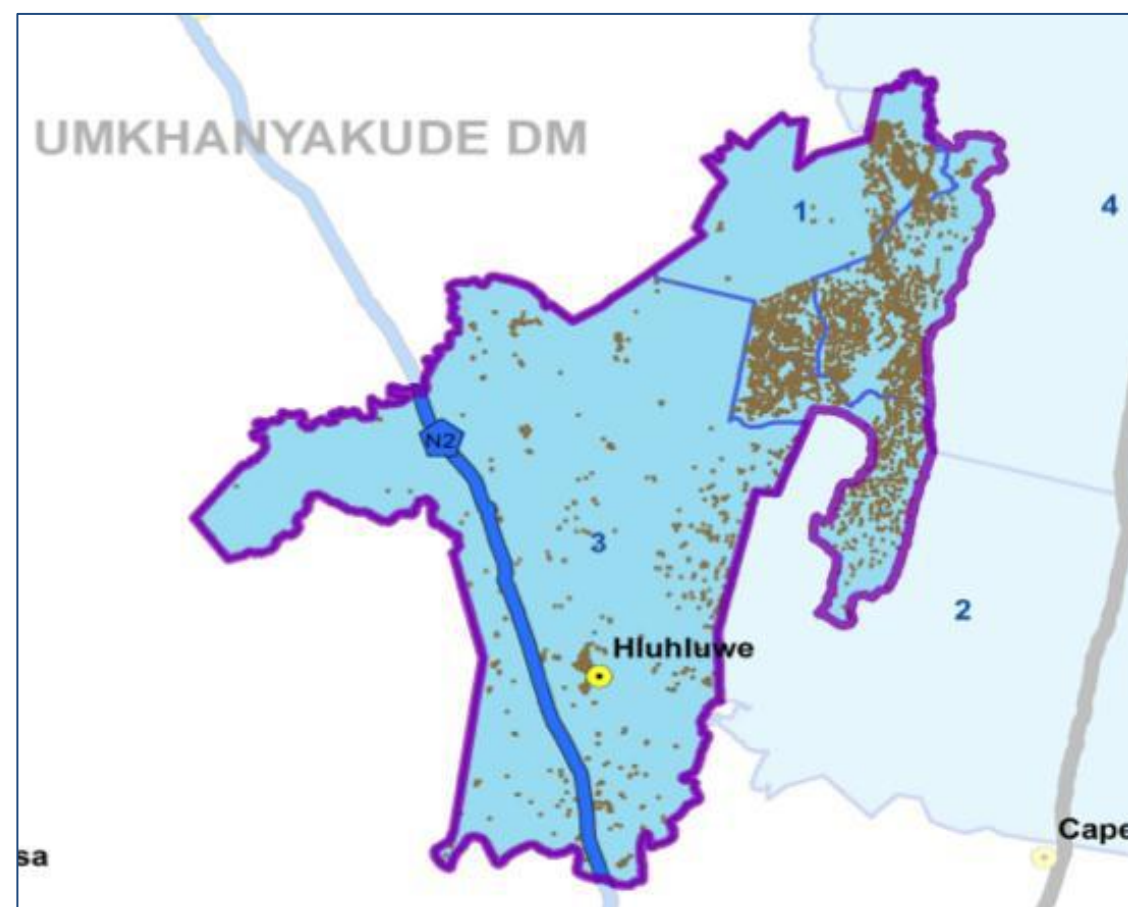
WARD	TOTAL 2011	% OF TOTAL
Ward 1	6647	9%
Ward 2	5087	7%
Ward 3	12290	17%

Ward 4	11269	16%
Ward 5	7661	11%
Ward 6	8349	12%
Ward 7	8222	11%
Ward 8	12399	17%
STUDY AREA	71 925	100

Source: Census, 2011

The diagram below, extracted from the 2013 Housing Plan provides a clear indication of the distribution of households across the Municipality. This indicates that the majority of households in the Municipality reside within a limited area of land forming part of Wards 1, 2 and 4.

Figure 14: Household Distribution in Big 5 Hlabisa



Source: Big 5 Hlabisa Housing Sector Plan 2013

4.5.4 The Tourism Sector

4.5.4.1 Tourism Overview

Various documents, including the LED strategies for the two municipalities specifically highlight the tourism potential of this area, which is considered the tourism hum of KwaZulu Natal. Considering its location it serves as a gateway to large parts of the Zululand region and the already identified regional tourism attractions.

The various documents and plans identify the following tourism activities that take place in the municipality:

- Culture, history and heritage: **The area is home to AmaZulu and the legacy of King Shaka and the Zulu Nation is strong in the area. However, it is noted in the LED Plan that “authentic” Zulu experiences” are not available in the municipality.**
- Game and nature reserves (Big Five): **The Hluhluwe- Imfolozi game reserve accounted for approximately 60% of the former Hlabisa Municipal area. This is a strategic tourist attraction that is renowned across the globe. The 2015 Hlabisa IDP indicates that the Mpembeni Tourism Centre and Game lodge are currently being developed.**
- Arts and Crafts: **Significantly, two established names in the craft industry is located in the Municipality, i.e. Ilala Weavers and the Thembaletu Craft Village. A feasibility study for establishing a cultural hub has previously been undertaken by the District, but the status of processes relating to this could not be established. There is also the Hlabisa Craft Centre and Conference Facility.**
- Water and adventure: **Although listed in the LED Plan (B5FB) this relates to areas surrounding the municipality and not evidence of this activity occurring in the municipality could be confirmed.**
- Agri-tourism: **The annual Pineapple Festival and an Annual Game Auction that takes place in the municipality is specifically mentioned in this regard.**
- Tourism support sectors: **The area is home to a host of tourism support services as is attested in the list of accommodation establishments and game reserves accessed through the telephone book survey.**

Table 9: List of Tourism Facilities

NO	BUSINESS NAME	TYPE OF BUSINESS	CATEGORIES
1	Amorello Game Lodge	Game Lodge	Accommodation
2	Bayala Game Lodge	Game Lodge	Accommodation
3	Bushbaby Lodge	Lodge	Accommodation
4	Bushwillow B & B	B&B	Accommodation
5	Dumazulu Traditional Cillage & Lodge	Lodge	Accommodation
6	Emdoneni Lodge	Lodge	Accommodation
7	Ezulwini Game Lodge	Game Lodge	Accommodation
8	Flamboyant Lodge & Rstaurant	Lodge	Accommodation

9	Hluhluwe Guest House	Guest House	Accommodation
10	Hlulala Guest House	Guest House	Accommodation
11	Isinkwe Safaris & Bushcamp		Accommodation
12	Izilwane Lodge	Lodge	Accommodation
13	Kube Yini Game Lodge	Game Lodge	Accommodation
14	Leopard Mountain Lodge & Game	Game Lodge	Accommodation
15	Leopard Walk Lodge cc	Lodge	Accommodation
16	Lodge Zululand Tree	Lodge	Accommodation
17	Malala Lodge & Safaris	Lodge	Accommodation
18	Mtunzini Forest Lodge	Lodge	Accommodation
19	Nibela Lake Lodge	Lodge	Accommodation
20	Protea Hotel Hluhluwe & Safaris	Hotel	Accommodation
21	Protea Hotel Umfolozi River	Hotel	Accommodation
22	Sand Forest Lodge	lodge	Accommodation
23	Sisalana Hotel	Hotel	Accommodation
24	The Shaka Zulu Heritage Hotel	Hotel	Accommodation
25	Umfolozi River Lodge & Bird Park	B&B	Accommodation
26	Zulu Nyala Heritage Safari Lodge	Lodge	Accommodation
27	Bonamanzi Game Park	Game Park	Nature reserve
28	Bushlands Game Lodge	Game Lodge	Nature reserve
29	Dinizulu Safari		Nature reserve
30	Falaza Game Park & Health Spa	Game Park	Nature reserve
31	False Bay Game Reserve	Game Reserve	Nature reserve
32	Hluhluwe Game Reserve	Game Reserve	Nature reserve
33	Hluhluwe River Lodge & Adventures		Nature reserve
34	Hluhluwe Safaris		Nature reserve
35	Phinda Game Reserve	Game Reserve	Nature reserve
36	Thanda Game Reserve	Game Reserve	Nature reserve
37	Zuka Private Game Reserve	Game Reserve	Nature reserve
38	Zulu Nyala Game Ranch	Game Ranch	Nature reserve
39	Zululand Game Capture	Game Reserve related	Nature reserve related

4.5.4.2 Perspective in Tourism

Tourism and agriculture are key sectors in the future development of the Big 5 Hlabisa economy. There is existence of a range of tourism activities or facilities available in Big 5 Hlabisa municipality. These facilities actively attract large numbers of tourists to the area; however, the perception does exist that the broader community does not benefit much from the sector other than being able to access job opportunities.

The only facility that was indicated to be connected to the community is the Makhasa Game Reserve. Makhasa Game Reserve is owned by the Makhasa people, however it is been leased out and is managed by Ezemvelo KZN Wildlife through the Mkhuze Game Reserve.

There are no significant craft projects Big 5 Hlabisa municipality. Tourism businesses do buy crafts from individuals and sell it in their facilities.

The map below also contextualises the tourism offering of Big 5 Hlabisa in the larger northern Zululand region.

Figure 15: Big 5 Hlabisa Tourism Context



4.5.3.3 Tourism Planning

The tourism sector in the Big 5 Hlabisa is primarily private sector driven and the LED plan suggests that there is thus limited space for local government intervention. The 2009 LED Plan identifies and discusses the following programmes for the development of the tourism industry in the municipality, viz.

- Programme 1: Promote the establishment of SMMEs
- Programme 2: Promote Pro-Poor Tourism through a Value Chain Analysis
- Programme 3: Grow the Cultural Tourism Aspects of the Industry
- Programme 4: Establish Tourism Offices in the Area
- Programme 5: Develop a Marketing Plan
- Programme 6: Hluhluwe Town Upgrade

A number of these proposed programmes have spatial economic implications.

4.5.5 The Agricultural Sector

4.5.5.1 The Agricultural Sector Overview

The agricultural sector in Big 5 Hlabisa is built on three primary products, viz. pineapples, timber and sugar cane. The spatial distribution of the various agricultural activities has been discussed in more detail in previous sections. Considering the spread of these activities through the municipality and the established nature of the industries significant changes in the land use patterns relating to agriculture is not anticipated.

However, previous assessments of agricultural potential in the municipality identified opportunities in the various bio-resources units located in the Municipality.

BRU CODE	GENERAL AGRICULTURAL SUITABILITY	SUITABLE CROPS
Wxa2- Hell's Gate	Semi-intensive. Good potential, infrequent limitations due to soil, slope, temperature and rainfall.	Banana, Cabbage, Carrot, potatoes, soyabean, star grass, sugar cane, sunflower, tomato, maize ,dry beans
Va1 – Ntekweni	Semi-intensive. Good potential, infrequent limitations due to soil, slope, temperature and rainfall. Appropriate permission is required before ploughing virgin land.	Carrot (hybrid), Cabbage, cotton, coastross, dry bean, groundnut, maize, potatoes, soyabean, star grass, sugarcane, sunflower, tomato
Uva3 – False Bay	Semi-Extensive. Shallow soil, duplex soil and poor drainage, infrequent limitations due to soil, slope, temperature and rainfall	Cabbage, carrot, cotton, dry bean, groundnut, potatoes, soyabean, sugarcane, tomato, sunflower, star grass, maize, coastcross
Tua2 – Hluhluwe	Semi-Extensive. Severe to moderate limitation due to soil, slope, temperate or rainfall	Cabbage, carrot, cotton, dry bean, groundnut, potatoes, soyabean, sugarcane, tomato, sunflower, star grass, maize, coastcross 2*
Sta3 – Mhlosinga	Extensive. There are regular and/or severe limitations due to soil, slope, temperature or	Cabbage, carrot, cotton, dry bean, groundnut, potatoes, soyabean,

	rainfall.	sugarcane, tomato, sunflower, star grass, maize, coastcross 2*
Sta4 – Ubombo	Extensive. Severe limitations due to soil, slope, temperature or rainfall.	Cabbage, carrot, cotton, dry bean, groundnut, potatoes, soyabean, sugarcane, tomato, sunflower, star grass, maize, coastcross 2*
Tua1 – Mzinene	Semi-intensive. Good potential, infrequent limitations due to soil, slope, temperature and rainfall.	Cabbage, carrot, cotton, dry bean, groundnut, potatoes, soyabean, sugarcane, tomato, sunflower, star grass, maize, coast cross 2*

4.5.5.2 Agricultural Assessment

The potential of the agricultural sector in Big 5 Hlabisa is assessed in the 2009 LED Plan by considering current production and the existing and potential markets for products from the area and then also for vegetables as an alternative crop.

With regards to timber it is noted that this is mostly produced by large scale commercial farmers working on already established woodlots. The timber from these woodlots is mostly supplied to consumers in areas outside the municipal boundaries.

The LED Plan notes the following: “The demand for timber and timber products in general appear to be stable and no major changes in the industry is anticipated in the short term. It is known that smaller sawmills and wood product manufacturer’s source timber locally; however this situation can change anytime. It is therefore suggested that there is scope for increased production in the timber industry and that markets can be accessed. The timber industry is impacted on by commodity price cycles and although timber prices have been stable over the past couple of years a downward cycle in commodity prices can impact on small growers specifically”.

The report further states that although the timber industry makes a major contribution to the Big 5 Hlabisa economy a strong reliance on the sector should not be considered as the industry is sensitive to changes in commodity prices. Furthermore if not appropriately planned plantations / woodlots will have a negative impact on the environment which may create an impact on tourism potential. The developmental contribution of the industry is questioned in that job creation is limited and waiting periods for returns are high. It is then suggested that before further woodlots be established appropriate impact assessments be done and mitigation of impacts be planned for.

The comments relating to timber also applies to some extent to the other commodities produced in the municipality, viz. sugar cane and pineapples. It is suggested that world sugar and pineapple markets have been relatively stable over the past couple of years and that change in the short to medium term is not anticipated. However, it is noted that cycles in commodity prices may impact negatively on the developmental role of these industries.

It is suggested that sugar cane and pineapple farming could “continue to be used as a tool for emerging farmers to gain entry into the commercial farming sector”. Key reasons for promoting this are the low start-up cost in these industries, relative to other agricultural sectors, and good existing support networks in these industries.

It is noted that fruit and vegetable production in the Municipality is limited, but that a number of larger commercial and emerging farmers produce fruit and vegetables. Banana farms are being established as part of a diversification process. The substantial contribution of community gardens across the municipality for fruit and vegetable production is acknowledged.

Market potential for fruit and vegetables does exist but “innovative and bold steps” are required to access these markets. The regional markets of specifically Richards Bay and Empangeni are identified in this regard.

Based on the interviews results, the councillors indicated that the Big 5 Hlabisa has basic resources available to support agricultural activities, such as land and skills. This presents the area with a good opportunity to grow the economy through a strong focus on agriculture. However, the development of the sector is challenged by the lack of access to basic infrastructure and inputs such as tractors, fencing, seeds and basic training.

Interviewed councillors indicated that the timber industry in the Big 5 Hlabisa is very active on a commercial level (established farmers).The contribution of the sector on the community level is however limited.

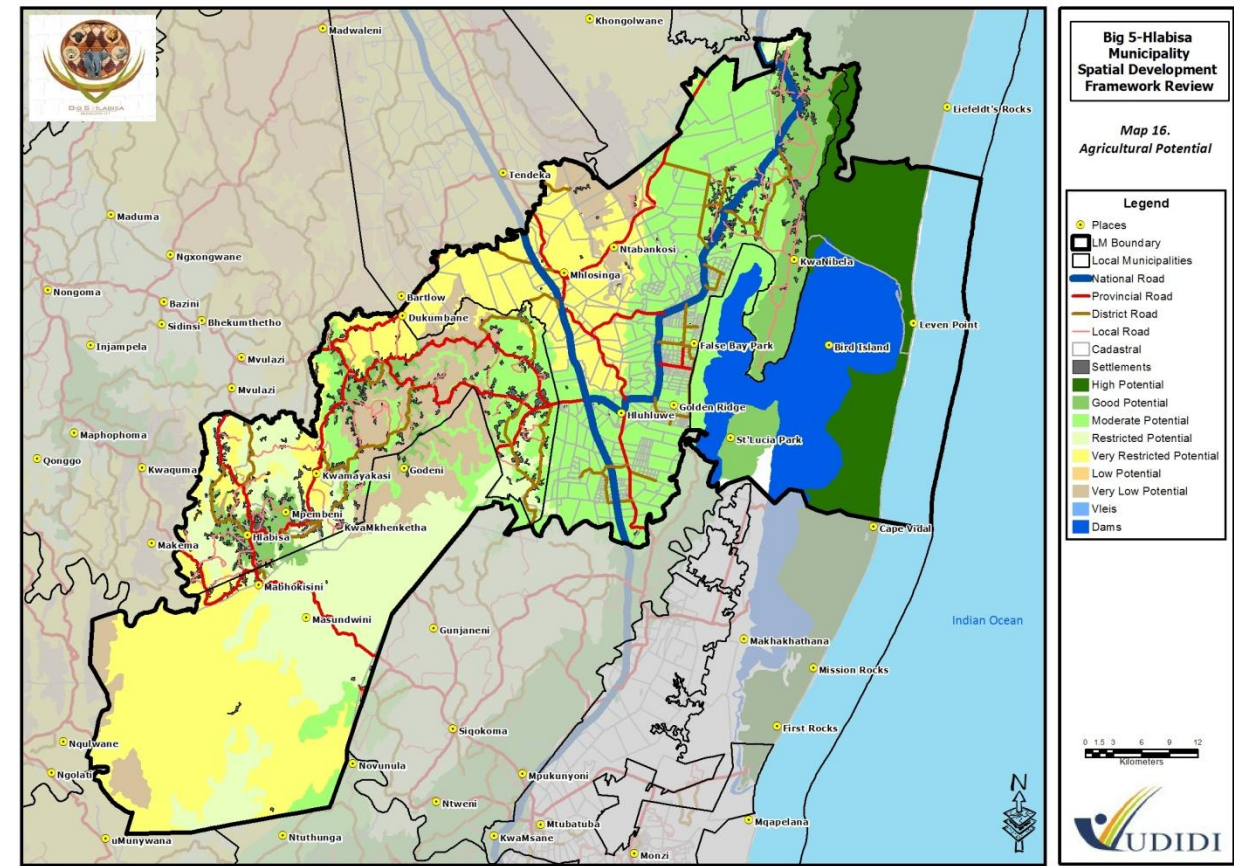
Councillor Khumalo indicated that this might be related to the fact that the sector takes about 6 to 7 years to actually start generating an income. He further indicated that transportation presents major challenges for emerging farmers.

The agricultural sector makes an important contribution to local economic development in the Big 5 municipality. Councillors were of the view that the sector presents good opportunities in their areas. It was indicated that the land is not an issue, water is available, and people are interested in agriculture. People in the area are currently planting sugar cane, pineapples and engaging in crop farming (vegetables).

It was stressed that people in the Municipality require assistance from the Department of Agriculture, in the form of access to tractors as well as provision of seeds. Councillors also indicated that people are currently mainly subsistence farmers, even those who sell do so to get food on the table as opposed to making commercial profits. People should therefore be enlightened with regarding opportunities in the agricultural sector.

The Municipality has in general very limited agricultural potential. Areas with high potential are situated on the ridges, which is also where the residential areas are situated. These areas are thus utilised largely for subsistence farming. An agricultural project with commercial potential is being developed at the node of Nhlwathi, and is apparently very successful. The aim is to provide produce to specific markets, although the focus is currently on supply to the Nutrition programme of the Department of Education.

Figure 16: Agricultural Potential



4.5.6 Commercial Sector Overview

Hluhluwe town is the primary commercial node in the Big 5 Hlabisa Municipality. The business district in the town is made up of both formal and informal businesses. The majority of the Municipality’s population do their monthly shopping in Hluhluwe Town. However the communities of the municipality also relate to other neighbouring nodes such as Mbazwana, Mtubatuba and Richards Bay. The municipality also have a secondary node called Makhasa which is located in Ward 2.It was indicated that there are approximately six businesses in the Makhasa node.

The table below provides a list of businesses as obtained from a telephone book survey. (See Annexure 1: Draft Spatial Economic Report).

Table 10: List of Businesses in Big 5 Hlabisa LM

BUSINESS NAME	TYPE OF BUSINESS	CATEGORIES	PHYSICAL ADDRESS 1
Empangeni Milling	Milling	Agri-processing	Old Main Road
Afriscan (PTY)		Agricultural	2111 Main Road
Hluhluwe Pineapple Farmers Association	Farmers association	Agricultural	

Lucia Farm	Farm	Agricultural	Main Road
Mkonge Farm	Farm	Agricultural	
Wegro Farming	Farm	Agricultural	
Post Office	Post Office	Business services	
Bongisipho Event Management & Marquee hire	Events Management	Business services	23 Industrila Road
Eames Investments	Investments	Business services	18 Main Road
Van Zuydam & Swanepoel	Accountants	Business services	Lot H
Bongisipho Construction & Transport	Construction	Construction	27 Main Road
EC on Developers & Contractors	Construction	Construction	Main Road
God's Great Fencing & Construction	Construction	Construction	Main Road
Wetlands Engineering & Projects	Engineering	Engineering	
Exlusive Finance (PTY) Ltd	Finance	Financial Institution	24 Main Road
Finbond Micro Finance	Micro Finance	Financial Institution	Main Road
Intrax Investments	Investments	Financial Institution	St Lucia Street
First National Bank	Bank	Financial Services	Main Road
Ilala Weavers		Manufacture	
Dr DE Erasmus	Medical Practitioner	Medical	330 Main Road
Dr F Su Randt	Medical Practitioner	Medical	
Dr AM Cohn	Medical Practitioner	Medical	
Till U Drop Productions cc		Other	KFC Building
Hluhluwe Veterinary Clinic	Veterinary	Personal Services	
Manaba Funeral Services	Funeral Parlour	Personal Services	Industrial Road
Makakatana Properties (PTY) LTD	Estate Agency	Property related	18 Main Road
Philip Van Rooyen Properties	Estate Agency	Property related	Park Ros Avenue
Thanda Royal Residence Estate	Estate Agency	Property related	24 Main Road
The Fig Tree Restaurant	Restaurant	Restaurant	
Wimpy	Restaurant	Restaurant	24 Main Road
AK Hardware	Hardware	Retailer	24 Main Road
Allen Liversage Trading	Trading Store	Retailer	Main Road
Allens Butchery	Butchery	Retailer	Nyala Street
Boxer Superstores (PTY) LTD	Supermarket	Retailer	13 Main Road
Dunns Store	Clothing Store	Retailer	14 Main Road
Ellerines Furnishers	Furniture Store	Retailer	Main Road

Hluhluwe Arms & Ammunition		Retailer	Old Main Road
Hluhluwe Built It	Hardware	Retailer	Old Main Road
Hluhluwe Super Spar	Supermarket	Retailer	Main Road
Jock Morrison & Sons cc	Wholesalers	Retailer	Main Road
Khulekani Workshop & Enterprises		Retailer	24 Main Road
Mango Moon Trading	Trading Store	Retailer	Main Road
Meyzen Hardware	Hardware	Retailer	Main Road
MTN Business Solutions (PTY) Ltd		Retailer	Main Road
Phumobala Hardware	Hardware	Retailer	Main Road
Rhino-Rite Cash & Carry	Supermarket	Retailer	
Rhino-Rite Tearoom	Tea Room	Retailer	
Rhino-Rite Wholesalers	Wholesalers	Retailer	
Shoprite	Supermarket	Retailer	2 Zebra Street
Spar Hluhluwe	Supermarket	Retailer	Main Road
Alpha Security & Patrols	Security	Security Services	
Bright-View Security Services CC	Security	Security Services	KFC Building,
African Wild Frontiers (PTY) LTD		Tourism Service	12 Main Road
Mashenge Tours	Tours	Tourism Service	1 Main Road
Phinda Holdings (PTY) Ltd		Tourism Service	
Dream Vacation Club	Vacation Club	Tourism Service	
Igula Tours	Tours	Tourism Service	3 Kudu Street
Zululand Mission Air Transport	Air Transport	Transport	196 Zebra Street
DLC Motor (PTY) LTD	Motor dealer	Vehicle Related	Main Road
False Bay Motors	Car dealer	Vehicle Related	Old Main Road
Isuzu Agents	Car dealer	Vehicle Related	
Johan Auto Repairs	Auto Repairs	Vehicle Related	Main Road
Nkosi Auto Parts	Auto Repairs	Vehicle Related	Main Road
Opel Agents	Car dealer	Vehicle Related	
Supa Quick Tyre Experts	Tyres	Vehicle Related	Old Main Road
Tractor & Implement Landini Dealers		Vehicle Related	4 Industrial Road

The following nodes were identified in the IDP:

- Mpembeni; the fastest growing node within the Municipality, with opportunities for light industry.
- Nhlwathi – although a smaller node, it also has some light industrial potential. This will also be investigated in more detail.

Hlabisa Town is currently experiencing growth due to the development of additional facilities within the town. Recent Developments included the Municipal Offices, the Hospital and some commercial developments. Hlabisa is the preferred locality for provision of government services.

4.6 Infrastructure Analysis

4.6.1 Road Network

As previously stated, the N2 is the main access route to the municipality and dissects it in a north-south direction. The N2 is a significant route that links the City of Durban with the City of Johannesburg and passes through several towns in KZN, Mpumalanga and Gauteng. The R22 runs off the N2 in the town of Hluhluwe and is the primary linkage between South Africa and Mozambique.

Local Access routes then provide access to local settlement areas which mainly aim to connect within all the four wards within the municipal area. Rural settlements such as Makhasa, Nqobokazi and Nibela are located along the LSDI route which then provides access and links the settlements in the municipality.

The Big 5 Hlabisa Municipal IDP (2013) records that the lack of appropriate road infrastructure has a negative impact on overall service delivery for example, it limits appropriate storm water management and waste collection services.

It is been noted that rural areas mainly lack proper access routes due to both the environmental issues and service delivery backlogs. Therefore particular rural settlements roads have to be taken into consideration in order to fulfil the service delivery plan mandate/ municipal vision of providing proper service delivery to all. The Big 5 Hlabisa IDP (2013) states that the municipality has not yet developed the transportation plan, nevertheless an effort is being made to address this.

Figure 17: The urban roads are well structured and in a fairly good condition



Figure 18: Overview Hlabisa Town

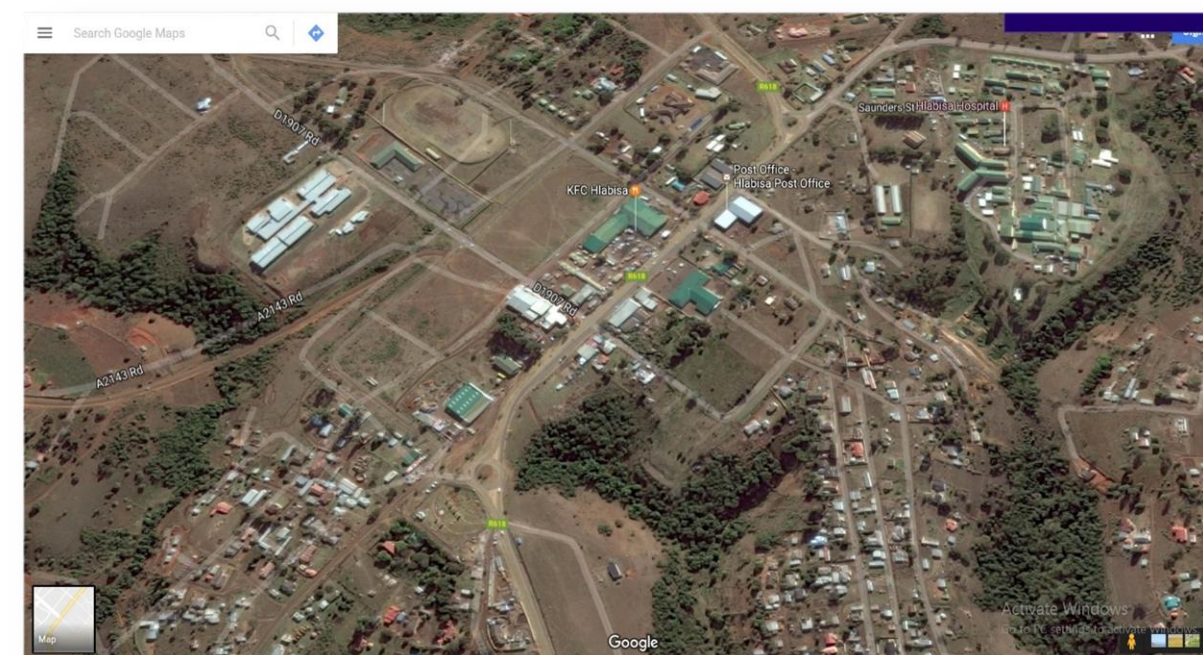


Figure 19: The R22 traversing Hluhluwe Town



Figure 21: Rural Roads are unstructured and in a bad state

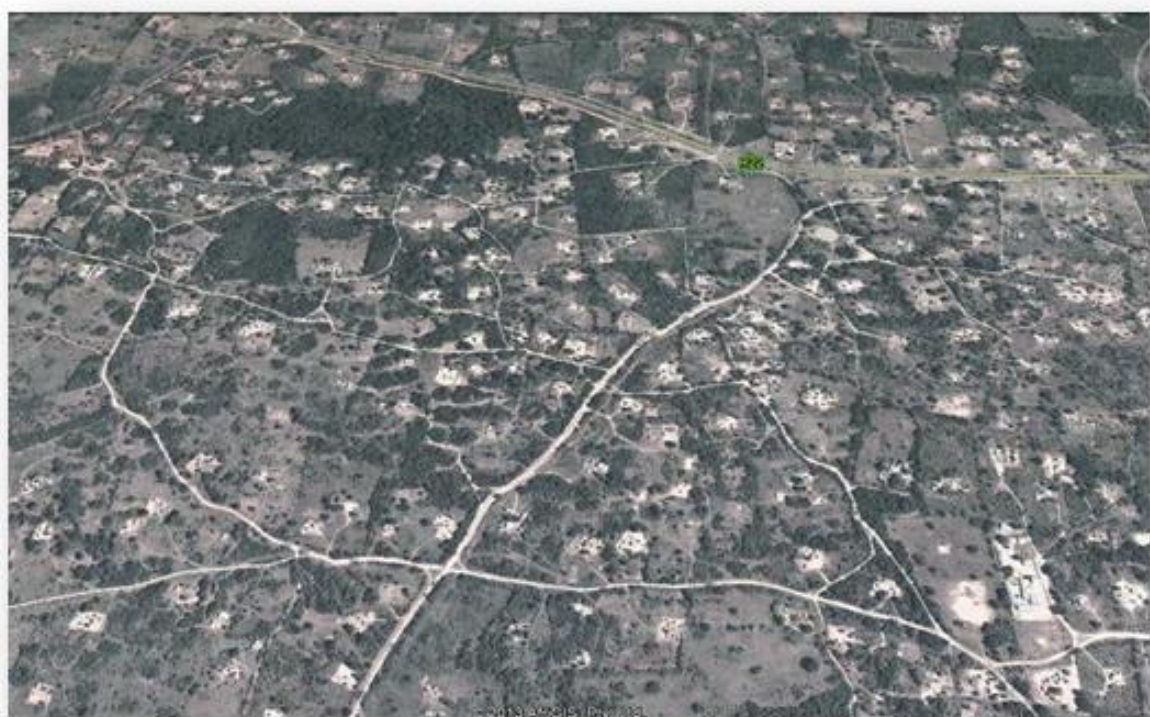


Figure 20: The R618 traversing the Hlabisa Town



4.6.2 Transportation

Public transportation in the form of taxis and buses are most common mode of transportation. The majority of people do not own private motor vehicles. There are very few public transport facilities available throughout the municipality. With the high levels of unemployment an assumption can be made that the population are mostly pedestrianised and highly dependent on public transportation. There is thus a need to provide in this need through adequate transportation infrastructure and facilities.

The remoteness of most areas in the Municipality and the under developed roads infrastructure makes the rural areas highly inaccessible. These aspects are further indicative of and perpetuate the lack of economic well-being of these rural areas.

With the high dependency of the lower order nodes on the town of Hlabisa and Hluhluwe for Economic opportunities and retail services, it is imperative that the rural areas be made more accessible through provision of transportation infrastructure. This will not only make Hlabisa and Hluhluwe more accessible to the rural population, but will further make the rural areas more accessible to economic opportunities and possible businesses that might locate to these areas.

4.6.3 Water and Sanitation

The tables below indicate the state of water access based on the 2011 Census. It should however be noted that this figures are now outdated. Recent water backlog data should be sourced from the District Municipality, this is subject to availability.

Table 11: Access to Water

Big Five False Bay

Access to Water	Population
In Dwelling	1881
In Yard	1599
Communal < 200m	2340
Communal >200m <500m	1429
Communal >500m <1000m	324
Communal >1000m	106
No Access	320

Hlabisa

Access to Water	Population
In Dwelling	1571
In Yard	2752
Communal < 200m	687
Communal >200m <500m	254
Communal >500m <1000m	138
Communal >1000m	110
No Access	7074

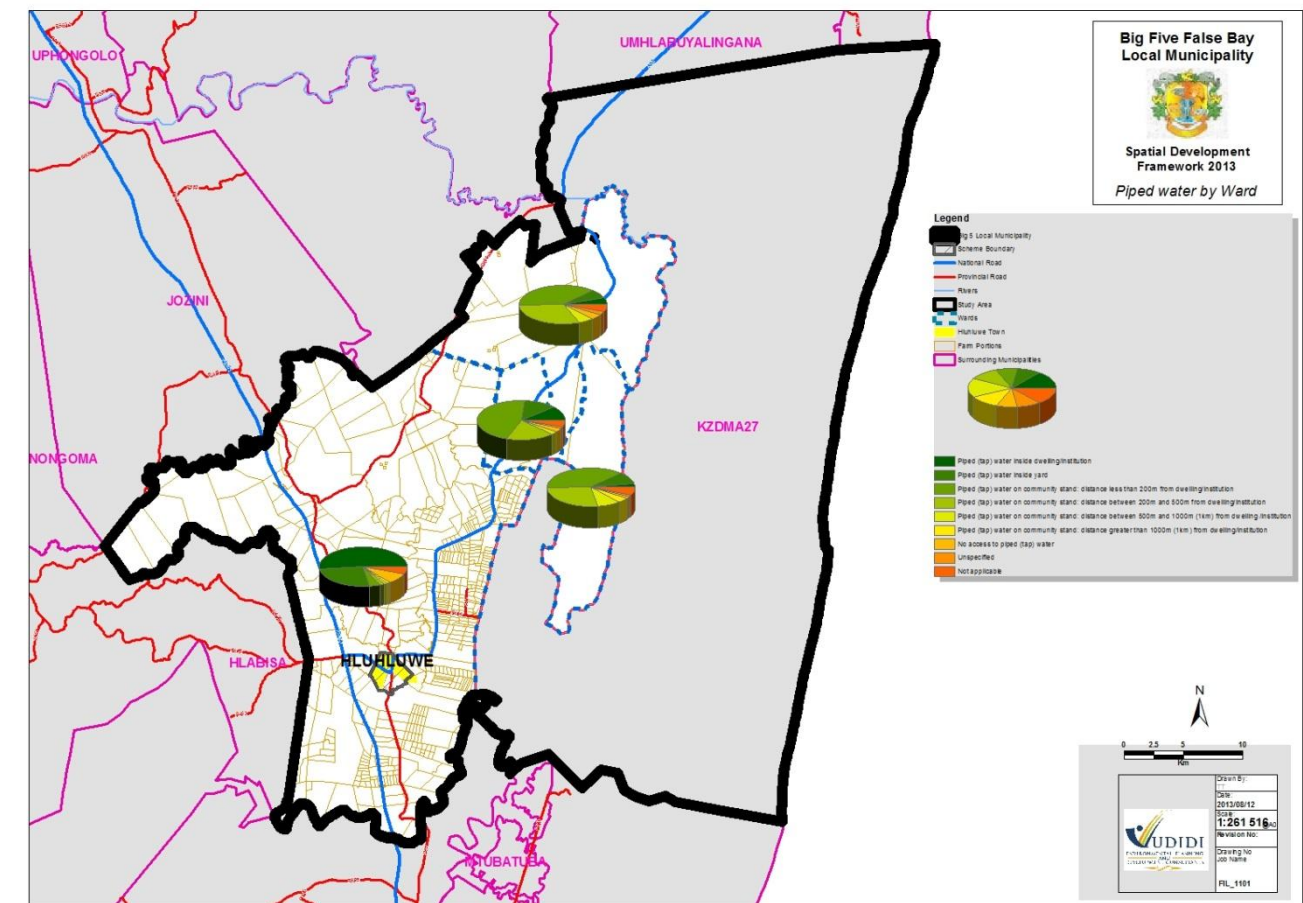
Source: Census, 2011

The Hluhluwe Water Scheme and the Hluhluwe-Masibambane Water Scheme are the main sources of water for the eastern part of the Municipality. The town of Hlabisa is served via the Matshamnyama River – according to the 2015 Hlabisa SDF, this is in need of upgrade. The Hluhluwe bulk water supply is located at the Hluhluwe dam with a treatment facility that produces 1980kl/day and storing it in a 5000kl reservoir located in the Mdletshe area. The beneficiaries of the Scheme include;

- Mdletshe rural ± 360kl/d
- Commercial farmers (19) and a game ranch ± 130kl/d
- Hluhluwe town ± 880kl/d

On the other hand the Masibambane Scheme draws its water from the Hluhluwe River and has a treatment facility which consists of a package plant that produces 1980kl/d and supplies Ophondweni rural communities and the False Bay communities at 650kl/d respectively.

Figure 20: Piped Water in Big 5 Hlabisa by Ward

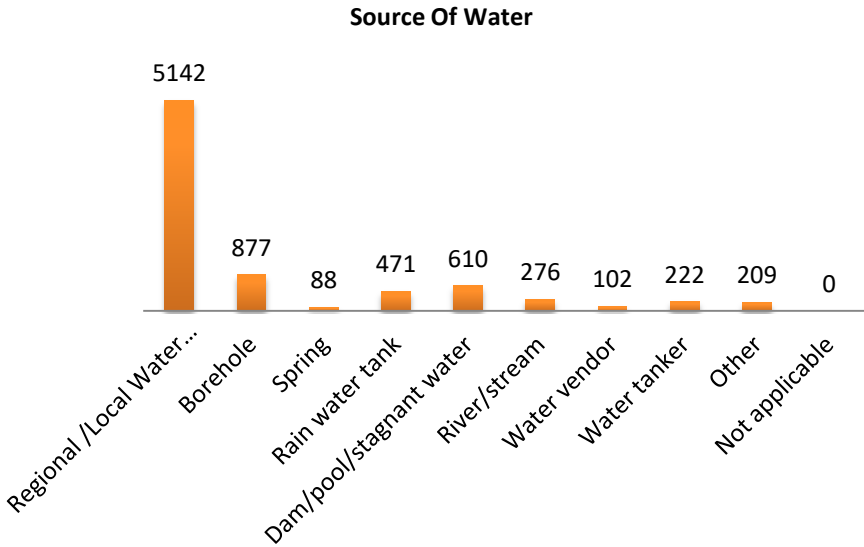


The table below depicts the use of the above District's Regional Water Schemes by the Big 5 Hlabisa Municipality

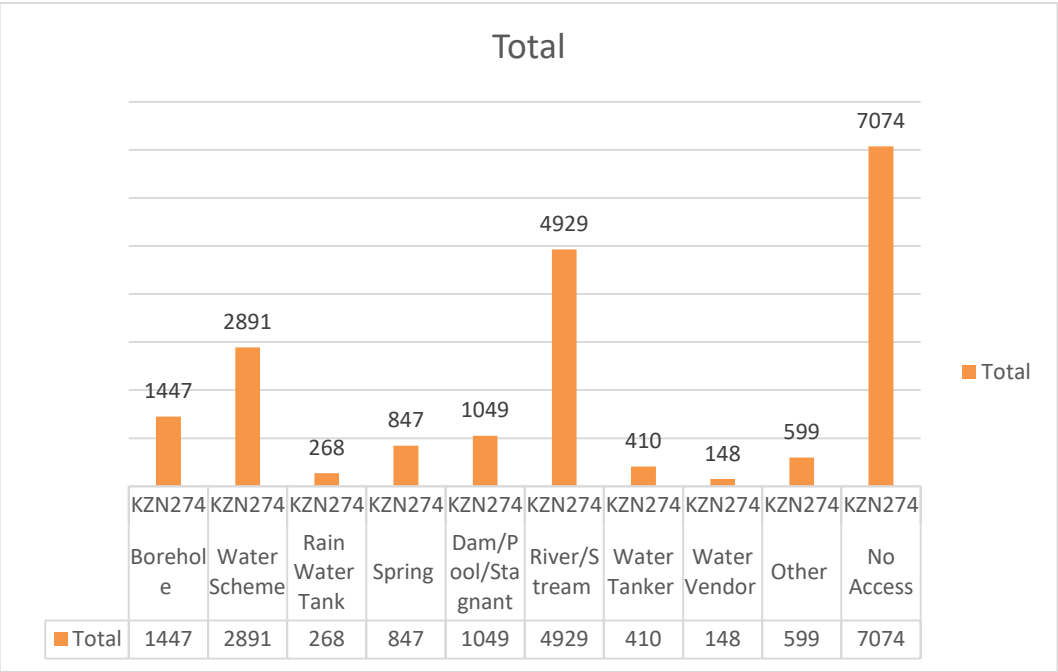
Figure 21: Source of water

Big Five False Bay

Municipality	Water					Sanitation			
	Total HH	HH Without	HH Served	% Access	Estimated Eradication costs	HH Without	HH Served	% Access	Estimated Eradication Costs
Big Five False Bay	7,230	783	6,447	89.2	R43.70 m	514	6,716	92.9	R4.79 m
Hlabisa	32,214	11,793	20,421	63,4	R658.48	15,533	16,681	51.8	R144.66m
Total	39 444	12,576	26,868	68,1	R702,18m	16, 047	23,397	59,3	R149,45m



Hlabisa LM



Source: StatsSA, 2011

The uMkhanyakude IDP (2012-2017) indicates that in order to ensure an adequate and reliable supply of water, the District Council needs to secure 102 million cubic metres per annum from the Phongola Dam. This translates to 750l/household/day.

The uMkhanyakude IDP states that a total of 170 households have access to a waterborne sewerage system which is supported by a 92ml/year sewerage treatment facility. The uMkhanyakude IDP makes reference to the water and sanitation backlog survey commissioned by the Department of Water Affairs and the Department of Cooperative Governance and Traditional Affairs. In the case of the B5FBLM, the survey made the following findings:

Table 13: Water and Sanitation Backlog Survey

Source: uMkhanyakude IDP (2012-17)

The 2011 Census states that the majority of the population living in informal villages have a greater challenge with a backlog on sanitation. However, about a significant number of the total households in these areas have VIP pit latrines which in due course must be upgraded to a suitable toilet facility depending on the location capability, i.e. if the area is developed on the suitable developable land where services can be connected. Below are the rates of Sanitation and its types within Big 5 Hlabisa.

Figure 22: Levels of Sanitation

Big 5 False bay LM.

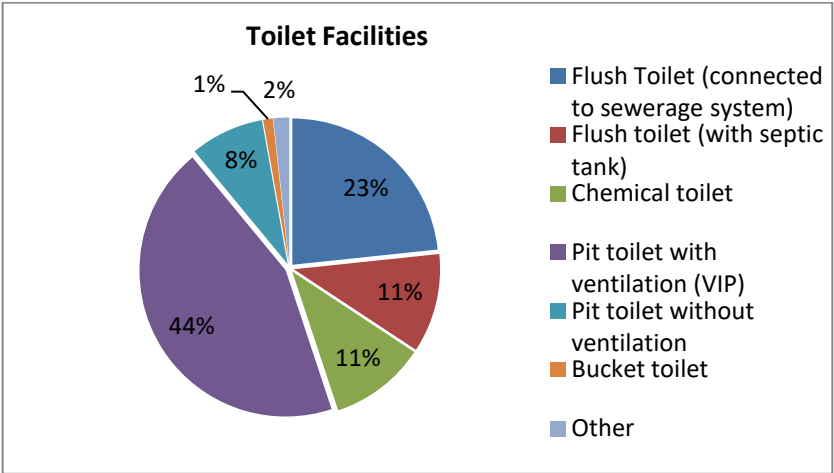
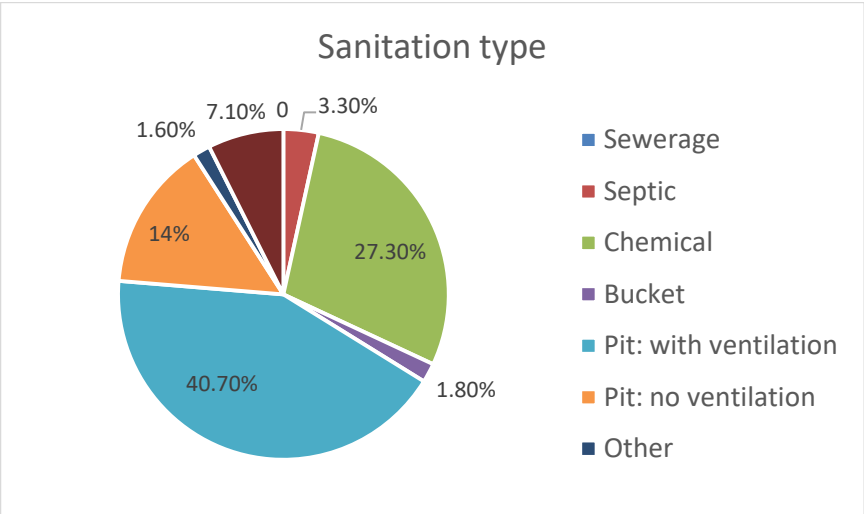


Table 14: Electricity

Electricity						
Municipality	Total HH	HH Without	% Without	HH Served	% Access	Estimated Eradication costs (Million)
Big 5 False Bay	7,230	6,648	92%	582	8%	R48.49
Hlabisa	32, 214	25,741	80%	6,473	20%	R803,14
Total	39,444	32,289	82%	7055	18%	R851,63

Source: uMkhanyakude IDP (2012-17)

Hlabisa LM



Source: StatsSA 2011

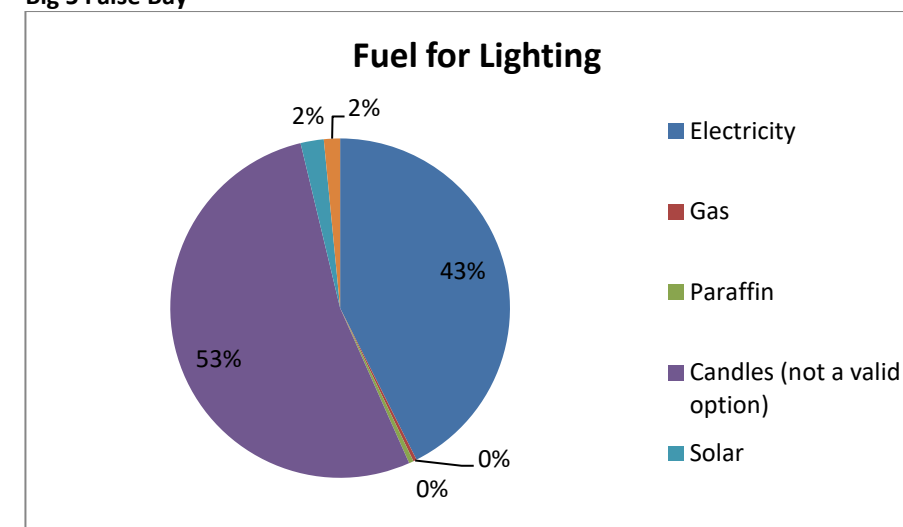
6.4 Electricity

According to the uMkhanyakude IDP (2013-2017), electricity provision in the district remains one of the major service delivery challenges. It is estimated that 88% of households in the district are without electricity.

The table below is provided in the District IDP to depict the status of electricity provision.

According to the Big 5 Hlabisa IDP (2013), the Eskom coverage indicates that an adequate supply is available to the major town in Big 5 Hlabisa, which is Hluhluwe town and to the Big 5 False surrounding commercial farmlands. However there are deficiencies in the electrification grid in the deep tribal authority areas. Identified nodal areas are however relatively well served with electricity.

Figure 25: Type of Fuel used for Lighting.
Big 5 False Bay



Fuel for lighting

Fuel Type	Percentage
Electricity	28.40%
Gas	2.40%
Paraffin	0.90%
Wood	47.10%
Coal	2.70%
Dung	0.10%
Solar	0.40%
Other	0.01%

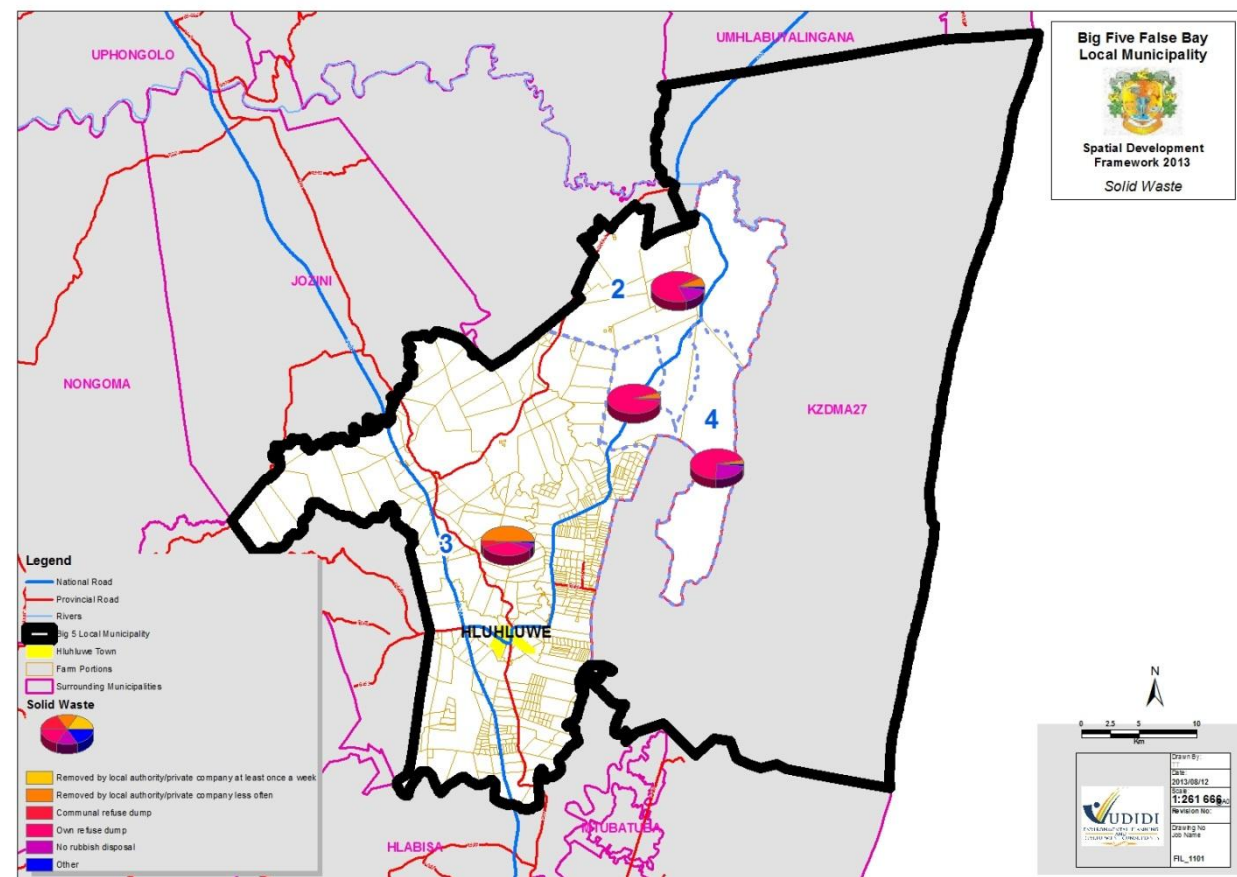
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4.6.5 Solid Waste

The Big 5 Hlabisa municipality is responsible for the collection of solid waste only in the town of Hluhluwe, Hlabisa and Phumlani Township whilst the outlying rural areas collect and dispose-off waste within their yards. Illegal dumping, littering and the disposal of waste remain a major concern for the Municipality which does not have an authorized waste disposal facility. The available facility is located in close proximity to Phumulani Township however; this site does not adhere to the environmental requirements as prescribed in the relevant legislation. The illegal facility has manifested itself into a scavenging facility by the neighbouring Tin-town community who has settled in close proximity to the facility. There is a proposed landfill site in Hlabisa.

The Big 5 Hlabisa municipality IDP states that potential land for the development of an authorized and fully compliant facility has been identified however; the final constraints have rendered the securing of this land impossible.

Figure 26: Solid Waste per Ward



4.6.6 Social Facilities

The distribution of social facilities which include schools, clinics, and community halls are located mainly in the densely populated areas within the municipality. The table below indicates the

distribution of these facilities within the municipality- an exercise of determining the location of these facilities in terms of the new ward delimitation will still need to be undertaken.

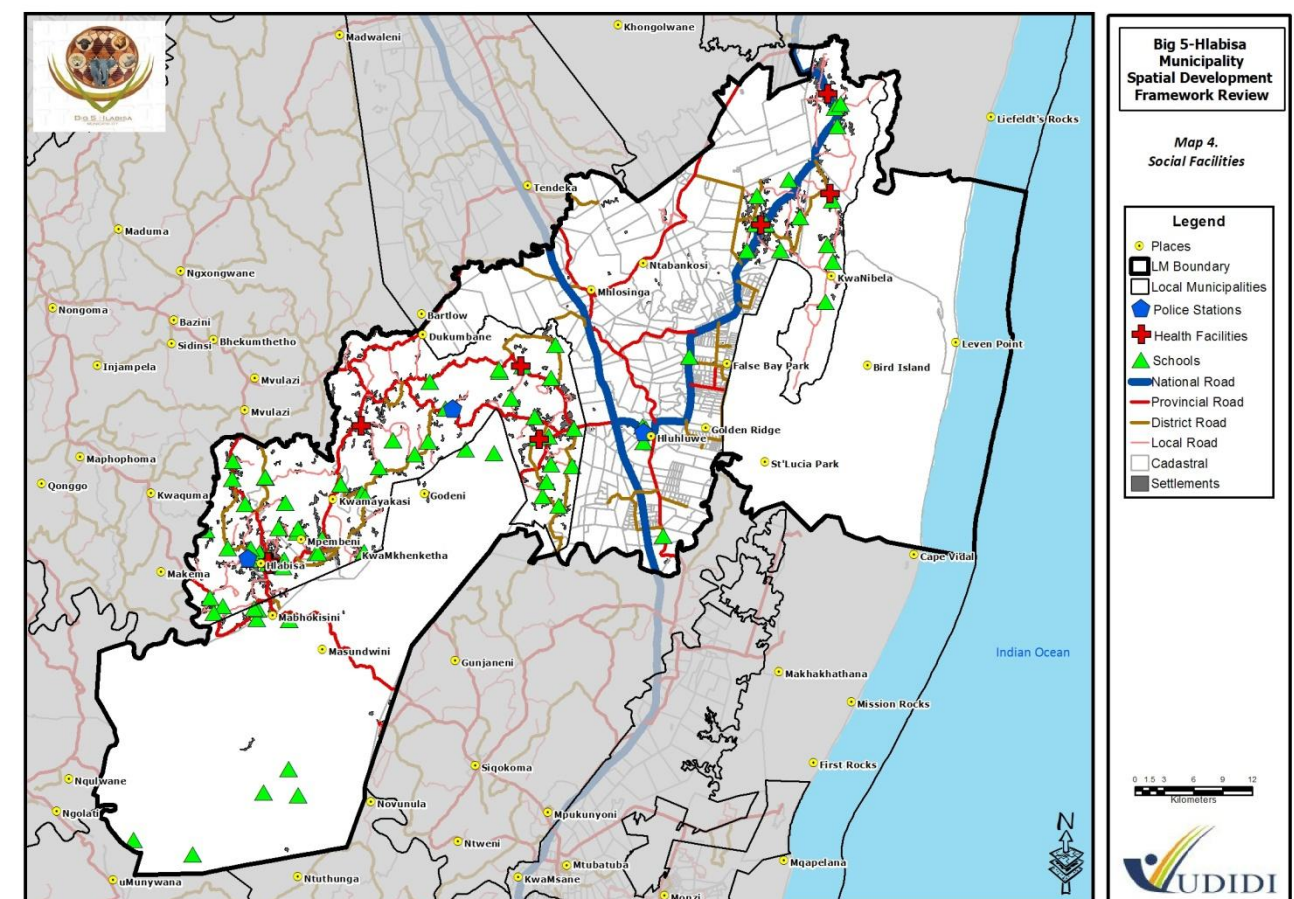
Table 15: Big 5 Hlabisa Community Facilities

Municipality	Community Hall	ECDs	Primary School	High School	Library	Hospital	Clinic	Mobile Clinic	Police Station	Home Affairs
Big 5 False Bay	8	14	21	5	-	-	3	6	1	1
Hlabisa	8	120	42	19	2	1	5	8	2	1
TOTAL	16	124	63	24	2	1	8	14	3	2

Source: Big 5 False Bay IDP and Hlabisa LM IDP

A buffer has been delineated in the maps presented in the following sections (health, schools and police station facilities). It illustrates the approximate acceptable distance between the community and the specified facility.

4.6.7 Social Facilities



4.7. Spatial Analysis

4.7.1 Settlement Type

The Big 5 Hlabisa Municipality is dominated by dispersed and densely populated rural settlements located in five Traditional Authority areas namely; Makhasa, Nibela and Mngobokazi, Hlabisa, Mpembeni, and Mdletshe. Hluhluwe Town, Hlabisa Town and Phumulani Township are the only semi-urban settlements. The rest of the area is farmlands which have several commercial activities, including game reserves. The table below provides an overview of the characteristics of each settlement grouped per ward.

Table 17: Characteristics of Settlements

WARD	SETTLEMENTS	CHARACTERISTICS
Ward 1	Makasa T.A.	
	Mahongoza	<ul style="list-style-type: none"> Scattered rural settlement Dense indigenous forest Wetlands Share same ward boundary with iSimangaliso World Heritage Site
	Nsimane	<ul style="list-style-type: none"> Dense rural settlement Wetlands Share same boundary with iSimangaliso World Heritage Site
	Ekuseni	<ul style="list-style-type: none"> Scattered rural settlement Croplands Scattered timber plantations Dense indigenous forest
	Ngwenya	<ul style="list-style-type: none"> Dense rural settlement Croplands
Ward 2	Mngobokazi T.A.	
	Nibela	<ul style="list-style-type: none"> Scattered rural settlement Croplands Wetlands
	Sikwakwaneni	<ul style="list-style-type: none"> Dense rural settlement Croplands
	Njiya	<ul style="list-style-type: none"> Dense rural settlement
	Giba	<ul style="list-style-type: none"> Dense settled along the R22 otherwise scattered Croplands Scattered timber plantations Wetlands
	Nokomkhonto	<ul style="list-style-type: none"> Scattered rural settlement Croplands Scattered timber plantations Wetlands
	Farmlands	<ul style="list-style-type: none"> Timber plantations
Ward 3	Hluhluwe Town	<ul style="list-style-type: none"> Semi-urban Commercial activities in the form of retail are concentrated along R22 and are accessed via a parallel service road Light industrial activities

		<ul style="list-style-type: none"> Farmlands Potentially developable land including potential for densification Informal settlement
	Phumulani Township	<ul style="list-style-type: none"> Semi-urban Low cost housing
	Farmlands	<ul style="list-style-type: none"> Agricultural activities to include; crops, game farming and agri-industries Interface with iSimangaliso World Heritage Site
Ward 4	Nibela T.A.	
	Bangiswa	<ul style="list-style-type: none"> Scattered rural settlement Scattered timber plantations Wetlands
	Ezimbondweni	<ul style="list-style-type: none"> Scattered rural settlement Scattered timber plantations
	Qomukuphila	<ul style="list-style-type: none"> Dense rural settlement Scattered indigenous forests Surrounded by iSimangaliso World Heritage Site Wetlands
	KwaNibela	<ul style="list-style-type: none"> Scattered rural settlement Surrounded by wetland (iSimangaliso World Heritage Site) Regarded as zone of Influence

4.7.2 Hluhluwe Town

Hluhluwe town is named after the thorny rope climber *Dalbergia Armata* (*umHluhluwe in IsiZulu*), which is found among the forest vegetation types in Hluhluwe/Umfolozi Game Reserve.

Hluhluwe is situated between in iSimangaliso Wetland Park and Hluhluwe-iMfolozi Game Reserve on the banks of the Hluhluwe River. It is strategically located along the N2 and is accessible in R22 which links to Mozambique, Swaziland, Mkuze and Durban and Richards Bay. In that sense it is accessible both at local and regional level. Hluhluwe is considered as the gateway of the Lubombo Spatial Development Initiative

Hluhluwe Town offers social and economic opportunities and facilities. It is an administrative, service and main economic centre with a threshold that covers the full extent of the municipal area and beyond. The business district in the town is made up of both formal and informal businesses. The majority of the Municipality's population do their monthly shopping in Hluhluwe Town. The town functions as the service centre to the informal activities and commercial farming informal business community.

Hluhluwe Town offers a range of retail and government services as well as services directed at supporting the passing traffic. Hluhluwe town also has an airfield and a train station with its direct access to the rail line.

There are a number of informal businesses operating in Hluhluwe Town. The informal sector trades from containers, stalls and from pavements next to major roads. The municipality has about four market stall developments located along the Lubombo corridor road. The majority of

the informal traders sell fruits and vegetables, and second hand clothes are reportedly also a popular trading item.

Preliminary investigations have found that Hluhluwe Town is fairly dispersed therefore; there is a need to explore the possibilities of infill developments and densification (see figure 25), thereby ensuring the maximum use of infrastructure and services. Further, there is a need to have a clearly defined Urban Edge to contain urban sprawl on highly productive agricultural land.

The erstwhile B5FBLM Housing Sector Plan (2013) stated that the municipality currently experiences undersupply for middle to upper income earners in Hluhluwe town.

Trends and Implications

Based on the outcomes of the spatial analysis, it is crucial to improve the development of the Big 5 Hlabisa municipality in particular the Hluhluwe Town. It is therefore suggested that the town be structured, managed and maintained to enable effective and efficient development performance. From a spatial development perspective, development in and around the town of Hluhluwe should focus on infill and densification, thereby ensuring the maximum use of infrastructure and services

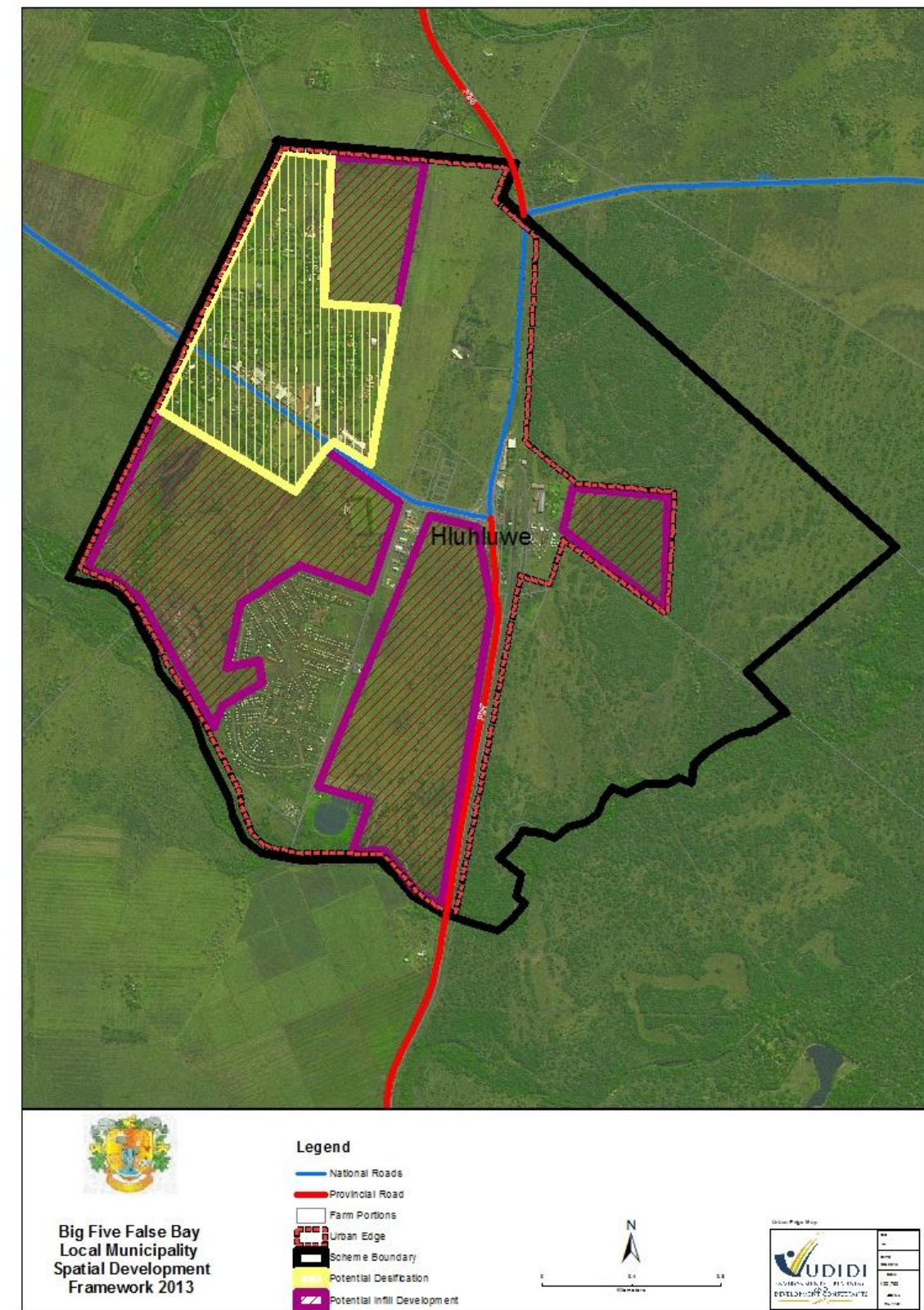
Currently the Hluhluwe town is the primary commercial node, but it is suggested that it still lacks services required by the community. Thus, although the majority of people from Big Five do their shopping in Hluhluwe others still travel to Mbazwana, Mtubatuba and Richards Bay for this purpose. This is ascribed to:

- **Insufficient retail businesses in Hluhluwe Town;**
- **The absence of certain government services; and**
- **Hluhluwe Town is quite far removed for people living in the northern areas of the Big 5 Hlabisa.**

The absence of certain government services in Hluhluwe Town was specifically stressed. At present only the following departments have facilities in Hluhluwe (to be verified):

- **Department of Transport**
- **Department of Home Affairs (mobile)**
- **South African Polices Services (SAPS)**
- **South African Post Office**

Figure 31: Hluhluwe Town Urban Edge, Infill Development and Densification

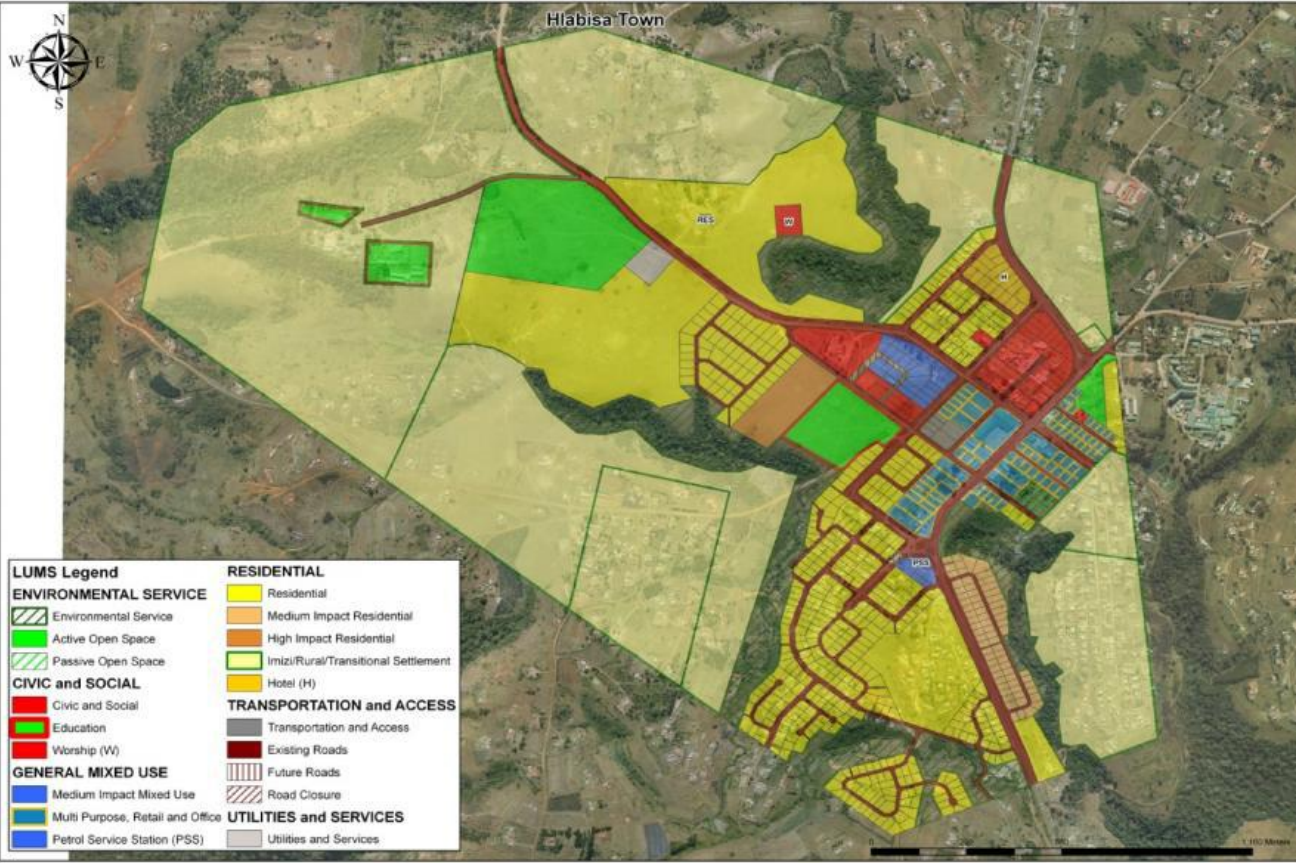


4.7.3 Hlabisa Town

The Hlabisa Town was the primary node for the erstwhile Hlabisa Local Municipality. This node is the second most populous in the Big Five Hlabisa Local Municipality, behind the Hluhluwe town. It is located within the Western part of the municipal area and is traversed by the R618. The R618 has a dual function- it's a regional mobility route that connects the uMkhanyakude District to the Zululand District and it also caters for intra-municipal mobility. The town serves as an administrative centre as it accommodates a number of government departments and agencies. There is a concentration of commercial activities in the form of formal retail outlets and informal vendors.

The 2015 Hlabisa SDF identified a number of interventions that are aimed at improving the general functionality and viability of this node, these include:

- Low intensity industrial development based on local manufacturing skills as proposed in the LED Strategy;
- Commercial Development;
- Decentralization point for local administration of provincial and local government services;
- Higher order social and commercial services;
- Integration with major urban centres; and
- Housing development



Source: Hlabisa SDF, 2012.

4.8 Land Use Analysis

Current Land Uses in Hluhluwe includes the following:

• Residential

Minimal residential settlement or development has taken place in areas where residential development is adjacent to high potential agricultural land or where residential settlement has already taken place on such land. Some of the residential areas are found within the farms and these residential areas may be classified as homesteads.

Careful in-situ settlement and agricultural planning should take place and communal agricultural activities should be promoted in order to fully optimize the agricultural potential in the area. No further green field residential settlement should be encouraged outside the Urban Edge which will be delineated in cooperation with the stakeholders during the formulation of the SDF.

• Rural Areas

Rural area land uses occur in different areas in a form of spread-out rural settlement which includes the following: Ekuseni, KwaNibela, Ngwenya, Bangiswa, Qomukuphila, Giba, Njiya, Ngwenya, Nsimane, Ezimbodweni, Nokomkhonto, Sikwakwameni and Mahongoza. Some of the settlements are well located along R22, which offer a view of development potential whereas others are poorly accessible.

The above rural settlement comprises of inadequate traditional houses. Site allocation in rural areas is given by the chief assuming to be enough to accommodate rural area's building structures and garden with kraal. It is noticeable that rural area lack proper access routes (the areas are poorly accessed).

The following are some of the key features of rural settlements in Big 5 Hlabisa Municipality:

- They have neither followed any predetermined spatial structure nor have they benefitted from 'formal' spatial planning.
 - They are dispersed in an unsystematic manner with limited (achieved by means of social facilities and access roads) if any linkages between the settlements
- **iSimangaliso Wetland Park (previously known as the Greater St Lucia Wetland Park)**

iSimangaliso Wetland Park is situated on the east coast of KwaZulu-Natal, South Africa, about 275 kilometres north of Durban. It is South Africa's third-largest protected area, made up of around 3,280 km² of natural ecosystem managed by the iSimangaliso Authority. It is situated and shares boundaries of the Big 5 Hlabisa Municipality and shares a boarder with the rural settlements called KwaNibela. The rural settlement along the iSimangaliso Wetland Park offers great economic services and has been identified as the one of the areas within the economic nodes of the municipality. (Big 5 Hlabisa SDF, 2009)

- **Hluhluwe Imfolozi Park (HIP)**

The Big 5 Hlabisa Municipality is home to a well-known reserve namely the Hluhluwe-Imfolozi Park (HIP), which was proclaimed in terms of the National Environmental Management: Protected Areas Act, 2003 (Act 57 of 2003). This area is managed by Ezemvelo KZN Wildlife, through the Hluhluwe-iMfolozi Integrated Management Plan.

- **Private Game Reserves**

Conservation and tourism areas occur in the form of Hluhluwe-Mfolozi Game Reserve. The Hlabisa SDF (2015) specifies that Hluhluwe-iMfolozi Park is trisected by three main watercourses, The White Umfolozi River, the Black Umfolozi River and the Hluhluwe River with its main tributaries the Mansiya, the Manzibomvu and the Nzimane Rivers. The park contributes to the achievement of provincial and national nature conservation objectives and targets, as a component of the national protected area system.

- **Forestry plantations**

Major plantations are located in the southern portions of the municipality as well as to the east of the town.

- **Commercial farming**

The predominant agricultural production activities in this municipality are pineapple and sugar cane related. Commercial agricultural activities are located to the west and east of Hluhluwe town, as well as in the southern most portion of the municipality. The Nhlwathi nodal area has great potential in becoming a successful “*Agricultural Hub*” as it marks the highest potential agricultural land of the Big 5 Hlabisa Municipality, and an agricultural project is being operated successfully within the area.

4.8.1 Land Use Management

According to the Spatial Planning and Land Use Management Act, all municipalities are required to prepare Land Use Management System which is informed by the SDF to allow different local planning, development and conservation needs of the municipality. A draft Land Use Management Framework Plan (mapping) that also serves as the Rural Town Planning Scheme for the municipality, has been prepared that proposes the following zones:

- Agriculture
- Education
- Medium Impact Mixed Use
- Traditional Settlement
- Existing and future movement corridors
- Existing Railways
- National Parks and Equivalent Reserves

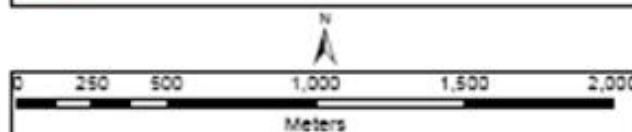
The extent of the Hluhluwe and HlabisaTown Planning Scheme area is indicated as a town planning scheme area and has its own zonings and land development controls.

4.8.2 Recommendations

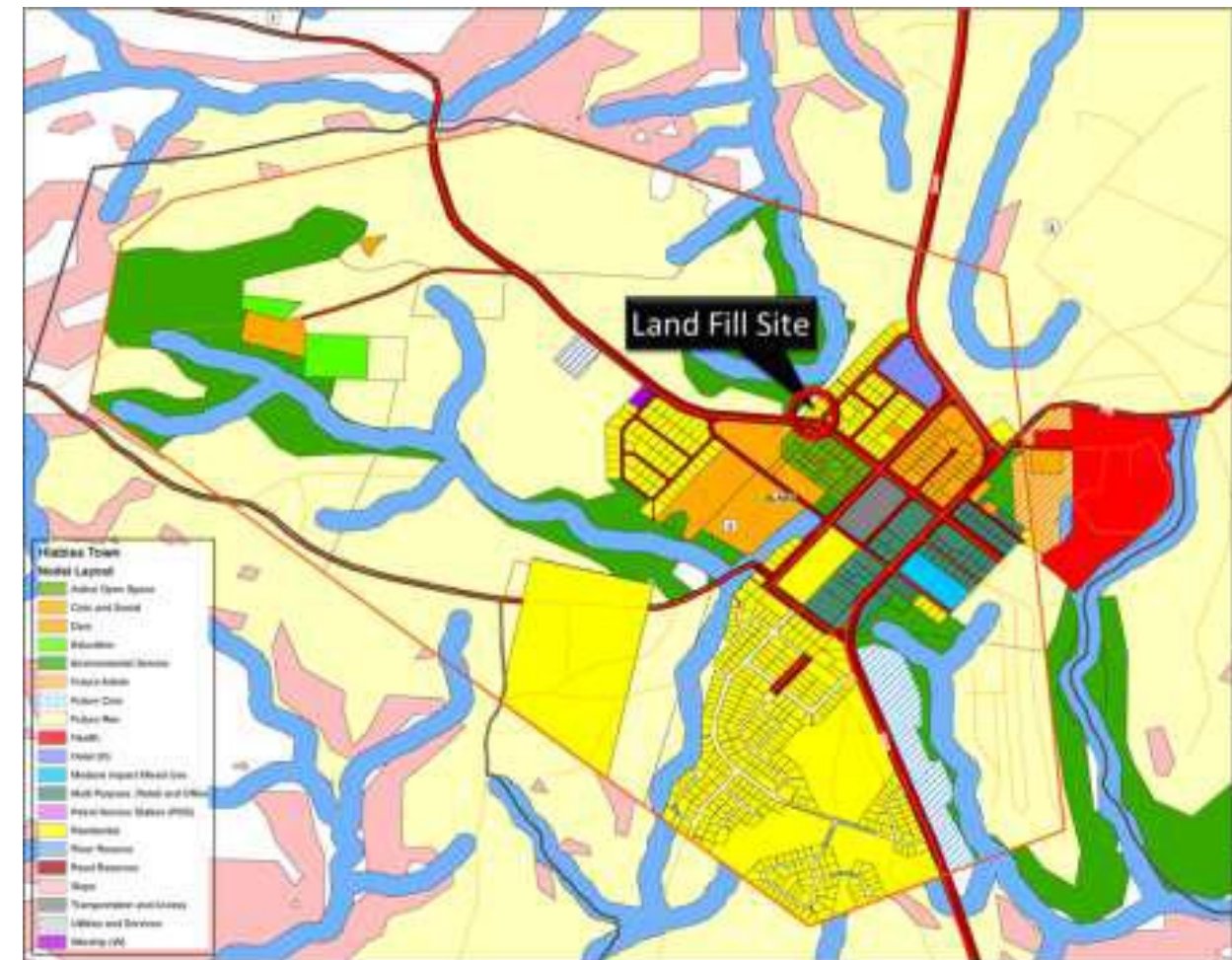
Growing the high, medium and low income populations of Hluhluwe town and thus allowing for urbanisation may potentially be an approach to ensuring the long term sustainability of the town and traditional areas. Particularly growth of traditional areas also will be used as a process to ensure greater levels of spatial integration in the traditional areas itself. Growing the residential population of the town should, however, be linked to strategies aimed at creating jobs in the town.

Figure 32: Hluhluwe Town Planning Scheme

HLUHLUWE TOWN PLANNING SCHEME

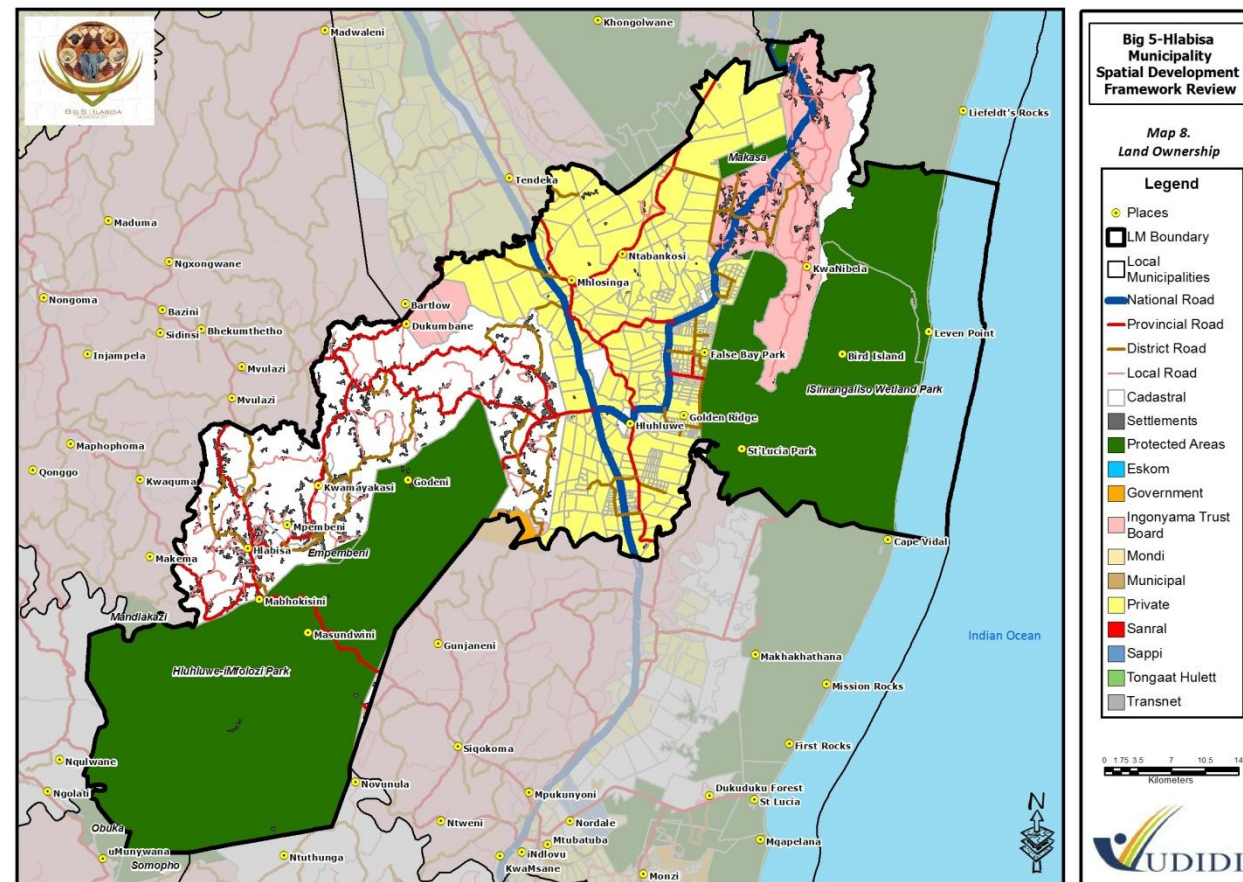


Date: 09 July 2011
Prepared by:
Ikhlosa
Planning



Hlabisa Town Planning Scheme

4.8.3 Land Ownership



Private Land Ownership

Hluhluwe Town is made up of few privately owned single stands residential properties. The majority of single stand residential properties are privately owned with Title Deeds registered with individuals. There are several farms located in Ward 3 that are also privately owned within the Big 5 False Bay jurisdiction. It is noted that these farms are either practice commercial farming or other forms of agricultural activities.

Private ownership of land provides for a stable local government, as it puts the onus on the owner to maintain and upgrade his/her property, as well as to ensure that his/her obligations to the municipality are honoured. Private ownership also provides a basis upon which loan finance can be mobilized to support local economic development. Privately owned land/property will be relatively easier to transfer from one owner to the next particularly for those sites that have potential for development through private investment.

Municipal Land

Hluhluwe Town is registered in the name of the Big 5 Hlabisa Municipality. Municipal owned land can immediately be prioritised for housing development purposes through infill and brown-field developments. The opportunity for public-private-partnerships also exists in realising the land potential within the area to address public needs for housing delivery and economic development.

State Land

The state owned land should also be looked at in the light of community needs (i.e. social infrastructure and housing). State owned land will make it possible to provide communities with essential services. State land mainly is owned by different departments thus it is recommended that state land to be identified according to the responsible department for administration of that land.

Unknown Land

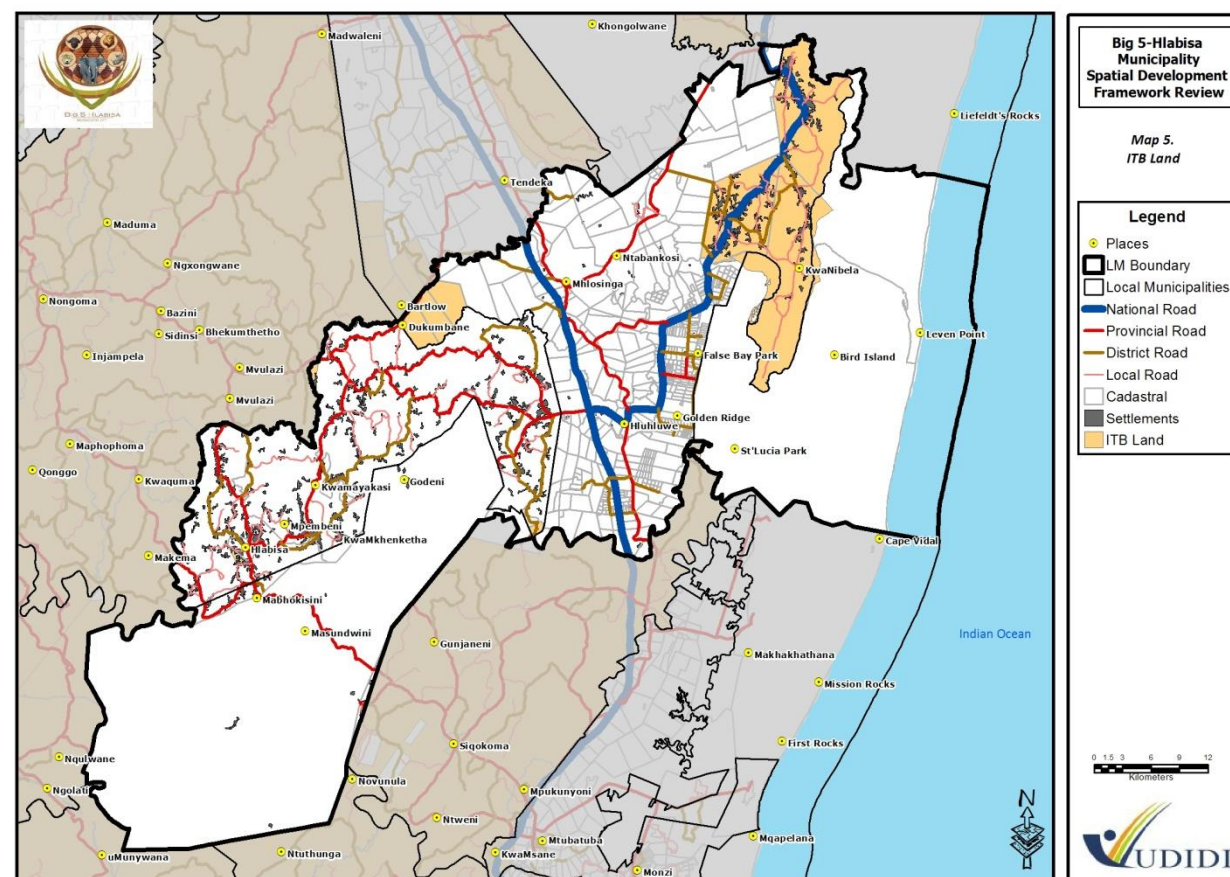
There majority portions of farm parents within the municipality currently listed as “not registered/unknown”. There is a need to establish ownership status for these farms as there may be potential development in future settlement upgrade for the municipality.

Traditional Authority Land

This is a type of land where non-residential land is generally under some form of Permission to Occupy or lease agreement. The majority of land/settlement are allocated under Ingonyama Trust (See Base Map in figure:). In a development perspective, it is noted that in order to pursue housing or any development within these areas the municipality and relevant government departments will have to liaise with the Ingonyama Trust board for decision making to proclaim these areas prior to housing development.

There are other land parcels that are registered in the name of the Ingonyama Trust Board, and managed by Traditional Councils such as :

- Hlabisa Traditional Council
- Mpembeni Traditional Council
- Mdletshe Traditional Council



Conservation Land

Proclaimed conservation land is the land that poses significant development risk, largely due to their context within a conservation area protected from development (i.e. environmental impacts). Few farms and portions of farms located in ward 2 has been identified as conservation areas. The conservation areas illustrated in the map are nature reserves found in the municipality. UMkhanyakude SDF (2012) highlighted that conservation areas need to be protected and set aside for biodiversity conservation aimed at sustaining water production, marine resources and green belts throughout the province.

Commercial land

Commercial land is solely used in the area for subsistence farming, game lodges, and other businesses. Commercial land is the most dominating form of ownership within the municipality. It well located in a single ward, along the access routes for convenient accessibility.

Land Ownership Implications

According to Big 5 False Bay IDP (2013), land ownership is divided into full tenure in sections such as Hluhluwe town, Phumlani Township, commercial farms and private conservation areas. It has brought attention that there are three approved projects of eight housing projects identified in the municipality particularly in traditional areas.

It has also been noted that based on the UMkhanyakude District SDF (2013) and the Big 5 Hlabisa SDF (2009), landownership section has not been addressed in detail. According to the information data sourced, land ownership appears to conflict.

It is recommended that the Big 5 Hlabisa municipality to consider addressing land ownership issues by preparing Land Audit to verify land ownership.

4.9 Land Reform

Agriculture and tourism are the foundation of the municipal economy. However, the vast majority of people in the municipality do not benefit from activity in these sectors and those who do are merely employees in these sectors. In order to achieve real economic transformation the sensitive issues of land reform and specifically land redistribution will have to be addressed.

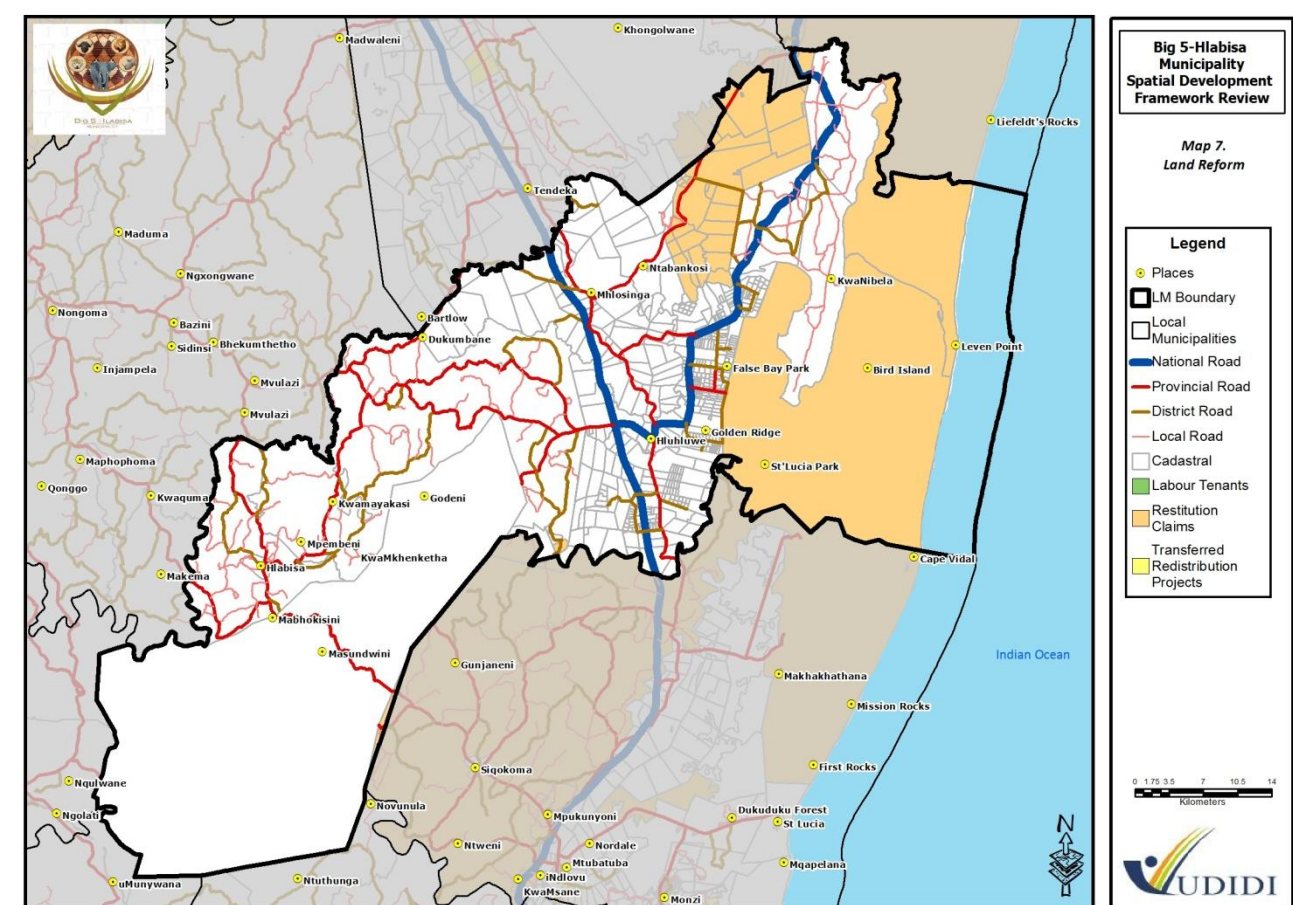


Figure 33: Big 5 Hlabisa Land Reform

4.10 Environmental Analysis

The uMkhanyakude Environmental Management Framework provides insightful information for the environmental section of this SDF. The EMF has two components: the Desired state of the Environment and the Environmental Management Plan. These are considered in the Spatial proposals of this SDF.

It is also worth noting that, according to uMkhanyakude EMF (2013), this Municipality does not have any environmental planning tool. This municipality does not have the SEA nor the EMP.

4.10.1 Topography

The Big 5 Hlabisa Local Municipality has a relatively flat topography. There are mountainous areas in the North-West section of the municipal area.

4.10.2 Soils

Sandy soil conditions in the Big 5 Hlabisa area complicate access and many roads are not accessible during the rainy season. It is further indicated that soil conditions and climate culminates to create the perfect conditions for pineapple production within this municipality (Big Five False Bay IDP, 2013).

The municipal area consist of black-clay soils and duplex soils derived from a distinct variety of clastic sediments of the Dwyka, Ecca, Beaufort and igneous rocks of the Lebombo Groups (all of the Karoo Supergroup). Also well drained soil forms occur especially on stony slopes.

4.10.3 Rivers and Wetlands

The following major rivers are found in the study area : Msunduzi, Mkuze, Black Imfolozi, White Imfolozi, Mona, Wela, Nzinane, Mansiya, Manzabomvu, Hluhluwe, Mzinene and Mduna rivers. It is understood that all of the major watercourses are regarded as being non-perennial, with the area being drained by the Mzinene River, which flows into iSimangaliso Wetland Park to eventually drain into the Indian Ocean. The Hluhluwe River (a perennial system) forms the northern boundary of the municipal area, and drains eastward toward iSimangaliso Wetland Park.

There are 753 wetlands that covers 5758.2 ha (5.4%) of the Big Five False bay Municipal area. This municipality can be considered as being rich in wetland habitat units, including floodplain and pan-type wetland habitat units (uMkhanyakude EMF, 2013).

The uMkhanyakude EMF (2013) further indicates that monitoring as part of the River Health Programme within the uMkhanyakude District is seemingly lacking as only relatively few monitoring points are routinely surveyed. This is partly due to inaccessibility and rurality of many of the watercourses, lack of personnel and resources to undertake regular monitoring or to expand on the monitoring schemes to incorporate more sites. There are 11 monitoring sites within or associated with the uMkhanyakude District. These occur along the Usuthu River, Pongola River, Ngwavuma River, three along the Mkuze River, Mzinene River, Hluhluwe River and 2 along the Mfolozi River.

Indeed, it is reported that not enough data are available to produce either a technical report or a State of Rivers report on the ecological state of the rivers in the Usutu to Mhlathuze WMA (DWA, 2007 cited in uMkhanyakude EMF, 2013). This would include the rivers within the study area.

There is evidence of wetland loss in the municipality. This can be attributed to a number of factors, these include: drainage of wetlands for crop production, overgrazing due to inadequate grazing land, and uncontrolled and unsustainable burning cycles. In this respect, programmes for improving wetland management and functionality are encouraged.

4.10.4 Climate

The entire district of Umkhanyakude District Municipality has the one of the best climatic conditions in KwaZulu-Natal and South Africa which also benefits the Big 5 Hlabisa. This includes the good sunshine and windy conditions (which is conducive for renewable energy generation) and weather conditions that are good for agricultural activity. It is one of the few areas where crops can be grown all year round. It also provides leverage for tourism development.

4.10.5 Conservation Area and Open Space

Land uses and natural features in and adjoining the municipal area that are significant from a spatial development perspective are the iSimangaliso Wetland Park, Hluhluwe Imfolozi Park, and Private Game Reserves as well as Provincial Reserves (Ezemvelo KZN Wildlife).

The iSimangaliso Wetland Park stretches northwards from Mapelane Nature Reserve and incorporates St Lucia Game and Marine Reserves, False Bay Park, Cape Vidal, Sodwana Bay, Mkuze Game Reserve and the Maputand Marine Reserve covering 230 000 hectares (Nzama, 2009). In 1971, there was a Convention on Wetlands which was signed in Ramsar, Iran which is an intergovernmental treaty that provides the framework for national action and international cooperation for the conservation and wise use of wetlands and their resources. RAMSAR Sites in uMkhanyakude District Municipality include Turtle Beaches/Coral Reefs of Tongaland, St. Lucia System, Kosi Bay, Lake Sibaya and Ndumo Game Reserve. St. Lucia System is in close proximity to the study area (Umkhanyakude DM EMF, 2013).

Nzama (2009) indicates that local people depend on iSimangaliso Wetland Park for their livelihood and this perpetuate conflict between local people and the custodians of the park. What Nzama is raising could be relevant to the study area since it is located in close proximity to the iSimangaliso Wetland Park. Nzama further indicates that all these various ecosystems have to be managed such that there is optimal benefit for local communities who depend on the land for substance and at the same time making sure that the resources are protected from degradation. The main threats identified by the Wetland authority include (a) land claims (b) the prevalence of evasive alien plants (c) large scale commercial afforestation in endemic grassland and water water catchment (d) land use and land tenure (e) degradation due to the closure of the mouth of St Lucia estuary

Table 18: Nature and / Game reserves found within the Big Five Hlabisa Municipality

Hluhluwe-Imfolozi	Game reserve	Nature reserve
Bonamanzi Game Park	Game Park	Nature reserve
Bushlands Game Lodge	Game Lodge	Nature reserve
Dinizulu Safari		Nature reserve
Falaza Game Park & Health Spa	Game Park	Nature reserve
False Bay Game Reserve	Game Reserve	Nature reserve
Hluhluwe Game Reserve	Game Reserve	Nature reserve
Hluhluwe River Lodge & Adventures		Nature reserve
Hluhluwe Safaris		Nature reserve
Phinda Game Reserve	Game Reserve	Nature reserve
Thanda Game Reserve	Game Reserve	Nature reserve
Zuka Private Game Reserve	Game Reserve	Nature reserve
Zulu Nyala Game Ranch	Game Ranch	Nature reserve
Zululand Game Capture	Game Reserve related	Nature reserve related

Source: Extracted from the Big Five Spatial Economic Report (2013) and Hlabisa SDF (2015)

4.10.6 Environmental Assessment / irreplaceable Analysis

The Big Five False Bay Housing Sector Plan (2013) indicates that a large area to the north-east within the Big Five False Bay municipal area is classified as Private Reserves. A relatively large area to the north-west is classified as irreplaceable, whilst the area to the immediate north-east of Mnqobokazi node is taken up with wetlands. There is also Hluhluwe Imfolozi Park to the south wet of the municipality.

According to the Big Five False Bay Draft IDP (2013), the municipal area contains sites of environmental sensitivity which should be afforded protection so as to be preserved for future generations. It is further indicated that the areas identified by KZN Wildlife as mandatory reserves need to be protected from developments which may have a negative impact as it contains flora and fauna which are found/breed only in these areas.

The uMkhanyakude EMF (2013) indicates that there is neither critically endangered nor endangered ecosystems in the study area. There are, however, vulnerable ecosystems identified, in the EMF, that include:

- Black Rhino range
- Eastern Escarpment Forest
- Lowveld Riverine Forest

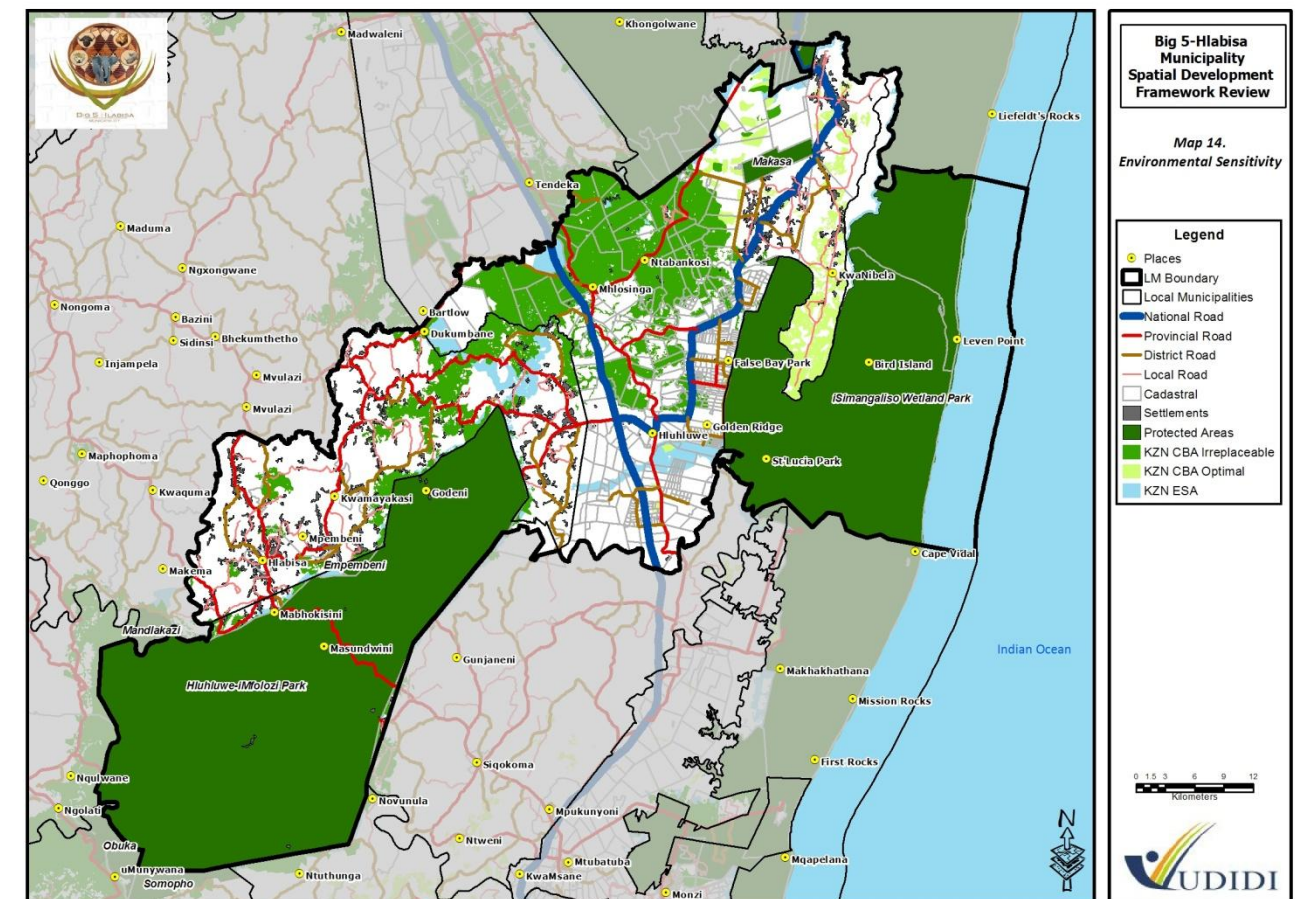
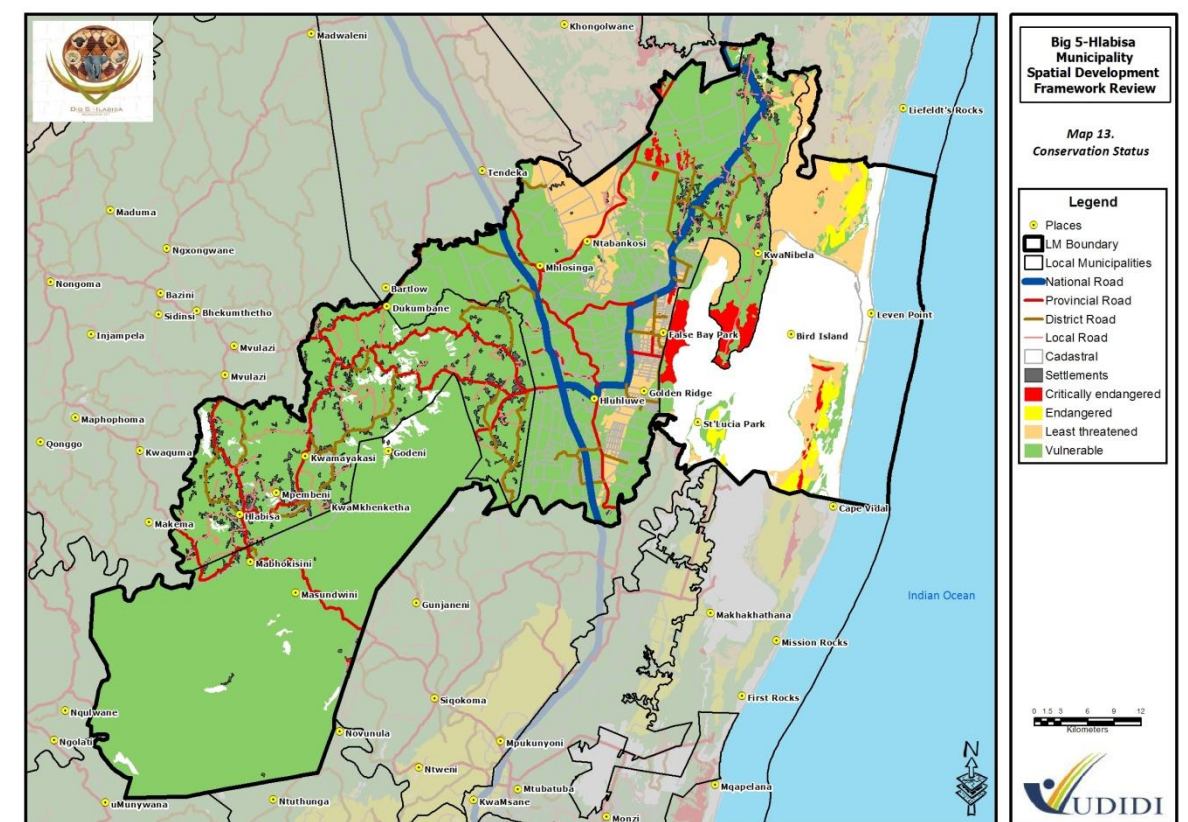


Figure 37: Big 5 Hlabisa Vegetation



.10.7 Biomes and Vegetation Type

Two biomes have been identified in the Big Five False Bay municipal area, Indian Ocean Coastal Belt which covers 42892 ha (40.43%) and Savanna which covers 63188.5 ha (59.57%) (uMkhanyakude EMF, 2013).

The vegetation types found within the study have been classified as follows in the uMkhanyakude EMF:

Table 19: Vegetation types found within the Big Five False Bay Municipality

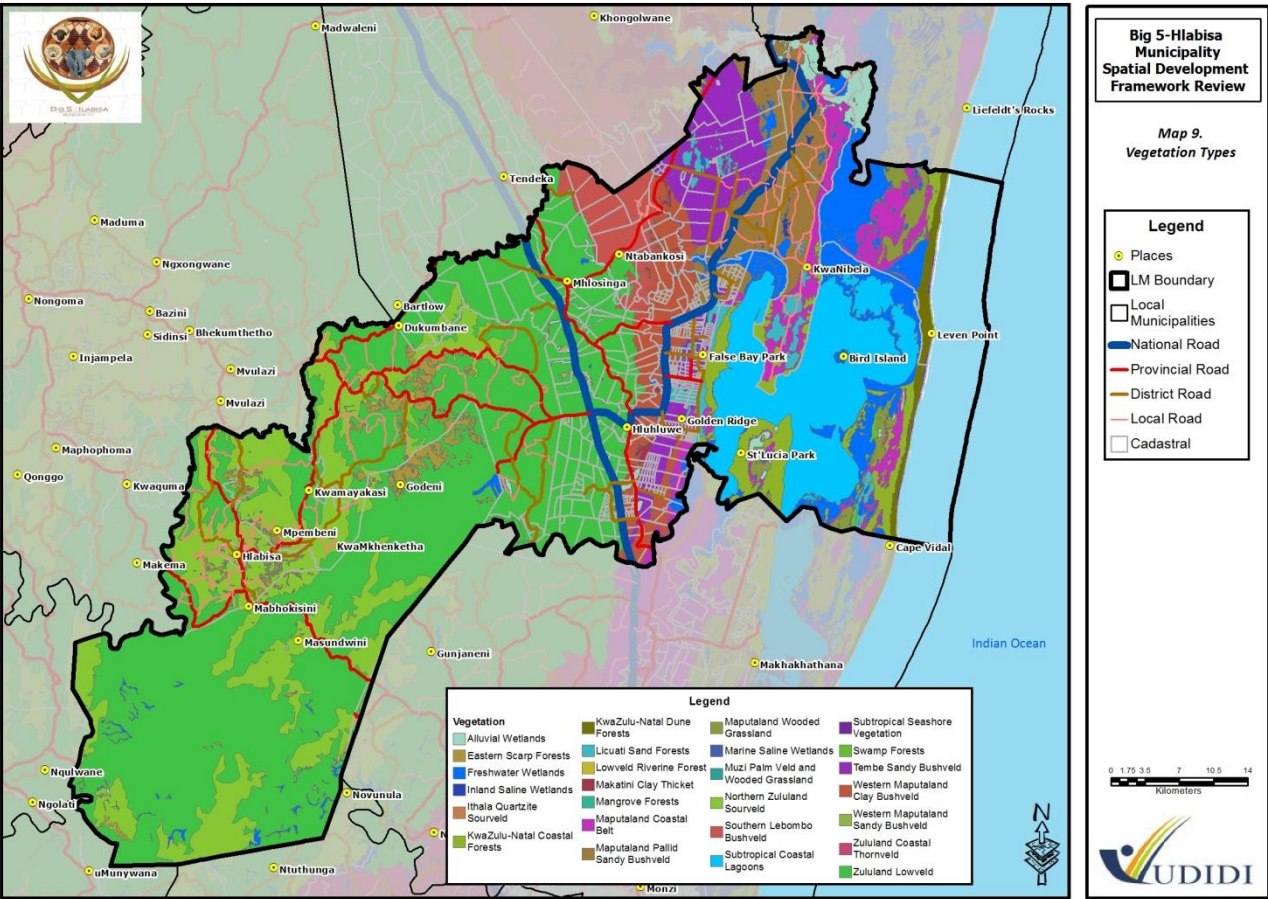


Figure 37: Big 5 Hlabisa Vegetation

4.10.7Agricultural Potential

The Big 5-Hlabisa area has varied agricultural potential. The area with the highest agricultural potential is the Nibela Tribal Authority (TA) area (ward 04) and the commercial farm areas. The rainfall drops from the East (coastal) to the west (inland). Improved agriculture production can be remedied by the introduction of sound agricultural management and irrigation. Soil conditions and climate culminates to create the perfect conditions for pineapple production, and the Hluhluwe area has distinguished itself in producing 98% of table pineapples in the country. Queen and Cayan pineapples are in huge demand for the fresh fruit market. It is however a concern that processing locally be prioritized to boost the local economy. Further interventions are investigated as to how processing of pineapples can be further developed within the area.

The SDF for Big 5 False Bay and Hlabisa is based on land use and natural features (as well as existing community facilities), the transportation network and nodes, i.e. areas of development or investment. Future development proposals around these are informed by the strategic focus areas listed above

Land uses and natural features in and adjoining the municipal area that are significant from a spatial development perspective are the Isimangaliso Wetland Park, Private Game Reserves as well as Provincial Reserves (Ezemvelo KZN Wildlife). The population density map shows that the areas listed above have very low population densities as well. The distribution of community facilities (namely schools and clinics) clearly follows the areas of highest population density and is not located in these areas of environmental significance. From a spatial development perspective these areas are protected by way of an Interface Area that buffers the areas of environmental significance from extensive development intrusion. Rather, limited agriculture and eco-tourism is suggested to be undertaken in these interface areas.

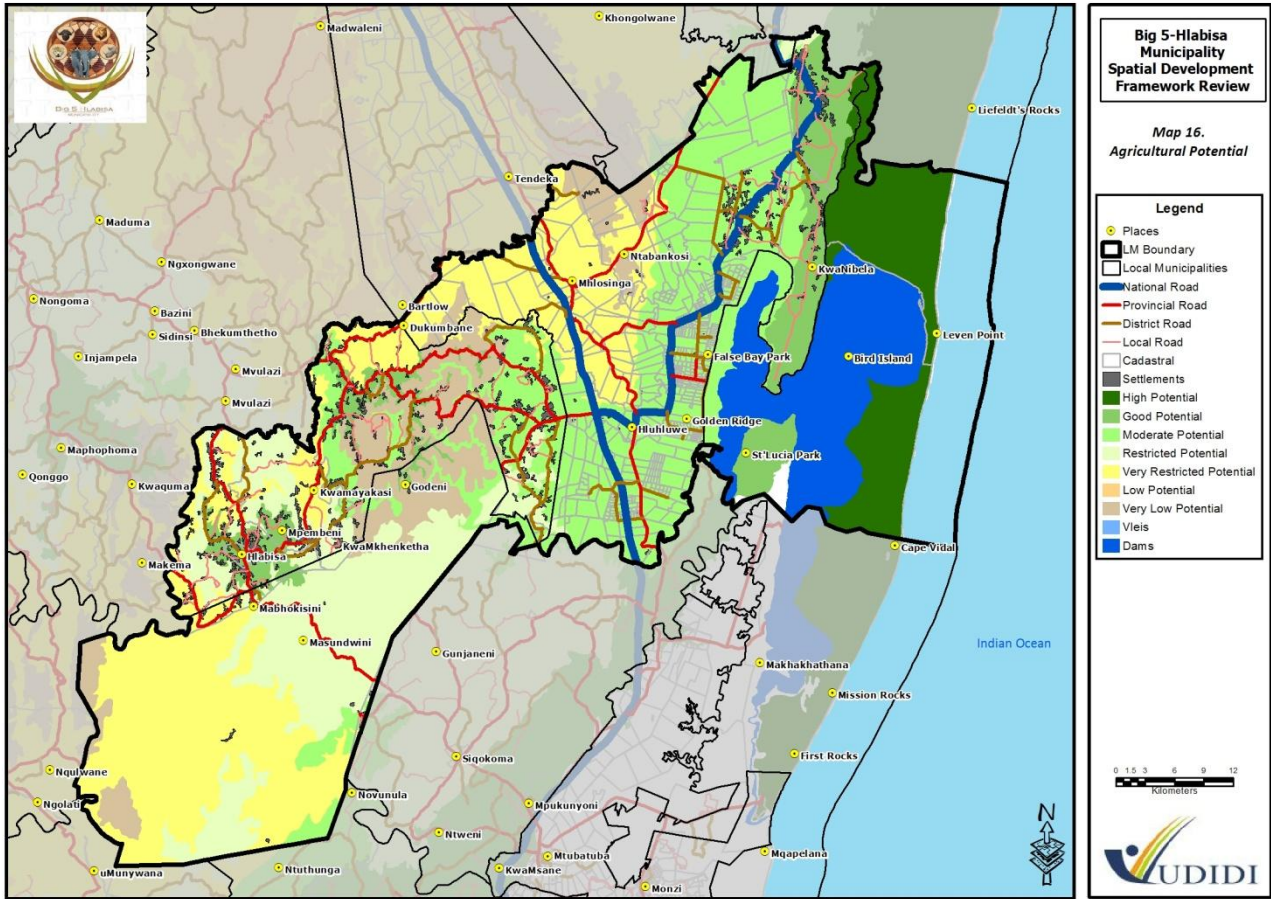
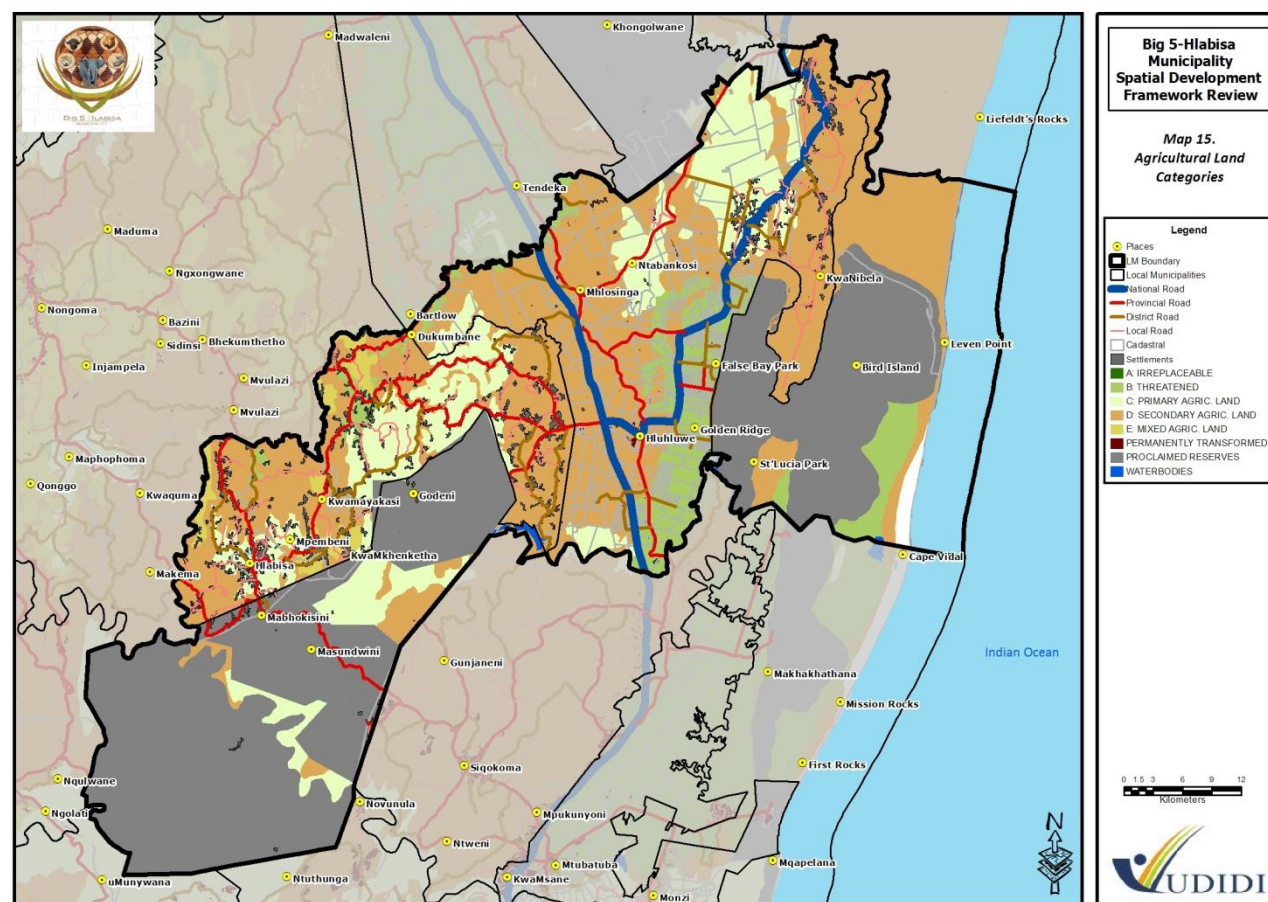


Figure 37: Big 5 Hlabisa Vegetation



PART 2: KEY ISSUES AND VISION

5.0 PURPOSE AND BACKGROUND

5.1 Purpose

A Spatial Development Framework is an indicative plan to guide and inform land development and management. It should show desired patterns of land use, directions of growth, urban edges, special development areas, and conservation worthy areas. The SDF seeks to guide the overall spatial distribution of current and future desirable land uses in order to give effect to the Vision, Goals and Objectives of the Municipal IDP.

A Synthesis of Issues and Vision Development is essentially a formulation of the Strategic Framework which seeks to address the spatial objectives and strategies of the municipality that it needs to achieve in a specific time frame to address key issues identified. The objectives and strategies of the municipality must be in line with the International, National and Provincial guidelines.

During the formulation of the Strategic Framework, the Situational Analysis (*status quo*) is the basis upon which the identification of key issues is undertaken. The focus is on spatial planning, economic and regulatory issues which are refined during the study as input is obtained through stakeholder engagement.

The development of a vision and concept alternatives are developed during this phase. These are mainly **graphical** and set the scene for the formulation of the SDF which needs to be based on the Spatial Vision of Council.

6.0 SYNTHESIS OF ISSUES

The Synthesis of Issues is essentially a summary of the Key Spatial Issues that were identified during the Situational Analysis phase. The issues are discussed in the following sub-headings;

- Bio-Physical Environment
- Built Environment
- Economic Environment
- Infrastructure and Services Environment

6.1 Bio-Physical Environment Key Issues

The following Bio-Physical Key Issues were identified during the Situational Analysis phase:

- The entire eastern boarder of the Municipal area includes iSimangaliso Wetland Park (World Heritage Site), an area of extremely high biodiversity significance;
- The Hluhluwe-Imfolozi park consumes a significant portion of the municipal is protected through the National Environment Management: Protected Areas Act.
- The use of the Wetland Park by adjacent communities for subsistence purposes may result in conflict between the community and wetland park authorities;

- There are rivers systems and several streams that run across the Municipal area and associated with these are seven hundred and fifty three (753) wetlands which are areas of high biodiversity significance;
- Most of the Municipal area is under several types of indigenous forests which are areas of high biodiversity significance;
- The Municipal area has vulnerable ecosystems which includes the Black Rhino range, Easter Escarpment forests and Lowveld Riverine forests;
- The prevalence of invasive alien plants throughout the Municipal area,
- Large scale commercial afforestation in endemic grasslands and water catchment areas;
- The Municipal area has significant open space systems which includes public and private conservation areas;
- A significant portion of land is covered by good to moderate potential agricultural land;
- Areas of high biodiversity significance have been transformed by human settlements; and
- Areas of high biodiversity have been flooded with timber plantations

6.2 Built Environment Key Issues

The following Built Environment Issues were identified during the Situational Analysis phase;

- Hluhluwe Town, Hlabisa, and Phumulani Township are the only urban and semi-urban settlements throughout the Municipal area;
- Hluhluwe Town is far removed from the rural north eastern settlements where the majority of the population resides;
- Hlabisa Town has significant growth potential due to its location along a regional mobility route
- Hluhluwe Town has several vacant stands that can be developed for residential and commercial purposes, in order to maximise on the benefits of the infrastructure investment;
- Hluhluwe Town has the potential for densification and infill development;
- Urban settlement interfaces with good potential agricultural land;
- Housing backlog for middle to high income earners;
- Rural settlements on environmentally sensitive areas such as wetlands, floodplains and indigenous forests;
- Scattered and fragmented rural settlements that lack basic infrastructure;
- Dense rural settlements that lack basic infrastructure;
- Rural settlements comprise primarily despaired inadequate traditional houses;
- Rural settlement sites allocated to households are usually allocated in such a way that each household has a kraal and croplands;
- Informal settlement in close proximity to Hluhluwe Town and Phumlani Township;
- Concentration of settlements along the road R22;
- Some farmlands accommodate other commercial activities besides commercial farming which includes tourism, light industry and retail;

6.3 Economic Environment Key Issues

- The economic environment of the Municipal area is largely depressed with high levels of unemployment, inequality and poverty;
- Few of the population is employed;

- Hluhluwe and Hlabisa towns are the only major economic nodes;
- The majority of the population is primarily rural and poor;
- The municipal economy is over reliant on agriculture, government services and tourism;
- The economy is reliant on timber plantations which if not appropriately planned could have a negative impact on the environment and tourism,
- Social grants are the main source of income;
- Low levels of hard and soft infrastructure have a major impact on the state of the Municipal economy;
- Good connectivity via the road network, airfield and railway line is a major strength of the municipality which benefits the local economy;

6.4 Infrastructure and Services Environment Key Issues

- Poor and/or lack road infrastructure particularly in rural areas;
- Environmental constraints particularly in rural areas are limiting infrastructure development;
- The road and storm water infrastructure in Hluhluwe town requires serious maintenance;
- Lack of public transport facilities;
- Inadequate and unreliable supply of water;
- Lack of adequate sanitation facilities in rural areas;
- There are severe electricity provision backlogs in rural areas;
- Waste collection and disposal service is not available in rural areas;
- There is a shortage of police stations

7.0 SPATIAL DEVELOPMENT VISION

7.1 Drafting of a Vision

The vision is a roadmap of a municipality's future, the direction in which it is headed, the position it intends to stake out and the capabilities it plans to develop. In this way the municipality is able to create an organizational purpose and identity.

All stakeholders must share a clear vision of what they want, and passionately believe in their ability to achieve it. The vision, key principles, objectives and the role of each of the identified nodes must be drawn up. This requires a great degree of participation on the part of the stakeholders.

7.1.1 Municipal IDP Vision

The 2016/17 Municipal IDP sets out its long term vision which underpins its integrated approach to improve the lives of its community, and reads as follows;

“A sustainable economy achieved through service delivery and development facilitation for prosperity and improved quality of life”

It is clear from the Council's IDP Vision above that the main elements are **accountability** and **sustainable service delivery** which is intended to be driven through the following Key Performance Areas (KPA):

- (i) KPA 1 – Institutional Development and Transformation
- (ii) KPA 2 – Basic Service Delivery and Infrastructure Development
- (iii) KPA 3 – Socio-Economic Development
- (iv) KPA 4 - Good Governance and Public Participation
- (v) KPA 5 – Financial Viability and Management
- (vi) KPA 6 – Spatial Planning and Environmental Management

7.1.2 Municipal IDP Mission

We are visionary leaders who serve through community driven initiatives, high performance, sound work ethic, innovation, cutting edge resources and synergistic partnerships.

7.1.3 District IDP Vision

The uMkhanyakude IDP 2012-2017 contains a Development Vision 2030 which reads as follows;

“Growth, Development and Delivery Excellence”

It is noted that this is a simplistic approach to vision development which only refers to the key elements which do not require further interpretation.

7.1.4 District IDP Mission

The uMkhanyakude IDP 2012-17 also includes a Mission Statement which is based on its Vision and focuses on:

- Economic and industrial growth strategy and projects
- Sound social and infrastructural development programme
- 90% of the District to be using Green energy by 2020
- Robust District rural development strategy
- A human resource development strategy
- Best Practices in Good Governance (including clean audit); and
- A simple, focused and goal driven service delivery programme with measurable results.

7.1.5 The District SDF Vision

The uMkhanyakude District Spatial Development Framework of 2012 states its desired Vision for the year 2050 which reads as follows;

- *Umkhanyakude has achieved a balance between sustainable management and utilization of resources and economic growth and development with the integrity of its core biodiversity areas fully intact. Local communities benefit directly from management, tourism managed natural resources harvesting in the core areas.*
- *The District has a wide range of tourism facilities (from backpacker through to up-market hotels and lodges), owned and operated by local business, located in clearly defined buffer zones making careful use of the marine, wildlife (fauna, avifauna, flora), archaeological and cultural experiences which are unique to this area of KwaZulu-Natal.*
- *There is a dynamic commercial agricultural sector owned and operated by local farmers. The sector is based on sugar, biofuels, timber, fresh produce, nuts, livestock and aquaculture. Processing and packaging units are located in strategic accessible locations in the District and the majority of product is exported to the metro areas of the province and the country with a share in the international market via eDube trade port.*
- *The services sector has expanded and the full range of social, welfare and commercial facilities are available to all residents in identified centres and nodes in the District. Fully functional social services and retail outlets are available in all centres with a proportion of goods and services produced locally.*
- *Local levels of education, skills and employment have increased accompanying the diversification of the local economy in tourism, agriculture, processing and services/retail sectors. An increasing proportion of the economically active population is remaining in the District to grow, operate and maintain the businesses that have been established in the area.*
- *Employment in the public sector has stabilized accompanying the application of the ‘developmental local government policy’ and multiple outsourcing strategies are operating effectively in the provision of social and welfare services.*
- *Pressures for urbanisation have been accommodated in the identified regional centres and nodes where the majority of economic and services opportunities are located. The majority of the succeeding generations have moved into the urban areas over this 5 decade period. There is still a strong subsistence base in the traditional rural areas with people maintaining rural ties to land. Rural residents have since gained ownership rights to their land (was previously communal tenure) and this has resulted in the introduction of a rural land market and the establishment of a ‘patchwork’ of small holders in previously settled rural areas of the District.*
- *Roads upgrade programme has extended to all areas of the District and a fully functional community based operations and maintenance programme is in place to ensure maintenance. Above RDP water and sanitation services are provided by the District Municipality in identified nodes and centres in the District. RDP level services are made available to households located in rural areas. On-grid energy has been extended to all areas identified for supply in ESKOM's 20 year forecast. Alternative sustainable energy systems have been implemented in off-grid areas including wind farms, solar systems and hydro systems implemented at the Pongolapoort dam.*
- *The population of UMkhanyakude is prosperous and aware of the value and use of their rich natural and cultural heritage. Stewardship of natural resources is built into their municipal, business and household management systems.*

7.2 The Municipal Spatial Development Vision

On the strength of the Municipal IDP Vision and considering the District IDP and SDF Visions, it is possible to suggest a Spatial Development Vision for the Big Five Hlabisa Local Municipality which is;

“By year 2030, the Municipality will become a Developmental Local Government that takes advantage of its geographical location, physical environment and socio-economic environment. To provide and promote opportunities for community development including addressing the spatial and developmental inequalities and providing equitable access to sustainable resource use to all communities”

The term Developmental Local Government implies that the government works with the community and all those who have a role to play to promote sustainable economic and social development. This means that local government must;

- Provide community leadership;
- Promote social and economic well-being;
- Co-ordinate and integrate all efforts to develop the area; and
- Promote and build local democracy.

The rationale behind the suggested Vision is based on the need to take advantage of opportunities that exist in the municipality whilst at the same time working on the constraints that exist and turning these into opportunities. An example of this would be the construction of roads in areas where there no roads, whilst this is a constraint there are also opportunities to create employment through the construction of roads.

8.0 SPATIAL PRINCIPLES, OBJECTIVES AND STRATEGIES

8.1 Spatial Principles

The preparation of the SDF will adopt the following spatial development principles

Table 20: Spatial Development Principles

PRINCIPLES	CHARACTERISTICS
Densification	<ul style="list-style-type: none"> • Densification refers to a process of carefully and meaningfully increasing densities in developed areas to ensure the most effective and efficient use of scarce resources. • The process of densification needs to be carefully managed and applied in appropriate areas, as it cannot simply be applied across the area. • Urban densification can be regarded as a broader strategy of improving the urban environment whereby an area of work, live, and play is created.
Compaction	<ul style="list-style-type: none"> • Compaction refers to the process of managing urban sprawl by limiting expansion of urban developments. • The objectives of managing sprawl include; the need to protect agricultural, natural, and recreational areas from destructive urban developments. • Compaction promotes <i>Urban Densification</i>, and seeks to efficiently use resources whilst reducing the costs of providing services.

Sustainability	<ul style="list-style-type: none"> • Sustainability refers to the fair and efficient use of resources to meet basic human needs whilst ensuring long term continuity, diversity, and adaptability. • Sustainability promotes <i>Compaction</i> in order to protect natural resources.
Integration	<ul style="list-style-type: none"> • The ideas of Integration are similar to <i>Densification</i> in that they promote the creation of living environments that integrate areas of work, live, and play. • Integration also refers to the linking of poorly connected areas by improving the existing road network and public transport system. • The objectives of Integration include; ensuring that social and economic opportunities are equally accessible to all people of the city, town or village, and ensuring that there is a mixture of compatible land uses.
Redressing Imbalance	<ul style="list-style-type: none"> • Redressing Imbalances refers to the process of “levelling the playing fields”, with particular focus on previously disadvantaged areas. This means that future planning should seek to direct a large portion of public sector investments into areas that were previously marginalized.
Quality Environment	<ul style="list-style-type: none"> • Planning and development work should seek to create quality environments which provide opportunities and pre-conditions for positive personal, social, and economic development.

8.2 Objectives

Objectives are statements of what the municipality would like to achieve in the medium term in order to address the issues and also contribute to the realisation of the Vision. It is essential that the objectives must be quantifiable.

8.2.1 Municipal IDP Objectives

The Municipal IDP 2016/17 states that the Municipality’s Strategic Objectives are focussed on sustainable development. Below is summarised version of the IDP Strategic Objectives per KPA and which have spatial implications.

Table 21: Strategic Objectives with spatial implications per KPA

KPA 3: SOCIAL AND LOCAL ECONOMIC DEVELOPMENT	
STRATEGIC OBJECTIVE	KEY PERFORMANCE INDICATOR
Provision of Sustainable Infrastructure	<ol style="list-style-type: none"> 1. Construction of access roads 2. Construction of public facilities 3. Development of the comprehensive infrastructure plan 4. Number of household provided with electricity

	5. Development of the electricity masterplan 6. Construction of phumlani phase 2 road 7. Construction of Mayakaza Community Hall, 8. Construction of Kwasmolo Market Stalls, 9. Construction of Town Market Shelter, 10. Construction of Kwa-Mduku Taxi Rank 11. Construction of Hluhluwe Community Hall 12. Construction of Nibela Sports Field
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8.2.2 Spatial Development Goals, Objectives and Performance Measures

Sustainable development in the Local Municipality needs to be guided by clear spatial development goals and objectives, thus ensuring a reasonable level of certainty in achieving its Vision. As indicated earlier, it is essential that spatial development goals and objectives need to be monitored and their performance measured.

This SDF has followed an example set out in the Illovo Local Area Plan (LAP of 2009) which made use of a similar presentation of spatial development goals, objectives and performance measures. These have been contextualized and used for the formulation of the SDF Concepts and they are in line with the Vision developed. The spatial development goals include;

- (i) Goal 1: Promote and enhance accessibility
- (ii) Goal 2: Promote Diversity and Choice
- (iii) Goal 3: Safe and Secure Environment
- (iv) Goal 4: Imageability
- (v) Goal 5: Building a viable local economy
- (vi) Goal 6: Promote and improve public transport
- (vii) Goal 7: Sustainable services and facilities
- (viii) Goal 8: Access and protection of natural environment
- (ix) Goal 9: Appropriate settlement form

The full matrix of goals, objectives and performance measurement is presented in Table 3 below.

Table 22: Goals, Objectives and performance Measurements

GOALS	OBJECTIVES	PERFORMANCE MEASURES
Goal 1: Promote and enhance accessibility.	<ul style="list-style-type: none"> • KW: Access to Local Opportunities; Residents should have access to social facilities. • KW: Walkability; Residents should be able to walk not more than 5 minutes to facilities. • KW: Integration; Integration of different but complementary facilities in order to improve overall accessibility. 	<ul style="list-style-type: none"> • Adequate provision of services and facilities within the study area. • Adequate level of public transport capacity and utilisation. • Adequate level of connectivity and movement for both cars and pedestrians. • Clearly defined pedestrian movement walkways.
Goal 2: Promote Diversity	• Residents should have access to a	• Diverse mix of uses based

and Choice.	range of services and facilities, and activities such as residential, employment, commercial, retail, education, health and recreation. <ul style="list-style-type: none"> • Creation of a hierarchy of multi-use nodes to allow for diversity of activities and optimum access, to promote choice and opportunities. • Promote the difference modes of transport at a local scale. 	on local needs and demands. <ul style="list-style-type: none"> • Increased density to improve ease of walking, as well as more efficient use of resources.
Goal 3: Safe and Secure Environment.	<ul style="list-style-type: none"> • Create places which promote a sense of ownership, respect, territorial responsibility and community. • Provision of safe pedestrian walkways and crossings. • Development in an appropriate physical environment. 	<ul style="list-style-type: none"> • Safe living environment • Secure public spaces. • Clearly demarcated and safe walkways and crossings • Relocate communities that are settled on floodplains and in wetlands.
Goal 4: Imageability	<ul style="list-style-type: none"> • KW: Sense of identity; Creation of unique elements or spaces. • KW: Heritage; Protection of heritage elements. 	<ul style="list-style-type: none"> • Clear identifiable unique elements and spaces. • Clear identifiable heritage elements.
Goal 5: Building a viable local economy.	<ul style="list-style-type: none"> • Resident need to have access to a wide range of economic activities. • Establishment of local markets and the promotion of locally produced goods. • Availing opportunities for economic activities locally. 	<ul style="list-style-type: none"> • Availability of land for economic development. • Range of services on offer within the area. • Temporary and permanent jobs available locally. • Business opportunities available within the node.
Goal 6: Promote and improve public transport	<ul style="list-style-type: none"> • KW: Accessibility; Residents should have access to public transport within 10 minutes walking distance. • KW: Safe; Residents should have access to safe public transport and transport nodes must be equally safe. • KW: Reliable; Residents should have access to reliable public transport. • KW: Efficient; Residents should have access to efficient public transport that responds to commuters' demands and appropriate modes must be provided. • KW: Affordable; Residents should have access to affordable public transport. 	<ul style="list-style-type: none"> • Easily accessible public transport. • Safe public transport, safe pedestrian walkways and crossings, secure public transport nodes. • Reliable and effective public transport with a frequency of 5-10mins. • Affordable and appropriate modes of public transport.

Goal 7: Sustainable services and facilities.	<ul style="list-style-type: none"> • Promotion of high densities to ensure maximum of available resources and infrastructure. • High densities will also ensure adequate use of available space thus limiting encroachment of environmentally sensitive spaces. • Upgrading of infrastructure to meet current and future demand. 	<ul style="list-style-type: none"> • High density areas where adequate level of services is provided. • Infrastructure network that is meeting current needs with enough capacity to meet future demands.
Goal 8: Access and protection of natural environment.	<ul style="list-style-type: none"> • Protection of high biodiversity areas. • Creation and maintenance of productive spaces. 	<ul style="list-style-type: none"> • High biodiversity areas under conservation. • Creation of open spaces within built up areas.
Goal 9: Appropriate settlement form.	<ul style="list-style-type: none"> • KW: Structural Logic; strategic location of new developments to address resource and biodiversity conservation and public transport efficiency • Establish an appropriate system of corridors and nodes, in order to guide location of a hierarchical order of services and facilities. • KW: Compaction & Densification; Promote higher densities in appropriate locations in relation to facilities and services. • KW: Permeability; Establish an appropriate movement system that promotes choice and safety. • KW: Multi-Functional Facilities; Promote multifunctional use facilities. • KW: Efficiency; Available space needs to be utilised adequately to reach higher levels of integration. 	<ul style="list-style-type: none"> • Clear identifiable system of nodes and corridors. • Increase in densities in appropriate areas. • Integration of land uses at appropriate locations.

(Source: Illovo LAP, 2009); **NOTE: KW – Key Word**

8.3 Spatial Development Strategies

8.3.1 Bio-Physical Environment Strategies

The Environmental Strategies will involve the following:

- The identification and mapping of all resources in the area;
- An assessment of the impact of the development;
- An evaluation of the impact of the development on natural resources relative to the sustainable social and economic benefits to be derived from the development;
- The results of consultation with communities affected by the proposed development and other interested parties regarding the impact of the development;

- Establish whether resources will be adversely affected by the proposed developments, the consideration of alternatives and plans for mitigation of any adverse effects during and after completion of the proposed development; and
- Demarcation of all areas suited for public Open Space Systems.

8.3.2 Built-environment Strategies:

- Each Strategy will be developed with due consideration of key challenges.
- Spatial strategies indicating:
 - the proposed spatial distribution of land use and densities;
 - proposed built form and urban quality/design responses;
 - movement and circulation;
 - public space and landscaping interventions;
 - service and infrastructures requirements;
 - location and extent of public spaces, landscaping and public facilities and amenities;

8.3.3 Economic Development Strategies

If economic development opportunities are to become a feature component, then there should be an in depth analysis of economic development (including the informal sector) intelligence, scale of economic opportunities, linkages and trends which play a pivotal role in providing informants towards key recommendations and desired projects.

Strategies to be developed will consider both an external and internal analysis:

- ❖ External analysis
 - Review of public sector policies, goals, objectives, and programs related to tourism and agriculture;
 - Market analysis;
 - Competitive analysis; and
 - Opportunities and threats
- ❖ Internal analysis
 - Inventory of existing economic resource components;
 - Description of existing demand;
 - Resource analysis;
 - Activity analysis;
 - Review of strengths, weaknesses, problems, and issues within existing sectors; and
 - Current situation with respect to:
 - IDP objectives
 - Prioritized goals

The strategies will consider business and/or economic development, public and private investment and consideration will also be given for the development of sustainable employment opportunities.

8.3.4 Infrastructure Development Strategies

This involves the drafting of appropriate interventions to address infrastructure challenges in the node considering available infrastructure, capacity, shortfalls and backlogs. These strategies should take into consideration, a phased development approach.

8.3.5 Conceptual Framework, Design Principles and Guidelines

The conceptual framework will be formulated for the nodes and this will indicate the following:

- The required town planning scheme amendments including planning tools on how to achieve the vision and nodal density controls;
- The location and dimensions of existing and proposed social facilities and proposed development parcels;
- The location of existing and proposed services and utilities (taxi, informal traders etc.);
- The location, dimension and design principles of open spaces in the node;
- Proposed uses and densities for each development parcel in the node/ priority action area;
- The location and dimensions of all the proposed uses for the development of the precincts including access, walkways, plazas, commercial facilities, connections to existing and proposed surrounding developments, sites for future public and private developments and conservation areas;
- Strategic traffic and transportation interventions to integrate with land use planning and guidelines to support long term planning;
- Location, design principles and guidelines with respect to housing (lower, social and GAP housing), architectural and landscape design, infrastructure (roads, bulk service's needs);
- Key interventions to support economic development in formal and informal sectors;
- Provide suggestions of proposed landscaping;
- Identifying community recommended projects;
- How issues of sustainable urban design can be incorporated within the node; and
- Show how the nodal development aims to address the relationship between private and public realm.

Furthermore at this stage we will look at reaching consensus on SDF Guiding Principles and the SDF Structuring Elements. It will also be important to look at the District's SDF principles and that of neighbouring municipalities, because we believe that SDF's alignment should not

be left for the final phases of the project but should start coming through during the formulation of a Conceptual SDF.

9.0 STRATEGIC INTERVENTIONS

9.1 Densification

Densification is a process of creating sustainable urban spaces by concentrating housing, jobs and transport in an area as limited as possible without compromising the quality of these spaces. In essence, this refers to the increased use of space both horizontally and vertically within existing areas or new developments. Densification increases the number of units in an area, as well as population thresholds within that area. This is intended to meet development needs of an area to avoid urban sprawl which increases pressure on natural areas, increases the cost of servicing, as well as municipal operations and increases cost of living for residents owing to longer commuting distances to job opportunities.

Densification can be achieved in several forms and design to include; tower blocks, terraces and perimeter blocks as depicted in Figure 1 below. In the JBC Node, terraces and perimeter blocks would need to be explored further.

Density can be described as the compactness of the built form. Density is characterised by compaction and integration; which by emphasising on densities and different typologies opens up new opportunities for creating new urban spaces. Hence, the concentration of social facilities and other services is imperative to ensure that they are accessible to the community. Access and mobility are important and therefore services should be within an acceptable range of the community.

The City of Cape Town Densification Strategy argues that Density helps make better neighbourhoods in that (City of Cape Town, 2009);

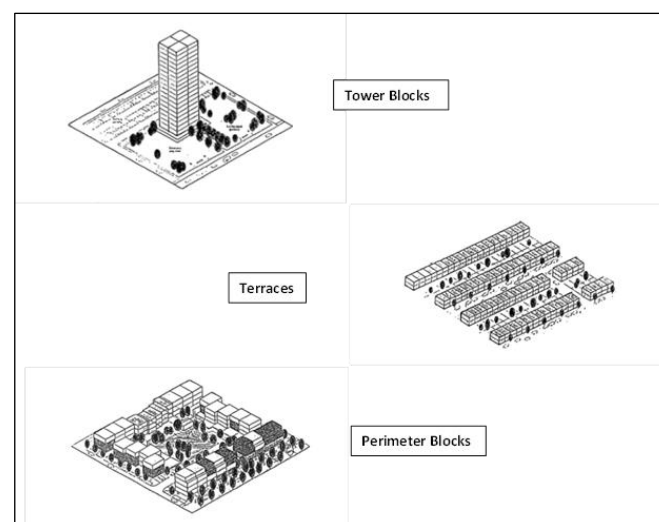
- Density offers more housing choices and accommodates different kinds of lifestyles,
- Density makes better use of the City's limited resources, and cuts infrastructure costs,
- Density helps protect the environment, by concentrating people in the urban environment, natural spaces and habitats are conserved,
- Density makes neighbourhoods more safe, as there are more 'eyes and ears' on the streets,
- Density supports more transport options, because there are enough people to make public transport viable,
- Density offers a better lifestyle for people who cannot drive such as elderly, very young and disabled people,
- Density builds communities with better access to schools, work, parks and services.

The spatial distribution of land uses is important in making sure that existing or proposed uses complement each other and do not cause any conflict. Appropriate level of spatial distribution and densities addresses three Urban Design Goals namely:

- (i) Goal 1: Promote and enhance accessibility;
- (ii) Goal 7: Sustainable services and facilities; and
- (iii) Goal 9: Appropriate settlement form

The client (KZNCOGTA) has initiated the development of a Densification Framework Process Plan (DFPP) with the intention of assisting municipalities across the province, who seek to densify areas within their boundaries. The formulation of the SDF will consider the key elements of the DFPP.

Figure 38: Densification Forms and Design Options



9.1.1 Hluhluwe Town

Hluhluwe town is severely under developed given the existing infrastructure investment. There are still vast urban stands that remain vacant despite being readily serviced. Therefore; it is proposed that a densification exercise be undertaken particularly to accommodate residential, social and commercial development opportunities.

9.1.3 Hlabisa Town

The Hlabisa town is in need of redevelopment and investment to infrastructure to encourage increased investment. As stated earlier in the report, this node is strategically located within a regional mobility route- this places this town in a position to take advantage of the vast development opportunities that exist. A densification exercise for residential land uses should be undertaken to ensure more people have access to living opportunities closer to places of employment.

9.1.3 Makhasa Precinct

Makhasa precinct is the social and economic node within the Makhasa Tribal Authority area. It is the third largest after Hluhulwe and Hlabisa Towns. There exist potential for Makhasa precinct to accommodate housing and to increase the level of investment on commercial facilities. Makhasa has the potential of being of being developed into a fully-fledged town to service its immediate rural areas. However; the impact this would have on Hluhluwe Town would have to be carefully considered whilst at same time the community should not be deprived convenience, diversity and choice.

9.2 Compaction

The concept of Compaction is concerned about the management of urban development in particular urban sprawl. It emphasises the need to limit urban expansion through densification in order to avoid encroachment of urban development over high agricultural potential land, productive land and environmentally sensitive land. This is of particular importance to Hluhluwe Town which is surrounded by highly productive agricultural land. This is equally significant across the rural areas which are dominated by the prevalence of environmentally sensitive areas.

Successful Compaction achieves the following Urban Design Goals:

- (i) Goal 1: Promote and enhance accessibility;
- (ii) Goal 7: Sustainable services and facilities;
- (iii) Goal 8: Access and protection of the natural environment; and
- (iv) Goal 9: Appropriate settlement form

9.2.1 Urban Edge

An Urban Edge is a clearly defined urban boundary which is aimed at limiting urban sprawl while encouraging greater urban densities thereby promoting compaction of urban form. It is a boundary intended to encourage the protection of agricultural land and environmentally sensitive land. Any urban development outside the Urban Edge should be discouraged however; the intention is not to constrain urban growth. Therefore; Urban Edges are subject to periodic reviews.

The amount of available land within an Urban Edge needs to be carefully decided upon in order to accommodate short-medium term growth of an area. This ensures that while sufficient land is made available for development, but it should not be too much such that in encourages an inappropriate form of development and inability to guide or direct in a desired direction.

In this SDF it is proposed that each node identified will have a clearly defined Urban Edge.

9.3 Sustainability

The concept of Sustainability refers to the ability of meeting the needs of today's generation without compromising the ability of future generations to meet their needs. This simply means that whatever resources or solutions are needed to address today's socio-economic conditions should be provided in such a way that they'll still be available to meet future needs. In a spatial context this implies that development should be compacted in order to protect the natural environment. It is reiterated that areas such as Hluhluwe town must be compacted to avoid encroachment of urban development over productive agricultural land and to avoid the extension of rural settlements over environmentally sensitive land.

Sustainability achieves the following Urban Design Goal:

- (i) Goal 7: Sustainable services and facilities; and
- (ii) Goal 8: Access and protection of the natural environment

9.4 Integration

The concept of Integration is concerned with the need to create functional and/or positively performing areas where a living environment that integrates work, live, pray and play areas is created. The Nodes identified should become the priority areas for such integration, these include; Hluhluwe, Hlabisa, KwaMakhasa, KwaGiba, Mpembeni, Kwa Mnqobokazi, Ezibayeni, and KwaNibela. These nodes need to become positively performing urban spaces.

Integration also refers to the need to improve linkages to poorly connected areas by improving the existing road network and public transport system. Hluhluwe Node enjoys the benefit of being the only Node that has direct access to the N2 and the R22. Mduku, Giba and Mnqobokazi are all along the R22 however; these nodes remain poorly connected with the adjacent rural settlements they serve. The Hlabisa node enjoys good connectivity through the R618. The P475 presents opportunities for greater intra-municipal mobility. Nibela Node is worst off in that it is an isolated node connected by a poorly maintained A1115 rural road.

Integration also refers to the need to ensure that social and economic opportunities are equally accessible to all people of the municipality and ensuring that there is a mixture of compatible land uses. Hluhluwe town has most of the social and economic opportunities available within the municipal area. Even though it doesn't have a health facility, this is currently under construction. Following the amalgamation, the municipality now has three police station- nevertheless, these remain insufficient therefore; a police station is proposed in Makhasa Node. This will ensure that there is an increased police visibility and service. A fully fledged hospital is also proposed within the Makhasa Node which already has a clinic that operates from 07:30-16:00.

Successful Integration achieves the following Urban Design Goals:

- (i) Goal 1: Promote and enhance accessibility.
- (ii) Goal 2: Promote Diversity and Choice
- (iii) Goal 3: Safe and Secure Environment

- (iv) Goal 5: Building a viable local economy
- (v) Goal 6: Promote and improve public transport

9.5 Redressing Imbalances

Redressing Imbalances refers to the need to give priority to previously disadvantaged areas. This means that future planning should seek to direct a large portion of public sector investments into areas that were previously marginalized.

In this Municipality, it is safe to say that all areas under Traditional Authority were previously marginalized and as such these areas are under developed. Therefore; it is proposed that strategic investments be made in social and economic infrastructure provision.

Successful Redressing of Imbalances achieves the following Urban Design Goals:

- (i) Goal 2: Promote Diversity and Choice
- (ii) Goal 9: Appropriate settlement form.

9.6 Quality Environment

Planning and development work should seek to create quality environments which provide opportunities and pre-conditions for positive personal, social, and economic development. This implies that all settlement areas must offer a quality environment however; this can be best achieved by starting with the identified development nodes. The energy of the node will positively impact on the surrounding settlements.

Successful Quality Environment creation achieves the following Urban Design Goals:

- (i) Goal 3: Safe and Secure Environment
- (ii) Goal 4: Imageability
- (iii) Goal 9: Appropriate settlement form.

9.7 Alignment of Strategies and Interventions with the PGDP

The above Big 5 Hlabisa SDF components will further be identified according to the Provincial Context, specifying the relationship of the strategic goals together with the relevant interventions. The Provincial Growth and Development Plan (PGDP) already aligned with the National Development Plan (2012) and the National Infrastructure Plan (2012), therefore the table below extracts the proposed interventions, linked to specific PGDP Goals and Objectives that are of relevance to spatial economic planning in Big 5 Hlabisa Municipality.

Table 23: The Provincial Growth and Development plan: Goals, Objectives and Interventions

STRATEGIC GOALS	STRATEGIC OBJECTIVES	BIG 5 HLABISA SPATIAL ECONOMY RELEVANT INTERVENTIONS
Job Creation	1. Unleash the Agricultural Sector	Develop and Implement an Agricultural Sector Plan which mainly aim to address the following: Development of crop and horticultural production Development of commercial farmers Enhancement of agricultural value-adding and marketing Establishment of fresh produce markets Expedite the resolutions of land claims
	2. Enhance Sectoral Development through Trade & Investment	Establish District-level LED agencies Targeted identification of appropriately zoned and serviced land
	3. Improve efficiency of Government-led job creation programmes	Support enhanced implementation of EPWP, CWP and Jobs Fund programme
	4. Promote SMME & Entrepreneurial Development	Implement the KZN SMME and Cooperative Strategies SMME access to appropriately-located facilities
	5. Promote Food Security Projects	Promote and provide cooperation with potential skilled farmers and local farmers to increase and improve scale farming production. Vegetable gardening in all traditional areas. Poultry farming in appropriate areas
Human Resource Development	6. Improve Early Childhood Development, Primary and Secondary Education	Efficient delivery of basic services, school infrastructure, equipment, materials
	7. Support Skills alignment to Economic Growth	Develop skills plans for lead economic sectors per district municipality based on skills demand and implement in partnership with post-school institutions
	8. Enhance Youth Skills Development & Life-Long Learning	
Human & Community	9. Poverty Alleviation & Social Welfare	Make provision of upgraded market or formalised informal traders zone in

Development		each key nodes Long term Skills Development Support of Informal traders and small businesses
	10. Enhancing Health of Communities and Citizens	Ensure equitable access to health and special facilities e.g. 24 hour health facility
	11. Enhance Sustainable Household Food Security	Developing infrastructure for local markets Support to informal economy 100ha Programme by Traditional Councils
	12. Sustainable Human Settlements	Densification of settlement patterns Develop provincial strategy and plan to address housing Gap Market
	13. Safety & Security	Disaster Management Centre Provision of Police Safety and Crime prevention Facilities
Strategic Infrastructure	14. Social Capital	
	16. Development of Airports	Development of Regional Airfields
	17. Development of Roads & Rail Networks	Extend rural road access and maintain secondary roads Expand and maintain core rail freight network and the branch Lines
	18. Development of ICT Infrastructure	Expand community access to broadband services
	19. Improve Water Resource Management and Supply	Provision of bulk water supply
	20. Improve Energy Production and Supply	Investigate renewable energy resources
	21. Increase Productive Use of Land	Promote rural development subsistence farming and develop agri-processing plant
Environmental Sustainability	22. Advance Alternative Energy Generation and Reduce Reliance on Fossil Fuels	Develop provincial energy strategy and alternative energy resource assessment (mapping) for wind, solar, biomass, ocean and hydro
	23. Manage pressures on Biodiversity	Promote environmental Management Programmes. Include proper land use management framework to outline environmental sensitive areas.
	24. Adapting to Climate Change	
	25. Manage Disaster	Provision of Disaster Management Centres and

		services
Building Capacity ,Governance and Policy	26. Building Government Capacity	Appointment of required key personnel's provide business skills training Cooperation of aligning municipalities in providing skills development trainings Tertiary institution e.g. FET to acquire short term skills development which is proposed in Bambanana for the District
	27. Eradicating Fraud & Corruption	
	28. Promote Participative, Facilitative & Accountable Governance	
	29. Actively Promote Spatial Concentration and Coordination of Development Activities	Focus on spatial transformation of settlement e.g. transformation and development of KwaMakhasa Node
Spatial Equity	30. Effective Spatial Planning and Land Management Systems are Applied Across the Province	Wall-to-wall spatial planning for municipalities e.g. Wall to Wall Scheme

- Service Delivery particularly for settlement areas
- Possible partnership with the farming community and tourism organization

9.8.2 Challenges and Constraints

- Municipal Land Ownership Conflict
- Environmental Sensitive areas
- Distance travelled between from the Traditional Settlement Areas to commercial and administrative facilities
- Ageing infrastructure
- Shortage and unavailability of proper jobs.
- Small portion within the municipality as a whole is made up of rural settlements
- Lack of Skills and internal capacity
- Distance from major centers increases project cost due to higher supply-costs

9.8 Development Opportunities and Constraints

This section describes pertinent development opportunities, challenges and constraints in Big 5 Hlabisa.

9.8.1 Development Opportunities

- N2 and R22 form the backbone for the municipality and provides accessibility across the border to Swaziland and Mozambique to one of the recognized hubs Richards Bay and Durban
- The R618 provides regional connectivity as it links the uMkhanyakude District to the Zululand District Municipality and other inland municipalities.
- The municipality has potential on stimulating economic development and tourism route between Swaziland and Mozambique
- Potential growth of distributed projects along N2 and R22 which include Hand Craft, Pine apples, Agri-tourism
- Access road connecting N2 and R22 unlocks the tourist potential of the existing Nature Reserves providing access to nature reserves
- The Hluhluwe-Imfolozi park provides opportunities for other ancillary services to be developed around it.
- The Big 5 Hlabisa is strategically located within the District Municipality and seats or interfaces the iSimangaliso Wetland Park.
- Hluhluwe Airstrip provides an ideal opportunity that relates with accommodating tourists.
- Majority of the land is made up of Agriculture, thus rural and urban agricultural programmes may be functional

PART 3: DRAFT SPATIAL DEVELOPMENT FRAMEWORK (SDF)

10.0 SDF Purpose

As stated earlier, a Spatial Development Framework is a primary spatial response to the development context, needs and development vision of the municipality. It is a key land use management tool of the Municipality as it has an important role to play in guiding and managing Municipal decisions relating to the use, development and planning of land. It does this by:

- Identifying key spatial challenges facing the municipality. In so doing identify key strategies for spatial restructuring and achieving the desired outcomes for future use and development of land;
- Identifying areas that are not suitable for development and outlining areas that should be conserved;
- Providing policy guidance to direct decision making on the nature, form, scale and location of urban development;
- Guiding the direction of growth by outlining areas in which particular types of land use should be encouraged or discouraged and areas in which the intensity of land development could either be increased or reduced;
- Guiding both private and public development investment initiatives to appropriate areas for investment; Guiding and informing municipal infrastructure investment;
- Guiding public investment, namely the provision of community facilities or any other spending of public funds;
- Providing a visual representation of the desired spatial form of the municipality.

10.1 SDF Objectives

The ToRs specify the following objectives to be achieved in the SDF:

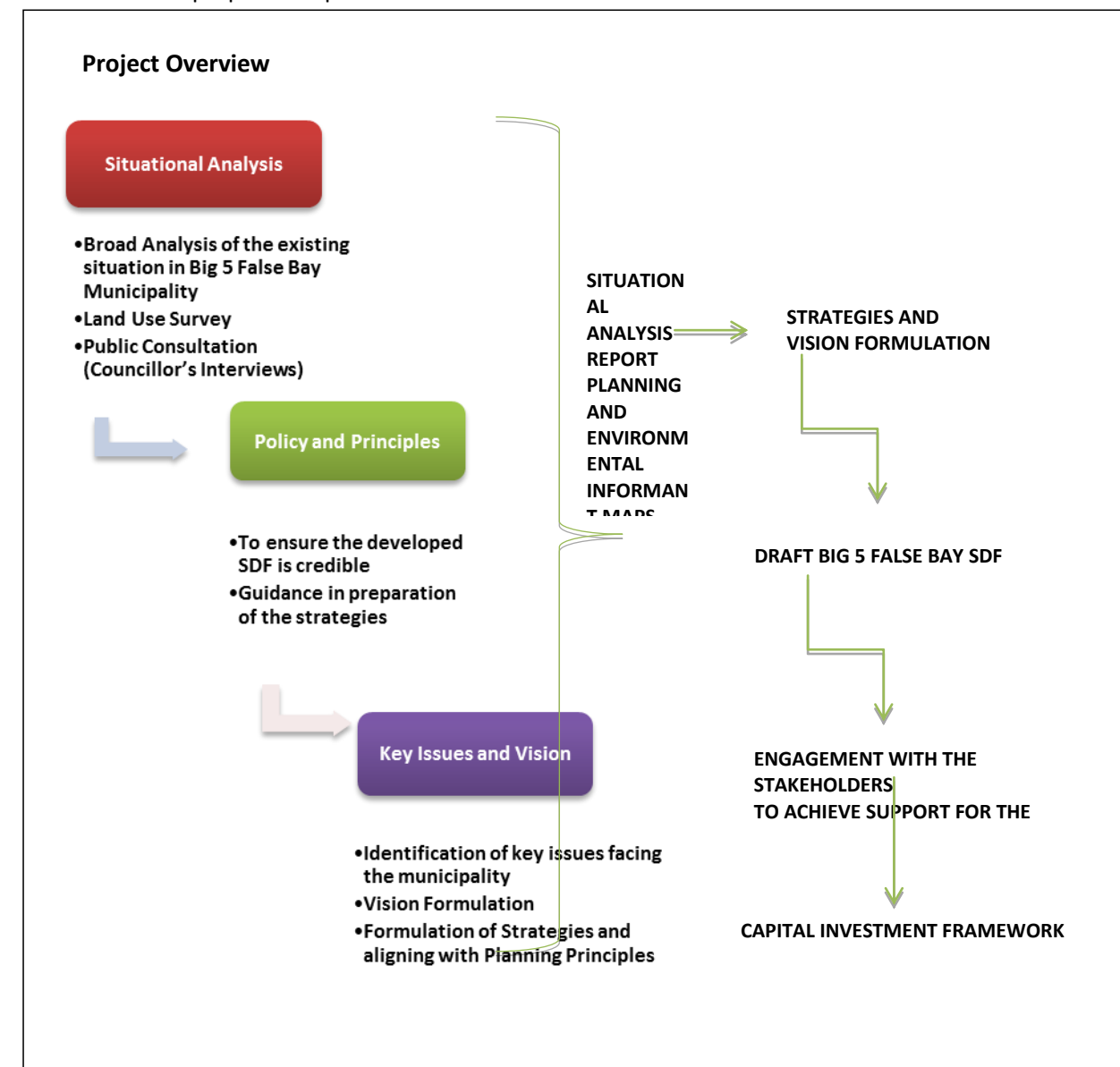
- The SDF has to be formulated with the purpose of planning the future development of the municipal area for a 20 year period.
- It must address spatial, environmental and economic issues
- An SDF should comply with the Municipal Systems Act and Municipal Planning and Performance Management Regulations of 2001.

Thus the Big 5 Hlabisa SDF aims at outlining land development guidelines, directives and programs in respect of the following key focus areas:

- New urban growth areas
- Areas for restructuring and densification
- Conservation areas and areas to be protected, such as agricultural land, coastal zones water catchments and water resources
- Urban edges around settlements
- Existing and future transport links
- Priority areas for investment in community and social facilities;
- Conceptual guidelines for individual settlement plans that will become the subject of detailed sector plans for each settlement which should show proposals

10.2 SDF Development Approach

In developing the Big 5 Hlabisa SDF the team has adopted the SDF guidelines developed by the Department of Rural Development and Land Reform. The illustration below provides an outline of the SDF preparation process.



11.0 DRAFT SDF COMPONENTS

The SDF Components are regarded as spatial concept tools which assist in developing the Spatial Development Framework. These components are also used to identify areas of development and special features to enable proper structured development and land use management of the municipality. The SDF Components enable the municipality to identify areas where development is encouraged or discouraged. Thus will enable and guide the development occurring within the municipality currently and in future.

The Big 5 Hlabisa SDF proposes the following SDF Components to factor the spatial structuring of the municipality:

- Development Nodes
- Development Corridors
- The Urban Edge
- Areas for Densification and Infill
- Protected and Conservation Areas
- Agricultural Commercial

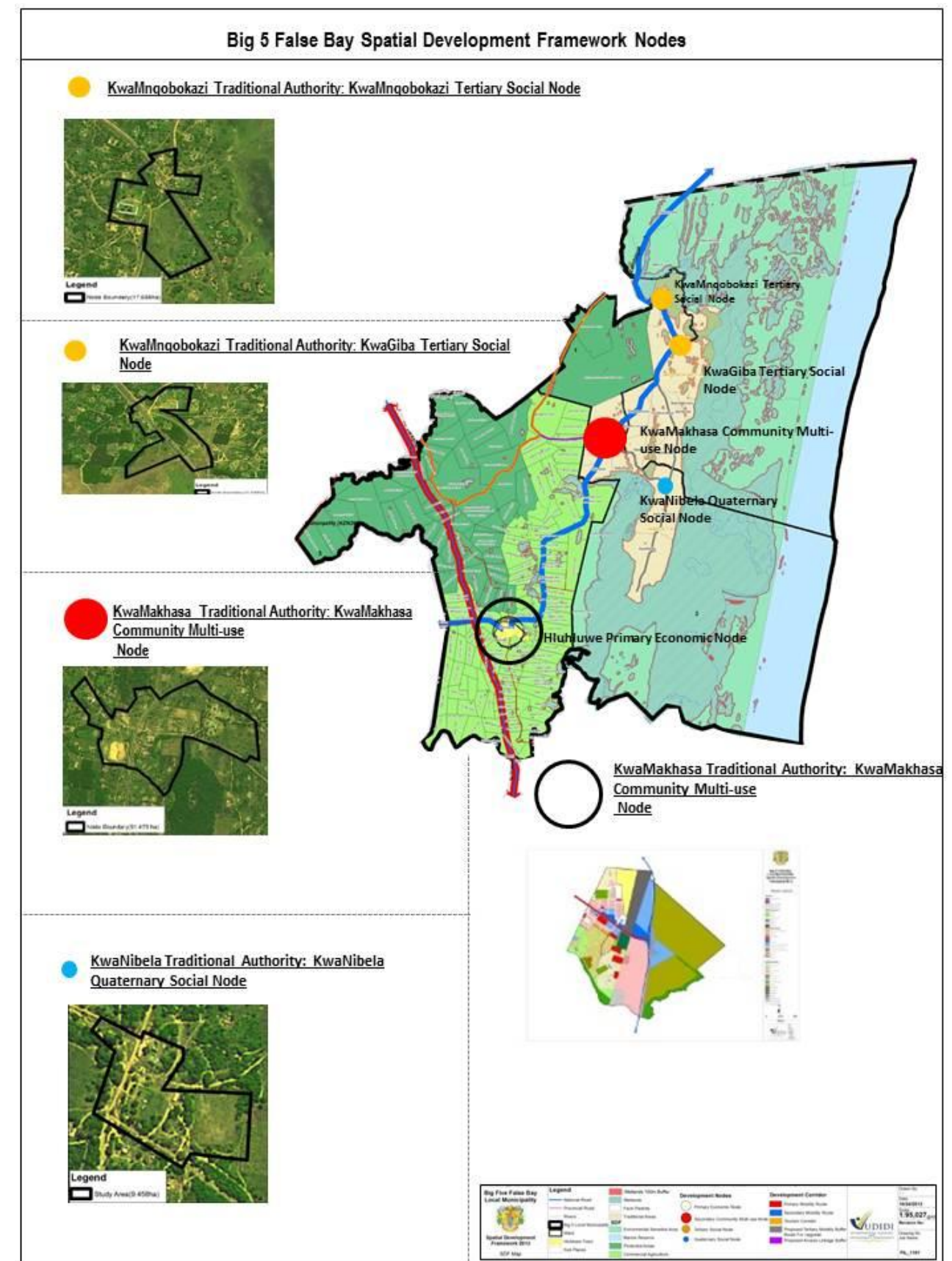
11.1 DEVELOPMENT NODES

The fourth principle of the Provincial Spatial Economic Development Strategy (PSEDS) is that settlement and economic development opportunities should be channelled into activity corridors and nodes that are adjacent to or link the main growth centres. Thus, it is vital to identify such main growth centres and the related nodes and corridors are. Development nodes comprise of existing and proposed nodal points in the city/town where mixed uses and high intensity transport, business and residential activities can or do take place. These are places where most interaction takes place between individuals and society, enabling most efficient exchange or use of goods and services. Nodes are usually located at modal interchanges to provide maximum access and usually tend to perceive improved urban growth and development.

Table 24: Development Nodes Hierarchy

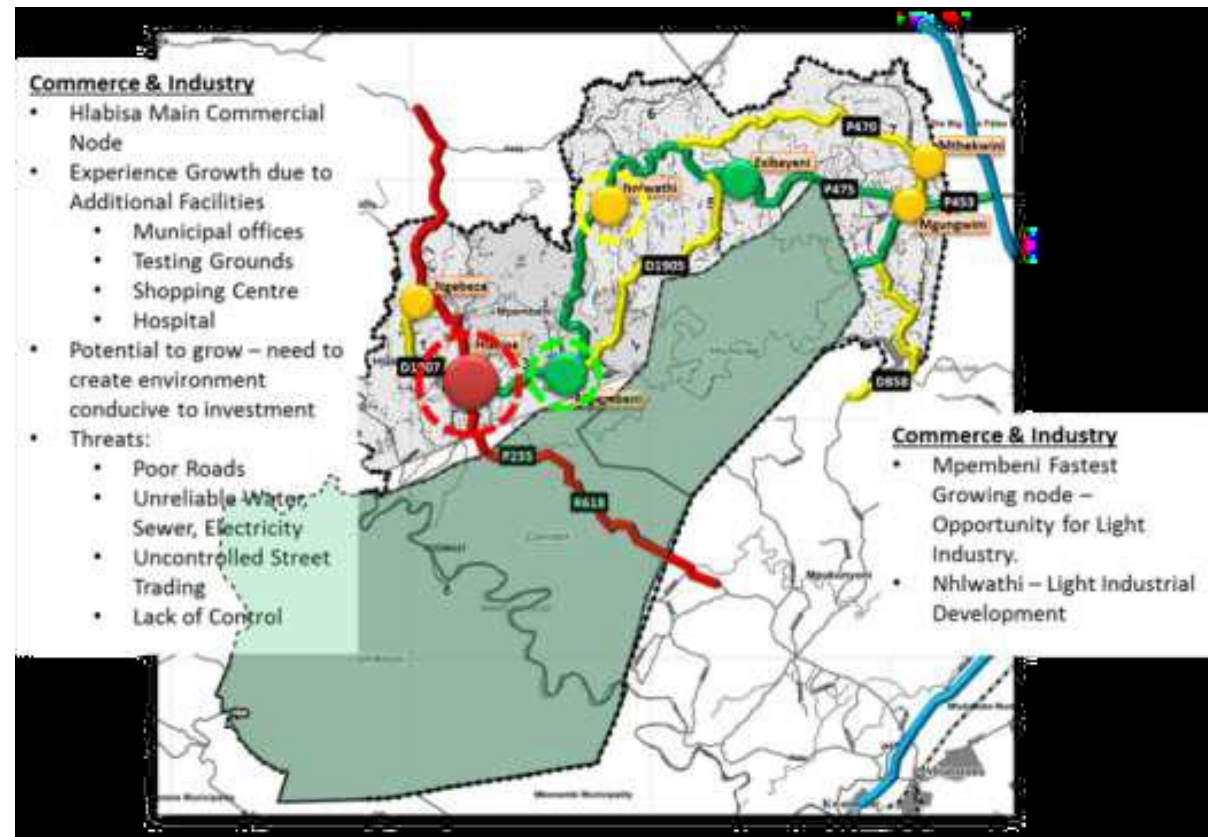
DEVELOPMENT NODES	DESCRIPTION	TYPES OF SERVICES
Primary Node (PN)	An urban centre with very high existing economic growth and the potential for expansion thereof. Provides service to the national and provincial economy.	Police Station, Hospital, Welfare Office ,Schools, Bank, Court, Comprehensive Sports Facility, Developed Economic Centre, Information Service Centre and Emergency Service Centre
Secondary Node (SN)	An urban centre with good existing economic development and the potential for growth. Services the regional economy.	Police Station Satellite, 24 hour clinic, Weekly Welfare mobile service, Post Net, Mobile Bank Services, Tribal Court, Basic Sport Facility
Tertiary Node (TN)	A centre which should provide service to the sub-regional economy.	Mobile Clinic, Schools determined by population density, Community Halls determined by population density, Postal Services determined by population density, Basic Sport Facility
Quaternary Node (QN)	A centre which should provide service to the localised economy	
5th Level Nodes	A centre which provides service to a ward	

Figure 39: Big 5 Hlabisa SDF Development Nodes Map



Hluhluwe Town is characterised by the following activities displayed in the figure below:

Figure 40: Hluhluwe Primary Economic Node Existing Land Uses



11.1.1 Hluhluwe Town- Primary Economic Development Node

(i) Overview

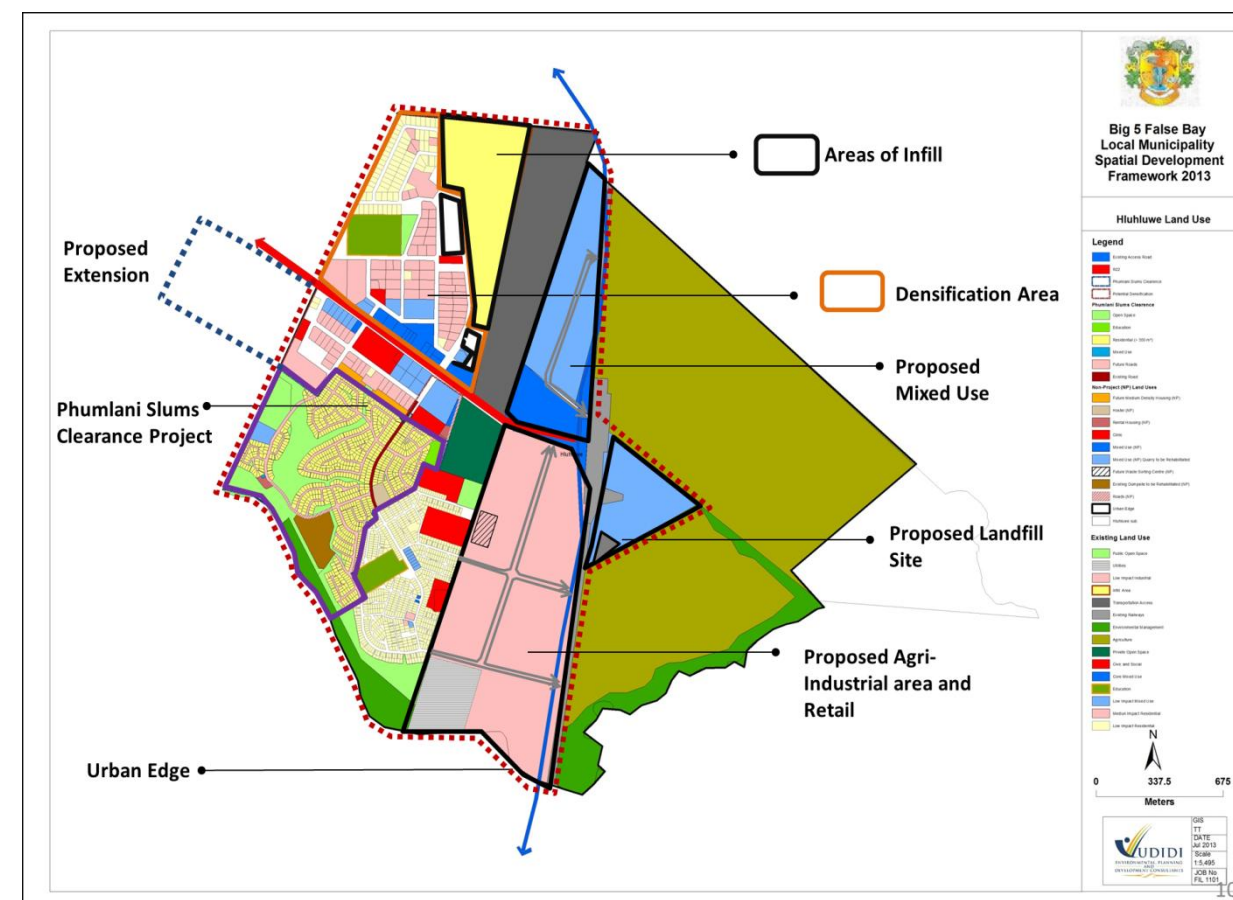
The Hluhluwe Town is an administrative economic hub servicing the entire Big 5 Hlabisa Municipality. It is identified as the Primary Economic Development Node for social and economic goods and services for the entire municipal area. According to the UMkhanyakude District SDF (2013), Hluhluwe Town forms part of the primary node located in the centre of the other primary nodes along the N2. Hluhluwe Town is regarded as one of the third primary nodes in UMkhanyakude District Municipality. It located along the national route which should be developed to become an Agri-Business Hub, acknowledging the supporting economic sectors around Hluhluwe Town. Hluhluwe Town comprises the following land uses:

- Commercial
- Civic and Social
- Administrative
- Tourism Services
- Industrial services





Figure 41: Hluhluwe Primary Economic Node Map



(ii) Development Proposals

It is noted that within the urban centre there are various number of construction and upgrade of social facilities within the urban centre (e.g. clinic, upgrade of the Police Station). The current upgrades and constructions will improve development growth of the town however; it is worth noting that critical key development issues that require essential attention which includes the following:

- Proper transportation facilities;
- Landscaping i.e. Development of formal active open spaces;
- Proper Landfill site allocation to establish an authorised and proper dumping area
- Hluhluwe has a potential in areas of infill to offer agri-businesses, eco-tourism related services, space for the establishment of an arts and craft manufacturing and retail centre, other production activities as well as a regional retail and services centre.
- Mixed use development to government and rental offices and retail to attract to promote direct investment in the within the economic node.

(iii) On-going development projects

- **Phumlani Slums Clearance Housing Project**

This projects forms an extension to the existing developed phases of Phumlani Township which is situated within Hluhluwe of jurisdiction of the Big 5 Hlabisa Municipality (hereinafter “the

Municipality”). The land which has been made available for the development of the Project is a 74, 09 ha portion of the Remainder of The Townlands of Hluhluwe No. 15944.

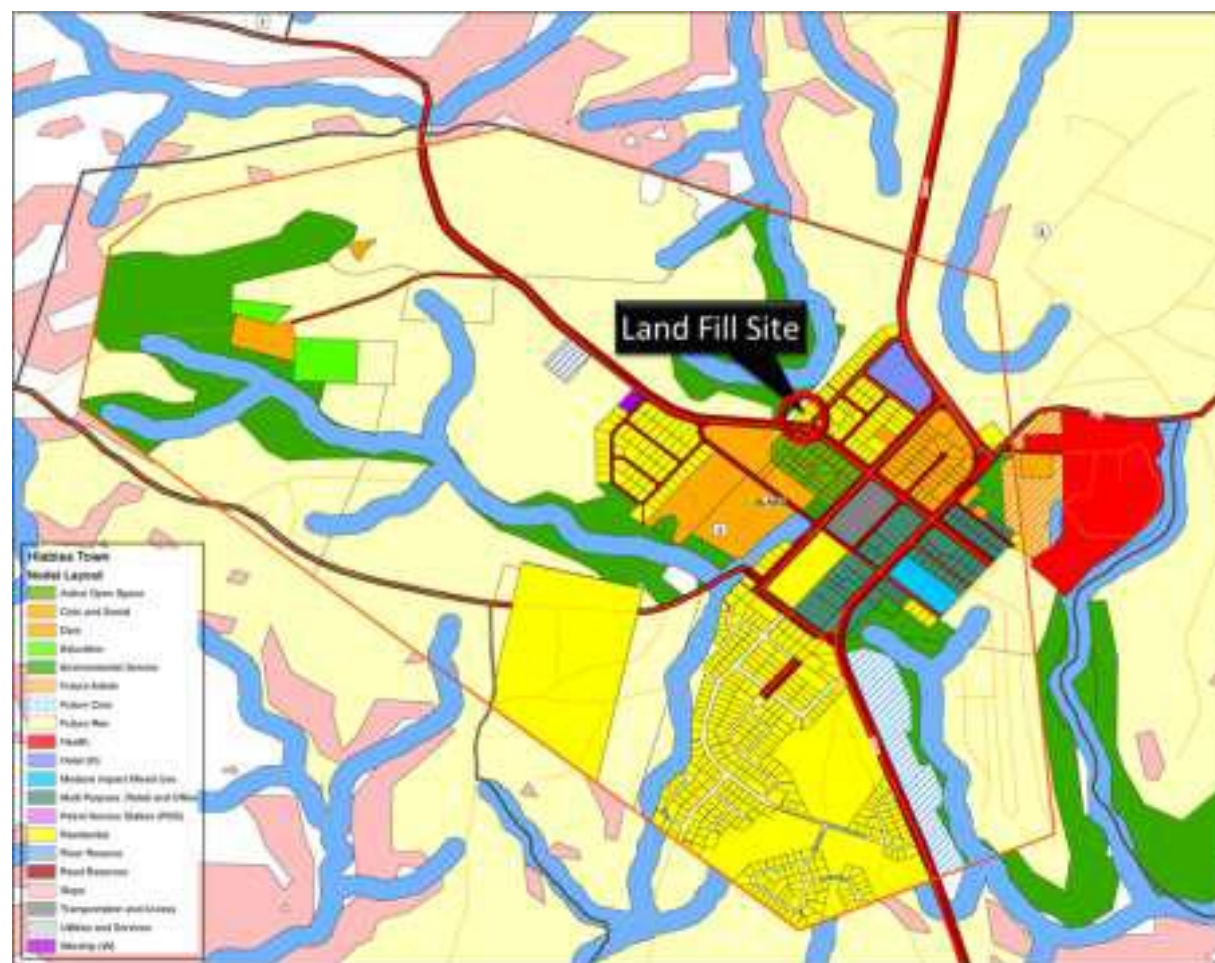
- Ward 3 Clinic Construction Project
- Police Station Upgrade
- Fire Station Construction

11.1.2 Hlabisa Town- Primary Economic Development Node

Hlabisa is another primary node of the Municipality. With a densely populated residential area on the southern and south eastern parts of the Municipality.

The following interventions / developments are envisaged within this Node:

- Low Intensity Industrial development based on local manufacturing skills as proposed in the LED Strategy;
- Commercial Development;
- Decentralization point for local administration of provincial and local government services;
- Higher order social and commercial services;
- Integration with major urban centres;
- Housing development;



11.1.2 KwaMakhasa Secondary Community Multi-Use Node

(i) Overview

KwaMakhasa Secondary Community Multi-Use Node is located in Ward 1 within Makhasa Traditional Area at the intersection of R22 and district route D 675. This node is located 30km away from Hluhluwe Town Primary Economic node.

There are number of influencing factor which led proposals indicated for the node which include the following:

- The node is strategically located along the main route (R22) which is line with the recommendations of the PSEDS that the secondary nodes should mainly be located along primary or secondary routes
- Population density of the KwaMakhasa Traditional Authority (T.A) is estimated to be 10, 074 people
- Population figures, location and distance comparison in relation to the urban area and other rural areas indicates an appropriate threshold for the provision of additional facilities within the node
- Topographical factors i.e. relatively flat slope
- Concentration of various economic and social activities

The existing facilities/activities in KwaMakhasa Secondary Community Multi-Use Node include the following uses

Figure 42: KwaMakhasa Secondary Community Multi-Use Node





(ii) Development Proposals

As shown above, a number of other existing social and economic facilities within KwaMakhasa may be upgraded and formalised in order to support the community entirely. The idea is to expand and improve existing facilities but also to introduce possible proposals. This will ultimately improve accessibility to facilities and also provide a variety of facilities within a walking distance to each other.

In order to improve the existing community facilities, it is proposed that additional facilities be provided to include; formal retail centre, large scale civic institutions such as the police station and 24hr health facility, craft centre, tourism centre, nursery petrol filling station and banking facilities. Given the role and function of the node, it is proposed that a multi-modal public transport facility be developed in order to improve the overall public transportation network.

Due to relatively low numbers it may not be viable to establish a new town centre with major shopping facilities closer to where the majority of the people reside, i.e. serving the people of Wards 1, 2 and 4 in either the KwaMakhasa area (private sector developers suggest that they need a catchment of some 60 000 people for the establishment of a small shopping facility – Usave and Savemor type stores may well require smaller catchments). However, other alternatives for developing these villages should be considered which include mini-centres, attached convenient mixed use shops. A stronger focus on the provision of coordinated periodic services linked to community markets may be a starting point for determining the feasibility of expanding the nodes and establishing further facilities.

It appears that due to the existing facilities, a full range of subsidy-linked mass housing schemes (e.g. rural housing densification) and social housing development (single detached housing) will be suitable for the node in order to provide a variety of housing options for people working within and around the node.

It is also noticed that the identified node lacks landscaping and appropriate public furniture in order to improve the general aesthetics of the node. Therefore; it is proposed that the existing passive open spaces be formalised and upgraded into proper parks which will ultimately contribute in recognizing the need to improve landscaping.

Figure 43: KwaMakhasa Secondary Community Multi-Use Node

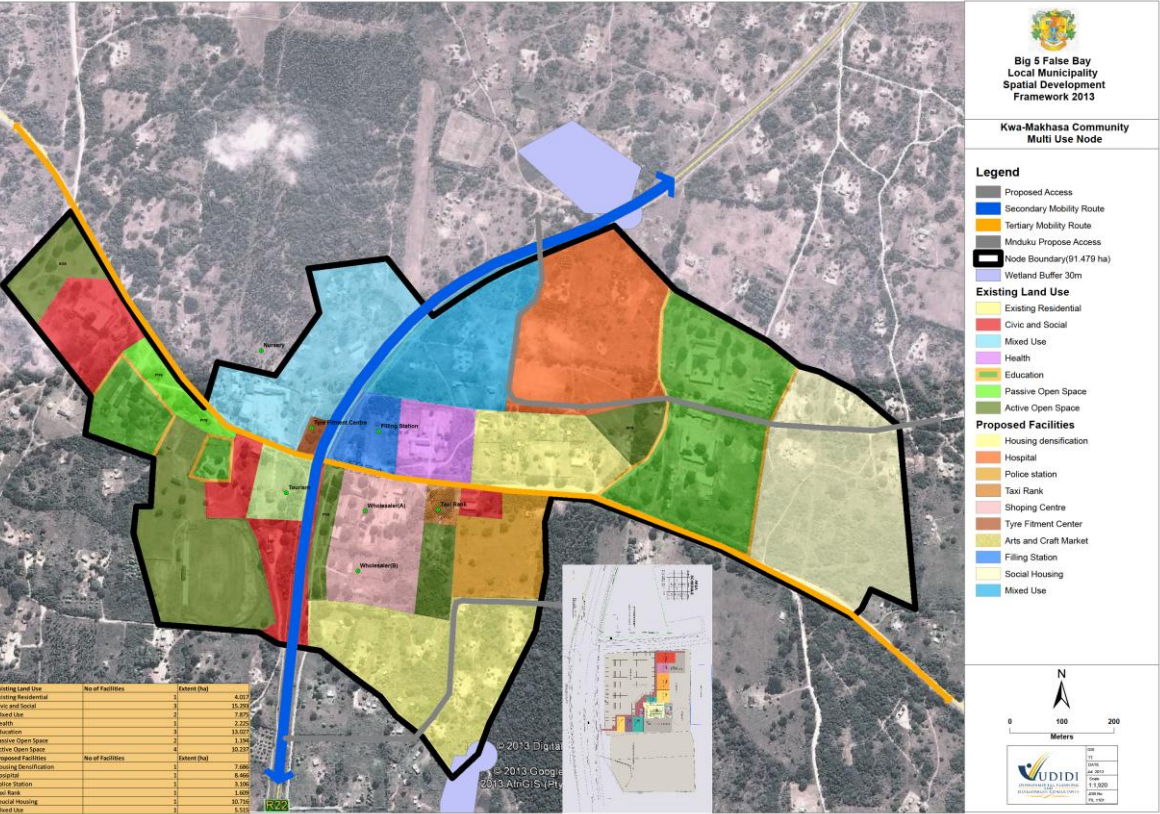


Table 25: Existing and Proposed Land Uses

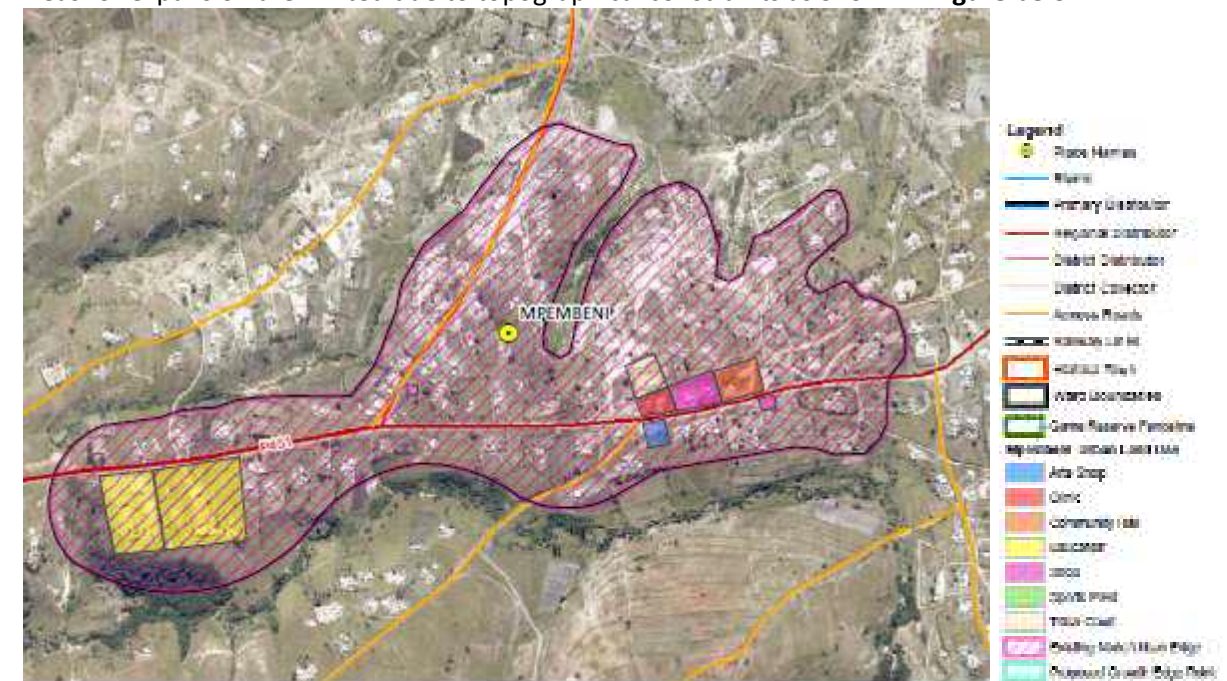
Existing Land Use	Facilities	No of facilities	Extent (ha)
Residential	Existing Residential	1	4.02
Civic and Social	Pay Point	3	15.29
Mixed Use	Shops Safari Lodge	2	7.88
Health	Clinic	1	2.23
Education	Crèche ,Primary and Secondary School	3	13.03
Passive Open Space		2	1.19
Active Open Space	Sports Complex	4	10.24
Propose Land Use		No. of facilities	Extent (ha)
Health	24 hour Health Facility	1	8.47
Civic and Social	Police Station	1	3.11
	Taxi Rank	2	1 ha
	Tourism /Arts and Craft Market / Cultural Museum	1	0.2 -0.3
Residential	Social Housing	1	10.72
	Rural Housing Densificati on	1	7.69
Mixed Use	Convenien t Shops/ mini centre	1	5.52
	Petrol Filling	1	0.8-1

	Station		
	Tyre Fitment Centre		
Agriculture	Nursery	Situated approximately 500m away from the node	
TOTAL		22	-

Mbembeni

Mpembeni serves a large (but dispersed) community to the east of Hlabisa Town. This node houses the Mpembeni Tribal Court situated there and therefore this node serves as the Seat of the Mpembeni Area. Subsequently this is a central and well placed area for the provision and distribution of social infrastructure to the Mpembeni Community.

Areas for expansion are limited due to topographical constraints as Shown in **figure below**



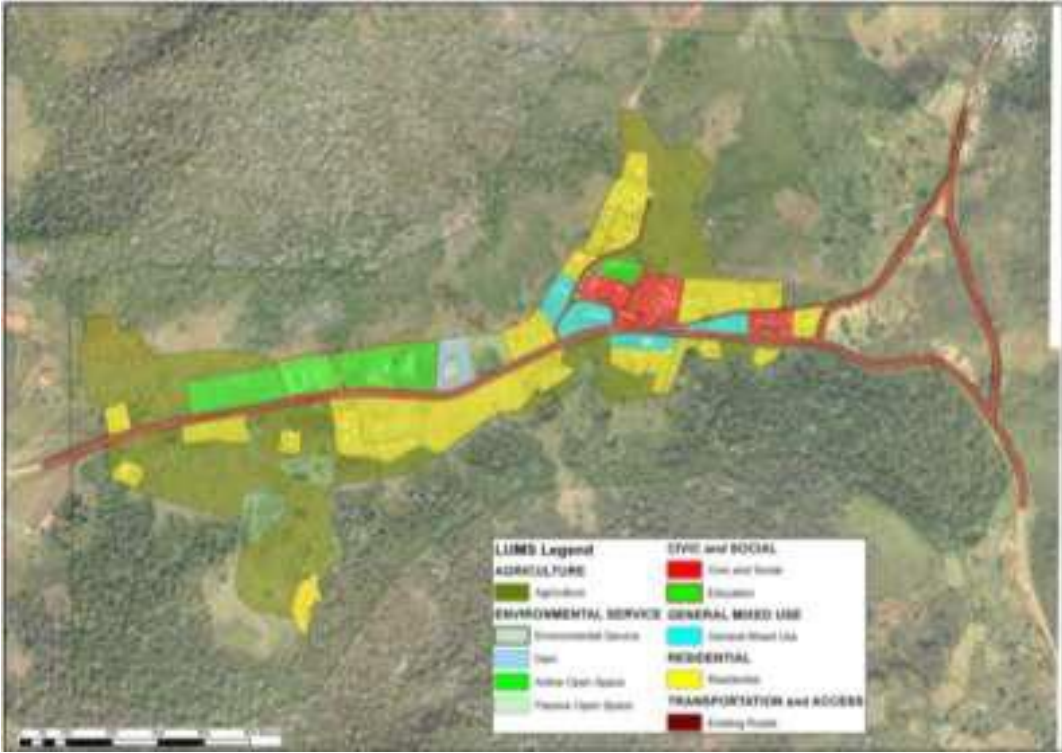
It is therefore proposed that the following uses be strengthened and promoted in this node.

Land Use Tyepe	Description
Transportation Infrastructure	As a secondary node it is important to provide more formalised Public Transport Facilities, at the correct scale of usage.
Residential	Throughout the length of this development area is room for residential developments. It is proposed that a higher density be made applicable. Residential Developments could include rental units linked to existing social infrastructure, e.g. the police Station.
Social Infrastructure	The existing Facilities should be upgraded to provide an improved service to the surrounding community. In addition the following facilities are provided based on the Land Use Budget and identified needs for the Municipality. <ul style="list-style-type: none"> • Library – To support Schools within the node and surrounding areas. • Clinic • Community Hall
SMME Development	The Hlabisa LED Strategy highlights the high presence of indigenous art and craft skills within the Municipality. Although a lot of the efforts are aimed at developing these in Hlabisa town, the opening of the Mpembeni Community Conservation area, and the possible linkage of the Conservation Area to the Hluhluwe Imfolozi Park, presents the opportunity to develop the SMME Sector in this node linked to the tourism opportunities presented
Expansion	Expansion of this node can only happen in a linear form. It is proposed that the “ <i>Development Boundary</i> ” as depicted on the Development Framework Plan be extended to the east along the P451 to include the Sport Stadium. On the western boundary it is also proposed to include the schools and residential uses (Opposite side of the street) as part of this node.

Ezibayeni

Ezibayeni is the largest of the two nodes serving the eastern part of the Hlabisa Municipality. This node also houses the Tribal office of the Mdletshe Traditional Authority, and is centrally situated to disseminate social services to the surrounding communities.

The 2012 Draft SDF contained a development framework for the development of this node which correctly portraits the current situation and area available for development. Areas for expansion are limited due to topographical constraints. The image below depicts this Development Framework.



It is therefore proposed that the following uses be strengthened and promoted in this node.

Land Use Tyepe	Description
Transportation Infrastructure	As a secondary node it is important to provide more formalised Public Transport Facilities, at the correct scale of usage.
Residential	The areas depicted on the above Development Framework should be densified to provide for higher density residential activities. It could also include rental units to be utilised by the Staff from the Clinic and Police Station.
Social Infrastructure	Throughout the length of this development area is room for residential developments. It is proposed that a higher density be made applicable. Residential Developments could include rental units linked to existing social infrastructure, e.g. the police Station.
SMME Development	The Hlabisa LED Strategy highlights the high presence of indigenous art and craft skills within the Municipality. Although a lot of the efforts are aimed at developing these in Hlabisa town, the opening of the Mpembeni Community Conservation area, and the possible linkage of the Conservation Area to the Hluhluwe Imfolozi Park, presents the opportunity to develop the SMME Sector in this node linked to the tourism opportunities presented
Expansion	Expansion of this node can only happen in a linear form, and will in the process compromise high value agricultural land. It is therefore proposed that the areas depicted in the Development Framework Plan be developed before expansion outside this development boundary occurs.
Agriculture	The outskirts of this node has high potential agricultural land, which due to the even slope

	<p>is easily cultivated.</p> <p>More intensive agricultural activities can be promoted here, and possible projects can be linked to SMME development to provide food to the Police Station and the Clinic</p>
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11.1.3 Tertiary Social Nodes

It is eminent that secondary node makes provision for the development of social facilities with a mix of commercial activities in the focal point of rural settlements. Tertiary nodes also make provision of services although they may be scaled down to limited types of facilities provided. Tertiary social nodes are proposed in the following rural settlements located in KwaMnqobokazi Traditional Authority:

- KwaMnqobokazi; and
- KwaGiba

The proposed tertiary nodes serve the community as social facility focal points with limited number of commercial activities that include the following:

- Health Facilities (e.g. Clinics and Mobile Clinics)
- Educational areas (Primary and Secondary Schools
- Community Facilities (e.g. halls and places of worship)

(i) KwaMnqobokazi Tertiary Social Node

Overview

of Kwa Mnqobokazi rural settlement is located in Ward 4 along R22.It is located 3km away from the KwaGiba Tertiary Social Node. KwaMnqobokazi node is characterised of low population scattered settlement. It is noted that the nature of the settlement may cause an impact on the level of services or facilities provided. Such area do not carry heavy traffic flow, however supports other neighbouring settlements which include the lower part of KwaMnqobokazi area. Therefore a limited number of proposals can be identified for the area.

KwaMnqobokazi Tertiary Social node consists of the following existing uses:

Figure 45: KwaMnqobokazi Existing Land Use



Provision of convenient shops/ one stop shops/restaurants

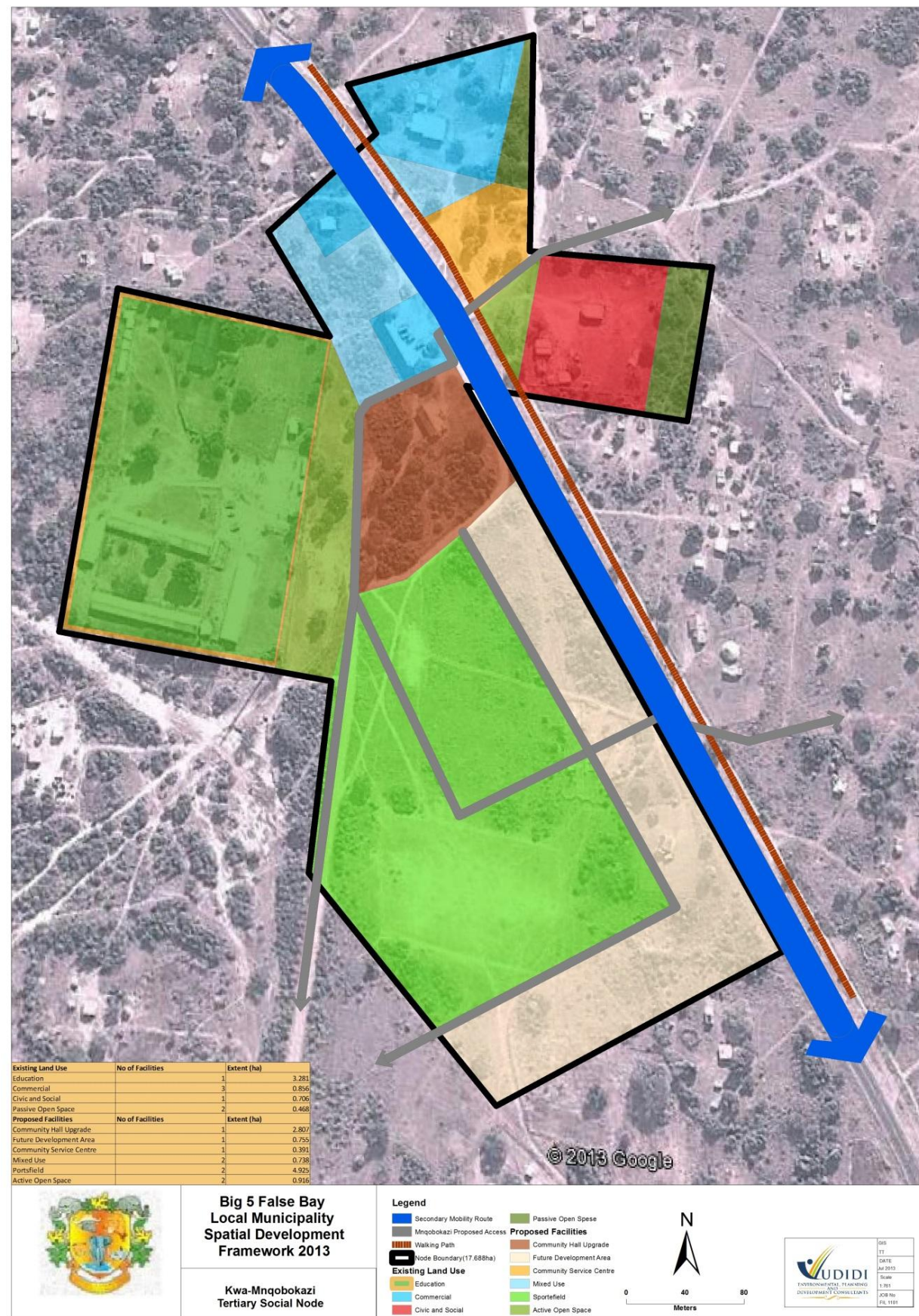


Table 26: Existing and Proposed Land Use Table

Existing Land Use	Facilities	No. of Facilities	Extent (ha)
Mixed Use	Tavern and shops	3	0.86
Civic and Social	Pay points	1	0.71
	Education -Primary School	1	3.28
Passive Open Space	Open spaces	2	0.47
Proposed Land Use		No of facilities	Extent
Civic and Social	Community Hall Upgrade, Community Service Centre	1	2.81
		1	0.39
Mixed Use	Shops	2	0.74
Active Open Space	Park	1	0.92
	Sportsfield	1	4.93
TOTAL		13	15,11

(i) **KwaGiba Tertiary Social Node**

Overview

The proposed tertiary Social Node of KwaGiba area is located in Ward 4 and is distant apart of 15km away from KwaMakhasa Secondary Community Multi-Use Node. KwaGiba Tertiary Node includes newly built structures found along the main route to the node.

It appears that the identified node has potential for future development; therefore an area of extension/infill has been delineated. This node needs to provide social housing in order to support the needs for current and future population working within the and around the node.

Figure 43: KwaGiba Existing Facilities





Figure 47: KwaGiba Tertiary Social Node

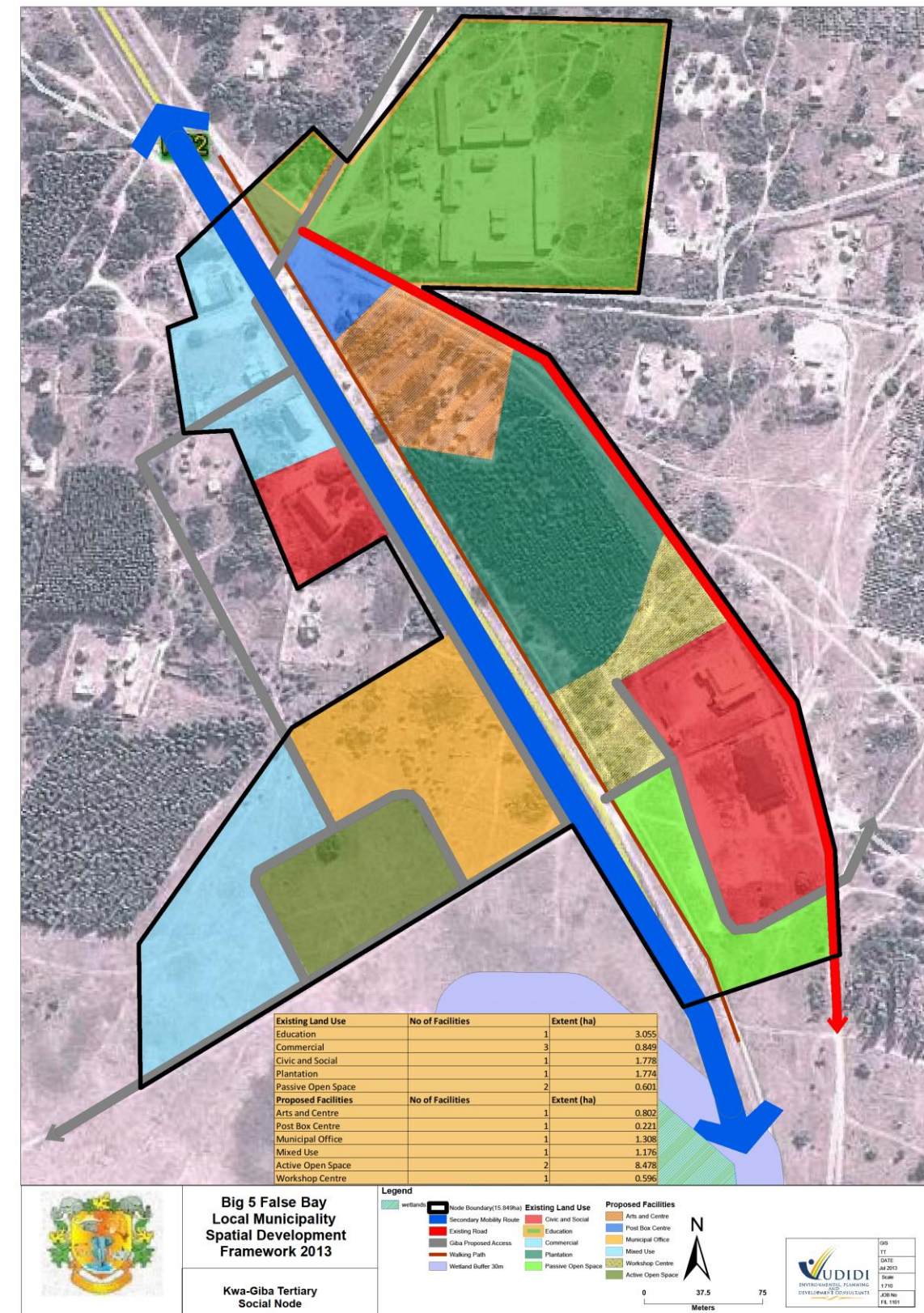


Table 27: Existing and Proposed Land Use Table

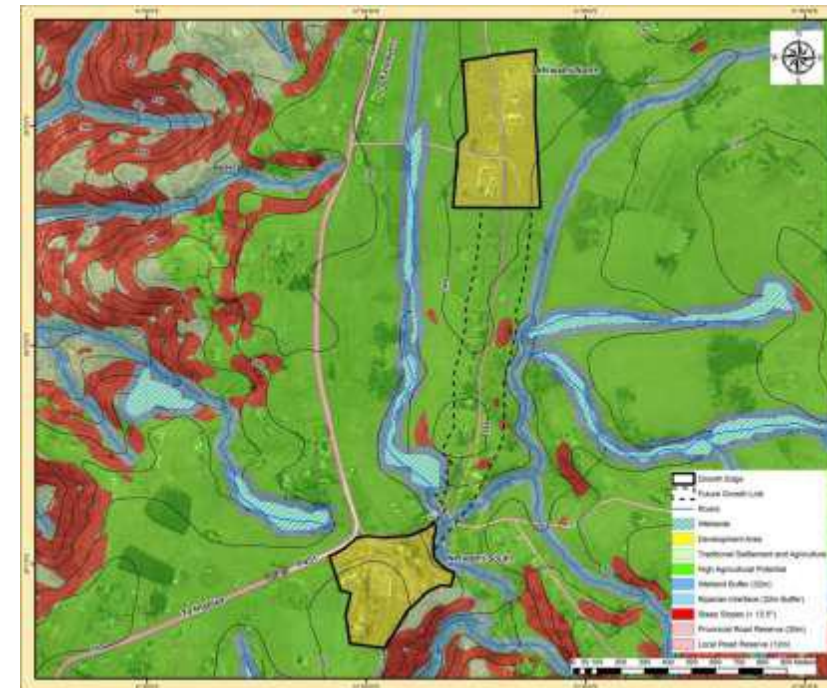
Existing Land Use /Designations	Existing Facilities	No of facilities	Extent (ha)
Education	KwaGiba Secondary School and Primary	2	3.05
Civic and Social	KwaMnqobokazi Community Trust ,Civic centre, Hall	3	1.78
Commercial	Shops	3	0.85
Plantations		1	1.77
Passive Open Space		2	0.60
Proposed Facilities		No of Facilities	Extent (ha)
Civic and Social	Arts Centre ,Post Box Centre, Municipal Office	3	2.33
Mixed Use	Market Stalls and convenient shops	2	1.18
Light Industrial	Workshop	1	0.60
Active Open Space	Open Space	1	8.48
TOTAL		18	21,21

11.1.4 Ngebeza Tertiary Node

It is therefore proposed that the following uses be strengthened and promoted in this node.

Land Use Tyepe	Description
Transportation Infrastructure	As a tertiary node provision should be made for limited, but centralised public transport facilities with adequate shelters, at the correct scale linked to the number of commuter.
Residential - Rural	The node is limited in area, with dispersed rural settlement clusters around the node. Currently the node provides a central place for small commercial facilities, and a locality for the provision of mobile facilities. Limited opportunities for expansion exist. Increased residential activities around the node in future might allow for the provision of higher order facilities.

11.1.4 NhlwathiTertiary Node



It is therefore proposed that the following uses be strengthened and promoted in this node.

Land Use Tyepe	Description
Transportation Infrastructure	As a tertiary node provision should be made for limited, but centralised public transport facilities with adequate shelters, at the correct scale linked to the number of commuter. It is proposed this facility be provided near the clinic, and schools.
Residential - Rural Small Holdings	This node has the highest agricultural potential within the Municipality, which is situated between the two development areas depicted in the above Development Framework. Subsequently limited residential densification is proposed around the southern node, and should mainly be aimed at rental units linked to the clinic and schools, in the southern "Development Area" Low density rural residential activities should be promoted and linked to agricultural production.
Social Infrastructure	The existing Facilities should be upgraded to provide an improved service to the surrounding community. It is further proposed that a mobile police unit be established in this node.
Industrial / Agro Processing	In order to grow the agricultural project exponentially in order to be able to provide produce to markets, beneficiation of produce is required. This will provide a better quality
Expansion	It is proposed that this area not be developed/expanded, if not directly linked to the agricultural sector. Expansion will therefore take the form of low density agricultural small holdings.
Agriculture	This area marks the highest potential agricultural land of the Hlabisa Municipality, and an agricultural project is being operated successfully within the area marked with the "dotted line" on the development framework above. It should be attempted to involve all the adjacent land owners to participate in the agricultural project, and develop this area as an agricultural hub for the Municipality.

11.1.4 Mthekwini Tertiary Node



It is therefore proposed that the following uses be strengthened and promoted in this node.

Land Use Tyepe	Description
Transportation Infrastructure	As a secondary node it is important to provide Public transport Facilities, and to provide more formalised transportation infrastructure, at the correct scale.
Residential	The areas depicted on the above Development Framework should be densified to provide for higher density residential activities. It could also include rental units to be utilised by the Staff from the Clinic and Police Station.
Social Infrastructure	The existing Facilities should be upgraded to provide an improved service to the surrounding community. The Land Use Budget highlights the need for a Community Safety Centre, and it is proposed that this facility provided within this node, as it is compostable with the existing Police Station and the Clinic. A small library to support the schools in the area is also proposed.
Agriculture	The outskirts of this node has high potential agricultural land, which due to the even slope is easily cultivated. More intensive agricultural activities can be promoted here, and possible projects can be linked to SMME development to provide food to the Police Station and the Clinic.
Expansion	Expansion of this node can only happen in a linear form, and will in the process compromise high value agricultural land. It is therefore proposed that the areas depicted in the Development Framework Plan be developed before expansion outside this development boundary occurs.

11.1.4 Mganwini Tertiary Node

It is therefore proposed that the following uses be strengthened and promoted in this node.

Land Use Tyepe	Description
Transportation Infrastructure	As a secondary node it is important to provide Public transport Facilities, and to provide more formalised transportation infrastructure, at the correct scale.
Residential	The areas depicted on the above Development Framework should be densified to provide for higher density residential activities. It could also include rental units to be utilised by the Staff from the Clinic and Police Station.
Social Infrastructure	The existing Facilities should be upgraded to provide an improved service to the surrounding community. The Land Use Budget highlights the need for a Community Safety Centre, and it is proposed that this facility provided within this node, as it is compostable with the existing Police Station and the Clinic. A small library to support the schools in the area is also proposed.
Agriculture	The outskirts of this node has high potential agricultural land, which due to the even slope is easily cultivated. More intensive agricultural activities can be promoted here, and possible projects can be linked to SMME development to provide food to the Police Station and the Clinic.
Expansion	Expansion of this node can only happen in a linear form, and will in the process compromise high value agricultural land. It is therefore proposed that the areas depicted in the Development Framework Plan be developed before expansion outside this development boundary occurs.

11.1.4 KwaNibela Tertiary Social Nodes

(i) Overview

This node is located at the vicinity of the rural settlement named KwaNibela, 10 km away from Makhasa Secondary Community Multi-Use. Access to the node is gained through gravel rural access road which runs from D675 and intersects with A1115 road which gives access to Qomukuphila and other remaining parts of KwaNibela. It is located along iSimangaliso Wetland Park and is considered as the zone of influence.

KwaNibela is the focal lower node that composes of buildings which are underutilised and dilapidated.

Figure 48: KwaNibela Existing Facilities



(ii) Development Proposals

Even though KwaNibela Quaternary Social Node is provided with some social facilities, these appear to be the neglected and underutilised. During the consultation with the Traditional Authorities (Amakhosi and Indunas), it was confirmed that the area is neglected in terms of services. It was further highlighted that the existing buildings were built up and have never been opened for community use and benefit.

This could be due to a number of reasons therefore; it is suggested that the Municipal Department of Community Services will have to engage with the local community, to establish the reasons for the lack of use and to make an attempt to resolve the matter. The possibility of using the existing facilities for agriculture and tourism related activities must be explored. This will assist in revitalisation of the neglected facilities which may be potentially used and grow the node economically and socially. The proposed edge/boundary of the node will allow the node to expand only when the existing facilities have been used.

Figure 49: KwaNibela Tertiary Social Node

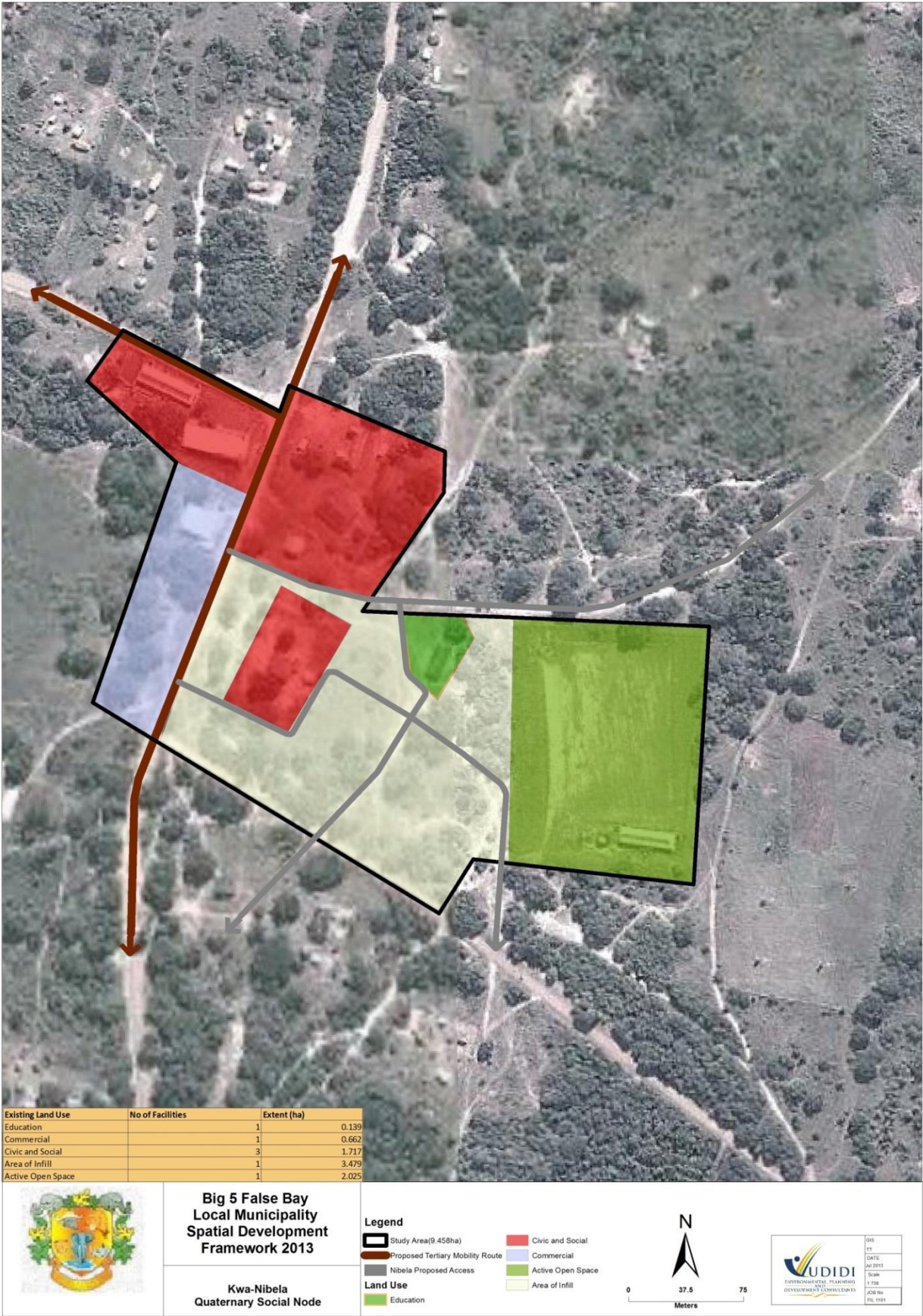


Table 28: Existing and Proposed Land Use Table

Existing Land Use	Facilities	No. of facilities	Extent (ha)
Education	Crèche	2	0.14
Commercial	Shops	1	0.66
Civic and Social	Tribal Court Hall Post Boxes Workshop	3	1.72
Potential Area for Infill	Open Space		3.25
Passive Open Space	Sportsfield	1	2.03
TOTAL		8	7.8

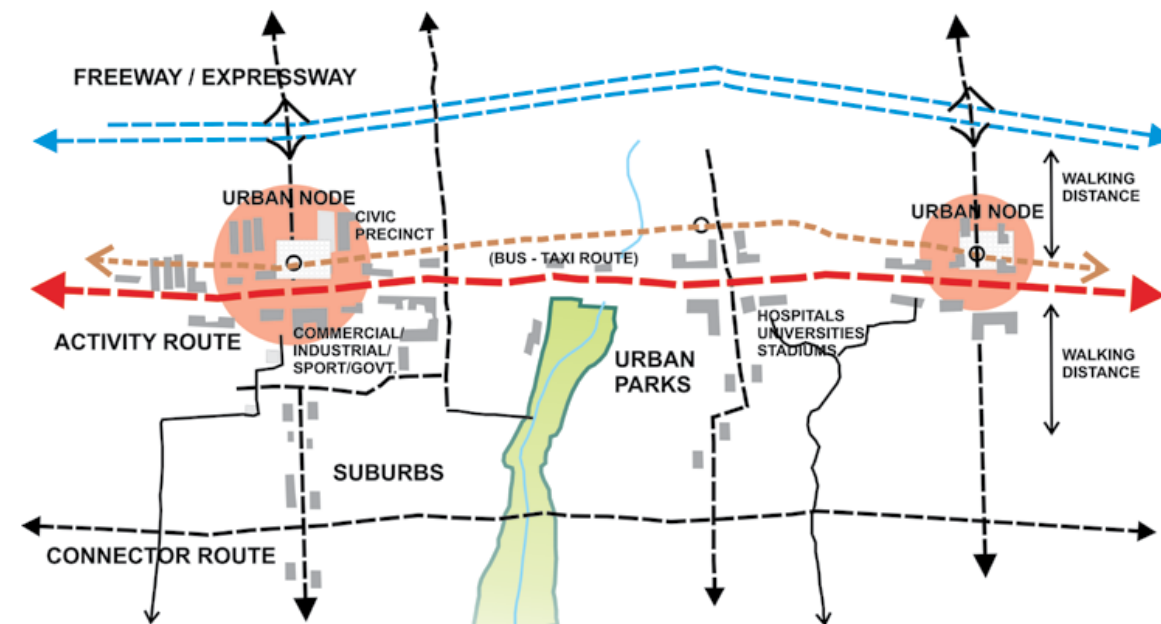
11.2 DEVELOPMENT CORRIDORS

Development corridors are roads or railways that attract different levels and types of private investment which generate different types of formal, informal economic and social opportunities. The areas are usually associated with movement of people between these attractive economic and investment areas. Hierarchy of transport services or network highly support the development corridors and transport services function as an integrated system to facilitate ease movement for different mode of transport.

Development corridors in the Big 5 Hlabisa Municipality occur at different scales depending on function and categorization of the transportation route that forms the basis of the corridor. They carry the flows of people and trade between different destinations and encourage nodal development (i.e. promote development of activities) at a strategic focal point.

The development of corridors is an effective way of creating a relationship between the identified nodes and also integrates settlements either social or economically. A practical example of the relationship of the nodes and corridors has been specified in-detailed in the figure below

50: Relationship between the Development Node and Corridors



Source: Cape Town SDF, 2012

The Big 5 Hlabisa Development Corridors are characterized into different categories and functionality as follows:

11.2.1 Primary Mobility Routes

Primary Mobility Routes are defined as roads with limited access that mainly carries traffic between major nodes.

The national route N2 is known as the major mobility route which links and connects other primary nodes of the neighbouring municipalities. This route provides an alternative route to Mozambique and Swaziland with views of scenic beauty, which can attract both domestic and international tourists thereby promoting tourism status in the Big 5 Hlabisa and other neighbouring municipalities. It provides access to the Hluhluwe Town Primary Economic Node of the Big 5 Hlabisa Municipality.

R618 that runs through the town of Hlabisa is a Primary corridor. This is also a regional / provincial mobility route as well, and it needs to be planned to such an extent that the R618 can fulfil both its mobility and activity functions. Development on either side of this corridor should be a variety of mixed use of a low to medium impact and be visually attractive, and not be hazardous to corridor users. This corridor should further be aesthetically pleasing to tourists utilizing traveling to and from the Hluhluwe-Imfolozi Park.

There is a need of maintenance of this corridor to ensure mobility and accessibility from and to neighbouring areas and subsequently economic activities on a regional scale

11.2.2 Tourism Corridor

Tourism forms main economic base by providing access to areas of attraction within the municipality. This route provides access and linkage to the Big 5 Hlabisa tourism attractions which include Phinda Game Reserve, Makhasa Game Reserve, Hluhluwe/Umfolozi Game Reserve and Mkhuze Game Reserve. It is recommended that this linkage should function and be acknowledged as the tourism route.

According to UMkhanyakude SDF (2013), provincial route P466 (tourism corridor) is identified as the investment line corridor which boasts economic growth and is beneficial to investors. While P466 is considered as tourism route, R22 on the other hand is identified as the secondary mobility route to provide some community and tourism focus.

11.2.3 Secondary Mobility Route

The PSEDs suggests that economic development opportunities should be channelled into activity corridors and nodes that are adjacent to or link the main growth centres.

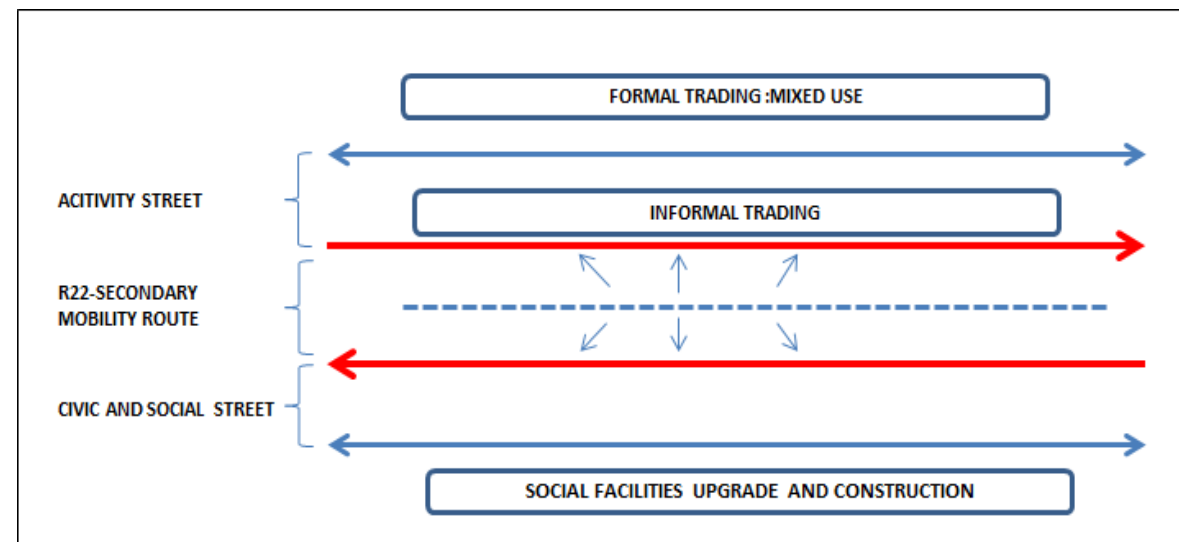
Hence R22 is identified as the secondary mobility route that intersects the whole municipality. The identified secondary mobility route is characterised by range of services which mainly contribute in economic and tourism growth for the municipality. This route provides direct access to the Hluhluwe Town Primary Economic Node (service centre), tourism areas and rural settlements of the Big 5 Hlabisa. The intention is not to develop the entire corridor but rather to focus at improving tourism related activities (hospitality, arts and craft; and eco-tourism) within the existing tourism facilities along the R22.

Furthermore it is also vital to develop and upgrade rural settlements along R22. The secondary mobility route R22 requires rehabilitation and formalisation to improve access to basic services and facilities.

P475 and P453 are secondary corridors identified in Big 5 Hlabisa Municipality. There is a need for completion of surfacing on this corridor to allow ease of access to and from remote regions of the Municipality, which will open up additional economic opportunity for the local population

11.2.4 Activity Corridors

Figure 51: Hluhluwe Town Mobility routes



(i) Activity Spines

Activity Spines are defined as the central road or railway line within an activity corridor that links major or minor nodes. The current commuter rail linkages should be promoted as the main public transport route within the municipality and should be utilised as the transportation asset to transport people or goods from different destinations e.g. Swaziland.

(ii) Activity Street

The Activity Street is usually defined as a local street that is located within the sphere of influence of an activity corridor and reinforces it. It is classified as an activity street due to its functionality which includes vehicles and pedestrian access and mix of land uses in a urban centre/node.

The unnamed activity street of Hluhluwe Town at the vicinity of the town functions as the main commercial street with variety of land uses. It is however, noted that the street lacks insufficient parking space. Therefore in order to ensure efficient transportation movement, it will be necessary to create proper parking areas and formalisation of vendor stalls along the street to maximize the parking space.

11.2.5 Tertiary Mobility Route

These are the important linking roads to inner areas of the municipality and connect with the secondary node. The existing tertiary mobility routes include local access routes/streets which give access to residential areas.

KwaMakhasa Community mobility route is regarded as the tertiary mobility route for transportation (taxis, vans and buses) which carry people from different sub locals of Makhasa T.A. This road based public transportation route can be considered the most valuable and major access route in KwaMakhasa. It contributes towards potential development growth of Makhasa T.A, and this will enable the development of higher-density and mixed land uses.

Tertiary mobility routes linking KwaNibela and other surrounding sub areas are regarded as potential tertiary mobility route. The upgrade of these routes is essential. These areas routes require. However, some of the tertiary routes require upgrade of all-weather road particularly KwaNibela. D1905, P470 and D858 are also tertiary corridors within Big 5 Hlabisa local municipality.

There is a need for maintenance of the identified tertiary corridors to ensure accessibility to local nodal areas and services distribution.

11.2.6 Proposed Tertiary Mobility Routes

Eminent proposals and opportunities have been identified as follows:

- Upgrade of gravel road and causeways to all-weather roads to provide efficient access
- Upgrade and revitalisation of existing facilities that have potential to become cluster facilities by providing proper transportation infrastructure.
- Propose adjoining future access route linking with existing tertiary mobility routes
- The proposed future link will trigger further development growth or opportunities along potential nodes

11.2.7 Public Transportation

The Big 5 Hlabisa SDF focuses development along the major mobility route of the N2 and R22 where current and future integrated developments are proposed. The presence of these mobility routes will facilitate and promote the optimum use of public transport and densification along the existing and proposed mobility routes.

- It is proposed that developments adjacent to mobility routes within the Urban Edge be maintained for administrative, tourism, commercial and densification of residential
- It also proposed that developments along R22 in areas such as rural small holdings and farms be maintained as tourism accommodation and attractions.
- Existing mobility routes in rural settlements are considered as the routes for transportation to carry out people from and to Hluhluwe/Hlabisa and other rural areas.

11.3 THE URBAN EDGE

The delineation of an Urban Edge is vital for the achievement of development principles regarding the control of urban sprawl, the intensification of development and the integration of urban areas. The Urban Edge defines the zone within which the municipality will in future attempt to upgrade levels of development and infrastructure based on the availability of resources in the municipality.

The function of the Urban Edge is used to:

- contain urban sprawl
- protect significant environments and resources
- re-orientate Growth Expectations
- densify built environments
- restructure growth patterns
- rationalise service delivery area

The Urban Edge comprises the existing urban components of Hluhluwe/Hlabisa and their immediate surroundings. It comprises of vacant and agricultural land that may be seen as potential areas for development in a long run. The aim of the proposed urban edge is primarily to attain effective and efficient functionality of the town. This will be achieved by concentrating on areas potential for infill in relation to the existing settlements in order to achieve urban spatial growth.

Hluhluwe urban edge is proposed to concentrate development within mobility routes namely N2 and R22 mobility routes. Growth within settlements not located within mobility route need to be limited to the boundary of the urban area of Hlabisa and Hluhluwe.

11.4 AREAS OF DENSIFICATION AND INFILL

The existing urban structure of Hluhluwe and Hlabisa Town consists of vacant areas and built up areas which are regarded as potential areas for infill and densification to achieve development opportunities. Densification initiatives that include residential, mixed use developments in Hluhluwe and Hlabisa Town should be promoted. This can be achieved due to the infrastructure already in place and ease for resolving land issues.

Based on the observations and analysis of existing nodes within the municipality, KwaMakhasa, Empembeni, Hlabisa town and Hluhluwe town operate more or less similar function, but at an urban and rural scale respectively.

Provision of residential development, will not only benefit the municipality but also private investors and will also facilitate in improving urban growth/spatial structuring of the Hluhluwe and Hlabisa town.

The development of areas prone to densification and intensification need to strengthen, support and be integrated into all the major mobility routes within the municipality. The development will therefore drive the need and upgrade of proper infrastructure and also provide catalytic projects to ensure social and economic integration is achieved.

Table 29: Existing/Current Housing Projects

Project Name	Project Type	Ward	Total Units	Tribal Area
Nibela	Rural-ITB	4	1000	KwaNibela
Makhasa Phase 2 Rural Housing Project	Rural-ITB	1 and 3	1700	KwaMakhasa
Phumlani Slums clearance	ISU	3	500	
Mnqobokazi Phase2	Rural-ITB	1 and 4	1300	
Mpembeni TC Phase 1	Rural-ITB		2 312	
Hlabisa/ Matshamnya ma TC	Rural-ITB		1 225	
Mpembeni TC Phase 2	Rural-ITB		1 006	
Mdletshe TC	ural-ITB		1 620	

Source: Department of Human Settlement

Table 30: Planned Housing Projects

Project Name	Project Type	Units	Tribal Area
Mduku Housing Development	Rural	700.00	KwaMakhasa
Malabela Housing Development	Rural	2402.00	
Tin Town SLUMS Clearance	ISU	2160	Hluhluwe
Giba Housing Development	Rural	1100	KwaGiba
Hlabisa TC	Rural	1 100	Hlabisa TC
Mpembeni TC	Rural	1 000	Mpembeni TC
Mdletshe TC	Rural	2 500	Mdletshe TC

Source: Department of Human Settlement

Figure 52: Special Development Areas (Infill and Densification)

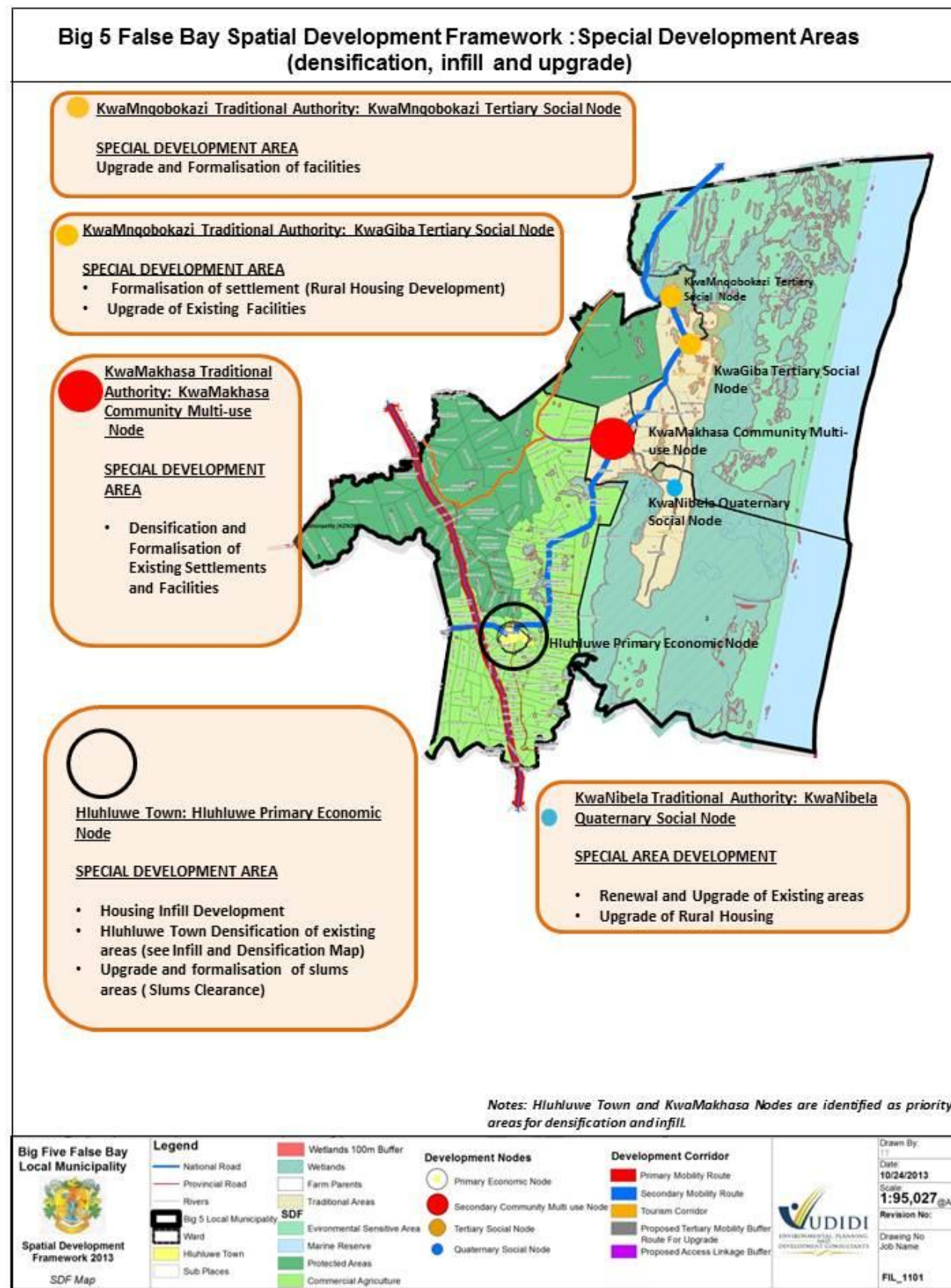


Figure 53: Urban Edge and Areas for Infill and Densification

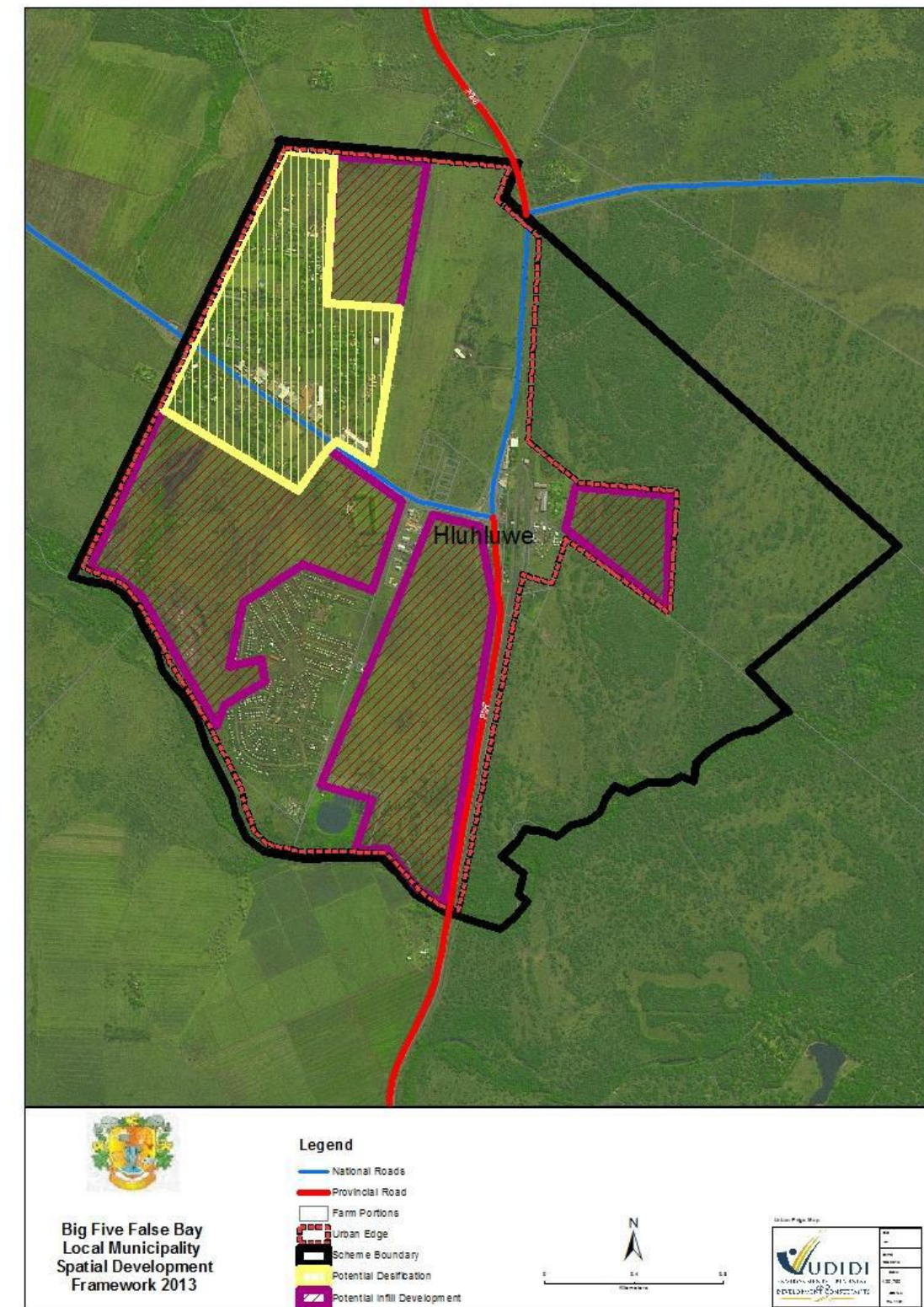
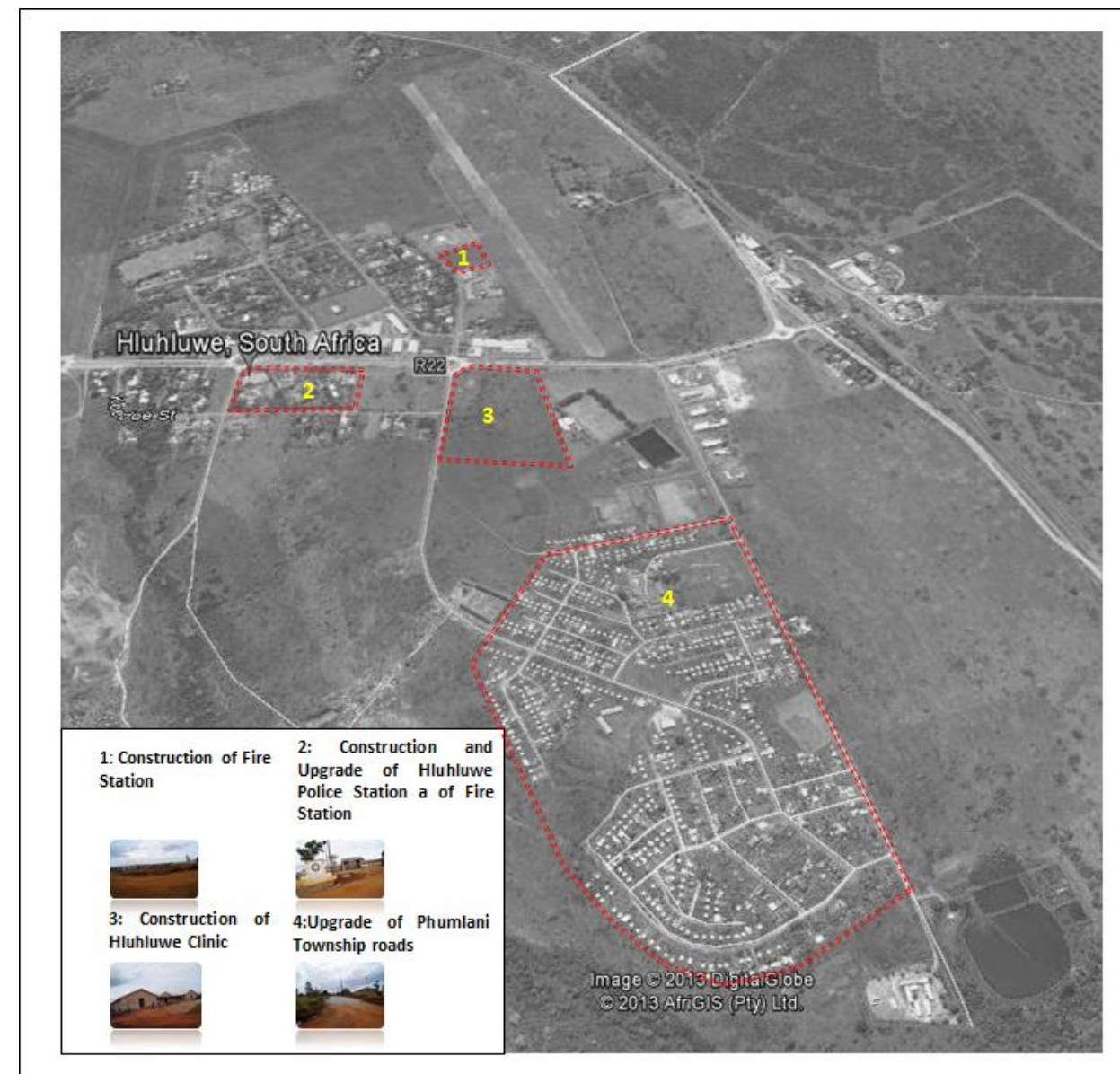


Figure 54: Areas under construction in Hluhluwe Town



The above illustrated upgrade and construction of facilities will create a positive impact towards infill areas.

11.5 BULK INFRASTRUCTURE

The upgrading of the road will likely to attract investment in the form of bulk infrastructure such as water and in turn attract developers to invest in facilities such as housing due its demand.

Table 31: Existing Road Construction Projects (2013-2014)

Existing Local Roads and Causeway (2013-2014)			
Road Name	Ward	Location	Tribal Area
Malolini Road	4	Nqutshini-Nqutshini	Nibela
Bernard Road	2	Nukamkhonto-Bhekamangwane	Mnqobokazi

Table 32: Planned Road Construction Projects (2014-2017)

Planned Local Roads and Causeway			
Project Name	Ward	Location	Tribal Area
Nyathini Phase 2	4	Nyathini-Skhakhwaneni	Makhasa
Thuthuka Phase 2	4	Bangizwe-Nibela	Nibela
Bangizwe Primary School Access	4	Mduku-Bangizwa School	Mnqobokazi
Bernard Phase 3	4	Nukamkhonto-Bhekamangwane	Mnqobokazi
Nyathini Phase 3	2	Nyathini-Skhakhwaneni	Makhasa
Mdinwa School Access	2	Mduku-Mdinwa School	Makhasa

Source: Department of Transport

During the site inspection, it was noticed that UMkhanyakude District Municipality is responsible as an Implement Agent for the provision of facilities and bulk infrastructure.

It was further noted that within the traditional areas some of the infrastructure or facilities have been randomly constructed away from other key community facilities. This is due to the lack of facilitation and co-ordination of infrastructure and planning section regarding facilities and services. Therefore it is highly recommended that the municipality consider the preparation of various sector plans to avoid improper planning and management of services. Some of the sector plans have been prepared and are under review e.g. Housing Sector Plan.

It is noted that the below tabulated current Eskom projects will mainly support areas identified as development nodes in the Big 5 Hlabisa. However, based on the consultation phase, Eskom experiences challenges of coordinating and installing electricity power lines due to environmental sensitive areas prevalent throughout the municipal area. Thus, it is advisable to develop an Environmental Management Plan and as well afford proper consultation between Eskom and the Department of Environmental Affairs regarding approval and conducting Environmental Impact Assessments for areas earmarked for electrification projects.

Table 33: Electrification Projects

Project Name	Ward	LAT Y	LONG X	TRADITIONAL AREA
Mduku Phase 1	4	-27.78995153000	32.42544816000	KwaMakhasa
Mduku Phase 2	1	-27.82470922000	32.38984452000	KwaMakhasa
Nibela	1	-27.83090298000	32.39804912000	KwaNibela
Mnqobokazi	4	-27.73963736000	32.46303866000	KwaMnqobokazi
Kwa Nibela	2	-27.89414302000	32.44712570000	KwaNibela

The provision of infrastructure supports human settlement, economic and social facilities growth. It is vital and strongly recommended to implement and provide the following as development projects:

- A Municipal Disaster Management Plan,
- Preparation of the Integrated Water Management Plan,

- Preparation of the Strategic Environmental Assessment (SEA),
- Preparation of a Biodiversity Sector Plan which focuses particularly in the Big 5 Hlabisa Municipality,
- Upgrade of Water Scheme and Supply of Water within the nodes
- Invest on public transport which will benefit low income residents by facilitating mobility; and
- Densification within the nodes to promote compact development to ensure transport links are well located

The stated recommendations will have an impact during the Review of the SDF and therefore be included or aligned into the SDF Review as an environmental significant aspect.

11.6 PROTECTED AREAS AND CONSERVATION AREAS

This aspect is considered as the informant for potential development at the broad municipal area where conservation-worthy or sensitive natural features require protection. The following sensitive zones are noted:

- iSimangaliso Wetland Park
- Hluhluwe Imfolozi Park
- Private Game Reserve
- Provincial Game Reserve
- Rivers, Wetlands, Indigenous forest

The outcomes of preparing the Big 5 Hlabisa SDF include managing and protecting the sensitive areas, thus delineating of areas considered as sensitive is necessary. Protected areas will be necessary in delineating restricted development areas. The informant environmental data has been considered when preparing the SDF. It is acknowledged that there are fewer wetlands within the urban area however; a number of various wetlands are mostly prevalent in the upper areas along the rural settlements. The iSimangaliso Wetland Park runs along the eastern portion of the study area and runs from north to south of the rural.

Development Proposals

The following interventions are suggested:

- Rehabilitate and maintain water sources and wetlands
- Environmental Awareness

The Big 5 Hlabisa Land Use Management System (LUMS) will control developments in close proximity to the sensitive areas in order to promote sustainable development. These natural sensitive features will focus mainly on contributing towards tourism activities and may be used as factors which may limit urban sprawl.

In terms of land use management, the specific ecosystems and vegetation communities that require specific environmental management are wetlands, grasslands, and indigenous forests which provide the habitats of important species.

In light of its potential impacts the Department of Agriculture, Fisheries and Forestry (DAFF , Commercial Forestry and any development affecting forests should be carefully monitored and be confined to areas where permits have already been granted.

11.7 COMMERCIAL AGRICULTURAL AREAS

The main economic driver of the Municipality is agriculture (ie; forestry, pineapples and sugarcane). One of the objectives which the SDF aims to address is to address the spatial economic issues. Therefore; the identification of high potential agricultural areas becomes critical in ensuring that such areas are set aside from development to continue functioning as major economic drivers.

The following considerations must be made for commercial agriculture:

- Commercial agriculture and tourism (where the potential exists) are the main economic drivers, and the needs of both sectors need to be accommodated.
- Small tourist developments (e.g. bed and breakfast establishments aimed at supplementing farming income may be considered throughout the municipality).
- In view of the potential negative impact which commercial forestry has on water quality and quantity and landscape quality, it should be restricted to areas where permits have already been awarded.
- The loss of high quality agricultural land is to be avoided.
- Section 42 of the Planning and Development Act lists the matters to be taken into account in determining the merits of the proposed development of land situated outside the area of a scheme. This includes any local practice to land use management. In the case of the rural component of the municipal area, it is suggested that the following should be also taken into account when considering development proposals considering application for a change of land usage:
 - The extent to which the proposal will have a positive impact on the local economy and the area of employment, and its sustainability.
 - The maintenance and enhancement of landscape quality.
 - The loss of prime agricultural land.
 - The potential impact on water quality and quantity.
 - The potential impact on biodiversity.

Development Proposals

The following proposals are proposed within the commercial agricultural area

- Eco-tourism related to natural beauty of the environment particularly in areas in close proximity to iSimangaliso Wetland Park and Nature Game Reserves. Eco-tourism will therefore increase local capacity building (cooperative) and employment opportunities and it will be a drive to empowering communities around the municipality to fight against poverty and achieve sustainable development.
- It is recommended that municipality must prepare an agricultural Sector Plan in order to identify skills agricultural beneficial aspects within the municipality.
- Promote agricultural and cultural activities (e.g. crafting), to attract tourists either from rural areas or in farmland.
- Urban Agriculture Development. It is seems as an agricultural potential particularly in urban areas
- Small scale agriculture, Subsistence farming, poultry and promoting vegetable gardens

It is recommended that the Department of Agriculture and Environmental Affairs to support the sector and identify and continue protecting valuable municipal environmental assets.

It is worth noting that the existing and planned agricultural projects identified by Department of Agriculture and Environmental Affairs in the table below should not be ignored however be incorporated in the SDF.

Table 34: Big 5 Hlabisa Agricultural Projects

Big 5 Hlabisa L\M	Ward no.	Area	Project Name	Project Type	Co-ordinates
Existing	3	Mnqobokazi	Phumulani	vegetable garden	S28,03442° E32,27003°
	3	Mnqobokazi	Wushu	vegetable garden	S27,72785° E42,46375°
	1	Mnqobokazi	Mnqobokazi	vegetable garden	S27,74083° E32,47565°
	1	Mnqobokazi	Sizanentwana	vegetable garden	S27,73693° E32,46098°
	1	Mnqobokazi	Sisonke	vegetable garden	S27,72489° E3248917°
	1	Mnqobokazi	Lungisani	vegetable garden	S27,70755° E32,45457°
	1	Mnqobokazi	Sinenjongo	vegetable garden	
	1	Mnqobokazi	Thembaletu	vegetable garden	S27,78123° E3248037°
	3	Mnqobokazi	Sisonke	Vegetable Garden	S27,72489° E3248917°
		Mnqobokazi	Sigungunya	Vegetable Garden	

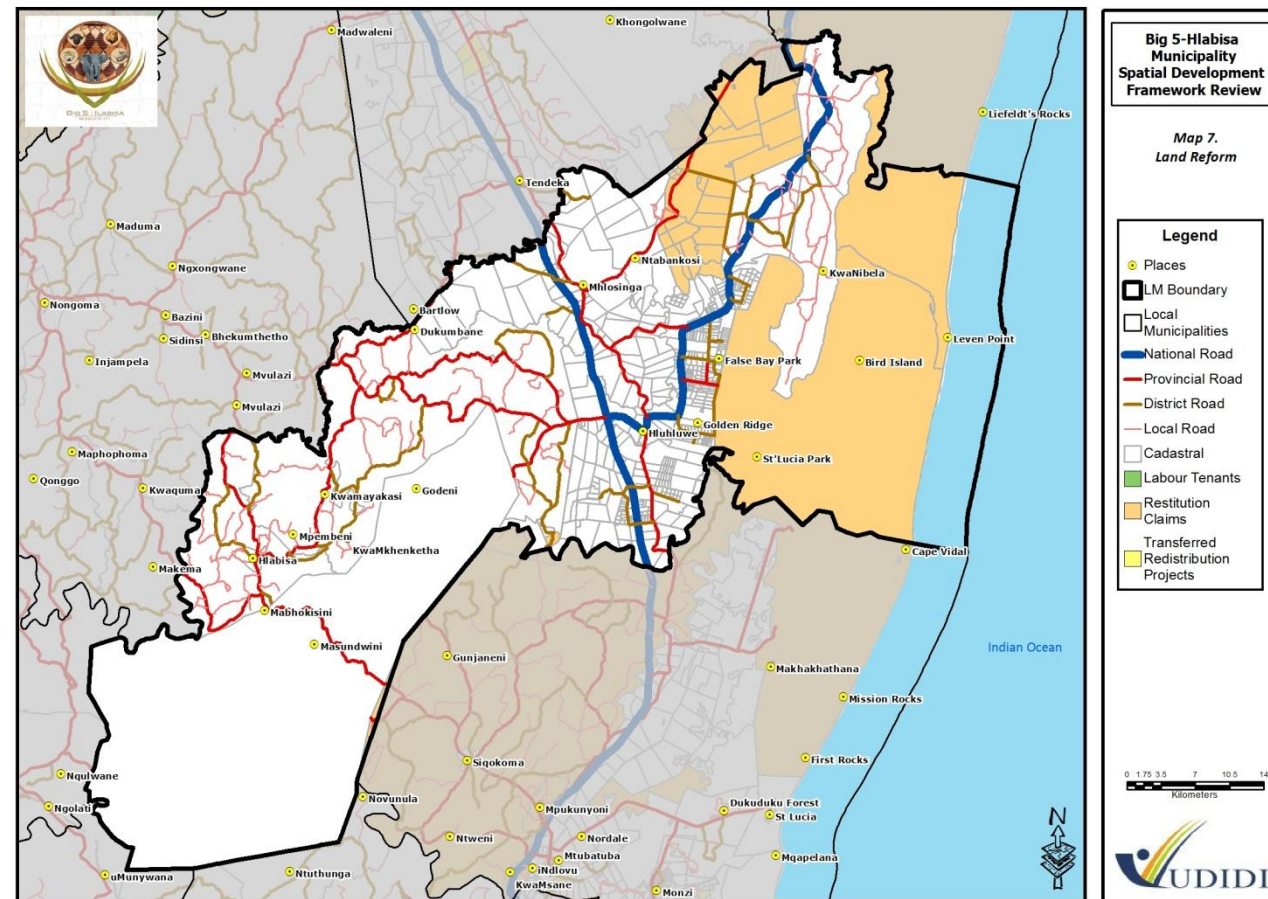
		Mnqobokazi	Sizintandane	Vegetable Garden	
		Mnqobokazi	Lungisani	Veg &Poultry	
		Mnqobokazi	Ziphilelengamandla	Sweetpotato project	
		Mnqobokazi	Nkomonye	Land care	
		Hluhluwe	Impiloyesizwe	Vegetable Garden	
Planned	3	Mnqobokazi	Nqabayethu	Vegetable garden	S28,034420° E32,27003°
	3	Mnqobokazi	Ukukhanya	Vegetable garden	S28,03442° E 32,27003°
	1	Mnqobokazi	Buhlebethu	Vegetable garden	S27,74179 E32,45944
	1	Mnqobokazi	Kwahlimba	Vegetable garden	S27,71884° E32,44321°

Table 35: Big 5 Hlabisa Agricultural Projects

Big 5 L\M	Ward no.	Area	Project Name	Project Type	Co-ordinates
Existing	3	Mnqobokazi	Phumulani	vegetable garden	S28,03442° E32,27003°
	3	Mnqobokazi	Wushu	vegetable garden	S27,72785° E42,46375°
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	1	Mnqobokazi	Sizanentwana	vegetable garden	S27,73693° E32,46098°
	1	Mnqobokazi	Sisonke	vegetable garden	S27,72489° E3248917°
	1	Mnqobokazi	Lungisani	vegetable garden	S27,70755° E32,45457°
	1	Mnqobokazi	Sinenjongo	vegetable garden	
	1	Mnqobokazi	Thembaletu	vegetable garden	S27,78123° E3248037°
	3	Mnqobokazi	Sisonke	Vegetable Garden	S27,72489° E3248917°
		Mnqobokazi	Sigungunya	Vegetable Garden	
		Mnqobokazi	Sizintandane	Vegetable Garden	
		Mnqobokazi	Lungisani	Veg &Poultry	
		Mnqobokazi	Ziphilelengamandla	Sweetpotato project	
		Mnqobokazi	Nkomonye	Land care	
		Hluhluwe	Impiloyesizwe	Vegetable Garden	
Planned	3	Mnqobokazi	Nqabayethu	Vegetable garden	S28,034420° E32,27003°

	3	Mnqobokazi	Ukukhanya	Vegetable garden	S28,03442° E 32,27003°
	1	Mnqobokazi	Buhlebethu	Vegetable garden	S27,74179 E32,45944
	1	Mnqobokazi	Kwahlimba	Vegetable garden	S27,71884° E32,44321°

11.8 LAND REFORM STATUS



A total of three claim areas in the former Big 5 False Bay have been identified. It is noted that all the three areas have been stated as settled areas by the Department of Rural Development and Land Reform (DRDLR).

The table below specifies the land claims in details as follows:

Table 36: Land Distribution Status

Claim Name	Park Name	Property description	Municipality	Ha	Status	Option	Date of settlement	Land Transfer	Challenges	Action plan	
										Action	Timeframe
False Bay	iSimangaliso Wetland		Big Five False Bay	2213	Settled	Land Restoration without physical occupation	2007	No	1. No Title Deed, unsurveyed state land. 2. Demand for approved grants as part of the settlement agreement	1. Procure Survey services. 2. Engage beneficiaries regarding new grants approach.	End August
Makhasa	iSimangaliso Wetland	A portion of the Remainder of the farm Katema-Nedersetting No. 14250	Big Five False Bay	3323	Settled	Land Restoration without physical occupation	2007	No	1. No Title Deed, unsurveyed state land. 2. Demand for approved grants as part of the settlement agreement	1. Procure Survey services. 2. Engage beneficiaries regarding new grants approach.	End August
Mnqobokazi	iSimangaliso Wetland	Portion of Remainder of the farm Katema-Nedersetting No. 14250 Portion 23 of the farm Katema-Nedersetting No. 14250	Big Five False Bay	9123	Settled	Land Restoration without physical occupation	2007	No	1. No Title Deed, unsurveyed state land. 2. Demand for approved grants as part of the settlement agreement	1. Procure Survey services. 2. Engage beneficiaries regarding new grants approach.	End August

Source: Department of Rural Development and Land Reform

11.9 SDF ALIGNMENT WITH NEIGHBOURING MUNICIPALITIES

The Big 5 Hlabisa Municipality falls within uMkhanyakude District Municipality which is made up of four local municipalities. The Big 5 Hlabisa Municipality shares boundaries with the following municipalities:

- Mtubatuba Local Municipality,
- Nongoma Local Municipality,
- Mfolozi Local Municipality,
- Ntambanana Local Municipality,
- Ulundi Local Municipality; and
- Jozini Local Municipality

11.9.1 uMkhanyakude District Municipality SDF

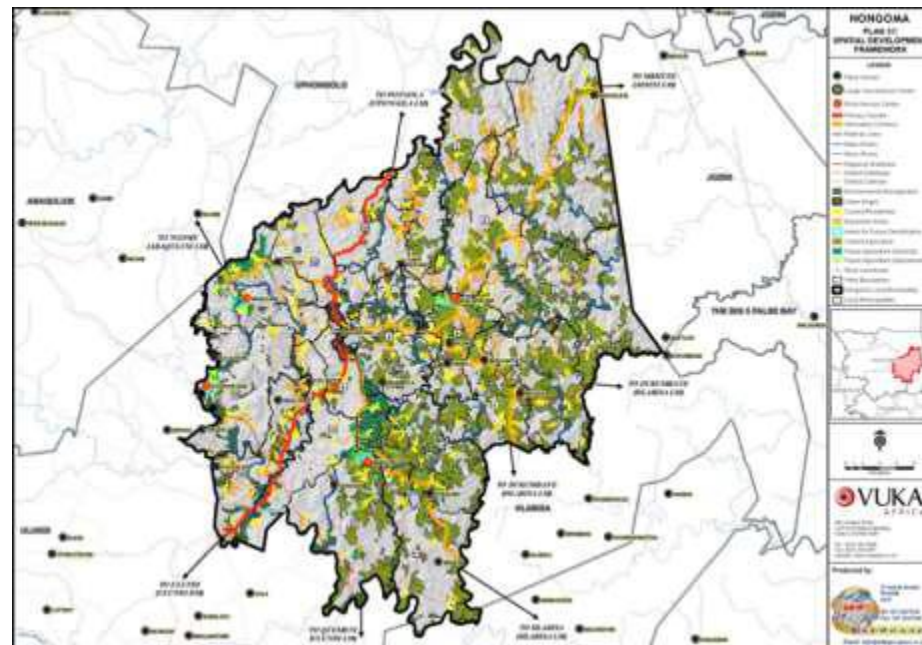
Figure 55: uMkhanyakude District Municipality SDF



Alignment Indicator	Spatial Status
Development Corridors	N 2 is identified as the primary priority road which links major cities and towns (Durban, Richards Bay and Swaziland)
Cross Boundary Influences	Areas of cross boundary dependencies include areas of conservation from north to south of the district municipality. Tourism and agriculture is evident and is the potential sector which contributes to the economic growth of the district.
Cross Boundary Cooperation	Both municipalities need to cooperate regarding the maintenance of the N2 and other proposed infrastructural proposals. The Big 5 Hlabisa municipality provide linkages to all local municipalities serving all major economic centres..
Potential Conflicting Issues	Maintaining and protecting biodiversity is one of the key drivers to the future economic development of the District. Much of the area is under threat due to subsistence for survival purposes or/and to developmental pressures.

11.9.2 Nongoma Local Municipalities SDF

Nongoma Local Municipality is located on the western boundary of the Big 5 Hlabisa Local Municipality.



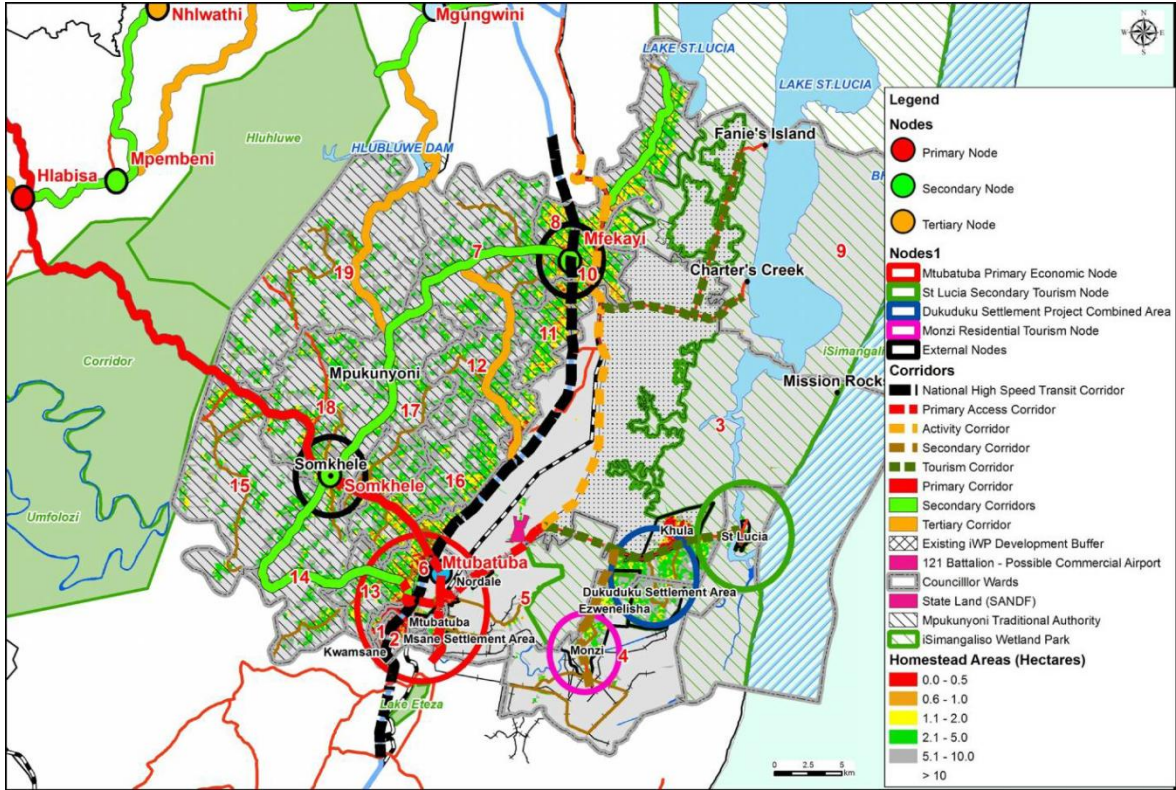
Source: Nongoma SDF, 2011

Alignment Indicator	Spatial Status
Development Corridors	The secondary corridor from Nongoma Municipality leads to Big 5 Hlabisa Municipality.
Cross Boundary Influences	The Big 5 Hlabisa Municipality may benefit from the current agricultural activity that sits along the east boundary of Nongoma Municipality.
Cross Boundary Cooperation	There are no particular elements that needs extensive cross boundary co-operation between the municipalities involved.
Potential Conflicting Issues	Contradictions occur between settlements in Big 5 Hlabisa encroaching into valuable agricultural land in Nongoma Municipality. Proper Land use Alignment may be required.

11.9.2 Mtubatuba Local Municipalities SDF

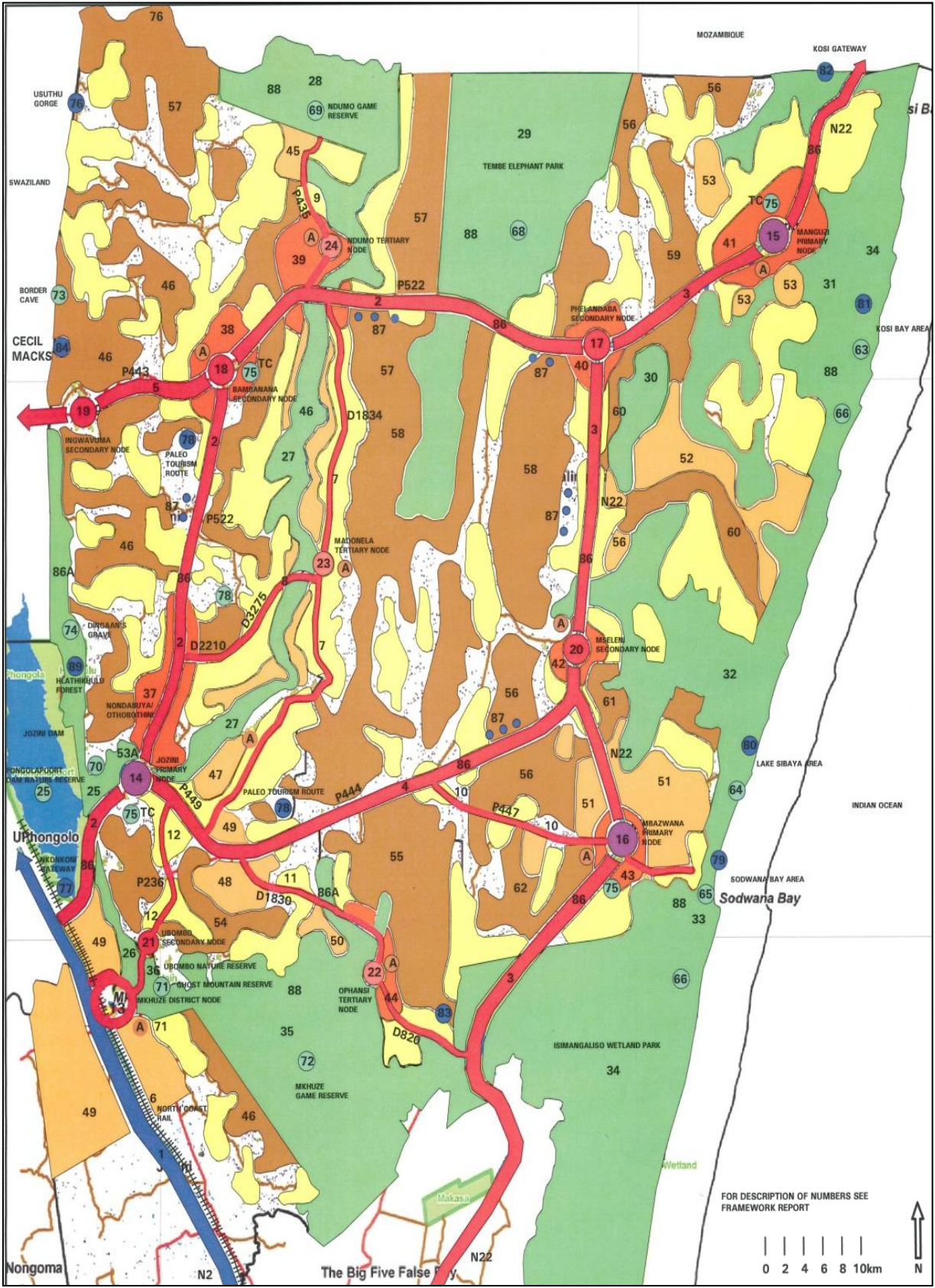
Alignment Indicator	Spatial Status
Development Corridors	N 2 is recognized as the primary priority road which links major cities and towns (Durban, Richards Bay and Swaziland)
Cross Boundary Influences	Both municipalities maintain similar urban form of Traditional Authority settlement in the coastal side of the municipalities and in close proximity to iSimangaliso Wetland Park. Mtubatuba Local Municipality shares a boarder with iSimangaliso Wetland Park which is considered as the area restricted for development.
Cross Boundary Cooperation	Mfekayi rural settlement is the closest external node to the Big 5 Hlabisa Municipality and is situated along the major corridor N2.
Potential Conflicting Issues	The iSimangaliso Wetland Park is recognised as the World's Heritage site and potential tourism area

Figure 57: Mtubatuba Local Municipality SDF



Source: Mtubatuba SDF, 2012

Figure 58: Jozini Local Municipality SDF

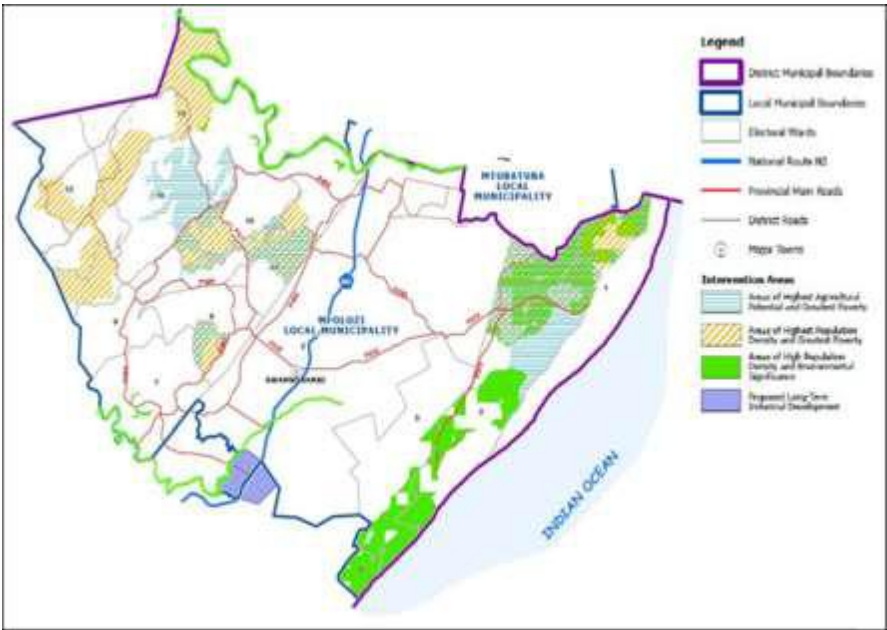


11.9.3 Jozini Local Municipality SDF

Alignment Indicator	Spatial Status
Development Corridors	Shares a primary mobility route N2 with the Big 5 Hlabisa
Cross Boundary Influences	Both municipalities share a boarder of protected areas (the game reserves). This implies that any further development, management and tourism implications/ developments may affect both
Cross Boundary Cooperation	
Potential Conflicting Issues	

11.9.4 Mfolozi Local Municipality SDF

Figure 59:Mfolozi Local Municipality SDF

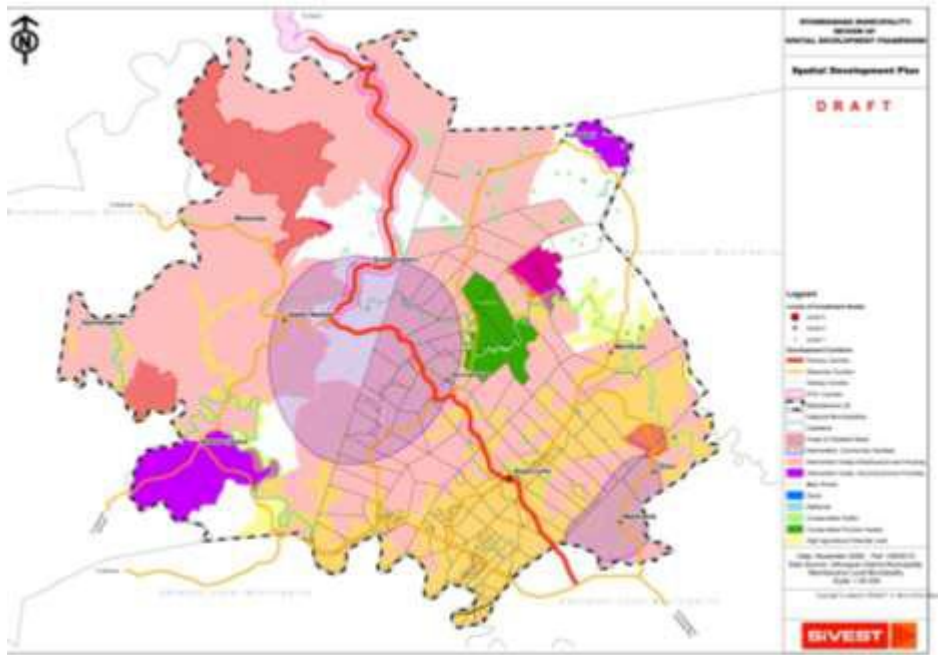


Alignment Indicator	Spatial Status
Development Corridors	Only the Regional Corridor (N2) traverses the Mfolozi Corridor with P235 traversing Hlabisa Municipality and connecting to N2 on the south-east boundary of Big 5 Hlabisa.
Cross Boundary Influences	The Mfolozi Municipality lies on the southern boundary of the Hlabisa Municipality in which both municipalities will benefit from Eco-Tourism from the Hluhluwe – Imfolozi Game Reserve.
Cross Boundary Cooperation	There are no particular elements that needs extensive cross boundary co-operation between the two municipalities.
Potential Conflicting Issues	Contradictions may occur between the “Areas of Highest Population Density and Greatest Poverty” in Mfolozi with Hluhluwe-Imfolozi Park in Big 5 Hlabisa Municipality. This requires proper land use alignment from both municipalities. Imfolozi River catchment which is critically important for the Isimangaliso Wetlands Park. Substantial parts of both municipalities fall within this catchment and may have impacts on its quality.

11.9.5 Ntambanana Local Municipality SDF

Ntambanana Municipality is located on the southern boundary of Big 5 Hlabisa Municipality.

Figure 60:Ntambanana Local Municipality SDF



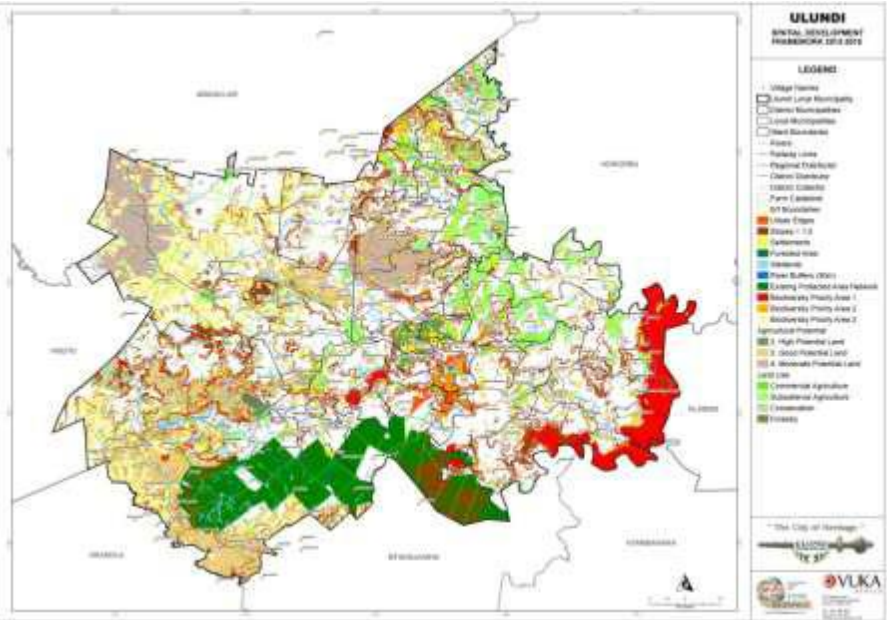
Source: Ntambanana SDF, 2009

Alignment Indicator	Spatial Status
Development Corridors	No major corridor that transverse both municipalities except for the internal municipal roads.
Cross Boundary Influences	The Hluhluwe –Imfolozi Game Reserve forms the southern boundary of Big 5 Hlabisa Municipality which will benefit both Municipalities from eco-tourism opportunities.
Cross Boundary Cooperation	There are no particular elements that needs extensive cross boundary co-operation between the two municipalities.
Potential Conflicting Issues	Land use contradictions occur between the “intervention Areas for Infrastructure and Housing” in Ntambanana Municipality and the Hluhluwe-Imfolozi Game Reserve on the southern boundary of the Big 5 Hlabisa Municipality.

11.9.6 Ulundi Local Municipality SDF

The Ulundi Municipality is located on the south-western boundary of Big 5 Hlabisa Local Municipality.

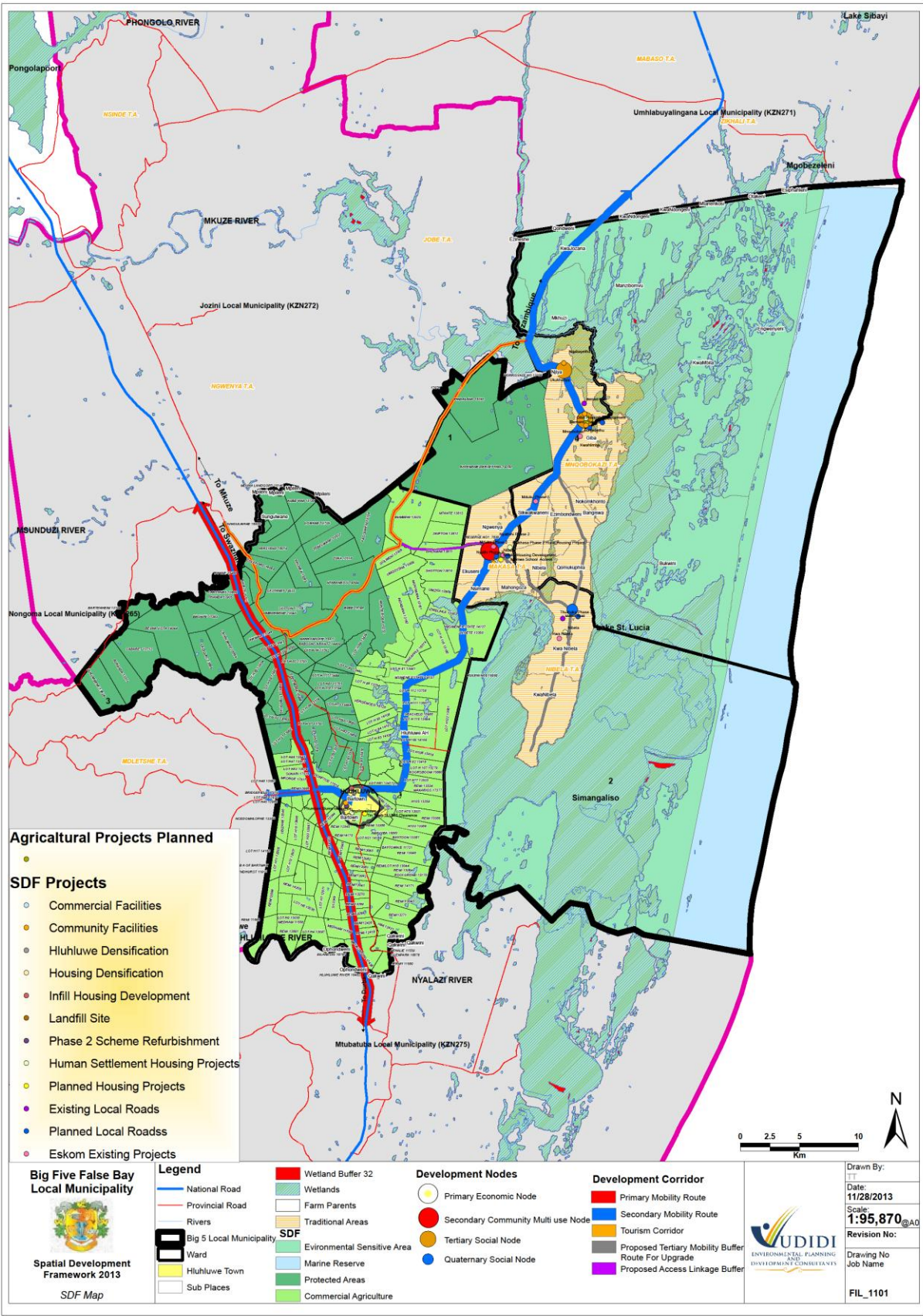
Figure 61: Ulundi Local Municipality SDF



Source: Ulundi SDF, 2012/17

Alignment Indicator	Spatial Status
Development Corridors	No major corridor that transverse both municipalities except for the internal municipal roads.
Cross Boundary Influences	The Hluhluwe –Imfolozi Game Reserve forms the southern boundary of Big 5 Hlabisa Municipality which will benefit both Municipalities from eco-tourism opportunities.
Cross Boundary Cooperation	Biodiversity Priority Area 1 in Ulundi Municipality lies along the south-west boundary of Hluhluwe-Imfolozi Park. Joint Environmental Management of the ecological resources from both municipalities is required.
Potential Conflicting Issues	No major land use contradiction which may require extensive cross-border alignment.

Figure 59: Big 5 Hlabisa Comprehensive SDF



12. SDF IMPLEMENTATION PLAN

12.1 Implementation Purpose

This phase involves prioritizing relevant projects, funding and implement agents for the future development of the municipality. This will assist on the next stages for the development process whereby the municipality will issue out development projects for the municipality which will include feasibility studies, nodal plans and various detailed interventions/projects for the municipal area that have been identified in the SDF. The implementation plan also serves as an assurance for the sustainability of the project and provides proper management planning for relevant departments to be involved in the project.

12.2 Implementation Plan Arrangements

The Big 5 Hlabisa Implementation plan will require involving relevant various stakeholders or departments. A collaborative partnership between the communities, private and public stakeholders will ultimately assist in managing and coordinating development initiatives in order to achieve economic potentials and benefits. It is envisaged that the existing Big 5 Hlabisa PSC will be considered for the Big 5 Hlabisa SDF Implementation plan and will comprise Government Departments, Communities, Private sector, Investors; parastatal organisations, funding agencies and municipalities. It is then anticipated that UMkhanyakude will not only be considered as the main funder or implement agent but also other relevant funders and implement agents will be the head responsible for local economic development and infrastructure. The following various projects would be implemented based on the approved SDF and level of priority and project implementation term.

12.3 Prioritisation of the Proposed Projects

It is vital to prioritise projects, particularly at a municipal level in order to address phasing of projects in terms of which project comes first, to address constraints and promote coordinated development within the municipality.

The following principles require attention and have to be applied in prioritisation of projects as:

- Need to respond to issues identified during the stakeholder engagement as current key concerns and priorities to address towards the approval of the Draft SDF ,ensuring that the municipality becomes a sustainable and planned driven municipality;
- Ensure that the development of the SDF is positioned and prepared to benefit the Big 5 Hlabisa;
- Identifying catalytic projects
- Identifying projects for which the municipality has already committed budget and other necessary resources. The implementation of these projects will happen as soon as
- Ensure Council approval of the SDF is safeguarded;

The following various projects would be implemented based on the approved SDF and level of priority and project implementation term.

Figure 60: Implementation Plan Institutional Framework

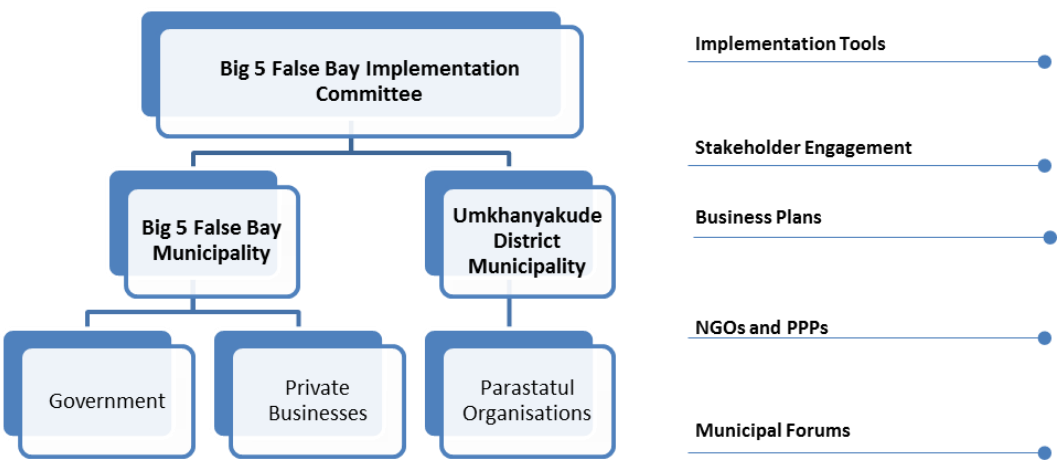


Table 37: SDF Implementation Plan

PROJECT NO.	ACTIVITY	DESCRIPTION	IMPLEMENT AGENT	ESTIMATED PROJECT BUDGET	FUNDER	TIME FRAME		
						SHORT TERM	MEDIUM TERM	LONG TERM
SDF IMPLEMENTATION FRAMEWORK								
1.	Approval of the Big 5 Hlabisa SDF	Acquiring bi-in from the relevant stakeholders and approval by the Council till the adoption phase	LM	To be determined	COGTA			
2.	Building Capacity : Appointment of Environmental Management Officer, Town Planner, Interns	To increase skills development and capacity building within the municipality	LM	To be determined	LM			
3.	Development of Sector Plans and Audits	31.Strategic Environmental Assessment (SEA),	LM	R500.000.00	Department of Agriculture and Environmental Affairs			
		3.2.Integrated Waste Management Plan,	LM	R500.000.00	Department of Agriculture and Environmental Affairs			
		3.3.Tourism Strategy to be in line with Provincial Tourism Master Plan	LM	To be determined	Dept. of Economic Development and Tourism ad LM			
		3.4.Implementation of Housing Sector Plan and Disaster Management Plan, for the purpose of management and directing sector development within the municipality	LM	To be determined	Dept. of Human Settlements, LM			
		Land Audit to verify land ownership for the whole Municipality, number of people living in the area and as well the usage of the land.	Ingonyama Trust Boards	To be determined	LM and Ingonyama Trust Board			
4.	Wall-to-Wall Scheme	Alignment of scheme with neighbouring municipalities and incorporating rural and urban scheme to control and direct development holistically.	LM	To be determined	LM			
5.	Agricultural Management Sector Plan	Maintenance and management of Agricultural sector and promoting skills development through agricultural projects	LM	To be determined	Dept. of Agriculture			
6.	Environmental/Coastal Awareness	To provide awareness and management of the coast to reduce associated risks and challenges	LM	To be determined				

PROJECT NO.	ACTIVITY	DESCRIPTION	IMPLEMENT AGENT	ESTIMATED PROJECT BUDGET	FUNDER	TIME FRAME		
						SHORT TERM	MEDIUM TERM	LONG TERM
7.	Provision of Infrastructure Services	7.1.Upgrade Road P2-8, from Hluhluwe to Mkhuze	Mhlosinga Development Agency, Department of Transport	To be determined	Dept. of Transport, MIG and DM			
		7.2 Access routes for Traditional Council Upgrade to all weather roads KwaMakhasa TC to KwaNibela TC, From KwaNibela to KwaGiba area		To be determined				
		7.2.Future Link development to connect from KwaMakhasa T/C to the Nature Reserve	DM	To be determined	Dept.of Transport			
		7.3.Bulk Water Supply;	DM and LM	To be determined	Dept. of Water Affairs			
		7.4.Sanitation	DM	To be determined	Dept. of Water Affairs			
		7.5.Electrification Supply : Mduku Phase 1 Mduku Phase 2 Nibela Mngobokazi Kwa Nibela	ESKOM	To be determined	ESKOM AND LM			
8.	Community Projects False Bay	False Bay Community Projects or Archaeological themed tourism activities (e.g. scratch patches)	Mhlosinga Development Agency	R 1.5m	Dept. of Agriculture, Department of Economic Development and Tourism and LM			
9.	Tourism Facilities	9.1.Community Museum False Bay	Mhlosinga Development Agency	To be determined	Dept. Of Economic Development and Tourism			
		9.2.Impini Golf Estate	Mhlosinga Development Agency	To be determined	Dept. Of Economic Development and Tourism			
10.	Skills Development Education Programme for Rural Areas	To improve skills development	Department of Rural Development and Land Reform	To be determined	Department of Rural Development and Land Reform,DM			
Hluhluwe Economic Primary Node in Ward 3								
11.	CBD Master Plan	The Master plan is to map out future growth of the town	LM	To be determined	DM			
12.	Wall to Wall Planning Scheme	Wall to Wall Planning Scheme.	LM	R1 000 000.00	LM			
13.	Hluhluwe Town Densification	Densification involves increasing residential developments within Activity area and Centres or as an extension of activity nodes and centres promoting transportation mixed land	LM	To be determined	LM			

PROJECT NO.	ACTIVITY	DESCRIPTION	IMPLEMENT AGENT	ESTIMATED PROJECT BUDGET	FUNDER	TIME FRAME		
						SHORT TERM	MEDIUM TERM	LONG TERM
		use development principles.						
14.	Phumlani Slums Clearance (Underway Project)	Housing Development	Metroprojects	R 2, 104 800.00	Dept. of Human Settlement			
15.	Hluhluwe Water Upgrade (On construction Phase)	Installation of a bulk water pipeline running from the Dam to serve all areas within Hluhluwe Town	DM	R39m	MIG			
16.	Tin Town Slums Clearance	Housing Development	LM	To be determined	Dept. of Human Settlement			
17.	Hluhluwe Water Upgrade (New Project)	Installation of a bulk water pipeline running from the Dam to serve all areas within Hluhluwe Town	DM	To be determined	MIG			
18.	Hluhluwe Phase 2 Scheme Refurbishment	Restoration of water scheme in Hluhluwe Town	DM	R2000 0000.00	MWIP			
19.	Infill Housing Development Feasibility Study	Housing and Feasibility Study	LM	To be determined	Dept. of Human Settlements			
20.	Infrastructure Upgrade	To improve Hluhluwe Town The upgrading of the infrastructure will likely to attract investment in the form of bulk infrastructure such as water and in turn attract developers to invest in facilities such as housing due its demand.	LM	To be determined	DM,MIG			
21.	CBD Landscape	Hluhluwe CBD status negatively affect the conduct of business as they lack features that attract shoppers especially lack of landscaping, neatly surfaced areas with enough parking space, roads and walkways and associated street furniture and security. The proposal seeks to create a better trading space for formal and informal business enterprises and the general public. It is part of the revitalisation plan to attract shoppers to the business operating in the CBD:	LM	To be determined	LM and COGTA			
		20.1. CBD Landscape						
		20.2. Local Signs Hluhluwe Signage at Hluhluwe	Mhlosinga Development Agency	To be determined	DM			
22.	Solid Waste Disposal	Identification of environmentally legally landfill site for waste disposal within Hluhluwe Town	Dept. Agriculture and Environmental Affairs	To be determined	Dept. Agriculture of Environmental / Dept. of Environmental Affairs			
23.	Vegetable Garden Project	Hluhluwe Vegetable Gardening project	Dept. of Agriculture and Environmental Affairs	To be determined	Department of Agriculture and Environmental Affairs			

PROJECT NO.	ACTIVITY	DESCRIPTION	IMPLEMENT AGENT	ESTIMATED PROJECT BUDGET	FUNDER	TIME FRAME		
						SHORT TERM	MEDIUM TERM	LONG TERM
KWAMAKHASA TRADITIONAL AUTHORITY (T.A):								
KWAMAKHASA TRADITIONAL AUTHORITY: KWAMAKHASA COMMUNITY MULTI USE NODE –Ward 2								
24.	KwaMakhasa Development Plan	Nodal	To inform and coordinate the planning of KwaMakhasa Community Multi Use Node mainly the clustering of social and commercial facilities in the area for easy accessible and to promote a 5minute living The proposal seeks to create a bigger trading space and for formal and informal business enterprises and the general public. It is part of the revitalization plan to attract investors and shoppers to the business operating in the CBD. It is a way to promote a social well-being of the area to function as a second economic service center.	LM	To be determined	Dept. of Rural Development and Land Reform		
25.	Local Roads and Causeways		Construction of Local Roads and Causeways : Nyathini Phase 2	DM	R850.000.00	Dept. Of Transport		
			Nyathini Phase 3	DM	R850.000.00	Dept. Of Transport		
			Mdinwa School Access	DM	R500.000.00	Dept. Of Transport		
26.	KwaMakhasa Housing Development (Current)		Housing Development	Go Big Construction	R 4 384 538.00	Department of Human Settlement		
27.	KwaMduku Phase 1 Housing Development (Planned)		Housing Development	LM	To be determined	Dept. of Human Settlement		
28.	KwaMduku Phase 2 Housing Development		Housing Development	LM	To be determined			
29.	KwaMakhasa Proposed Housing Densification and Social Housing Feasibility Study		Feasibility Study and Housing Development	LM	To be determined	Dept. of Human Settlements		
30.	Mduku Phase 1 and 2 Electricity Supply Project							
31.	Community Development Facilities		29.1. 24-hour Health Service	Dept. of Health	To be determined	DM, Dept. of Health		
			29.2.Upgrade and Formalisation of Vendor Stalls	LED Unit and Community Services	To be determined	DM and LM		
			29.3.Local Tourism Information Centre	LM and Umhlosinga Development Agency	To be determined	Department of Economic Development and Tourism		
			29.4.Taxi Rank	Dept. of Transport	R2500 000.00	LM		
			29.5.Convinient Centre Development with restaurants, retail and shops	Private Investor	To be determined	Private Investors		

PROJEC T NO.	ACTIVITY	DESCRIPTION	IMPLEMENT AGENT	ESTIMATED PROJECT BUDGET	FUNDER	TIME FRAME		
						SHORT TERM	MEDIUM TERM	LONG TERM
		29.6.Provision of various mobile clinics	Dept. of Health	To be determined	Dept. Of Health			
32.	Commercial Activities Agricultural	30.1.Food Security projects to obtain job opportunities in Agri-processing e.g. Agri-process processing plant for Sugarcane and pineapples	LM (LED unit)	To be determined	Dept. of Agriculture and Environmental Affairs			
		30.2.Urban Agriculture to promote skills development and job opportunities;	LM and Dept. Of Agriculture	To be determined	Dept. of Agriculture and Environmental Affairs			
		30.3.Eco-tourism projects to offer job opportunities within farmlands in the municipality	LM and Mhlosinga Development Agency	To be determined	Dept. of Economic Development and Tourism			
33.	Recreational Facilities and Parks	To create places to play and leisure for all particularly in close proximity to crèches, primary and high schools	LM	To be determined	LM and DM			
34.	Commercial Facilities	Mini-centre, convenient shops and restaurants development to create job opportunities and decrease poverty rate.	Private Investors	To be determined	Private Investors			
35.	EPDWP Projects	EPDWP Projects to empower women in skills development and job opportunities within their communities	Dept. of Public Works	To be determined	LM, Dept. of Public Works			
36.	Piped Water Supply	Provision of water services						
37.	Landscape and provision of Street Furniture	35.1. Provision of landscape and street furniture seeks to create a better trading space for formal and informal business enterprises and the general public. It is part of the revitalisation plan to attract shoppers and tourists passing by to the business operating in KwaMakhasa Node	DM	To be determined	LM			
		35.1 Local Signs Hluhluwe Signs at Hluhluwe including local routes and products	Mhlosinga Development Agency	To be determined	LM			
KWAMNQOBOKAZI TRADITIONAL AUTHORITY (T.A): KWAGIBA TERTIARY SOCIAL NODE,WARD 4								
38.	KwaGiba Nodal Development Plan	To inform and coordinate the planning of KwaGiba Tertiary Social Node mainly the clustering of social and commercial facilities in the area for easy accessible and to promote a 5minute living.	DM and LM	To be determined	Dept. of Rural and Land Development Reform			
39.	Mnqobokazi Housing Project	Housing Development	Metroprojects	R3, 685 643 00	Dept. Of Human Settlement			

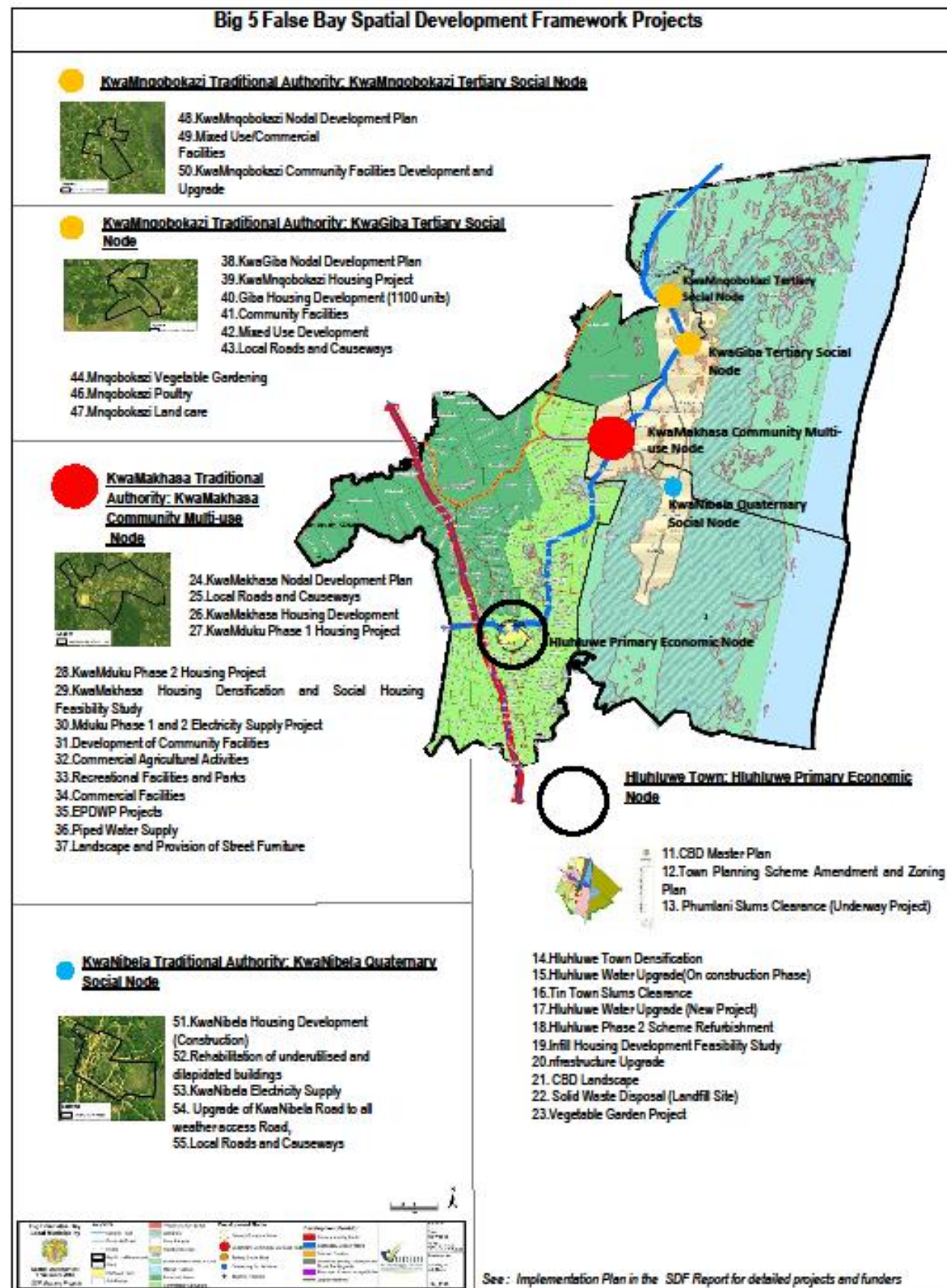
PROJECT NO.	ACTIVITY	DESCRIPTION	IMPLEMENT AGENT	ESTIMATED PROJECT BUDGET	FUNDER	TIME FRAME		
						SHORT TERM	MEDIUM TERM	LONG TERM
40.	Giba Housing Development (1100 units)	Housing Development	-	To be determined	Department of Human Settlement			
41.	Community Facilities	evaluate feasibility and Development of the proposed facilities:	DM	To be determined	LM			
		39.1.Arts and Craft Centre	DM	To be determined	Department of Arts and Culture or Dept. of Economic Development and Tourism			
		39.2.Post Box Centre	DM	To be determined	LM			
		39.3.Workshop	DM	To be determined	LM			
		39.4.Municipal Offices/Civic centre	DM	To be determined	LM			
42.	Mixed Use Development	Development of Market centre/Stalls/Convenient Shops	Private Investor and DM	To be determined	Private Investors			
43.	Local Roads and Causeways	Local Road and Causeway construction : Bernard Road	DM	R 1 450 000.00	Dept. of Transport			
		Bangizwe Primary School Access	DM	R650.000.00	Dept. of Transport			
		Benard Phase 3	DM	R950 000.00	Dept. of Transport			
44.	Mnqobokazi Vegetable Gardening	Phumlani ,Wushu,Mnqobokazi, Sizanentwana, Sisonke, Lungisani, Sinenjongo,Thembalethe Sigugunya,Sizintandane,	LM	To be determined	Dept. of Agriculture			
45.	Mnqobokazi Poultry	Lungisani Project	LM	To be determined	Dept. of Agriculture			
46.	Sweet Potato Project	Ziphelelengamandla	LM	To be determined	Dept. of Agriculture			
47.	Mnqobokazi Landcare	Nkomonye Project	LM	To be determined	Dept. of Agriculture			
KWAMNQOBOKAZI TRADITIONAL AUTHORITY (T.A): KWAMNQOBOKAZI TERTIARY SOCIAL NODE,WARD 4								
48.	KwaMnqobokazi Nodal Development Plan	To inform and coordinate the planning of KwaMnqobokazi Tertiary Social Node mainly the clustering of social and commercial facilities in the area for easy accessible and to promote a 5minute living. Prepare feasibility of proposed facilities.	DM and LM	To be determined	Dept. of Rural and Development Land Reform			
49	Mixed Use Development	Provision of market center, mini-market shops, market stalls along R22	DM	To be determined	LM			
50.	KwaMnqobokazi Community Facilities Development and Upgrade	50.1.Community Hall Upgrade	DM	To be determined	MIG			
		50.2.Community Service Centre	DM	To be determined	LM			
		50.3.Formalisation of Sportsfield	DM	To be determined	Dept. Of Sports and Recreation			
		50.4.Community Service Centre	DM	To be determined	LM			
KWANIBELA TERTIARY NODE –WARD 1								

PROJECT NO.	ACTIVITY	DESCRIPTION	IMPLEMENT AGENT	ESTIMATED PROJECT BUDGET	FUNDER	TIME FRAME		
						SHORT TERM	MEDIUM TERM	LONG TERM
51.	KwaNibela Housing Development	Rural Housing Development	Zamokuhle Development	R 53 620 200.00	Dept. of Human Settlement			
52.	KwaNibela Rehabilitation of underutilised and dilapidated buildings	To allow the community development and sustainable skills and economic growth. To provide places to work, play and obtain development of skills by introducing businesses and other economic and social services.	DM Community Services	To be determined	LM			
53.	KwaNibela Electricity Supply	Installation of Electricity	Eskom	To be determined	Eskom			
54.	Upgrade of Nibela Roads to All weather road access	Construction and Upgrade of Road Access Road	DM	To be determined	LM			
55.	Local Road and Causeway	Construction of Local Road and Causeway :Malolini Road	DM	R 850 000.00	Dept. of Transport			
		Bernard Road	DM	R 1 450 000	Dept. of Transport			
		Thuthuka Phase 2	DM	R 800 000	Dept. of Transport			
56	Hlabisa town Municipal Roads (4km)- Overlap	Creating new linkages and improving the existing major roads in the Municipality to provide opportunities	LM	R13 000 000.00	DOT			
57	Khalokazi Access Road Phase 2	Construction and upgrading of roads	LM	R1 500 000.00	DOT			
58	Ngodini to Gabadela Road	Construction and upgrading of roads	LM	R6 000 000.00	DOT			
59	Qubukani to Ntabenkone Road	Construction and upgrading of roads	LM	R3 000 000.00	DOT			
60	Ezifundeni to Emthekwani Phase 2	Construction and upgrading of roads Construction and upgrading of roads	LM	R1 500 000.00	DOT			
61	Hlabisa Rural Housing Project	Facilitate development of housing and infill development	DHS	R 75 706 000.00	DHS			
62	Mdletsheni Rural Housing Project	Facilitate development of housing and infill development	DHS	R 75 706 000.00	DHS			
63	New township establishment project	Facilitate development of housing and infill development	LM	R 1 600 000.00	LM			
64	Crop Production Projects (10 sites development)	Active crop projects in sites		R100 000.00				
65	Livestock Farming Projects			R120 000.00				
66	Ward Hotel and Accommodation Facilities	Construction of Hotel and accommodation facilities in identified wards		R65 000 000.00				
67	Implementation of Small Scale Projects/Poverty Alleviation	Number of active community projects	LM	R1 000 000.00				
68	Hlabisa Crafts Centre	Development of	Dept of Arts and	R2 500 000.00	Dept of Arts and			

PROJECT NO.	ACTIVITY	DESCRIPTION	IMPLEMENT AGENT	ESTIMATED PROJECT BUDGET	FUNDER	TIME FRAME		
						SHORT TERM	MEDIUM TERM	LONG TERM
		the centre	Culture		Culture			
69	Mpembeni Community Conservation Game Lodge	Provision of support in the game lodge	DEDT	R500 000.00	DEDT			
70	Mpembeni Community Game Reserve	Provision of support in the game lodge	DEDT	R500 000.00	EKZN Wilddlife			
71	Essential Oils (Project expansion	Active Hydroponics projects	CoGTA, SEDA and DEDT	R1 500 000.00	CoGTA, SEDA and DEDT			
72	Commercial Poultry Production	Active poultry projects	LM	R3 500 000.00	DTI, IDC and NEF			
73	Visitor Information Centre	Develop information centre	LM	R200 000.00	DEDT, LM and Umkhanyakude			
74	Piggery Production	Active piggery farms	LM	R1 500 000.00	DTI, IDC and NEF			
75	Ezibayeni Water	Access to clean portable ware	Umkhanyakude DM	R 41 895 535.00	Umkhanyakude DM			
76	Hlabisa Mandlakazi Water Scheme	Access to clean portable ware	Umkhanyakude DM	R 49 240 700.00	Umkhanyakude DM			
77	Mpembeni Water Supply	Access to clean portable ware	Umkhanyakude DM	TBD	Umkhanyakude DM			
78	Hluhluwe Phase 4	Access to clean portable ware	Umkhanyakude DM	R 96 000 000.00	Umkhanyakude DM			
79	Hlabisa Bulk Water Supply Scheme	Access to clean portable ware	Umkhanyakude DM	R 36 240 700.00	Umkhanyakude DM			
80	Ezibayeni Sanitation	Better working sewer systems	Umkhanyakude DM	R 6 368 400.00	Umkhanyakude DM			
81	Waste Water /Sewer Treatment Plant Overlap	Better working sewer systems	Umkhanyakude DM	R 4 500 000.00	CoGTA, MIG			
82	Water borne Sewer System	Better working sewer systems	Umkhanyakude DM	R 15 000 000.00	CoGTA, MIG			
83	Hlabisa Sewer Works	Better working sewer systems	Umkhanyakude DM	TBD	Umkhanyakude DM			
84	Solid Waste Management	Integrated waste management plan	LM	R 650 000.00	LM			
85	Hlabisa Landfill site	Refurbished landfill site	CoGTA, MIG	R 5 000 000.00	CoGTA, MIG			
86	Establishment of a Recycling Depot	Active recycling centre	LM	R 3 000 000.00	CoGTA, District			
87	Mpembeni New Clinic	New active clinic with all the required resources	KZN Dept of Health	R 15 000 000.00	KZN Dept of Health			
88	Hlabisa Hospital Revitalisation Phase 2A	Revitalisation of hospitals	KZN Dept of Health	R160 980.00	KZN Dept of Health			
89	Hlabisa Hospital Revitalisation Phase 2B	Revitalisation of hospitals	KZN Dept of Health	R 362 142 859.00	KZN Dept of Health			
90	Hlabisa Civic Centre	Active youth centres with required resources	LM	R 4 000 000.00	CoGTA, MIG			
91	Youth Centre	Active youth centres with required resources	LM	R 1 500 000.00	Dept of Social Development			

PROJECT NO.	ACTIVITY	DESCRIPTION	IMPLEMENT AGENT	ESTIMATED PROJECT BUDGET	FUNDER	TIME FRAME		
						SHORT TERM	MEDIUM TERM	LONG TERM
92	Hlabisa Bus and Taxi Rank with Market Stalls	Well established taxi ranks with market facilities Well established taxi ranks with market facilities	LM	R 15 000 000.00	MIG			
93	Building of a Resource Centre	Active resource centre	LM	R 450 000.00	KZN Library Services			
94	Rehabilitation of Hlabisa Sports Field	Rehabilitated Hlabisa sports field	LM	R 200 000.00	LM			
95	Hlambanyathi, Ntambenkone Sports field	Rehabilitated Hlabisa sports field	LM	R 200 000.00	LLM			
96	Nhlahleni, Bazaneni, Mpelenyane and Hluhlungwe community hall	Rehabilitated Hlabisa sports field	LM	R1 800 000.00	LM			
97	Khalokazi crèche	Active early childhood development centres	LM	TBD	LM			
98	Ngebeza crèche	Active early childhood development centres	LM	TBD	LM			
99	Mabhokisini road	Construction and upgrading of roads	LM	TBD	LM			
100	Nkanjini Road	Construction and upgrading of roads	LM	TBD	LM			
101	Zimambeni road	Construction and upgrading of roads	LM	TBD	LM			
102	Empembeni market stalls	To alleviate poverty and improve social welfare	LM	TBD	LM			
103	Sovane crèche	Active early childhood development centres	LM	TBD	LM			
104	Mansiya road	Construction and upgrading of roads	LM	TBD	LM			
105	Kwagqamu Road	Construction and upgrading of roads	LM	TBD	LM			
106	Vivi crèche	Active early childhood development centres	LM	TBD	LM			
107	Siluba crèche @ Makhowe	Active early childhood development centres	LM	TBD	LM			
108	Mhlabamnyama road	Construction and upgrading of roads	LM	TBD	LM			
109	Goqeyana crèche	Active early childhood development centres	LM	TBD	LM			

Figure 61: Big 5 Hlabisa SDF Projects Map



12.4 CAPITAL INVESTMENT FRAMEWORK AND SDF PROJECTS

The compilation and spatial presentation of the current/existing, planned and proposed projects is based on the information received and extracted from Draft SDF, Sector Departments plans, Big 5 Hlabisa IDP and Parastals. The Maps below illustrate the SDF Projects extracted as per node. It has to be noted that the distribution of other projects may not be accurately allocated due to unavailable coordinates, however are placed accordingly as per ward / Traditional Authority.

It is noted that the projects extracted from the Big 5 Hlabisa IDP and from various sector Departments have been spatially placed in correct positions SDF. The detailed projects have been listed above (see Table 37: Implementation Plan)

Hluhluwe Town Primary Economic Node

The map illustrates the Hluhluwe Town Primary Economic Node, highlighting various development projects and infrastructure. Key features include:

- Development Projects:**
 - Agricultural Projects Planned:** Impiloysizwe.
 - Other Projects:** Commercial Facilities, Community Facilities, Hluhluwe Densification, Housing Densification, Infill Housing Development, Landfill Site, Phase 2 Scheme Refurbishment, and Tin Town Slums Clearance.
- Infrastructure:** National Road, Provincial Road, Rivers, Wetland Buffer 30m, Wetlands, Farm Plots, Traditional Areas, SDF, Environmental Sensitive Area, Marine Reserve, Protected Areas, Commercial Agriculture, Sub Places, and Urban Edge.
- Development Nodes:** Primary Economic Node, Secondary Community Multi Use Node, Tertiary Social Node, and Customary Social Node.
- Development Corridor:** Primary Mobility Route, Secondary Mobility Route, Tourism Corridor, Proposed Tertiary Mobility Route For Upgrade, and Proposed Access Linkage Buffer.

The map also shows the location of Hluhluwe AH and the surrounding areas, including Bartown and Impiloysizwe. A legend and scale bar are provided for reference.

[illegible]

Figure 64: KwaMnqobokazi T.A: KwaGiba Tertiary Social Node Projects

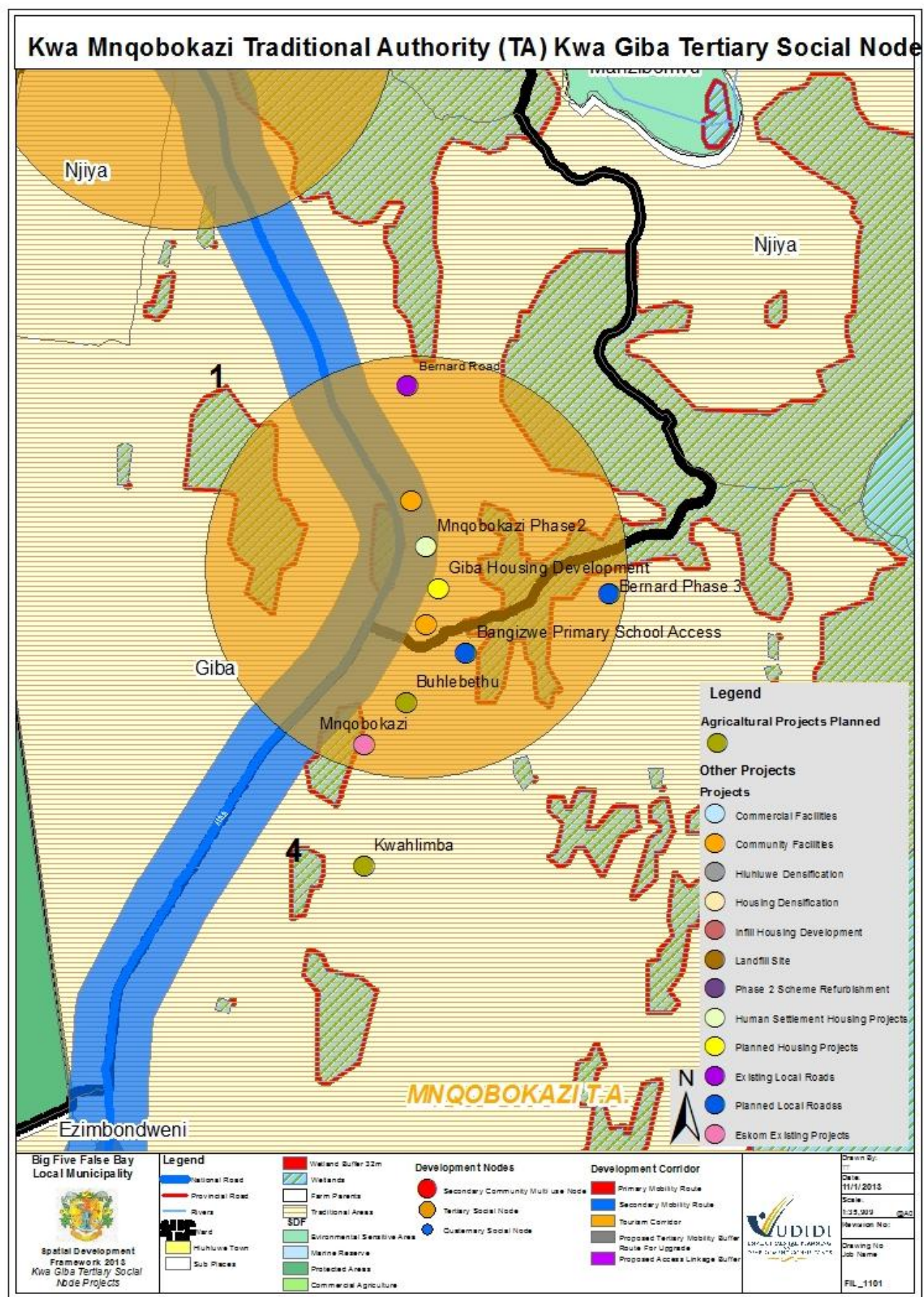


Figure 65: KwaMnqobokazi T.A: KwaMnqobokazi Tertiary Social Node Projects

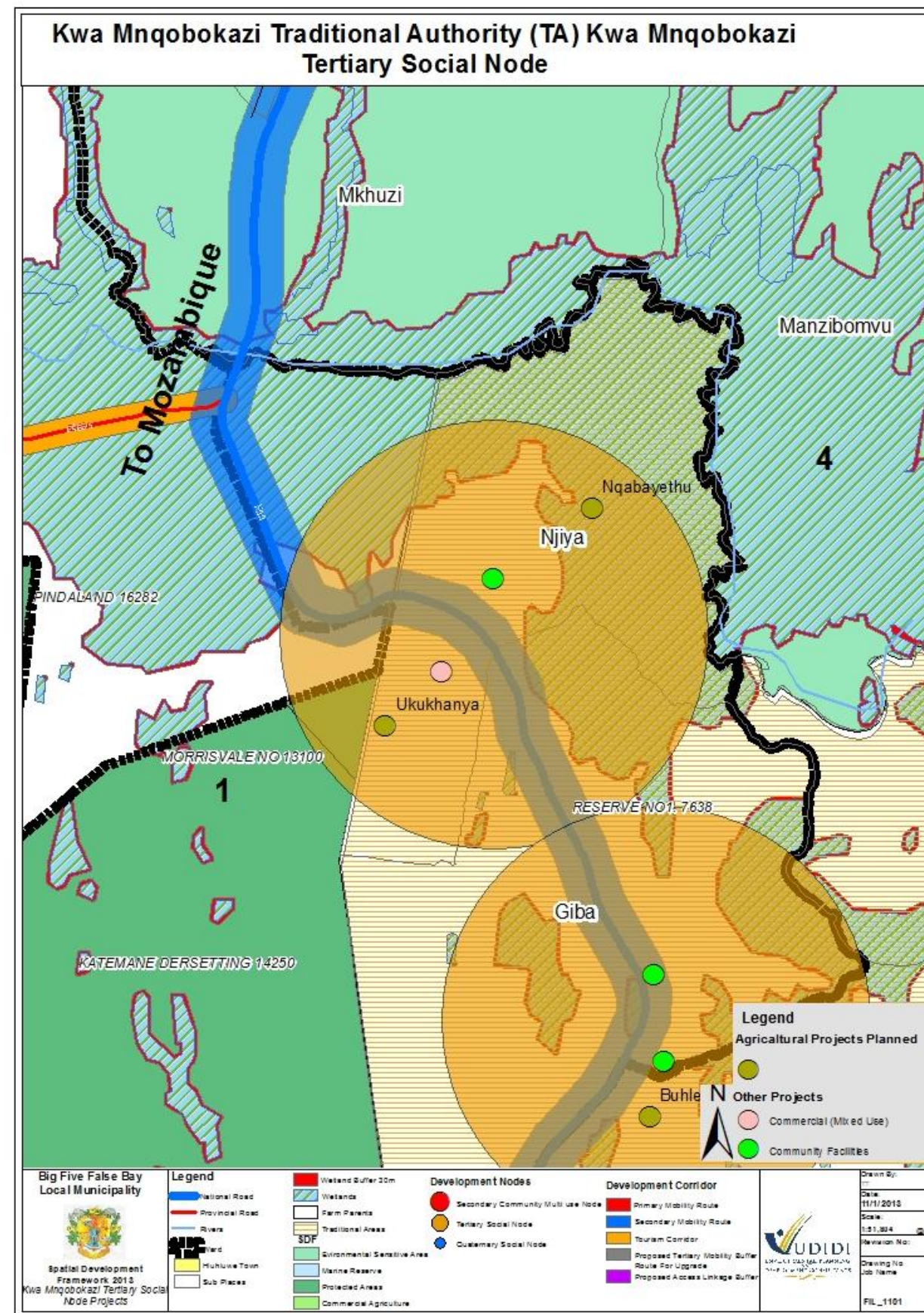
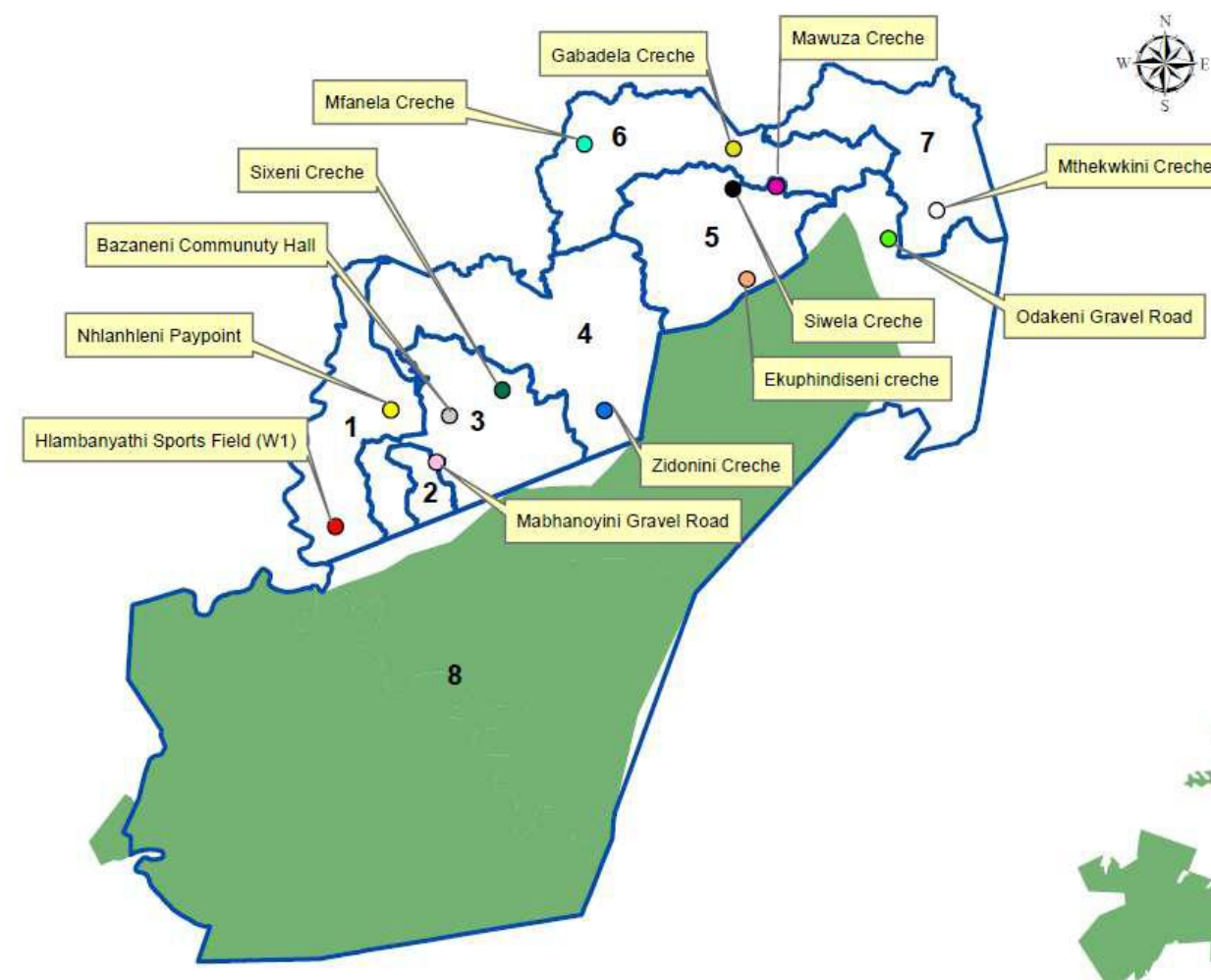
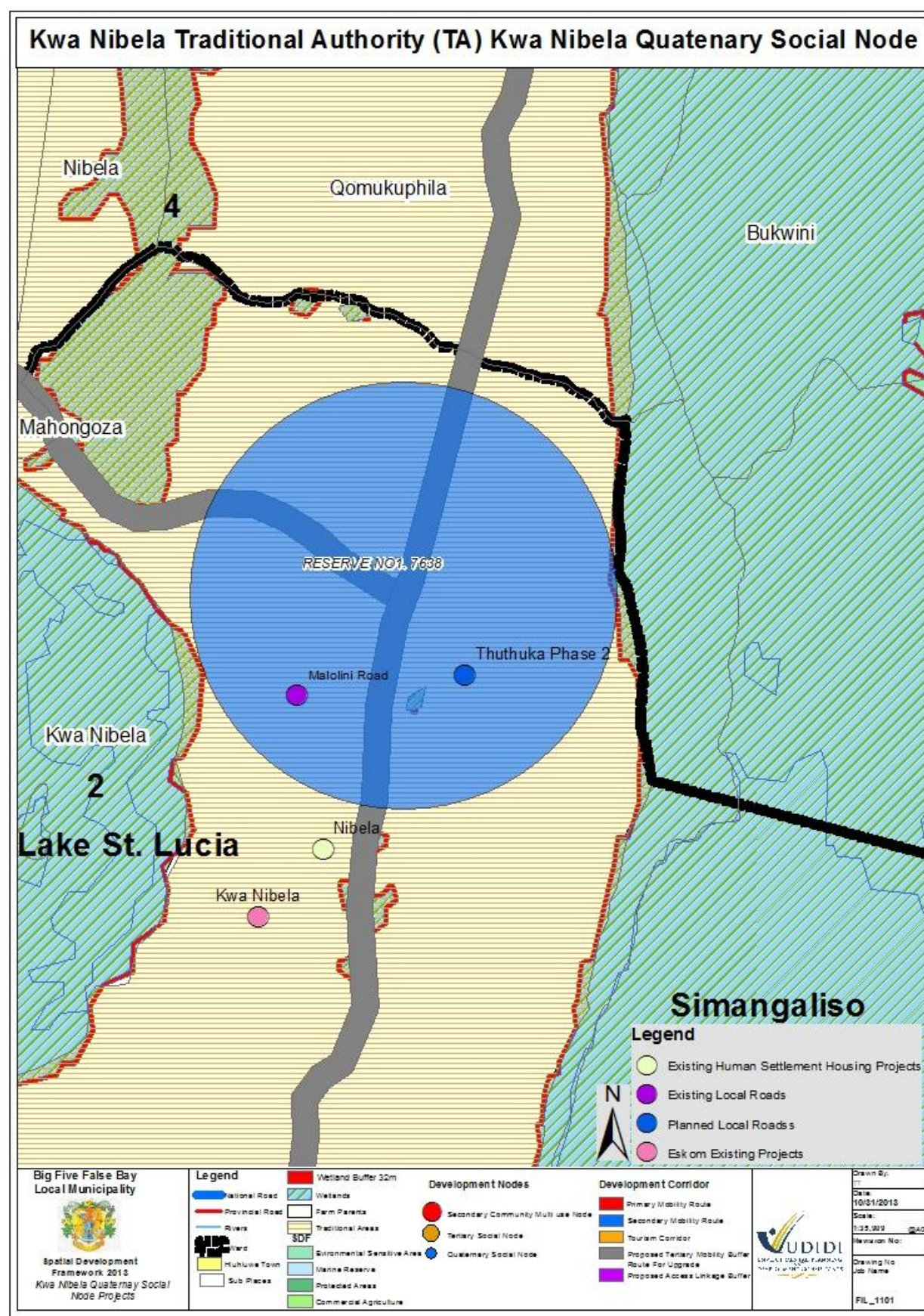


Figure 66: KwaNibela T.A: KwaNibela Social Quaternary Node



13. Way Forward

It is vital that the municipality should ensure and plan in coordinating and controlling the development within the municipality. Basic forward plans should be considered as essential way to initiateThe Big 5 False Municipality is recommended that is vital that the.The Big 5 False municipality perceives different types of development opportunities or areas which include agriculture, tourism, social areas. Thus the following detailed forward plans are strongly recommended to be initiated based on the prioritisation number or development Node:

1. Big 5 Hlabisa Strategic Environmental Assessment: To integrate environmental issues into the formulation of plans and programmes. It is generally referred to as a process to assess the environmental implications of a proposed strategic decision, policy, plan, and programme, piece of legislation or major plan. SEA aims to integrate environmental (biophysical, social and economic) considerations into the earliest stages of policy, plan and programme development.
3. Integrated Waste Management Plan:
4. Municipal Land Audit: To verify the description and ownership, usage of the land.
5. Hluhluwe CBD Master Plan: To map out future growth of the town to ensure overall community sustainability, social and economic advancement in the area through enhancement of supporting facilities. It is vital to consider the urban edge as the boundary which limits and manages development within the urban centre.
6. Development of the Nodal Precinct Plans: To promote nodal integration and identify economic, tourism and social development opportunities that can be considered for nodes

respectively. It specifies a more detailed spatial structure and implementation planning for each of the identified nodes and addressing the land requirements for proposed facilities and services.

7. Big 5 Hlabisa Agricultural Sector Plan: Detailed study into the potential expansion agricultural development areas which will include an agricultural potential assessment, market analysis, land ownership audit, extensive consultation, management plan and infrastructure requirements towards a comprehensive agricultural business plan.

PART 4: LAND USE MANAGEMENT FRAMEWORK, MONITORING AND EVALUATION PROCESS

This section is sourced from the KwaZulu-Natal Land Use Management System Guidelines for the Preparation of Schemes for Municipalities – Update 2011.

14.0 INTRODUCTION

The SDF is essentially “schematic” plans and are non-cadastral. There is no direct interpretation of the SDF into a Land Use Scheme. In order to formulate a Land Use Scheme it is necessary to develop the SDF into either a composite Physical Development Framework (sometimes also called a Land Use Framework) or a series of Physical Development Framework Plans.

14.1 WHAT IS LAND USE MANAGEMENT FRAMEWORK (LUMF)

It is a Framework Plan that can be part of the SDF review process, an alignment process, broader strategy or at the local level a linking element for a land use scheme. It builds on the SDF vision statement, refines a planning approach, identifies a typology of land uses, has a detailed set of principles, and provides generic guidelines to inform planning and manage development within a defined spatial or administrative area. It is such a plan, which has more detailed cadastral base which provides the basis for the formulation of a Land Use Scheme.

14.1.1 The Link between Integrated Development Plans, Spatial Development Frameworks and Schemes

The Provincial LUMS Guidelines (2012) explains the purpose and the link between the forward and strategic plans. The guidelines describe the relationship between broader Strategic Planning and the preparation of Schemes that is central to ensure consistent and thorough decision-making around land use management and change. This relationship ensures that land use decisions do not contradict larger policy goals. Thus the Scheme is used to enforce the broader policies contained in the municipality’s Integrated Development Plan (IDP) and Spatial Development Framework (SDF) at a property level. The IDP and SDF guide development, and thus inform the preparation and management of land use in terms of the Scheme.

The following two points are noted: firstly, capacity to interpret strategic objectives correctly in land use decision-making is essential, and secondly, a spatial planning system that allows for the translation of strategic objectives into land use decision-making is required.

Current and anticipated legislation implies that Schemes can be formulated directly from the SDF prepared as part of an IDP.

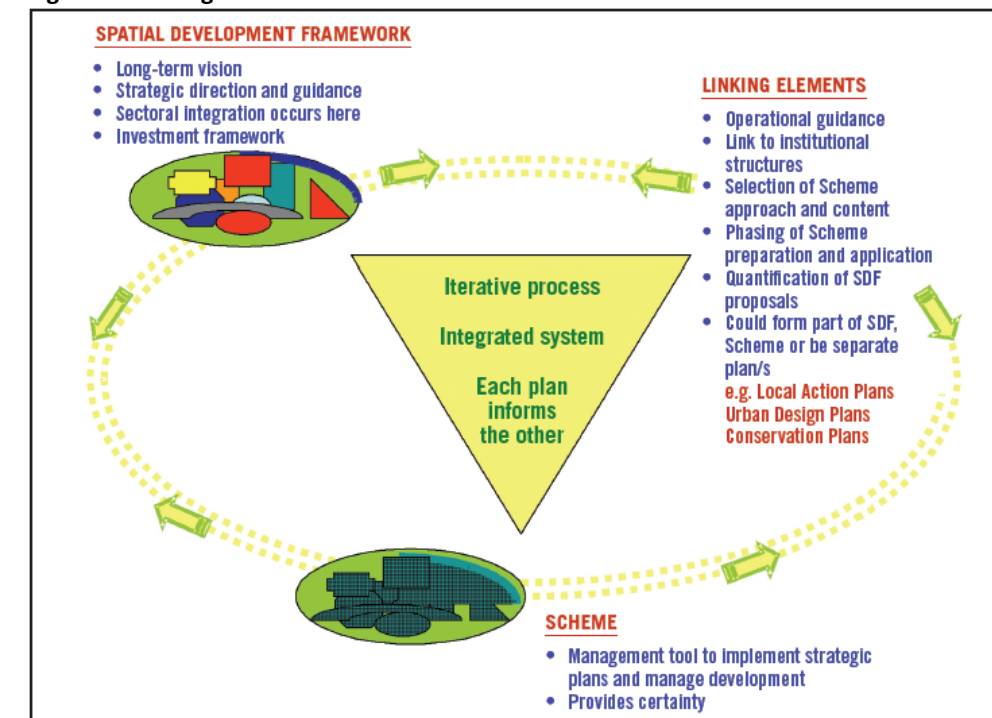
14.1.2 Linking the Spatial Elements (i.e. linking the SDF and Scheme)

The Functions of the Linking Elements are:

- To translate strategic objectives to a level that will provide spatial representation and quantification to guide the preparation of the Scheme
- To provide institutional guidance that takes account of existing governance structures
- Traditional Authorities in some areas of land use decision-making
- To provide an indication of timing and phasing of development.

The figure below illustrates the interaction or the relationship between the SDF and the Scheme.

Figure 67: Linkage between the Scheme and SDF



14.1.3 Link between the UMkhanyakude LUMS and Big 5 Hlabisa LUMS

The District SDF on its own provides the broad guideline for development. The local municipal SDFs and LUMS must take those guidelines and provide more detail to the level of specific zoning of individual properties as well as ensuring that the development control guidelines comply with the overall guidelines and principles set by the District SDF. Municipal by-laws must also take cognisance of the provisions of the SDF where appropriate.

According to uMkhanyakude District SDF (2012), General guiding principles for LUMS development for the Big 5 Hlabisa have been specified as follows:

- To strike a balance between urban and rural land development so that they are developed in support of each other
- Development should integrate social, economic, institutional and environmental aspects

- Development should be within the limited resources constraints (financial, institutional and physical)
- Cross-boundary linkages should be stimulated and reinforced, for example between the neighbouring municipalities, conservation areas and the Greater St Lucia Wetland Park (Isimangaliso Wetland Park)
- A spatial framework should indicate areas where strategic intervention is required and should act as a marketing tool to indicate where development can be promoted.
- The development context identifies four distinct portions of land within the Big 5 Hlabisa municipal area:
- Private game farms
- The three tribal authority areas (KwaMakhasa, KwaMnqobokazi and KwaNibela), and
- Commercial farm land
- Urban component Hluhluwe/ Hlabisa town and surrounding area

14.1.4 How do you prepare a Land Use Management System?

The formulation of a working LUMS is dependent on the consideration of a number of development planning aspects. These aspects are a critical roadmap, which presents critical questions/areas to be covered during the formulation of a LUMS.

The table below is a demonstration of the critical questions to be answered and the areas to be covered during the formulation of the LUMS. The table is broken into three columns, namely;

- Steps: The question/s to be answered or area to be covered
- Actions: The action/s to be undertaken to answer the question or cover the said area/s.
- Outcome: The desired outcome of the question and answer or area covered

STEPS	ACTIONS	OUTCOME
1. What is the institutional capacity for preparing a land use scheme?	<ul style="list-style-type: none"> • Develop an information system that functions efficiently, both internally and externally to the organization. • Establish and or confirm a planning section / spatial planning unit in your organisation. • Appoint staff in the unit / or consultants taking into consideration the empowerment of the municipality. 	Functioning Planning Unit

STEPS	ACTIONS	OUTCOME
2. What is the status quo within a Municipality?	<ul style="list-style-type: none"> • Conduct the information audit to get an indication of the following: <ul style="list-style-type: none"> ➢ No. of TPS, R293 and Amakhosi areas included in the Municipality; ➢ Clarity and accuracy of tenure, cadastral and mapping information. ➢ Existing sectoral plans and policy guidelines. (Transportation, environment, housing, etc.). ➢ Financial resources and budgeting. • Identify the level of community consultation required (Consultation Plan). 	A clear picture of information gaps and the level of consultation required.
3. What type of a Land Use Scheme (LUS) do you need?	<ul style="list-style-type: none"> • Prepare a Strategic Land use Framework which will include the following: • Strategic issues identified in the IDP and its SDF. • Identify pressure points (areas needing urgent attention). • Identify the LUS level for various parts of the municipality (Elementary, primary, comprehensive or rural level). • Decide on the type of Land Use Scheme you prefer by doing either or a combination of the following: • Translate the existing zones into a LUS without a review or consolidation. • Partially translate, consolidate or align different schemes and extend such schemes to areas where there is no land use management. • Undertake a detailed review of zones, land uses and controls in all current schemes with a view to creating a single scheme. 	An agreement on the type of a Land Use Scheme that the Municipality wishes to prepare.

STEPS	ACTIONS	OUTCOME
4. How to prepare a Land Use Scheme?	<ul style="list-style-type: none"> Council resolves to prepare a LUS in accordance with a new LUMS using appropriate legislation (once available). Address information gaps (if necessary). Formulation of the Statement of Intent (SOI) for large or special areas of the LUS based on the objectives of the municipal IDP. Identify the zones, districts and appropriate development control. 	A Municipal Land use Scheme comprising of a Plan, a Land Use Table (Matrix) and a table of development control (Land Use Template)
5. What is the Road to Approval of the LUMS?	<ul style="list-style-type: none"> Circulate the LUS for public comments within a legislated time period. Amend the LUS by incorporating the received public comments. Table the LUS (reports and maps) to Council and Amakhosi or a structure comprising of the two for final approval. Submission to CoGTA for comments and or assessment. 	An approved Land Use Scheme to guide land use management within a municipal area.

14.1.5 General Guidelines for all levels of Schemes

- Alignment with the Provincial Growth and Development Strategy.
- Alignment with Spatial Development Framework of the District.
- Alignment with the Spatial Development Framework, Vision and relevant Strategies as set out in the Local and District Municipality's IDP.
- Appropriate land for land reform needs to be identified. Further, Local Municipality needs to keep in mind the number of land claims that may have been laid against certain properties within their areas of jurisdiction, which their Land Use Management Systems will have to accommodate.
- A review of schemes on regular basis is requirement and this report will assist Local Municipality in the review process.

14.1.6 Comprehensive Scheme Guidelines (Applicable in Hluhluwe Town)

- The areas where a comprehensive scheme is appropriate are formal urban areas (larger towns and cities) where cadastral information is available and can be captured and updated on a regular basis.
- There is a need to define a boundary to the areas that are intended for urban purposes to prevent urban sprawl. Certain agricultural/smallholding areas lying adjacent to the urban

areas are often included as are certain environmentally sensitive areas in order to control what occurs in these areas.

- Legislation in terms of which the area is managed is of a formal manner i.e. legal framework, formal cadastral and controlled by the municipality.
- More intensive uses are provided for, transport and access are defined and controlled, and reticulated sewerage/sophisticated services are advocated.

14.2 PUBLIC CONSULTATION

Meetings and workshops are a compulsory requisite in the formulation of a Rural LUMS. Workshops should be held with the Traditional Leaders, community members and other Interested and affected parties. This process is especially important when workshoping the proposed preferred land uses. The intention of the public participation process is to get the community buy-in to the process; and a political leadership that has an adequate understanding of the process.

14.3 DESIGNATIONS AND STATEMENTS OF INTENT

14.3.1 Development Nodes

A draft Land Use Management Framework (LUMF) which includes the rural (KwaMakhasa, KwaMnqobokazi, KwaGiba and KwaNibela) and urban component (Hluhluwe Town) nodes has been prepared. The zones below have been categorized according to the purpose, detail variation of the uses and statement of intents to assist with interpretation of these proposals into Planning Scheme zonings during the Land Use Scheme process:

- Residential
- Civic and Social
- Mixed Use
- Traditional Areas
- Development corridors
- Open Spaces
- Transportation
- Infrastructure

(i) Residential

Zone	Purpose	Zone Type	Detailed Variations of the Generic Type: The Zone	Statement of Intent
Residential	<p>Provides for land and buildings for a variety of housing types, ranging from areas that are almost entirely residential to those areas having a mix of other compatible land uses, where the predominant land use is residential.</p> <p>The potential impact ranging from low to high refers to the impact of other uses allowed into the zone as well as the impact of the residential development itself. For example, an area designated for flats would be zoned “<i>Residential Only High Density</i>” as the impact of a large number of people in proximity to their neighbours and the associated traffic would be high. Such an area would also require ancillary facilities such as crèches, corner stores, laundrettes, etc. all of which would increase the impact of the land uses on adjoining land uses.</p>	Social Housing	Cluster/Semi-detached Housing	The proposal for this type of development stems from the need for close proximity to places of employment and also in line with the model for social housing. Social housing refers to; “a rental or co-operative housing option for low income housing option for low income persons at a level of scale and built form which requires institutionalised management and which is provided by accredited social housing institutions or in accredited social housing projects in designated restructuring zones.” (Department of Housing, 2007). This type of zone is applicable in KwaMakhasa with possible single attached dwelling housing. It is also applicable in Hluhluwe Node as rental housing as attached high rise double story building typology.
		Residential Only Detached	Single detached dwelling units	zone that is intended to promote the development of primarily detached dwelling units, but does permit multi-family dwellings, and where a limited number of compatible ancillary uses which have a non-disruptive impact on a neighbourhood amenity may be allowed. The detached residential units exist within Hluhluwe Town.
		Residential Only Medium Impact	Attached Dwelling Units	A zone that is intended to promote the development of attached and detached dwelling units as part of a larger planned residential development.
		Rural Housing Densification	Single detached housing	Housing Densification intends to densify rural housing in order to accommodate lower income people and to entitle PTO to the residents. This is applicable in the Traditional Areas within the proposed nodes.

(i) Civic and Social

Zone	Purpose	Zone Type	Statement of Intent
Civic and Social	<p>This group of zones covers a variety of uses such as crèches, all levels of schools, tertiary education facilities, clinics, hospitals, pension payouts, care facilities, places of safety, community halls, libraries, municipal offices, public buildings and places of Worship.</p>	Municipal Government and Administration	A few of designation is already in existent in the four nodes (KwaMakhasa, KwaGiba, KwaMnqobokazi and KwaNibela) with a number of civic and social facilities. These areas can undergo infill development to accommodate more and improved facilities which include; civic center, upgraded public halls, schools, library, clinic, police station, pension-pay point, taxi rank etc.
		Health and Welfare	A zone that provides for the full range of public and private hospitals, medical centres, clinics, sanatoria, community care, welfare and social requirements, including pension pay points. A range of clinics already exist in all rural nodes, however another health facility has been proposed in KwaMakhasa Node. A clinic health facility based in Hluhluwe Town is under construction
		Education	A zone that provides for a full range of educational facilities, including infants, pre-primary, primary, secondary, tertiary and adult education and training with associated buildings and recreational facilities.
		Crèche	A zone that provides for buildings or portions of buildings to be used for the care of no less than six or more infants and children during the daytime. Health bylaws must be complied with.

(iii) Mixed Use

Zone	General Purpose	Zone Type	Statement of Intent
	Areas that provide for a range of business, commercial and office uses; and may include Residential with varying degrees of mix. Uses are compatible and generally do not breach the level of amenity contemplated by the zone.	Multi-purpose, retail and Office	A zone that provides for the development of a hierarchy of suburbanized multi-use shopping facilities, usually at density levels less than that of a Town Centre. Convenient centre has been proposed and tourism centre in KwaMakhasa Node. Market Stalls upgrade in all nodes.
		Low Impact Mixed Use	A zone that provides for a limited range of commercial activities, offices, restaurants, residential development at residential level intensities of development and with limited impacts. One stop shops and restaurants have been proposed in all nodes.
		Petrol Filling Station	A zone that permits activities such as public garage, service station, and a restricted amount of space devoted to a convenience store which may include a bakery. Note: Other related uses such as car wash and restaurants are usually considered by the Consent procedure. A petrol filling station has been proposed in KwaMakhasa Node.
		Core Mixed Use	A zone that is intended to provide for the use of retail, entertainment, offices, residential, public facilities and related commercial uses at high intensities that comprise a Town Centre. These activities or uses exist within Hluhluwe Town with a range of offices, public facilities, commercial areas and other intense uses found in town.

(iv) Open Space

Zone	General Purpose	Zone Type	Statement of Intent
Open Space	Areas that provide an important environmental, recreational and social service; proclaimed parks, view sheds, open spaces, conservation areas, sports fields, golf courses, play lots and parks, areas around dams, coastal management and areas of biodiversity	Passive Open Space	A zone that provides for developed formal and informal parks with associated recreational facilities.
		Active Open Space	A zone that provides for sporting and recreational needs and permits a limited range of associated development and parking space. This zone is applicable in all nodes.

(v) Hluhluwe Town

In principle it is recommended to retain proposals from the existing Hluhluwe Town Planning Scheme with reference to Part 3, section 11.1.1 of the SDF Report. Highlighted in the map are areas within the town for infill and densification subject to availability of proper infrastructure (e.g. sewerage and stormwater). Phumlani Slums Clearance project has been reflected on Hluhluwe Map for the introduction of the Land Use Scheme once the environmental authorization has been obtained. Urban Edge proposals encourage densification and infill in the town. In addition the proposed extension of the town to the west of the existing town boundary towards the N2 may be required within the planning period of the SDF. The Hlabisa Town Planning scheme needs to be also retained and updated when the wall to wall scheme is prepared.

(vi) Traditional Areas

The creation of wall-to wall municipalities means that a Land Use Scheme now has to take into consideration of Traditional Authority land. Thus the study boundaries (urban edges) that have been created for each node have to be obtained as part of cadastral data. For the purpose of the Land Use Scheme, Traditional Authorities (Inkosi and Ward Councillors) ought to engage in a local traditional procedure when allocating land and land use management of their areas. The Land Use Scheme will therefore aim to align the existing uses on the ground and thereafter land allocations will have to be discussed with Inkosi to determine the site and size of the site.

Changes of land use from traditional residential or agriculture normally requires a development application to be made. The procedure is as follows:

A development proposal is considered by the Traditional Authorities and if necessary, the Regional Authority

An application is made to the Department of Cooperative Governance and Traditional Affairs (CoGTA) for a Permission to Occupy in terms Planning Development Act 06 of 2008;

Development applications will need to go to the Ingonyama Trust Board for consideration; where land is under its ownership or lease

Planning permission in terms of the PDA needs to be obtained from the municipality for developments other than traditional residential or agriculture.

14.3.2 Development Corridors

Development corridors which have been stated as projects in a short term, is advisable to include them and be shown in the Land Use Scheme while other projects have been proposed for later stages for implementation. The phasing and prioritisation of other terms projects in the Implementation Plan assists in identify other corridors or routes as future zones.

4.3.3 Commercial Agriculture

This zone corresponds mainly with the existing R22 Route along farm land, and is characterized by high accessibility, a wide range of tourism facilities and subdivisions. The main objective in this zone is to maintain and enhance the existing rural tourism character and the full range of

rural-based tourism land uses and more extensive agriculture will therefore be encouraged. Land subdivision will not be encouraged if it will threaten the agricultural viability of existing and / or potential future farming operations, and if subdivision will negatively impact upon the biodiversity and ecosystem services such as clean water production; and large-scale land transformation such as exclusive residential estates should not be allowed. However, rural housing projects to accommodate the rural poor and farm and tourism workers will be allowed in appropriate locations.

Most of the land in the municipality along the route R22 is utilised for commercial agriculture, and a significant proportion of the land has a very high production potential. In general, the subdivision of prime agricultural land is discouraged and 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;

The application of these zones is used in conjunction with parent farm boundaries or Traditional Authority boundaries for demarcation purposes. It is important to have broad zones types for agriculture since the detail of what is actually cultivated within a farm is detailed in an agricultural plan for the Department of Agriculture and that will have to appear in the Agricultural Assessment Study which is recommended to be undertaken by the municipality.

Zone	Purpose	Zone Type	Detailed Zone Type:	Statement of Intent
Agriculture	Agricultural land in urban or rural areas. The Department of Agriculture and other agencies have developed a number of agricultural 'land uses to assist in the management of the agricultural sector.	Commercial Agriculture (Agriculture and Tourism)	Agriculture 1 (Extensive Agricultural Activities)	A zone that provides for land and buildings where the primary activity is both intensive and extensive agricultural production of crops, livestock or products.
			Agriculture 2 (Intensive Agricultural activities)	A zone that provides for land used for low intensity and small scale agricultural practices in association with other related uses in Traditional Authority areas, and may include market gardening, wood lots, the production of small areas of crops such as sugar cane and livestock.
			Forestry	A zone that provides for land used or authorized for the growing of trees with the valid permission of Department of Water Affairs and the Department of Agriculture, Forestry and Fisheries.
		Traditional Subsistence	Traditional Subsistence Agriculture	This is intended for home farming in the backyards in rural or traditional areas. This will probably be required in the Land Use Scheme process.
	It is recommended that planners do not zone agricultural land for particular crops in accordance with these 'uses' as this is already managed by the appropriate Department.	Urban Agriculture	Urban Agriculture	This zone or designation makes provision for the preservation of land that surrounds an urban area for agricultural purposes until such time as further urban development, services and facilities are needed. It is applicable in Hluhluwe Town. Urban Agriculture recommend a stricter control than is given in existing proposals i.e. do not allow ad hoc subdivision and urban type uses within an urban edge. This is in order to promote the densification of the other zoned areas. As and when more land is needed it can be rezoned.

14.3.4 Conservation and Protected Areas

The management of sensitive environmental resources, coastal areas and natural forests must be provided into detail in the Land Use Scheme. Sensitive, vulnerable, highly dynamic or stressed ecosystems, such as coastal shores, wetlands, and similar systems require specific attention in management and planning procedures, especially where they are subject to significant human resource usage and development pressure. For instance, KwaNibela area is bounded by iSimangaliso Wetland Park yet is an area where people reside therefore requires careful attention in environmental management.

The zones of sensitive and protected areas have been allocated based on the information and requirements from iSimangaliso Wetland Park and KZN Wildlife. These organisations require the species or environmental ecosystems to be legally protected using data or regulations from DAEA and KZN Wildlife i.e. The Biodiversity Sector Plan, District Environmental Management Framework (EMF). However, it needs to be acknowledged that a balance has to be achieved in terms of human settlement, tourism, agricultural and environmental needs.

Rehabilitation of areas to their natural habitat is to be encouraged, thus the municipal is required to prepare a Municipal Strategic Environmental Assessment as part of the IDP. A 32m buffer has been shown for wetlands and rivers. These areas should be rehabilitated where necessary and conserved. Detailed Management Plans are done by iSimangaliso Wetland Park, particularly for zones of Influence. It also recommended taking into consideration the management of agricultural zones, especially conservation areas (nature reserves).

Zone	Purpose	Zone Type	Statement of Intent
Environmental		Nature Reserves	A zone that is intended to demarcate formally managed public and private Conservation areas, such as Nature Reserves and Amenity Reserves.
		Sea Shore	A zone that provides for the management and development of the land along the coast located within the low and high water mark, as defined in the Sea Shores Act, Act No. 21 of 1935 or its replacement, and with due regard to the requirements of the NEMA: Integrated Coastal Management Act, Act No. 24 of 2008.
		Environmental Services (Conservation)	A zone that provides part of the sustainable open space system which includes independent or linked open space areas, and permits only limited and specific developments.

4.1.

14.3.5 Transportation

It is recommended the municipality to prepare Transportation Plans for the Big 5 Hlabisa and importantly for Hluhluwe and Hlabisa Town. The hierarchy of existing and proposed roads and railways are shown within the Land Use Schemes. This information should be drawn and acquired from the Department of Transport (Transportation Plan) and any available form of data. It is also recommended that the main structuring of road networks to be aligned with the district or neighbouring municipalities transportation plans.

14.3.5 Infrastructure

The detailed level information regarding infrastructure will be addressed in the Land Use Scheme. It is anticipated that any level of scale infrastructure installation and related land uses with detailed zones, detailing the notations of the infrastructure should be developed in line with guidelines in respect of their location.

15 DESIGN GUIDELINES FOR RURAL AND URBAN AREAS

Urban design guidelines presume that there has been the application of the Land Use Schemes principles and those zones are already in place. Urban design guidelines would be prepared as part of more detailed management plan and would be reflected in the Scheme as a specific management overlay. They can be applied in urban situations where there is full cadastral information as either generic or site specific guidelines. In the case of policy scheme areas where there is no cadastral information the guidelines are of the generic or policy type.

It is worth noting that the Nodal Precinct Plans as appearing in the Implementation plan should be acknowledged as preliminary plans and therefore detailed plans will be prepared as Nodal Precinct Plans will be required.

It is suggested according to design guidelines to detail the focus of the nodes (primary, secondary, tertiary and quaternary node along corridors to apply appropriate design guidelines, e.g. detailing urban landscaping and linkages, public open spaces, parking areas and public transport access.

Isolated nodes should be assured that potential variety facilities/ buildings are located close to another, promote efficient and effective pedestrian and transportation linkages, detail parking areas.

16 WAY FORWARD

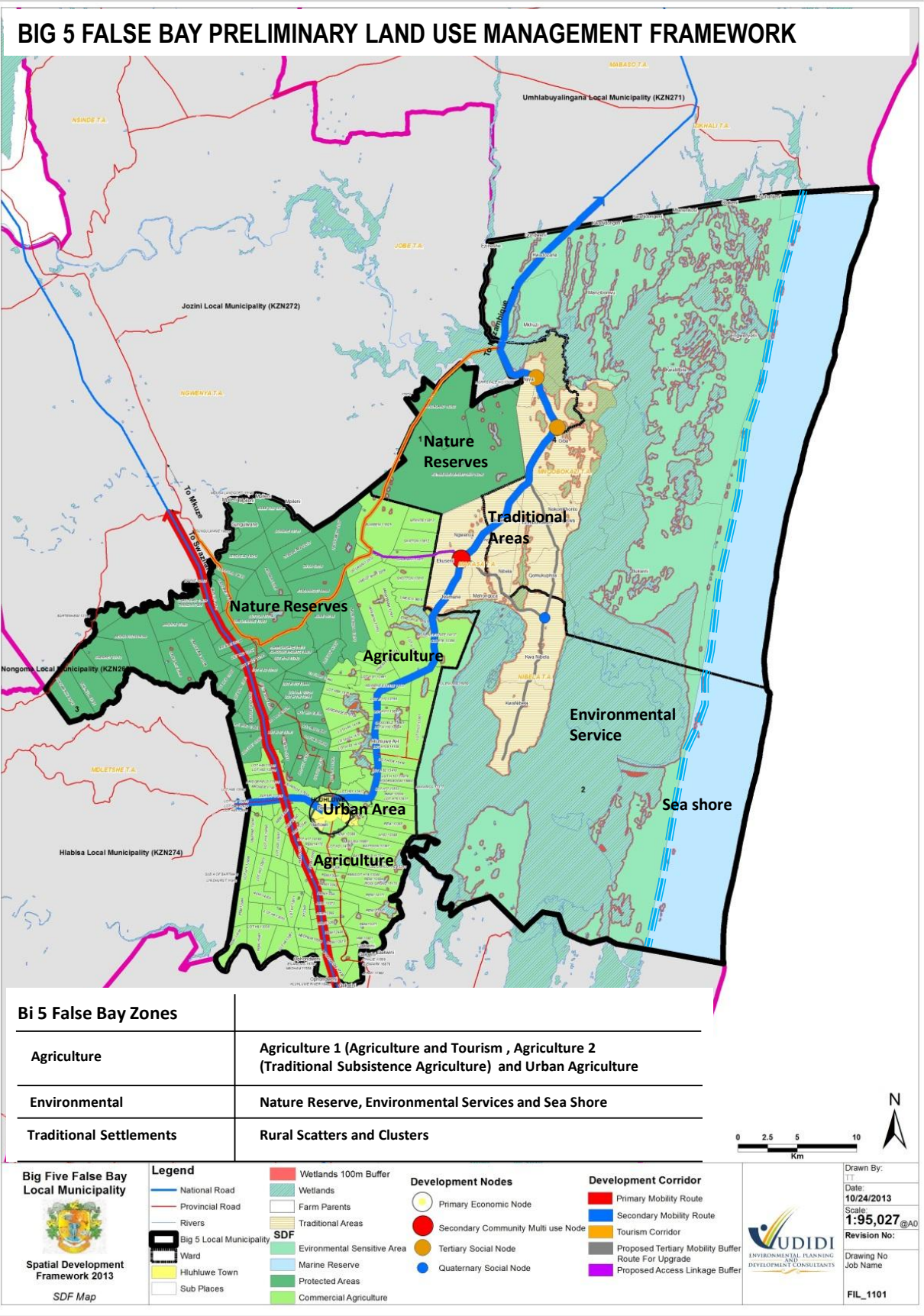
The above provides direction to the local municipality for the preparation of their LUMS and of planning scheme areas which need to be elaborated upon in the local LUMS.

The following schemes have been proposed in the provincial Land Use Management Guidelines:

- Rural Planning Scheme
- Updated Town Planning Scheme

The Big 5 Hlabisa LUMF identifies potential areas for Rural and Urban Land Use Schemes. For detailed urban and rural nodes see Section 11.1 and comprehensive Preliminary LUMF as inserted below.

Figure 68: Big 5 Hlabisa Land Use Framework



PART 5: MONITORING AND EVALUATION OF THE SDF PROCESS

17.0 Purpose

The effectiveness of the SDF should be monitored in terms of certain indicators to ensure that development in the municipality conforms to the SDF. To measure or evaluate the performance of the SDF, the municipality needs a set of comprehensive and focused indicators. The table below indicates possible indicators that can be used to ensure that the development in the municipality conforms to the SDF. Some of the indicators are indicated spatially to assess whether the spread and arrangement is in line with the town structure. (See development nodes in Part 3 of the SDF)

Figure 38: Key Indicators

Components	Indicators	Outcome
Demographics	<ul style="list-style-type: none">Income levelsType of employmentPopulation density	Ensure variety of employment opportunities and skills development. <i>Addressed in Part 2: Strategies and Interventions</i>
Land Use	<ul style="list-style-type: none">Type and number of usesMix of usesBuilding Typology especially in nodal areas	Ensure urban and rural compact development. <i>Addressed in Part 3: Draft SDF (development proposals for different nodes)</i>
Housing	<ul style="list-style-type: none">Single dwelling densityMulti family dwelling densityType of housing applicationsCommunity Facilities	To promote variety of housing typologies <i>Addressed in Part 3: Draft SDF) and Implementation Plan</i>
Employment	<ul style="list-style-type: none">Employment to population balanceEmployment densityCommercial building densityTransportation proximity to employment	To ensure provision of job opportunities for all. Ensure access and minimum reasonable transport distances travelled to employment areas <i>Addressed in Part 3: Draft SDF)</i>
Recreation	<ul style="list-style-type: none">Park space supplyProximity of parks to density.Accessibility of parks	Promote places to play for leisure and to interlink greening of space <i>Addressed in Part 3: Draft SDF)</i>
Environment	<ul style="list-style-type: none">Open space shareOpen space connectivity	Ensure delineation and connectivity of passive and active open spaces to promote open space land use integration (e.g. locating sportsfields in line with the river system if appears. <i>Addressed in Part 3: Draft SDF)</i>
Travelling or Transportation	<ul style="list-style-type: none">Number of vehicle kilometres travelledInternal street connectivityPublic transport services coverPedestrian network coveragePedestrian intersection safety	Promote five-minute walking living to all amenities. <i>Addressed in Part 3: Draft SDF)</i>

Source: (City of Johannesburg, 2007)

This should be done by using an Implementation plan or Capital Investment Framework as the tool to monitor development within a municipality. The SDF is used as a municipal decision making tool in directing the location and nature of capital projects and operational activities in the various sector plans. Monitoring the SDF Process mainly involves on agreeing on responsibilities and

responsible agent or organisation in carrying out particular capital project or activity as identified in the Implementation Plan and may require a review of the SDF. Monitoring requires information on projects and be continuously aligned with the SDF, IDP and Capital Budget for the municipality.

In order to keep track of the projects and activities undertaken and that will be undertaken in the municipality, the SDF will require to be reviewed yearly depending on the availability of funding, and however, ideally it should be reviewed on a five-year basis in line with the IDP process. As stated in the Implementation, in order to ensure the successful translation and implementation of the SDF, it is recommended that an Implementation Committee should in-house assimilate together with sector departments to assist with the monitoring and evaluation of proposed and future development for the municipality.

17.1 Policy and Legislation

In terms of monitoring and review of the SDF, the Spatial Planning Land Use Management Act (SPLUMA) has to be taken into consideration; however at this stage there are no guidelines and regulations in place to guide development of the SDF. The Land Use Scheme will have to adhere to these once available.

In terms of Section 5. (1) (b) of the SPLUMA a spatial development framework and a land use scheme are components of an integrated development plan. Accordingly the contents of a land use scheme must align with the municipality's integrated development plan and spatial development framework.

Section 7 of the Act covers the following principles which apply in spatial planning, land development and land use management:

(a) The principle of spatial justice, whereby-

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

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

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

(c) The principle of efficiency, whereby-

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

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

(e) The principle of good administration, whereby-

- (i) all spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems as embodied in this Act;
- (ii) all government departments must provide their sector inputs and comply with any other prescribed requirements during the preparation or amendment of spatial development frameworks;
- (iii) the requirements of any law relating to land development and land use are met timeously;
- (iv) the preparation and amendment of spatial plans, policies, and land use schemes as well as procedures for development applications, include transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them; and

(v) policies, legislation and procedures must be clearly set in order to inform and empower members of the public.

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