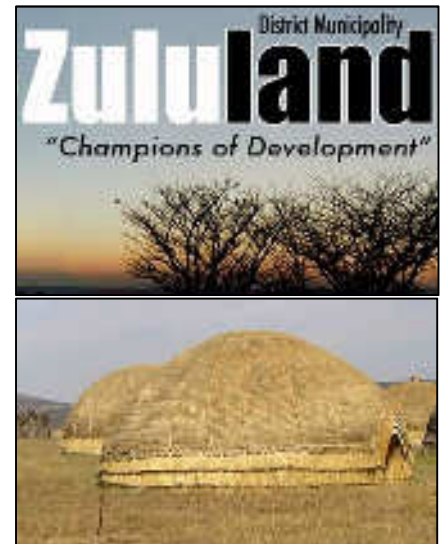




SPATIAL DEVELOPMENT FRAMEWORK FOR THE ZULULAND DISTRICT MUNICIPALITY

DRAFT SPATIAL DEVELOPMENT FRAMEWORK



OCTOBER 2013



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TABLE OF CONTENTS

1	BACKGROUND & INTRODUCTION	1
1.1	BACKGROUND TO THE STUDY	1
1.2	STUDY OBJECTIVES.....	1
1.3	STUDY APPROACH	2
1.4	DELINEATION OF STUDY AREA	2
2	POLICY ENVIRONMENT.....	2
2.1	NATIONAL POLICIES.....	2
2.1.1	NATIONAL SPATIAL DEVELOPMENT PERSPECTIVE	2
2.1.2	COMPREHENSIVE RURAL DEVELOPMENT PROGRAMME.....	4
2.1.3	ACCELERATED AND SHARED GROWTH INITIATIVE (ASGI-SA).....	7
2.1.4	INDUSTRIAL POLICY ACTION PLAN	8
2.1.5	NEW GROWTH PATH	9
2.2	PROVINCIAL POLICIES	11
2.2.1	PROVINCIAL SPATIAL ECONOMIC DEVELOPMENT STRATEGY.....	11
2.2.2	PROVINCIAL GROWTH AND DEVELOPMENT STRATEGY.....	13
2.3	LEGISLATION IMPACTING ON THE DEVELOPMENT OF SPATIAL DEVELOPMENT FRAMEWORKS.....	20
2.4	DISTRICT POLICIES.....	23
2.4.1	VISION AND MISSION OF THE ZULULAND DISTRICT MUNICIPALITY	23
2.4.2	LED STRATEGY.....	23
2.4.3	WSDP STRATEGY	26
3	CURRENT REALITIES.....	26
3.1	NATURAL RESOURCES	27
3.1.1	LOCALITY.....	27
3.1.2	ELEVATION	29
3.1.3	TOPOGRAPHY AND SLOPE ANALYSIS	29
3.1.4	WATER CATCHMENT AREAS	32
3.1.5	LAND COVER	32
3.1.6	LAND CAPABILITY AND AGRICULTURAL POTENTIAL.....	35
3.1.7	PROTECTED & CONSERVATION WORTHY AREAS	40
3.2	HUMAN RESOURCES.....	42
3.2.1	POPULATION	42
3.2.2	AGE& GENDER DISTRIBUTION	43
3.2.3	HOUSEHOLD SIZE	43
3.2.4	POPULATION DENSITY	44
3.3	SOCIAL RESOURCES	44
3.3.1	LAND TENURE	44
3.3.2	SETTLEMENT PATTERN	47

3.3.3	HOUSING	47
3.3.4	HEALTH FACILITIES.....	49
3.3.5	EDUCATION FACILITIES	53
3.3.6	LEVELS OF EDUCATION.....	56
3.3.7	LIBRARIES.....	58
3.3.8	POLICE SERVICES	59
3.3.9	COMMUNITY HALLS.....	62
3.4	PHYSICAL RESOURCES	63
3.4.1	TRANSPORTATION NETWORK	63
3.4.2	MODE OF TRANSPORTATION.....	68
3.4.3	WATER SERVICES.....	69
3.4.4	SANITATION SERVICES	73
3.4.5	ELECTRICITY NETWORK.....	77
3.5	FINANCIAL RESOURCES.....	77
3.5.1	INCOME DISTRIBUTION.....	77
3.5.2	BUSINESS SECTOR ANALYSIS.....	80
3.5.3	MINING SECTOR.....	82
3.5.4	LOCAL ECONOMIC DEVELOPMENT	83
3.5.5	BORDER POSTS – ECONOMIC OPPORTUNITIES.....	84
4	<u>SPATIAL OBJECTIVES AND STRATEGIES.....</u>	84
4.1	SPATIAL PRINCIPLES	84
4.1.1	PRINCIPLES FROM THE SPLUMB	84
4.2	SPATIAL DEVELOPMENT OBJECTIVES AND KEY DEVELOPMENT STRATEGIES	86
5	<u>SPATIAL DEVELOPMENT FRAMEWORK.....</u>	93
5.1	SPATIAL VISION OF THE ZDM	93
5.2	SPATIAL DEVELOPMENT CONCEPT.....	93
5.2.1	INFORMANTS	94
5.3	CORRIDOR DEVELOPMENT	94
5.3.1	RIFSA CLASSIFICATION.....	95
5.3.2	MOVEMENT CORRIDORS	97
5.3.3	AGRICULTURAL CORRIDORS.....	97
5.4	NODAL DEVELOPMENT.....	98
5.4.1	PRIMARY NODES	99
5.4.2	SECONDARY DEVELOPMENT NODES.....	100
5.4.3	TERTIARY DEVELOPMENT NODES	100
5.5	INTENDED FUTURE LAND USES.....	101
5.5.1	URBAN AREAS	101
5.5.2	ENVIRONMENTAL MANAGEMENT AREAS (ENVIRONMENTAL INFORMANTS MAP).....	101
5.5.3	RURAL COMMUNITIES (SOCIAL INFORMANTS MAP)	103
5.5.4	AGRICULTURE (AGRICULTURAL POTENTIAL MAP).....	103

5.6	STRATEGIC INTERVENTION AREAS	106
5.6.1	PGDS STRATEGIC GOAL 1 – JOB CREATION	107
5.6.2	PGDS STRATEGIC GOAL 2 – HUMAN RESOURCE DEVELOPMENT	111
5.6.3	PGDS STRATEGIC GOAL 3 – HUMAN & COMMUNITY DEVELOPMENT	113
5.6.4	PGDS STRATEGIC GOAL 4 – STRATEGIC INFRASTRUCTURE	115
5.6.5	PGDS STRATEGIC GOAL 5 – RESPONSE TO CLIMATE CHANGE	118
5.6.6	PGDS STRATEGIC GOAL 6 – GOVERNANCE & POLICY	125
5.6.7	PGDS STRATEGIC GOAL 7 – SPATIAL EQUITY	127
6	<u>GUIDELINES FOR FORMULATION OF LOCAL MUNICIPALITY SDF'S.....</u>	128
6.1	DEVELOPMENT NODES	129
6.2	DEVELOPMENT CORRIDORS	129
6.3	AGRICULTURE AND LAND REFORM	130
6.4	ENVIRONMENTAL CONSIDERATIONS AND WATER MANAGEMENT	130
6.5	LAND DESIGNATIONS AND THE LINKAGE TO LOCAL LUMS	130
6.6	BULK INFRASTRUCTURE	130
7	<u>ALIGNMENT</u>	130
7.1	ALIGNMENT WITH SURROUNDING DISTRICTS, PROVINCES AND COUNTRIES	132
7.1.1	UTHUNGULU DM	134
7.1.2	UMZINYATHI DM	136
7.1.3	AMAJUBA DM	137
7.1.4	GERT SIBANDE DM (MPUMALANGA PROVINCE)	138
7.1.5	THE KINGDOM OF SWAZILAND.....	139
7.2	ALIGNMENT WITH OTHER DISTRICT SECTOR PLANS.....	140
7.3	ALIGNMENT WITH LOCAL MUNICIPALITIES	140
7.4	ALIGNMENT WITH SPHERES OF GOVERNMENT	140
8	<u>IMPLEMENTATION:</u>	141
8.1	MECHANISMS FOR PROTECTION OF SENSITIVE ENVIRONMENTAL AREAS AND HIGH POTENTIAL AGRICULTURAL LAND	141
8.2	SOCIAL DEVELOPMENT	141
8.3	WATER SERVICES DEVELOPMENT PLAN	143
8.4	HOUSING.....	147
8.5	CAPITAL INVESTMENT FRAMEWORK	148
9	<u>WAY FORWARD AND CONCLUSION.....</u>	150

List of Maps:

MAP 1: REGIONAL LOCALITY	28
MAP 2: ELEVATION.....	30
MAP 3: SLOPE ANALYSIS.....	31
MAP 4: WATER CATCHMENT AREAS	33
MAP 5: LAND COVER	34
MAP 6: LAND CAPABILITY	36
MAP 7: SOIL CLAY CONTENT	38
MAP 8: AGRICULTURAL LAND USES	39
MAP 9: CRITICAL BIODIVERSITY AREAS	41
MAP 10: POPULATION DENSITY	45
MAP 11: LAND OWNERSHIP.....	46
MAP 12: SETTLEMENT PATTERN	48
MAP 13: CLINICS	50
MAP 14: HOSPITALS	51
MAP 15: HOUSING PROJECTS.....	52
MAP 16: PRIMARY SCHOOLS	54
MAP 17: SECONDARY SCHOOLS	55
MAP 18: POLICE STATIONS	60
MAP 19: SOCIAL FACILITIES.....	61
MAP 20: EXISTING ROAD INFRASTRUCTURE	65
MAP 21: WATER INFRASTRUCTURE	72
MAP 22: SANITATION INFRASTRUCTURE	76
MAP 23: ELECTRICAL INFRASTRUCTURE	78
MAP 24: WSDP ROLL-OUT – SANITATION.....	144
MAP 25: WSDP ROLL-OUT – RUDIMENTARY WATER SCHEMES.....	145
MAP 26: PLANNED HOUSING PROJECTS	149
MAP 27: ZULULAND DISTRICT SPATIAL DEVELOPMENT FRAMEWORK	151

List of Figures:

FIGURE 1: HOUSEHOLDS LIVING BELOW MLL	3
FIGURE 2: AREAS OF NATIONAL ECONOMIC SIGNIFICANCE.....	4
FIGURE 3: STRATEGIC OBJECTIVES SOCIAL COHESION & DEVELOPMENT	5
FIGURE 4: KZN PSEDs – NODES & CORRIDORS	12
FIGURE 5: SPATIAL DEVELOPMENT PRINCIPLES.....	14
FIGURE 6: PROVINCIAL SPATIAL DEVELOPMENT FRAMEWORK – ZULULAND DISTRICT MUNICIPALITY	19
FIGURE 7: KZN SDF – ZULULAND DISTRICT MUNICIPALITY	19
FIGURE 8: INTEGRATED LED STRATEGY.....	25
FIGURE 9: KZN ROADS RIFSA CLASSIFICATION	63
FIGURE 10: ZDM PUBLIC TRANSPORT PLAN – VEHICLE TRIPS PER ROAD SEGMENT.....	66
FIGURE 11: ZDM PUBLIC TRANSPORT PLAN – VEHICLE VOLUMES PER ROAD SEGMENT.....	67
FIGURE 12: LOCALITY OF PUBLIC TRANSPORT FACILITIES	67
FIGURE 13: RURAL SANITATION ROLL-OUT PROGRAMME.....	74
FIGURE 14: SPLUMB PRINCIPLES - ACKNOWLEDGING PGDS PRINCIPLES.....	86
FIGURE 15: CONCEPTUAL SPATIAL DEVELOPMENT FRAMEWORK	93
FIGURE 16: MOVEMENT CORRIDORS	95
FIGURE 17: LOCALITY OF NODES	99
FIGURE 18: AGRICULTURAL POTENTIAL.....	104

FIGURE 19: SPATIAL STRATEGY TO ADDRESS PGDS GOAL 1: JOB CREATION.....	108
FIGURE 20: SPATIAL STRATEGY TO ADDRESS PGDS GOAL 1: JOB CREATION – MINING AND TOURISM	109
FIGURE 21: SPATIAL STRATEGY TO ADDRESS PGDS GOAL 1: JOB CREATION – COMMERCIAL INVESTMENT AREAS	110
FIGURE 22: SPATIAL STRATEGY TO ADDRESS PGDS GOAL 4: HUMAN RESOURCE DEVELOPMENT	112
FIGURE 23: SPATIAL STRATEGY TO ADDRESS PGDS GOAL 3: HUMAN & COMMUNITY DEVELOPMENT	114
FIGURE 24: SPATIAL STRATEGY TO ADDRESS PGDS GOAL 4: STRATEGIC INFRASTRUCTURE.....	116
FIGURE 25: SPATIAL STRATEGY TO ADDRESS PGDS GOAL 5: PRESSURES ON BIODIVERSITY	120
FIGURE 26: SPATIAL STRATEGY TO ADDRESS PGDS GOAL 5: VULNERABILITY TO DISASTER.....	120
FIGURE 27: SPATIAL STRATEGY TO ADDRESS PGDS GOAL 5: RESILIENCE TOWARDS DISASTERS.....	121
FIGURE 28: SPATIAL STRATEGY TO ADDRESS PGDS GOAL 5: POTENTIAL AIR POLLUTION	122
FIGURE 29: SPATIAL STRATEGY TO ADDRESS PGDS GOAL 5: DROUGHT	123
FIGURE 30: SPATIAL STRATEGY TO ADDRESS PGDS GOAL 5: FIRE HAZARD	124
FIGURE 31: SPATIAL STRATEGY TO ADDRESS PGDS GOAL 6: GOVERNANCE & POLICY.....	126
FIGURE 32: SPATIAL STRATEGY TO ADDRESS PGDS GOAL 7: SPATIAL EQUITY.....	127
FIGURE 33: UMKHANYAKUDE SPATIAL DEVELOPMENT FRAMEWORK	133
FIGURE 34: UTHUNGULU INTERVENTION AREAS	134
FIGURE 35: UTHUNGULU SDF CORRIDORS.....	135
FIGURE 36: UMZINYATHI SPATIAL DEVELOPMENT FRAMEWORK	136
FIGURE 37: AMAJUBA SPATIAL DEVELOPMENT FRAMEWORK.....	137
FIGURE 38: GERT SIBANDE DM SPATIAL DEVELOPMENT FRAMEWORK	138
FIGURE 39: NSUBANE-PONGOLA TRANSFRONTIER CONSERVATION & RESCUE PROTOCOL AREA.....	139

List of Tables:

TABLE 1 : NORMS & STANDARD FOR PROVISION OF FACILITIES.....	13
TABLE 2: KZN SPATIAL DEVELOPMENT PLAN – INTERPRETATION NOTES	17
TABLE 3: LEGISLATION IMPACTING ON DEVELOPMENT OF SPATIAL DEVELOPMENT FRAMEWORKS	20
TABLE 4: ZDM LED STRATEGY OBJECTIVES.....	23
TABLE 5: ZDM LED STRATEGY PRINCIPLES	23
TABLE 6: ZDM LED STRATEGY – STRATEGIES	24
TABLE 7: LAND USE OPTIONS	35
TABLE 8: POPULATION FIGURES PER MUNICIPALITY.....	43
TABLE 9: PROPOSED HOUSING PROJECTS.....	49
TABLE 10: STANDARDS FOR PROVISION OF HEALTH FACILITIES	53
TABLE 11: THE STANDARDS FOR PROVISION OF EDUCATIONAL FACILITIES	56
TABLE 12: STANDARDS FOR PROVISION OF LIBRARIES	58
TABLE 13: LIBRARIES PER MUNICIPALITY.....	58
TABLE 14: STANDARDS FOR PROVISION OF POLICE STATIONS.....	59
TABLE 15: POLICE STATIONS: EXISTING AND REQUIRED PER MUNICIPALITY.....	59
TABLE 16: COMMUNITY HALLS/CENTRES: EXISTING AND REQUIRED FACILITIES PER MUNICIPALITY	62
TABLE 17: TRADITIONAL AUTHORITIES WITH COMMUNITY HALLS	62
TABLE 18: TRADITIONAL AUTHORITIES WITHOUT COMMUNITY HALLS.....	62
TABLE 19: % POPULATION WITHIN ACCESSIBLE DISTANCE FROM ROAD INFRASTRUCTURE	63
TABLE 20: REGIONAL WATER SCHEMES IN ZDM.....	69
TABLE 21: WATER SERVICES BACKLOG PER MUNICIPALITY	69
TABLE 22: FREE BASIC WATER POLICY.....	71
TABLE 23: SANITATION SERVICES BACKLOG PER MUNICIPALITY	73
TABLE 24: FREE BASIC SANITATION POLICY	74
TABLE 25: LEVEL OF ELECTRIFICATION PER MUNICIPALITY	77

TABLE 26: SPLUMB	84
TABLE 27: SPATIAL DEVELOPMENT OBJECTIVES	86
TABLE 28: INFORMANTS	94
TABLE 29 : RIFSA CLASSIFICATION	96
TABLE 30: DESCRIPTION OF CORRIDOR DEVELOPMENTS.....	97
TABLE 31: PROPOSED NODES	98
TABLE 32: STRATEGIES TO ADDRESS PGDS STRATEGIC GOAL 1: JOB CREATION	111
TABLE 33: STRATEGIES TO ADDRESS PGDS STRATEGIC GOAL 2: HUMAN RESOURCE DEVELOPMENT	112
TABLE 34: STRATEGIES TO ADDRESS PGDS STRATEGIC GOAL 3: HUMAN & COMMUNITY DEVELOPMENT.....	114
TABLE 35: STRATEGIES TO ADDRESS PGDS STRATEGIC GOAL 4: STRATEGIC INFRASTRUCTURE	117
TABLE 36: TERRESTRIAL AND AQUATIC ECOSYSTEM SERVICES	118
TABLE 37: STRATEGIES TO ADDRESS PGDS STRATEGIC GOAL 5: RESPONSE TO CLIMATE CHANGE	124
TABLE 38: INTER GOVERNMENTAL RELATIONS REQUIRED TO COORDINATE ALIGNMENT BETWEEN DEVELOPMENT EFFORTS	125
TABLE 39: STRATEGIES TO ADDRESS PGDS STRATEGIC GOAL 6: GOVERNANCE & POLICY	126
TABLE 40: STRATEGIES TO ADDRESS PGDS STRATEGIC GOAL 7: SPATIAL EQUITY	128
TABLE 41: ALIGNMENT TABLE - UMKHANYAKUDE DM	133
TABLE 42: ALIGNMENT TABLE – UTHUNGULU DM	135
TABLE 43: ALIGNMENT TABLE – UMZINYATHI DM	136
TABLE 44: ALIGNMENT TABLE - AMAJUBA DM	137
TABLE 45: ALIGNMENT TABLE – GERT SIBANDE DM	138
TABLE 46: MECHANISMS FOR PROTECTION OF AGRICULTURAL LAND AND SENSITIVE ENVIRONMENTS.	141
TABLE 47: COMMUNITY & SOCIAL EXPENDITURE PROJECTS.....	142
TABLE 48: WSDP CAPITAL EXPENDITURE	146
TABLE 49: HOUSING PROJECTS	147

List of Graphs:

GRAPH 1: POPULATION PER MUNICIPALITY	42
GRAPH 2: POPULATION AGE DISTRIBUTION	43
GRAPH 3: HOUSING TYPOLOGIES:.....	47
GRAPH 4: LEVELS OF EDUCATION	57
GRAPH 5: LEVELS OF EDUCATION PER MUNICIPAL AREA	58
GRAPH 6: MODE OF TRANSPORT	68
GRAPH 7: ACCESS TO RDP STANDARD WATER.....	70
GRAPH 8: ACCESS TO SANITATION	73
GRAPH 9: LEVELS OF INCOME	77
GRAPH 10: LEVELS OF INCOME PER MUNICIPALITY	79
GRAPH 11: EMPLOYMENT WITHIN INDUSTRIES.....	80

List of Annexure:

Annexure A: Capital Investment Framework

1 Background & introduction

1.1 Background to the study

This status quo report contains the realities on the ground within Zululand Local Municipality, and aims to identify specific socio-economic and physical trends within the municipality. This document should not be seen as an analytical document, as a more detailed analysis of the area, and the implications of these realities will be conducted during the following phase. The content of this document is based on existing cadastral and GIS information, which will be augmented as more information becomes available from the District Municipality and Relevant Local Authorities.

The current Zululand SDF was prepared, as part of the Zululand Integrated Development Plan and the Municipal Council is required to periodically review it in accordance with the requirements of the Municipal Systems Act.

Section 26 (e) of the Local Government: Municipal Systems Act, No. 32 of 2000 (the “MSA”) requires all municipalities to compile Spatial Development Frameworks (the “SDF”) as a core component of Integrated Development Plans (the “IDP”). Many Municipalities have developed SDFs, either in silos or supported (technically and/or financially) by the Department of Rural Development and Land Reform (DRDLR) or by their respective provinces. Different SDF development approaches were applied depending on who was managing or has been contracted to undertake the project.

The Zululand District Municipality enlisted the services of Vuka Planning Africa Inc. to develop a new SDF to facilitate development of the Zululand District, and the implementation of the 2012-2016 Zululand Integrated Development Plan.

1.2 Study Objectives

The main objective of the project is to develop a Spatial Development Framework in order to address spatial, environmental and economic issues confronting the Zululand District Municipality.

This process will be guided by and comply with a number of legislative pieces which includes the Municipal Systems Act and the Municipal Planning and Performance Management Regulations, 2001, read together with the Spatial Planning and Land Use Management Bill, 2011. The required SDF must therefore-

- 1) give effect to the principles contained in chapter 1 of the Development facilitation Act 1995 (Act no. of 67 1995);
- 2) set out objectives that reflect desired- spatial form of the municipality;
- 3) contain strategies, policies and plans which must-
 - Indicate desired patterns of land use within the municipality;
 - Address the spatial reconstruction of the location and nature of development within the municipality; and
 - Provide strategic guidance in respect of the location and nature of development within the municipality;
- 4) contain a strategic assessment of the environmental impact of the SDF;
- 5) identify programs and projects for the development of land within the municipality;
- 6) be aligned with the SDFs reflected in the integrated development plans of neighbouring municipalities; and
- 7) provide a visual representation of the desired spatial form of the municipality, which representation:
 - must indicate where public and private land development and infrastructure investment should take place;
 - must indicate desired or undesired utilisation of space in a particular area;
 - delineate the urban edges;

- must identify areas where strategic intervention is required; and
- must indicate areas where priority spending is required.

1.3 Study Approach

The approach and execution of this study is guided by the following key principles;

1. **Integration:** Using the spatial basis of the study for:
 - a) the integration of development intention between the various local municipalities and surrounding district and local municipalities,
 - b) the physical integration of fragmented areas within the district towards improved economic imputes and service delivery and
 - c) sectoral integration of various public and private contributors and departments toward co-ordinated development of individual projects.
2. **Strategic Direction:** Providing strategic analysis and direction to the effective utilisation of land within the district towards social, economic and environmental development while addressing current and historic deficiencies and providing future spatial direction within the context of the unique spatial structure of the municipality.

1.4 Delineation Of Study Area

The Zululand District Municipality is one of ten District Authorities within the KwaZulu-Natal Province Municipality, which is situated on the northern boundary of the KwaZulu-Natal Province. Zululand District Municipality is approximately 14 810 km² in extent, and consists of the following municipalities:

- aBaqulusi Local Municipality
- eDumbe Local Municipality
- Nongoma Local Municipality
- Ulundi Local Municipality
- uPhongolo Local Municipality

2 Policy Environment

2.1 National Policies

2.1.1 National Spatial Development Perspective

The National Spatial Development Perspective (NSDP) was an initiative by the National Government to provide direction and guidelines for spatial planning in order to ensure the eradication of the spatially segregated growth pattern that still exists today. The key objectives of the NSDP are to:

- provide a framework within which to discuss the future development of the national space economy by reflecting the localities of severe deprivation and need, of resource potential, of infrastructure endowment and of current and potential economic activity by describing the key social, economic and natural resource trends and issues shaping the national geography.
- act as a common reference point for national, provincial and local governments to analyse and debate the comparative development potentials of localities in the country by providing a coarse-grained national mapping of potential.
- identify key areas of tension and/or priority in achieving positive spatial outcomes with government infrastructure investment and development spending.
- provide national government's strategic response to the above for a given time frame.

From the above data certain maps were produced that depicted the above mentioned information. Applicable to the Spatial Development Framework are the maps and information depicted in the diagrams below.

2.1.1.1 Minimum Level Of Living

The Minimum Living Level indicates those areas where the largest number of people is living below the minimum standard of living. These areas include some rural districts of the former homelands but the highest number of people below the minimum living level is in the large metropolitan areas.

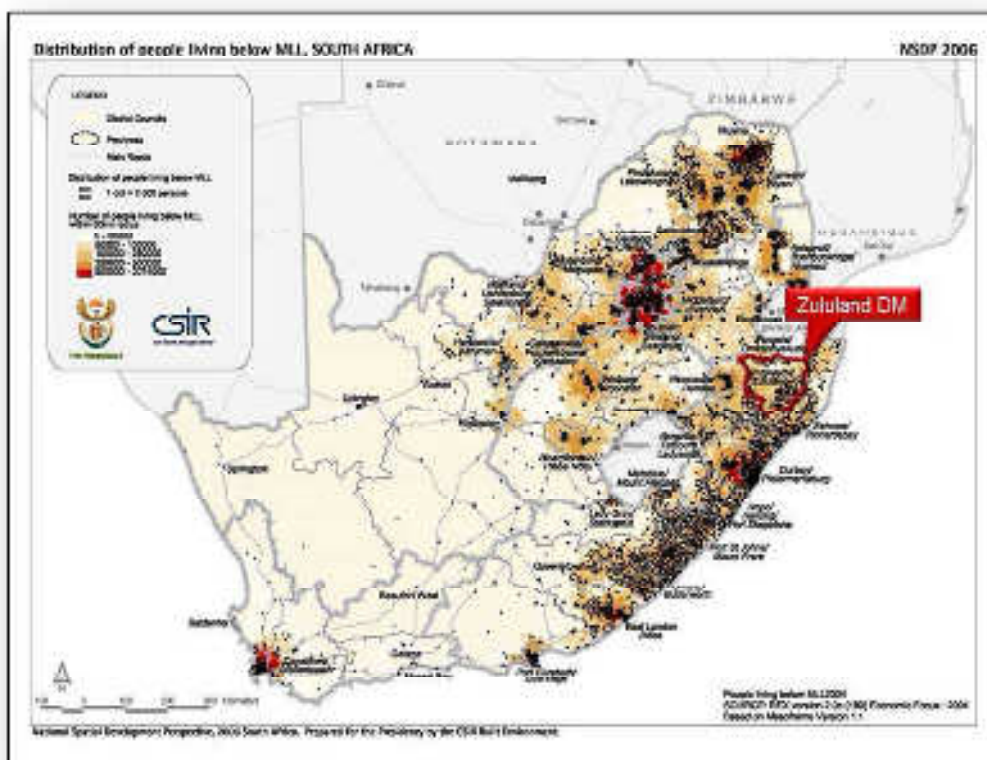
The Minimum Living Level reflects the minimum income required to sustain a household, and varies in accordance with household size – the larger the household, the larger the income required to keep its members out of poverty. Although no updated estimate is available, the MLL for 2004 as depicted in the National Spatial Development Perspective is only R2,042-00 per household of 5 population, which is the average household size in general. It is further a good indication of the little income this population is surviving on.

The MLL considers the following items:

- Clothing;
- Compulsory payments to local authorities in respect of rent, miscellaneous services, water and electricity;
- Contributions to medical funds and medical and dental expenses;
- Education;
- Food;
- Fuel and light;
- Replacement of household equipment;
- Support of relatives (applicable only to singles)
- Taxes; and
- Transport;
- Washing and cleaning materials;

On the map below, Zululand marked by its boundary in red on the map, has a population between 250,000 and 500,000 population living below Minimum Level of Living. Only the areas towards the North around Pongola have a distribution of below 100,000 population per 80km living below MLL. It is subsequently clear that the District Municipality has a high rate and concentrations of poverty.

Figure 1: Households Living Below MLL

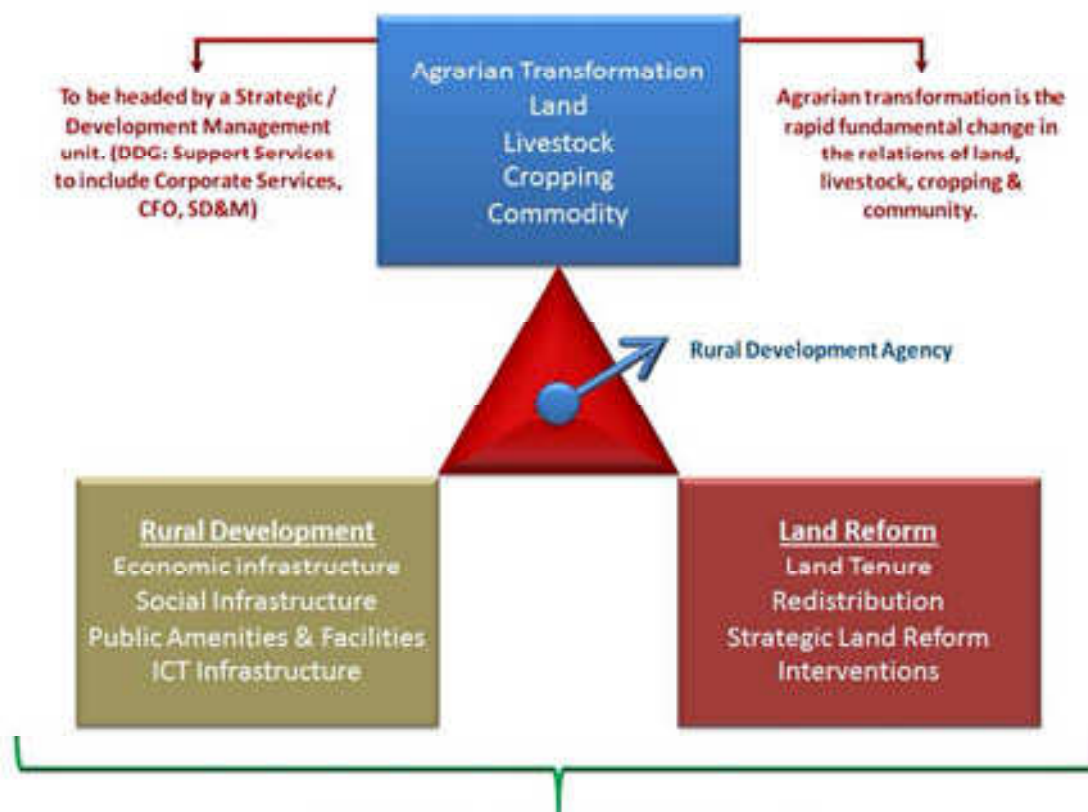


Source: NSDP, 2006 South Africa.

Development". This programme will be successful when it becomes apparent that "sustainable and vibrant rural communities" are succeeding throughout South Africa.

Below is a three pronged strategy to ensure that the Department achieves its objective (**Agrarian Transformation**, **Rural Development** and **Land Reform**):

Figure 3: Strategic Objectives Social Cohesion & Development



The Agrarian transformation includes, but is not limited to the following:

- Increased production and the optimal and sustainable use of natural resources including land, grass, trees, water, natural gasses, mineral resources etc.;
- livestock farming (cattle, sheep, goats, pigs, chickens, turkey, game, bees, fish, etc.), including the related value chain processes;
- cropping (grain, vegetables, fruit, spices, medicines, etc.), including the related value chain processes;
- the establishment and strengthening of rural livelihoods for vibrant local economic development;
- the use of appropriate technology, modern approaches and indigenous knowledge systems; and
- food security, dignity and an improved quality of life for each rural household.

Rural development includes, but is not limited to the following:

- Improved economic infrastructure:
 - Roads, railways, ports;
 - Shearing sheds;
 - Dipping tanks;
 - Milk parlours;
 - Community gardens;
 - Production/marketing stalls;
 - Fencing for agricultural purposes;
 - Storage warehouses;

- Distribution and transport networks;
- Electricity networks;
- Communication networks (land lines, cell phones, radio, television, etc.);
- Irrigation schemes for small scale farmers;
- Water harvesting, water basin and water shed management systems (dams etc.);
- Post office services and internet cafes;
- Rural shopping malls.
- Improved social infrastructure:
 - Social mobilization to enable rural communities to take initiatives;
 - Establish savings clubs and cooperatives for economic activities, wealth creation and the productive use of assets;
 - Communal sanitation and ablution systems to improve health conditions;
 - Access to resourced clinics;
 - Sport and recreation facilities especially for women and youth development;
 - Rural libraries to promote a reading culture;
 - Rehabilitation and development of schools as centres of excellence;
 - Community halls and museums;
 - Non-farming activities to strengthen rural livelihoods;
 - ABET centres for capacity building and appropriate skills development;
 - Leadership training, social facilitation and conscientious awareness for CRDP and socio-economic independence;
 - Democratising rural development, participation and ownership of all processes, projects and programmes;
 - Co-ordination, alignment and cooperative governance (local municipalities, traditional councils, provincial government);
 - Participation of NGOs, including faith-based organisations, community-based organizations and other organs of civil society;
 - Social cohesion and access to human and social capital.

Land reform includes, but is not limited to the following:

- Increasing the pace of land redistribution:
 - Provide increased access to land for previously disadvantaged people, through the redistribution of 30% of white-owned agricultural land;
 - Review the land reform products and approaches (LRAD, SPLAG, LASS, PLAS, ABP, LARP, etc.) for greater effectiveness and relevance to the CRDP, including the implementation of related policies (use-it-or-lose-it, leasing, post settlement support, etc.);
 - Review land acquisition processes (value for money for each hectare of land bought, proposal for a special land commission for an audit of privately owned agricultural land, the productive use of land transferred to the landless, the effective development and beneficiation of the land reform beneficiaries.
- Increasing the pace of land tenure reform:
 - Fast-track the settlement of labour tenant claims, especially in KwaZulu-Natal and Mpumalanga;
 - Facilitate secure access to land by farm dwellers;
 - Protect the land rights of farm workers and create decent jobs on farms;
 - Deal effectively and promptly with illegal evictions;
 - Establish agri-villages for local economic development on farms;
 - Provide basic needs for farm dwellers, including water, sanitation, electricity, housing, etc.;
 - Implement CLARA to stimulate economic growth in traditional communities in the former homeland areas, while promoting efficient use of land and the sustainable use of natural resources;
 - Deal effectively with state land administration;
 - Provide support and capacity building to farm dwellers.
- Speeding up the settlement of outstanding land restitution claims:
 - Provide an analysis of outstanding claims (nature and type), indicate related challenges and how these should be addressed to speed up the finalization of claims and indicate clearly what is possible by the year 2011 (including what will be still outstanding, if any);
 - Adopt a developmental approach to the settlement of restitution claims to demonstrate a contribution to the CRDP;

- Develop a strategy to deal with land claims in the Land Claims Court, to ensure that these are “winnable strong cases” setting good precedent and appealing cases that may set a bad precedent;
- Ensure sustainability, beneficiation and contribution to poverty eradication, economic growth and the creation of employment opportunities, as well as the vibrancy of land restitution projects, going forward.
- Effective support to all land reform programmes through land planning and information:
 - Provide a reliable and efficient property/deeds registration system; improving it by modernizing and digitizing the cadastres (e-cadastre);
 - Contribute to economic growth and housing development by providing government and private agents with essential land information to engage in planning as well as economic transactions;
 - Provide a basis for the design of a land value tax, land valuation and sustainable land management;
 - Provide surveys and mapping services to various clients for different needs;
 - Provide spatial planning information and services to local municipalities and other public or private institutions that may need these services for developmental purposes.

It must be noted that this is only a strategy, which differs in its approach from the NSDP in the sense that it does not make reference to specific areas/municipalities, or prescribe what actions need to be taken within specific municipalities. It merely outlines the aspects that must be addressed to ensure the comprehensive development of rural areas.

Not all aspects as listed under the three components (e.g. land redistribution/restitution), are applicable to the development of a Spatial Development Framework, as the SDF is a planning tool that focuses on land use irrespective of the ownership. Redistribution for example is a political aspect/tool which focuses on land ownership, and more specifically the ownership of agricultural land.

The aspects that are applicable to land use, include items such as Economic & Social Infrastructure, Public Amenities and the protection of agricultural land and activities. These aspects will form an integral part of all the phases of this SDF from analysis to project proposals. The Spatial Development Framework will be the tool that ensures the future development of the rural Municipalities by providing direction on the provision of facilities, and identifying economic catalytic projects which will kick-start the development and exponential growth of the rural communities in all areas that is deemed as being part of a vibrant community.

2.1.3 Accelerated And Shared Growth Initiative (Asgi-Sa)

The Goals of ASGI-SA is the following:

- Formulate medium-term educational interventions to raise the level of skills in areas needed by the economy as immediate measures to acquire the skills needed for the implementation of ASGI-SA projects.
- Ensure skills transfer to new graduates by deployment of experienced professionals and managers to local governments to improve project development, implementation and maintenance capabilities.
- Leverage the increased levels of public expenditure, especially investment expenditure, to promote small businesses and Broad-Based Black Economic Empowerment.
- Focus on expanding and accelerating access to economic opportunities including skills development and finance for women.
- Leverage through Broad Based Black Economic Empowerment to support shared growth.

Support efforts to establish new venture funds for small, medium and micro enterprises.

The Accelerated and Shared Growth Initiative (ASGI-SA) is aimed at the development of South Africa as a whole, but with the emphasis on development of previously disadvantaged areas. The broader aim is therefore not only to promote economic development, but to empower the communities through active involvement in projects. This empowers communities through skills development to be able to participate in the formal economy and labour market.

This obviously has implications on an institutional as well as physical/spatial level. To have an impact on communities, it is necessary to ensure that public investment expenditure, which are to promote small businesses and Broad-Based Black Economic Empowerment, be implemented in areas with the highest economic need. The occurrence of Economic need should coincide with areas which have the highest physical need as well, translated

into the lack of services. The provision of services through a labour intensive, Extended Public Works Program will provide investment in the municipality as well as provide training and skills. Through preferential procurement procedures, emerging contractors/entrepreneurs will be able to participate in the formal economy.

The goal of uplifting poor areas implies that the strategies to be implemented by ASGISA, targets communities within the poorest rural areas of South Africa, where the second economy (which needs to be combatted) functions. The National Spatial Development Perspective indicated that the poverty levels of Zululand are of such significance that it is depicted on national level as one of the poorer areas. The philosophy for implementing projects geared towards ASGI-SA in Zululand is thus obvious.

2.1.4 Industrial Policy Action Plan

In January 2007 Cabinet adopted the National Industrial Policy Framework (NIPF) which sets out Government's broad approach to industrialisation with the following core objectives:

- To facilitate diversification beyond our current reliance on traditional commodities and non-tradable services. This requires the promotion of increased value-addition characterised particularly by movement into non-traditional tradable goods and services that compete in export markets as well as against imports.
- The long-term intensification of South Africa's industrialisation process and movement towards a knowledge economy.
- The promotion of a more labour-absorbing industrialisation path with a particular emphasis on tradable labour-absorbing goods and services and economic linkages that catalyse employment creation.
- The promotion of a broader-based industrialisation path characterised by the increased participation of historically disadvantaged people and marginalised regions in the mainstream of the industrial economy.
- Contributing to industrial development on the African continent, with a strong emphasis on building its productive capacity.

Prior to the global economic crisis of 2008, South Africa achieved a relatively high growth rate, which masked a number of structural challenges within the South African Economy.

By further investigating these challenges it became clear that a need exist to develop a comprehensive and integrated response to scale up industrial development.

Important to note is the role of IPAP in relation to other policies, which advances the work of the Economic Sectors and employment clusters in the following ways:

- Rural development through interventions in a range of sectors such as agro processing, bio-fuels, forestry, cultural industries, aquaculture, tourism
- Advanced technological capabilities through interventions in the nuclear, advanced materials, aerospace, and ICT industries
- A serious first step towards the systematic promotion of Green and energy-efficient goods and services.
- Downstream mineral beneficiation
- Strengthened linkages between Tourism and Cultural industries
- Stronger integration between sector strategies, skills development plans and commercialisation of publicly funded innovation.
- Macro-economic stability through:
 - Improvements in the trade balance
 - Lowering of inflationary pressures through increased supply and competition in a range of sectors
 - It has a profound positive net revenue impact
 - It contributes to medium to long-term diversification of the economy and hence risks mitigation.
- A substantial contribution to the creation of decent jobs, both directly and indirectly.

To support IPAP the following policies were developed, and is critical to facilitate the implementation of Industrial Development. These policies include:

1. Stronger articulation between macro and micro economic policies

2. Industrial financing channelled to real economy sectors.
3. Leveraging public and private procurement to raise domestic production and employment in a range of sectors, including alignment of B-BBEE and industrial development objectives, and influence over private procurement.
4. Developmental trade policies which deploy trade measures in a selected and strategic manner, including tariffs, enforcement and SQAM (standards, quality assurance and metrology) measures.
5. Competition and regulation policies that lower costs for productive investments and poor and working class households.
6. Skills and innovation policies that are aligned to sectoral priorities.
7. Deploying these policies in general and in relation to more ambitious sector strategies, building on work already done

Each of the above policies identifies key programmes, including milestones to monitor the progress of implementation of the strategy.

The Industrial Policy Action Plan focuses on three clusters of production sectors to be developed/expanded.

Cluster 1 – Qualitatively new areas of focus

- Realising the potential of the metal fabrication, capital and transport equipment sectors, particularly arising from large public investments;
- 'Green' and energy-saving industries;
- Agro-processing, linked to food security and food pricing imperatives;

Cluster 2 – Scale up and broaden interventions in existing IPAP sectors

- Automotive, components, medium and heavy commercial vehicles
- Plastics, pharmaceuticals and chemicals
- Clothing, textiles, footwear and leather
- Biofuels
- Forestry, paper, pulp and furniture
- Strengthening linkages between cultural industries and tourism
- Business process servicing'

Cluster 3 – Sectors with potential for long-term advanced capabilities

- Nuclear
- Advanced materials
- Aerospace

The realities and impact on local authorities includes the implementation and enforcement of policies:

- Procurement of Industrial Financing
- Development and implementation of a Competition Policy
- Implementation of Developmental Trade Policy
- Public Procurement Policies

2.1.5 New Growth Path

There is growing consensus that creating decent work, reducing inequality and defeating poverty can only happen through a new growth path founded on a restructuring of 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:

- 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:
 - i. A comprehensive drive to enhance both social equity and competitiveness;
 - ii. Systemic changes to mobilise domestic investment around activities that can create sustainable employment; and
 - iii. Strong social dialogue to focus all stakeholders on encouraging growth in employment-creating activities.

In essence, the aim is to target limited capital and capacity at activities that maximise the creation of decent work opportunities. To that end, both macro and micro economic policies need to be created to develop an overall favourable environment and to support more labour-absorbing activities.

These strategies/policies are called development packages, which entails the following:

- **Macro-Economic Package:** Careful balancing of more active monetary policy interventions to achieve growth and job targets.
- **Microeconomic Package:** Targeted measures to control inflationary pressures and support competitiveness and increased equity through ten programmes:
 1. Active Industrial Policy
 2. Rural Development Policy
 3. Competition Policy
 4. Stepping up Education and skills development
 5. Enterprise development
 6. BBBEE
 7. Labour Policies
 8. Technology Policy
 9. Developmental Trade Policy
 10. Policies for African Development
- **Stakeholder commitments:** National consensus on wages, prices and savings.

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.

The requisite policy stability and coherence will be supported by effective social dialogue that helps establish a broad consensus on long-run policy goals and a vision for the country, and facilitates the necessary trade-offs and sacrifices by ensuring a visibly fair distribution of the benefits from growth. Engagement with stakeholder representatives on policy, planning and implementation at national, sectoral and local levels is central to achieving coherent and effective strategies that are realised without endless debates and delays. That, in turn, means government must both strengthen its own capacity for engagement and leadership, and re-design delivery systems to include stakeholders meaningfully.

The growth path therefore proposes strategies:

- To deepen the domestic and regional market by growing employment, increasing incomes and undertaking other measures to improve equity and income distribution, and
- To widen the market for South African goods and services through a stronger focus on exports to the region and other rapidly growing economies.

The measures in the New Growth Path, considered together, constitute a key means to address the income inequalities in our society. They place decent work (more and better jobs) at the centre of the fight against inequality but also include measures such as skills enhancement, small enterprise development, wage and productivity gain-sharing policies, addressing the excessive pay gap between top and bottom, progressive taxation and support for the social wage, meaning public services targeted primarily at low-income households.

The connection between economic and social measures needs to be further strengthened. In addition to their important social goals, basic and secondary education plays a critical role in long-run equality, access to employment and competitiveness. So does investment in health, including effective measures to address HIV/AIDS. Government has prioritised health and education investment and delivery. While the detailed measures are not spelt out in the New Growth Path, these services are critical success factors for this employment-rich strategy.

Jobs Drivers

If employment can be increased by five million jobs by 2020 (around three million more than the anticipated growth if we extrapolated from 2002 to 2009), over half of all working-age South Africans would have paid employment and narrow unemployment would drop by 10 percentage points from 25% currently to around 15%.

In each of these areas, special effort will have to be made to generate opportunities for young people, who face the highest unemployment rate. Job Drivers need to facilitate the creation of employment opportunities. It is thus necessary to develop new approaches to strengthen the job drivers which are:

- Job Driver 1: Infrastructure.
 - Maintenance of spending plans
- Job Driver 2: Main economic sectors.
 - Agricultural value chain
 - Mining value chain
 - Manufacturing
 - Tourism & High-level services
- Job Driver 3: Seizing the potential of new economies.
 - The Green Economy
 - Growing the Knowledge Economy
- Jobs Driver 4: Investing in social capital and public services.\
 - The Social Economy
 - The Public Sector
- Jobs Driver 5: Spatial development.
 - Rural Development
 - African Regional Development

While urbanisation will continue, a significant share of the population will remain in rural areas, engaged in the rural economy. Government need to step up efforts to provide public infrastructure and housing in rural areas, both to lower the costs of economic activity and to foster sustainable communities.

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.

2.2 Provincial Policies

2.2.1 Provincial Spatial Economic Development Strategy

The KwaZulu-Natal Spatial Economic Development Strategy (PSEDS) was formulated in 2007 as a spatial economic assessment of the areas of need and potential within the province. The PSEDS is intended as a guide to service delivery within the cluster to achieve the goals set in ASGI-SA to halve poverty & unemployment by 2014.

The PSEDS is built on the principles of the National Spatial Development Strategy (NSDP), namely:

Principle 1: Rapid **economic growth that is sustained and inclusive** is a prerequisite for the achievement of poverty alleviation

Principle 2: **Fixed investment** should be focused in localities of economic growth or economic potential

Principle 3: Where low economic potential exists investments should be directed at projects and programmes to **address poverty and the provision of basic services** in order to address past and current social inequalities

Principle 4: Future settlement and economic development opportunities should be channelled into **activity corridors and nodes** that are adjacent to or link the main centres

Four key sectors have been identified as drivers of economic growth in the KWAZULU-NATAL, namely:

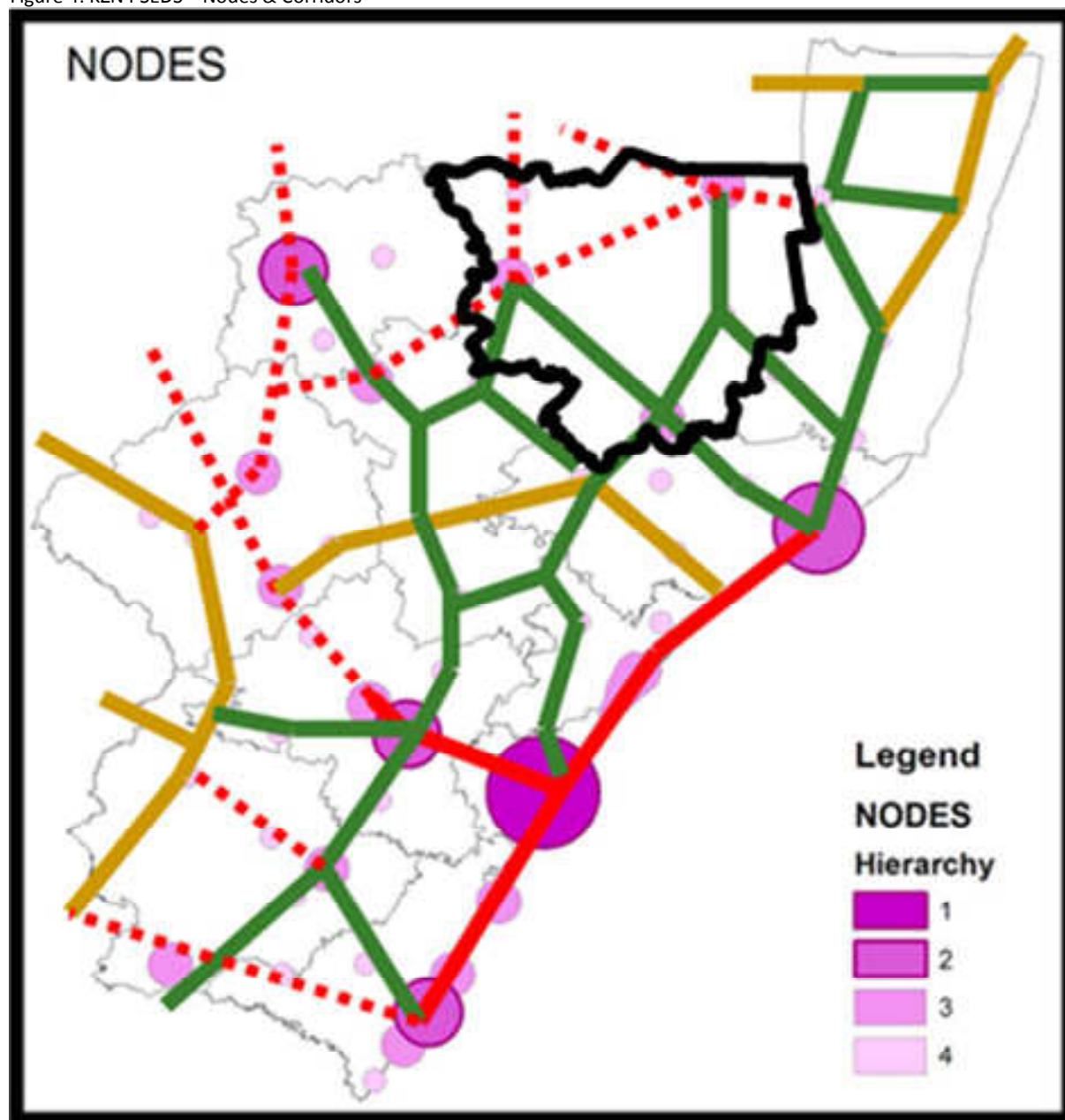
- The **Agricultural sector** (including agri-processing and land reform)
- The **Industrial sector** (Including Manufacturing)
- The **Tourism sector**
- The **Service sector** (including government services)

The logistics and **transport** sector (including rail) in the services sector are important sub-sectors underpinning growth in all four sectors. Sustainable and affordable **water and energy** provision is crucial to the economic growth & development of the province. The above sectors are discussed in more detail in the Status Quo Analysis, and

therefore we only provide an overview of the Nodes and Corridors to be utilised as investment points to grow the above sectors.

The image below is an extract from the KZN PSEDs 2007, which depicts Pongola, Ulundi and Vryheid as third order nodes (on provincial level), and Nongoma and Paul Pietersburg as fourth Order Nodes.

Figure 4: KZN PSEDs – Nodes & Corridors



Source: KZN PSEDs, 2007

2.2.1.1 Norms & Standards For Provision Of Facilities

The norms and Standards as outlined in the table below were researched from various sources, which are also captured in the table. These standards were utilised in the analysis of service and facility provision, to determine whether services are under provided, and where additional services needs to be installed.

Table 1 : Norms & Standard for Provision of Facilities

Facility	Thresholds Standard (1 Facility / X People)	Access Standard
Education *		
Pre-school (Inch Crèche & Day Care)	5 000	Walking Distance
Multi skilling / Training Centre / ABET	Need	Combined with other Community Facilities
Primary School	3 000	1,5km / 20min travel
Secondary School	6 000	5km Walking Distance
Tertiary Training (Excl. University)	100 000	
Library	50 000	Accessible Via Public Transport
Health **		
Clinic	5 000	Within Nodal Area. Accessible via Public Transport
Hospital	50 000	Within Nodal Area close to Major Public Transport Route
Safety & Security Facilities ***		
Magistrates Court	1 / Town	Within Primary Nodes
Fire Station	60 000	High Access Routes
Emergency Services Facility	25 000	High Access Routes
Community Safety Centre	200 000	Nodal Area
Police Station	50 000	Within Accessible nodal Areas
Police Station Mobile	25 000	
Social		
Cemetery	Need	Need
Orphanage	200 000	Within Accessible nodal Areas
Church	2 500	Near (Not on) Transport Routes
Civic Centre	1	
Multi Purposed Community Centre / Thusong Centre	1	Within Accessible nodal Areas
Community Hall	20 000	Within Accessible nodal Areas
Old Age Home and Service Centre	1 / Town	
Pension Pay Point	Need - Min of 1 / Node	30 Min Travel
Post Office	11 000	1km/20min Walking
Post Boxes	16 500	500m/10min Walking distance
Traditional Admin Centre	1 / Tribal Authority	
Sport & Recreation		
Sport Complex (Incl Swimming Pool)	50 000	Within Primary Nodes
Sports Field	12 000	Clustered with schools
Transport		
Bus Service on Regular Basis	1/Node	Clustered within Nodal Areas
Taxi Rank and/or Bus Depot	1/Node	Clustered within Nodal Areas

Source: "Guidelines for Planning of Facilities in KwaZulu-Natal"

2.2.2 Provincial Growth And Development Strategy

The Provincial Growth and Development Strategy recognises that environmental vulnerability, social need and economic development are not evenly distributed and spatial disparities will always exist due to the spatial

distribution of natural resources, historical imperatives and cultural factors. These spatial disparities have often been aggravated by past spatial planning. This has resulted in a disjuncture between where people live and where social and economic opportunities are concentrated. This spatial marginalization from economic opportunities of the majority of the population needs to be addressed in order to reduce poverty and inequality and ensure shared growth and the protection of vulnerable bio-resources. The KwaZulu-Natal Provincial Spatial Development Strategy has therefore been developed in order to achieve the goals and objectives of the PGDS in a targeted and spatial co-ordinated manner.

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

Figure 5: Spatial Development Principles



The above principles are unpacked in more detail below.

2.2.2.1 Principle Of Sustainable Communities

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

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

2.2.2.2 Principle of Economic Potential

The Principle of Economic Potential aims to improving productivity and closing the economic performance gap between the various areas of KwaZulu-Natal towards economic excellence of all areas. Rapid economic growth that is sustained and inclusive is seen as a pre-requisite for the achievement of poverty alleviation.

The principles further promotes the consideration of spatial needs for Economic Competitiveness (Potential) by proposing an asset based spatial approach based on unique advantages and opportunities within various areas. An essential component of this principle is the engagement of the private sector in the refinement and spatial economic needs of any particular zone / area.

2.2.2.3 Principle of Environmental Planning

The Principle of Environmental Planning (Bioregional Planning) refers to understanding and respecting the environmental character (potential and vulnerability) and distinctiveness of places and landscapes and promoting balanced development in such areas.

The PSDF supports environmental planning as the fundamental methodology on which spatial planning should be based. Thus, rather than being a reactionary barrier to commenced development, the environment is seen as an enabling primary informant to spatial planning and development. Environmental planning can be defined as land-use planning and management that promotes sustainable development. The environmental planning methodology involves the use of Broad Provincial Spatial Planning Categories to reflect desired land use.

2.2.2.4 Principle of Sustainable Rural Livelihoods

The Principle of Sustainable Rural Livelihoods considers rural areas in a way which is integrated with other decision making associated with the Sustainable Livelihoods framework. This principle requires that spatial planning consider the locality and impact of human, physical, natural, financial and social capitals of an area and spatially structure these in support of each other.

Another aspect of this principle is promoting spatial planning in a continuum where rural areas are not addressed as completely separate entities to urban centres, but rather a gradual change in landscape with the potential progression of rural areas to more closely resemble the service standards and quality of living achieved in some urban contexts.

2.2.2.5 Principle of Spatial Concentration

The Principle of Spatial Concentration aims to build on existing concentrations of activities and infrastructure towards improved access of communities to social services and economic activities. In practical terms this promotes concentration along nodes and corridors with multi-sectoral investment i.e. roads, facilities, housing etc. This is envisaged to lead to greater co-ordination of both public and private investment and result in higher accessibility of goods and services to communities while ensuring more economic service delivery.

This principle will further assist in overcoming the spatial distortions of the past. Future settlement and economic development opportunities should be channelled into activity corridors and nodes that are adjacent to or link the main growth centres in order for them to become regional gateways.

2.2.2.6 Principle of Local Self-Sufficiency

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

2.2.2.7 Principle of Co-Ordinated Implementation

The Principle of Co-ordinated Implementation actually projects beyond spatial planning and promotes the alignment of role-player mandates and resources with integrated spatial planning across sectors and localities. Essentially the principle suggests that planning-implementation becomes a more continuous

process and that government spending on fixed investment should be focused on planned key interventions localities.

This principle ultimately also proposes a move towards more developmental mandate definitions of the various departments away, from single mandates to enable the spatial alignment of growth and development investment.

2.2.2.8 Principle of Accessibility

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

2.2.2.9 Principle of Balanced Development

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

Before analysing the spatial realities and the implications of these principles on the Zululand District Municipality, it is necessary to depict the relationship between the two sets of principles.

From these principles, the Provincial Spatial Development Strategy identified a number of provincial priority nodes, corridors and broad planning categories. The map overleaf illustrates the resulting provincial spatial strategy, localised for the Zululand District Municipality and need to be read in conjunction with the tables below, providing a brief explanation to the categories illustrated on the map.

The various nodes and their broad intended function and possible interventions are described by the table below.

Intervention Node	Broad Intended Function
Primary Node	Only eThekweni is classified as a Primary Node within the Provincial Context as an urban centre with very high existing economic growth and the potential for expansion thereof. Provides service to the national and provincial economy.
Secondary Nodes	Richards Bay, Msunduzi, Newcastle and Port Shepstone has been identified as provincial Secondary Nodes and thus urban centres with good existing economic development and the potential for growth and services to the regional economy.
Tertiary Nodes	These nodes are mainly centres which should provide service to the sub-regional economy and community needs and is represented by the following towns such as Pongola, Vryheid, Ulundi, Dundee, Ladysmith, Estcourt, Howick, KwaDukuza, Ixopo, Scottburgh, Hibberdene, Kokstad, and Margate.
Quaternary Nodes	These nodes are mainly centres which should provide service to the local economy and community needs and is represented by 31 towns, such as but not limited to: Port Edward Nongoma, Nkandla, Bergville, Greytown, Underberg, uMzimkulu, etc.
Rural Service Centres	The proposed rural service centres are envisaged to serve as the lowest level of provincial nodes and could typically be established around existing traditional administration centres as well as other accessible rural points identified as periodic markets. These will be identified in

consultation with the district municipalities and should serve as first access to basic services within rural areas. These rural service centres will include, as some have already emerged to include, a combination of the following activities:

- Traditional administration centre,
- Taxi/ bus stop,
- Informal trading / market area,
- Social facility (clinic, library etc.),
- Skills development centre (mainly local schools),
- Mobile services point (mobile clinics, pension pay points, mobile library etc.)
- Small commercial facility
- Recreational facility such as a sport field.

A conceptual model of these rural service centres will guide the formulation of a provincial implementation strategy towards the implementation of the proposed Rural Service Centres.

The Broad Provincial Spatial Planning Categories (BPSPCs) which are indicated within the above illustrated provincial spatial development framework should be interpreted as follow:

Table 2: KZN Spatial Development Plan – Interpretation Notes

Spatial Planning Category	Broad Intended Land Use and Interventions
Conservation Corridors	Proposed regional critical conservation areas which are linked in a continuous system of ecosystems and bioregions traversing the province between the Drakensberg and the Indian Ocean. These areas were identified combining existing environmentally protected areas as well as conservation corridors proposed by Ezemvelo KZN Wildlife, through combining extensive environmental research into bio-resources throughout the province as part of the formulation of a Critical Biodiversity Plan for the province. These Conservation Corridors are not suggested as absolute “no-go” areas, but rather highlighted as areas of environmental significance to the sustainable development of the entire province. Where economic opportunity (such as tourism development) and high social need exist within these Conservation Corridors, it implies both that the rich natural environment should contribute to the address such needs and potential, and further that any interventions in these areas need to consider the impact on such important regional ecological corridors. These corridors are however perceived as areas where extensive densification would be discouraged and sensitive development promoted.
Biodiversity Priority Areas	Areas with a significantly high biodiversity value expressed in the number of species and sensitive environments as identified through extensive research by Ezemvelo KZN Wildlife. These areas are most often located in close proximity to the identified Conservation Corridors and may serve as an additional buffer to these corridors. These areas too are not (at a provincial level) proposed as absolute “no-go” areas, but are identified to indicate areas where extensive densification would be discouraged and sensitive development promoted.
Areas of Economic Value Adding	The key economic centres and areas where all of the varieties of economic sectors (Agriculture, Tourism, Manufacturing, and Services) are prevalent and perceived to have good potential to be further expanded on. These areas are visibly linked to high accessibility areas with existing bulk infrastructure and relatively high population densities which would both contribute to the economic expansion and benefit from interventions in these areas. Due to these factors, further economic processing and value adding at a provincial level, are mainly proposed within these identified areas.
Areas of Economic Support	A number of regions resembled areas of good economic potential in more than just one of the key provincial economic sectors. Due to the fact that these areas represent a larger distribution across the entire province than the core areas of economic value adding, these zones are considered important areas of Economic Support. Typical interventions in these areas would include economic prioritisation of development, labour force interventions (e.g. skills development), key economic infrastructure investment and area

	promotion.
Areas of Agricultural Development	Relatively high agricultural production areas, which are not located within biodiversity areas of combined with other potential economic sectors, are highlighted by this category to identify and promote areas with the potential to make a significant contribution through agricultural production. Although successful farming practices are already occurring on some of these areas, it is proposed that underutilised agricultural land within these zones are more effectively utilised for sustainable agricultural production. Associated interventions may include agriculture specific infrastructure, skills development, market access interventions etc.
Areas of High Social Need	The highest ranges of combined social need when considering the population density, dependency ratio as the provincial index of multiple deprivations is illustrated by this category of high social need. These area broadly the areas where the most intensive social interventions area required and this category is further overlaid above all other categories to provide a spatial reference to the types of interventions which might be pursued towards addressing the concentrated social need within these areas. As example where high social need is identified within an area earmarked as a conservation corridor, this firstly provides a reference to the fact that social conditions of communities will need to be addressed if any conservation is to be promoted within such areas. Further it suggests that the effective utilisation of the high biodiversity within such areas might be harnessed towards addressing social need through example conservation tourism.
Undifferentiated Areas	The areas which are not representative of any of the above mentioned categories are classified as undifferentiated areas. It is acknowledged that these areas also have communities residing on them with economic potential and environmental resources, however, based on the approach followed these areas weren't differentiated to the same degree as the identified preceding categories. It is therefore important that this category is not neglected from public and private interventions and as the various departmental programmes are inclusive in nature, these areas should also benefit from it. It is anticipated that the intensity of such programmes and the total portion of resource allocation to these areas would be less than the identified categories as well as the key intervention areas identified previously.

Please refer to the plan below for an extract of the Provincial Spatial Development Strategy related to the Zululand District Municipality, and to the figure below for a depiction of the above. The largest grouping of economic activities is situated around Vryheid where a large number of economic support areas are situated. This related mainly to agricultural activities. The Main Agricultural investment areas are situated in eDumbe LM around Paulpietersburg and are aimed at Forestry activities. Areas to the South of Pongola are identified as Critical Biodiversity Priority 1 areas and as is depicted later in the document, target the dense bush lands. The rural areas, which is mainly owned by the Ingonyama Trust, is earmarked as social intervention areas which depicts the high poverty levels and need for government intervention in these areas.

Figure 6: Provincial Spatial Development Framework – Zululand District Municipality

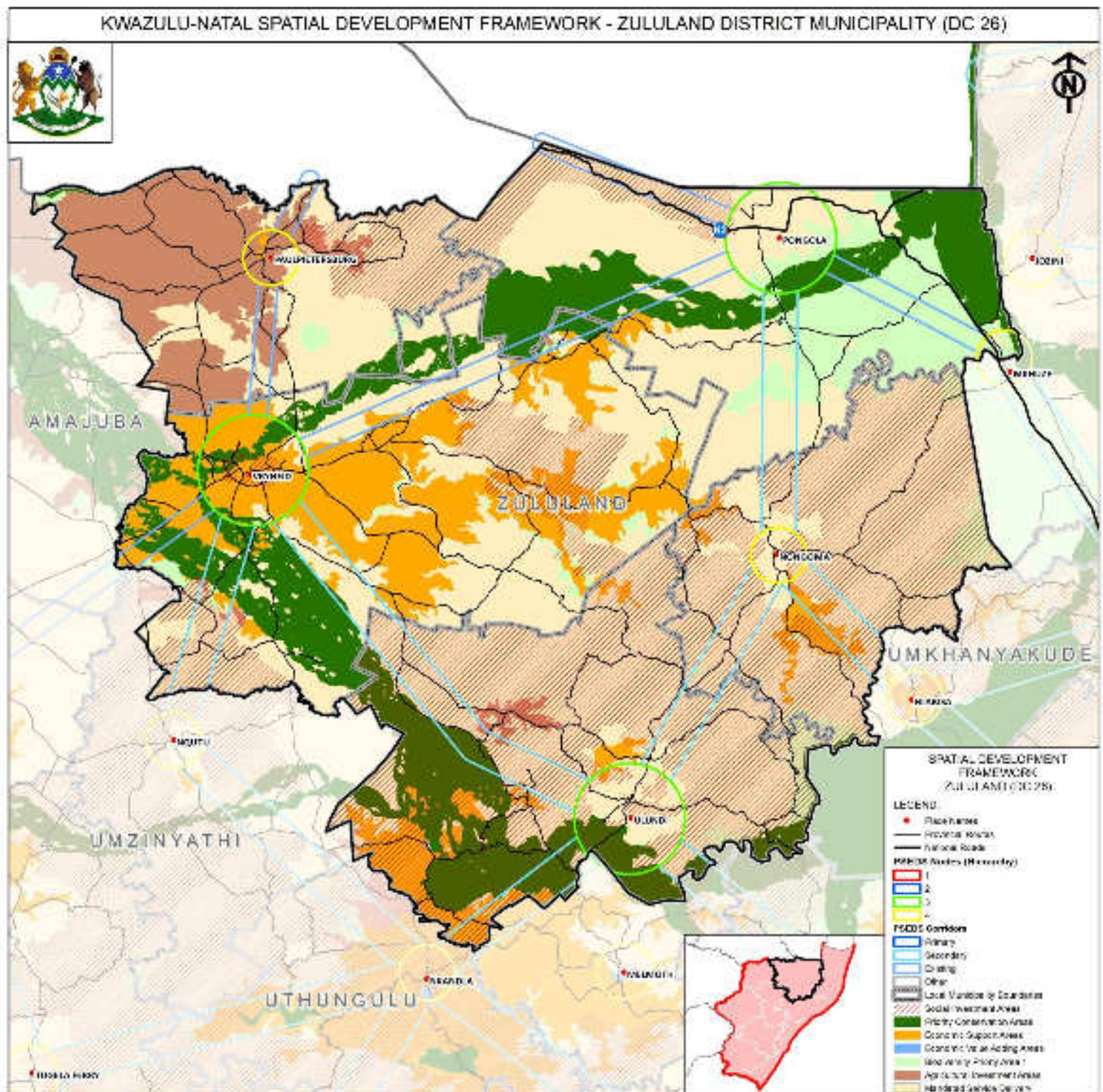


Figure 7: KZN SDF – Zululand District Municipality

2.3 Legislation Impacting On The Development Of Spatial Development Frameworks

The table below outlines the legislative pieces, and their respective areas of influence where they impact on the development of the Spatial Development Framework.

Table 3: Legislation Impacting on Development of Spatial Development Frameworks

Municipal Systems Act (Act 32 of 2000)

Chapter 5 of this Act provides for the preparation of IDP. S. 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 system.

Local Government: Municipal Planning and Performance Management Regulations (GN R796 of 2001)

S2(4) requires that an SDF should:

- Give Effect To The DFA Principles;
- Set Out Objectives That Reflect The Desired Spatial Form Of The Municipality;
- Contain Strategies And Policies To Achieve The Objectives And Which Should Indicate Desired Patterns Of Land Use;
- Address The Spatial Reconstruction;
- Provide Strategic Guidance Regarding The Location And Nature Of Development;
- Set Out Basic Guidelines For A Land Use Management System In The Municipality;
- Set Out A Capital Investment Framework For The Municipality's Development Programs;
- Contain A Strategic Assessment Of The Environmental Impact Of The SDF;
- Identify Programs And Projects For The Development Of Land Within The Municipality;
- Be Aligned With The Spatial Development Frameworks Reflected In The Integrated Development Plans Of Neighbouring Municipalities;
- And Provide A Plan Of The Desired Spatial Form Of The Municipality, Which Should:
- Indicate Where Public And Private Land Development And Infrastructure Investment Should Take Place;
- Indicate Desired Or Undesired Utilisation Of Space In A Particular Area;
- Delineate An Urban Edge;
- Identify Areas For Strategic Intervention; And
- Indicate Priority Spending Areas.

Land Use Management Bill, 2008 (Bill 27 of 2008)

Requires municipalities to prepare SDFs with the following components:

- Policy For Land Use And Development;
- Guidelines For Land Use Management;
- A Capital Expenditure Framework Showing Where The Municipality Intends Spending Its Capital Budget; And
- A Strategic Environmental Assessment

The SDF should indicate:

- Directions Of Growth;
- Major Movement Routes;
- Special Development Areas For Targeted Management To Redress Past Imbalances;
- Conservation Of Both The Built And Natural Environment;
- Areas In Which Particular Types Of Land Use Should Be Encouraged And Others Discouraged; And
- Areas In Which The Intensity Of Land Development Could Be Either Increased Or Reduced.

The SDF should:

- be a strategic, indicative and flexible forward planning tool to guide planning and decisions on land development.

- develop an argument or approach to the development of the area of jurisdiction which is clear enough to allow decision-makers to deal with the unexpected (for example, applications from the private sector);
- develop a spatial logic which guides private sector investment. This logic primarily relates to establishing a clear hierarchy of accessibility;
- ensure the social, economic and environmental sustainability of the area;
- establish priorities in terms of public sector development and investment; and
- identify spatial priorities and places where public-private partnerships are a possibility.

S51 (1) further requires district and local municipalities to align their spatial development frameworks and land use schemes as required by the MSA.

Municipal Financial Management Act (56 of 2003)

To secure sound and sustainable management of Municipal financial affairs, and in particular the management and disposal of public assets, particularly land.

Subdivision of Agricultural Land Act 70 of 1970

Application Regulations regarding the subdivision of agricultural land for development within a municipality:

Subject to the provisions of section 2 a Surveyor-General shall only approve a general plan or diagram relating to a subdivision of agricultural land

—(d) any subdivision of any land in connection with which a surveyor has completed the relevant survey and has submitted the relevant sub-divisional diagram and survey records for examination and approval to the surveyor-general concerned prior to the commencement of this Act.

, and a Registrar of Deeds shall only register the vesting of an undivided share in agricultural land referred to in section 3 (b), or a part of any such share referred to in section 3 (c), or a lease referred to in section 3 (d) or, if applicable, a right referred to in section 3 (e) in respect of a portion of agricultural land, if the written consent of the Minister in terms of this Act has been submitted to him.

(b) no undivided share in agricultural land not already held by any person, shall vest in any person;

(c) no part of any undivided share in agricultural land shall vest in any person, if such part is not already held by any person;

(d) no lease in respect of a portion of agricultural land of which the period is 10 years or longer, or is the natural life of the lessee or any other person mentioned in the lease, or which is renewable from time to time at the will of the lessee, either by the continuation of the original lease or by entering into a new lease, indefinitely or for periods which together with the first period of the lease amount in all to not less than 10 years, shall be entered into;

(e) (i) no portion of agricultural land, whether surveyed or not, and whether there is any building thereon or not, shall be sold or advertised for sale, except for the purposes of a mine as defined in section 1 of the Mines and Works Act, 1956 (Act 27 of 1956); and

(ii) no right to such portion shall be sold or granted for a period of more than 10 years or for the natural life of any person or to the same person for periods aggregating more than 10 years, or advertised for sale or with a view to any such granting, except for the purposes of a mine as defined in section 1 of the Mines and Works Act, 1956;

[Para. (e) Substituted by s. 2 of Act 12 of 1979 and by s. 2 (1) (a) of Act 33 of 1984.]

National Environmental Management Act no.107 of 1998

The SDF promotes (4) (a) Sustainable development, which requires the consideration of all relevant factors including the following:

- i. That the disturbance of ecosystems and loss of biological diversity are avoided, or, where they cannot be altogether avoided, are minimised and remedied;
 - ii. that pollution and degradation of the environment are avoided, or, where they cannot be altogether avoided, are minimised and remedied;
 - iii. that the disturbance of landscapes and sites that constitute the nation's cultural heritage is avoided, or where it cannot be altogether avoided, is minimised and remedied;
 - iv. that waste is avoided, or where it cannot be altogether avoided, minimised and reused or recycled where possible and otherwise disposed of in a responsible manner;
 - v. that the use and exploitation of non-renewable natural resources is responsible and equitable, and takes into account the consequences of the depletion of the resource;
 - vi. that the development, use and exploitation of renewable resources and the ecosystems of which they are part do not exceed the level beyond which their integrity is jeopardised;
 - vii. that a risk averse and cautious approach is applied, which takes into account the limits of current knowledge about the consequences of decisions and actions; and
 - viii. That negative impacts on the environment and on people's environmental rights be anticipated and prevented, and where they cannot be altogether prevented, are minimised and remedied.
- (d) Equitable access to environmental resources, benefits and services to meet basic human needs and ensure human wellbeing must be pursued and special measures may be taken to ensure access thereto by categories of persons disadvantaged by unfair discrimination.
- (f) The participation of all interested and affected parties in environmental governance must be promoted, and all people must have the opportunity to develop the understanding, skills and capacity necessary for achieving equitable and effective participation, and participation by vulnerable and disadvantaged persons must be ensured.
- (g) Decisions must take into account the interests, needs and values of all interested and affected parties, and this includes recognising all forms of knowledge, including traditional and ordinary knowledge.
- (h) Community wellbeing and empowerment must be promoted through environmental education, the raising of environmental awareness, the sharing of knowledge and experience and other appropriate means.
- (p) The costs of remedying pollution, environmental degradation and consequent adverse health effects and of preventing, controlling or minimising further pollution, environmental damage or adverse health effects must be paid for by those responsible for harming the environment.
- (q) The vital role of women and youth in environmental management and development must be recognised and their full participation therein must be promoted.
- (r) Sensitive, vulnerable, highly dynamic or stressed ecosystems, such as coastal shores, estuaries, 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.

2.4 District Policies

2.4.1 Vision and Mission of the Zululand District Municipality

In developing the Spatial Development Framework it is necessary to consider the vision of the Municipality, to ensure efforts are aligned to facilitate the vision to be achieved. The vision of the Municipality is as follows:

We are the Zululand region and proud of our heritage. We are mindful of the needs of the poor and we seek to reflect the aspirations of our communities. We are committed to responsible and accountable actions, tolerance and concern for racial harmony, the protection of our environment, and the strengthening of the role of women and youth. We will strive to improve the quality of life in Zululand by providing sustainable infrastructure, promoting economic development and building capacity within our communities.

2.4.2 LED Strategy

The Zululand District Municipality Local Economic Development strategy (2003) has a number of set objectives, strategies and principles that needs to be considered during the development of the SDF. These are briefly discussed in the sections below.

LED Objectives

The ZDM LED strategy has the following overall objectives to be achieved.

Table 4: ZDM LED Strategy Objectives

Reduction in income leakage	Ensure spendable income is utilised within district itself.
To increase investment (Local and external)	Investment in tourism, agriculture and business is to be promoted
To promote local business development and business interaction	Interaction between businesses will contribute to countering income leakage and establishing a new vibrancy in the economy.
To increase entrepreneurial opportunities and employment	All the objectives need to be supported by a strong focus on entrepreneurial development, micro and small business establishment, and employment creation through appropriate support mechanisms.

Source: ZDM LED Strategy 2003

Principles

In addition to the above mentioned objectives, the following principles needs to be considered during development of the ZDM Spatial Development Framework.

Table 5: ZDM LED Strategy Principles

Process approach:	Local economic development is a process and the planning for implementation should consider the logical steps involved in such a process, i.e. a focus on small scale community tourism if tourists cannot be attracted to the area will not be sustainable.
Sustainability	Local economic development processes should be economically, socially and environmentally sustainable, e.g. the impact of coal mining on the environment and specifically on tourism needs to be considered, because it is makes economic sense does not suggest that it is sustainable.
Collaborative effort / Coordination	The District Municipality views economic development as a collaborative effort in which a wide range of stakeholders have a role to fulfil. The successful implementation of the strategies will be dependent on all stakeholders fulfilling its specific role in a coordinated fashion.
Market based	Support for new economic development ventures will be based on a clearly defined

	market for the products / services which the venture will deliver.
Integration	Integration of existing and new economic development ventures is essential. The upstream and downstream impact of ventures within the District needs to be considered. The impact of ventures should not be considered in isolation.

Source: ZDM LED Strategy 2003

Strategies

The sector specific strategies relating to the District are outlined in the table below:

Table 6: ZDM LED Strategy – Strategies

DISTRICT STRATEGIES	<ol style="list-style-type: none"> 1. Establishing LED institutions and processes 2. Changing attitudes 3. Addressing the fundamentals 4. Raising the profile of the region 5. Improving and Promoting Access 6. Visible Delivery
BUSINESS STRATEGIES	<ol style="list-style-type: none"> 1. Institutional structuring for delivery 2. Capacity building and training 3. Establishing/building agri-industries 4. Establishing small scale mining 5. Municipal business strategies
AGRICULTURE STRATEGIES	<ol style="list-style-type: none"> 1. Institutional structuring for agricultural delivery 2. Sustainable land reform 3. Improved market access for agricultural produce 4. Visible delivery in agricultural sector 5. Municipal agricultural strategies
TOURISM STRATEGIES	<ol style="list-style-type: none"> 1. Institutional structuring for tourism 2. Tourist information inside the District 3. Tourist information outside the District 4. Making tourists feel safe and welcome 5. Community tourism 6. Visible tourism delivery 7. Municipal tourism strategies

Source: ZDM LED Strategy 2003

The above strategies are summarised and depicted on the diagram below:

Figure 8: Integrated LED Strategy

	INSTITUTIONS	FUNDAMENTALS	MARKETING	ACCESS	DELIVERY	SUMMARY: STRATEGY MATRIX
OVERALL	Establishing LED Institutions and Processes	Changing Attitudes Addressing the Fundamentals	Raising the Profile of the Region	Improving and Promoting Access	Visible Delivery	
BUSINESS	Institutional Structuring for Business	Capacity Building and Training	Raising the Profile of the Region	Improving and Promoting Access	Establishing/built agri-industries Establishing Small Scale Mining	
AGRICULTURE	Institutional Structuring for Agriculture	Sustainable Land Reform	Raising the Profile of the Region	Improving and Promoting Access Market Access for Agricultural Produce	Visible Agricultural Delivery	
TOURISM	Institutional Structuring for Tourism	Making Tourists Feel Safe and Welcome	Raising the Profile of the Region Tourism Information Outside District	Improving and Promoting Access Tourism Information Inside the Region	Visible Tourism Delivery Community Tourism	

Source: ZDM LED Strategy

2.4.3 WSDP Strategy

The Water Services Development Plan has an impact on the Spatial Development of the District, as physical development initiatives needs to be timed to link/coincide with the roll-out strategy of water & Sanitation projects. In addition to the roll-out plan and projects to be implemented, the WSDP does not contain specific strategies that will impact on the compilation of the Spatial Development Framework.

The WSDP contains strategies to manage water usage and conservation, which are listed below. As indicated above, this does not impact directly onto the compilation of the SDF but assist in managing water utilisation. These strategies are the following:

- Influencing the behaviour of consumers:
 - School and public educational and awareness programmes aimed at promoting effective usage of water (brochures, advertising, newsletters, demonstrations, exhibits, informative billing, etc);
 - Water services tariff that promotes efficient water usage;
 - Any other “win-win” initiatives that could influence consumers positively;
- Specific targeted projects like:
 - Repair plumbing leaks inside properties;
 - Installation of water flow control devices, etc;

The roll-out plan for the WSDP will be discussed in more detail in the status quo section, and will provide the timeframes for rollout of the SDF.

3 CURRENT REALITIES

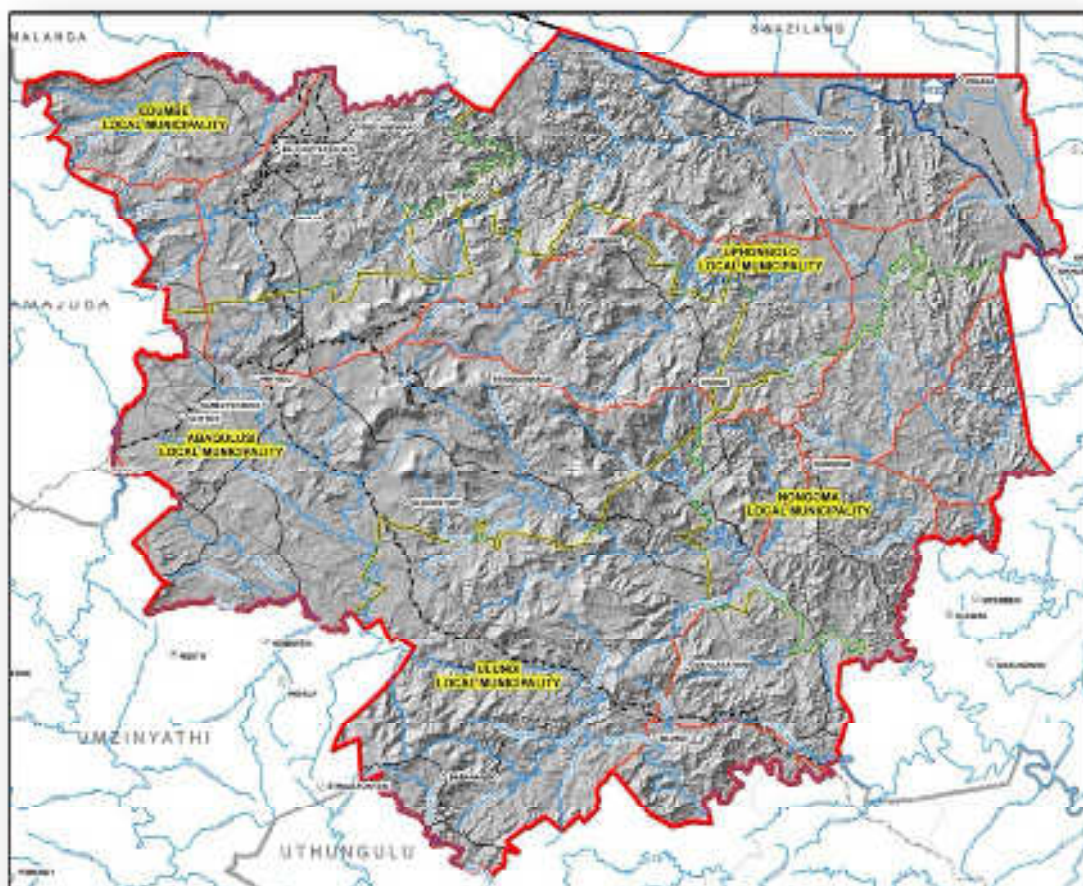
The following section aims to provide an overview of the Status Quo, or the current situation within the Zululand District Municipality. The section addresses the following aspects:

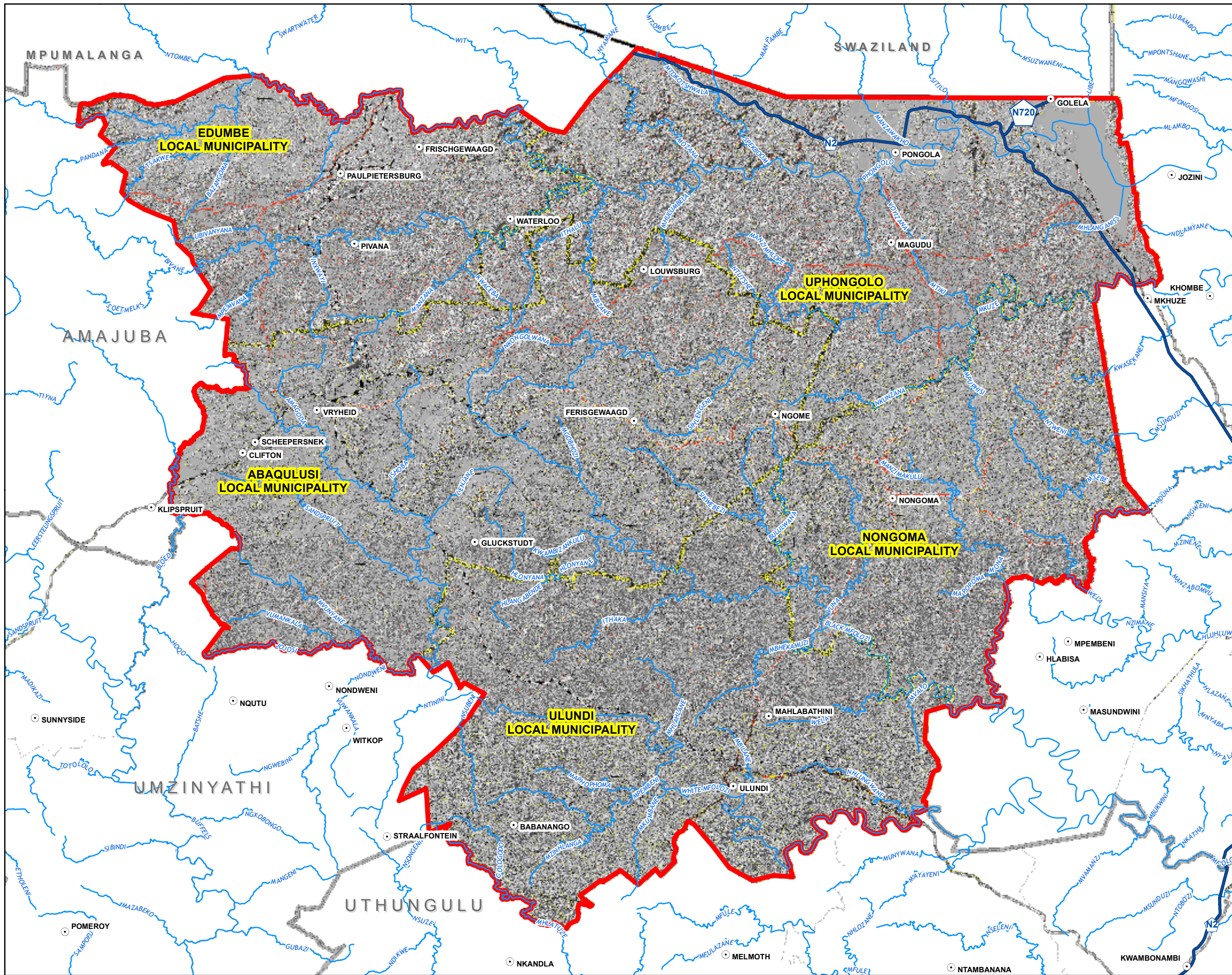
- Natural Resources, which looks at the physical features of the Municipality such as the topography and landscape, water bodies etc. These features will influence the spatial distribution proposed land uses, and guide inputs into the planning scheme to protect natural features and environmental services.
- Human Resources, which looks at the demographics, the population distribution and the distribution of poverty pockets. This will guide focused investments aimed at poverty eradication and social upliftment projects.
- Social Resources, which address availability of social infrastructure to service the community, such as medical facilities, educational facilities, public safety facilities etc. This will guide the spatial distribution of facilities to ensure optimum accessibility to such facilities by the public.
- Physical Resources, looks at basic services such as water & sanitation, roads and transportation facilities. This will guide the identification of areas lacking accessibility via roads, and subsequently allow for the establishment of the linkages that increase accessibility and from economic activities.
- Financial Resources, addressing the economic climate within the municipality, to guide the identification of projects that can increase economic activities within the municipality.

3.1 Natural Resources

3.1.1 Locality

The Zululand District Municipality is situated on the northern boundary of the KwaZulu-Natal Province which is also an International border (via uPhongolo Municipality) with the Kingdom of Swaziland. The eDumbe Municipality is also situated on a Provincial Boundary with the Mpumalanga Province, and as such has implications on the management of cross border aspects. Please refer to the Image below as well as **Map 1: Regional Locality** on overleaf.





**ZULULAND
DISTRICT MUNICIPALITY
SPATIAL DEVELOPMENT
FRAMEWORK**

LOCALITY MAP

LEGEND

- Place Names
- National Roads
- Regional Distributor
- District Distributor
- District Collector
- Rivers
- Railway Lines
- Zululand District Municipality
- Local Municipalities
- District Municipalities

MPUMALANGA
FREE STATE
UMZINYATHI
UTHUNGULU
KwaZulu-NATAL
EASTERN CAPE
Indian Ocean

0 2.5 5 10 15 20
Kilometres

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3.1.2 Elevation

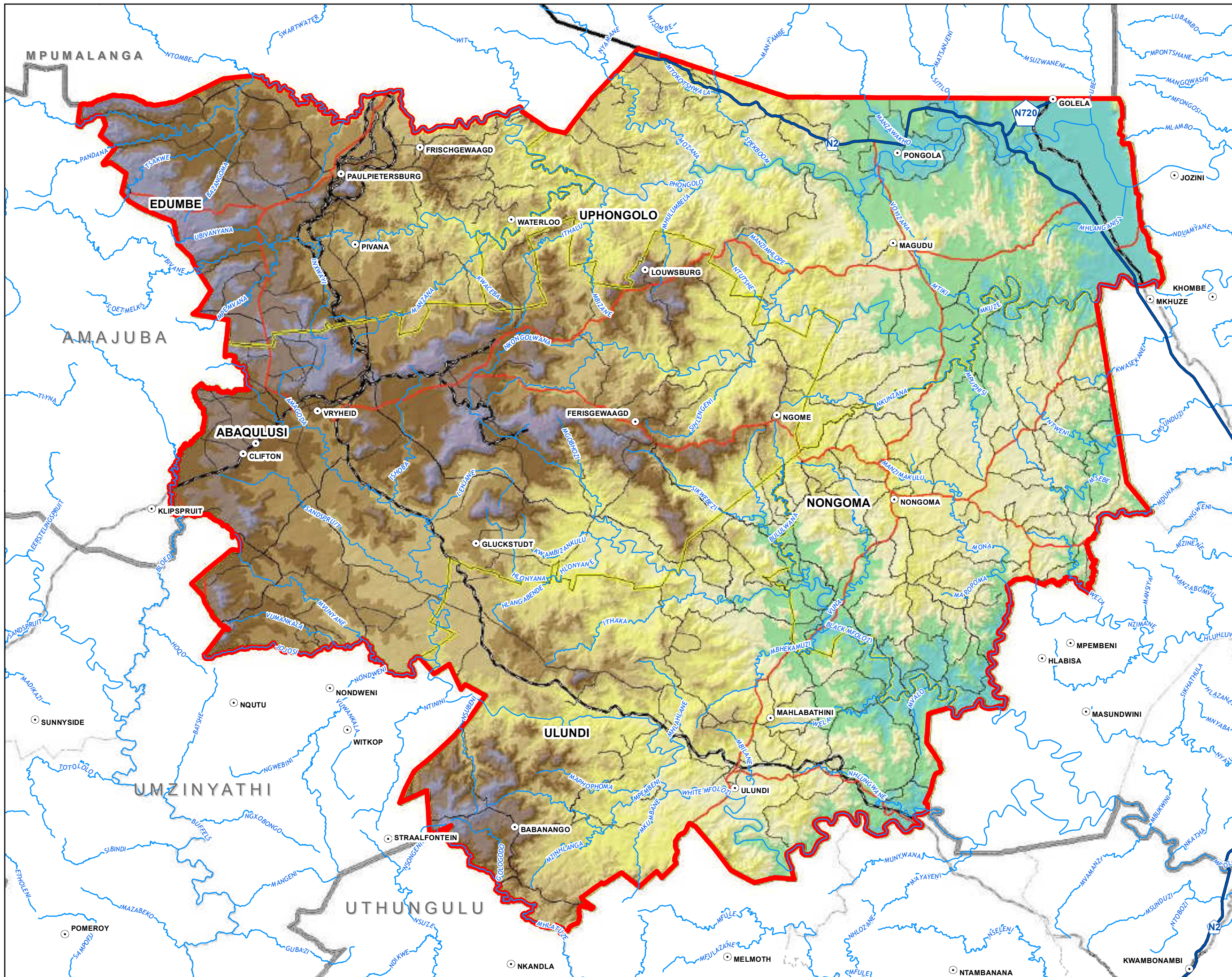
The map “Elevation” attached as **Map 2** depicts the elevation and general topographical characteristics of the Zululand District Municipality. The mean elevation (m above sea level) ranges from 0m above sea level, to 6987m above sea level. The map displays a typical increase in height above sea level as one move away from the Coast, with uPhongolo LM and Nongoma LM (eastern areas) ranging from 0m to 910m above sea level, whilst eDumbe and aBaqulusi in the west ranges from 655m to 4,559m above sea level. The height above sea level influences climate, which impacts on agricultural production and the crops cultivated.

3.1.3 Topography And Slope Analysis

Map 3: Slope Analysis illustrates the slope variance across the municipality and depicts slope ranges of “< 1:10”, “1:10 to 1:6”, “1:6 to 1:3” and “>1:3” incline. The central part of the District is clearly very mountainous and has extreme topographical features. Two distinct areas where extreme topographical areas is observed is firstly along the Pongola River on the boundary between the uPhongolo and eDumbe Municipalities, and secondly along the eastern boundary of the Municipality along the N2 National Routes. The mountainous areas on the eastern border divides two evenly sloped agricultural production areas from each other.

Slope further has an impact on the development of areas and ease of implementation of projects. The greater the gradient (20-58%), the more difficult and more expensive construction becomes and this should be considered during infrastructure intervention planning. The terrain therefore plays an integral part in determining settlement patterns or the line of roads which needs to be built cost-effectively. Apart from infrastructure provision and housing, the slope of the land will be a determining factor in potential economic activity especially agricultural product potential.

With the above mentioned in mind it is notable how the agricultural activities coincide with the more evenly sloped areas.



**ZULULAND
DISTRICT MUNICIPALITY
SPATIAL DEVELOPMENT
FRAMEWORK**

ELEVATION

LEGEND

- Place Names
- National Roads
- Regional Distributor
- District Distributor
- District Collector
- Rivers
- Railway Lines
- Zululand District Municipality
- Local Municipalities
- District Municipalities

Elevation (m above sea level)

0 - 265
265.0000001 - 395
396 - 524
525 - 654
655 - 784
785 - 910
911 - 1 023
1024 - 1 125
1126 - 1 222
1223 - 1 328
1329 - 1 481
1482 - 2 522
2523 - 4 559
4560 - 6 987
6988 - 9 000

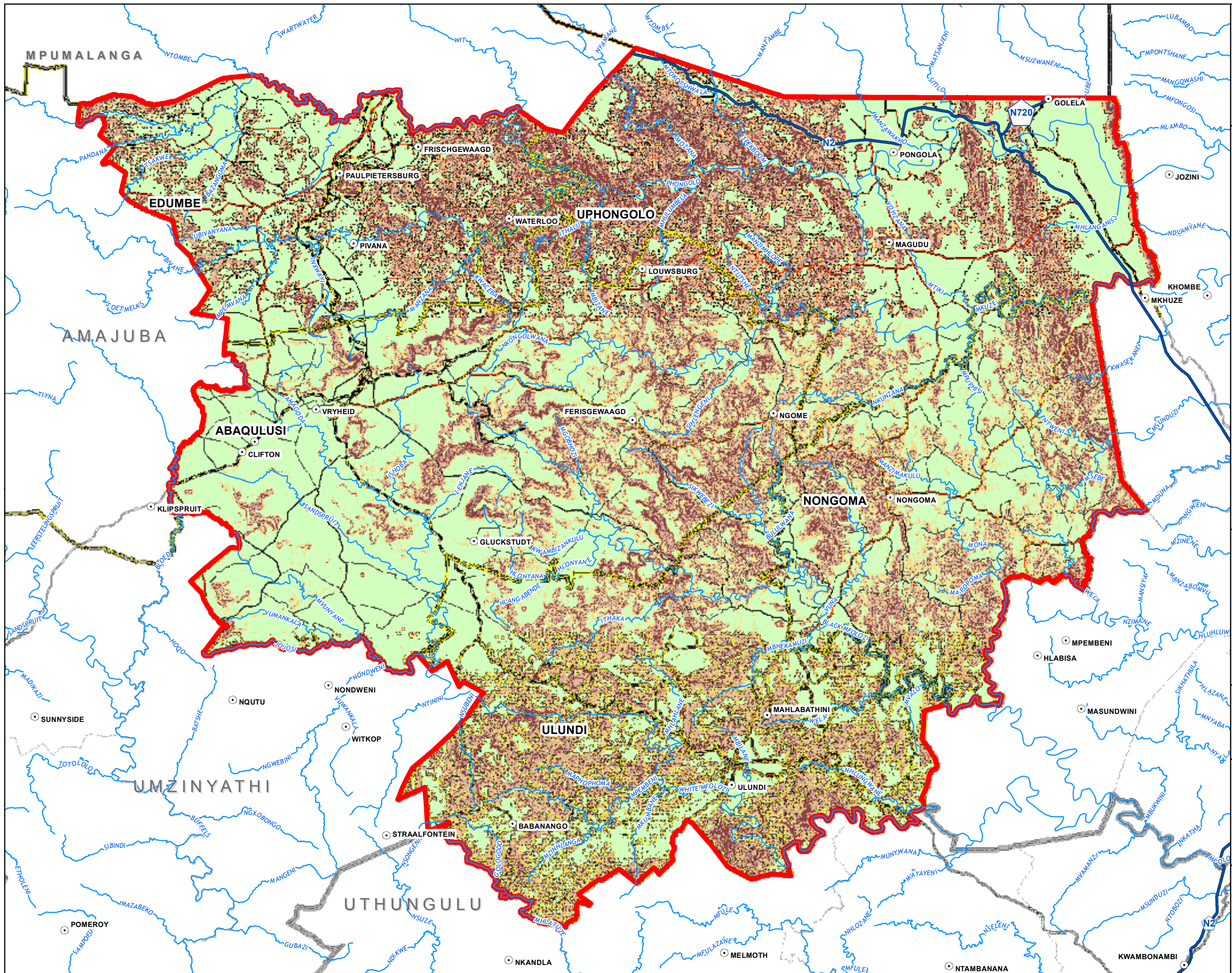
MPUMALANGA
FREE STATE
ZULULAND
UMZINYATHI
KwaZulu-Natal
NORTH CAPE
WEST CAPE
EASTERN CAPE
INDIAN OCEAN

0 2.5 5 10 15 20
Kilometres

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**ZULULAND
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SPATIAL DEVELOPMENT
FRAMEWORK**

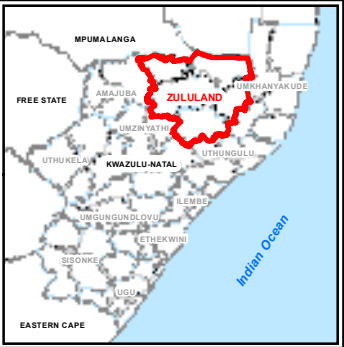
SLOPE ANALYSIS

LEGEND

- Place Names
- National Roads
- Regional Distributor
- District Distributor
- District Collector
- Rivers
- Railway Lines
- Zululand District Municipality
- Local Municipalities
- District Municipalities

Slope Category

- <1:10
- 1:10 - 1:6
- 1:6 - 1:3
- >1:3



0 2.5 5 10 15 20
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3.1.4 Water Catchment Areas

Catchment areas is an extent or area of land where water from rain drains downhill into a body of water, such as a river, lake or dam. The drainage basin includes both the streams and rivers that convey the water as well as the land surfaces from which water drains into those channels, and is separated from adjacent basins by a catchment divide. **Map 4: Water Catchment Areas** depicts the catchment areas for Zululand municipality.

The Zululand District Municipality is affected by two Primary Water Catchment areas Namely the Mfolozi/Pongola Catchment Area, although the area west of Clifton and Scheepersnek, is situated within the Tugela Primary Catchment Areas.

Ecological aspects also need to be taken into account when considering Catchment Areas/Drainage Basins. The water flowing from the catchment areas, flows to a dam which is ultimately used for service provision such as water used for household purposes. It is therefore necessary to consider the impact that settlements have on the quality of water, and where sanitation services are critically needed to prevent cholera for example. The use of pesticides on large scale for agricultural use must be limited where commercial farming can have a negative impact on the quality of water. The spatial development framework must therefore highlight the critical aspects which need to be addressed as a matter of urgency, and ensure that no land use is proposed in an area, where the specific land use can have detrimental effects on the environment.

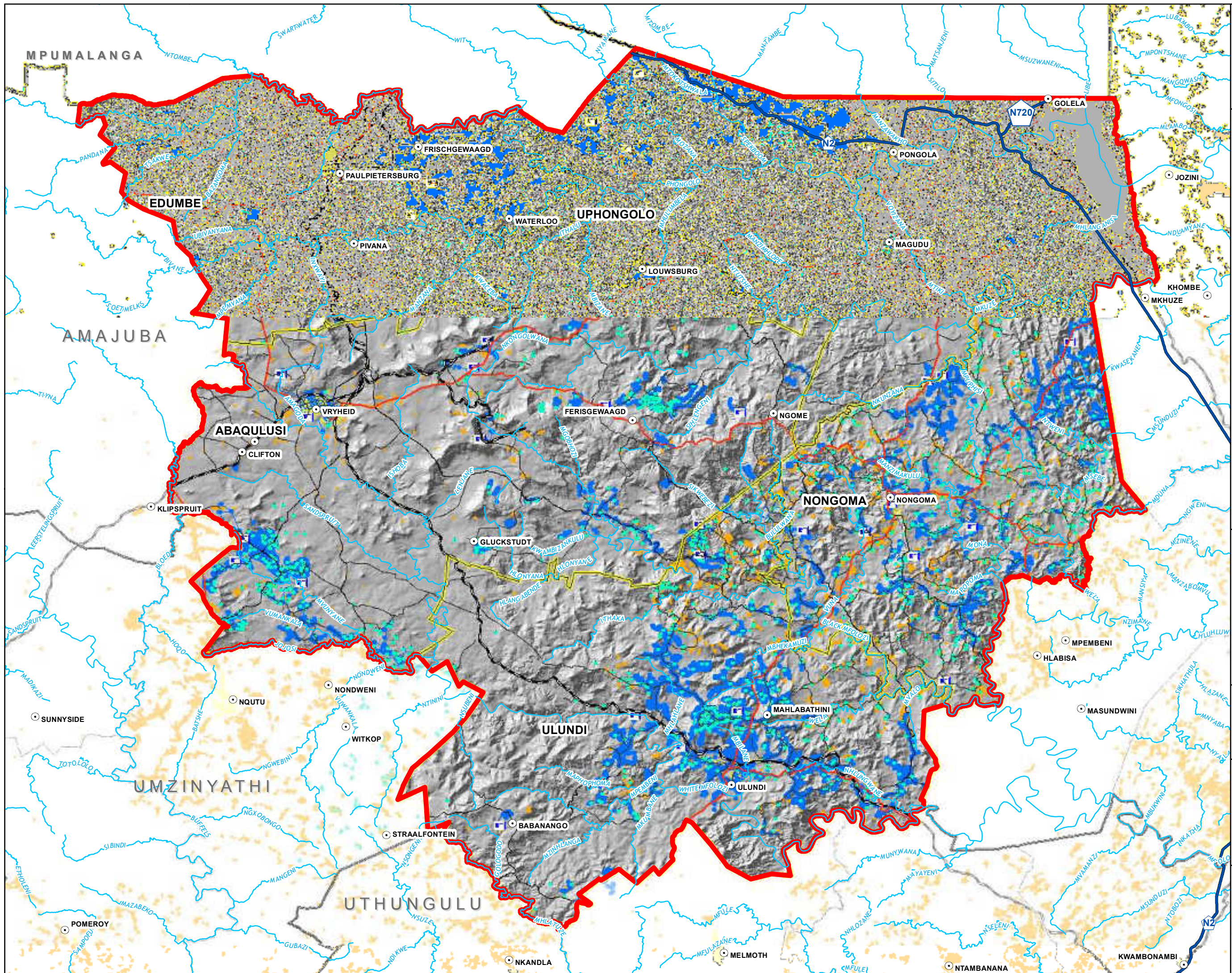
The presence of a large number of rivers and high volumes of water implies that safety of communities also needs to be considered by locating them outside possible flood line areas.

3.1.5 Land Cover

The broad land cover found in Zululand District Municipality, as depicted on **Map 5: Land Cover** consist of:

- Annual Commercial Crops (Dry Land)
- Annual Commercial Crops (Irrigated)
- Bare Rock and Sand
- Bush land
- Degraded Bush land (All Types)
- Degraded Forest
- Degraded Grassland
- Dense Bush
- Erosion
- Forest
- Golf Courses
- Grassland
- Grasslands / Bush Crumps Mix
- Mines and Quarries
- Old Cultivated Fields
- Permanent Orchards (Banana & Citrus) Irrigated
- Plantation
- Plantation Clear-felled
- Rural Dwellings
- Smallholdings (Grassland)
- Sugarcane (Commercial)
- Sugarcane (Emerging Farmer)
- Subsistence (Rural)
- Urban
- Water (Natural)
- Wetlands
- Wetlands (Mangrove)
- Woodland

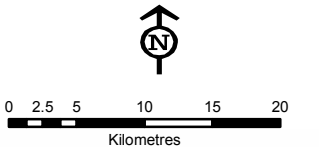
In considering the above broad land uses it is necessary to identify main groupings of economic activities (agriculture) developed areas, and environmental sensitive area. On the district scale a number of main or prominent groupings of land uses can be observed:



**ZULULAND
DISTRICT MUNICIPALITY
SPATIAL DEVELOPMENT
FRAMEWORK**

WATER INFRASTRUCTURE

- LEGEND**
- Boreholes and Springs
 - Water Devices
 - Water Treatment Works
 - Place Names
 - Water Pipelines
 - Rivers
 - Railway Lines
 - National Roads
 - Regional Distributor
 - District Distributor
 - District Collector
 - Local Municipalities
 - Zululand District Municipality
 - District Municipalities



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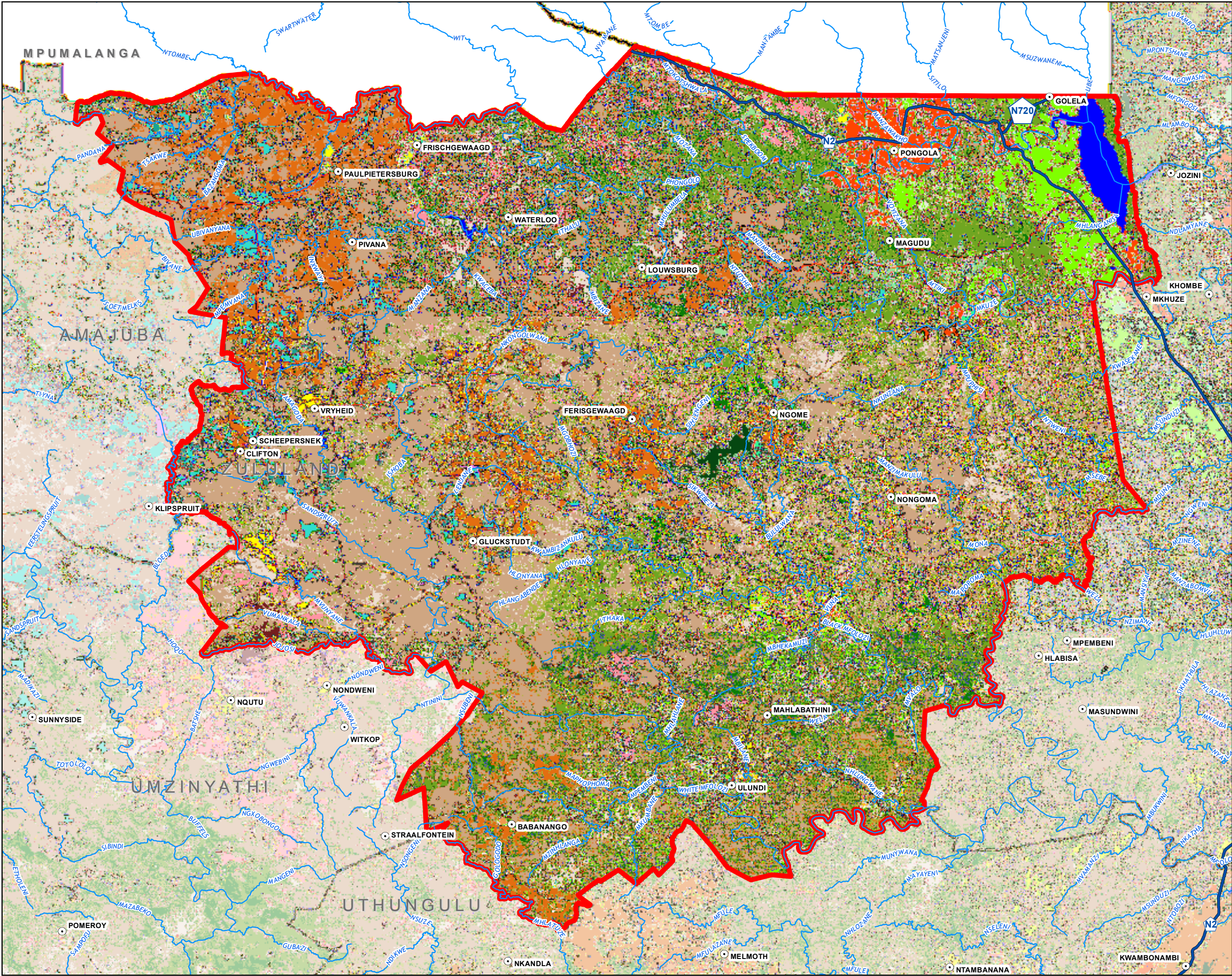
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ZULULAND DISTRICT MUNICIPALITY

SPATIAL DEVELOPMENT FRAMEWORK

BROAD MUNICIPAL LAND USE

LEGEND

- Place Names
- National Roads
- Regional Distributor
- District Distributor
- District Collector
- Rivers
- Railway Lines
- Zululand District Municipality
- Land Cover (2005)**
- Main & District roads
- National Roads
- Annual Commercial Crops (dryland)
- Annual Commercial Crops (irrigated)
- Bare Rock and Sand
- Bushland (< 70cc)
- Degraded Bushland (all types)
- Degraded Forest
- Degraded Grassland
- Dense Bush (70-100 cc)
- Erosion
- Forest
- Golf Courses
- Grassland
- Grassland/Bush Clumps Mix
- Mines and Quarries
- Old Cultivated Fields
- Permanent Orchards (banana, citrus) Irrigated
- Plantation
- Plantation Clearfelled
- Rural Dwellings
- Smallholdings (grassland)
- Sugarcane (commercial)
- Sugarcane (emerging farmer)
- Subsistence (rural)
- Urban
- Water (natural)
- Wetlands
- Wetlands (mangrove)
- Woodland

0 2.5 5 10 15 20

Kilometres

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- **Sugarcane:** Large sugarcane plantations are observed around Pongola, as well as an area on the R66 towards Nongoma just south of Magudu where the R66 crosses over the Mkhuze River.
- **Woodland Areas:** West of the Pongola Poort Dam, reaching the R66 near Magudu. An area just north of Mahlabathini in the Ulundi Local Municipality.
- **Plantations:** Although found scattered throughout the central to western areas of the District, the largest grouping of plantations are found on the northern Mpumalanga Provincial Boundary around Paulpietersburg. When comparing the elevation map, the forestry activities are all situated in the higher lying areas of the district. There are further significant forestry activities in the following areas:
 - North of Vryheid up to the groupings at Paulpietersburg.
 - Around Ferisgewaagd and along the road to Ngome.
 - Areas north of Gluckstuddt leading to the R69, and along the R69 toward Louwsburg.
 - Clifton & Scheepersnek.
 - Babanango in the Ulundi Local Municipality.
- **Erosion Pits:** Although situated throughout the District a large erosion area can be identified just north of Nquthu along the Jojosi River at Telezeni.

3.1.6 Land Capability And Agricultural Potential

The land capability map depicts land capability as classified by the Department of Agriculture, Forestry and Fisheries, with classes 1 to 4 being suitable for arable agriculture, and classes 5 to 8 more suitable for keeping of livestock units. The figure below depicts the agricultural uses proposed by the Department of Agriculture, Forestry and Fisheries suitable for the various land classifications.

Table 7: Land Use Options

LAND CAPABILITY CLASS	LAND USE OPTIONS									LAND CAPABILITY GROUPS
	Wildlife	Forestry	Light Grazing	Moderate Grazing	Intensive Grazing	Poor Cultivation	Moderately Cultivation	Intensive Cultivation	Very Intensive Cultivation	
I										ARABLE LAND
II										
III										
IV										
V										GRAZING
VI										
VII										
VIII										WILDLIFE

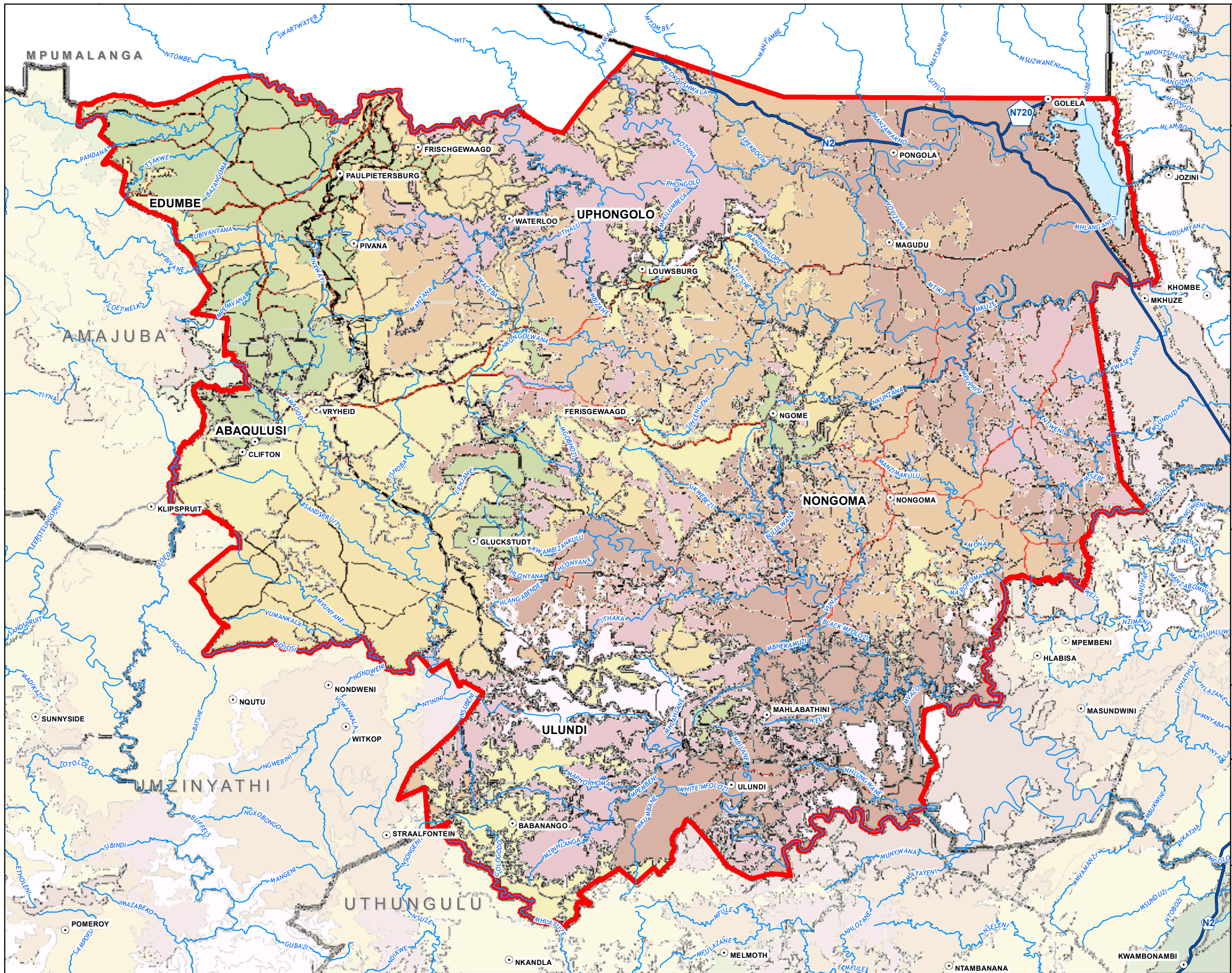
Source: Department of Agriculture

The land Capability map attached as **Map 6: Land Capability** depicts that the areas best suited for arable agriculture is situated in the western parts of the District within aBaqulusi and eDumbe Municipalities, and stretches from Vryheid northwards up to the Mpumalanga KZN Provincial Border.

The largest part of the aBaqulusi Municipality has good to moderate arable land potential with the highest potential north of Vryheid and around Gluckstuddt.

Although the Land Potential depicts the largest part of the uPhongolo LM as having grazing potential instead of arable potential, the development of irrigation schemes makes the municipality suitable for crop cultivation.

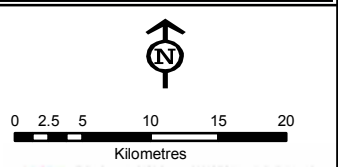
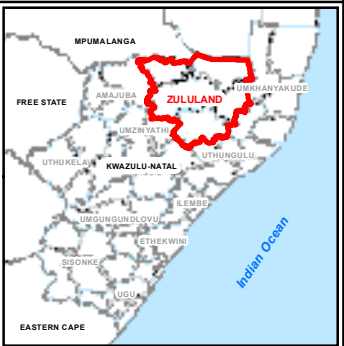
The municipalities of Ulundi and Nongoma in general has low arable potential with marginal agricultural potential., with the higher potential in these municipalities situated on the more evenly sloped higher lying areas.



**ZULULAND
DISTRICT MUNICIPALITY
SPATIAL DEVELOPMENT
FRAMEWORK**

**AGRICULTURAL LAND
POTENTIAL**

- LEGEND**
- Place Names
 - National Roads
 - Regional Distributor
 - District Distributor
 - District Collector
 - Rivers
 - Railway Lines
 - Farm Cadastral
 - Erf Boundaries
 - Zululand District Municipality
 - Local Municipalities
 - District Municipalities
- Land Potential**
1. Very High Potential Land
 2. High Potential Land
 3. Good Potential Land
 4. Moderate Potential Land
 5. Restricted Potential Land
 6. Very Restricted Potential Land
 7. Low Potential Land
 8. Very Low Potential Land
- Vleis and Waterbodies



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The Zululand Agricultural Sector Plan (prepared by PR Africa in 2006) indicates that the White and Black Umfolozi Rivers provides opportunities for the development of irrigation schemes which, due to the moderate climate of the area, will allow for horticultural activities during off-peak or winter seasons. These river valleys throughout the district, but especially in the eastern low arable potential areas, have potential for intensive agricultural practices linked to proposed irrigation schemes¹.

The Zululand Agricultural Sector Plan proposes interventions to be employed to develop the agricultural sector. These interventions include:

- Institutional structuring for agriculture
- Sustainable land reform
- Visible delivery in agriculture sector
- Improved market access for agricultural products

Also linked to the agricultural potential is the soil clay content of the District, although further site specific studies is required to determine exact contents of soil. The Soil/Clay Content within the Municipal Area ranges from <15% to >35%, and in excess of 35%. (Refer to **Map 7: Soil Clay Content**). The vast majority of the district has soil clay content between 15 to 35% with very limited and scattered areas having clay content outside of this range.

Current Agricultural Activities, as depicted on **Map 8: Agricultural Land Uses**, is classified as Cultivated land, Commercial Agriculture, Conservation, Forestry and subsistence Agriculture.

The primary groupings of Commercial Agricultural Activities is situated around Pongola, with scattered commercial farming activities around Gluckstuddt, Vryheid, areas west of Clifton in the aBaqulusi LM, and areas along the R33 connecting Vryheid to Paulpietersburg.

Occurrence of subsistence agriculture coincides with the rural and informal settlements especially in the Nongoma and Ulundi Local Municipalities.

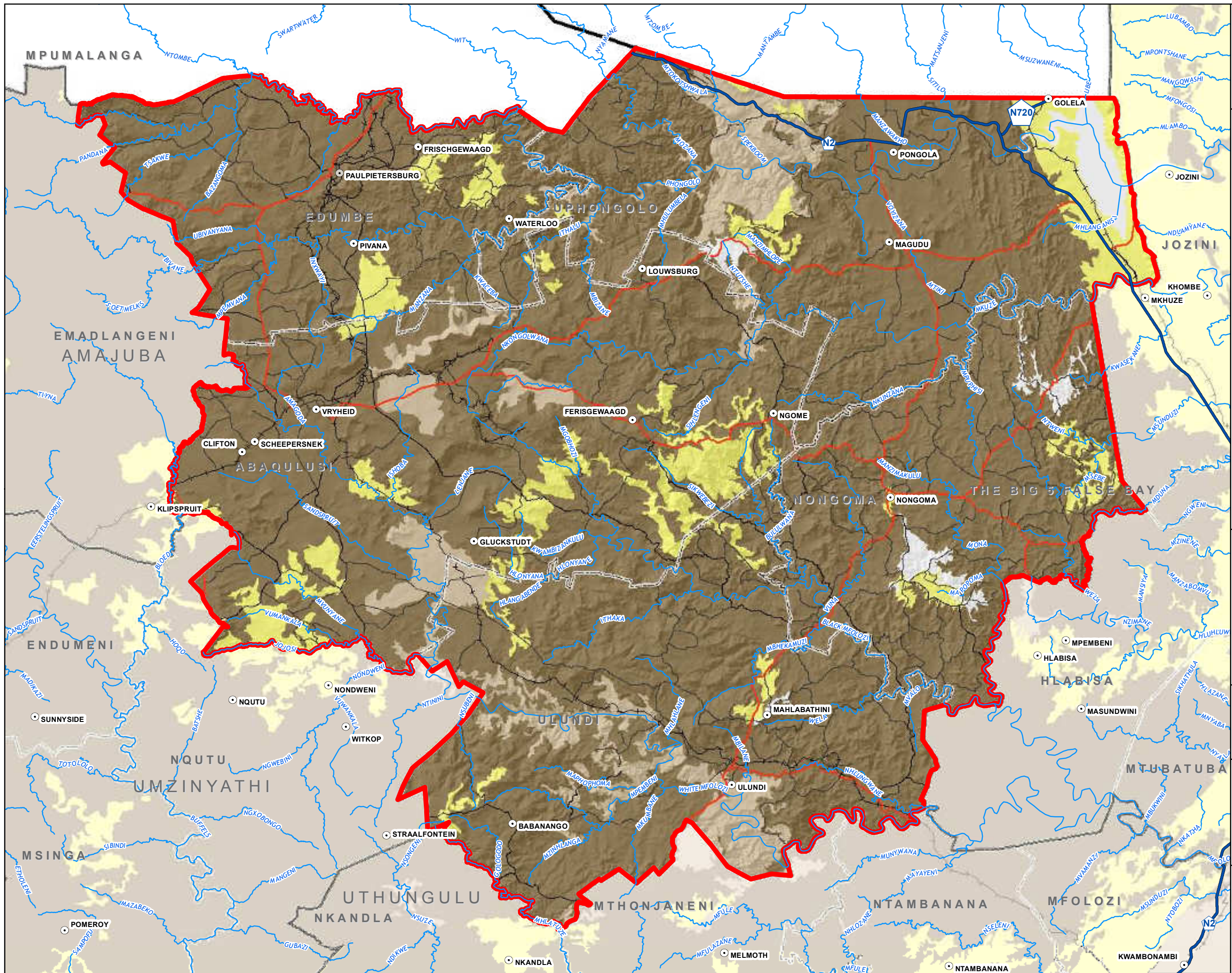
Forestry activities are restricted to the steeper sloped and mountainous areas which are higher lying with a climate conducive for forestry activities. Although the largest grouping of forestry activities is situated north of Paulpietersburg, there are also large scale forestry activities within the aBaqulusi LM around Ferisgewaagd, as well as in the Ulundi LM south of Babanango.

The district further has a number of conservation areas which includes the following areas:

aBaqulusi	Vryheid Mountain Reserve
eDumbe	Pongola Bush Reserve
Nongoma	None
Ulundi	Opathe Reserve Matshitsholo
uPhongolo	iThala Game Reserve Pongola Poort Reserve Pongola Reserve Hlatikulu Reserve

The comparison of the agricultural land uses, with the land potential and broad land cover, allows for the identification of uncultivated land and areas for agricultural expansion. It is clear that the arable areas in the aBaqulusi LM is underutilised, and that the forestry industry in northern eDumbe LM can be expanded.

¹ Zululand Agriculture Sector Plan: (2006); pg. 17.



**ZULULAND
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SOIL CLAY CONTENT

LEGEND

- Place Names
- National Roads
- Regional Distributor
- District Distributor
- District Collector
- Rivers
- Railway Lines
- Zululand District Municipality
- Local Municipalities
- District Municipalities

Clay Content

- 15% - 35%
- < 15%
- > 35%
- No Data

0 2.5 5 10 15 20
Kilometres

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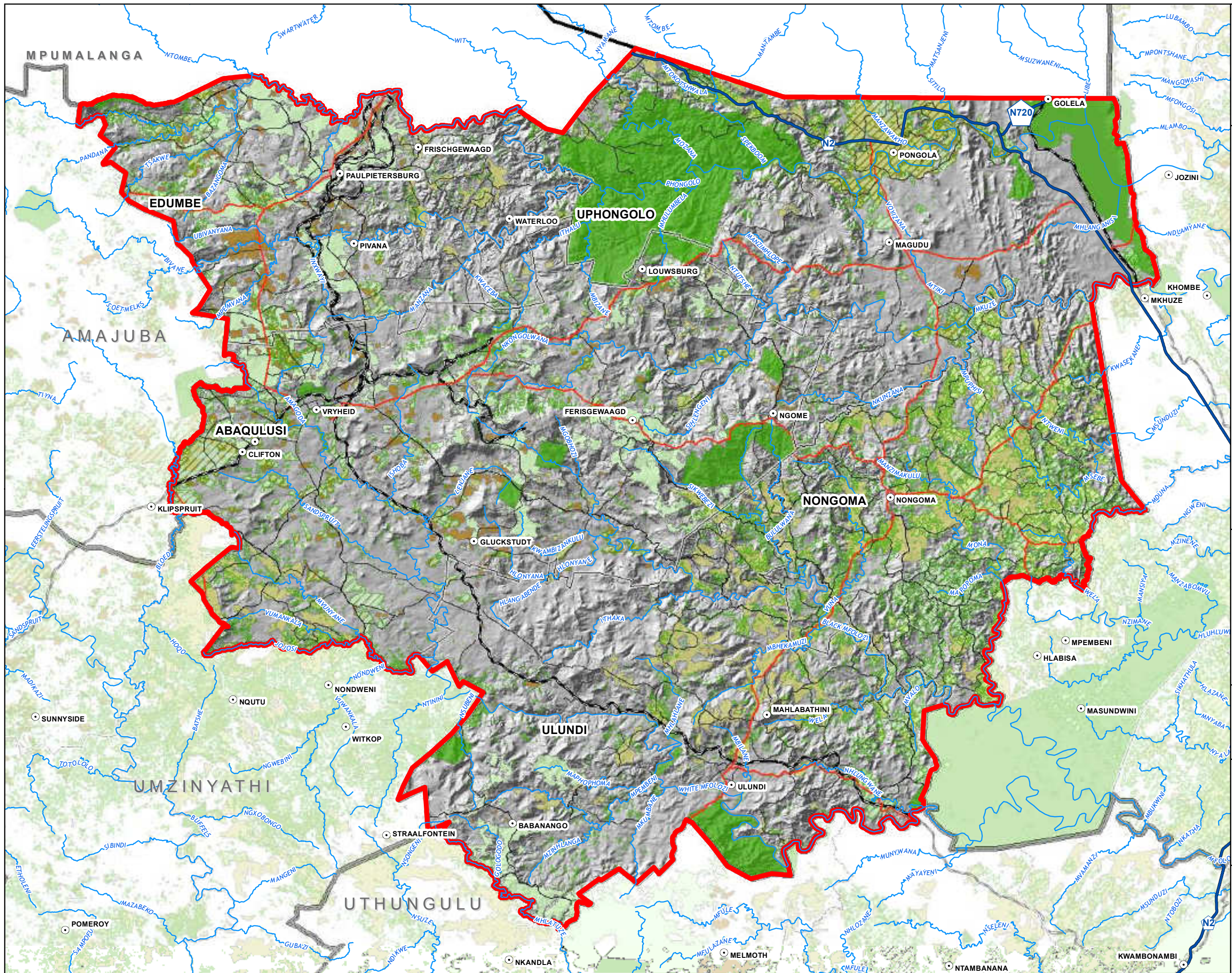
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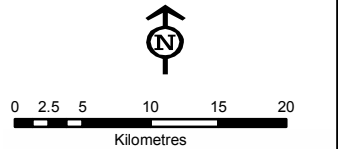
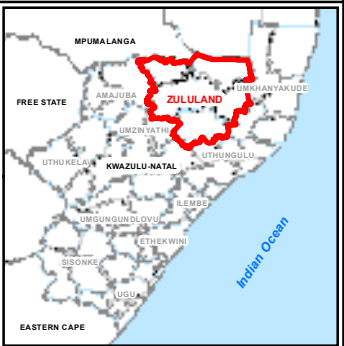
AGRICULTURAL LAND USE

LEGEND

- Place Names
- National Roads
- Regional Distributor
- District Distributor
- District Collector
- Rivers
- Railway Lines
- Cultivated Land

Land Use

- Commercial Agriculture
- Conservation
- Forestry
- Subsistence Agriculture
- Zululand District Municipality
- Local Municipalities
- District Municipalities



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3.1.7 Protected & Conservation Worthy Areas

Ezemvelo KZN Wildlife has embarked on a process, during 2005, whereby it systematically mapped Critical Biodiversity Areas (CBA's) in Kwazulu-Natal with increasing accuracy. This dataset is based on various studies on fauna, flora and water resources, identifying key local biodiversity areas to be considered in spatial planning. The analysis identify a minimum optimal selection of sites that will best meet the conservation targets for all the biodiversity features housed within the conservation plan of Ezemvelo KZN Wildlife using a number of predefined rules. The identification of these minimum optimal sites is called the Minimum Set Analysis Process or MINSET abbreviated. CBA's depicts landscapes that need to be maintained in a natural or near-natural state in order to ensure the continued existence and functioning of species and ecosystems as well as facilitate the continued delivery of ecosystem services. Maintaining an area in a natural state can include a variety of land uses compatible with the present biodiversity resources.

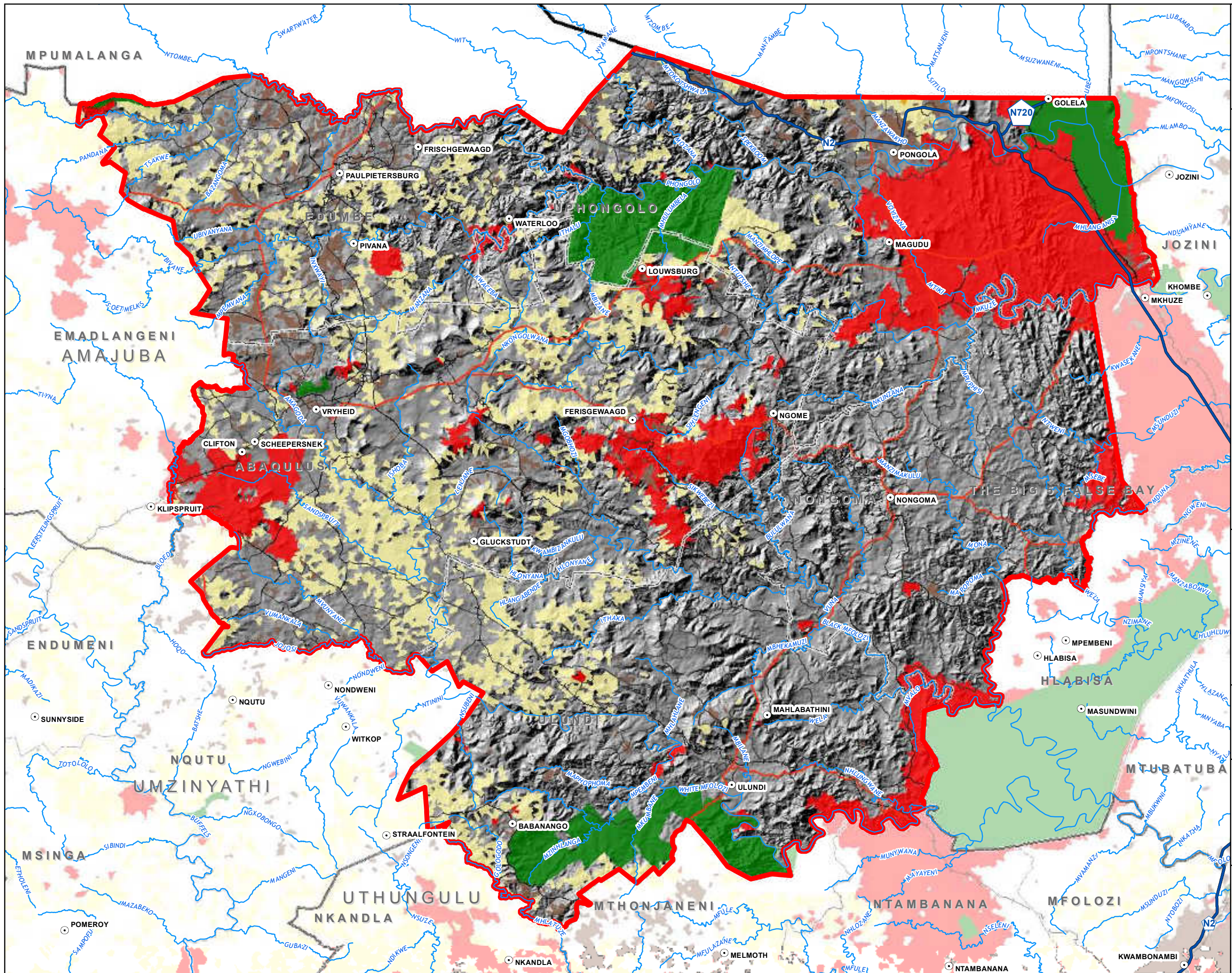
The purpose of CBA's is simply to indicate spatially the location of critical or important areas for biodiversity in the landscape. The CBA, through the underlying land management objectives that define the CBA, prescribes the desired ecological state in which we would like to keep this biodiversity. Therefore, the desired ecological state or land management objective determines which land-use activities are compatible with each CBA category based on the perceived impact of each activity on biodiversity pattern and process.

The **Map 9: Critical Biodiversity Areas** on overleaf depicts the Critical Biodiversity areas as identified through the MinSet Process.

The Critical Biodiversity Priority areas are linked to the vegetation that can house a number of Species. Subsequently the Priority Conservation areas are distributed as follow:

- The woodland areas between Pongola and the Pongola Poort Dam (uPhongolo LM);
- The forest areas south of and between Ngome and Ferisgewaagd (aBaqulusi LM);
- Forests South of Louwsburg (aBaqulusi LM);
- The Mixture of Grasslands, woodlands and forests south of Clifton and Scheepersnek (aBaqulusi LM);
- The Bush lands and Woodlands linking to the Hluhluwe-uMfolozi Park (Ulundi LM);

A number of smaller CBA Priority 1 Areas are scattered throughout the District. A large number of CBA Priority 3 Areas are scattered all over the western side of the Municipality and links to a number of land uses/cover. Areas that have been transformed 100% and have no conservation value is largely associated with the cultivated and forestry activities in eDumbe Municipality, although small pockets of 100% transformed areas are scattered all over the district. No biodiversity Priority 2 areas are identifiable.



ZULULAND DISTRICT MUNICIPALITY

SPATIAL DEVELOPMENT FRAMEWORK

CRITICAL BIODIVERSITY AREAS

LEGEND

- Place Names
- National Roads
- Regional Distributor
- District Distributor
- District Collector
- Rivers
- Railway Lines
- Existing Protected Area Network
- 100% Transformed (2005 LC)
- Biodiversity Priority Area 1
- Biodiversity Priority Area 2
- Biodiversity Priority Area 3
- Zululand District Municipality
- Local Municipalities
- District Municipalities

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3.2 Human Resources

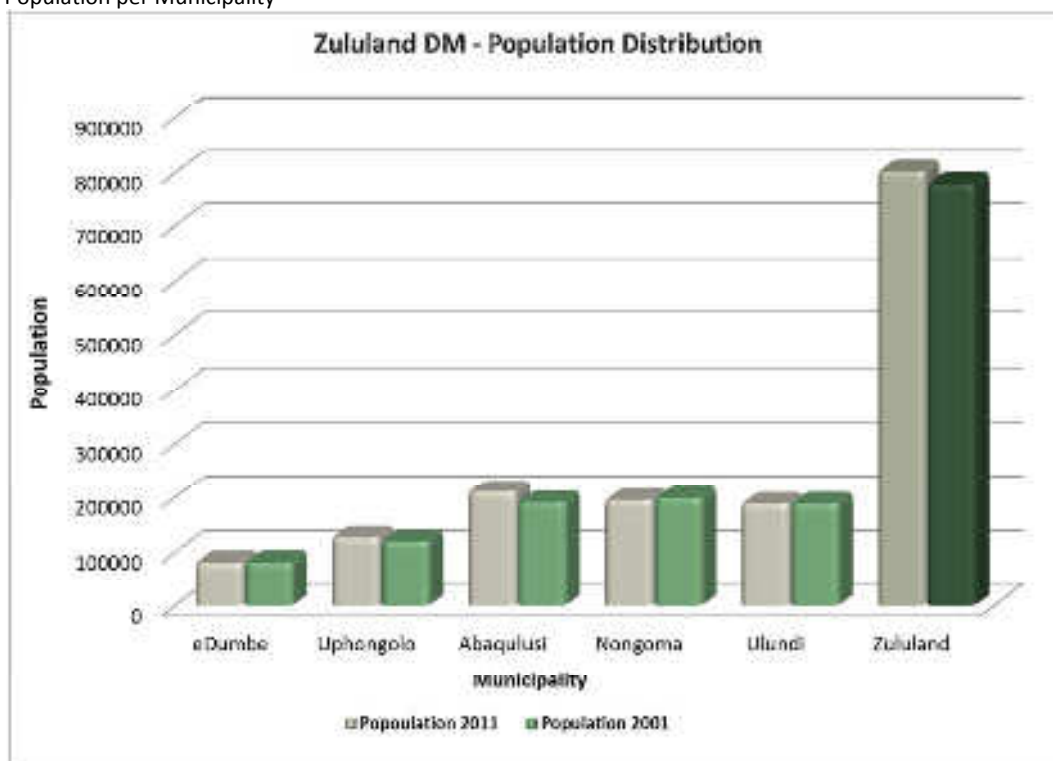
This section relies on the accuracy and reliability of statistical data. Although the 2007 HH survey might have updated the estimated population figures of the Municipality, the 2007 HH survey did not consider or measure access to infrastructure, levels of education etc. Apart from the population figures which consider the population figure contained in the Draft Integrated Development Plan 2012-2016, the sections dealing with trends within the Municipalities related to infrastructure availability etc., the 2001 statistical data was utilised.

3.2.1 Population

The 2001 census data depicts the population of the Zululand District Municipality as being 780,069 whilst the 2011 census data depicts that the Population of the Zululand District as being 802,646 with an increase of 22,577 population over 10 years. The population distribution between the various municipalities remained fairly similar. Only aBaqulusi and uPhongolo Municipalities indicated a growth, whilst the other municipalities had a slight decrease in population.

A total of 4,482 population migrated from the municipalities with a decline in population, whilst a total growth of 27,059 were experienced within aBaqulusi and uPhongolo. This could depict internal migration towards areas with higher economic activities, or can be ascribed to normal population growth.

Graph 1: Population per Municipality



Source: Ulundi Stats SA Census 2001 & 2011

The table below depicts the figures presented in the above Graph:

Table 8: Population Figures per Municipality

Municipality	2001	2011
eDumbe	82,241	81,907
uPhongolo	119,781	127,095
aBaqulusi	191,019	210,764
Nongoma	198,443	194,778
Ulundi	188,585	188,102
Total	780,069	802,646

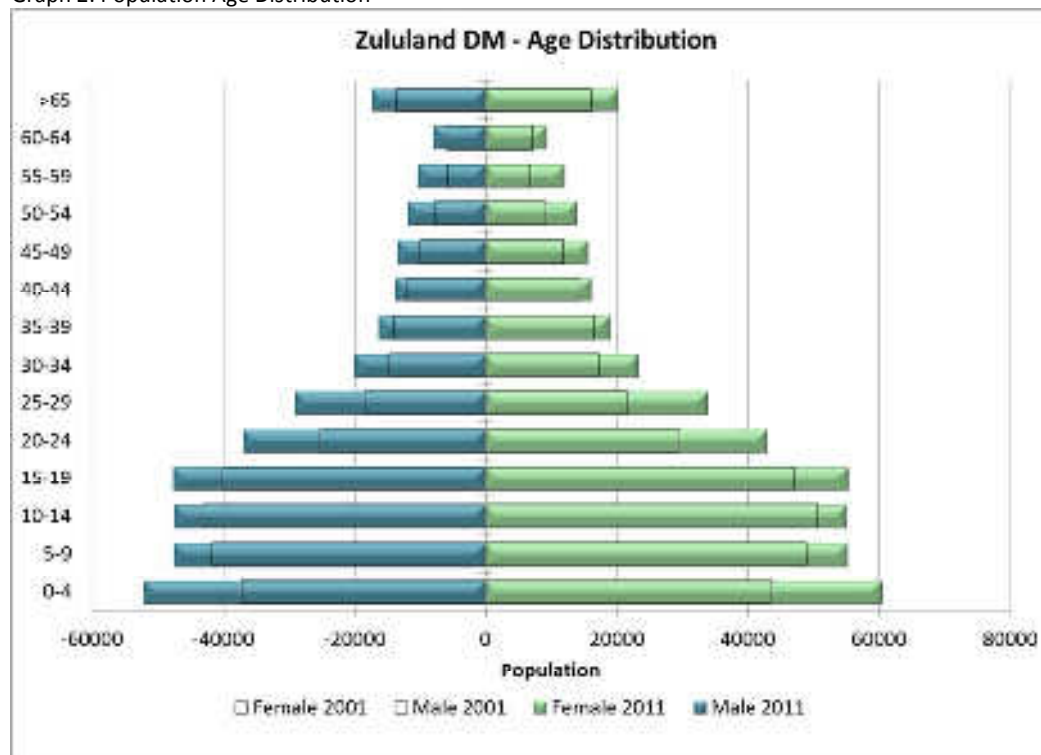
Source: Census 2001 & 2011

3.2.2 Age & Gender Distribution

The demographic pyramid below depicting the Zululand Age and Gender distribution depicts that the current population of working age is far less than the school going population and retired age groups. A large portion of the population is therefore dependent on a relatively small portion of the population for a livelihood. Considering this fact with the high unemployment rate, the situation seems dire.

The bell-curved changed slightly to depict an increase of population aged 0-4 (relative to other age groups). This suggests an increase in level and quality of medical services provided in the province.

Graph 2: Population Age Distribution



Source: Stats SA Census 2001 & 2011

3.2.3 Household Size

The average household size for Zululand is calculated by subdividing population with the number of households recorded. The average household size for Zululand LM is 5,09 population per household. Since the majority of the households are located within the rural areas of the municipality, this average will be used for all areas.

3.2.4 Population Density

The population density within the District is illustrated by **Map 10: Population Density** and depicts the number of household's within the Zululand District Municipality.

It is clearly visible that a high densities and concentrations of population south eastern part of the municipality as well as on the northern boundary of the district (Swaziland Border).

Comparing the population density map with land ownership it is clear that the largest densities are found in the Nongoma and Ulundi Local Municipalities where large rural areas are owned by the Ingonyama Trust. It is further noticeable that the population groupings are situated along movement and distributions routes, of which the N2 and the population groupings west of Pongola is a good example. This allows the population to be close to transportation routes and to the relative accessibility of economic activities provided by the transportation infrastructure. There is however a lot of households not residing near transportation routes which create a lot of challenges with regard to equal provision of services.

It will be necessary to identify potential areas for densification, where provision of services can be done cost-effectively, and efficient economic initiatives could be implemented.

3.3 Social Resources

3.3.1 Land Tenure

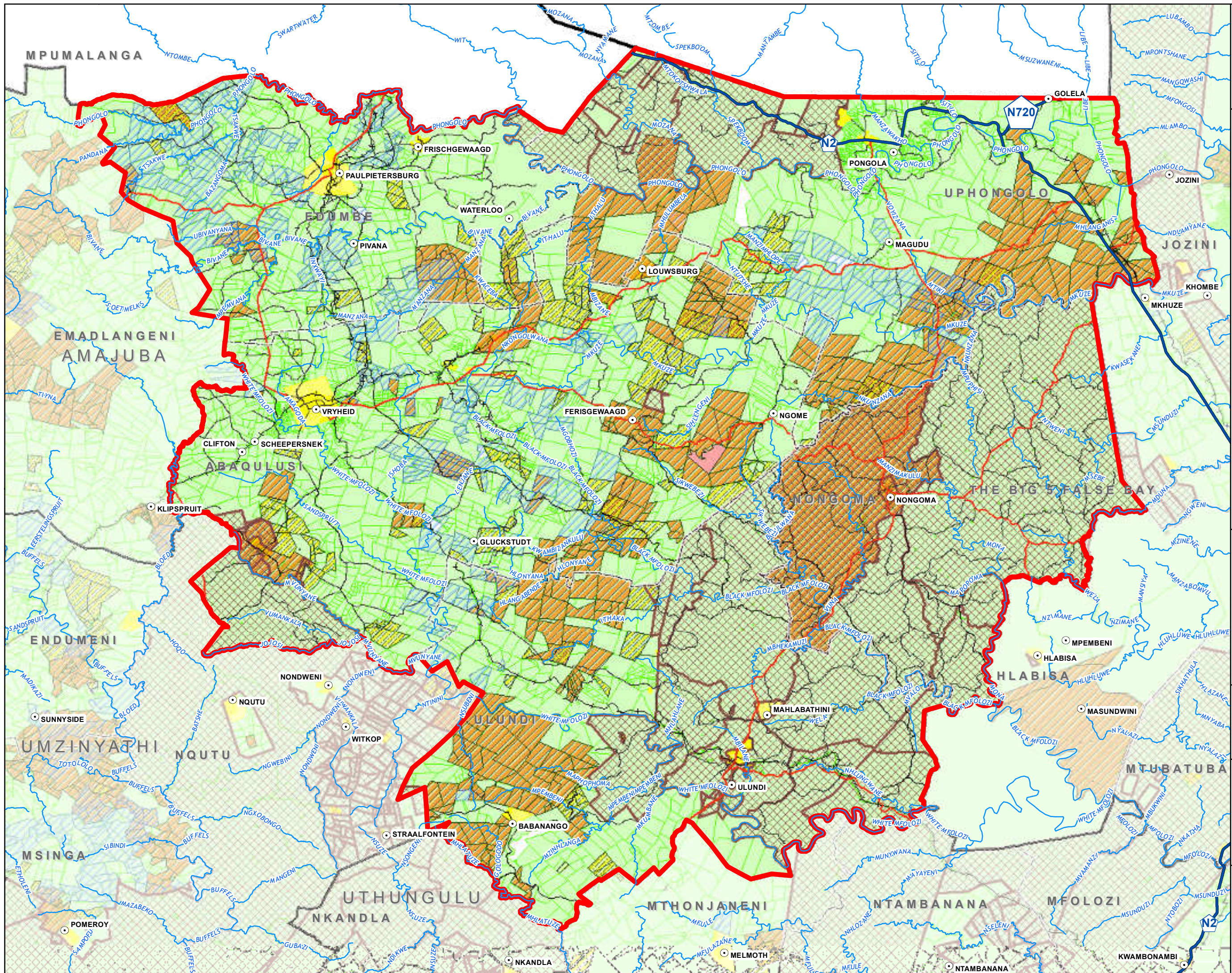
Map 11: Land Ownership attached overleaf classifies the property ownership in terms of the following:

Redistribution	Land to be redistributed to Previously Disadvantaged Individuals
Restitution	Land to be returned to previous owners
Labour Tenant Applications	Labour tenants claiming residential rights in terms of Extension of Security of Tenure Act.
Unalienated State Land	Land in the process of being transferred for redistribution or restitution purposes, but still registered in the name of a Government Department.
Privately Owned Farm Portions	Farm Land privately owned.
Ingonyama Trust land	Land under administration of the Ingonyama Trust Board.

The Ingonyama Trust Board (ITB) is the largest land owner within the District with the whole of Nongoma, as well as a significant part of the Ulundi LM registered in its name. The ITB further owns properties on the Northern Border of the District on Swaziland Border in the area west of Pongola. A third grouping of properties is situated on the Nquthu LM Boundary directly north of Nquthu and the Jojosi River, and west of the Mvunyane River within the aBaqulusi Local Municipality.

A Number of Restitution claims and redistribution applications have been submitted and is either finalised or being processed by the land Claims Commissioner and the Department of Rural Development and Land Reform.

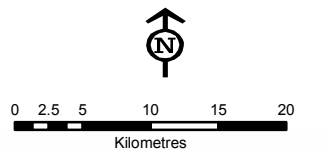
The largest number of properties in the district is privately owned farm land, although a large number of Labour Tenant Applications have been submitted where farm workers have been residing on farms where they work for a significant number of years.



**ZULULAND
DISTRICT MUNICIPALITY
SPATIAL DEVELOPMENT
FRAMEWORK**

LAND TENURE

- LEGEND**
- Place Names
 - Rivers
 - Railway Lines
 - National Roads
 - Regional Distributor
 - District Distributor
 - District Collector
 - Priority Redistribution Claims
 - Labour Tenants Applications
 - Gazetted Restitution Claims
 - Unalienated State Land
 - Urban Cadastral
 - Farm Portions
 - Ingonyama Trust Board Land
 - Zululand District Municipality
 - Local Municipalities
 - District Municipalities



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The labour tenant applications depicts a need for housing opportunities in close proximity to work opportunities as all applications will not be successful. The increasing size of communities will increase the demand for housing which will not and cannot be catered for on the farms.

The Urban Cadastral areas depicted are privately owned.

3.3.2 Settlement Pattern

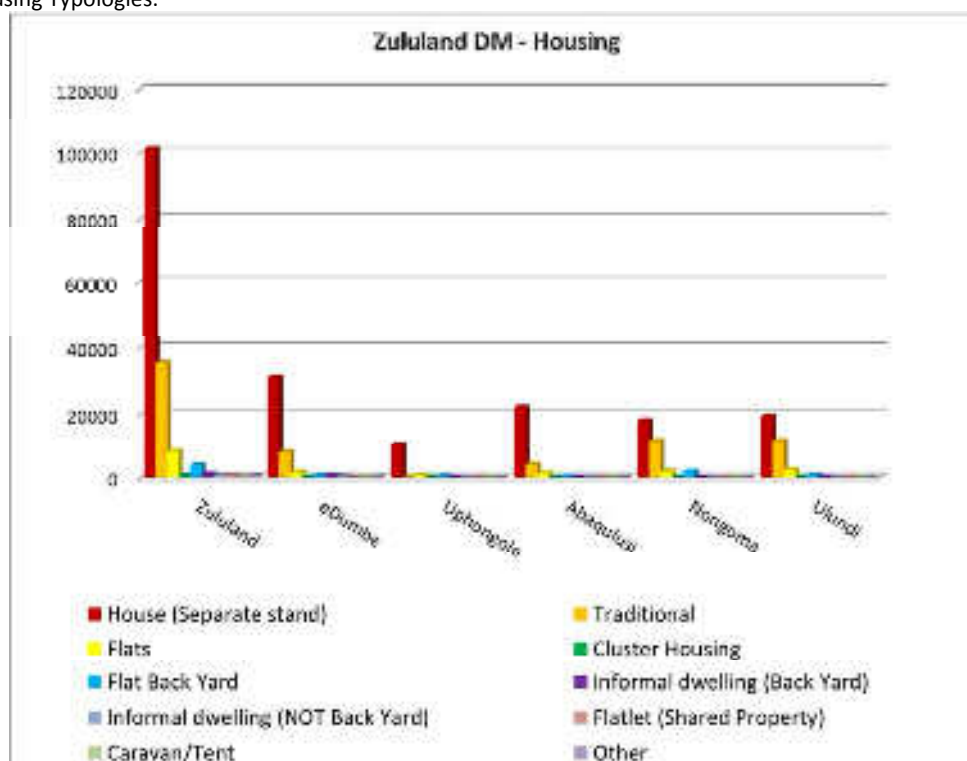
In similar fashion to the population density map, the settlement distributions are linked to land ownership. The settlement pattern map further depicts the urban edges of the areas with formal cadastral boundaries namely the following areas as depicted on **Map 12: Settlement Pattern**:

- Paulpietersburg;
- Pongola;
- Nongoma;
- Ulundi;
- Mondlo;
- Vryheid;

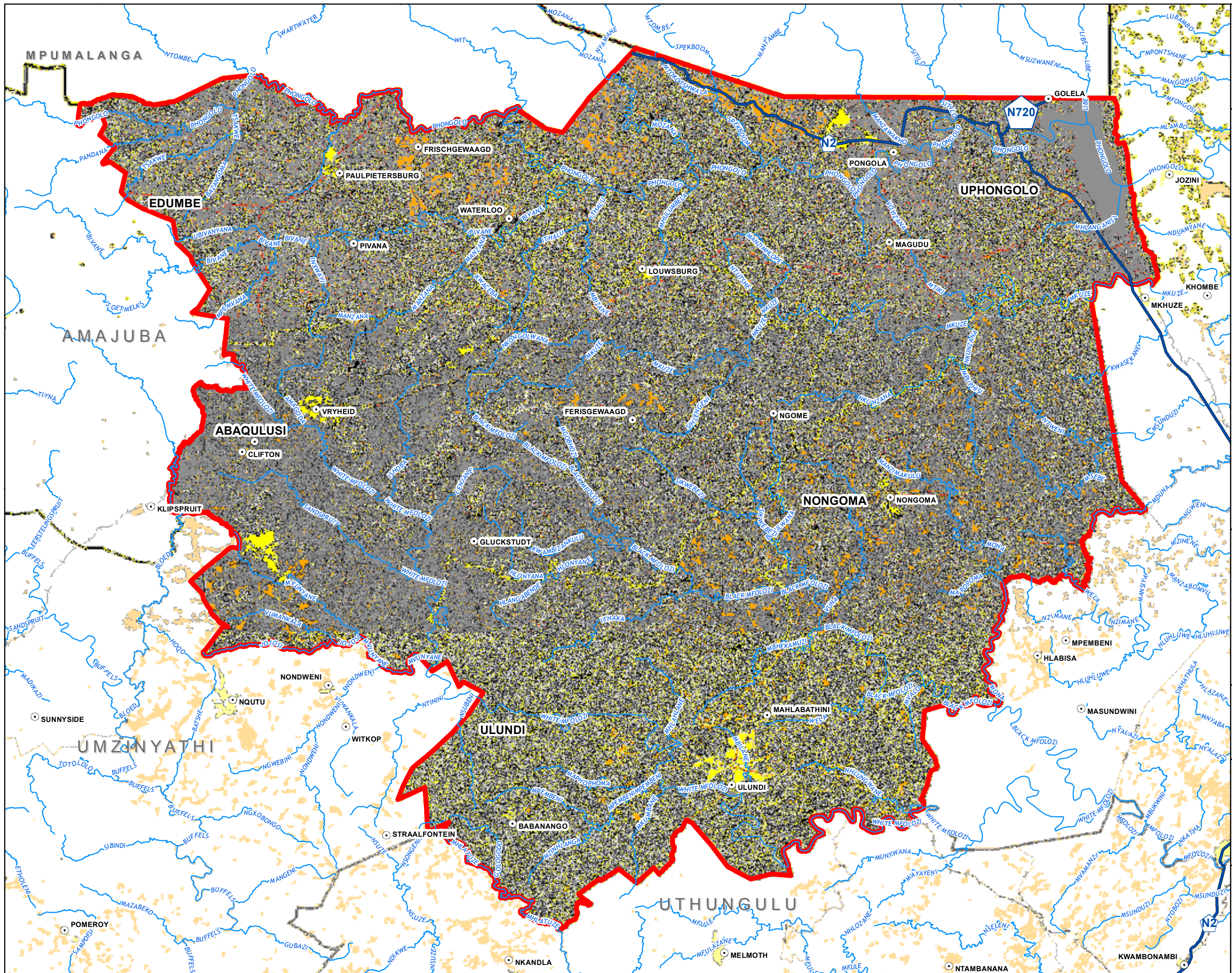
3.3.3 Housing

According to the Draft Zululand DM IDP the dwelling typologies and distribution between dwelling types only changes slightly. The graph below depicts the dwelling types utilised by the ZDM Population.

Graph 3: Housing Typologies:



Source: StatsSA 2011 Census Data

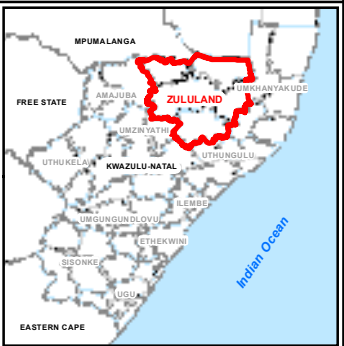


**ZULULAND
DISTRICT MUNICIPALITY
SPATIAL DEVELOPMENT
FRAMEWORK**

SETTLEMENT PATTERN

LEGEND

- Place Names
- Rivers
- Railway Lines
- National Roads
- Regional Distributor
- District Distributor
- District Collector
- Settlement Boundaries
- Urban Edges
- Local Municipalities
- Zululand District Municipality
- District Municipalities



0 2.5 5 10 15 20
Kilometres



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The above housing typologies clearly distinguish the more urban Municipal areas from the rural Municipalities. Nongoma and Ulundi are clearly more rural orientated due to the high number of traditional dwellings being occupied, whilst eDumbe, uPhongolo, and aBaqulusi are more urban orientated although it still has a very strong rural component. In general the highest number of population resides in Traditional Housing throughout the District.

In response to the high number of traditional housing units, the following projects are to be implemented within the various Local Municipalities of ZDM.

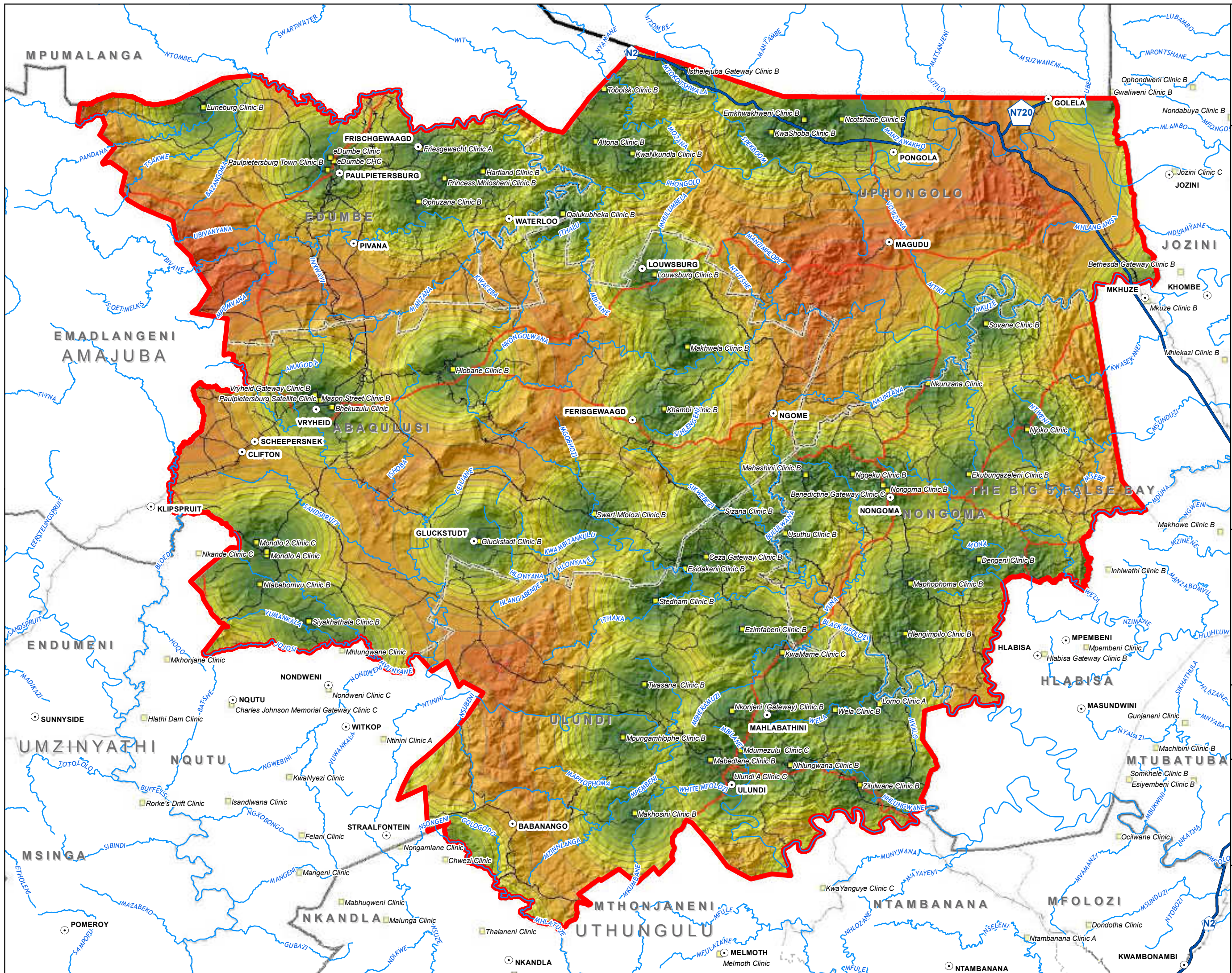
Table 9: Proposed Housing Projects

Project Name	Local Municipality	Project Type	Instrument	Total Units
Bhekumthetho	Abaqulusi M	Rural	Rural	1 000
Bhekuzulu Phase 6-B	Abaqulusi M	Urban	PLS	1 078
Coronation	Abaqulusi M	Urban	PLS	1 200
Coronation Aids	Abaqulusi M	Institutional	PLS	500
Frischgewaagd	Abaqulusi M	Urban	PLS	3 094
Mzamo	Abaqulusi M	Urban	PLS	500
Vryheid Ext 16	Abaqulusi M	Conditional Approved	PLS	1 016
Baxedene	Nongoma M.	Rural	Rural	1 400
Holinyoka	Nongoma M.	Rural	Rural	1 100
Maye/Dabhasi	Nongoma M.	Rural	Rural	1 000
Siyazama	Nongoma M.	Rural	Rural	1 000
Ekudubekeni	Ulundi M	Rural	Rural	1 600
Ekushumayeleni	Ulundi M	Rural	Rural	1 600
KwaXimba	Ulundi M	Rural	Rural	2 000
Nsukazi	Ulundi M	Rural	Rural	1 000
Ntsabekhuluma	Ulundi M	Rural	Rural	2 000
Ulundi HIV / AIDS	Ulundi M	institutional	PLS	1 000
Ulundi L ext	Ulundi M	urban	PLs	954
Zondela	Ulundi M	Urban	PLS	873
Ncotshane Pongola	Pongola	Urban	PLS	1 100
Dumbe lindelani	Dumbe M	Urban	PLS	200

Source: ZDM Draft Integrated Development Plan 2012-2016

3.3.4 Health Facilities

The spatial distribution of health facilities (Clinics and hospitals) are depicted on **Map 13 and 14** respectively. The standards for provision of and access to Health Facilities was derived from standards developed by the Erstwhile KZN Planning Commission and published in a document Titled “Guidelines for Planning of Facilities in KwaZulu-Natal”. There are various standards throughout the country for provision of social facilities and even the KZN standards are not considered as realistic by all departments. Subsequently it is necessary for the District to decide on a set of standards acceptable within the ZDM.



ZULULAND DISTRICT MUNICIPALITY

SPATIAL DEVELOPMENT FRAMEWORK

LOCALITY OF HEALTH FACILITIES (CLINICS)

LEGEND

- Place Names
- Clinics
- National Roads
- Regional Distributor
- District Distributor
- District Collector
- Rivers
- Railway Lines
- Zululand District Municipality
- Local Municipalities
- District Municipalities

Distance from Clinic (km)

1
2
3
4
5
6
7
8
9
10
12.5
15
17.5
20
25
30

0 2.5 5 10 15 20
Kilometres

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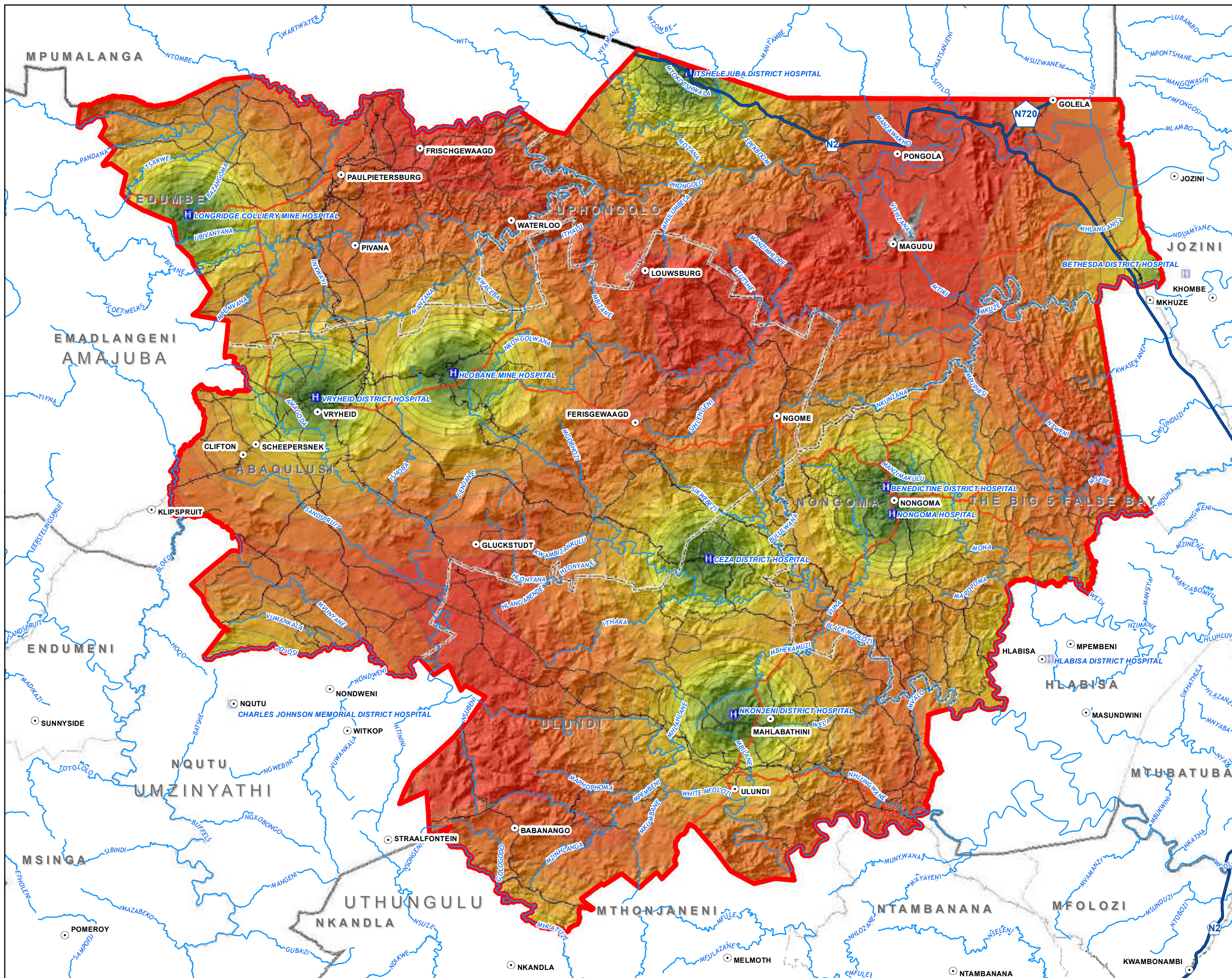
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ZULULAND DISTRICT MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK

LOCALITY OF HEALTH FACILITIES
(HOSPITALS)

LEGEND

- Place Names
- Hospitals
- National Roads
- Regional Distributor
- District Distributor
- District Collector
- Rivers
- Railway Lines
- Zululand District Municipality
- Local Municipalities
- District Municipalities

distance

1
2
3
4
5
6
7
8
9
10
12.5
15
17.5
20
25
30
40

MPUMALANGA
FREE STATE
AMAJUBA
ZULULAND
KwaZulu-Natal
UTHUKELA
KwaZulu-Natal
UMZINYATHI
ENDUMENI
NQUZU
MSINGA
UTHUNGULU
NANDLA
MTHONJANENI
MFOLOZI
MTUBATUBA
Indian Ocean

0 2.5 5 10 15 20
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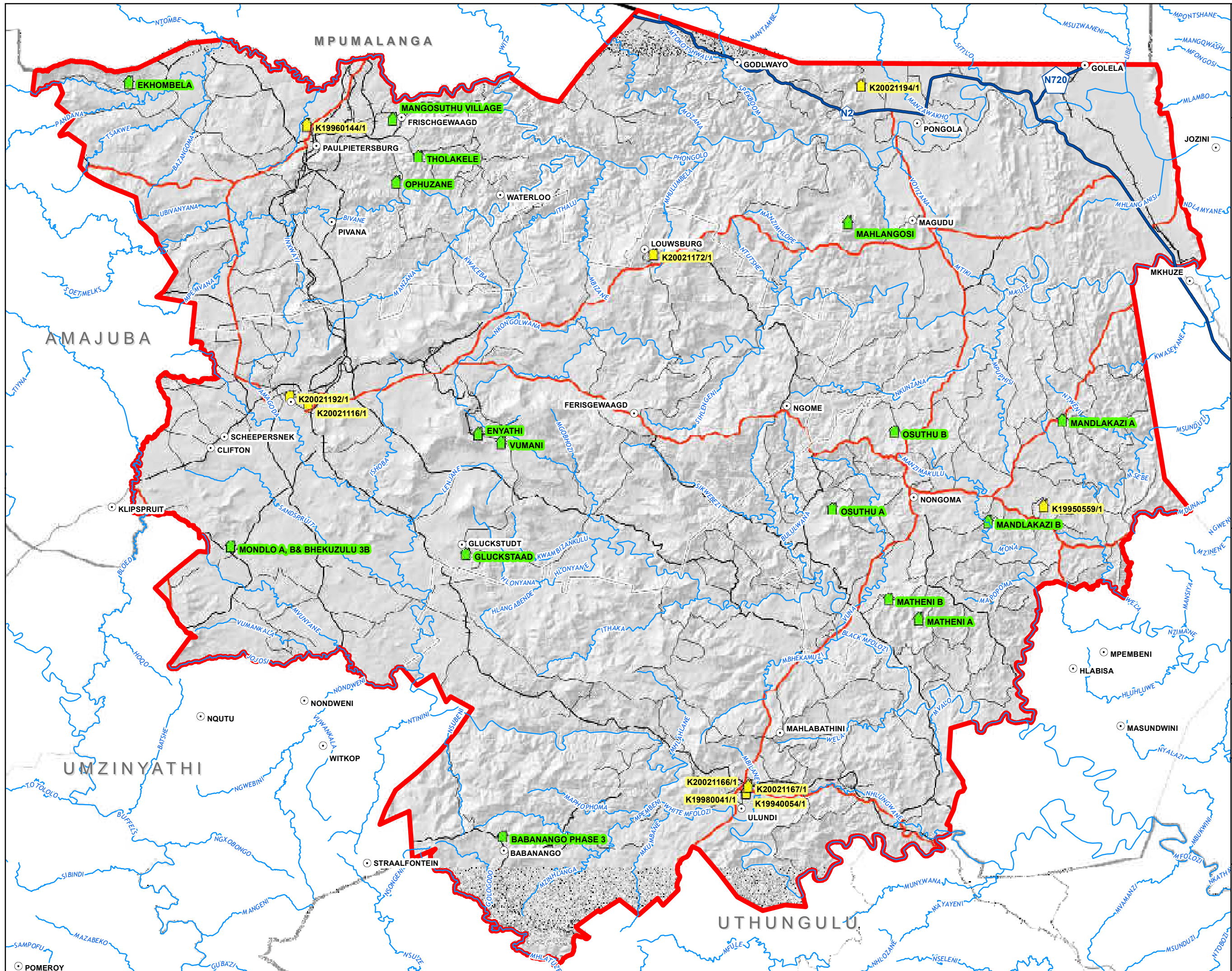
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ZULULAND DISTRICT MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK

HOUSING PROJECTS

LEGEND

- Place Names
- Housing Projects (PGDS)
- ZDM Proposed Housing Projects
- National Roads
- Regional Distributor
- District Distributor
- District Collector
- Rivers
- Railway Lines
- Zululand District Municipality
- Local Municipalities
- District Municipalities



0 2.5 5 10 15 20
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Table 10: Standards for Provision of Health Facilities

Facility	Provision Standard	Access Standard
Clinic	1 Clinic for every 12 500 persons	None prescribed, thus standard of maximum 5 km access distance used
Hospital	1 Hospital for every 100 000 persons	None prescribed, thus standard of maximum 20 km access distance used

Source: KZN Planning Commission

Clinics

Map 13: Access to Clinics depicts the distribution of clinics within the District. There is a relatively even distribution of clinics especially within the areas owned by the Ingonyama Trust Board in Nongoma and Ulundi. This can be attributed to the mode of transport which is mainly pedestrian within these areas. The municipalities of uPhongolo, aBaqulusi, eDumbe and the western parts of Ulundi consist mainly of commercial farms and subsequently the population densities are much lower in these areas. These areas are also utilising vehicle transport which makes facilities much more accessible.

Hospital

The District has 7 Government Hospitals within its boundaries and has access to another on the eastern boundary from Mkhuze. Refer to Map 14: Hospitals for a depiction of the following hospitals:

- Vryheid District Hospital (aBaqulusi LM)
- Hlobane Mine Hospital (aBaqulusi LM)
- Longridge Mine Hospital
- Ceza District Hospital (Ulundi LM)
- Nkonjeni District Hospital (Ulundi LM)
- Nongoma Hospital (Nongoma LM)
- Mahlabathini (Ulundi LM)
- Itshelejuba (uPhongolo LM)
- Benedictine District Hospital

The District also has access to the following Hospitals which are situated in the adjacent Municipalities:

- Bethesda District Hospital
- Nquthu District Hospital
- Hlabisa District Hospital

3.3.5 Education Facilities

Zululand is served only by primary and secondary education facilities. These facilities are depicted on **Maps 15: Primary Schools**, and **Map 16: Secondary Schools**.

The spatial distribution of educational facilities (Basic Educational Facilities) are based on standards derived from the standards developed by the Erstwhile KwaZulu-Natal Planning Commission and Published in a document Titled “Guidelines for Planning of Facilities in KwaZulu-Natal”. Each Province has its own standards for provision of educational facilities. Basic Education Facilities (Primary and Secondary Schools) are in general provided in abundance with the challenge of providing quality education at the existing schools rather than to increase access to educational facilities.