



2017-2022

Spatial Development Framework



Consolidated Report

Final

June 2017

Part 3

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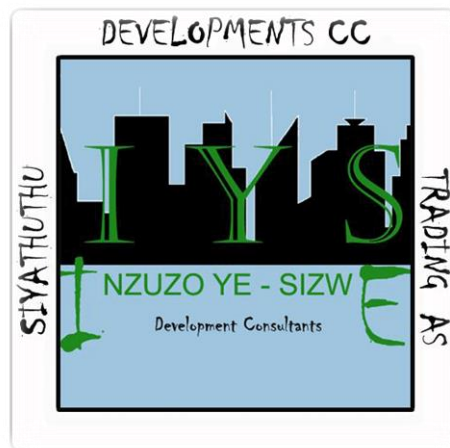
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1. IMPLEMENTATION PLAN

1.1 LAND USE MANAGEMENT FRAMEWORK

A land use framework is one of the components of the land use management system of a municipality. The primary aim of the Land Use Management Framework (LUMF) is to bridge the gap between the Integrated Development Plan and the detailed requirements of land use management applied at municipal level. Although it is not a legal requirement, it is an important aspect of spatial planning. It provides for the refinement of the SDF, identification of areas that require different levels of detail in terms of land use schemes and the formulation of broad principles to guide the development of land use schemes. It enables development control, at differing levels of complexity, to extend over rural areas, and giving property owners, developers and the authorities a clear point of reference from which to manage the conservation and development of land.

The latter, referring to a set of actions required by a municipality to manage land and includes different components, such as a SDF, Land Use Framework, Scheme, Valuation and rating system, ownership and tenure, infrastructure and services etc. A land use framework provides for the linkage between the Spatial Development Framework (SDF) and the Scheme. It in effect, bridges this gap by providing additional information and guidelines that can assist the municipality in decision-making processes, while a Scheme is under preparation.

1.1.1 LAND USE MANAGEMENT SCHEME

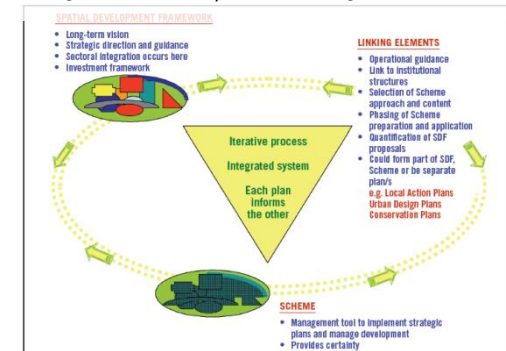
Ray Nkonyeni Local Municipality still need to commence with the process to develop a Wall-to-Wall Land Use Management Scheme for its area of jurisdiction. The Spatial Planning and Land Use Management Act, Act No 16 of 2013 (SPLUMA), requires all municipalities in the province to develop and introduce wall-to-wall Land Use Schemes throughout their area of jurisdiction. This has to take place within 5 years from the promulgation of SPLUMA which implies that the target is now 2018. According to the Municipal Systems Act, a Land Use Scheme is a key component of the Integrated Development Plan (IDP).

1.1.2 LINKAGE BETWEEN THE SPATIAL DEVELOPMENT FRAMEWORK, LAND USE FRAMEWORK AND THE SCHEME

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

The relationship between the SDF, Land Use Framework and Scheme is indicated in figure below. The main functions of developing a Land Use Framework for Ray Nkonyeni Municipality are as follow:

Figure 15: SDF/ LUMS Alignments



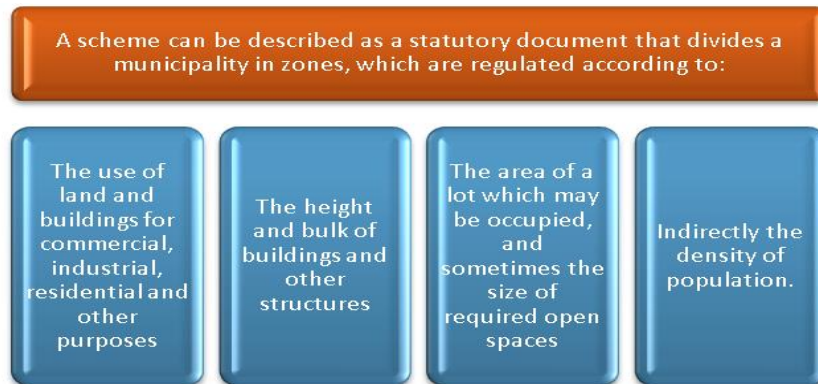
- ❖ To translate strategic objectives contained in the IDP and SDF to a level that will provide spatial representation;
- ❖ Quantification to guide the preparation of the Scheme;
- ❖ To provide institutional guidance that takes account of existing governance structures (e.g. involving Traditional Council in some areas of land use decision-making);
- ❖ To provide an indication of timing and phasing of development;
- ❖ To guide the preparation of a Scheme for the area;
- ❖ Guide planning decisions in the Municipality (together with the SDF on which this Framework is based) in the interim period when the different phases of the Scheme are being prepared.

1.1.3 PURPOSE OF A SCHEME

The KwaZulu-Natal Guidelines for the Preparation of Schemes defines a scheme as:

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

Figure 16: Scheme Description



Source: KZN Land Use Management Guidelines for the Preparation of Schemes for Municipalities – Update 2011

There are a number of reasons for the preparation of Schemes. Firstly, a municipality must satisfy the legal requirements emanating from both the Municipal Systems Act and the SPLUMA, which require a municipality to prepare a Scheme as part of an Integrated Development Plan (IDP). Secondly, the municipality has a responsibility to encourage harmonious development within its area of jurisdiction. This includes the protection of property rights and ensuring that development occurs in a compatible manner. In addition, scheme will promote sustainable land use and assist the municipality and other role-players to address environmental management issues. As indicated on Figure above, the scheme divides a municipal area into zones and regulates the use of land and buildings on the one hand, and the nature, extent and texture of development on the other. Ray Nkonyeni Local Municipality scheme will therefore:

- ❖ Indicate what may or may not occur on particular areas of land.
 - ❖ Provide land use certainty and boost investor confidence.
 - ❖ Promote amenity, efficient land use practice and reserve land for essential services.
 - ❖ Resolve conflict between different land uses and control negative externalities.
 - ❖ Enable mix of convenient land usage, efficient movement processes and promote economic development.
 - ❖ Protect natural and cultural resources and land with high agricultural production potential.
 - ❖ Provide for public involvement in land management decision processes.
 - ❖ Provide for sound local regulation and enforcement procedures.
 - ❖ Accord recognition to indigenous and local spatial knowledge, land use practices land allocation practices.
 - ❖ Facilitate social justice and equitable regulation of contested spaces.
- Reserve land for future uses where the need for location and extent is not certain at present.

1.1.4 ADMINISTRATION OF THE SCHEME

The municipal officials must administer the Scheme, while final decision-making rest with the Council. The current, structure of Ray Nkonyeni makes provision for three positions that are responsible for the scheme and these are:

- ⊕ Head of Department Economic Development, Tourism and Planning (HOD) – the section 57 Manager has an overall responsibility of the scheme.
- ⊕ Manager for Town Planning – is a full-time (permanent) manager who reports to the HOD. He is responsible for managing the development and maintenance of the scheme.
- ⊕ Senior Town Planners x3 (Land Use Planning) – these are full-time planners who are responsible for the scrutiny of development applications and advising the applicants.
- ⊕ Senior Town Planner x1 (Spatial Planning) – is a full-time planner who is responsible for the preparation of the spatial frameworks, local area plans and precincts plans in order to guide the implementation of the scheme.
- ⊕ Town Planning Technicians x2 (Spatial Planning and Land Use Planning) – these are full-time junior planners who are responsible for the day to day management of the scheme and SDF monitoring.
- ⊕ GIS Specialist x1 – is a full-time officer who is responsible for spatial data administration, editing and processing.

Given the size of the municipality, this can be considered to be sufficient capacity to implement and maintain the land use management scheme.

1.1.5 KEY ELEMENTS OF LAND USE MANAGEMENT

The adopted Ray Nkonyeni Wall-to-Wall Scheme will put forward management of the following areas:-

1.1.5.1 URBAN TOWNS AND TOWNSHIPS

There are a number of urban settlements within Ray Nkonyeni which are located along the coast and within the inland. These include suburban areas of Port Shepstone, Marburg, Margate, Port Edward and Hibberdene. The

other urban areas that are located within the inland and these are Gamalakhe Township, Eziqoleni and Merlewood. The coastal urban settlements are mostly located along N2 and R61. These are developed into towns due to the high level of visibility and accessibility. The inland urban settlements tend to be mainly residential areas with limited commercial activities within these.

1.1.5.2 COASTAL AREAS

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

1.1.5.3 HIGH POTENTIAL AGRICULTURAL LAND

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

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

1.1.5.4 ECO- TOURISM AREAS

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

1.1.5.5 ENVIRONMENTAL AREAS

There are four conservation areas within and surrounding the Municipal area. These areas include Mpenjati, Umtamvuna, Mbubazi and Skyline Nature Reserves. These areas are protected in terms of the environmental conservation legislations, the SDF proposed a 5km buffer from the boundaries of the reserves. The conservation and management of these areas would require coordination between key stakeholders such as Ray Nkonyeni Municipality, Ugu District Municipality, the Department of Agriculture and Environmental Affairs, Ezemvelo KZN Wildlife and Land Owners.

1.1.5.6 WATER RESOURCES

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

1.1.5.7 ESTUARY MANAGEMENT

Ray Nkonyeni has a number of Estuaries. These comprise the unique zone where rivers meet the sea. They are highly variable systems that may experience water chemistry fluctuations, depending on tidal strength and river flow. There are eleven estuaries in the area which have been identified as provincial conservation priorities and these are Boboyi, Damba, Fafa, Mbizana, Mpenjanti, Mtamvuna, Mtentweni, Mtwalume, Mzimkhulu, Vungu and Zotsha. The seaward boundary of the estuary is the high watermark and the upstream boundary is the point where the system is no longer subject to tidal action or has no trace of salinity. The outer perimeter of estuaries is taken as the 5m height contour.

1.1.5.8 RURAL SETTLEMENTS

Settlements growth, if not planned and managed appropriately can have negative implications for environmentally sensitive areas, adjacent agricultural land and access to services. Future residential settlements should be encouraged to locate within nodal areas identified in the SDF. In areas where public-funded housing projects occur, it is essential that these projects are executed in an integrated manner, taking into consideration availability of basic services and infrastructure in support of building liveable and sustainable human settlements. Where necessary, housing projects should be phased in conjunction with basic services provision to minimise the occurrence of abandonment by beneficiaries.

1.1.6 DEVELOPMENT RIGHTS MANAGEMENT MECHANISMS

1.1.6.1 POLICY BASED MECHANISMS

A land-use rights policy is essentially an expression of the government's perception of the direction to be taken on major issues related to land use and the proposed allocation of the municipal land resources over a fixed period of time. It has a production and a conservation component. A sound

land-use policy is effectively part of the enabling environment and should cover all uses of land. To achieve the policy objective of sustainable production and conservation of natural resources, Ray Nkonyeni Municipality should pursue strategies which actively promote forms of land use which are both attractive to the people and sustainable in terms of their impacts on land resources. This will have to be developed through a participatory, integrated and iterative process which promotes greater likelihood of achieving implementation. The policy-based mechanisms for land use management which can be applied in Ray Nkonyeni Municipality include but not limited to:-

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

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

1.1.6.2 REGULATORY BASED MECHANISMS

This refers to land use management mechanism which uses statutory instruments based on an applicable legislation to regulate land use activities by lawfully conferring land use rights in terms of a Land Use Scheme. As mentioned before that the Ray Nkonyeni Municipality has adopted a Land Use Scheme as per Section 24 (1) of the Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013), the following SDF guidelines were taken into consideration. These guidelines will also need to be taken into consideration during the review or the formulation of a new scheme, when amalgamating with the Eziqoleni Local Municipality.

1.1.7 PROPOSED LAND USE ZONES

Broad land use typologies for the Ray Nkonyeni Land Use Framework are suggested in table 1 on the overleaf. It is suggested that a more prescriptive/

regulatory approach is required where important resources (e.g. high potential agricultural land and important environmental service areas) need to be protected and where pressure for development is higher such that the Municipality needs clear regulations to manage this development e.g. a potential urban settlement where there is or may be a demand for commercial and industrial development sites. A policy-orientated approach would be suitable for areas where there is less pressure for development.

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

Parent Zone	Possible Zone	Statement of Intent	Scheme Approach	Existing and Future Land Use
	<ul style="list-style-type: none"> ❖ Residential Medium Impact Zones ❖ Residential High Impact Zones ❖ Tourist Residential Zone ❖ 	special needs) which meet the diverse economic and social needs of the residents, and which are consistent with the Integrated Development Plan and appropriate standards of public health, safety, welfare and aesthetics;	zones from undesirable land uses and activities.	<ul style="list-style-type: none"> ❖ Home Garden ❖ Medium Density Housing ❖ Bed and Breakfast ❖ Boarding House ❖ Guest House ❖ Guest Lodge ❖ Hotel ❖ Private Recreation Area ❖ Self-Catering Units or Rooms ❖ Boarding House ❖ Holiday Park
Imizi (Homestead/ Rural Residential)	❖ Imizi/ Rural/ Transitional Settlement (RTS) Zone 1	To provide for densely populated rural settlements which are located within 5km Radius to SDF Nodes and Corridors.	To promote proper growth of rural residential areas in terms of servicing needs and amenity.	<ul style="list-style-type: none"> ❖ Dwelling ❖ Cattle Kraal ❖ Chicken Coop ❖ Granaries ❖ Additional granny flat
	❖ Imizi/ Rural/ Transitional Settlement (RTS) Zone 2	To provide for sparsely populated rural settlements which are located within a radius beyond 10km from SDF Nodes and Corridors.	To promote and protect the agri-village lifestyle, sense of place and amenity of the rural areas.	<ul style="list-style-type: none"> ❖ Dwelling ❖ Cattle Kraal ❖ Chicken Coop ❖ Granaries ❖ Additional units ❖ On-site burial ❖ On-site waste disposal pit
	❖ Traditional Royal Residency/ Isigodlo	To provide for the traditional palace for Isilo or Amakhosi. It is often used for royal residency, administrative and recreational (cultural festivities) purposes in most rural areas and some regulations are crucial to consider in relation to these.	To cater for royal cultural and religious needs.	<ul style="list-style-type: none"> ❖ Royal residency ❖ Dwelling ❖ Administrative ❖ Recreational and traditional/ cultural festivities (virginity testing) ❖ Royal gathering/ Meeting Place
Agriculture Zones	<ul style="list-style-type: none"> ❖ Commercial (Agriculture 1) ❖ Small Holding (Agriculture 2) 	To provide for agricultural land uses. This protection is obtained by ensuring that development does not create soil erosion, silting of lower slopes, land slide damage,	To protect high potential agricultural land from non-agricultural activities and	<ul style="list-style-type: none"> ❖ Agricultural Building ❖ Agricultural Land ❖ Tunnels/ Hydroponics ❖ Dip Tanks

Parent Zone	Possible Zone	Statement of Intent	Scheme Approach	Existing and Future Land Use
		flooding problems, and severe cutting or scarring, since any proposed non-agricultural use or development and certain agriculturally related activities will be subject to prior assessment.	transformation towards degradation.	
	◊ Subsistence Farming	To provide for livestock breeding, grazing, ploughing and veld management at a smaller scale.	To protect land from degradation due to poor farming methods.	<ul style="list-style-type: none"> ◊ All-Season Grazing Land (Amadlelo) ◊ Winter Grazing Camps (Amakhaphelo) ◊ Izinkambi ◊ Dip Tank (Idiphu) ◊ Insimu ◊ Isivande
Environmental Service Zones	<ul style="list-style-type: none"> ◊ Active Open Space ◊ Private Conservation ◊ Public Open Space 	Areas that provide environmental and recreational services that are essential to the sustainable development of the Municipality. These include areas requiring preservation and conservation as they provide ecosystem services, are unique natural landscapes, viewpoints, areas of ecological, historical and/or cultural importance, biodiversity, and/or have unique, rare or endangered habitats or species.	Given the environmental sensitivity of these areas and their importance to the sustainable development of the area a more prescriptive approach to land use management would be required.	<ul style="list-style-type: none"> ◊ Recreation ◊ Cultural ◊ Gas regulation ◊ Climate regulation ◊ Disturbance regulation e.g. flood control ◊ Water regulation ◊ Water supply ◊ Erosion control ◊ Soil formation ◊ Nutrient cycling ◊ Waste treatment ◊ Pollination ◊ Biological control ◊ Refugia i.e. habitat for resident and migratory population e.g. nursery for fish. ◊ Food production ◊ Raw materials ◊ Genetic resources

Parent Zone	Possible Zone	Statement of Intent	Scheme Approach	Existing and Future Land Use
	<ul style="list-style-type: none"> ◊ Cultural and Heritage Open Space 	To preserve the natural and cultural open spaces from land use intrusion and degradation.	To ensure that the cultural open spaces remain vacant and undisturbed.	<ul style="list-style-type: none"> ◊ Isigcawu (Meeting Places and Traditional Trials) ◊ Amagquma (Hilly Areas that are communicating (views)) ◊ Amahlathi Emvelo (Indigenous Forests for Wood harvesting, Wild fruit harvesting and Hunting areas) ◊ Imithombo/ Iziphethu (Waterbodies and Wetlands where fishing and agricultural water collection can be done) ◊ Isishozi (Lightning prone areas that are kept vacant)
Coastal management	<ul style="list-style-type: none"> ◊ Coastal management ◊ Sea shore ◊ Estuary Management 	Provides for the management and development of land located within the low and high water mark, as defined in the Sea Shores Act, along the coast including, inter alia, bathing, shore angling, deep-sea angling, jet skiing, surfing, boogie boarding, kite-surfing, construction of tidal pools and the erection of shark nets. The purpose of the zone is to ensure that permitted activities do not impact negatively on ecosystems, marine and coastal, fauna and flora, within these areas.	Given the environmental Sensitivity of the coastal strip a more prescriptive approach to land use management would be required.	<ul style="list-style-type: none"> ◊ Recreation ◊ Park ◊ Beachfront ◊ Private Beach
Transport	<ul style="list-style-type: none"> ◊ Roads ◊ Road reserves ◊ Railway line ◊ Landing strip ◊ Bus and taxi rank ◊ Railway station ◊ Public parking 	The provision of land for the full range of road infrastructures within rural and urban areas to ensure an optimal road transport network can be constructed and maintained.	Regulations with respect to roads will focus on issues of access onto roads and the use of road reserves for trading on some areas. Regulations relating to taxi and bus ranks would need to be specific to these uses and more prescriptive as these uses can	<ul style="list-style-type: none"> ◊ Existing Roads ◊ Future Roads ◊ Taxi/Bus Rank

Table 17: Broad Land Use Management Categories				
Parent Zone	Possible Zone	Statement of Intent	Scheme Approach	Existing and Future Land Use
			have a high impact on neighbours.	

1.1.8 SCHEME APPROACH

A wall-to-wall scheme will cover the entire Ray Nkonyeni Municipality and provide certainty to land users and land development applicants irrespective of location. The municipality has developed a comprehensive scheme with a range of zones some of which may not apply in less developed areas. The following broad categories were used in developing the scheme:

- ⊕ Urban which includes all areas that fall within the urban edge as delineated in this SDF.
- ⊕ Areas that are subject to the Sub-division of Agricultural Land Act, Act No. 70 of 1970.
- ⊕ Rural settlements located on communal land, state land and/or privately owned land.

Rural land use policies were developed to guide land use management on agricultural land and rural settlements. It is suggested that a more prescriptive/ regulatory approach is required where important resources (e.g. high potential agricultural land and important environmental service areas) need to be protected and where pressure for development is higher such that the Municipality needs clear regulations to manage this development e.g. a potential urban settlement where there is or may be a demand for commercial and industrial development sites. A policy-orientated approach would be suitable for areas where there is less pressure for development.

1.2 STRATEGIC SPATIAL PLANNING PROJECTS

Table 18: Strategic Spatial Planning Projects

PROJECT NAME	PROJECT DESCRIPTION	TOTAL BUDGET	MEDIUM TERM EXPENDITURE FRAMEWORK		
			2018/2019	2020/2021	2022/2023
Paddock, Oribi Gorge and Ezinqoleni Corridor Development Plan	A corridor development will unlock develop opportunities along the N2 from Murchison to Ezinqoleni (incorporating Oribi Gorge). The focus will be agri-tourism with limited mixture of supporting land use activities such as commercial and retail.	R 500 000.00	R 500 000.00		
Oribi Gorge Conservation Assessment	Detailed study into the potential expansion of the Oribi Gorge Nature Reserve which will include a biodiversity and agricultural assessment, land ownership audit, extensive consultation, management plan and infrastructure requirements towards a comprehensive business plan.	R 300 000.00	R 300 000.00		
Ray Nkonyeni Wall-to-Wall Land Use Management Scheme	A land use management scheme that covers the entire municipal area of jurisdiction and respond to the requirements of SPLUMA.	R 1 000 000.00	R 1 000 000.00		
Izotsha Corridor and Conceptual Precinct (Techno Hub)	A corridor plan that takes into account the pressures from private investors, market forces, development applications for Izotsha route. The plan will build on targets areas identified for industrial, Mixed use, social activity. Conceptual Precinct plans must focus on movement, urban form, public space, quality of environment. Broad development guidelines must be developed to assist the municipality in accessing development applications for this area.	R 200 000.00	R 200 000.00		
Tourism Corridor Strategic Plan	The aim of this study is to understand the economic implications of establishing a Tourism corridor from Port Edward from the Red Desert through to the KwaXolo caves as well as the feasibility of	R 200 000.00		R 200 000.00	

PROJECT NAME	PROJECT DESCRIPTION	TOTAL BUDGET	MEDIUM TERM EXPENDITURE FRAMEWORK		
			2018/2019	2020/2021	2022/2023
	establishing a cultural village for the areas alongside the nature reserve. The aim is to generate Tourism Led opportunity in the municipality by developing a suitable Business Plan.				
Gamalakhe Precinct Plan	The areas around the Ugu Sport & Leisure centre will need to be resourced with bulk infrastructure including roads, water and sanitation. Promotion of not only recreational uses should be allowed. Such uses may include small scale office space and commercial, middle-income housing. This will assist to ensure that future nodal development of this area is realized.	R 450 000.00		R 450 000.00	
Farmworker Housing and Rural Development Strategy	The plan will target the needs for farmworkers in terms of farmworker housing and agrarian reform. It will inform the municipality and the Departments (Dept. of Rural Development and Land Reform as well as the Department of Human Settlements) about important interventions that need to be done in order to improve the lives of Ray Nkonyeni farm dwellers.	R 300 000.00		R 300 000.00	
Agricultural Development Plan	This plan would focus on the development of the agrarian economy in order to enhance the productivity of the sector as well as food production.	R 300 000.00		R 300 000.00	
Integrated Transport Plan	The preparation of an Integrated Transport Plan is a legal requirement in terms of Section 27(2) of the NLTTA. This indicates that the ITP must be formulated for the planning authority's official vision, policy and objectives. This has to be consistent with the national and provincial policies, due regard being given to any relevant integrated development planning or land development objectives.	R 600 000.00			R 600 000.00

PROJECT NAME	PROJECT DESCRIPTION	TOTAL BUDGET	MEDIUM TERM EXPENDITURE FRAMEWORK		
			2018/2019	2020/2021	2022/2023
Infrastructure Investment Plan	The Infrastructure Investment Plan is a process through which a municipality prepares a strategic plan for unlocking development through infrastructure delivery and development in a medium to long term period as a means to facilitate effective implementation of the Integrated Development Plan. It will serve as principal infrastructure planning instrument which guides and informs infrastructure planning decision-making in a municipality. It will be a component of Ray Nkonyeni Local Municipality Integrated Development Plan (IDP) and aims to create the enabling environment for economic and social investment through infrastructure delivery which unlocks such development intentions.	R 500 000.00			R 500 000.00
TOTAL		R 4 350 000.00	R 2 000 000.00	R 1 250 000.00	R 1 100 000.00

1.3 MONITORING AND EVALUATION FRAMEWORK

Table 19: Monitoring and Evaluation Framework

Objective	Performance Indicators	Means of Verification	Assumptions
<ul style="list-style-type: none"> ◊ Environmental Management 	<ul style="list-style-type: none"> ◊ Established programmes for clearing of invasive aliens through Working for Water, or other forms of rehabilitation e.g. through Working for Wetlands and Land Care. ◊ Established environmental management programs. ◊ Effective Water Resource Management ◊ Delineation of flood risk areas ◊ Establishment of protected areas ◊ Catchment management ◊ Alien plant management ◊ Protected area development ◊ Wetland management ◊ Biodiversity zones 	<ul style="list-style-type: none"> ◊ 1:50 years and 1:100-year flood lines. ◊ People removed from flood risk areas. ◊ Developed Water Resource Management Strategy ◊ Improved sanitation and waste management infrastructure and services in primary nodal areas. ◊ Rehabilitated wetlands and riparian zones. ◊ Catchment management programme. ◊ Participation in national catchment management initiatives. ◊ Application of carrying capacity standards to grazing land management. ◊ Amount of land cleared of alien plants. ◊ Programme to remove alien plants. ◊ Initiatives to rehabilitated land affected by soil erosion. ◊ Protection of indigenous forestry. ◊ Proclamation of environmentally sensitive areas that are not currently protected. ◊ Delineation of all major wetlands. ◊ Observation of a 100m buffer from each wetland. ◊ Management of bio-diversity corridors. ◊ Environmental overlays. 	<ul style="list-style-type: none"> ◊ The municipality must work with all stakeholders towards an environmentally sustainable development.
<ul style="list-style-type: none"> ◊ Regional Access and Road Network 	<ul style="list-style-type: none"> ◊ Upgrading of major access and arterial/link roads. ◊ Improving access to the existing and growing settlements. ◊ Creating new linkages. ◊ Location of development nodes along and at the intersection of key roads. ◊ Focusing development projects on settlements located along strategic roads. 	<ul style="list-style-type: none"> ◊ Number and location of roads upgraded. ◊ KMs of roads upgraded. ◊ New roads. ◊ Number of high impact and catalytic projects located along development corridors. ◊ Type and level of services provided to settlements located along development corridors. 	

Objective	Performance Indicators	Means of Verification	Assumptions
<ul style="list-style-type: none"> ❖ Clustering Public Facilities and Economic Activities in Development Nodes 	<ul style="list-style-type: none"> ❖ Development of service centres. ❖ Focusing strategic and high impact projects within development nodes. ❖ Promoting clusters of public facilities as a means to encourage nodal development. 	<ul style="list-style-type: none"> ❖ Number, nature and budgets for municipal projects in each of these nodes. ❖ Level of access and location of public facilities serving different communities in these nodes. ❖ Availability of infrastructure in nodes to enable these to perform their role. ❖ Number of public facilities locating in identified service 	<ul style="list-style-type: none"> ❖ Development nodes have potential to improve access to basic and public services.
<ul style="list-style-type: none"> ❖ Protection of agricultural land 	<ul style="list-style-type: none"> ❖ High potential agricultural land ❖ Agricultural protection plans ❖ Agricultural development support 	<ul style="list-style-type: none"> ❖ Identification and mapping of agricultural land with high potential. ❖ Size and use of high potential agricultural land Scheme clauses designed to protect high potential agricultural land. ❖ Introduction of land use controls for agricultural land. ❖ Initiatives to promote agriculture. ❖ Direct support to land reform projects. 	<ul style="list-style-type: none"> ❖ Agricultural land is under threat from non-agricultural uses such as settlement.
<ul style="list-style-type: none"> ❖ Unlocking Economic Development 	<ul style="list-style-type: none"> ❖ Tourism development ❖ Commercial & industrial development in nodal areas ❖ Number of Public Private Partnership Agreements signed 	<ul style="list-style-type: none"> ❖ Increased investment in terms of commercial, tourism and leisure within Ray Nkonyeni. ❖ Branded Tourism Route. ❖ Introduction of new tourism products. ❖ Number of new tourism facilities and products located in Ray Nkonyeni. ❖ Commercial and industrial development applications received by the municipality. ❖ Percentage increase in commercial land. ❖ Uptake of commercial land in dense rural settlements 	

Objective	Performance Indicators	Means of Verification	Assumptions
<ul style="list-style-type: none"> ⦿ Development of social and service infrastructure 	<ul style="list-style-type: none"> ⦿ Improved sanitation services and infrastructure ⦿ Improved access to water ⦿ Improved access to electricity ⦿ Improved access to social facilities 	<ul style="list-style-type: none"> ⦿ All households access a health facility within a 5km radius. ⦿ Number and location of new health facilities. ⦿ Weakly mobile clinics ⦿ Number of VIP's in rural areas ⦿ Waterborne sanitation system in areas inside urban edge ⦿ Piped water within the house in urban settlements ⦿ Water on site or at least within a 200m from each household in dense rural settlements ⦿ Eradication of electricity backlogs ⦿ Number of new health facilities ⦿ Number of new schools 	<ul style="list-style-type: none"> ⦿ The municipality must work together with government departments to improve the quality of life of residents through the development and improvement of social and service infrastructure.
<ul style="list-style-type: none"> ⦿ Sustainable Spatial Planning System 	<ul style="list-style-type: none"> ⦿ The sustainable Spatial Planning System must be able to map out all the strategically located land parcels for packaging for commercial and tourism investments. 	<ul style="list-style-type: none"> ⦿ Council approved land use management system. ⦿ Cooperation between traditional leaders and the municipality on land use management issues. ⦿ Continuum of settlements from urban high density to remote low density settlements. Number of functional tertiary nodes. ⦿ Availability of infrastructure in Ray Nkonyeni to enable the area to perform its role. 	<ul style="list-style-type: none"> ⦿ The municipality must refine the SDF and develop it further through the formulation of a series of plans with varying degrees of detail and flexibility.
<ul style="list-style-type: none"> ⦿ Developing sustainable human settlements 	<ul style="list-style-type: none"> ⦿ Upgrading of informal settlements. ⦿ Consolidation of settlements located along primary and secondary corridors. ⦿ Level and type of infrastructure in each settlement. ⦿ Implementation different types of housing projects. 	<ul style="list-style-type: none"> ⦿ Number of informal settlements upgraded. ⦿ Number of consolidated settlements. ⦿ Number of Integrated Residential Development packaged. 	<ul style="list-style-type: none"> ⦿ There is a need to improve the structure and form of settlements.

1.4 CAPITAL INVESTMENT FRAMEWORK

1.4.1 BACKGROUND

A Capital Investment Framework (CIF) is considered to be a very important component of the Spatial Development Framework (SDF). CIF is a sound step towards a more systematic approach to infrastructure planning and coordination. These key goals of this component are as follows:

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

The normative aims and objectives are:

- ❖ To inform public and private sector investment decision-making.
- ❖ To influence municipal capital infrastructure project allocation.
- ❖ To serve as a strategic infrastructure guide for economic infrastructure priority areas.
- ❖ To map out all service delivery priority areas.

- ❖ To identify all major infrastructure priority areas including the projects currently underway.
- ❖ To determine if spatial proposal can be resourced by sufficient infrastructure resources.
- ❖ To integrate Capital Investment Framework with the IDP.

1.4.2 SPATIAL BUDGETING

1.4.2.1 IDP CAPITAL PROJECTS

Organisation	Project Description	Budget
RNM	Parking Block in Dick Kings Parking	
RNM	Municipal Office Precinct	
RNM	Ocean Upmarket Restaurant	
RNM	Uvongo Hotel and Conference	
RNM	Rural Tourism: KwaXolo Caves and Nyandezulu	
Total		

1.4.2.2 SECTOR DEPARTMENTAL PROJECTS

Organisation	Project Description	Budget
Eskom	Ward 5, 7, 8, 28, 10, 11 Electrification/ Infills (1 293 Connections)	R 33 622 124.00
	Wards 30 31 32 33 34 35 36 Electrification/ Infills (1 716 Connections)	
Department of Human Settlements	Mkholombe – Ward 20 (1000 units)	
	Bhobhoyi Phase 2 – Ward 20 (1098 units)	
	KwaNdwalane (Peri-urban) – Portions of Wards 20, 21, 22, and 23 (1000 units)	

Table 21: Sector Departmental Projects		
Organisation	Project Description	Budget
Department of Human Settlements	Gamalakhe (insitu- upgrade) - Portions of wards 25, 26, 27, and 28 (2000 units)	
	KwaNyuswa Phase 2 - WoSiyane /Nkulu – Ward 34 (1000 units)	
	KwaNyuswa Phase 2 – Blose – Ward 35 (1000 units)	
	Mthimude Phase 2- Hlomedini /Bhosiki – Ward 35 (1000 units)	
	Mthimude Phase 2- Shibe – Ward 35 (1000 units)	
	Vukuzithathe Phase 3- Ngawusheni / Bdlazi – Ward 30 (1000 units)	
	Vukuzithathe Phase 3- Bandlana /Shobashobane – Ward 30,31 and 33 (1000 units)	
	Lot 7 Albersville (40 Units)	
	Merlewood Middle Income (177 units)	
	Marburg settlement (164 units)	
	Lot 1561- Shelly Beach (300 units)	
	Portion 15 (of 17) Portion 16 (of 7)and the remainder of 7 of the farm Success no 7108 (281 units)	
Department of Public Works	Justice Park in Port Shepstone	R 360 000 000.00
Department of Transport	Intermodal Public Transport Facility	
Office of the Premier	Regional Technology Hub	
CoGTA	Margate Beachfront Redevelopment	R 30 000 000.00
SANRAL	R61 Upgrade	
Ugu DM	Ugu Agri-Park (Ezinqoleni)	
	Gamalakhe Bulk Water Supply Project: Security of Supply	R 31 000 000.00
	KwaNyuswa Water Scheme - Phase 3 (AFA) MIS 194753	R 10 000 000.00
	Umtamvuna Water Works Raw Water Upgrade	R 2 000 000.00
	Umzimkhulu Bulk Water Augmentation Scheme	R 30 000 000.00
	Msikaba and Surrounds Water Supply Scheme	R 7 000 000.00
	Water Pipeline Replacements	R 90 000 000.00
	Margate Sewer Pipeline Replacement	R 9 000 000.00
	Masinenge/ UVongo Sanitation Project	R 1 000 000.00
	KwaLatshoda Low-cost Housing Sanitation Services	Still in Planning
	Rural Sanitation (VIPs)	R 6 200 000.00
Total		

1.4.3 PREFERRED AREAS FOR CAPITAL INVESTMENT FRAMEWORK

Table 22: Preferred Capital Investment Framework		
Area	Project Description	Budget
Port Shepstone	Upgrade Nelson Mandela drive to accommodate the proposed multimodal facility. This should include proper access and egress into the facility, pedestrian crossings, walkways, sidewalks and general public realm upgrades.	R5 000 000.00
	Activity streets will benefit from general public realm upgrade, which aims at creating an aesthetically pleasing, attractive and functional urban environment. Ultimately, it aims at creating a 'walkable' town, with a safe, clean and green public environment in a good state of repair streets (Aikin, Bazley, Nelson Mandela, Connor And Reynolds Streets)	R5 000 000.00
	Railway Station Development	
	Improved Pedestrian Crossings along The R102 at the Main Intersection Points	R2 000 000.00
	Propose New Intersection On R102 and Reynolds Street	R5 000 000.00
	Settlers Park Office Park Development	
	Parking Meter System	
	Beachfront Promenade	R5 000 000.00
	Development of Entrance Features	R500 000.00
	Bus Terminal (Coach Operators) With a Taxi Facility	
	Redevelopment of Beachfront Node	R3 000 000.00
	Development of the Block and Lighthouse Node	R12 000 000.00
	Eco Park Along Umzimkulu Riverfront	R4 500 000.00
	Formalise Coastal Access Points	
	Periodic Market	
	Realign Entrance to the Beachfront From R102	
	Feasibility of Revitalisation of the Narrow Gauge Line to Paddock	R650 000.00
Upgrading of the Mbango WWTP		
KwaXolo	Water Supply: Reticulation	
Masinenge	Water Supply: Reticulation	
Stick Farm	Water Supply	
Msikaba	Water Scheme	
Farm Uplands	Water Supply	
	UMzimkhulu Bulk Water Augmentation	
	Mtamvuna Water Works	
Bhobhoyi	Mkholombe Sanitation	
Uvongo	Masinenge Waterborne Sanitation	
Murchison	Bulk Water and Sanitation	

Table 22: Preferred Capital Investment Framework		
Area	Project Description	Budget
Gcilima	Water and Sanitation Supply	
Louisiana	Electrification	
Ingwemabala	Electrification	
Ezinqoleni	Bulk Water, sanitation, roads, sidewalks, streetlights and stormwater infrastructure	
Nqabeni	Bulk Water, sanitation, roads, sidewalks, streetlights and stormwater infrastructure	
Thonjeni	Bulk Water, sanitation, roads, sidewalks, streetlights and stormwater infrastructure	
Mtateni	Bulk Water, sanitation, roads, sidewalks, streetlights and stormwater infrastructure	
Lushaba	Bulk Water, sanitation, roads, sidewalks, streetlights and stormwater infrastructure	
KwaMadlala	Bulk Water, sanitation, roads, sidewalks, streetlights and stormwater infrastructure	
Ndimeni	Bulk Water, sanitation, roads, sidewalks, streetlights and stormwater infrastructure	
Nkumbini	Bulk Water, sanitation, roads, sidewalks, streetlights and stormwater infrastructure	
Mogontia	Bulk Water, sanitation, roads, sidewalks, streetlights and stormwater infrastructure	
KwaNzimakwe	Bulk Water, sanitation, roads, sidewalks, streetlights and stormwater infrastructure	
Mahlabathini	Bulk Water, sanitation, roads, sidewalks, streetlights and stormwater infrastructure	
Oribi Flats	Bulk Water, sanitation, roads, sidewalks, streetlights and stormwater infrastructure	
Total		