



# SPATIAL \_\_\_\_\_ **DEVELOPMENT** FRAMEWORK

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# 1. INTRODUCTION

## 1.1 Background

The need for all Municipalities (Metropolitan, Local and District) to have Spatial Development Frameworks (SDF's) as core components of their Integrated Development Plans (IDP's) has been a requirement for the past 20 years, since the implementation of the Municipal Systems Act, Act 32 of 2000 (MSA). According to the Local Government Municipal Systems Act No 32, 2000, a Spatial Development Framework (SDF) is a core component of a municipality's economic, sectoral, spatial, social, institutional and environmental vision. Thus, it is a tool to achieve the desired spatial form for the municipality (metropolitan, district or local).

Over this time an understanding as to the importance of municipal SDF's has increased and two further pieces of legislation have been introduced, namely the Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013) (SPLUMA). The latter legislation, further detail the content of SDF's and the administrative process to be followed, read alongside the MSA.

Together, the MSA, the MSA Regulations, and SPLUMA do not allow for a municipal SDF to be compiled, adopted or amended in isolation of or separately from the IDP. A municipal SDF must be compiled, adopted and amended as part of the municipal IDP drafting, adoption and amendment process. Essentially, because a SDF is a core component of the IDP, the amendment of an SDF is an IDP amendment. Similarly, the review of the IDP, must include a review of the SDF.

The Municipal Systems Act, Act 32 of 2000 (MSA), in section 26 (e) state that a Spatial Development Framework (SDF) in respect of a Municipality's area of jurisdiction is a legally required component of a Municipality's Integrated Development Plan (IDP). Read with the MSA 32 of 2000, the Spatial Planning and Land Use Management Act 16 of 2013 (SPLUMA) in section 20(1) states that a municipality must adopt a municipal spatial development framework for the municipality. Therefore, the review of the Great Kei Local Municipality Spatial Development Framework builds on this foundation and underpinning of these provisions as well as requirement of the key legislations in South Africa to provide a logical structure for implementing interventions and coordinating actions.

The Great Kei Local Municipality Spatial Development Framework (GKLM SDF) was first developed in 2005 and a review was undertaken in 2015. Therefore, the current review of the GKLM SDF will be to update the 2016 GKLM SDF.

## 1.2 Problem Statement

The SDF audit and evaluation conducted by the Municipal Infrastructure Support Agent (MISA) during April 2020 revealed that Great Kei has an outdated SDF.

The SDF evaluation conducted revealed that the current SDF spatial plans were unclear, in particular a new classification was required. An implementation plan including a capital expenditure framework plan spatially represented is also required, which would be comprehensive and purposeful. Like in many

municipalities, the current SDF was found to be un-strategic in nature; not showing a clear direction for growth, and not responding to the need for integrated and sustainable development. Consequently, pre-1994 development traits such as inefficient, impoverished and scattered settlements are still evident across the municipality like most rural areas in the province. The poor rural communities are still located far away from places of economic, recreational and educational opportunities.

The problem is compounded by the fact that capacity, both to plan and implement plans in the rural municipalities remains a challenge. As a result, spatial and economic fragmentation continues to pose major challenges despite the progress made by the government in formulating relevant spatial planning legislation and policies since 1994.

### 1.3 Purpose and Objectives

In the past, many municipalities had 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 Province. This resulted in different SDF development approaches being applied depending on who was managing or has been contracted to undertake the project.

The lack of comprehensive guidelines for the development of SDFs left a vacuum in terms of how various institutions have been interpreting the concept. Some SDF documents have been detailed enough to inform decision making while others only provided a broader framework found to be difficult in effectively facilitating implementation of government programmes.

**In 2017 the Department of Agriculture, Land Reform and Rural Development (DALRRD) commissioned the re-development of Comprehensive SDF Guidelines** as a response to the current modus-operandi. The process of developing the guidelines was extensive and inclusionary. All relevant stakeholders were consulted, and the comments received were instrumental in shaping the final product. These guidelines will form part of the Spatial Planning and Land Use Management Act Regulations in as far as the development of SDFs are concerned. These guidelines have been implemented and tested since their development to ascertain their effectiveness in addressing the current challenges and shortcomings with regards to the development processes and the content of the SDFs.

Therefore, the purpose of the review of the Great Kei Spatial Development Framework is to update the SDF content and make it a credible comprehensive and meaningful document. The review of the SDF is also to align with the three (3) pillars/frameworks of the DALRRD spatial development framework guidelines.

The main objective of the project is to review the current SDF to meet the required standards set by the responsible National Department through the implementation of the Comprehensive SDF Guidelines developed by DALRRD. The objective shall be achieved by the development of an urban-specific SDF in Great Kei Local Municipality in compliance with the provisions of these guidelines. These Comprehensive SDF Guidelines provide the necessary details thereof. Practical lessons during the implementation process should be well documented and recommendations made where the guidelines requires improvement. The SDF shall be amended accordingly and made credible.

Reviewing a Municipal Spatial Development Framework (SDF) serves several objectives, as outlined in the relevant legislative and policy frameworks. These objectives are designed to guide and regulate spatial development within a municipality.

The main objectives of the GKLM SDF review also include: -

- Alignment with SPLUMA requirements.
- Alignment of SDF with National SDF and the Eastern Cape Provincial SDF, District IDP, District Development Model and the Rural Development Sector Plan; amongst others.
- To provide a spatial reflection of the needs and priorities established in the integrated development plan and identify specific issues which are unique to the Municipality.
- Address rural development issues such as the integration with urban areas, the provision of social and economic amenities, the provision of infrastructure and involvement during the public participation process.

## 2. METHODOLOGY

The formulation of the GKLM SDF aligns itself with the 2017 Guidelines of the Department of Agriculture, Land Reform and Rural Development, to achieve as wide as possible consensus on the future Spatial Development Framework for the LM and at the same time, ensure that a professional and technically sound product is developed. Drafting a Spatial Development Framework (SDF) involves a comprehensive and participatory process that takes into account the municipality's unique characteristics, needs, and goals.

A six (6) phase approach to the project, was and is utilised as suggested in the Department of Agriculture, Land Reform and Rural Development (DALRRD) Guidelines for developing an SDF. The phases are as follows:

### **Phase 1: Inception “Start Up”**

This phase focused on the inception of the review process, where GKLM had a meeting with the supporting professionals and agencies to establish a project team for the GKLM SDF review project. Thereafter, a Memorandum of Understanding between the LM and affected parties was signed. Furthermore, on this phase, the establishment of the Project Steering Committee was proposed.

This “**Inception Phase**” comprised the finalised and agreed to

- Project Steering Committee
- Project working Team
- Scope of Work,
- Project Methodology,
- Proposed Public Participation Process,
- Detailed work Plan and Timeframes,
- Skills Transfer Programme

### **Phase 2: Status Quo Analysis, Policy Context and Spatial Vision**

This phase is regarded as one of the most important components of the study. It is important that the status quo of the study area and its surroundings are captured correctly and in detail, to inform the phases to follow. Failure to do so will result in the project being fatally flawed.

As part of the status quo, policy alignment wherein, a detailed analysis and assessment of key policies, programmes, trends, and dynamics at national, district, and local levels affecting GKLM was carried out.

This is imperative as it would inform, influence, and direct the process and content of the revised Framework.

It is further noted that this is a review of the existing SDF and thus the content of the Status Quo captured for the current SDF serves as a base to review and verify information. Additionally, ensuring that the existing dynamics of the study area and its surroundings are captured in detail and assessed is of equal importance. This therefore means the undertaking of data collection and analysis of the study area's environment, existing land use activities, Land Use Management controls, relevant matters and development issues, infrastructure, economic, urban design, and environmental analysis, (i.e., the analysis of the GKLM area according to the three pillars, Socio-Economic, Built-Environment, and Biophysical).

A situational analysis carried out in the most recent study of the Land Use Scheme was also used to inform the Great Kei LM SDF review. The current ongoing IDP roadshows will also be used for carrying out situation analysis, i.e., identification of issues. Furthermore, the policies and frameworks affecting and implicating the municipality will be used to identify issues within the municipality.

### **Phase 3: Spatial & Sectoral Analysis and Stakeholder Consultation**

As part of Phase 3, the findings of phase 1 and 2 will be summarised and included as an introduction of this Spatial Analysis and Synthesis Report. The report will cover the Legal and Policy side, Implications of neighbouring SDFs on the Great Kei SDF, the needs and the issues from existing Municipal Sector Plans as well as analysing the existing spatial situation of Great Kei Local Municipality.

This will aim to outline the Sectoral Analysis, cross-border alignment. Stakeholder engagement sessions will also be conducted on this phase. It'll further comprise of the SWOT analysis, draft visions and Objectives.

### **Phase 4: Spatial Proposal**

The main focus on this phase is to develop the Spatial Proposals / Frameworks for the SDF. This will be conducted in terms of identifying the gaps, about the input obtained in phase three as well as the gaps found during the assessment of the previous SDF.

Sector Plans, sector department programmes and projects will be updated together with the development of a draft potential prioritization criteria will be suggested to align with the work required in Phase five. Additionally, a development of alternative spatial development scenarios based on the established vision and goals will be carried out. The potential impacts of each scenario on social, economic, and environmental factors will be evaluated, and a preferred scenario will be selected and thus, develop a spatial development strategy that includes policies, interventions, and implementation measures.

## **Phase 5: Implementation Framework and CEF**

This phase will comprise of the Compilation of the Implementation framework, which is linked to the spatial proposals.

## **Phase 6: Final Comprehensive SDF and Workshops**

In this phase all comments and input received in Phase 5 will be analysed and the Draft SDF will be amended accordingly.

Records of all suggested amendments will be kept and will be added into the final SDF report as part of appendixes. The municipality will have to seek endorsement from all their municipal departments, as this will allow the department to seek for financial, human resource and policy support to implement their proposed project. This will have to achieve before council approval.

The Final Draft SDF will be presented to Council in order to obtained council approval.

### 3. STUDY AREA

Great Kei Local Municipality is a Category B municipality located within the Amathole District in the Eastern Cape Province amidst the three former industrial towns of Butterworth, King William's Town and East London. It is bounded by Stutterheim in the north, the Wild Coast in the south-east, the Great Kei River in the east, and East London in the west. It is the smallest of the six local municipalities in the Amathole District. It is a coastal municipality and adjoins Buffalo City Metropolitan Municipality to the southwest, Mquma Local Municipality to the north east and the Amahlathi Local Municipality to the North West. The other four local municipalities within the district are Raymond Mhlaba LM, Ngqushwa LM, Mquma LM and Mbhashe LM.

It is important to note that there have been changes in the borders of the Great Kei Local Municipal jurisdiction. The redetermination of wards as per the Demarcation Board of South Africa was done and implemented on the 3rd of August 2016. The new demarcation lines depict the villages that were taken to form part of the BCMM, which were taken out of ward 1 of GKM. These Villages were: Gwaba, Spring Valley, Mandela, Qolweni, kwaJongilanga, kwaNonkala, Kwelera, Elupindweni, Tuba, Ebomvini and kwaTuba. The redetermination of wards has thus had a negative impact with the Great Kei Municipal population as previously recorded to be 38 991 in 2011 by Statistic South Africa(Stats SA) to 31 692 as per the community survey of 2016. However, the recently released Stats show a positive figure for population (this will be discussed later in the report).

Below is a map showing Great Kei LM wards that we deducted as per the new demarcation.

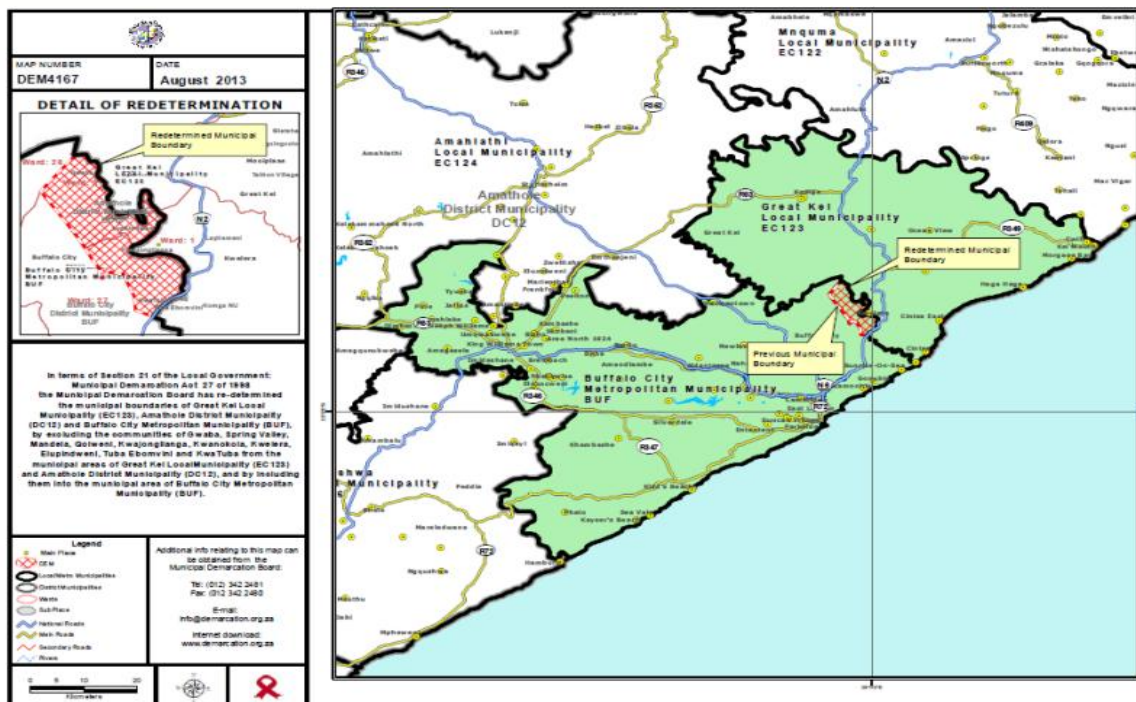
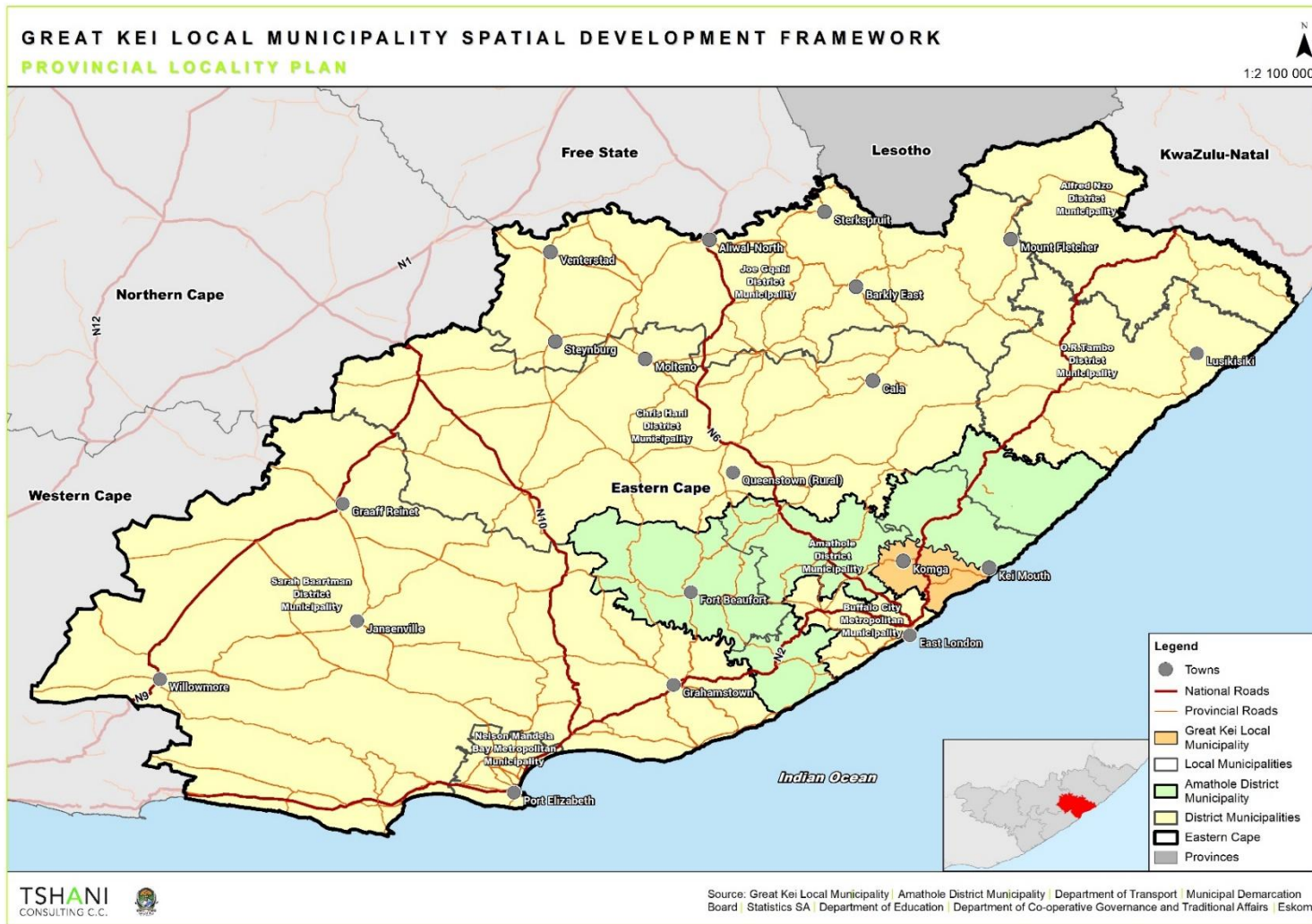


Diagram 1: GKM 2016 Wards redetermination.

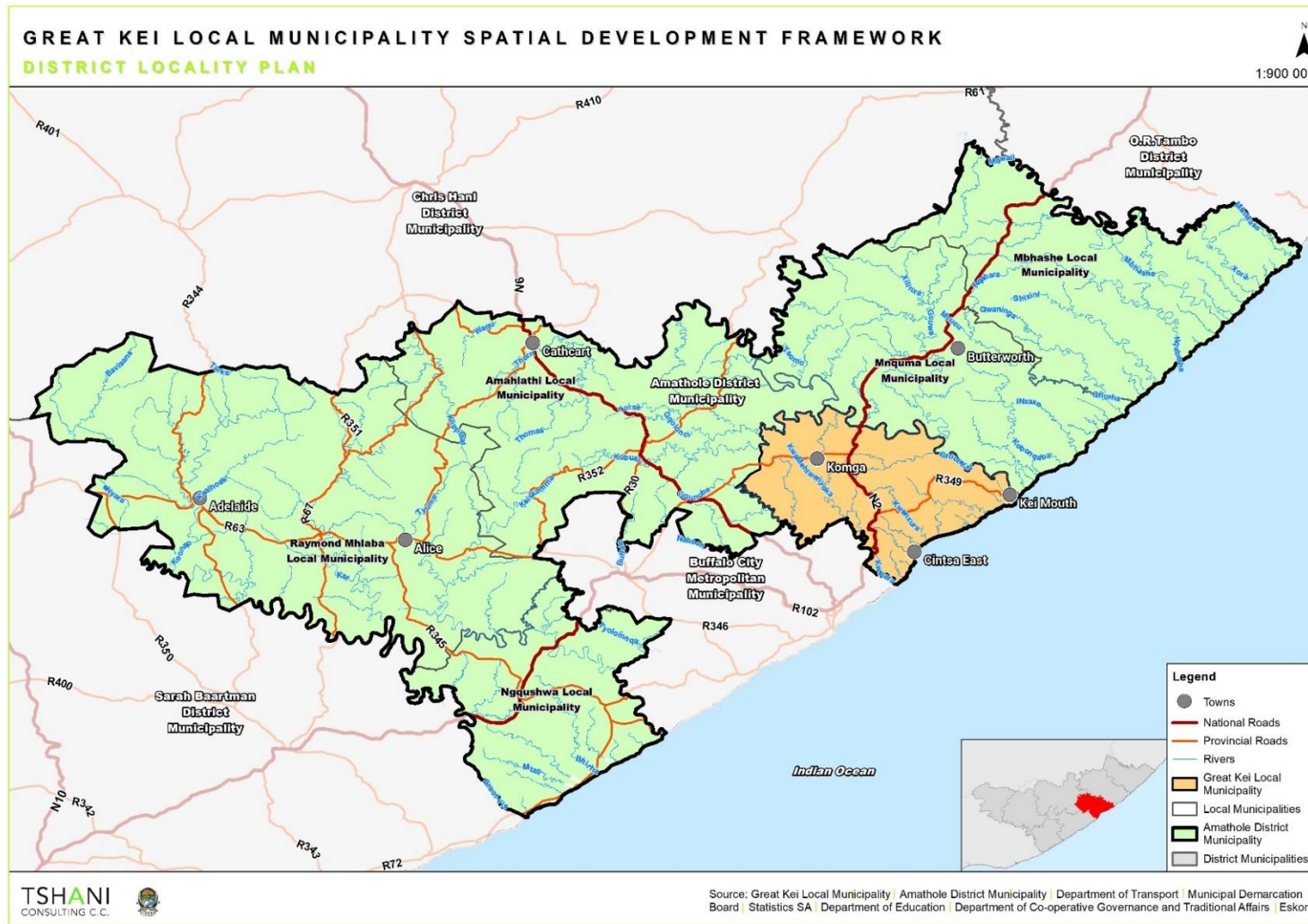
The administrative centre of Great Kei Local Municipality is Qumrha. Other towns include Morgan's Bay, Kei Mouth, Haga -Haga and Chintsa East and West. The main roads traversing the municipality are the N2 and R63. Regional access is obtained through the district via the N2 National Route from East London to Butterworth. Great Kei Local Municipality consists of a total of 7 wards, as depicted in the municipal locality map below. GKLM is mainly a tourist destination, though the film industry has also shown keen interest in the area. GKLM is also famous for its agricultural sector and cultural heritage. Below are maps showing the location of the Study area from a Provincial, District and municipal locality, also highlighting the main nodes.

# Provincial Context



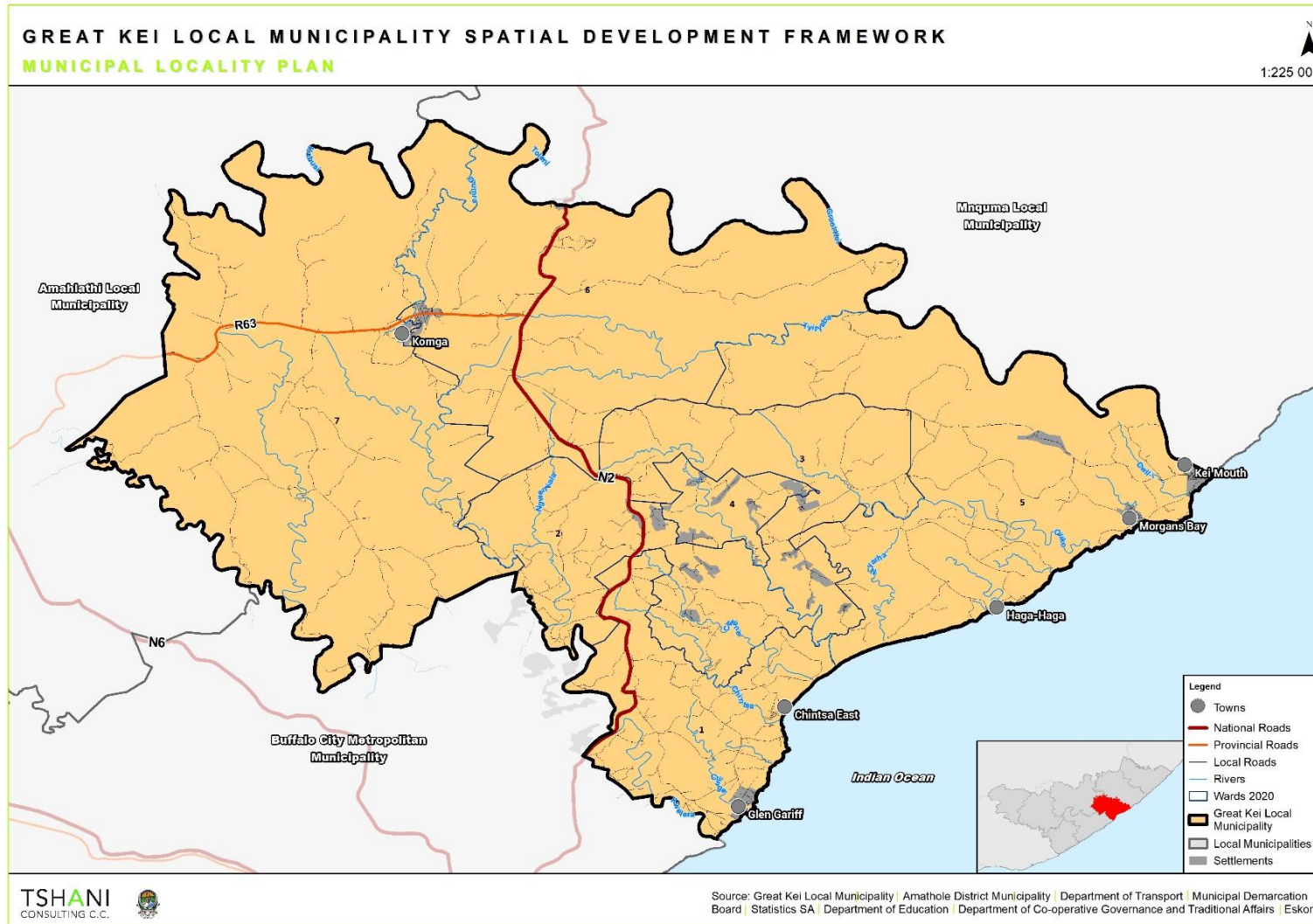
Plan 1: Great Kei LM Provincial Locality Plan

# District Context



Plan 2: District Locality Plan

# Municipal Context



**Plan: 3** Municipal Locality Plan

## 4. SITUATIONAL ANALYSIS: POLICY ALIGNMENT

Planning includes a sequence of actions designed to solve problems, to guide and direct spatial growth and development, and to administer capital investment. This process results in the preparation of a series of frameworks that range from national - to municipal level. These frameworks vary in hierarchy and, to some extent influence each other. The national sphere of government is at the top of the hierarchy and it develops and promulgates legislation, policies, plans and strategies which must be implemented by all spheres of government. This section aims to give a summary of the national, provincial, and local policies as well as frameworks which have a direct and indirect impact on the spatial development and planning within Great Kei Local Municipality.

As outlined on the previous section, Great Kei Local Municipality is situated in the Eastern Cape Province, and within the Amatole District Municipality. Therefore, the legislative framework that directly and indirectly impact Great Kei LM includes:

- The Constitution of South Africa, 1996
- The Municipal Systems Act 32 of 2000
- The Inter – Governmental Relations Framework Act 13 of 2005
- The National Environmental Management Act 107 of 1998
- The National Water Act 36 of 1998
- The National Environmental Management Waste Act 59 of 2008
- The National Environmental Management Bio-Diversity Act 10 of 2004
- The National Environmental Management Protected Areas Act 57 of 2003
- The National Heritage Resource Act 25 of 1999
- National Development Plan, 2030
- National Spatial Development Framework, 2022
- White Paper on Wise Land Use Spatial Planning and Land USE management, 2001
- Spatial Planning and Land Use MANAGEMENT Act 16 of 2013
- Eastern Cape Provincial Development Plan (Vision 2030)
- Eastern Cape Provincial Spatial Development Framework (PSDP) 2017
- ADM Integrated Development Plan,2023/24,
- ADM Land Reform and Settlement Plan,2005
- ADM Tourism Master Plan, 2008
- ADM Water Services Development Plan, IDP Water Sector Report, 2017
- ADM Water Services Development, 2017
- ADM Spatial Development Framework,2020
- Great Kei Integrated Development Plan, 2023/24
- Great Kei LED Strategy, 2020
- Great Kei LM SDF,2016(Under review)

## 4.1 National Policy Alignment.

### The Constitution of South Africa, 1996

The Constitution defines the relationship between government institutions through the introduction of three (3) overlying planning processes and sets plans, each relating to each sphere of Government. To enable the state to respect, protect, promote, and fulfil this right and to ensure that the quality of life of each citizen is improved, the Constitution awarded major developmental responsibilities to local government.

Section 153 states that as part of the development duties, a municipality must:

- Structure and manage its administration, budgeting, and planning processes to give priority to the basic needs of the community.
- Promote the social and economic development of the community and
- Participate in national and provincial development programmes.

Schedule 4 of the Constitution provides for functional areas of concurrent National and Provincial legislative competence in terms of regional planning and development, urban and rural development; and municipal planning while Schedule 5 makes provision for provincial planning.

### Implication for Great Kei LM SDF review

The development of the Great Kei Local Municipality's Spatial Development Framework must, take into consideration the provision of the basic community needs of the people, promotion the social and economic development in the Eastern Cape Province and at the same time align to the national and other provincial development programmes and projects.

Based on the Constitutional directives, Great Kei Local Municipality has the responsibility to respond in its area as follows:

- **Institutional Structure:** To achieve its Constitutional duties, Great Kei Local Municipality has a responsibility to ensure that its systems of administration, financial management, accountability, and public participation are adequately functional to support growth and development in the municipal area.
- **Basic Services:** The LM has the responsibility to provide cost effective, efficient, and sustainable infrastructure to its population. Provision of basic infrastructure is fundamental to economic growth and development.

### Municipal Systems Act 32 of 2000

The Municipal Systems Act (MSA – Act 32 of 2000, as amended) gives substance to the provisions in the SA Constitution relating to the developmental roles and functions of local government, included in which is the function of Municipal Planning.

In this regard, Chapter 5 of the MSA requires all municipalities to prepare Integrated Development Plans (IDPs) and, furthermore, Section 26(e) of the Act lists an SDF as a core component of an IDP. It is required that the Local Municipality provides core principles, mechanisms and processes that are necessary to enable it to move progressively towards social and economic upliftment.

### Promotion of Administrative Justice Act 3 of 2000

This Act gives effect to Section 33 of the Constitution (Just Administrative Action). It intends on changing the manner in which Government interacts with the people it serves as it ensures that decisions that affect the public must be taken in a way that is procedurally fair.

The Act seeks to protect the public from unlawful, unreasonable, and procedurally unfair administrative decisions and gives people affected by administrative decisions the right to request reasons for administrative actions and decisions and to have such actions reviewed in a court of law.

Among the gaps in this Act is that there are situations where officials do not inform citizens of their right to some administrative decisions that are taken by them, and nothing is done to them. Also, awareness-raising activities often do not create awareness of the need to provide reasons for decisions. It should also be stressed that while the need for administrative decisions is communicated to be fair, they do not explain what it means in practice.

#### **Implications for Great Kei LM SDF review**

The SDF must ensure that stakeholders are accessible to procedures and mechanisms that will promote administrative justice and protect the public from unlawful, unreasonable, and procedurally unfair administrative decisions. It must give people affected by administrative decisions the right to request for reasons for administrative actions and decisions taken against them. The SDF must also ensure a targeted and strategic efforts to increase awareness of relevant stakeholders to promote understanding of the limited and vague conditions of the Act within the Local Municipality.

### The Inter-governmental relations framework Act, 2005

According to this Act, its objective is:

- To provide within the principles of co-operative government as set out in Chapter 3 of the Constitution a framework for the national government, provincial governments and local governments, and all organs of state within those governments.
- To promote and facilitate co-ordination in the implementation of policy and legislation, about coherent government; effective provision of services; monitoring implementation of policy and legislation; and realisation of national priorities.
- To provide for mechanisms and procedures that assist in the facilitation the settlement of intergovernmental disputes and other matters connected therewith.

## Implications for Great Kei SDF review

The development of the SDF must ensure co-ordination interventions of various role players in line with the development vision of the SDF by playing a co-ordinating and integrating role among different sectors within government as well as between the public and private sectors. This in effect means that the public participation process should be central to the development of the SDF. There is also a need for monitoring and evaluation of the implementation of the SDF's programmes and projects as well as its policies and legislation and provision should be made to ensure effective intergovernmental conflict resolution.

### The National Environmental Management Act 107 of 1998(NEMA)

The Act establishes certain principles that provide a framework for environmental management in South Africa. In addition, NEMA makes provision for the formulation of Environmental Implementation Plans by Provinces. These Implementation Plans are the vehicle for implementing the NEMA principles, and municipalities are required to adhere to them.

### The National Water Act 36 of 1998

The Act provides that no person or authority shall establish a township unless the Layout Plan or Site Development Plan indicates in a clear manner (that is acceptable to the approving authority) the maximum level likely to be reached by floodwaters on an average once in 100 years (i.e., the 1 in 100-year flood line). However, in practice, development is sometimes permitted up to the 1 in 50-year flood line, as this was previously the norm. In addition, the Act provides for a range of protective and preventative measures against the pollution of wetlands, watercourses and estuaries, coastlines/shorelines etc. The Act makes provision for river flow management and allows the Minister of Water Affairs to regulate land-based activities that impact on stream flow.

### National Environmental Management Waste Act, 59 of 2008

This Act notes the importance of waste management, set out norms and standards in relation to waste management, stipulate waste service standards at different spheres of government.

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

Prevention of pollution and ecological degradation and for securing ecologically sustainable development.

- Prevention of pollution and ecological degradation and securing ecologically sustainable development.

- To provide for institutional arrangements and planning matters.
- To provide for national norms and standards for regulating the management of waste by all spheres of government.
- To provide for specific waste management measures.
- To provide for the licensing and control of waste management activities.
- To provide for the remediation of contaminated land.
- To provide for the national waste information system.
- To provide for compliance and enforcement; and
- To provide for matters connected therewith.

#### **Implications for Great Kei LM SDF review**

Great Kei Local Municipality has the responsibility to ensure that waste management is conducted in a manner that protects the health of its residents and the environment. The Municipality would need to adhere to the national norms and standards for waste management, provide waste management services that meet the stipulated standards, and implement specific waste management measures. The Municipality would also need to ensure that waste management activities are licensed and controlled, contaminated land is remediated, and compliance and enforcement measures are in place. The municipality would need to establish institutional arrangements and planning matters to ensure effective waste management. Additionally, the Local Municipality would need to maintain a national waste information system to keep track of waste management activities in the municipality.

#### The National Environmental Management Air Quality Act 39 of 2004

Air Quality Management is of utmost importance and should be considered for all development that will take place in the municipality. One facility is a Section 21 listed activity in terms of National Environmental Management Air Quality Act, 39 of 2004.

#### **Implications for Great Kei LM SDF review**

Great Kei Local Municipality has the responsibility to appoint an air quality Official and develop an Air Quality Management Plan (AQMP) for its jurisdiction. The Municipality also has the responsibility to include the AQMP within the Integrated Development Plan.

#### The National Environmental Management Bio-diversity Act 10 of 2004

The Act makes provision for the management and conservation of South Africa's biodiversity within the framework of the National Environmental Management Act, 1998; the protection of species and ecosystems that warrant national protection; the sustainable use of indigenous biological resources; the

fair and equitable sharing of benefits arising from bioprospecting involving indigenous biological resources; and the establishment and functions of a South African National Biodiversity Institute.

The act also makes provision for local municipalities to contribute towards cooperative governance in biodiversity management and conservation, as well as manage, conserve, and sustain South Africa's biodiversity and its components and genetic resources.

Under section 76 (2)(a) of the NEMA, all organs of in all spheres of government must prepare an invasive species monitoring, control and eradication plan for land under their control, as part of their environmental plans in accordance with section 11 of the National Environmental Management Act.

It is required of the local municipality to liaise with the relevant departments to ensure the management and conservation of South Africa's biodiversity. The Municipality should ensure the protection of ecosystems and advocate for sustainable use of indigenous biological resources. Furthermore, the Great Kei Local Municipality needs to take cognisance of the following biodiversity related plans:

- Biodiversity sector plans
- Bioregional plans
- Biodiversity management plans for species

The local municipality also needs to take note of the section 76 (2)(a) of the Act regarding alien vegetation.

### National Environmental Management Protected Areas Act 57 of 2003

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

The principles of the National Forests Act (Act 84 of 1998) (NFA) are also applicable in Great Kei Local Municipality, and they pertain to:

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

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

- A license issued under subsection (1) or section 23; or
- An exemption from the provisions of this subsection published by the Minister in the Gazette on the advice of the Council.

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

It is required by the Act that the local municipality promotes a safe and healthy environment by addressing issues such as sensitive development areas, garbage dumping, water and air pollution through appropriate policy and monitoring measures.

#### National Development Plan, 2030

*“The NDP reminds us that South Africa needs to invest in a strong network of economic infrastructure designed to support the country’s medium- and long-term economic and social objectives”.*

The National Development Plan 2030 was developed by the National Planning Commission in the office of the President in 2012. The Plan sets out an integrated strategy for accelerating growth, eliminating poverty, and reducing inequality by 2030. The NDP, supported by the New Growth Path and other relevant programmes, provides a platform to look beyond the current constraints to the transformation imperatives over the next 20 to 30 years. Its 2030 goals are to eliminate income poverty and reduce inequality.

#### **Implications for Great Kei SDF review**

The NDP’s human settlement targets, as set out in Chapter 8, focuses on transforming human settlements and the national space economy. They include: more people living closer to their places of work; better quality public transport; and more jobs in proximity to townships. To achieve these targets, the NDP advocates strong measures to prevent further development of housing in marginal places in Great Kei Local Municipality, increased urban densities to support public transport, incentivising economic activity in and adjacent to townships, and engaging the private sector in the gap housing market within the Local Municipality.

For the purposes of the Great Kei Local Municipality SDF, key policy direction is provided across the span of the document but, regarding spatial development, the NDP applies most directly in chapter 8 of the NDP, which deals with transforming human settlement and the national space economy. Other goals relevant to achieving the desired spatial form and a more viable space-economy are:

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

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

Within the context of aiming to transform the space economy and the unsustainable human settlement patterns of the past, the NDP proposes that specific focus areas for intervention should include: -

- Responding in a systematic and sustained way to dysfunctional spatial patterns of settlement that were entrenched in the past (i.e., it is crucial to break with the past way of fragmented and sprawling spatial development)
- Using housing development processes as tools to assist in the restructuring of urban settlements, over time.
- The improvement of planning systems and, particularly, the strengthening of collaborative approaches towards development planning and management between different spheres and agencies of government.
- In the latter regard, a priority is the progressive development of the capacity of responsible agencies of government to administer their functions, including planning.
- Crucially – with reference to SPLUMA – reaffirming a principle-led approach to planning that steer away from previous deterministic and control-oriented approaches to planning.

#### National Spatial development Framework, 2022

According to *Section 12(1)*, which also deals with the SDFs of provincial governments and municipalities, the NSDF aims to:

- Interpret and represent the spatial development vision of the national sphere of government.
- Be informed by a long-term spatial development vision statement and plan.
- Represent the integration and trade-off of all relevant national sector policies and plans.
- Guide planning and development across all sectors of the national sphere of government.

- Contribute to a coherent, planned approach to spatial development in the three spheres of government.
- Provide clear and accessible information to the public and private sector and provide direction for investment purposes.
- Include previously disadvantaged areas, areas under traditional leadership/authorities, rural areas, informal settlements, slums, and landholdings of State-Owned Enterprises (SOEs) and government agencies, and ensure their inclusion and integration into the spatial, economic, social and environmental objectives of the national sphere of government.
- Address historical spatial imbalances in development.
- Identify the long-term risks of particular spatial patterns of growth and development and the policies and strategies necessary to mitigate those risks.
- Provide direction for strategic developments and infrastructure investment, promote efficient, sustainable, and planned investments by all sectors, and indicate priority areas for investment in land development.
- Promote a rational and predictable land development environment to create trust and stimulate investment.
- Give effect to national legislation and policies on mineral resources, and the sustainable utilisation and protection of agricultural resources; and
- Consider, and where necessary, incorporate the outcomes of substantial public engagement in the framework.

The figure below shows a resilient, sustainable, and inclusive post-Apartheid national spatial development pattern that is well-served by a consolidated system of international, national, and regional development nodes and corridors, with a highly productive network of rural regions, where development nodes, rural regions and hard infrastructure are embedded within the capabilities and interdependencies of the national ecological infrastructure system.



Diagram 2: Ideal National Spatial Development Pattern, taken from the NSDF, 2022

### Implications for the Great Kei SDF review

#### Spatial Planning and Land Use Management Act 16 of 2013

According to the National Spatial Development Framework, Great Kei LM forms part of the area that is earmarked as the National Transformation Corridor and Key National Development Corridor (through the N2). The NSDF delineate these corridors as the corridors along the east and south coasts (N2) which are supported as areas of strong interconnection between (1) high-value rural resource production areas, (2) ecological resource regions, (3) popular tourist destinations, (4) 'comfortable climatic zones' and (5) urban nodes. It mentions that these corridors also provide opportunities for the consolidation of existing cities and the development of 'new' cities supported by well-developed multi-modal connectivity infrastructure, which will require that: Port and airport development be strengthened in support of inter-regional trade flows and efficiency; and small harbour development in support of the fishing, tourism and maritime economy at identified coastal regional development anchor and rural service centres be maintained, expanded and accelerated. The Great Kei SDF, therefore needs to develop the area in line with what the NSDF implies.

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

SPLUMA requires national, provincial, and municipal spheres of government to prepare SDFs that establish a clear vision which must be developed through a thorough inventory and analysis based on national spatial organization principles and local long-term development goals and plans.

SDFs are thus mandatory at all three spheres of government. Sub-section 12(2) confirms that all three spheres must participate in each other's processes of spatial planning and land use management and each sphere must be guided by its own SDF when taking decisions relating to land use and development.

Chapter 4 Part A. of SPLUMA sets out the focus and general requirements that must guide the preparation and compilation of SDF products at various scales. Chapter 4 is divided into six parts of which Part A provides an extensive introduction to the purpose and role of SDFs and sets out the preparation requirements and expectations of the SDF process.

Section 12 (1) sets out general provisions which are applicable to the preparation of all scales of SDFs. These provisions require that all SDFs must:

- Interpret and represent the spatial development vision of the responsible sphere of government and competent authority.
- Be informed by a long-term spatial development vision.
- Represent the integration and trade-off of all relevant sector policies and plans.
- Guide planning and development decisions across all sectors of government.
- Guide a provincial department or municipality in taking any decision or exercising any discretion in terms of this act or any other law relating to spatial planning and land use management systems.
- Contribute to a coherent, planned approach to spatial development in the national, provincial, and municipal spheres.
- Provide clear and accessible information to the public and private sector and provide direction for investment purposes.
- Include previously disadvantaged areas, areas under traditional leadership, rural areas, informal settlements, slums and land holdings of state-owned enterprises and government agencies and address their inclusion and integration into the spatial, economic, social, and environmental objectives of the relevant sphere.
- Address historical spatial imbalances in development.
- Identify the long-term risks of spatial patterns of growth and development and the policies and strategies necessary to mitigate those risks.
- Provide direction for strategic developments, infrastructure investment, promote efficient, sustainable, and planned investments by all sectors and indicate priority areas for investment in land development.

- Promote a rational and predictable land development environment to create trust and stimulate investment.
- Take cognizance of any environmental management instrument adopted by the relevant environmental management authority.
- Give effect to national legislation and policies on mineral resources and sustainable utilisation and protection of agricultural resources; and
- Consider and, where necessary, incorporate the outcomes of substantial public engagement, including direct participation in the process through public meetings, public exhibitions, public debates and discourses in the media and any other forum or mechanisms that promote such direct involvement.

Section 12 (2) stipulates that:

- The national government, a provincial government and a municipality must participate in the spatial planning and land use management processes that impact on each other to ensure that the plans and programmes are coordinated, consistent and in harmony with each other.
- A spatial development framework adopted in terms of this Act must guide and inform the exercise of any discretion or of any decision taken in terms of this Act or any other law relating to land use and development of land by that sphere of government.

According to the Act, there are 5 principles that apply to spatial planning, land development and land use management. The principles are as follows:

1. **Spatial Justice:** Each development application must be assessed to determine whether it will contribute to a more just and equitable spatial outcome. Spatial justice incorporates important active intentions, such as:
  - Inclusivity - actively promoting the inclusion, rather than the exclusion, of disadvantaged groups and areas.
  - Redress – to make up for past imbalances and injustices.
  - Increased access – by disadvantaged groups and spatially through well located developments.
  - Incorporation of disadvantaged areas – to create a more just spatial form, and flexible mechanisms with applicability in previously excluded areas – inclusion of incremental development procedures for upgrading informal settlements for example and developing suitable zoning and regulations for slums or informal areas or traditional areas where existing procedures made the development and use of land illegal and criminalized residents.
2. **Spatial Sustainability:** This principle looks at the longer-term view of development and embraces the concepts of environment, social and economic sustainability. This development principle requires special consideration to given to the protection of prime and unique agricultural land.

It is required that the consistency of land use measures in accordance with environmental management instruments be upheld. The promotion of land development that is within the fiscal, institutional, and administrative means of the Republic.

3. **Spatial Efficiency:** This principle embodies the notion that we need to use our resources efficiently and not be wasteful of them and of our time and capacity as we have resource constraints. We must make the best and most efficient use possible with the limited resources available.
4. **Spatial Resilience:** This principle embodies the notion that communities that live in vulnerable spatial locations have less ability to withstand economic and social shocks so spatial plans and policies need to be flexible to enable them to continue to have sustainable livelihoods.

When assessing an application in terms of this principle one could ask:

- Will this development make this marginal or vulnerable community more vulnerable?
  - Will it deprive them of certain resources necessary to support their livelihoods?
5. **Spatial Administration:** This principle aims at ensuring an integrated approach by government (all 3 spheres) to land use and land development as guided by spatial planning and land use systems embodied in the Act. All sectors needs to ensure they provide necessary inputs and comply with all the prescribed requirements. There must also be transparency in policies, legislation, and procedures so that members of the community are empowered and informed.

## 4.2 Provincial Policy Alignment.

### Eastern Cape Provincial Growth Development Plan

The PGDP outlines a strategic framework along with sector-specific strategies and programs designed to swiftly enhance the standard of living for the most impoverished individuals in the Eastern Cape Province. It articulates a vision that includes specific, measurable targets in key areas such as economic growth, job generation, poverty alleviation, and equitable income distribution.

The objectives of the PGDP are:

- A ten-year vision of sustainable growth and human development in the Province.
- A strategy plan, a set of feasible programmes and a fiscal framework designed to expedite achievement of the national goal of a better life for all and the Province's then vision of an Eastern Cape devoid of the imbalances and inequities of the past, with integrated and balanced development.
- Growth and poverty reduction targets that inform a set of feasible and affordable programmes underpinned by broad-based consensus on the human development path to be followed by the Province.

- Programmes to address the short-term needs and crises of the Province, as well as community-based human and income poverty reduction initiatives.

In order to achieve these objectives, the PDGP identifies the following strategic focus areas, with strategies, for intervention:

- The systematic eradication of poverty.
- The transformation of the agrarian economy.
- Developing and diversifying our manufacturing and tourism sectors.
- Building our human resource capabilities.
- Infrastructure, including the eradication of backlogs and the development of enabling infrastructure for economic growth and development.
- Public sector and institutional transformation in support of improved service delivery.

#### **Implications for the Great Kei Local Municipality Spatial Development Framework Review.**

The Great Kei LM SDF needs to ensure that it aligns its initiatives with the objectives and focus areas outlined in the Provincial Growth Development Plan. This ensures coherence and synergy in development efforts across the province. Also, GKLM should be responsible for implementing various projects and initiatives identified in the provincial plan within its jurisdictions. This could involve securing funding, coordinating with relevant stakeholders, and ensuring efficient execution.

Overall, the Eastern Cape Provincial Growth Development Plan serves as a guiding framework for holistic development in the province, with implications for how local municipalities plan, prioritize, and implement development initiatives within their jurisdictions.

It is also important to highlight that the PGDP is due for review, and the review of this plan is to commence. This means further adjustments will be required at municipal level to align with the reviewed PGDP to ensure local initiatives are coherent with the overarching development agenda of the province.

#### Eastern Cape Provincial Development Plan (Vision 2030).

The ECPDP provides strategic concepts for local and district municipalities, rather than a prescriptive framework for development. The purpose was to analyse the NDP in light of the unique difficulties the Eastern Cape faces and create a Provincial Development Plan (PDP) that would concentrate the province's innovative solutions.

The vision illustrates:

- An Eastern Cape with a proliferation of innovation and industry, and citizens who can feed themselves.
- All children and youth manifesting our shared belief that they are the cornerstone of the future.

- Participatory local development action driven by committed, capable citizens and conscientious institutional agents.

A sustainable future for the Eastern Cape rests on people-centred development to achieve five related goals summarized below:



Diagram 3: EC PDP Vision 2030 Goals, taken from the PDP

### Implications for the Great Kei SDF review

The vision 2030 sectors have potential for growth. These are the areas that need to be focused, such as the being a district which can become sustainable and to feed for itself. This can be expanded upon through the agricultural potential land within Great Kei Local Municipality. The goals of the Municipality should also align to the goals of the vision 2030. The SDF will aim to align to all 5 goals as per the Vision 2050, and will place specific importance on Goal 4 as the municipality places great importance on ensuring that communities are equitable and self-sustaining.

### Eastern Cape Provincial Spatial Development Framework (PSDF), 2019

The PSDF aims to create a credible and implementable Spatial Development Framework for the Eastern Cape. This has been approached by focusing on the following key informants which are envisaged as key enablers of development:

- Water is Life
- Finance and Debt
- Small Town Regeneration
- Spatial Planning
- Local Economic Development
- Climate Change and Environmental
- Bridging the gap between rich and poor

The future spatial vision development for the reviewed PSDF, is as follows: -

**“The future spatial perspective of the province over the next 20 to 50 years could be conceptualised in the context of the Provincial Growth and Development Plan vision of a “poverty free Eastern Cape”. Understanding that such a vision would be founded upon a concept of a “modern, ecologically sustainable economy based in agriculture, tourism and industry”, it is believed the future spatial perspective would comprise a spatial development framework of managed urban and rural human settlements clustered in urban (settlement) regions and corridors, alongside productive agricultural precincts, managed ecological natural resource areas and connected to a network of strategic transportation corridors, open to the global, national and provincial economy”**

The following key development proposals were prepared for the PSDF review:-

- Environmental Framework:

The Environmental framework was largely informed by the Eastern Cape Biodiversity Conservation Plan, which is currently being reviewed. The environmental framework takes into cognisance the need for protection of our water resources and more specifically our coastal priorities.

- Agricultural Framework

The agricultural framework shows that while there is still under-utilised arable potential in the eastern half of EC, there is a general reduction of valuable agricultural and forestry potential through change of land use to enable settlement growth, residential estates and commercial uses on the periphery of urban areas.

- Social Development and Human Settlements Framework

In aiming to look at how we direct our development focus within the province we have identified “Future Metropolitan Regions”. The concept of a “Future Metro Regions” (FMR) is a new concept which has been introduced into the PSDF. It can be defined as a region which is envisaged to grow into each other and functioning collaboratively by the year 2050. The introduction of the FMR is believed to be a suitable intervention for addressing the economic, social and spatial challenges of the regions identified and the province alike. The plan below identifies the future metro regions identified for the Province.

- Rural Development Framework

The plan below expresses that underlying the rural development spatial framework are the three quite different contexts between the western, central, and eastern regions. The former area of commercial farms is experiencing a decline in the agricultural economy and population due to changing circumstances.

- Infrastructure Framework

The infrastructure framework is built upon the current backlogs experienced within the province. The maps below indicate that there is a need for the availability of funds in order to eradicate the backlogs experienced. Such backlogs are hampering development and standards of living. The key focus of the Infrastructure issues in the PSDF are surrounded by Water scarcity and planning around our water resources.

The balance of economic and social infrastructure is vital for the sustainability of the provincial infrastructure where the economic activities will be paying for services and that will generate income for Operation and Maintenance.

- Economic Framework

The Eastern Cape faces a number of developmental challenges related to the large disparities in the quality of services, employment, income potential and access to services between urban and rural areas within the province and between towns and informal settlements. The Economic Framework was guided by the Provincial Economic and Development Strategy (PEDS).

- Spatial Development Framework

The SDF plan clearly identifies the Strategic Investment areas which require intervention as matter of priority. It is evident that focus is placed along priority corridors and the promotion of the N2 Toll Highway into the province is of paramount concern. The spatial trajectory of the province is clear in that it aims to promote the linkages between local municipalities, district municipalities and neighbouring provincial municipalities

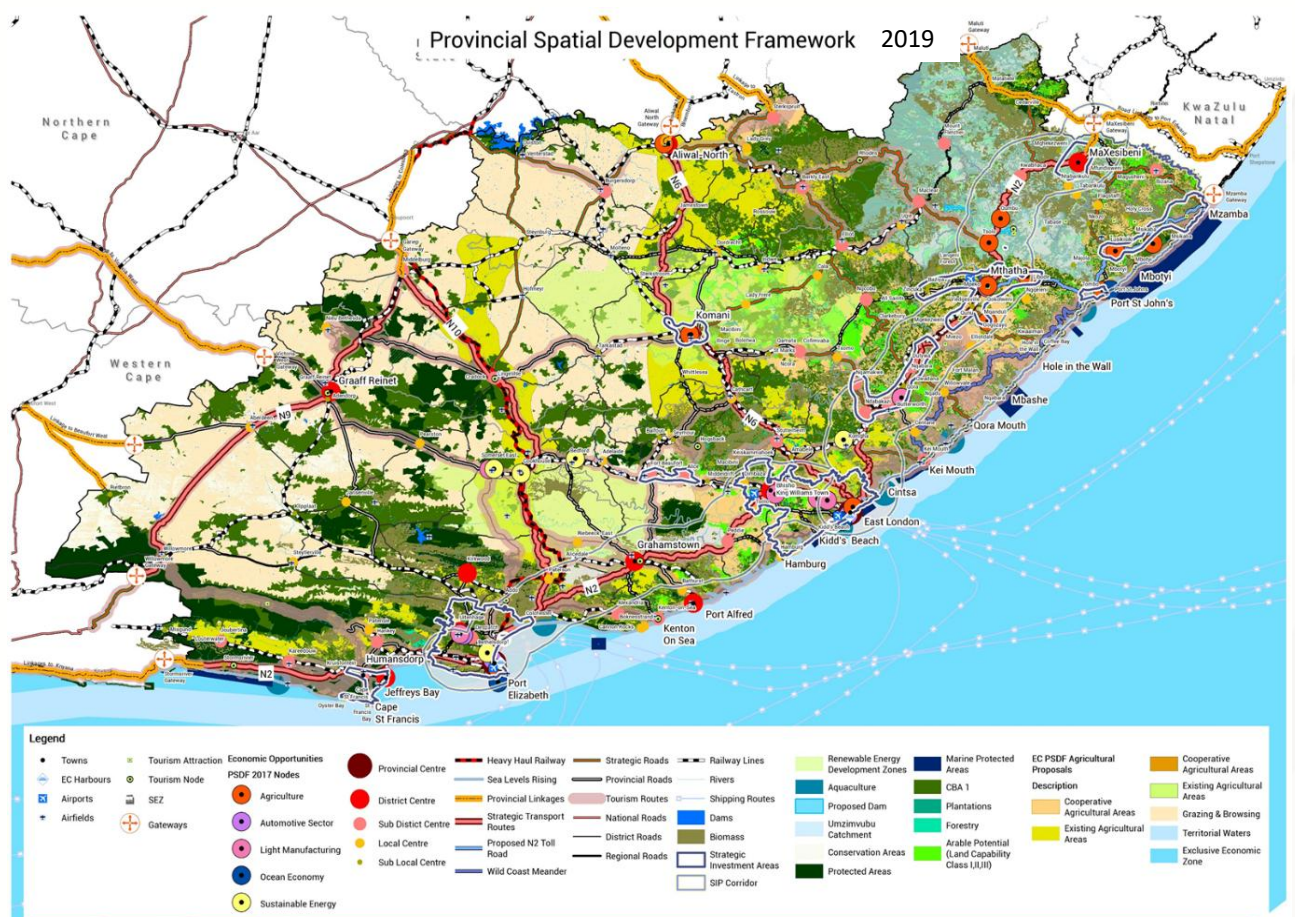


Diagram 4: EC Provincial Spatial Development Framework 2019

### Implications for Great Kei SDF review

The PSDF acts as an overarching guide to the districts within the Province, including the ADM where Great Kei LM is situated. The PSDF, however, is very specific in terms of its focus areas and proposals, to the level

of local municipalities situated within it. The PSDF highlighted focus areas for future Settlement regions which identifies Qumrha as a Sustainable Energy area. The plan also highlights agricultural land and strategic transport routes that traverses the Municipality (N2 and R63) as routes for opportunity. The PSDF guides the Municipality to ensure alignment with surrounding districts and municipalities to ensure harmonious growth that have development growing in synergy. The PSDF also highlight Cintsa as an aquaculture area, and highlights this as an economic opportunity. It also highlights the coastal area between Cintsa and Kei Mouth as marine as well as formal protected areas.

However, it is important to note that the PSDF is due for review, and this is to commence in due course. This therefore means that the future plans for Great Kei outlined on this current PSDF might change, and there might be a need for the Great Kei SDF to align with the reviewed PSDF.

### 4.3 District Policy Alignment

Amathole District Municipality has many district policies which address the Local Municipalities within the district, including Great Kei Local Municipality. The next section will highlight some of the major policies which would guide the development of the SDF for Great Kei Local Municipality.

#### CoGTA District Development Model

The District Development Model was initiated by President Cyril Ramaphosa in his Budget Speech in 2019. Subsequently, the District Development Model was discussed and adopted by Cabinet, the 2019 Presidential Coordinating Council (PCC), the March 2020 extended PCC and various MINMECs.

The President in the 2019 Presidency Budget Speech (2019) identified the “pattern of operating in silos” as a challenge which led to “to lack of coherence in planning and implementation and has made monitoring and oversight of government’s programme difficult”. The consequence has been non optimal delivery of services and diminished impact on the triple challenges of poverty, inequality and employment. The President further called for the rolling out of “a new integrated district based approach to addressing our service delivery challenges [and] localise[d] procurement and job creation, that promotes and supports local businesses, and that involves communities...”

The President is cognisant of the fact that such an approach will require that “National departments that have district-level delivery capacity together with the provinces provide implementation plans in line with priorities identified in the State of the Nation address”.

The Model consists of a process by which joint and collaborative planning is undertaken at local, district and metropolitan by all three spheres of governance resulting in a single strategically focussed One Plan for each of the 44 districts and 8 metropolitan geographic spaces in the country, wherein the district is seen as the ‘landing strip’.

The District Development Model builds on the White Paper on Local Government (1998), which seeks to ensure that “local government is capacitated and transformed to play a developmental role”. The White Paper says developmental local government “is local government committed to working with citizens

and groups within the community to find sustainable ways to meet their social, economic and material needs and improve the quality of their lives". To which end, developmental local government is seen as having four interrelated characteristics of "maximising social development and economic growth; integrating and coordinating; democratising development; and leading and learning".

In order for local government to advance this, the Constitution calls on "national and provincial governments [to] support and strengthen the capacity of municipalities to manage their own affairs". Therefore, the model is a practical Intergovernmental Relations (IGR) mechanism to enable all three spheres of government to work together, with communities and stakeholders, to plan, budget and implement in unison. In so doing the vexing service delivery challenges can also be turned into local level development opportunities, through localised procurement and job creation which "promotes and supports local businesses, and that involves communities..." This will also require national and provincial departments provide implementation plans and budgets which address local challenges and developmental opportunities whilst aligning with national, regional, continental and global goals and objectives.

The objectives of the District Development Model are to:

- Coordinate a government response to challenges of poverty, unemployment and inequality particularly amongst women, youth and people living with disabilities.
- Ensure inclusivity by gender budgeting based on the needs and aspirations of our people and communities at a local level. Narrow the distance between people and government by strengthening the coordination role and capacities at the District and City levels.
- Foster a practical intergovernmental relations mechanism to plan, budget and implement jointly in order to provide a coherent government for the people in the Republic; (solve silo's, duplication and fragmentation) maximise impact and align plans and resources at our disposal through the development of "One District, One Plan and One Budget".
- Build government capacity to support to municipalities. Strengthen monitoring and evaluation at district and local levels. Implement a balanced approach towards development between urban and rural areas.
- Exercise oversight over budgets and projects in an accountable and transparent manner. The District Development Model (DDM) is an operational model for improving Cooperative Governance aimed at building a capable, ethical Developmental State. It embodies an approach by which the three spheres of government and state entities work in unison in an impact-oriented way, and where there is higher performance and accountability for coherent service delivery and development outcomes. It is a method of government operating in unison focusing on the municipal district and metropolitan spaces as the impact areas of joint planning, budgeting and implementation.

This method refers to all three spheres of government, sector departments and state entities operating like a single unit in relation to achieving developmental objectives and outcomes in these district and metropolitan spaces over a multiyear period and over multi-term electoral cycles. Although each sphere, sector or entity has its distinct constitutional powers, functions and responsibilities, they cooperate and

undertake collaborative planning, budgeting and implementation processes converging efforts at the district/metropolitan level. This joint work is expressed through the formulation and implementation of a "One Plan" which is a long-term strategic framework guiding investment and delivery in each district and metropolitan space. Why is the District Development Model needed? In order for the State to function and perform optimally and effectively, every organ of State has to perform its core functions well and work harmoniously with other organs of State and with civil society.

The "pattern of operating in silos" is a challenge which has led "to lack of coherence in planning and implementation and has made monitoring and oversight of government's programme difficult". The consequence has been non optimal delivery of services and diminished development impact on the triple challenges of poverty, inequality and employment, hence the President in the State of Nation Address (SONA) called for the rolling out of "a new integrated district-based approach to addressing our service delivery challenges [and] localise[d] procurement and job creation, that promotes and supports local businesses, and that involves communities..."

The President has given emphasis to the District Development Model as a unique form of social compacting that involves all key players in every district and metro space to unlock development and economic opportunities, highlighting that "It builds the capacity of the state where it has been most broken." The DDM calls for collaborative planning at district and metropolitan level together by all of government, on the basis of a detailed, technically driven consultative process within government and with communities and stakeholders; resulting in a single strategically focussed One Plan for the District.

The Model is very firmly based on analysis of previous and current initiatives to improve developmental Local Government and Cooperative Governance, wherein developmental change is shaped and owned at a local level in partnership with communities, citizens and social actors. The successful functioning of Local Government is critical in this regard but insufficient on its own without more cohesive governance and overall government coordination and functioning.

The Model is aimed at enhancing state capacity, institutional powers and functions which includes the ability to work in a cooperative manner so that there is greater cohesion and positive development impact.

The model also takes into account lessons from previous and current initiative which include Project Consolidate, the Integrated Sustainable Rural Development Programme (ISRDP), the Urban Renewal Programme (URP), District level Planning and Implementation Management Support Centres, the Local Government Turnaround Strategy (LGTAS), and Back to Basics. All of which sought and seek to improve the quality of life for all through impactful delivery. The model reflects on recent reforms and progress in areas such as the National Treasury budgeting processes, especially Built Environment Performance Plans (BEPPS) processes and alignment with Integrated Urban Development Framework (IUDF), all of which are facilitating for better spatial targeting and alignment of government investment spending with development priorities.

The Amatole District Municipality's IDP is founded on the following vision statement:

**“Commitment towards Selfless, Excellent and Sustainable Service to All Our Communities”.**

The Long-Term Vision of the Municipality is the following:

Vision 2058: **“Building A Smart District”**

The Mission of the Amathole District Municipality, in its developmental mandate, is dedicated in contributing to:

- Ensuring equal access to socio-economic opportunities.
- Building the capacity of local municipalities within ADM's area of jurisdiction.
- Ascribe to a culture of accountability and clean governance.
- Sound financial management.
- Political and administrative interface to enhance good service delivery.
- Contributing to the betterment of our communities through a participatory development process.

To address the identified challenges and work towards the realization of the vision, the District has identified the following 'Core Values':

- Selflessness: In all our business activities we commit that corruption and unscrupulous business practices will be dealt-with decisively and objectively.
- Pro-poor: The poorest of the poor will be the main focal point for ADM's business and service delivery.
- Responsiveness: We will continue to strive for improved turnaround time in the delivery of services and in dealing with our valuable customers.
- Transformative: We will make considerable strides to ensure that adequate capacity (skills and human capital) equates the mandate and business of ADM.
- Inclusivity: We will include all our stakeholders in our planning, implementation, monitoring, evaluation and reporting in ensuring an integrated effort towards service delivery.
- Dignity and respect: We will ensure that our service delivery restores human dignity and respect.
- Good work ethics: We will be professional in our conduct and ascribe to the Batho Pele principles.
- Transparency: Throughout our business operation we will ensure access to information and fairness to our stakeholders.

- Integrity: We will constantly conduct ourselves with utmost integrity as councillors and officials of ADM
- Accountability: We are committed in being held to account by our stakeholders and primary customers

#### Key Focus Areas of Development in Amatole District

Based on a consideration of the information set out in various Plans listed in the IDP, the following are taken as key focus areas for spatial development in the Amatole district: -

As a Water Services Authority and Water Services Provider in seven Local Municipalities inclusive of Great Kei, the focus of ADM's efforts in the provision of water and sanitation services falls on:

- Ensuring a basic minimum level of service to all communities' resident in the areas of the seven LMs (i.e. excluding the area of Buffalo City Metropolitan Municipality, which is a WSA for its own area). Given the status of current Level of Service (LOS) for water provision.
- Building capacity in existing infrastructure networks in urban centres by focusing on the refurbishment and maintenance of existing plant and infrastructure in the first instance and extending capacity of networks where this is necessary.
- In the medium term, to focus on the provision of adequate sanitation in rural settlements.

Recognizing the low level of socio-economic well-being of the majority of the communities residing in the district, ADM has placed a strong focus on the facilitation and support of economic development, especially through its Economic Development Agency, ASPIRE. The key sectors where efforts to enhance competitive advantages and to seek new sectors for competitive positioning include:

- The industrial (manufacturing) sector (export focus)
- Sectors based on high-value or specialized skills (technology and innovation, arts and the development of niche market products etc.)
- The Tourism sector (eco-, adventure and experiential tourism)
- Agriculture sector
- Natural resource-based enterprises (agriculture and forestry relating to enterprises such as bio-fuels, high-value crops, cotton, wool, leather, hemp, timber etc.).

The spatial dimensions of the above focus on economic development are identified as "Locality-Based Spatial Development", which includes district-wide initiatives as well as spatially specific initiatives aimed at identified development nodes (towns or centres) and transport Corridors. It seems clear that the emphasis is likely to fall in the first instance on the regeneration of the urban economies of towns located within the Corridors associated with the main transport routes of the N2, the N6, the R63 and the R72.

Given the fragmented nature of the settlement pattern in the Amatole District, a clear emphasis is to be placed on the development over time of improved access linkages to areas where development investment and/or development potential has been identified. Land Reform and its correlative, Agrarian

Reform remains a key area of focus in the district, and it is clear from an assessment of current and planned land development initiatives/projects that the existing framework of the LRSP remains valid. However, it is noted that the district is presently engaged in the formulation of an Area Based Plan (ABP) for land reform and this may amend or alter the current spatial and strategic framework for land reform in the district.

Accepting its mandate to foster sustainable development, all spatial development in the Amatole District is to be mediated by a consideration of the environment, which remains a fundamental resource and an asset that provides much of the competitive advantage for the district in respect of tourism and agricultural/forestry potential.

#### Amatole District Municipality Land Reform and Settlement Plan, 2005

The Land Reform and Settlement Plan was formulated in 2003 and reviewed in 2005. The purpose of the LRSP was to have a structured approach in the District for dealing with land reform issues. Such issues are complex and involve land access, land tenure, land administration, land acquisition, land planning for residential and productive uses, infrastructure and operational matters. In dealing with these complex issues the LRSP categorised them into Land Tenure, Land Administration and issues that relate to Settlement and Land Development.

#### **Implications for Great Kei SDF review**

With regards to Settlement and Land Development, the LRSP identifies that ADM's objective is to support local municipalities in developing land and settlements within their municipal areas. Such action targets the settlement and livelihood needs of the population, with a specific focus on the prioritised project areas.

#### Amatole District Municipality Tourism Master Plan, 2008

The Amatole Tourism Masterplan identified the following as identified strategic GAPs within the Amatole Tourism Sector:

- Lack of quality accommodation and support services in some regions
- Lack of centralised database of tourism products
- An integrated resort offering a unique eco-tourism aspect of the region whilst catering for groups
- Lack of packaged product and organised itinerates and day trips by local operators
- Lack of "one-stop-shop" for adventure activities
- Undercapitalisation on the coastal positioning
- Weak public transportation infrastructure and coach services for packaged tours
- Underutilisation of rail infrastructure for tourism purposes

- Underutilisation of events to facilitate growth in visitor numbers through product packaging and to act as platforms to promote what the rest of the region has to offer
- Lack of visitor interpretation and facilities around cultural, political, and historical features.

Based on an analysis of the status quo the following tourism vision was defined for the strategy:

**ADM's vision as a tourism destination is to offer: "the most accessible, unique and pristine coastal and mountainous environment and the most authentic heritage and cultural experiences in South Africa attracting eco-tourists, nature lovers, cultural tourists, adventure seekers, sports and business people"**

ADM Water Services Development Plan, IDP Water Sector Report, 2017

The ADM has reviewed their Water Services Development Plan (WSDP) in 2017/18 and this report is an outflow of the WSDP review process. Water losses are major concern for the ADM as they affect not only the operational processes, but also impact the financial, social, and environmental aspects of the District. Currently, the average non-revenue water is 48.5% while the water losses are at an average of 45.6% over the past 12 months. The following programmes are currently under implementation in Fort Beaufort, Stutterheim, Alice, Kei Road, Butterworth, and Peddie:

- House to house meter audits
- Leak repair programme: retro fitting of internal plumbing fixtures
- Bulk and domestic meter installation programme
- Pressure management
- Zone discreteness
- Data and night flow analysis; and
- Valve audits. These programmes ensure that measurements are accurate, leakages are monitored, revenue is collected, and losses are reduced to economic optimum levels.

The District Municipality is one of the areas with great impact from drought, from 2016 to date. The most affected LM's are Mbhashe and Mngquma.

The Water Services Act, 1997 (Act No. 108 of 1997) places a duty on Water Services Authorities to prepare a Water Services Development Plan as part of the process of preparing any integrated development plan

Section 15 (5) of the Water Services Act, 1997 states that:

*A water services development plan must form part of any integrated development plan contemplated in the Local Government Transition Act, 1993 (Act No. 209 of 1993).*

The 2017/18 WSDP describes the current water services status quo of the WSA's water and sanitation infrastructure plans for the 2017/2018 financial year as well as defining their water services future demands and the projects that need to be implemented to address the current and future water service's needs.

- The current water backlog is approximately **17%**, representing 37 316 households.
- The current sanitation backlog is at **29%** (63 941 households).
- Households with no sanitation or below minimum standard (minimum being VIP) are approximately **29%**, representing 63 941 households.

In June 2017, a Regional Management Support Service Programme was introduced into the ADM. This programme is a Municipal Infrastructure Support Agency (MISA) initiative, and the objective of this programme is to develop a turn-around strategy for the ADM and to provide management support particularly focussing on water and sanitation initially. Initial feedback from the service provider responsible for the Management Support Service Programme reported that the ADM needs to improve on some of the Topics within the WSDP to address water and sanitation delivery services effectively.

### **Challenges the ADM is facing**

As a Water Services Authority, some challenges in ADM's quest to deliver to good clean quality water are the following:

- Grant dependency due to an insufficient revenue base and low collection. Tariffs are not necessarily cost reflective
- Dominated by indigents
- Equitable share has grown only by 5% - below inflation and below the salary increase of 7.5%
- Meter readers are not adaptable to improved technology and there are no bulk meters at strategic points in the rural areas. Only the formal water supply systems are measured
- Low project spending (excluding MIG)
- Ageing infrastructure which delays efforts to tackle water and sanitation backlogs also have an impact on the improvement of the revenue base

- The ongoing drought
- Insufficient budget to address backlog of refurbishment requirements
- The infrastructure refurbishment backlogs continue to grow each year as backlogs are eradicated
- Other challenges the ADM is experiencing, includes topography, long distances between water resources and communities, poor roads, and control deficiencies. ADM finds it difficult to monitor the reliability of each water supply system because of the extensive area the ADM must cover.

#### **Implications to the Great Kei SDF review:**

With regards to Settlement and Land Development, the plan identifies that ADM's objective is to support local municipalities in developing land and settlements within their municipal areas. Such action targets the settlement and livelihood needs of the population, with a specific focus on the prioritised project areas. The ADM SDF aims to equally support Municipalities and the sustainable growth of settlements. The SDF for Great Kei Local Municipality will tie into prioritised projects that have been identified in the ADM SDF.

The Climate Change Response Strategy identifies Amathole District Municipality has different disaster risks which are believed to be caused and exacerbated by climate change. These include veld fire, flooding, storms tornados, hail, high wind, veld fire and human disease. All the Disaster risks which Amathole District Municipality is experiencing direct and indirect impact on health as well as food security and biodiversity.

The ADM should consider mitigation measures to deal with the effects of the issues mentioned above. Greenhouse gas mitigation can be facilitated through renewable energy projects, energy efficiency projects, industrial mitigation, and sequestration through indigenous and commercial afforestation / reforestation (particularly among poor communities) and to develop a Greenhouse Gas inventory and management plan (carbon footprint) for ADM as a whole (monitor gas emissions). In terms of water, a variation in changes to mean annual change are expected in precipitation and runoff across ADM. Many areas may face reduced levels of rainfall that may result in reduced runoff and regeneration in groundwater.

The aging infrastructure, funding constraints, high water loss and low levels of revenue collection have been constant challenges that the ADM has faced in trying to meet its objectives. The aim is to provide all rural households with basic water services and to install VIPs to all households that have a level of service below the accepted standard.

Waste has been seen to be a major problem for areas globally, innovative ways in which to deal with waste should be investigated.

ADM has a resident population whose main challenges are in countering the effects of endemic poverty and under-development. This translates into a need to focus great efforts on the expansion of local economic development in the area within tourism, foreign investment, agriculture, and the Oceans economy.

The addressing of infrastructure needs in terms of water supply is of importance in terms of eradicating the current backlog. Current initiative such as the service level backlog verification survey and plant process audits are beneficial in ensuring that the service levels throughout the district are updated and that treatment facilities can match the growing demand for water.

#### Amatole District Municipality Spatial Development Framework, (2020)

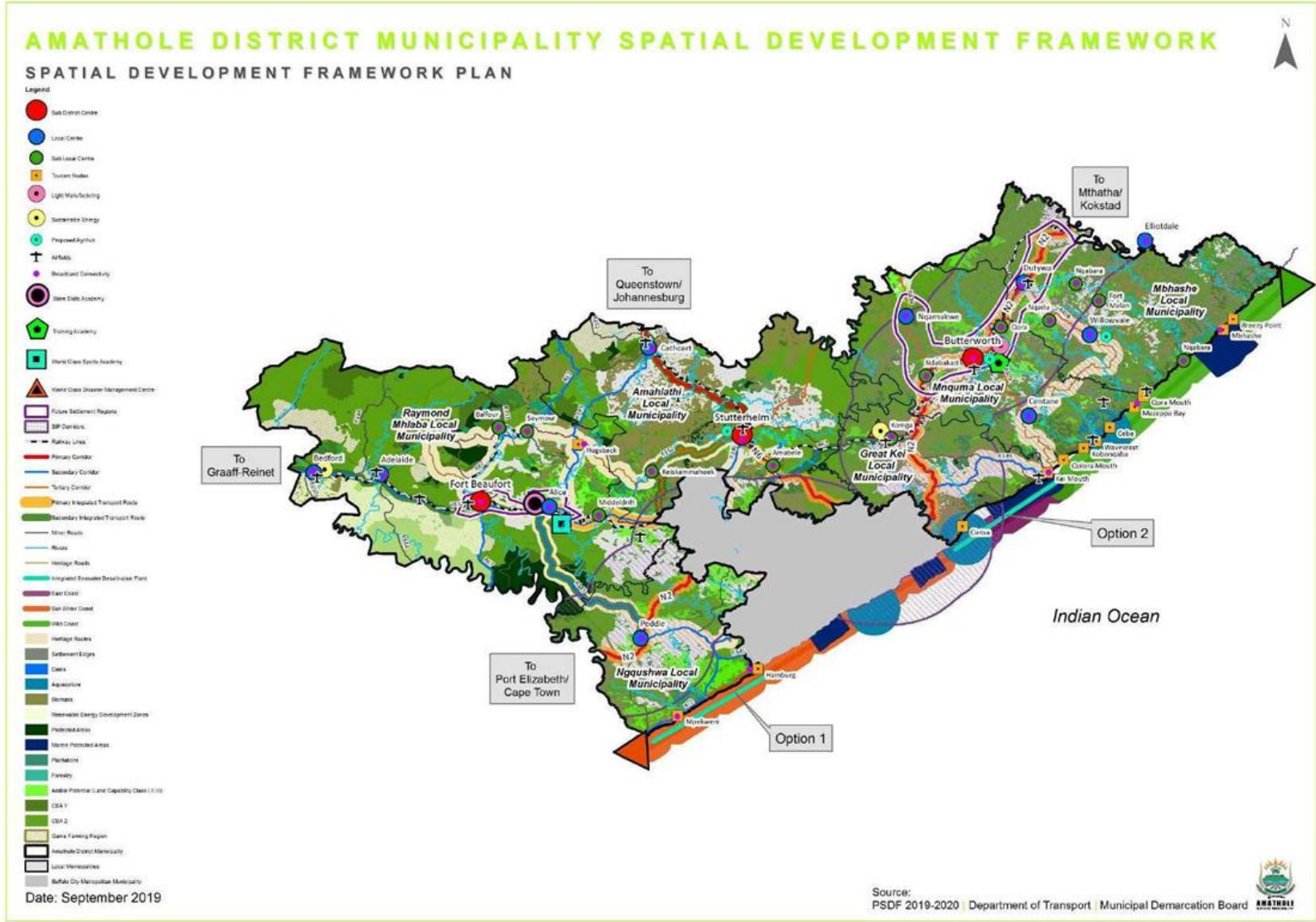
The Spatial Development Framework is intended to give expression to and provide guidance on the priority areas for investment identified for the Amathole District Municipality, based on the development vision and strategies embodied in the Municipality's Integrated Development Plan (IDP) and related Sector Plans.

The vision for the SDF is as follows: **"To become a Sustainable Smart District and which provides for the needs of the communities and has clear and accessible linkages between the Local Municipalities and the neighbouring Local Municipalities."**

The key areas and objectives of the ADM SDF are:

- **BASIC NEEDS:** Ensuring availability-acceptable level of infrastructure and service delivery of water, sanitation, electricity
- **SPATIAL TRANSFORMATION:** Creating an efficient and integrated human settlement patterns in Amatole District Municipality
- **LINKAGES AND ACCESS:** Well-structured road and rail network system to ease movement; to create efficient and effective links between nodes, relevant products and services
- **LAND USE MANAGEMENT:** An appropriate Land Use Management System in operation across the District Municipality; and security of access to land for development
- **ENVIRONMENT:** Adhering to sound environmental practices in line with legislation; and protecting environmentally sensitive areas while considering climate change.
- **ECONOMIC GROWTH:** Ensuring Economic sustainability for the citizens of the ADM.

The ADM Spatial Development Framework proposals are captured on the spatial map below, which is also inclusive of Great Kei LM.



**Plan 4:** ADM Spatial Development Plan

## Implications for the Great Kei SDF review

The ADM 2013 SDF highlights the following in Greak Kei Local Municipality

- Kei Mouth as a broadband connectivity and as a tourism node, together with Cintsa.
- Cintsa is also highlighted as an aquaculture node, as in the PSDF.
- Option 2 Seawater desalination plant (from Cintsa to Kei Mouth).
- Also, the area from Cintsa to Kei Mouth is highlighted as east coast and sunshine coast.
- N2 traversing the GKLM municipality as part of the primary integrated transport route.
- Again, the area between Glen Gariff and Cintsa, as well as the area between Cintsa and Kei Mouth are earmarked as Biome protected areas.
- Qumrha as an area of sustainable Energy, Sub local centre, and Broadband connectivity.
- SIP Corridor along R349

The SDF further provides Land Use Management and Development Guidelines for its local municipalities which involve the development of tools to guide and ensure that the envisaged spatial form of development is achieved. These guidelines essentially guide the formulation of a Land Use Management System for the district. Basically these guidelines are to ensure that what was highlighted in the SDF is achieved and that an area is developed in line with how it is identified on the SDF.

### 4.4 Local Policy Alignment

#### Great Kei LM Integrated Development Plan, 2023/24

The Integrated Development plays a pivotal role in informing all planning processes of the other spheres of government (National and Provincial) as well as all state-owned enterprises, which implies a dire need for joint and coordinated effort by these parties in the IDP development processes. The Great Kei SDF review also seek to align itself with the current IDP, not only as its component and for legislative mandates, but also to ensure comprehensive development planning. It is therefore essential that IDP must be formulated in accordance with a business plan, detailing roles and responsibilities, time frames and cost estimates, to ensure that the Integrated Development Plans gives effect to the Constitutional mandate.

Apart from the statutory imperative, it is necessary for Great Kei Municipality to review its IDP to:

- Ensure the IDP's relevance as the municipality's strategic plan.
- Inform other components of the municipal business processes, including institutional and financial planning and budgeting.
- Inform the cyclical inter-governmental planning and budget processes.

The Great Kei LM IDP provides the framework to guide the Municipality's planning and budgeting over the course of a set legislative time frame. The IDP is therefore the main strategic planning instrument which guides and informs all planning, budgeting and development undertaken by the Municipality in its municipal area.

The IDP is guided by the vision of the Municipality:

**Vision:** *To achieve a peaceful and sustainable environment, where all communities enjoy an improved quality of life.*

To achieve the vision, the municipality has committed to the mission statement:

“To provide sustainable/ continuous services, good governance and employment opportunities through infrastructure development, thriving agriculture, commerce, SMME's and tourism activities”.

The vision, together with the mission and values inform the key focus areas and objectives of the IDP. The IDP highlights key focus areas and outlines the objectives according to each priority area they fall under as follows:

#### Service Delivery and Infrastructure Provision

- To ensure accessible roads within the Great Kei LM area by June 2022.
- To ensure provision of public amenities by June 2022.
- To increase access to electricity in Great Kei communities by 2022.
- To ensure alignment of SDF with the IDP by June 2022 to ensure progressive Spatial Planning and Land Use management systems.
- To ensure National Building Regulations are adhered to by 2022.
- To facilitate the provision of Integrated sustainable human settlements within Great Kei by 2022
- To ensure a safe and secure environment by June 2022
- To ensure improved wastewater management by June 2022
- To coordinate improvement of Municipal Environmental Management by 2022
- To improve management of cemeteries by June 2022

#### Local Economic Development

- To create opportunities for sustainable development within GKLM area by June 2022.
- To create job opportunities through EPWP programme by June 2022
- To promote tourism potential of GKLM
- To promote sustainable socio-economic development within GKLM
- To promote the agrarian economy in support of the disadvantaged communal farmers.
- Create conducive environment for SMME's and Co-operatives to access economic opportunities.

#### Financial Viability and Management

- To maintain effective and efficient procurement.
- To ensure Proper management and maintenance of GKLM assets

- To maintain budgeting and reporting mechanisms in line with municipal finance management Act, Treasury regulations and Budget reforms.
- To maintain and improve effective revenue collection system consistent with section 95 of the MSA and enforce the municipality's credit and debit control policy (Section 64 MFMA).
- To ensure improvement of audit outcomes through reduction of audit findings.
- To ensure management of organisational and mitigation of risks.
- To enhance the enforcement of National Road Traffic Act 93 of 1996, by-laws and safe guard municipal assets.

### Institutional Development and Municipal Transformation

- To ensure the development and implementation of a strategic Corporate and HRM plan with a strategic Model to drive the implementation and alignment with the IDP.
- To ensure that all the discriminatory employment activities and processes are eliminated to achieve employment equity.
- To ensure the municipal controlled environment and stability through proper adherence to attendance and leave management by June 2022
- To ensure the achievement of the municipal mission and vision in enhancing service delivery
- To ensure a fully capacitated and competent workforce and council for the enhancement of performance, service delivery and sound corporate governance by June 2022.
- To ensure effective functioning of Council and its committees by June 2022
- To ensure proper keeping and maintenance of Institutional information in line with The National Archives and Records Service of South Africa by June 2022.
- To ensure availability and retention of competent, healthy, and motivated workforce by June 2022.
- To ensure compliance with Health and Safety Regulation by June 2022.
- To promote holistic customer reception management and provision of sound auxiliary services to the entire institution by June 2022.
- To ensure the management, assessments, monitoring and controlling of municipal facilities and Satellite Offices by June 2022.
- Ensure the management and control of internal, external audit matters including all Corporate Services and HR risks by 2022.

### Good Governance and Public Participation

- To promote effective participation of community members in the affairs of governance by June 2022.

- To promote effective communication with all stakeholders by June 2022.
- To strengthen relations between the municipality, government departments and parastatals and to ensure integrated planning by June 2022.
- To ensure the development, implementation, and review of integrated development planning by June 2022.
- To ensure the institutionalization of Performance Management by June 2022.
- To ensure effective functioning of Oversight Committees by June 2022.
- To provide independent professional advice on governance issues, risk management and internal controls.
- To ensure compliance with the legislation by 2022.
- To develop a functional and responsive administration by 2022
- UTo accelerate empowerment of historically disadvantaged groups by June 2022

### **Implications for Great Kei SDF review**

In accordance with the requirements of Section 26 (e) of the Municipal Systems Act (Act No. 32 of 2000), a Spatial Development Framework (SDF) in respect of a Municipality's area of jurisdiction is a legally required component of a Municipality's Integrated Development Plan (IDP). Therefore, the Great Kei LM SDF review must take guidance from the IDP. The Great Kei SDF being reviewed needs to have a vision and mission to guide its Planning and Development. It is also critical for the Great Kei LM SDF review to take note of the key aspects highlighted in the IDP; these need to be the priority areas for the SDF as well. It also needs to ensure alignment, in terms of the capital expenditure framework.

The IDP lists projects and proposals according to each key focus area, and it further lists projects from sector departments and Amatole District Municipality, which include the areas situated within the Great Kei LM. Some of the key projects of the GKLM IDP include the construction of streets and internal streets in some of the Qumrha townships/villages, as well as the construction of community halls in Qumrha townships/villages. These should be considered in the Great Kei LM SDF review as well, which also speaks to the capital expenditure framework. A summary of the implication of the Great Kei LM IDP for the SDF review is also provided in Table 3.

Great Kei LM Spatial Development Framework, 2016(Under review)

The Great Kei LM SDF has a long-term vision of achieving a peaceful and sustainable environment where all communities enjoy an improved quality of life affordable services, democratic governance and employment through thriving agriculture, commerce, SMME's and tourism activities.

From the above vision, the main or key focus areas are already evident. Furthermore, the SDF aimed at aligning itself with the Great Kei LM IDP,2013-2017 as well as the 2010 SDF guidelines DALRRD. The framework provides a platform from which to develop and implement an effective Land Use, and further seeks to provide a gives a clear indication of where municipality wishes to direct its efforts in facilitating development.

The SDF, informed and guided by the IDP, highlighted the following key areas and objectives:

Table 1: GKLM SDF Key areas and Objectives

Priority/Focus Area	Spatial Development Objective
<b>Spatial Fragmentation and Basic Needs</b>	To fulfill basic needs obligations and address spatial integration within available means
<b>Land Development Trends and Urbanisation</b>	To manage land development in line with a structured approach to ensure sustainability
<b>Environmental Management</b>	To adhere to environmental law and protect environmentally sensitive areas
<b>Local Economic Development</b>	Reduced unemployment through local economic skills development, access to land for emerging farmers and community tourism growth.
<b>Land Use Management</b>	To manage land development in line with the General Principles of the new Spatial Planning and Land Use Management Act No. 16 of 2013 (SPLUMA)

### Implications for Great Kei LM SDF review

Apart from the Great Kei 2016 SDF being outdated and requiring review, fundamental reference and lessons can be obtained from it in reviewing the document.

It is important to note how the Great Kei LM SDF, 2016 captured the key priority areas outlined in the Great Kei IDP OF 2013/17. These priority areas informed the Planning approach and decision making for the SDF. The highlighting of key focus/priority areas in the previous Great Kei SDF was strategic in that it allowed for categorisation of objectives and strategies, which provided a clear development direction for the municipality. The current SDF review can take lessons from this strategy of the previous SDF. Furthermore, the current Great Kei LM SDF review can build on the proposals and development strategies as the point of departure. Also, the previous SDF had a clear and sound vision, which guided the document in terms of providing a clear indication of where municipality wishes to direct its efforts, and future.

However, some lessons to be learned from the previous SDF are its shortfalls that are apparent from the document. The previous SDF failed to align with national, provincial or neighbouring municipal plans. It needs to align itself seamlessly with neighbouring plans. Also, The NDP and SPLUMA refer to developmental principles which should underpin all planning processes, but these were not addressed directly in the SDF (Spatial Justice, Spatial Efficiency, Spatial Resilience, Spatial Quality and Spatial Sustainability).

The previous SDF also does not align with National SDF Guidelines in terms of:

- Implementation Plan / Priority Matrix is missing,
- Public Participation report.

There is no capital expenditure framework linked to a long-term plan and there is no phasing per annum. There is quite a number of shortfalls evident from the previous GKLM SDF, and the current review must ensure that these are addressed.

LED is an outcome based on local initiatives driven by local stakeholders. It involves identifying and using local resources, ideas and skills to stimulate economic growth and development. The aim of LED is to create employment opportunities for local residents, alleviate poverty and redistribute resources and opportunities to the benefit of local residents. The purpose of the strategy is to set the key priorities for LED and create consensus among stakeholders on fundamentals for LED in the municipality. Therefore, the priority areas highlighted in the LED Strategy are the strategic five pillars that have been identified which will stimulate local economic development ensuring that it is environmentally sensitive. Through these focus areas, the objectives of the LED were developed.

Table 2: GKLM LED key/focus areas and objectives are as follows:

Priority/Focus Area	Spatial Development Objective
Tourism Sector Development	<ul style="list-style-type: none"> <li>• Mentorship, training and support programme to emerging black owned tourism operators.</li> <li>• Cultural village development.</li> </ul>
Investment in Infrastructure for Economic Growth	<ul style="list-style-type: none"> <li>• Investment in Infrastructure projects.</li> </ul>
Institutional Support and Capacity Development	<ul style="list-style-type: none"> <li>• Fill vacant key positions.</li> </ul>
Agriculture and Agri-processing Development	<ul style="list-style-type: none"> <li>• Community aquaculture projects.</li> <li>• Develop niche products such as epi-culture.</li> <li>• Support and training for emerging farmers.</li> <li>• Provision of infrastructure for emerging and subsistence farmers.</li> </ul>
Enterprise Development	<ul style="list-style-type: none"> <li>• Promotion of business chamber.</li> <li>• Support to existing co-operatives.</li> </ul>

### Implications for Great Kei LM SDF review

The LED Strategy lays out critical economic foundation for the Great Kei LM SDF. It is necessary to ensure that the appropriate linkages and interaction between the LED Strategy and the SDF review be established. Such an integrated approach is needed to ensure the optimal rate of integration of the implementation of economic development in the study area. This is to position the Great Kei LM to most effectively concentrate their resources to be able to exploit local economic development opportunities and mitigate threats. Furthermore, in listing the priority areas, the LED will guide the SDF in terms of where most investment is needed, it'll also guide the development guidelines of the SDF, which will give priority

to the identified priority areas, and thus, put the LED Strategy into practice. Also, in terms of the projects listed under the objective for the pillar of Investment in infrastructure for economic growth, the LED Strategy state that the Implementation of Land Use Management project includes the development of a revised Spatial Development Framework for Great Kei. This will be particularly important along the coast where there is continuous development pressure. This will also assist in town planning around future housing developments whether low cost or middle income.

### **Summary of Local Policies**

In aligning the Great Kei LM SDF review with the above mentioned local policies, focus is given more on the local policies and frameworks, the summary is provided in table 1 below, and was carried out in terms of the following themes/elements:

**Purpose** – This is to allow the Great Kei SDF review to assess whether the policy aligns with the broader objectives and goals of Great Kei LM and evaluate the policy's effectiveness. This is to enable informed decisions in terms of the SDF, and how can this be enhanced in the SDF to further maximise and achieve on the goals of the policy.

**Objectives** - Policies often have legal and regulatory implications. By aligning the SDF with the objectives of other policies, the Great Kei SDF review can ensure compliance with existing laws and regulations, minimizing legal challenges and facilitating the implementation of the framework. Additionally, it is important to note that policies are not static and may evolve over time in response to changing circumstances, such as economic shifts, technological advancements, or environmental changes. Therefore, reviewing the objectives of other policies allows the Great Kei LM to adapt the SDF to changing conditions, ensuring its relevance and effectiveness in the long term.

**Priority/Focus Areas** – These are mainly the focus points of the policy, these serve as the target areas for the policy. This is discussed so that the Great Kei SDF being reviewed speak directly and holistically to the plans and does not deviate from the set target of the plan, these serve as the basis of the policy itself, and the SDF review.

Table 3: Summary of Local Policies

Framework/Elements	Purpose	Priority/Focus Areas	Objectives	Implications for Great Kei LM SDF
<b>Great Kei LM IDP, 2023/24</b>	To be formulated in accordance with a business plan, detailing roles and responsibilities, time frames and cost estimates, to ensure that the Integrated Development Plans gives effect to the Constitutional mandate.	<ul style="list-style-type: none"> <li>• Service Delivery and Infrastructure</li> <li>• Local Economic Development</li> <li>• Municipal Financial viability and Management</li> <li>• Municipal Transformation and Institutional Development</li> <li>• Good Governance and Priority Areas.</li> </ul>	<ul style="list-style-type: none"> <li>• To ensure alignment of SDF with the IDP by June 2022 to ensure progressive Spatial Planning and Land Use management systems.</li> <li>• To create opportunities for sustainable development within GKLM area by June 2022.</li> <li>• To ensure a good financial viability and management.</li> <li>• To ensure a fully capacitated and competent workforce and council for the enhancement of performance, service delivery and sound corporate governance by June 2022.</li> <li>• To ensure good governance and focus on priority areas.</li> </ul>	<ul style="list-style-type: none"> <li>• Aligning planning with vision and mission.</li> <li>• Engage with stakeholders, especially the community.</li> <li>• Prioritize the highlighted key focus areas.</li> <li>• Focus on ongoing infrastructure maintenance.</li> <li>• Enhance financial viability.</li> <li>• Prioritize environmental sustainability.</li> </ul>
<b>Great Kei LED Strategy</b>	Identifying and using local resources, ideas and skills to stimulate economic growth and development.	<ul style="list-style-type: none"> <li>• Investment in Infrastructure for Economic Growth,</li> <li>• Tourism Sector Development,</li> <li>• Institutional Support and Capacity Development,</li> <li>• Agriculture and Agri-processing Development, and</li> <li>• Enterprise Development.</li> </ul>	<ul style="list-style-type: none"> <li>• Cultural village development. Investment in Infrastructure projects. Fill vacant key positions.</li> <li>• Mentorship, training and support programme to emerging black owned tourism operators.</li> <li>• Community aquaculture projects. Develop niche products such as epi-culture.</li> </ul>	<ul style="list-style-type: none"> <li>• The LED Strategy lays out critical economic foundation for the Great Kei LM SDF.</li> <li>• Great Kei SDF must ensure that the appropriate linkages and interaction between the LED Strategy and the SDF review be established, as well as incorporate the priority areas highlighted in the LED.</li> </ul>

			<p>Support and training for emerging farmers.</p> <ul style="list-style-type: none"> <li>• Provision of infrastructure for emerging and subsistence farmers. Promotion of business chamber.</li> <li>• Support to existing co-operatives.</li> </ul>	<ul style="list-style-type: none"> <li>• Development opportunities and mitigate threats.</li> </ul>
<p><b>Great Kei LM SDF,2016</b></p>	<p>Provide a platform from which to develop and implement an effective Land Use, and further seeks to provide a clear indication of where municipality wishes to direct its efforts in facilitating development.</p>	<ul style="list-style-type: none"> <li>• Spatial Fragmentation and Basic needs.</li> <li>• Land Development trend and Urbanisation.</li> <li>• Environmental Management</li> <li>• Local Economic Development</li> <li>• Land Use Management.</li> </ul>	<ul style="list-style-type: none"> <li>• To fulfil basic needs obligations and address spatial integration within available means.</li> <li>• To manage land development in line with a structured approach to ensure sustainability.</li> <li>• To adhere to environmental law and protect environmentally sensitive areas.</li> <li>• Reduced unemployment through local economic skills development, access to land for emerging farmers and community tourism growth.</li> <li>• To manage land development in line with the General Principles of the new Spatial Planning and</li> </ul>	<p>The Great Kei SDF review must take lessons from the previous SDF, seek to address the shortfalls identified in the SDF, 2016, and build up on the constructive aspects identified.</p>



## 5. SITUATIONAL ANALYSIS: STATUS QUO

The spatial analysis of the study area represents an overall spatial picture of the Municipality, the current situation, patterns and trends within the Municipality and quantify specific needs and capacities. The objective of the spatial analysis is to focus on areas of greatest concern, and this should be read in conjunction with the various sector plans, Integrated Development Plans and district planning initiatives.

The DALRRD SDF Guidelines outline 3 pillars which the SDF should be developed in line with, i.e., Biophysical, Socio – economic and Built-environment. Each pillar has various subcomponents, which are outlined in the figure below.

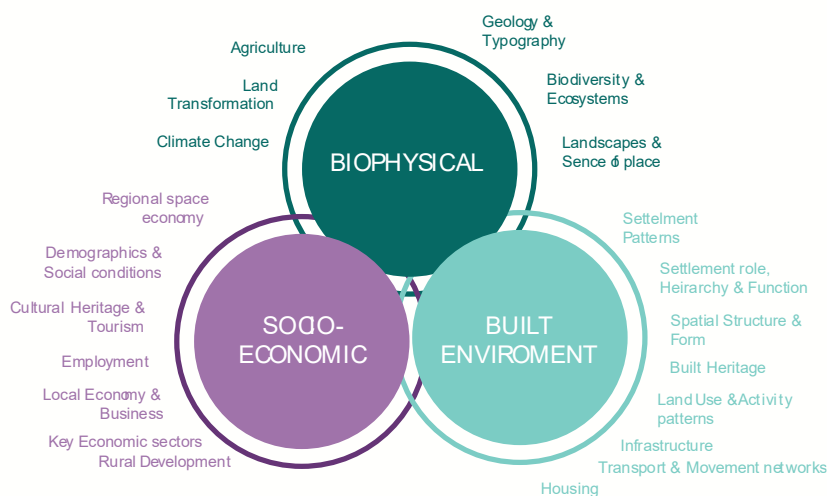


Diagram 5: The 3 pillars of an SDF

### 5.1. Socio-Economic Analysis

This section of the document focuses on assessing and understanding the demographic, economic, and social characteristics of Great Kei Local Municipality. This analysis provides insights into the existing conditions, trends, challenges, and opportunities that influence spatial development.

#### 5.1.1 Demographics

##### Population

The recent statistics released by StatsSA comprise minimal data for local municipalities. Therefore some parts of the report will use the existing 2011 statistics as well as the 2016 community survey.

Table 4: GKLM Population in 2001, 2011, 2016 and 2022

Year	2001	2011	2016	2022
Population	44 456	30 832	31 692	3990

According to the recent statistics released by Statistics SA, Great Kei LM has seen a growth in population from the last census that was conducted in 2011 as well as the community survey that was done in 2016. According to the 2011 census, Great Kei Local municipality had a population of 30 832 people. In the 2016 Community Survey, Great Kei Local Municipality had a population of 31 692 people. The 2022 census data release shows that the population for the municipality sits at 35 990 people. This confirms the growth in population in the past 6 to 11 years.

According to the Stats SA provinces at Glance report released, it was also recorded that the municipality has had a 1.5% growth rate (however, this is not specific to say whether its annual growth or the growth rate was measured in the 10 years period).

In as much as the municipality has seen growth in population for the past years. According to the 2001 census, Great Kei Local Municipality had a population of 44 456 people. This shows a huge decline and/or reduction in population for the municipality in the last ±17 years. This population reduction can be attributed to the 2016 redetermination of wards, where some villages were taken out of the Great Kei Local municipality, to form part of the BCMM. This redetermination of wards can also be attributed to the reduction in the initial 2011 census population for Great Kei, which was 38 991 people, but currently, StatsSA uses the reduced population of 30 832 people as the standard population for Great Kei Local Municipality in 2011.

Comparing the population of GKLM with the population of Amatole District municipality of 871 601, it can be seen that GKLM constitute of 4,13% of the District's population.

### Population groups

Below represents the population groups found within the municipality according to the 2022 census data.

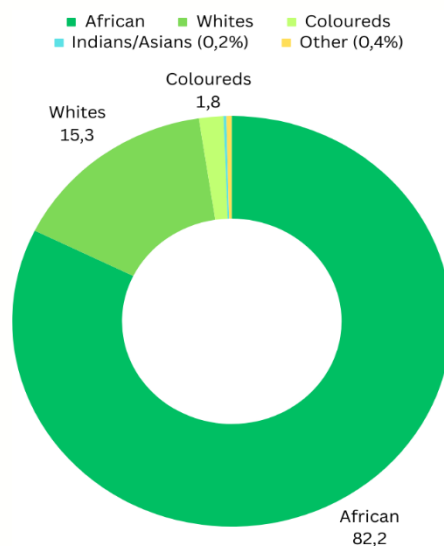


Diagram 6: GKLM Population Groups

According to the diagram above, the Black African Population group is the most population group found within the municipality, followed by the hite population group and the least population group is that of

Indians/Asian. From these statistics, it can be deduced that, there is minimal level of racial diversity existing within the municipality.

### Education Literacy

Table 5: GKLM Education levels between 2011 and 2022

Education Level	2022	2011
No schooling (20+ years)	10,60%	19,00%
Higher education (20+ years)	8,60%	5,30%

The 2011 and 2022 statistics data show that the number of people that are 20+ years with no schooling in Great Kei has decreased from 19% in 2011 to 10,6% in 2022. It can also be seen on from the table above that, the number of people who are 20+ years in the municipality with higher education has increased, from 5.3% in 2011 to 8, 6% in 2022. This shows that there are more literate, skilled and knowledgeable people available within the municipality.

Table 6: GKLM Detailed Education levels for 2022

Name	Frequency	Percentage
No Schooling	2 486	10,60%
Some Primary	2 858	12,20%
Completed Primary	1 316	5,60%
Some Secondary	8 723	37,20%
Grade 12/Std10	5 909	25,20%
Higher Education	2 005	8,60%
Other	138	0,60%

Detailing the 2022 statistics for GKLM, the table above represents the education levels from primary school, all the way to higher education of the population that is 20+ years in the municipality. It can be seen from the table that most of the people in the municipality have secondary school education, where the total percentage is 37, 2 %. Following this, is people with matric, which is also at a considerable percentage of 25, 2 %. This indicates that a significant portion of the population has completed secondary education (up to grade 12) but a smaller percentage has progressed to obtain a matriculation certificate, since only 25,20% have matriculated from the 37,20% that has secondary education. Again, this means that there is more labour available for general work since there's 37, 2% of people without matric. These people can serve as general workers to jobs that do not necessarily require specialised skills and jobs that do not require qualifications.

Table 6 also shows that there are some people who continued with their education to Tertiary, where there is 8, 6% of people with higher education. This could mean that out of the 25, 2% with matric, only few proceeded to tertiary. However, some might have left the municipality for good after attaining their

qualifications. This also means that there's minimal people with tertiary education if only 8, 6% of the population of the municipality has higher education.

### Employment Patterns

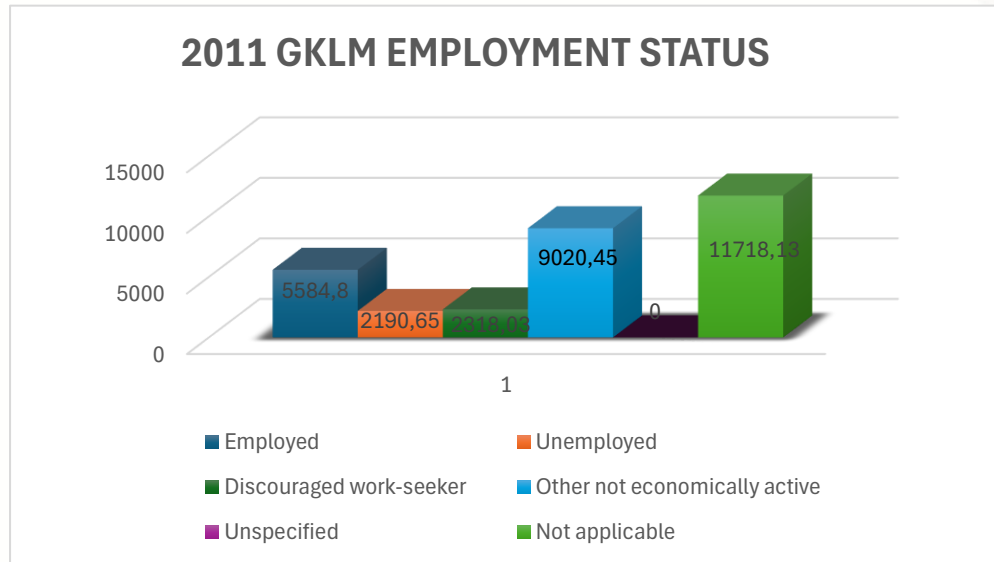


Diagram 7: GKLM 2011 employment status

According to the most recent statistics available in terms of employment in GKLM, which is the 2011 census, Great Kei employed 5584,8 people, as shown on the graph above. This represents, only 17,6% of people employed within the municipality. This shows a minimal percentage of people employed within the municipality. This figure also indicates the level of economic activity within the municipality and the number of people contributing to the local economy through formal employment. From the bar chart above, we can also see that there are 2,190.65 unemployed individuals within the municipality. This represents a significant portion of the workforce that is actively seeking employment but has not yet found suitable opportunities. High levels of unemployment can strain local resources and social services and may indicate underlying economic challenges. Additionally, the presence of 2,318.03 discouraged work seekers suggests a segment of the population that has become disheartened by the job search process and has stopped actively seeking employment. This can have negative implications for the municipality's economy and social cohesion.

From the Bar chart, we can also see that there is the "not economically active" and "not applicable groups", which constitutes a substantial number of people in the municipality. The category of "not economically active" with 902, 05 individuals is substantial. This group likely includes individuals such as retirees, students, and individuals unable to work due to disability or other reasons. While not actively participating in the labour force, this group still contributes to the municipality in various ways.

The 1,178.13 individuals categorized as "Not Applicable" may refer to individuals who do not fit into the standard categories used for employment reporting, such as those engaged in informal or subsistence activities.

These employment patterns indicate a mixed economic situation within the Great Kei Local Municipality. While there is some level of employment occurring in the municipality, there are also considerable numbers of unemployed individuals and discouraged work seekers, suggesting challenges in generating sufficient employment opportunities. Addressing unemployment and creating an environment conducive to economic growth and job creation should be priorities for GKLM to improve the municipality's economic outlook and well-being of its residents.

#### Total employment by sector Composition

Source: Stats SA Community Survey 2016

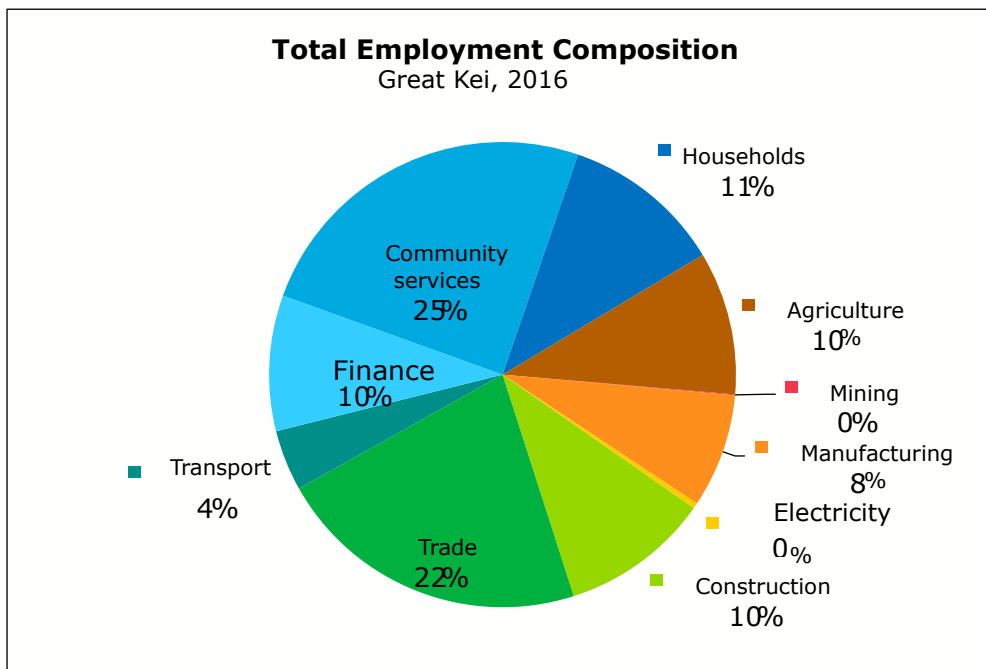


Diagram 8: GKLM 2016 employment by sector

From the chart above, it is evident that community services, and trade is the highest employer within the municipality. This can be ascribed to how these categories comprise of jobs that do not necessarily demand qualifications, and high-level skills. This is to say, these sectors also comprises of general workers' jobs. Meaning they have the ability to absorb more labour that is available in the municipality, i.e., labour that is unskilled, in terms of qualifications according to the literacy or education level of the people in the municipality. Households' employment is the second employment sector for the municipality according to the 2016 Community survey. This also confirms the statement above which ascribes employment opportunities to skills and qualification as well as the labour available within the municipality. This is to say, households' employment do not necessarily require qualifications, therefore, the sector is able to absorb more labour as opposed to the other sectors that might require qualifications and high level skills.

Agriculture, finance, manufacturing, and construction sectors have moderate level of employment. The sector with the least composition is the electricity sector and transport sector.

## Monthly household income profile

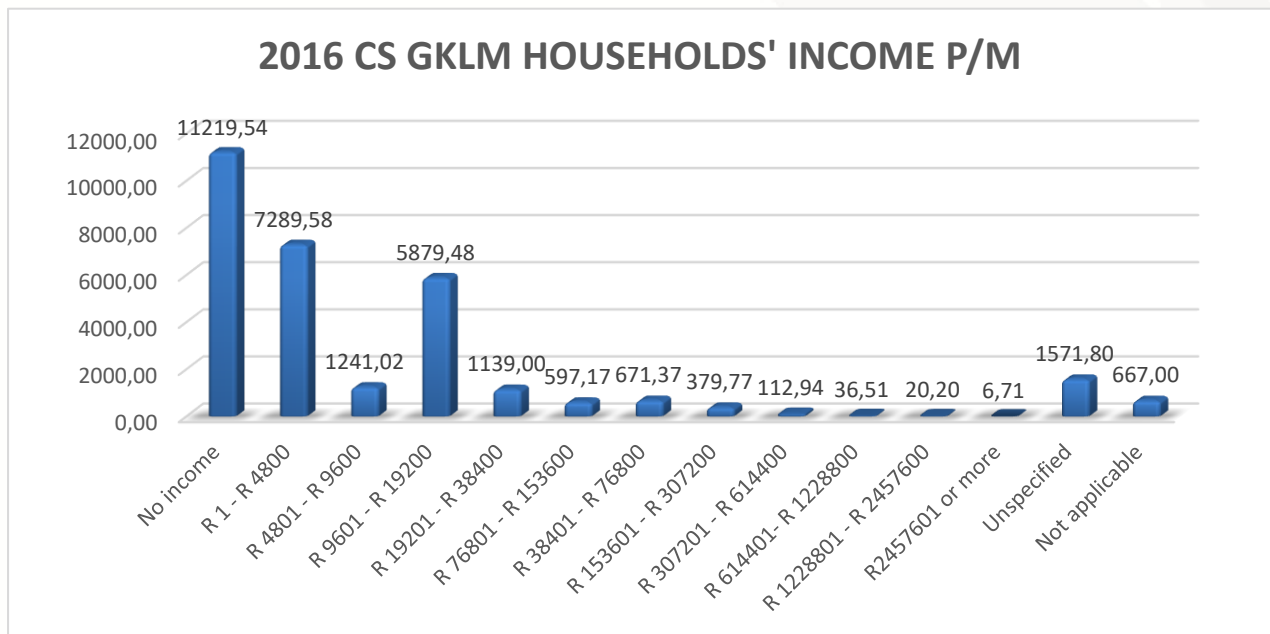


Diagram 9: GKLM 2016 Monthly households' income profile

The 2016 community survey Census is the latest data available in terms of income per households in GKLM. According to the 2016 data shown on chart above, it can be seen that majority of households within the municipality do not receive a monthly income. A total of 11 219,54 households within the municipality receive no income. This is an indication that there is a high level of poverty that exist within the municipality. This also speaks to the employment patterns within the municipality.

Followed by the households with no income is the households that receive a monthly income between R1- R4800, which has a total of 7289, 58 households. Most of these households with no income and minimal income are situated within ward 7, 4 and 3 of the municipality. These are the wards where the villages and rural settlements of the municipality are found. The third highest income group is the households that receive between R9601- R19200 monthly household income. Fourth highest income group is the households receiving R4801 – R9600 monthly income per month. The rest of the households within the municipality are distributed within income ranges from R19201 to the unspecified income group. The highest household monthly income received within the municipality is R2457601 or more. What is also important to note is that ward 5 has most households receiving more that R9601 monthly income. Ward 5 mainly comprises of Kei Mouth, Morgan's Bay and Haga-Haga. These numbers show that majority of households within the municipality live below the poverty line, and only minimal households live comfortably. This means the municipality is characterise by poverty and there is inequality that exists.

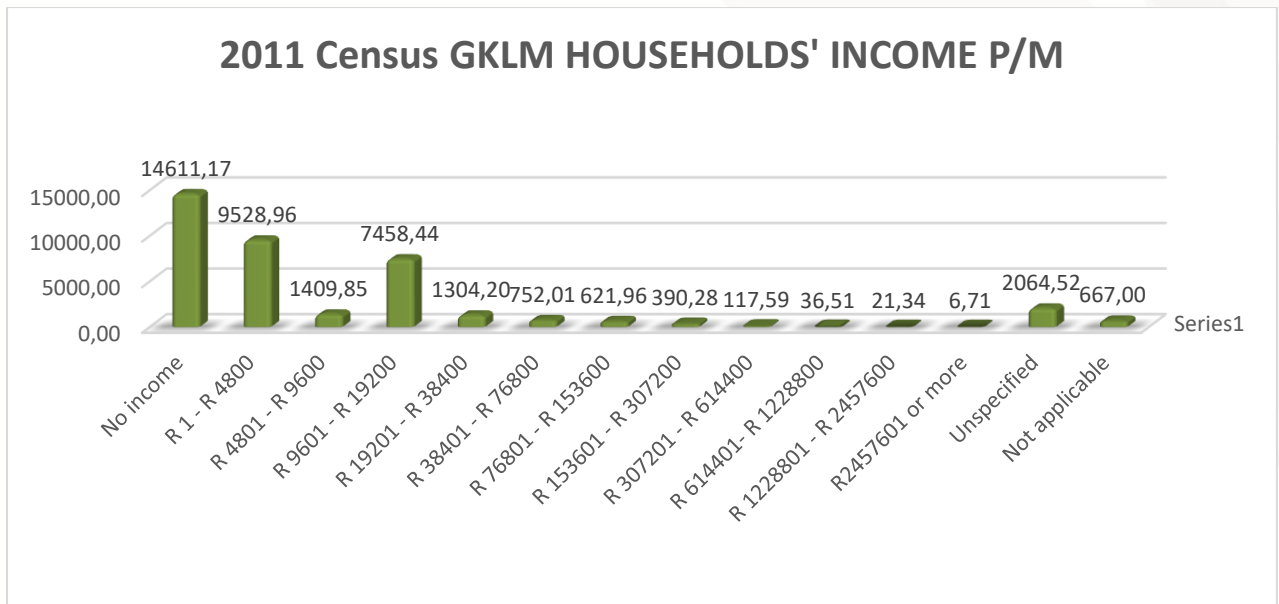


Diagram 10: GKLM 2011 Households' income p/m

Comparing the 2016 statistics to the 2011 statistics, it can be seen that, in 2011, there were more people within ward 7, 3 and 4 living below the poverty line, however, this could not be the true reflection of what could be occurring, since these statistics used the 2011 data prior to the 2016 redetermination of boundaries.

Outside of the abovementioned households' monthly income, the other households within the municipality receive a far greater income, where there is even households receiving as much as R1m and more. This indicates a significant wealth disparity within the municipality. While some households earn modest incomes, others have substantially higher earnings, highlighting a divide in economic status.

#### Household Size

According to the 2011 and 2022 census data, Great Kei LM has had a reduced household size. The 2011 statistics data showed GKLM to have an average household size of 3.8, but in the 2022 statistics data, the municipality was shown to have an average household size of 3. The urbanization trends occurring in the municipality, including rural-to-urban migration, can impact household size by altering living arrangements and family structures. Also, people moving to other neighbouring areas like East London for better economic opportunities can be ascribed to the reduced average household size for the municipality.

#### Household Services.

Great Kei local municipality is serviced by Amatole District Municipality for water and sanitation services, and depends on Eskom for electricity supply. However, some areas within the municipality are serviced by Great Kei LM in terms of electricity. Solid waste is managed by Great Kei Local Municipality, for all the areas within the municipality.

The table below summarises the service provision within the municipality.

Table 7: GKLM overview statistics for 2011 and 2022

Name	2011	2022
Total population	30 832	35 990
Number of households	8 073	12 095
Average household size	3,8	3,0
Formal dwellings	68,5%	85,5%
Flush toilets connected to sewerage	44,3%	50,4%
Weekly refuse disposal service	42,7%	41,9%
Access to piped water in the dwelling	17,4%	37,8%
Electricity for lighting	80,2%	90,1%

In terms of service provision on services provided by the Municipality, it can be seen that there is some level of improvement between the years 2011 and 2022, except for refuse disposal, which dropped from 42, 7% in 2011 to 41, 9% in 2022.

According to the 2011 statistics, Great Kei Local Municipality had a total percentage of 44, 3 % had flush toilets connected to sewerage, this increased in the 2022 statistics to 50, 4%. This means more households were added to the sewerage connections. Also, it is important to state here that most households within the urban areas of Great Kei are self-reliant when it comes to sewerage connections. Most households use Septic and conservancy tanks for their toilets, which they empty out themselves still. As a result, minimal households depend on Amatole for sanitation. Also, in terms of water, a number of households use water tanks. However, they do rely on Amatole for water, and from the table above, it is evident that there has also been improvement in water provision. In 2011, there were only 17, 4% of households with piped water, which increased to 37, 8% in 2022. The access to piped water is categorised into piped water within the dwelling, yards or communal tap, which will be discussed further under the Built-Environment analysis. In terms of electricity, it can be seen from the table that 90, 1% of the population has electricity for lighting. This also shows improvement from the 2011 percentage which was 80, 2%.

Based on the household services statistics discussed above, it is evident that the Municipality is performing decently in terms of service provision for its areas. However, there is still a need for improvement. These household services statistics will be further discussed in their respective sections.

In terms of dwelling types found in the Municipality, it can be seen from the table that there is significant improvement in the types of dwelling. Formal dwellings constitute, 85, 5% of dwellings within the municipality, an improvement from 68,5% in 2011. However, there is still a percentage that constitute the informal housing, which highlight the housing issues that exist within the municipality.

## 5.1.2 Economic Profile

### GKLM GDP Contributions

The statistics regarding the economic sectors within GKLM, their contribution to the economy and these economic sectors' performance is not available. Therefore, Statistics from the IDP were used in this report. Great Kei Local Municipality's economy is said to be made up of various industries. The GVA-R variable provides a sector breakdown, where each sector is measured in terms of its value added produced in the local economy.

According to the Great Kei LM IDP,2023/24, The GDP contributions - Gross Value Added (GVA-R) per sector within Great Kei Local municipality are as depicted in the graph below.

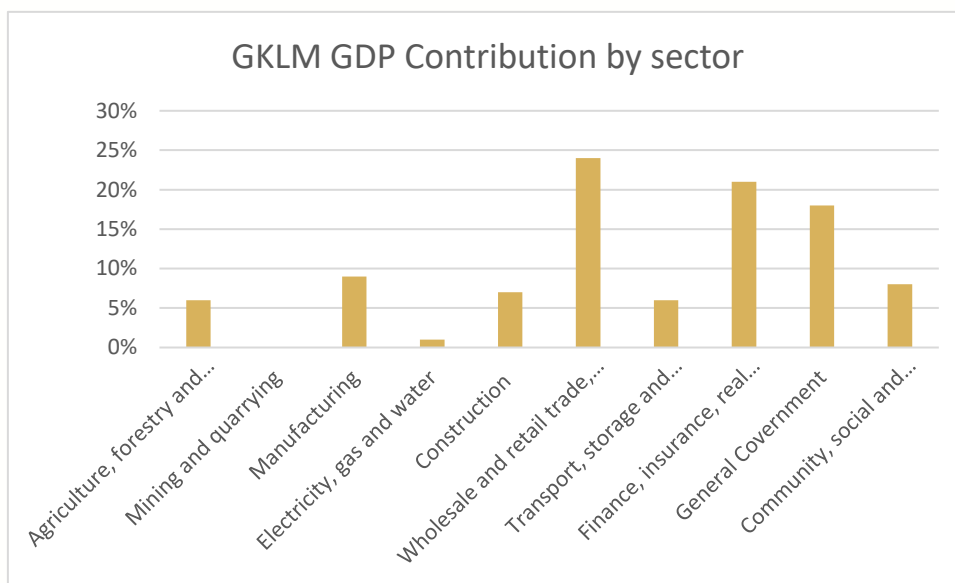


Diagram 11: GKLM GDP Contribution by sector

Based on the data provided, the following can be deduced and summarised:

**Agriculture, Forestry, and Fishing (6%):** This sector contributes 6% to the GDP of the municipality according to the GKLM IDP, 2023/24 sourced data. Given the relatively low contribution compared to other sectors, it suggests that while agriculture, forestry, and fishing activities exist within the municipality, they might not be the primary drivers of economic growth. However, it's important to note that this sector still plays a significant role in providing employment and supporting local livelihoods.

**Mining and Quarrying (0%):** There is no contribution from the mining and quarrying sector according to the data from the GKLM IDP 2023/24, indicating that the municipality may not have significant mineral resources or extraction activities. This absence could imply limited opportunities for revenue generation and employment within the mining industry in the area. According to the GKLM Annual report, 2021/22, sand is one of the major natural resources GKLM has, and it is in this natural resource that mining exists in GKLM. The annual report acknowledges that the municipality has small mining sector that is based on sand mining. Furthermore, the 2021/22 annual report outlines that Mining activity in the municipality is also centred on granite mining which is being undertaken by Milo Granite (Pty) Ltd. The firm has identified

a commercial mining opportunity for the exploitation of granite dimension stone 2 km outside of Qumrha, on the road past the Qumrha Industrial areas, on the farm Castleton. The business is involved with the mining of granite and the supply of the granite blocks to the national and international markets. This initiative has already had some positive results as a number of employment opportunities have happened. More beneficiation on value chain processes shall occur in the form of more employment opportunities as well business opportunities for the local community.

**Manufacturing (9%):** According to the GKLM IDP, 2023/24 sourced data, the manufacturing sector contributes 9% to the GDP of the municipality. This suggests that there is a moderate level of industrial activity within GKLM, with manufacturing contributing to economic output and employment opportunities.

**Electricity, Gas, and Water Sector (1%):** This sector contributes 1% to the municipality, indicating that utilities provision is a relatively minor contributor to economic activity within the municipality.

**Construction (7%):** The construction sector contributes 7%, indicating moderate levels of infrastructure development and construction activity within the municipality. This suggests ongoing investment in infrastructure projects within the municipality.

**Wholesale and Retail Trade, Catering, and Accommodation (24%):** This sector makes the largest contribution to GKLM economy, sitting at 24%. It indicates that commercial activities such as wholesale and retail trade, as well as accommodation and catering services are significant drivers of economic activity and employment within the municipality. The main economic activities that could be associated with the performance of this sector is the tourism activities found within the municipality that can be categorised under catering and accommodation. Great Kei Local Municipality has a significant and aspiring tourism activities occurring.

**Transport, Storage, and Communication (6%):** This sector contributes 6%, indicating that transportation, logistics, and communication services play a moderate role in supporting economic activity and connectivity within the municipality.

**Finance, Insurance, Real Estate, and Business Services (21%):** This sector makes a substantial contribution of 21%, indicating the importance of financial services, real estate, and business services in driving economic growth and development within the municipality.

**General Government (18%):** This category represents the contribution of government services to the local economy, which includes public administration, defense, and other government activities. It indicates that government expenditure and services play a significant role in the local economy.

**Community, Social, and Personal Services (8%):** This sector contributes 8% to the economy of the Great Kei Local Municipality, reflecting the importance of community, social, and personal services such as healthcare, education, and other social welfare activities. This sector shows a relatively minimal contribution to the local economy.

In summary, the contributions by economic sector in Great Kei Local Municipality suggests a diverse economic landscape with significant contributions from sectors such as wholesale and retail trade,

finance, and general government. It also suggests that there is relatively minimal contributions from other economic sectors, which can do better.

The GLKM IDP 2023/24 also show the GVA by broad economic sector for GKLM as per the table below:

Table 8: GVA by broad economic sector for GKLM

	Great Kei	Amatole	Eastern Cape	National Total	Great Kei as % of district municipality	Great Kei as % of province	Great Kei as % of national
Agriculture	0.0	0.7	5.9	94.4	5.6%	0.66%	0.04%
Mining	0.0	0.0	0.5	306.2	4.3%	0.45%	0.00%
Manufacturing	0.4	2.0	36.3	517.4	21.1%	1.15%	0.08%
Electricity	0.0	0.5	6.2	144.1	6.0%	0.46%	0.02%
Construction	0.1	0.9	13.2	154.3	16.4%	1.13%	0.10%
Trade	0.6	5.5	61.5	589.7	11.7%	1.05%	0.11%
Transport	0.3	1.7	27.5	389.2	20.6%	1.25%	0.09%
Finance	0.7	4.7	60.5	781.7	14.1%	1.10%	0.08%
Community services	0.8	9.1	89.7	894.1	8.5%	0.86%	0.09%
<b>Total Industries</b>	<b>3.1</b>	<b>25.1</b>	<b>301.2</b>	<b>3,871.2</b>	<b>12.2%</b>	<b>1.02%</b>	<b>0.08%</b>

According to the table above, we can deduce that Great Kei's main contributions in the broader economy is in the construction, and trade sectors. Here we can see that the contribution percentage for GKLM in the construction sector nationally is 0.10% and for the trade sector is 0.11%. Though the percentages for these sectors are minimal, they are the most contributions GKLM makes nationally compared to the other sectors. It can also be deduced from the table that GKLM makes most contributions to the district municipality, where the manufacturing sector, transport and construction sector have the most contributions.

#### Historical Economic Growth

The table below shows historical economic growth for the period 2006-2016 of the municipality. For the duration of 2006-2016, the GVA in the construction sector had the highest average annual growth rate in Great Kei at 3.53%. The industry with the second highest average annual growth rate is finance sector averaging at 2.96% per year. The electricity sector had an average annual growth rate of -4.05%, the least growth of them all. Overall, a positive growth existed for all the industries in 2016 with an annual growth rate of 0.53% since 2015.

Table 9: Historical economic growth for the period 2006-2016 of GKLM

Sector	2006	2011	2016	Average Annual Growth
Agriculture	17.4	22.3	20.8	1.79 %
Mining	2.5	2.0	2.2	-1.47%

Manufacturing	308.2	319.8	321.7	0.47%
Electricity	16.2	16.4	10.8	-4.05%
Construction	66.2	86.1	93.6	3.53%
Trade	360.6	407.2	434.0	1.87%
Transport	191.8	212.9	224.6	1.56
Finance	355.4	422.8	475.7	2.96
Community Service	435.5	498.0	544.4	2.26
Total Industries	1,753.9	1,987.4	2,127.8	1.98

According to the table above, the sectoral performance of the municipality over the years provides insights into the economic dynamics of Great Kei Local Municipality, highlighting areas of strength, weakness, and potential opportunities for growth and development.

The sectoral performance can be summarised as:

**Agriculture:** The agriculture sector shows steady growth throughout the years, increasing from 17.4 in 2006 to 20.8 in 2016. This growth was most pronounced between 2006 and 2011, with a slight decrease from 2011 to 2016. The average annual growth rate over the entire period (2006-2016) was 1.79%. Despite some fluctuations, agriculture maintained a growth trajectory, indicating relative stability in this sector.

**Mining:** The mining sector experienced fluctuations in output over the years, starting at 2.5 in 2006, dropping to 2.0 in 2011, and then slightly increasing to 2.2 in 2016. However, the overall trend shows a decline, with an average annual growth rate of -1.47%. This suggests challenges or stagnation within the mining industry in GKLM, possibly due to factors such as declining commodity prices or regulatory constraints.

**Manufacturing:** Manufacturing showed modest growth from 308.2 in 2006 to 321.7 in 2016, with fluctuations in between. The average annual growth rate over the period was 0.47%, indicating slow but growth. The manufacturing sector managed to maintain a modest growth trajectory over the years.

**Electricity:** Electricity production witnessed a notable decline from 16.2 in 2006 to 10.8 in 2016, with a relatively steep average annual growth rate of -4.05%. This decline may be attributed to factors such as changes in consumption patterns. The sector requires attention to address challenges and stimulate growth.

**Construction, Trade, Transport, Finance, and Community Service:** These sectors demonstrated positive growth trends over the period, from 2006 to 2016.

**Construction:** Experienced significant growth from 66.2 in 2006 to 93.6 in 2016, with an average annual growth rate of 3.53%.

**Trade:** Grew steadily from 360.6 in 2006 to 434.0 in 2016, with an average annual growth rate of 1.87%.

**Transport:** Showed consistent growth, increasing from 191.8 in 2006 to 224.6 in 2016, with an average annual growth rate of 1.56%.

**Finance:** Demonstrated robust growth, rising from 355.4 in 2006 to 475.7 in 2016, with an average annual growth rate of 2.96%.

**Community Service:** Grew steadily from 435.5 in 2006 to 544.4 in 2016, with an average annual growth rate of 2.26%.

Overall, the total industrial output of the municipality increased from 1753.9 in 2006 to 2127.8 in 2016, with an average annual growth rate of 1.98%. This indicates overall economic expansion within the municipality, although at a moderate pace, driven by the positive performance of various sectors.

The total industries output serves as a key indicator of the economic health and vitality of Great Kei Local Municipality, providing insights into its economic structure, growth prospects, and areas for strategic intervention and support.

### 5.1.3 Social Facilities

Social facilities in South Africa are generally regarded as important. They form part of the fundamental human rights which are stipulated in the Bill of Rights in the Constitutional Act (Act No. 106 of 1996). The Constitution states that people have rights to health, education, and therefore the State must make any measures possible to fulfil that mandate. Moreover, the availability of social facilities and level of service is what attracts and keeps people in an area, therefore they are an integral part of human life.

The section below analyses the existing social facilities within the municipality's jurisdiction. The existing social facilities in GKLM will be discussed and analysed using the national guidelines for the provision of social facilities in human settlements.

The table below shows the criteria required for social facilities as stipulated in terms of the CSIR Guidelines for the provision of social facilities in South Africa. The social facilities outlined below are not the only social facilities listed, however, these were selected due to their level of importance for a Municipality such as Great Kei, its towns, villages as and its population.

Table 10: CSIR Guidelines for the provision of social facilities in South Africa.

Social Facility	Acceptable Travel Distance (KM)	Average Threshold (Population)	Provision Criteria
Small Crèche/ ECDC	2km	2 400 – 3 000 people	Compulsory

<b>Grade R class at Primary School</b>	2 km(preferred) – 5km	1 class per 1000 People GRADE R Class of 20 children (5 - 6 years old) preferably as part of a primary school	Compulsory
<b>Primary School</b>	5 km; 10 km for Settlement Type such as remote villages	7 000 people (for large primary school); 1 000 people for Settlement Type remote villages	Compulsory
<b>Secondary/ High School</b>	5 km; 10 km for Settlement Type such as remote villages	12 500 people (for large secondary school) 2 500 people for Settlement Types such as remote villages	Compulsory
	Urban: 8 - 10 km Rural: 25 km Local: 8 km - 10 km; Regional:15 km	Local: 5 000 - 70 000 people Regional: 200 000 people Regional (Reference): 450 000	Compulsory
<b>Community Health Centre</b>	90% of population served within 5 km	60 000- 140 000people	Compulsory
<b>Primary Health Clinic</b>	90% of population served within 5 km	Optimal 40 000 people (range 5 000 - 70 000 people, largely for those not privately insured)	Compulsory
<b>Police Station</b>	8km urban/metro; 15 km peri-urban; 24 km rural.	60 000 – 100 000 people	Compulsory
<b>Fire Station</b>	8-23 minutes response time	100 000 people (indicative only, overriding factor is reach)	Compulsory

		and density)	
<b>Labour Office</b>	15 km urban 25km peri urban/rural; and 100 km sparse	Variable	Compulsory
<b>Home Affairs-Small Office</b>	15 km or less preferred. 25 km maximum to at least one facility category	40 000 People	Compulsory
<b>Thusong Centre (community-based “one stop” development centres)</b>	15km and 25 km maximum	1 per local municipality	Compulsory
<b>Magistrate Court</b>	15km minimum	Variable	Compulsory
<b>Municipal Office</b>	Centrally situated within sub-region; 30 km	1 Per Local Municipality	Compulsory
<b>Post Office</b>	5km – 10km Villages and remote villages- 5km - 10 km; 25 km	10 000 – 20 000 people	Compulsory
<b>Solid Waste Disposal Site and Recycling Depot</b>	Determined by demand and site-specific factors; solid waste disposal sites usually of regional nature	n/a	Compulsory

<b>SASSA Office (Social Service Office)</b>	15 km urban; 20 km peri-urban; 40 km rural; up to 100 km in low-density areas (e.g. Northern Cape); 40km for Settlement Types such as small towns, villages, remote villages, and dense dispersed areas	40 000 people	Compulsory
<b>Church</b>	15 km	3 000 – 6 000 people	
<b>Social Grant Pay Points</b>	5 km	Variable	Compulsory
<b>Cemetery (Medium)</b>	Large: 30 km; Medium: 15 km - 30 km; Small and very small: 25 km	Large: 17.2 ha/100 000 people; Medium: 8.8 ha/50 000 people; Small: 4.4 ha/25 000 people; Very small: 0.88 ha/5 000 people	Compulsory
<b>Community Halls</b>	10 km-15km	10 000 - 60 000 people	Compulsory
<b>Community Park with Play Equipment</b>	5km	60 000 people	Compulsory
<b>Urban Park</b>	1 km	Variable	Compulsory

### Community Halls

There are twenty-six (26) community halls in Great Kei local Municipality. Most of these community halls are managed by communities, with only three (3) that are managed by Municipality, which is the Kei

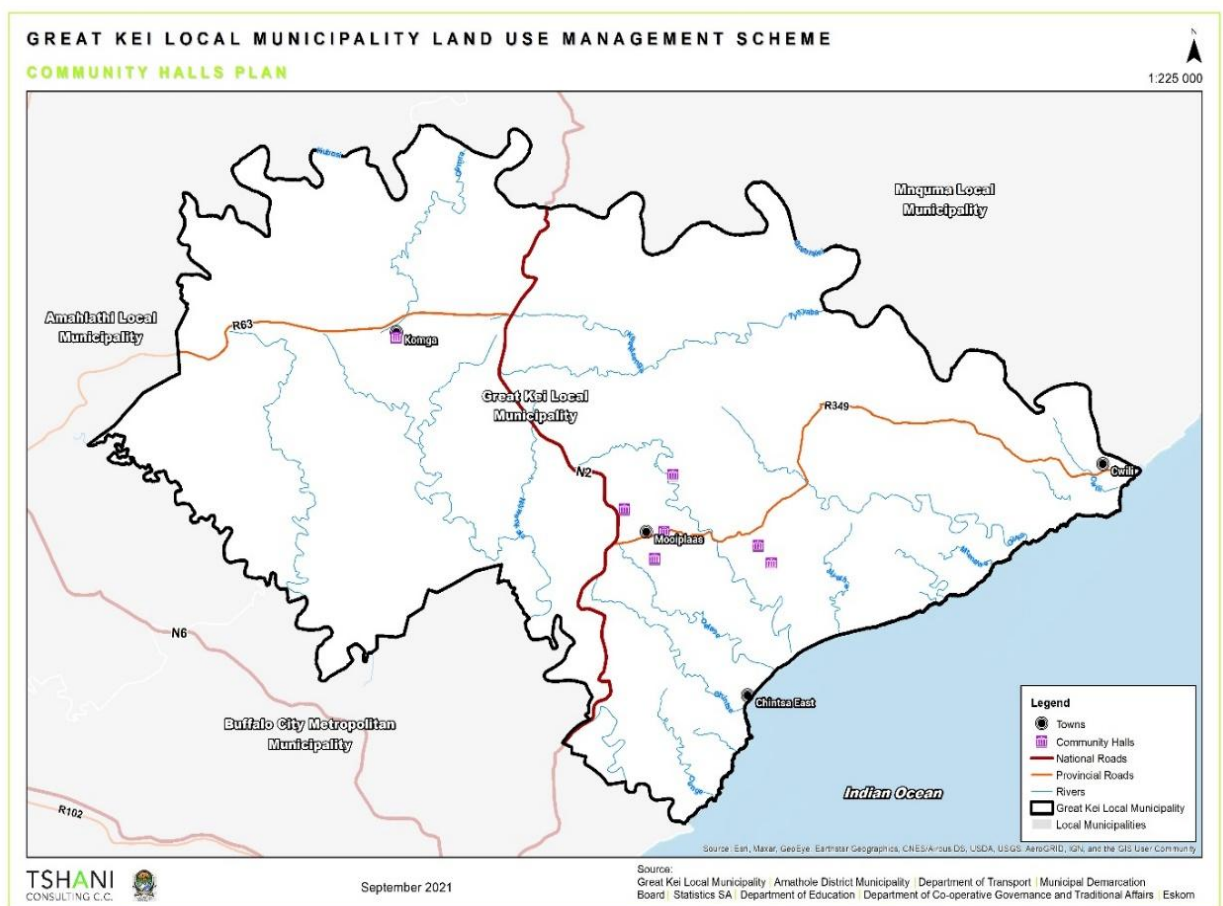
Mouth town hall in Kei Mouth, Great Hall in Qumrha and Qumrha Town Hall in Qumrha. There are also three (3) libraries within the municipal region. The three (3) halls are booked at the Community service department and are maintained by Municipality. Community halls are list below:

Table 11: GKLM Community Halls

WARD	COMMUNITY HALL NAME	MANAGEMENT
<b>1</b>	<b>1.</b> Chintsa East Township Community Hall and <b>2.</b> Tainton Community Hall	Managed by communities
<b>2</b>	<b>3.</b> Chefane Community Hall, <b>4.</b> Ngxingxolo community hall, <b>5.</b> Red cross community hall, and <b>6.</b> Silatsha Community hall	Managed by Communities
<b>3</b>	<b>7.</b> Diphini Community Hall and <b>8.</b> Nyarha Community Hall and <b>9.</b> Soto community hall	Managed by communities
<b>4</b>	<b>10</b> Belekumntwana Community Hall, <b>11.</b> Lusasa Community hall, <b>12.</b> Mangqukela community hall and <b>13.</b> Mzwini Community Hall	Managed by communities
<b>5</b>	<b>14.</b> Kie Mouth town hall, <b>15.</b> Icwili Community Hall and <b>16.</b> Morgan's's Bay Community Hall	Bookings done at municipal offices and Cwili Community Hall managed by the Community Kei Mouth Town Hall managed by the Municipality
<b>6</b>	<b>17.</b> Qumrha Great Hall, <b>18.</b> Qumrha Youth Centre, <b>19.</b> Qumrha Great Hall <b>20.</b> Qumrha Town Hall and <b>21.</b> Qumrha Old Age Centre	All are managed by the Municipality
<b>7</b>	<b>22.</b> Happy Valley Community Hall, <b>23.</b> Siviwe Community Hall and <b>24.</b> Draaibosch Community Hall	Qumrha town Hall and Qumrha Great Hall are managed by municipality

According to the requirements of the CSIR guidelines for community halls and the existing halls in GKLM listed on CSIR guidelines table, the provision of halls in Great Kei Local Municipality can be argued to be adequate, given how every town and almost every community within the municipality has a hall. This suggests that the halls are able to serve and support the required threshold population according to the CSIR guidelines, which is 10 000 to 60 000. Also, given that there are 26 community halls situated and spread out within the different areas in the municipality, it can be said that these halls are situated in close proximity to residents, which makes the halls to be in line with the requirements of CSIR. Furthermore, it is evident that the halls are being well managed, which means they will have a long life cycle, and will last for some good years.

The map below shows the community halls in relation to the settlements and towns within the municipality, and as aforementioned, there is considerable distribution of community halls spread out in the municipality, and these halls are situated within the settlements that they serve, making them to be accessible to residents.

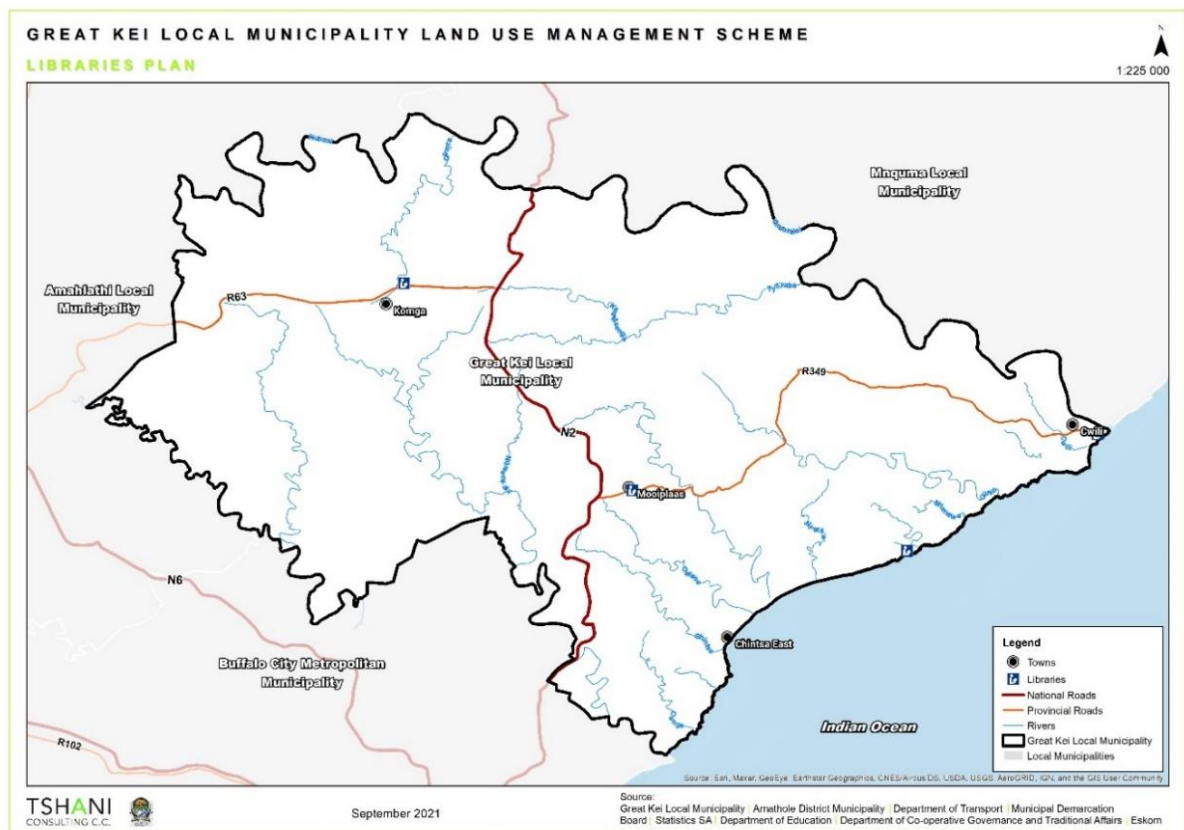


**Plan 5:** GKLM Community Halls Plan

### Library Facilities

According to the CSIR Guidelines, a local library must accommodate a threshold of about 5 000 - 70 000, where the access distance is 8- 10km. Therefore, the libraries in Great Kei Local Municipality meet this requirement in terms of the threshold supported, however, the traveling distances for these libraries do not meet the required criteria for social facilities as per the CSIR guidelines. There are only three libraries within the municipality. This means other villages and urban areas within the municipality depend on other neighbouring areas within the municipality, or even outside the municipality for library services. In as much as the libraries existing within the municipality may be able to accommodate the additional people from neighbouring villages or town within GKLM in terms of the required threshold, the people will have difficulties accessing the library since the distance of the library is beyond that required. Therefore, there might be a need for mobile libraries within the community halls or a need for more libraries being developed in the municipality.

The plan below shows the libraries found within the municipality. This gives a picture of the distances between the libraries from the settlements and towns within the municipality as well as where the libraries are situated. For example, someone residing in Cintsa depends either on the library in Mooiplaas or Haga Haga, since these are the closest libraries to Cintsa. The distance from Cintsa to Haga-Haga is about 51 km, for Mooiplaas, it is probably half of that 51km. Therefore, this suggests that the access distance for this library for someone residing in Cintsa will be beyond the access distance required by the CSIR libraries.



Plan 6: GKLM Libraries Plan

### Education Facilities

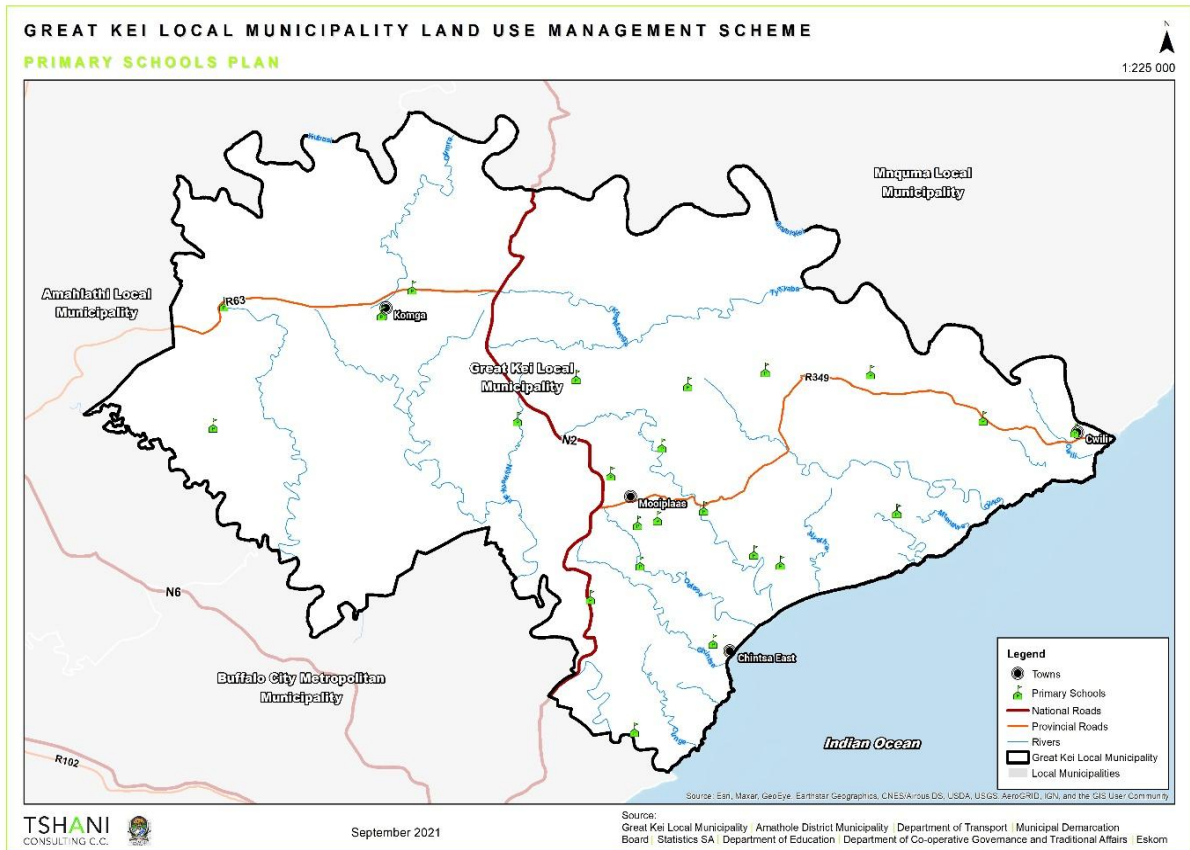
Great Kei Local Municipality has a relatively considerable amount of educational social facilities i.e., secondary and primary schools. There are 28 primary schools in the municipality. These schools are located at Komga, Mooiplaas, Ocean View, and Icwili and upon Farms. There are also 4 combined schools - located at Mooiplaas (2) and Farms (2). In terms of secondary schools, there are six (6) secondary schools, which are located at, Hlumani in Komga, Mzwini in Mziwini Village, Kwenxurha in Ngxingxolo, Mzuvukile in Sotho and at Icwili in Kei Mouth.

According to the threshold population standards of the CSIR guidelines on the table above, the primary schools and secondary schools in the municipality are sufficient and compliant. However, in terms of the access distance, the secondary schools are not sufficient and/or compliant, since some areas do have

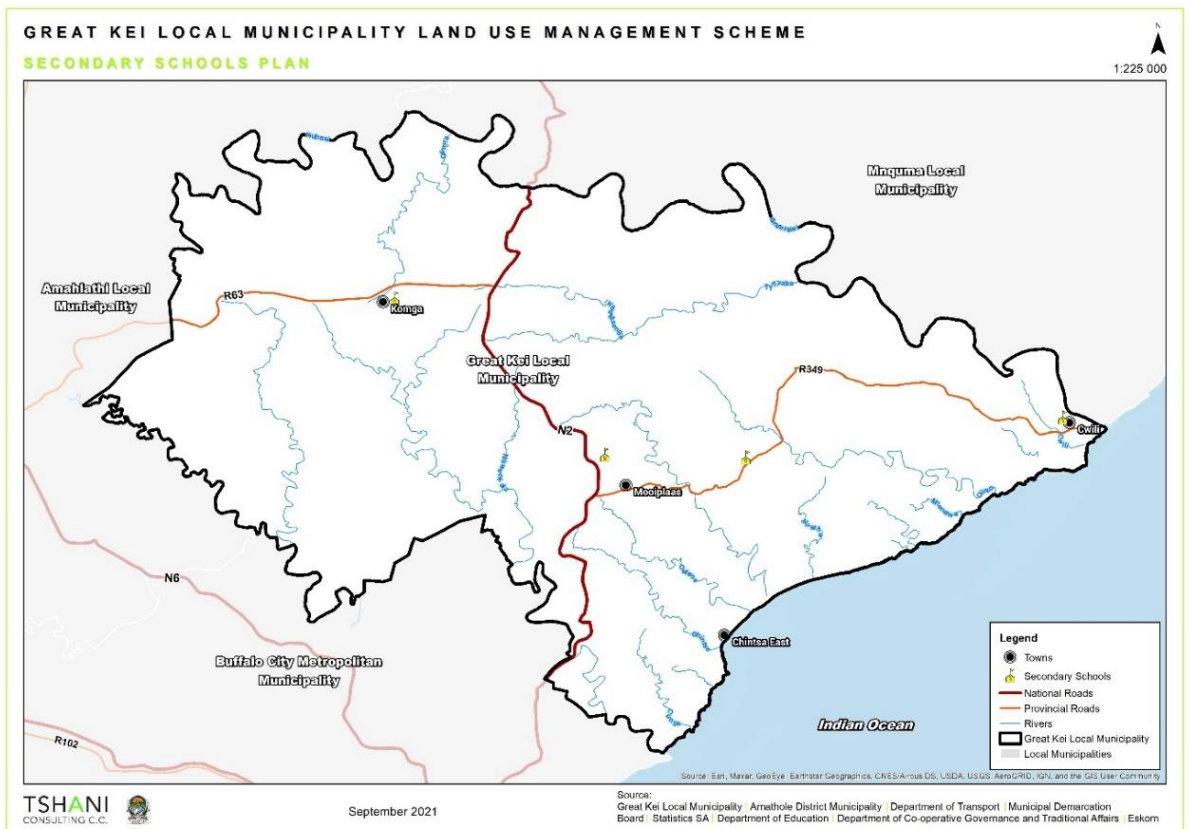
secondary schools and have to depend on neighbouring areas within the municipality to access secondary schools.

Furthermore, some pupils prefer to attend secondary schools outside of the municipal area. There is a belief that the educational facilities within the urban areas are of a better quality and regular maintenance is being undertaken as opposed to schools in the rural areas. Most of the population is leaving the municipal area to receive further secondary and tertiary education and they do not return to the Municipality after completing their education, as there are minimum to no employment opportunities.

The plans below depict the schools located in the municipal region. It can be seen from the plan that the primary schools are well distributed within the municipality. However, that is not the same case for secondary schools. Towns like Cintsa, Haga Haga and Morgan's Bay do not have secondary Schools, meaning they depend on the closest secondary schools to access this educational facility. Also, it is to be noted that there is no tertiary education facility found within the municipality. However, according to the CSIR guidelines, Tertiary education facilities are not so much compulsory in such towns as the ones found within Great Kei Local Municipality.



**Plan 7: GKLm Primary Schools Plan**



**Plan 8: GKLm Secondary Schools Plan**

## Great Kei LM Health Facilities

The Municipality has one (1) community health Centre (Qumrha) and four (4) clinics (Qumrha, Mooiplaas (2), and Icwili). There is a Government Hospital in Qumrha. The Municipality does not have any Private Hospital Facility within its jurisdiction. The permitted walking distance for the health facilities according to the CSIR guidelines is that 90% of population served must be within 5 km radius. Many areas are also receiving medical treatment through Mobile Clinics that serve rural areas. Therefore, the healthcare facilities within the municipality are sufficient and are compliant with the CSIR Guidelines threshold and access distances.

The table below shows the population estimates per clinic visits. From this table, it is confirmed that the existing clinics in GKLM are accommodating population as per the required criteria for social facilities situated in small towns, dense dispersed areas, villages and remote villages. This means that residents in Great Kei Local Municipality stand a good chance of receiving adequate attention, medication and healthcare facilities, as opposed to clinics whose carrying capacity is reached, and beyond. However, the clinics found within the municipality might be experiencing challenges such as being short staffed, not having enough resources and enough medication.

Table 12: Population estimate per clinic visit in GKLM areas

POPULATION ESTIMATES	
CLINIC	ESTIMATES
Qumrha	8820
Cwili	4235
Mooiplaas	5400
Sotho	6448

### Clinic Projects:

Disease burden within the Great Kei area:

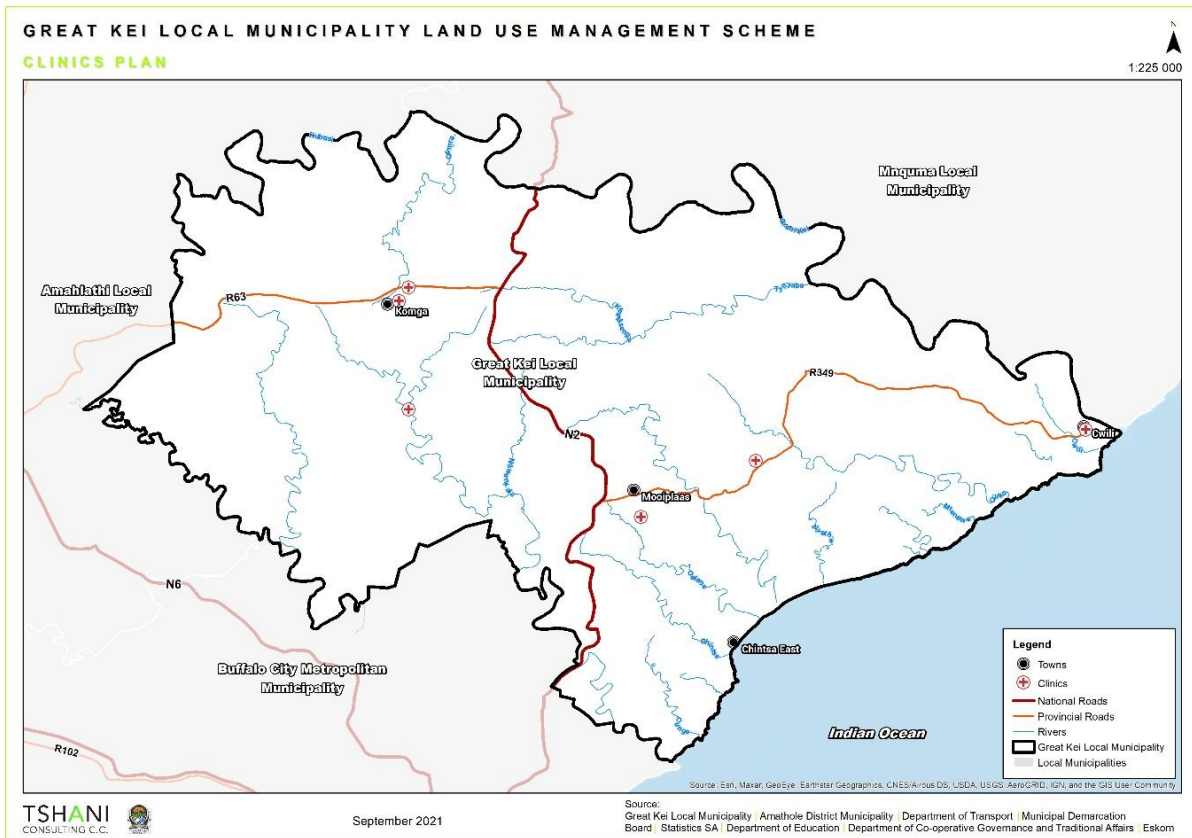
1. Hypertension
2. Diabetes
3. HIV/AIDS
4. TB

Clinic supporting partners:

- TB/HIV care consortium
- Africare
- Mpuma Kapa

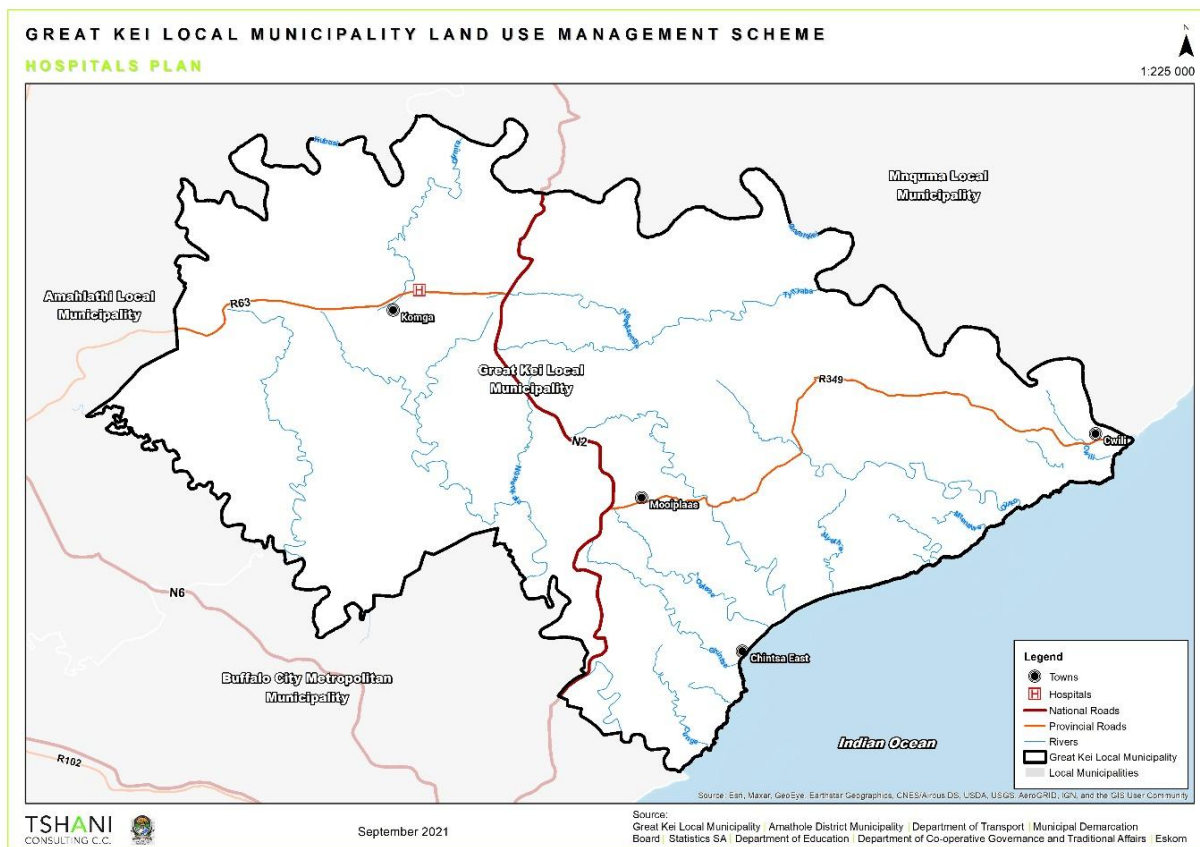
The plans below depict the clinics and hospitals located in the municipal region:

The plans below show the location of the clinics in the municipality. It can be seen that the clinics are well spread over within the municipality. The areas where there are no clinics are served by mobile clinics as mentioned earlier in the report. Such areas include, Cinsta, Mogan's Bay and Haga Haga.



**Plan 9: GKLM Clinics Plan**

The hospital plan below shows the Government Hospital in Qumrha. This hospital can be classified as being a District Hospital (L1) according to CSIR guidelines. This health facility has a required threshold range of 300 000 – 900 000 people and should have an access distance of 30 km according to the CSIR guidelines. Therefore, this hospital can serve the whole Great Kei Local Municipality, but the access distance might be an issue for other residents residing outside of Qumrha.



Plan 10: GKLM Hospitals Plan

### GKLM Cemeteries

There are six (6) cemeteries that are maintained by Municipality, one (1) in Qumrha town, two (2) in Qumrha Township, two (2) in Kei mouth and one (1) in Chintsa. In these cemeteries only 3 are booked at municipal offices. The Municipality does not have a control on cemeteries that are in rural areas but only assists with fencing of those cemeteries. Two cemeteries were budgeted for fencing in Gwaba for 2015/2016 financial year and they are completed. Cemetery Management Plan is being developed internally for the 2023/24 financial year. The Great Kei Cemeteries are analysed and discussed using the CSIR guidelines for social facilities, as per the table for social facilities guidelines above.

Snap from the CSIR guidelines Table for social facilities

Cemetery	Large: 30 km; Medium: 15 km - 30 km; Small and very small: 25 km	Large: 17.2 ha/100 000 people; Medium: 8.8 ha/50 000 people; Small: 4.4 ha/25 000 people; Very small: 0.88 ha/5 000 people.	Discrepancy

According to the CSIR guidelines, Great Kei Local Municipality can be classified as comprising of a catchment size of 35 990 people. Therefore, the areas within the municipality can be categorised under

villages, remote villages, small towns and/or dense dispersed settlements, and they vary in size. The requirements for the cemeteries will differ depending on the size of the settlement as shown on the table above, where it shows the different sizes of cemetery that can be accommodated in an area according to the type of settlement it is and its size. Also, the criteria requirements for cemetery considers the death rate of an area in determining the criteria requirements. When looking at the available cemeteries in the Great Kei towns and urban nodes, Qumrha, Kei Mouth and Cintsa, it can be said that the cemeteries are sufficient in terms of the threshold they can accommodate. The areas that do not have cemeteries can rely on the neighbouring villages and towns for cemeteries, and they will be accommodated. However, in terms of the access distances now for the areas outside the towns and urban nodes where cemeteries are situated, it can be deduced that the access distances are non-compliant to the CSIR guidelines. The CSIR guidelines actually stipulate that it is compulsory that each settlement, whether it's a town, village, dense dispersed area, etc., has its own cemetery that is servicing it, especially given how the criteria requirements for cemetery considers the death rate of an area and the type of settlement it is, as well as its population. Therefore, Great Kei Local municipality would be classified as not being compliant in that sense.

Currently, Great Kei Local municipality is in the process of procuring a Cemetery Management System that will be used to manage GKM cemeteries. Furthermore, Budget for revamping the cemeteries has been allocated. The projects for revamping cemeteries and development of cemetery management system are at the BEC stage.

#### Great Kei LM Public toilets

There are 11 Public Toilets within GKLM. Five (5) in Kei Mouth, one in Qumrha, two (2) in Haga-Haga and three (3) in Chintsa. Special attention is needed in the Glen Eden and Morgan's Bay ablution facilities, the biggest threat is vandalism. The Municipality is in a process of reviewing Asset Management policy to cover the maintenance of ablution facilities.

#### Great Kei LM Sports fields

The Municipality has one (1) sports field that is under construction- Komga Sports field. There is a number of sport fields within Great Kei Municipality that are managed by sports clubs. Below is a list of these sports field:

Table 13: GKLM sports fields

WARD	SPORT FIELDS	SPORT FIELD UNDER CONSTRUCTION	SCHOOL SPORT FIELD
1	Tennis court Bowling Club Chintsa East sport field	Private Golf Club	

2	Ngxingxolo rugby X2 Silatsha rugby X2 Makhazi sport field	Byletts soccer, rugby, netball	Makhazi soccer and rugby
3	Soto rugby Diphini soccer Calukeni rugby and netball Sithungu rugby and netball Bhola rugby Soto sport field	Completed	Nayara Public School soccer and netball
4	Mzwini soccer and rugby Mangqukela rugby Belekumntwana soccer	Completed	Mzwini Public School
5	Cwili soccer Kei Mouth Tennis court Kei Mouth Bowling Club Kei Mouth Golf Club Kei Mouth Squash Court Morgan's's Bay soccer and rugby		Siyazakha/Ikhwili soccer, rugby and netball
6 and 7	Tails rugby Cranes rugby Liverpool soccer Park Netball court Plaza soccer field	Qumrha sport field	Qumrha Junior netball, rugby, tennis, hockey swimming pool and cricket pitch.  Morgenster netball, soccer and rugby.  Hlumani soccer and rugby (with cricket pitch).

It is evident from the list of sports facilities above that there are quite a number of available sports facilities within Great Kei Local Municipality. More than one sports facility are found within an area of the municipality. This therefore allows the sports facilities to be able to accommodate the population within

the communities, and to be within desirable access distance. As a result, the sports facilities within the municipality are compliant to the CSIR guidelines, especially regarding how there is more projects under way in the municipality which aim on adding the available sports facilities. Having more sports facilities within the municipality will further provide accessible sports facilities, and allow for required threshold to be met.

#### Great Kei LM police stations

According to the CSIR guidelines, Police stations within Great Kei are compulsory in areas like Qumrha, Cintsa, Kei Mouth, Haga Haga, and Morgan's Bay. The urban nodes will therefore service the neighbouring townships and villages, where police station are labelled as being discretionary, according the criteria provision of the CSIR requirements. The threshold and distances of the police station according to the CSIR guidelines for these urban nodes is Subject to SAPS work study and requirements of the area. In terms of the existing police stations within Great Kei Local municipality, there are five (5) Police Stations, which are located in wards 2,3,4,5 and 6.

The plan below depicts police stations within the municipal area:



#### Plan 11: GKLM Police Stations Plan

From the plan above, it can be seen that only two urban nodes have a police station, the other nodes do not have. The rest of the police stations are situated within the villages and townships of the municipality. According to the CSIR guidelines, this is still acceptable but is none compliant since police stations are compulsory for the urban nodes. Therefore, it can be deduced that there needs to be an

establishment of police stations in Cintsa, Haga Haga, and Morgan's Bay. However, Morgan's Bay can rely on Kei mouth for this service as they are very close to each other.

### 5.1.3 Community Safety

The chart below represents the crime statistics for GKLM according to the 2016 community survey. The chart below shows the most common crimes with Great Kei Local municipality as with the 'latest' statistics.

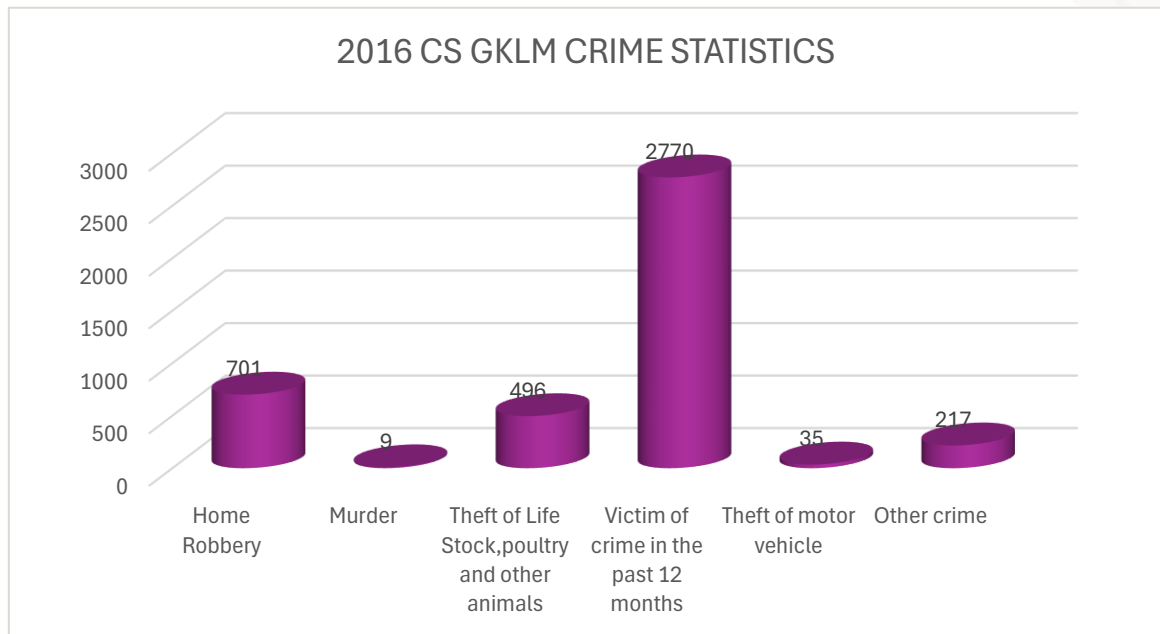


Diagram 12: GKLM Crime statistics according to the 2016 Community Survey

According to the chart above, a total of 2770 of Great Kei Local Municipality have been a victim of crime in the past twelve months (in a period of a year). This shows that there is a lot of crime occurring within the municipality. Also, a total 701 home robberies were recorded. These are the most common crimes within the municipality, considering the number of people who have been victims. There is also several people, within the municipality, who have experienced theft of their life stock, poultry, and other animals. Murder crime is the lowest crime occurring within the municipality. The crime occurring at the municipality are mainly theft crimes. This could be attributed to the level of unemployment as well as poverty within the municipality.

This makes the municipality to be unsafe, and places danger on the population of Great Kei Local Municipality. It also places the municipality at a disadvantage in terms of tourist attraction.

#### Measures to ensure community safety

GKM has revived its community and disaster management safety forum as a way to try and fight and prevent crime within the municipality. The forum is comprised of various stakeholders which includes

ADM, SAPS, and Community Safety Department NGOs etc. The executive for the forum has been elected. Safety forum meetings for all the quarters were held.

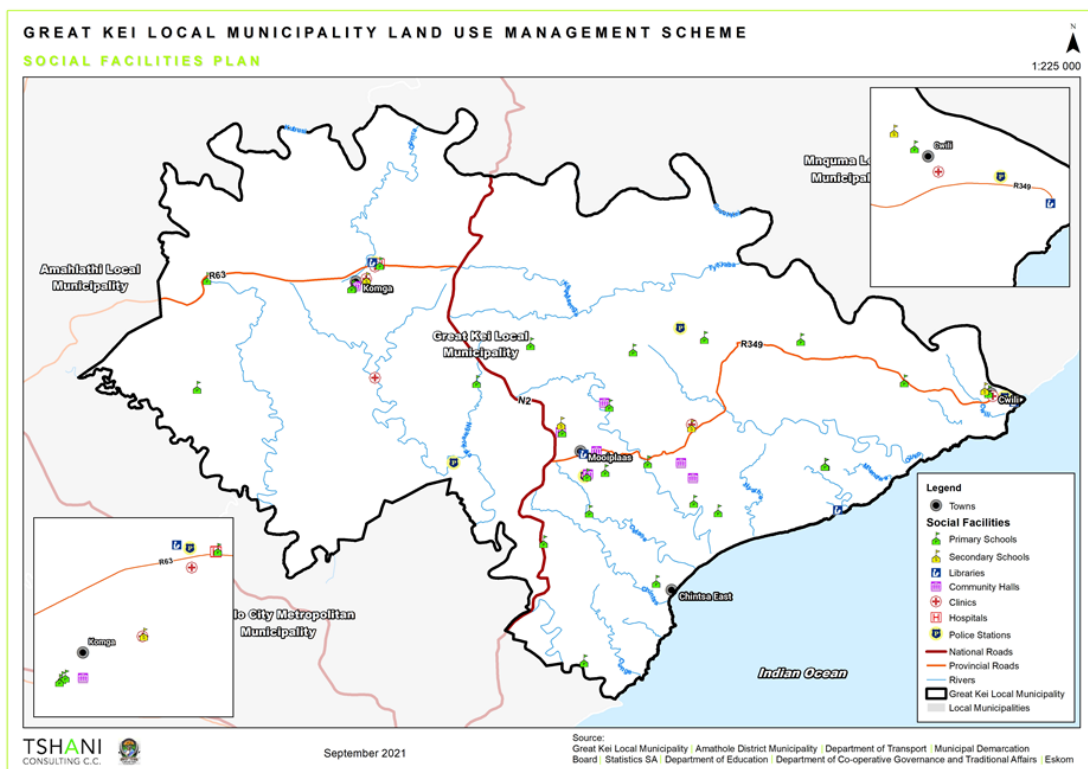
There also event that the forum holds, which are as follows:

- Blitz at Mooiplaas, which occurred on the 23 November 2023.
- Blitz at Kei Mouth (Cwili), which occurred on the 29 November 2023.
- Launch of Arrive Alive: N2 garage.
- 16 days of activism awareness.

It is evident that there is some level of action taken towards prevention and dealing with crime in the municipality in. However, more still needs to be done in terms of community safety for the municipality, especially considering that some of the measures taken by the community safety forum, do not necessarily deal with the level of theft in the municipality.

### Great Kei LM consolidated social facilities

As per the CSIR guidelines the plan below is a consolidated social facility which shows all the social facilities that are located within the municipal area:



Plan 12: GKLM consolidated social facilities Plan

*\* Maps reflecting access distance for all social facilities have been requested and will be attached when available.*






#### 5.1.4 Implications from the Socio-Economic Pillar

In terms of the Socio-Economic pillar, the GKLM area suffers from a lack of social facilities with many settlements falling out the walking distance range allocated by the CSIR development guidelines. There is also a need within the Municipality to upgrade existing facilities as they are old and dilapidated. Additionally, the Municipality suffers from a lack of secondary and higher educational institutions. This results in scholars having to walk great distances to school or having to travel by taxi and buses to educational facilities.

There are five (5) clinics in GKLM, (Qumrha, Mooiplaas (2), and Icwili), one community health centre in Qumrha, there is one small Government Hospital in Great Kei Municipality located in Qumrha, it houses 16 beds which clearly indicates that there are insufficient higher medical services for the population of GKLM.

Most of the Great Kei Local Municipality social facilities meet the CSIR guidelines requirements in terms of the threshold. This is due to the population of the municipality as a whole, wherein there are not as many people found within the settlements of the municipality, i.e. the settlements have less than 10 000 people residing in them, therefore, this allows them to meet most the required CSIR thresholds for social facilities. However, the access distances are non-compliant, and this is due to where these social facilities are situated. Furthermore, in some of the settlements of the municipality, the compulsory social facilities are not there. In addition to this, CSIR guidelines highlights the below listed social facilities as being compulsory for all the settlements types, where the requirements are specific to the needs of the type of the settlement. It was found that Great Kei Local Municipality does not have these compulsory social facilities in some of its areas, and some of the facilities listed are not there at all. Therefore these should be addressed in the SDF.

Compulsory social facilities required for all settlement types according to the CSIR guidelines, which were not found in some areas of GKLM, and which are not there all within the municipality:

-  SASSA Offices
-  Social Grant Pay Points
-  Cemeteries (limited)
-  Solid Waste Disposal and Recycling Depot
-  Labour Office

Additional key takeaways from the socio-economic analysis:

-  In as much as there are quite a number of Sports field within the municipality, decent sports facilities are limited to golf courses, a few sport fields and a tennis court in Qumrha and in Cintsa which implies that the youth within the municipal area do not have enough recreation facilities and sports activities to occupy them during holidays and after school.

- 🏠 The economy of Great Kei Local Municipality is driven by the Wholesale and retail trade, catering and accommodation, followed by the Finance, insurance, real estate and business services.
- 🏠 The Government Services and Community Services Sector are the largest employer and largest contributor to Gross Value Added (GVA) followed by the Agriculture and manufacturing sectors.
- 🏠 Most of the Economic sectors of GKLM are contributing less than 10% to its economy. This suggests that the municipality may not be tapping into its full economic potential. This could be due to various factors such as lack of infrastructure, access to capital, or skilled labour.

GKLM is currently challenged in terms of infrastructure levels as they are very low. The unpaved roads are a great problem especially for the extension of infrastructure as well as for the provision of future services. The negative influence it has on access to available tourism products and local businesses has a detrimental effect on the economy. The upgrade and maintenance of these roads will be of great importance to the economy of the GKLM. Unresolved land issues also have a negative implication on development and the municipality together with DRDLR should work hand in hand to try and resolve these claims and to release the land.

## 5.2 Built Environment Analysis

The built environment is directly linked with human activities and influenced by human ideas. It has to do with the creativeness of the human beings to turn nature into a built form. The built environment of GKLM is analysed and discussed in terms of the nature of land uses, zoning, settlement patterns, and types of dwellings, geographical areas and linkages.

### 5.2.1 Settlement Pattern and Hierarchy

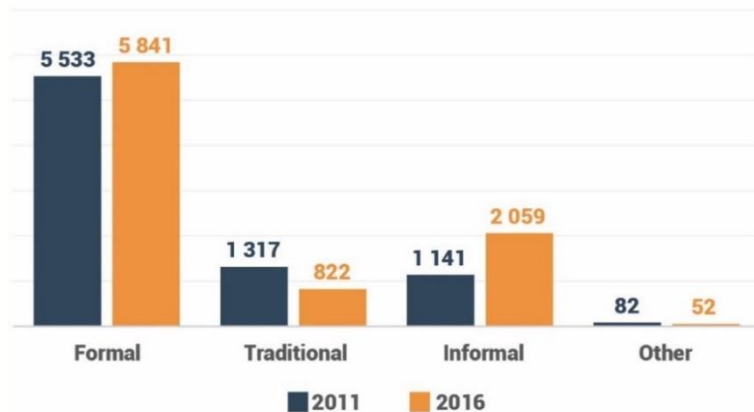
Understanding the dynamics of human settlements within the municipality involves analysing key factors such as settlement patterns, hierarchy, land usage, future housing demands, and existing land ownership. These elements provide insights into the current state and potential future development of human settlements, including urban structures and patterns. The settlement pattern and hierarchy can be clarified by identifying major elements like nodes and corridors.

Great Kei Local Municipality has various settlements that have their own settlement patterns, influenced by different factors. Below is a discussion of the type of settlements found within the municipality.

1. **Small Towns (Qumrha and Cintsa, Kei Mouth, as well as Morgan's Bay)** –The main small town in GKLM is Qumrha as it is the administrative centre of Great Kei Local Municipality and has more functions than the other towns. Other areas that can be classified as being small towns within the municipality include, Cintsa, Kei Mouth, and Morgan's Bay. These small-town areas have an organised settlement pattern, and the residential plots within the towns have a grid-like pattern. The towns comprises of a number of different uses and activities, supporting the municipality as a whole, and supporting the residents within the towns.

2. **Coastal Settlements (Glen gariff, Queensberry Bay, and Haga-Haga):** Along the coastline of the Great Kei Local Municipality there are residential areas characterized by beachfront properties and coastal estates, and coastal villages. These settlements attract residents seeking proximity to the ocean and recreational opportunities such as fishing and water sports. The layout of coastal settlements vary, with some areas featuring compact clusters of houses while others have a more dispersed pattern of development.
3. **Township Developments (Siviwe, Zone 10, Gxarha, Mzomhle and others):** The municipality is also home to several township developments. These areas typically exhibit more organized settlement patterns compared to traditional villages. The Residential neighbourhoods in these townships feature a grid-like street layout with designated residential plots. These areas also include amenities such as schools, clinics, and community facilities to serve the needs of residents.
4. **Traditional Villages and Homesteads (GKLM Villages such as Diphini, Ncalukeni, Soto, etc.):** Great Kei Local Municipality also consists of traditional villages and homesteads, particularly in rural areas. These settlements often follow traditional patterns of clustered dwellings, with houses situated close together and surrounded by agricultural land. The layout of these villages is influenced by factors such as land availability, topography, and communal living practices. What is also important to highlight about the Great Kei Villages is that, there are no traditional authorities.
5. **Rural Farmsteads and Agricultural Holdings:** Much of the land in the municipality is dedicated to agriculture, and as such, there are numerous rural farmsteads and agricultural holdings scattered throughout the area. These farmsteads residential areas are typically associated with agricultural activities and may consist of farmhouses, worker accommodation, and outbuildings. Settlement patterns in rural farming areas are influenced by factors such as land use zoning, access to water sources, and the layout of agricultural fields. Most of these settlements/residential areas are spread out the municipality.
6. **Other Emerging Housing Developments:** With increasing urbanization and population growth, there are emerging housing developments in the Great Kei Local Municipality. These developments mainly comprise of planned residential estates, gated communities, and informal settlements. The layout and design of emerging housing developments vary depending on factors such as land availability, infrastructure provision, and affordability. Included on the emerging housing developments are the 4x informal settlements in the municipality, in Qumrha, Cwili, Kei Mouth and Cwili. Also, the housing estates that are occurring outside of the urban edge, such as the Glens Estates.

## ACCESS TO HOUSING



Analysing the dwelling types found within the municipality provides insights to the level of accessibility to housing for the population of GKLM. It also details the types of dwellings found in these aforementioned settlements. The bar chart on the left shows the access to housing (in numbers) within Great Kei LM according to the existing 2011 Statistics and 2016 Community Survey.

Diagram 13: GKLM Access to Housing for 2011 and 2016

As seen on the Bar chart, it is evident that there was a slight improvement in the number of households residing in formal dwellings between 2011 and 2016, where in 2011 it was 5 533 and increased to 5 841 in 2016, an increase of 308 households. Also, another positive shift is evident from the bar chart, in terms of the number of households residing in traditional dwellings, where in 2011 it was 1 317, and decreased to 822 in 2016. However, a significant shift in the number of households residing in informal dwellings is evident from the chart, where in 2011 it was 1 141, and increased to 2 059 in 2016. This shows an increase of 918 households. This increase in the informal settlements found in Great Kei Local Municipality flags, urbanisation and migration.

Access to housing according to the 2022 Census

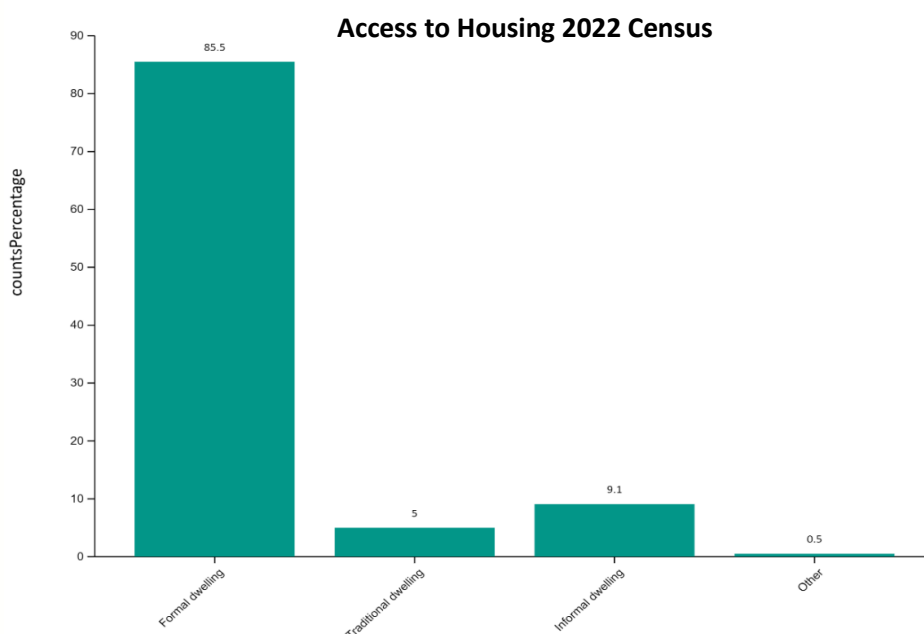


Diagram 14: GKLM Access to housing in 2022

When comparing the 2011 census and the 2016 community survey to the 2022 census, it is evident that Great Kei has seen an improvement in terms of access to housing. The 2022 statistics shown on the Bar chart below reveal that Great Kei LM has 85.5% of its households residing in formal housing. This means almost 90% of the households within the municipality reside in formal dwellings. However, the municipality still, after a number of years, has some of its households residing in inadequate dwelling types (informal and traditional dwelling types). This can be ascribed to the urbanisation trends that are occurring in the municipality.

## 5.2.2 Housing Demands Assessment

### Housing Demand

According to the Great Kei LM Integrated Development Plan, housing demand and need are defined as follows:

Housing Need - refers to the total housing need according to the backlog and forecasts.

Housing Demand - refers to the ability of a household to afford a house via a subsidy, bank loan or own funds.

The existing Housing sector plan for Great Kei Local Municipality is the 2008/2012 Housing Sector Plan, which has the vision: *"To clear the backlog of all housing projects in five to ten years, with an institutional team of dedicated officials with support from other departments."*

The vision of the Great Kei Housing Sector plan is aimed at taking a holistic and sustainable approach to addressing housing provisions and reducing housing backlogs within the municipality, with a focus on meeting the needs of all residents in an equitable and inclusive manner.

The Housing sector Plan, from its last report outlined the following:

- The municipality does not maintain a waiting list for housing.
- No accurate assessment of housing need or demand within various income groups exists.
- There appears to be a housing backlog, but few statistics are available to understand this backlog.

There is an existing need to review the current Great Kei Housing Sector Plan to talk to current issues that pertain to housing as the current HSP dates back to 2014 and has not been reviewed since then. This would also enable the municipality to be able to have a housing demand and land budget, which would stipulate the land budget required to address the housing and resulting settlement development demand.

Great Kei, according to the recent 2022 statistics, showed to have a total of 599 households residing in traditional dwellings, and a total of 1099 households with informal dwellings. Also, there are land invasions occurring within the municipality, as well as other housing related issues. This indicates that there is a significant housing demand within the municipality and there needs to be land made available to accommodate people/households.

#### Housing Land Availability

Erf No.	Ownership	Town	Extent (Ha)	Availability
<b>579</b>		Cintsa	8.64	✓
<b>1</b>		Tainton	95.29	Land has been subdivided and some plots have housing structures
<b>6-11</b>		Tainton	0.1011 each	Land has been subdivided and some plots have housing structures
<b>13-14</b>		Tainton	0.1011 each	Land has been subdivided and some plots have housing structures
<b>22-33</b>		Tainton	0.1011 each	Land has been subdivided and some plots have housing structures
<b>40-74</b>		Tainton	0.1011 each	Land has been subdivided and some plots have housing structures
<b>79-102</b>		Tainton	0.1011 each	Land has been subdivided and some plots have housing structures
<b>104</b>		Tainton	0.1011	Land has been subdivided and some plots have housing structures
<b>111-130</b>		Tainton	0.1011 each	Land has been subdivided and some plots have housing structures
<b>143-145</b>		Tainton	0.1011 each	Land has been subdivided and some plots have housing structures
<b>147-150</b>		Tainton	0.1011 each	Land has been subdivided and some plots have housing structures
<b>159</b>		Tainton	0.1011	Land has been subdivided and some plots have housing structures

160		Tainton	0.1011	Land has been subdivided and some plots have housing structures
184-200		Tainton	0.1011 each	Land has been subdivided and some plots have housing structures

In terms of the land available for housing development within the municipality, the latest housing sector plan as well the 2016, GKLM SDF, list the even in the table below as land available. Using the data provided, an analysis for land availability was done and it was found that, currently, most of these properties have been subdivided and developed for housing purposes, which means there has been progress in terms of housing development made to date in the municipality. However, erf 579, with the size 8.64 ha in Cintsa is still available for housing development. This land parcel can accommodate considerable amount of public housing.

Table 14: Housing Land Availability

In addition to the information above, a feasibility study was done for Haga Haga in 2013, through Amatole District Municipality, according to the GKLM SDF, 2016,

The table below indicates all the farms that were part of this feasibility study and what the outcome was in terms of possible settlement development.

Table 15: Farms available for Housing Development in Haga Haga

TABLE NO. 17: COMMENTS ON IDENTIFIED FARMS		
Farm No.	Area (ha)	Comments
1/292	22.2	Limited suitability for housing development due to steep slopes
RE/292	17	Middle of land parcel is suitable for housing development
293	211.9	Northern section suitable for housing development
RE/294	196.8	Portion of area where lands have been developed
221	55.1	Dairy farm irrigated lands - high agricultural potential
222	63.1	Dairy farm irrigated lands - high agricultural potential
288	52.9	Dairy farm dairy parlour infrastructure - high agricultural potential
RE/282	200.7	Dairy farm irrigated lands - high agricultural potential
233	91.6	Dairy farm irrigated lands - high agricultural potential
6/282	348	only small portions suitable for housing
447	563.9	Slope limits housing development
446	281.9	planted pastures on suitable slopes
254	206.4	large portions of land suited to housing but developed to planted pastures
225	138.7	Area steep
RE/449	189.5	Area steep
272	119.2	Steep slopes
1/271	79.3	Steep slopes
268	202.3	Land has been developed as Dry land Pastures Beef Production
270	248.7	Most suitable for housing
283	204.5	Ranges 200m to 110m Steep Valleys. Only small section suitable for housing.
284	160.2	Indigenous vegetation rolling
285	171.2	Steep slopes thick indigenous bush
286	202.6	Steep slopes thick indigenous bush. Small section suitable for housing.
287	213.1	Steep slopes thick indigenous bush
295	154.4	Thick Indigenous Bush Portion old lands that have eroded
450	168.4	Ranges from 140m to 70m slope Steep. Steep Valleys

According to the table above, it can be seen that farm No.293 of size 211.9ha and farm No.270 with size 248.7ha are most suitable for housing developments. It can also be seen that portion 6 of farm 282, with size 348ha and farm 283, with size 204.5ha are also available, but only a small portion of these farms are available for housing. Farm No. 254 with size 206.4ha, is also largely available for housing, however, the site is developed to planted pastures. This shows that there is minimal land available for housing in GKLM. However, this information is from a study that was done in 2013, therefore, 11 years later, some of the properties/land have been developed and is no longer available for housing development. This include farm No.293, farm No.254 and farm No.283.

### Current Housing Projects

The municipality has a number of housing projects in place that aim to address the housing issues occurring within the municipality. Currently, the municipality has applied to provincial housing department for the following projects (2018/19), where two are currently in progress:

- Qumrha Zone 10 1200 units (currently in progress) ,
- Chefane 250 units
- Chintsa East Zone 17 with 450 Units (currently in progress)

Other Housing projects within Great Kei LM include informal settlements upgrading of the following:

- Cwili – 228 Plots (currently in progress)
- Qumrha – 830 Plots(currently in progress)
- Morgan's – 146 Plots(currently in progress)
- Cintsa – 809 Plots(currently in progress)

All these projects are currently in progress, and services are being installed on the sites.

NB: The housing unit's project list is not updated therefore, some projects might not be a true reflection of what is on the ground.

Human Settlements Department also has other additional housing projects, which aim to deal with housing issues experienced by households within the municipality. Such Housing projects can be detailed as follows:

- The Department has implemented a number of projects to attend to reported cases of destitute individuals over the years, and in the current financial year, here are projects that are being attended to: Construction of 5 houses that is about to commence at Mooiplaas.
- The Department is playing a role in making the lives of beneficiaries that are living with disabilities a little easier by providing them with houses that possess feature which are more user friendly to them: A house was built for a bedridden 17-year-old girl at Mooiplaas.
- The Department has implemented a number of projects where houses are built for military veterans that have been reported over the years, and in the current financial year: Great Kei LM: Out of 33 submitted names, 19 have been confirmed.

- Cases of vulnerable groups which include elderly and child-headed households have been reported to the Department of Human Settlements and Municipalities requested intervention of provision of decent shelters for families of such groups which include the elderly and child-headed households: At Mooiplaas a house was built for two orphaned children, and another for the family of a disable 17-year-old girl.
- Request of temporary Shelters that have been provided: 3 erected out of 3 requested, but no formal application submitted.

### 5.2.3 Land Tenure

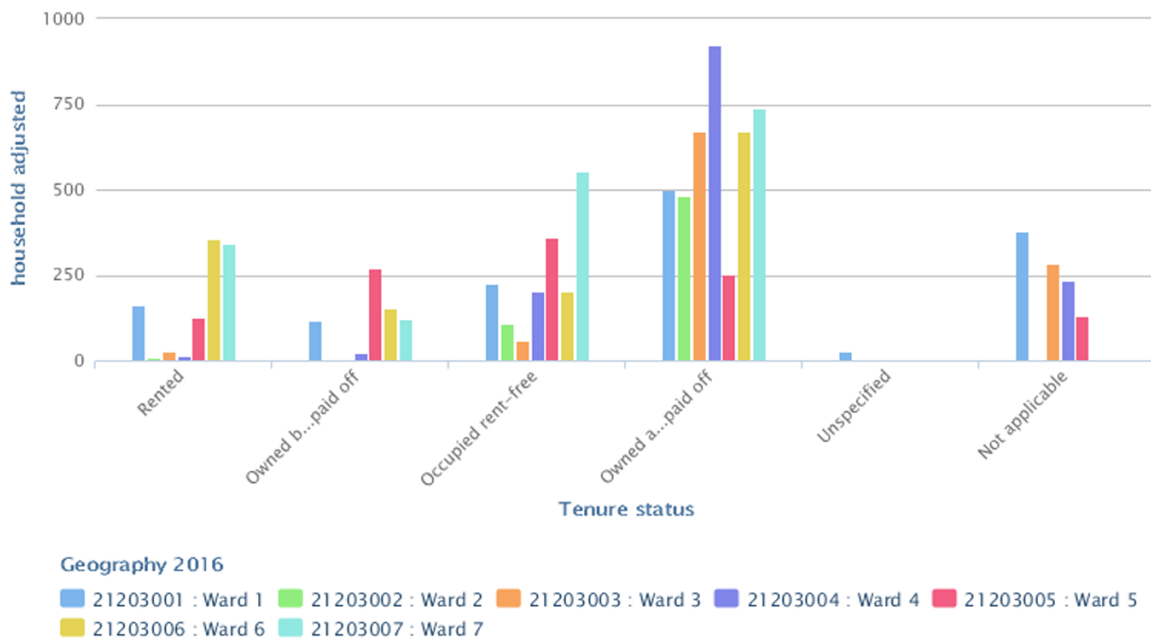


Diagram 15: GKLM Tenure Status for 2011

The Bar graph above shows the 2011 statistics for tenure within GKLM, as of the 2016 boundary redetermination. Here, the statistics show that there are more households that have ownership of their houses within the municipality. According to the 2011 statistics, a total of 4238, 37 households were recorded to have paid fully their properties and have full ownership. Most of these people are situated within ward 4, ward 7 and ward 6. These wards are mainly where the Rural areas are situated. Households in ward 5, which is where the coastal areas of Kei Mouth, Morgan's Bay and Haga-Haga are situated, have the least number of household ownership, which is 252,9 households. The second highest tenure status is the households that are occupying rent free, which is 1706 households. Ward 7 is the highest, with 553,89 households that are being occupied without paying rent. The bar graph also shows that there is also number of households within the municipality that are renting, which have a total of 1032,29 households. Ward 6 and ward 7 have the highest number of people renting the property they are residing in, which is 355 households for ward 6, and 341 for ward 7.

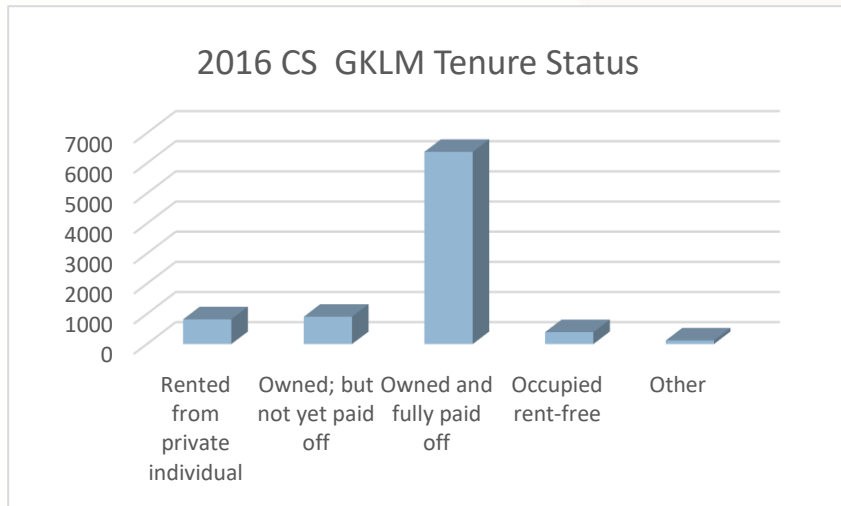
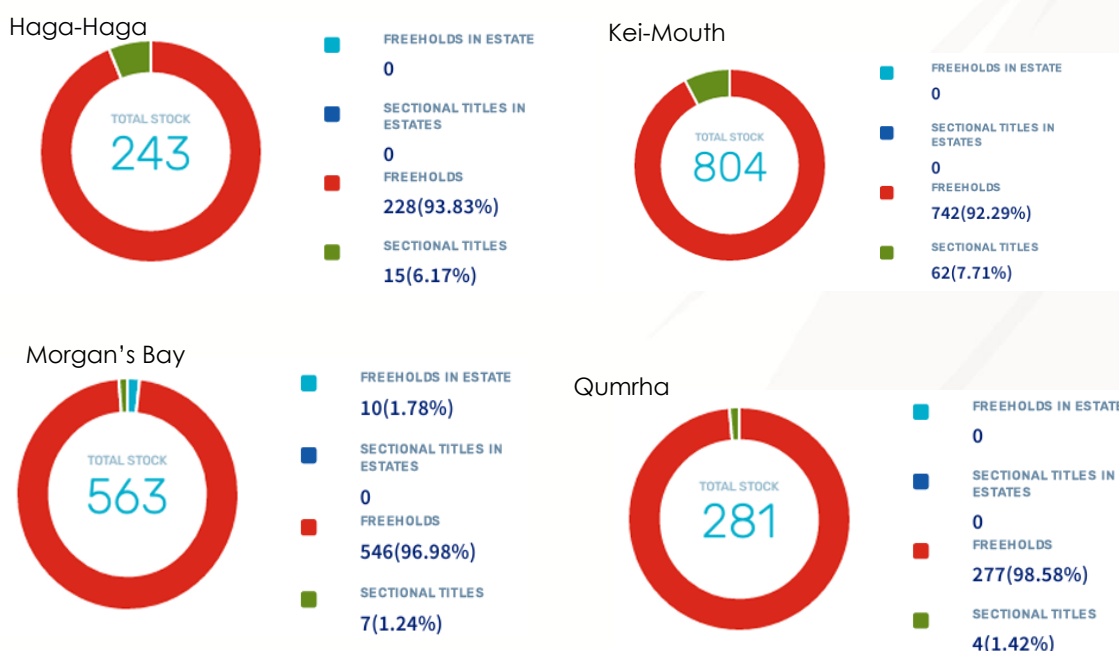


Diagram 16: GKLM Tenure Status for 2016

In terms of the 2016 community survey, the statistics shown above shows that, as with the 2011 census, most of the households within the municipality have fully paid their properties and have full ownership. It also shows that the number of people with full ownership status within the municipality, increased from 4238,37 households in 2011 to 6 375 in 2016. The number of households renting their property in the 2016 community survey also shows to have decrease from 1032,29 households to 820 households. This is a positive trend for the municipality as more and more people are attaining ownership of their houses.

Latest Statistics on GKLM Ownership status.

Below are diagrams showing the latest information of property ownership in some of the Great Kei Local Municipality's urban areas. This information is sourced from the Duduzile Mabena Millionaire Agent Properties (Pty) Ltd suburb report.



The diagrams above show the most recent ownership status in some of the urban areas of Great Kei Local Municipality. It can be seen from the diagrams that most households hold freehold titles, meaning they have full ownership of their properties, i.e., they own their property and the land indefinitely, with no time limit on their ownership. These freehold titles mainly occur in free standing residential units. The second most common ownership evident from the diagrams above is section title ownership. This ownership type is mainly common and occurs in the residential estates found within these urban areas situated in GKLM.

*\*Land Ownership Plan has been requested and will be attached when available.*

### 5.2.4 Property Sales and Rates

In terms of the property sales and rates, the report used Lightstone as it is credible and is linked to Deeds. Therefore, it serves as the most reliable source of information available in this case. There has been inconsistencies with recording transfers by the Municipality, thus, the Lightstone report was the only source used in this section.

The tables below show the most recent statistics in terms of property sales and rates in Great Kei Local Municipality's urban areas for the last 3 months (Jan 2024 to March 2024) and for the last 12 months (April 2023 to March 2024). This information is sourced from the Duduzile Mabena Millionaire Agent Properties (Pty) Ltd suburb report extracted from Lightstone.

#### Kei Mouth

Last 3 Months (Jan 2024 to March 2024)

Last 12 Months (April 2023 to March 2024)

Property	Count	Total Value	Average	Count	Total Value	Average
Sectional Scheme developed	1	R750 000	R750 000	5	R3 255 000	R651 000
Freehold Property Developed	2	R1 780 000	R890 000	8	R9 755 000	R1 219 375
Freehold property Land Only				4	R1 420 000	R355 000

According to the information above, it can be seen that there was only 3 properties sold from January 2024 to March 2024 in Kei Mouth, wherein, 2 were freehold properties that are already developed and 1 was a sectional scheme property that is already developed. The average value for the sectional scheme properties in the period Jan-Mar 2024 was at R750 000, which is relatively high, and for the freehold properties, it was R890 000, which is also relatively high. In terms of the period of April 2023 to March 2024, a total of 17 properties were sold. These properties include 5 Sectional Scheme properties that are already developed, 8 freehold properties that are already developed and 4 freehold properties that are still vacant. The average value for the sectional scheme properties for this period was R651 100, which is relatively high. For the freehold properties, the average value was R1 219 375, which is high. For the

Freehold property that is vacant, the average value was R355 000, which is average. Comparing the average values for the two periods reflected here, it can be seen that these properties are appreciating in value as years progress. It is also evident that freehold properties that are developed have a higher value than the sectional scheme properties and freehold properties that are vacant.

### Morgan's Bay

Last 3 Months (Jan 2024 to March 2024)

Last 12 Months (April 2023 to March 2024)

Property	Count	Total Value	Average	Count	Total Value	Average
Estate Developed Freehold	1	R2 800 000	R2 800 000	2	R5 400 000	R2 700 000
Freehold Property Developed	3	R2 430 000	R810 000	8	R8 688 000	R1 086 000
Freehold property Land Only	8	R655 000	R81 875	9	R4 225 000	R469 444

According to the information above for Morgan's Bay, it can be seen that there was a total of 12 properties sold from January 2024 to March 2024, wherein, 3 were freehold properties that are already developed, 1 was an Estate-developed freehold property, and 8 were vacant freehold properties. The average value for the Estate Developed freehold property in the period Jan-Mar 2024 was at R2 800 000, which is high. For the freehold properties that are developed, the average value was R810 000, which is relatively high, and for the vacant freehold properties, the average value was R81 875, which is relatively low/affordable. In terms of the period of April 2023 to March 2024, a total of 19 properties were sold. These properties include 2 estate-developed freehold properties, 8 freehold properties that are already developed, and 9 vacant freehold properties. The average value for the estate-developed freehold properties for this period was R2 700 000, which is high. For the developed freehold properties, the average value was R1 086 000, which is high. For the vacant freehold properties, the average value was R469 444, which is average. Comparing the average values for the two periods reflected here, it can be seen that these properties are appreciating in value as years progress. However, this excludes the vacant freehold properties, where we can see that the average cost for the period of January 2024 to March 2024 was R81 875, depreciating from the average value of R469 444 in the period of April 2023 to March 2024. This could have been an error in the property sales system, and might not be a true reflection of what is occurring. It is also evident from the information above that estate-developed properties have a higher value than the developed freehold properties and the vacant freehold properties.

## Haga-Haga

Last 3 Months (Jan 2024 to March 2024)

Last 12 Months (April 2023 to March 2024)

Property	Count	Total Value	Average	Count	Total Value	Average
Freehold Property Developed	3	R6 350 000	R2 116 667	7	R15 100 000	R2 157 143
Freehold property Land Only	5	R720 000	R144 000	5	R1 719 000	R343 800

According to the information above for Haga-Haga, it can be seen that there was a total of 8 properties sold from January 2024 to March 2024, wherein, 3 were freehold properties that are already developed, and 5 were vacant freehold properties. The average value for the developed freehold property in the period Jan-Mar 2024 was R2 116 667, which is high, and for the vacant freehold properties, the average value was R144 000, which is affordable. In terms of the period of April 2023 to March 2024, a total of 12 properties were sold. These properties include 7 freehold properties that are already developed, and 5 vacant freehold properties. For the developed freehold properties, the average value was for this period was R2 157 143, which is high, and for the vacant freehold properties, the average value was R343 800, which is average. Comparing the average values for the two periods reflected here, it can be seen that these properties are appreciating in value as years progress. It is also evident from the information above that the developed freehold properties have a higher value than the vacant freehold properties.

## Qumrha

Last 3 Months (Jan 2024 to March 2024)

Last 12 Months (April 2023 to March 2024)

Property	Count	Total Value	Average	Count2	Total Value3	Average 4
Freehold Property Developed	1	R600 000	R600 000	9	R4 680 000	R520 000
Freehold property Land Only				3	R1 780 000	R593 333

Qumrha, similar to Haga-Haga does not have much variety in terms of the properties that have been sold. According to the information above for Qumrha, it can be seen that there was only 1 property sold from January 2024 to March 2024, which was a freehold property that is already developed. The average value for the developed freehold property in the period Jan-Mar 2024 was R600 000, which is relatively high. In terms of the period of April 2023 to March 2024, a total of 12 properties were sold. These properties include 9 freehold properties that are already developed, and 3 vacant freehold properties. For the developed freehold properties, the average value was for this period was R520 000, which is average/affordable, and for the vacant freehold properties, the average value was R593 333, which is average. Comparing the average values for the two periods reflected here, it can be seen that these

properties are appreciating in value as years progress. It is also evident from the information above that in Qumrha, the vacant freehold properties have a higher value than the developed freehold properties, which is a different case from all the other towns, where vacant freehold properties have the lowest value compared to the other developed properties.

From these property sales above for all the towns/urban areas in Great Kei local municipality, trends can be identified:

- In terms of the average values, it can be seen that these appreciate as time/years progress.
- Properties that are vacant tend to be less costly compared to the properties that are developed, however, this is not the case in Qumrha.
- Most property sales have occurred in Morgan's Bay town, with a total of 19 properties sold for the period of April 2023 to March 2024.
- Freehold title properties tend to be more costly than sectional title properties.
- Also from the data provided above, there were a total of 60 transfers in the last 12 months in GKLM. This is a considerable number of transfer.

\* It is to be noted that the Lightstone report excluded the Cintsa town and that there is more property sales information from the Municipality, however, as mentioned earlier, the capturing of such information has been inconsistent, and therefore, cannot be relied on or cannot be used as a reliable source. This means there could be more property sales that have been omitted in this section, but the above was able to provide an overview of what is happening in terms of property sales and rates in the Municipality. It is also worth mentioning that more people are moving into the municipality which is evident from the population increase and the number of transfers recorded in the last 12 months. This can be attributed to the affordable rates in GKLM compared to its neighbouring municipalities such as the BCMM. This can be maximised on by the municipality to attract more people into it.

### 5.2.5 Land Reform

Development objectives for land reform in the Municipality includes the following:

- To identify priority land reform areas through the assistance of the Department of Rural Development & Land Reform to unblock development and investment bottlenecks.
- Participate in District and Provincial initiatives to manage land reform issues, land claims and improved land use management through the implementation of SPLUMA.

*\* It is to be noted that Information on land claims and land reforms areas has been requested, the municipality is awaiting confirmation from the land claims committee.*

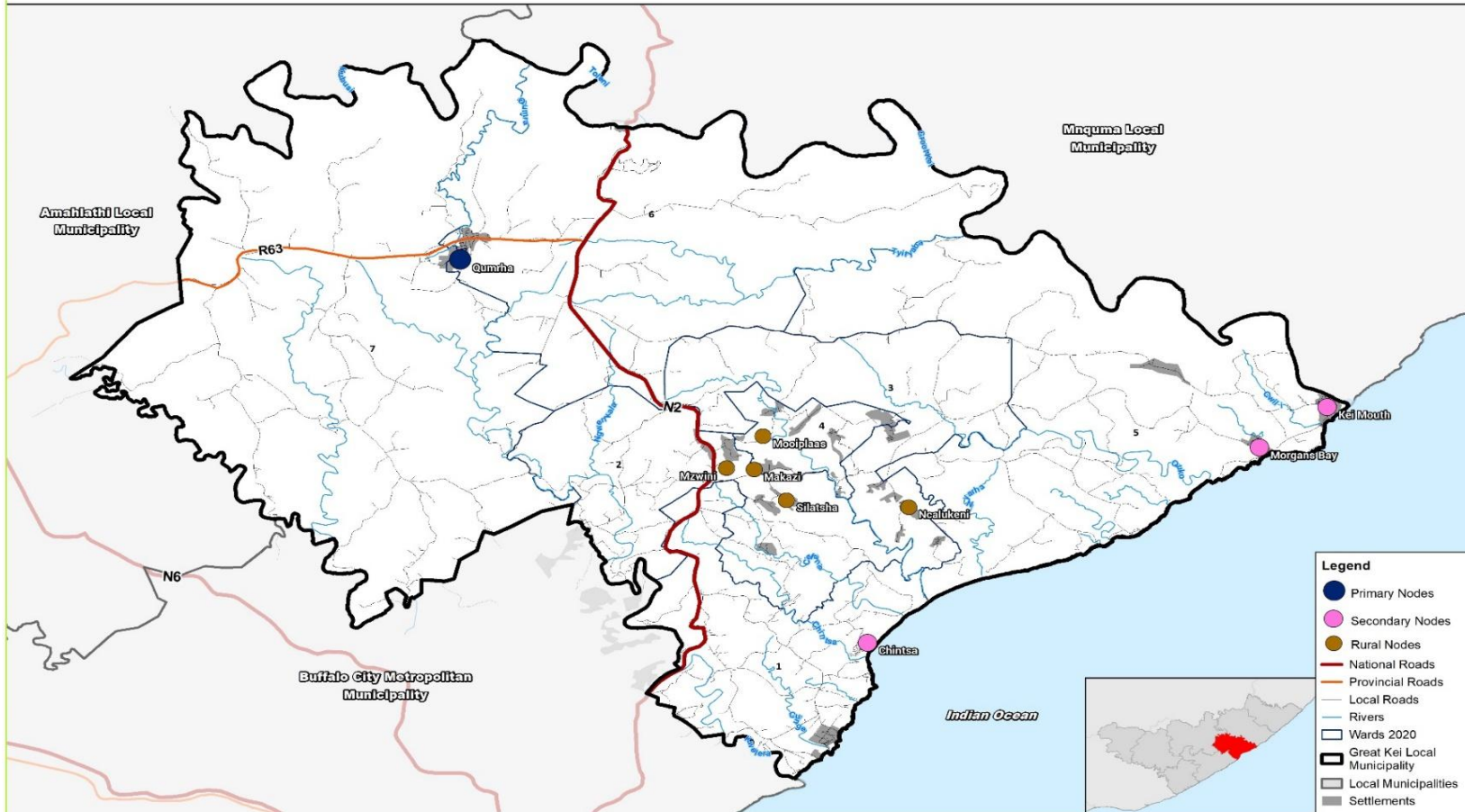
### 5.2.6 Nodes and Hierarchy

Urban and rural nodes are areas characterized by population density and economic activity, bringing significant influence on their immediate surroundings or hinterlands. They serve important local and municipal functions, facilitating connectivity and serving as focal points for corridor development.

In terms of the nodal hierarchies for Great Kei, the map below represents the different nodes found within the municipality. It can be seen that the nodes hierarchy within Great Kei comprises of primary node, secondary nodes, and rural nodes.

**GREAT KEI LOCAL MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK  
ECONOMIC NODES PLAN**

N  
1:225 000



**TSHANI**  
CONSULTING C.C.

Source: Great Kei Local Municipality | Amathole District Municipality | Department of Transport | Municipal Demarcation Board | Statistics SA | Department of Education | Department of Co-operative Governance and Traditional Affairs | Eskom

**Plan 13:** GKLM Economic Nodes Plan

**Primary Node (Qumrha):** From the map above we can see that Qumrha is classified as the primary node for the municipality. This means Qumrha has, and should have the following functions for the municipality:

- Serve as an administrative centre where municipal offices, government agencies, and local authorities are located.
- Function as a commercial and business hubs, hosting a variety of retail outlets, markets, offices, and commercial establishments.
- Critical transportation hubs, providing connectivity through various modes of transportation such as roads, railways, and bus terminals.
- Serve as social and cultural centre, hosting community facilities, recreational amenities, cultural institutions, and public spaces.
- Primary nodes typically house educational institutions such as schools, colleges, and training centers, as well as healthcare facilities such as clinics, hospitals, and medical centres.
- Feature residential neighbourhoods and housing developments, accommodating a diverse population ranging from low-income households to higher-income residents.
- Offer a mix of housing options, including formal housing, informal settlements, rental properties, and affordable housing schemes.
- May include civic and cultural facilities such as libraries, community centers, theaters, museums, and galleries.
- Equipped with emergency services such as police stations, fire stations, and emergency medical services, ensuring public safety, security, and emergency response capabilities within the municipality.

**Secondary Nodes (Cintsa, Kei Mouth, Morgan's Bay and Haga Haga):** From the map above, we can also see the secondary nodes within the municipality, which are all situated along the coast, which are Cintsa, Morgan's Bay and Kei Mouth. These coastal secondary nodes have, and should have the following functions:

- Serve as tourism and recreational centres, attracting visitors with their beaches, waterfronts, and natural attractions.
- Provide facilities such as hotels, guesthouses, restaurants, cafes, and recreational amenities like parks, promenades, and water sports facilities. These nodes contribute to local economic development through tourism revenue and job creation.

- Provide opportunities in the fishing and maritime industry, serving as hubs for commercial fishing activities, fish processing facilities, and maritime services.
- Can host port facilities or harbours, serving as entry points for cargo ships, fishing vessels, and recreational boats.
- Support marine conservation efforts and research initiatives.
- May have cultural heritage sites, museums, and historical landmarks that attract visitors interested in heritage tourism.
- Promote environmental education and awareness programs focused on coastal ecosystems, biodiversity conservation, and sustainable development practices.

**Rural Node (Ncalukeni, Silatsha, Mooiplaas, Makazi, and Mzwini):** Lastly, the map above shows rural nodes within the municipality, which are inclusive of Ncalukeni, Silatsha, Mooiplaas, Makazi, and Mzwini. These nodes have, and should have the following functions:

- Serve as agricultural hubs, supporting farming activities such as crop cultivation, livestock rearing, and agribusiness.
- Provide essential community services to rural residents, including schools, healthcare facilities, and social services.
- Contribute to the local economy by generating employment opportunities, income generation, and economic activity within rural areas.
- Serve as transportation and connectivity hubs, providing access to transportation networks such as roads, bus routes, and taxi services.
- Play a role in preserving cultural heritage and promoting social cohesion within rural communities.
- Support infrastructure development initiatives aimed at improving rural living standards and enhancing quality of life.

From the analysis of the nodes within Great Kei Local Municipality, it can be seen that most of these nodes, from Primary to Rural nodes, serve minimal functions within the municipality as opposed to the functions that they should be having. This means that the nodes are not being used to their full potential. Therefore, the SDF should promote development of these nodes according to their classification, so that they can be used to their full potential.

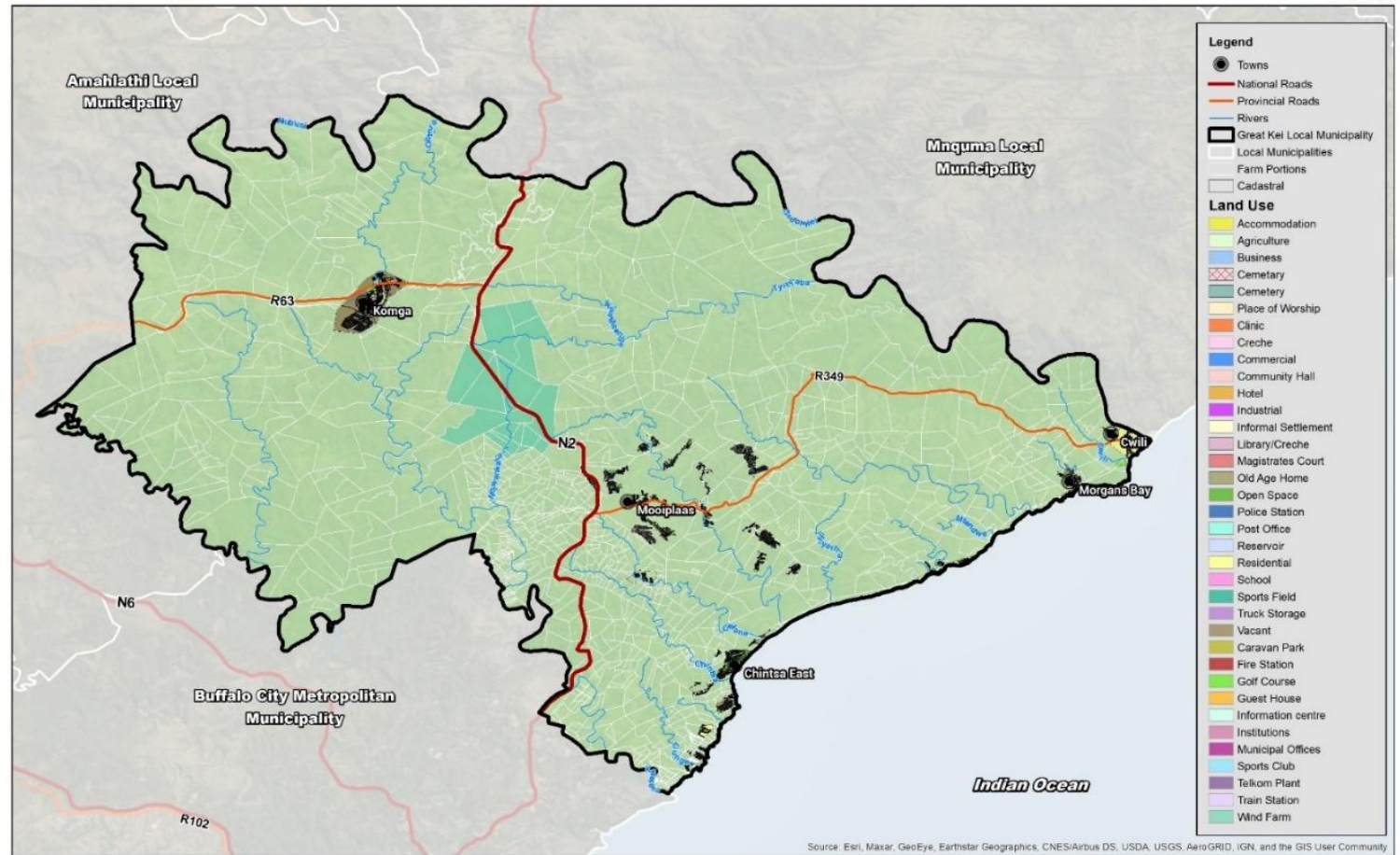
#### Land Use Survey

To detail further the above mentioned nodes, the detailed Land Use survey conducted by Tshani Consulting CC for the development of the Land Use Scheme was used. Below are the Land Use Plans of the areas/nodes in Great Kei LM, which depicts the land use findings that were obtained from the land use survey.

# GREAT KEI LOCAL MUNICIPALITY LAND USE MANAGEMENT SCHEME

## LAND USE PLAN

1:250 000

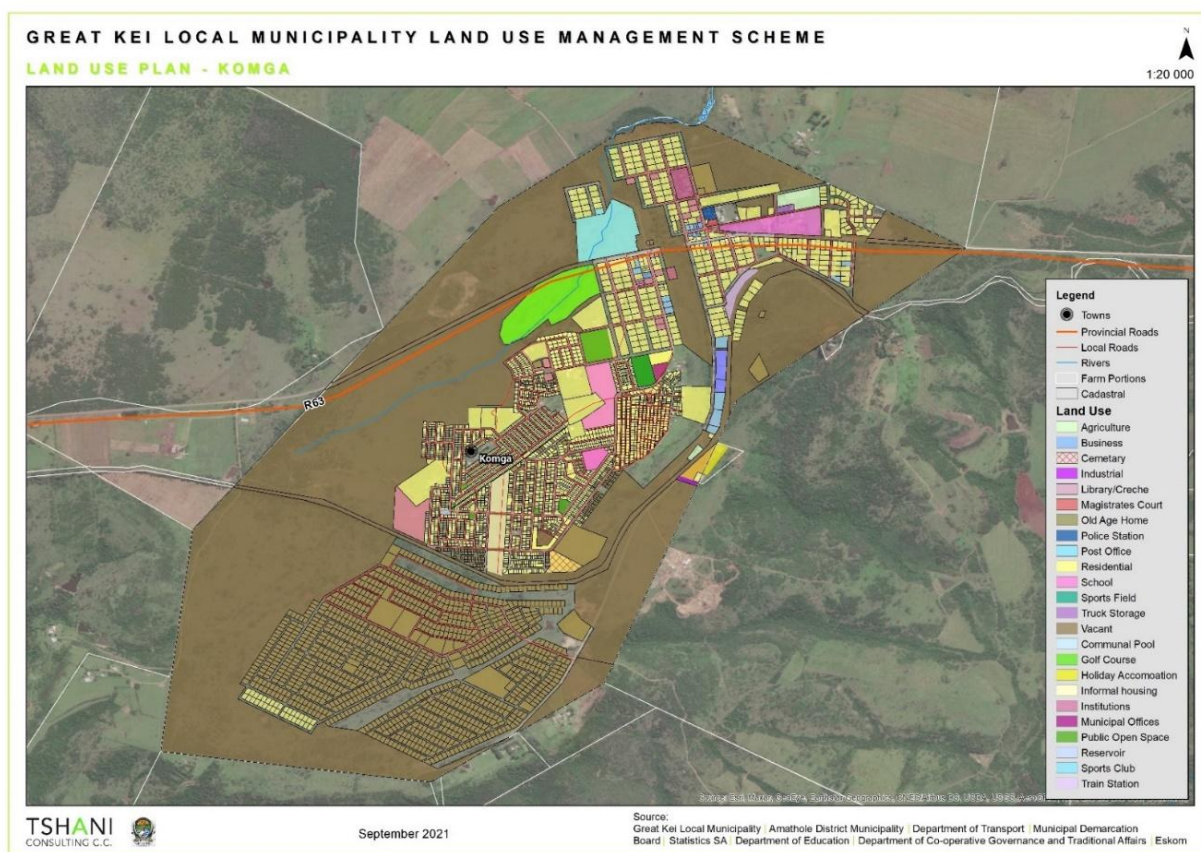


TSHANI CONSULTING C.C.

September 2021

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community  
 Great Kei Local Municipality | Amathole District Municipality | Department of Transport | Municipal Demarcation Board | Statistics SA | Department of Education | Department of Co-operative Governance and Traditional Affairs | Eskom

Plan 14: GKLM Overall Land Use Plan

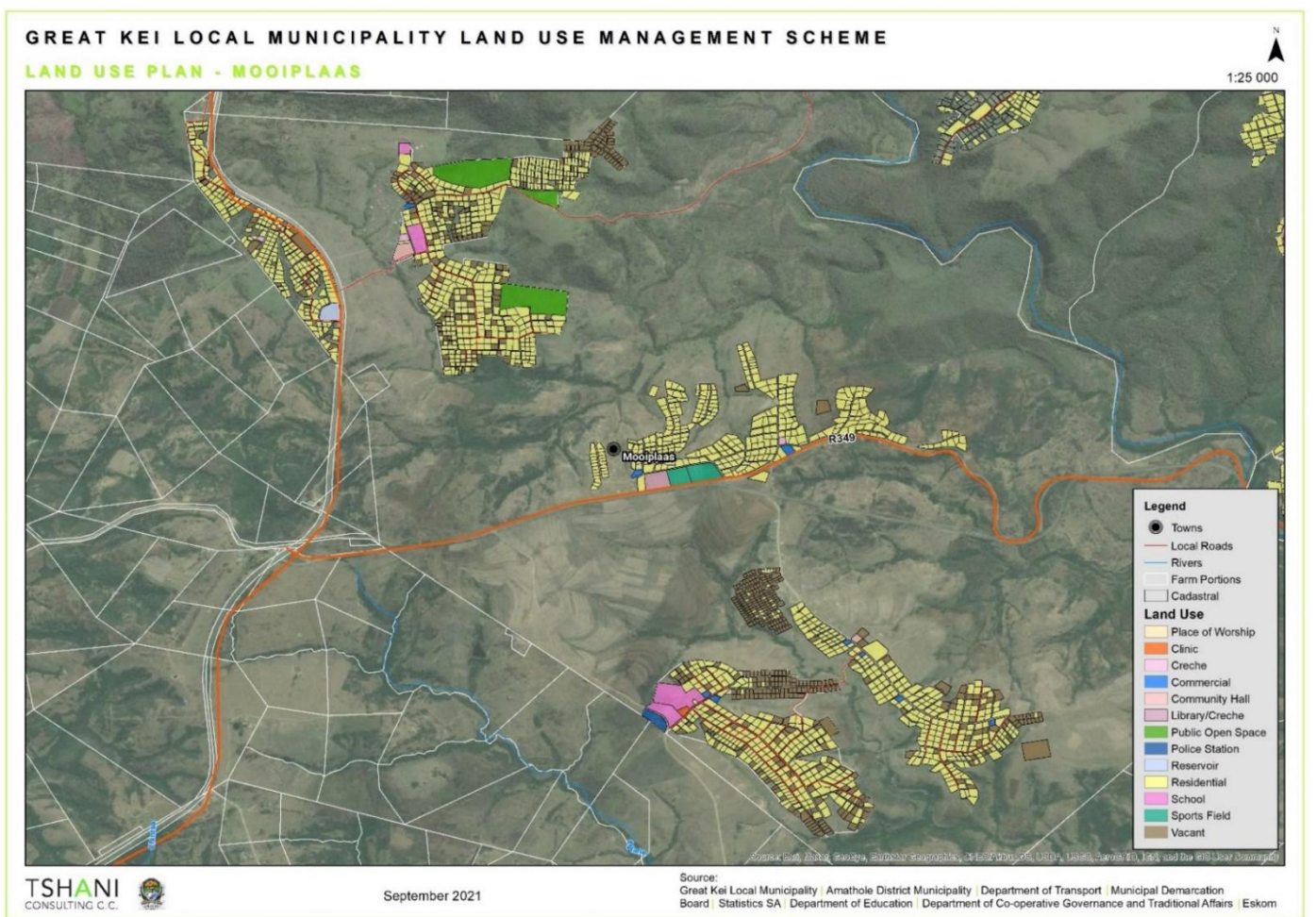


**Plan 15:** Qumrha Land Use Plan

Qumrha is a town situated 64 kilometres north of East London and 55 kilometres east of Stutterheim. It is the administrative centre of Great Kei Local Municipality. From the Land Use map above, it is evident that Qumrha offers a variety of Land Uses such residential units, schools, post office, farms, a bank, and businesses. Qumrha is the host of the important institutional facilities of GKLM. The magistrate court of Great Kei LM is situated in Qumrha, the municipal offices (main offices) are situated in Qumrha, the traffic offices, post office and there is also a government hospital. The town is also home to one of the oldest schools in the Eastern Cape, Komga Junior, as well as St. Paul's Anglican Church which is a national heritage site. The school is highlighted on the land use map in Pink, along the R63. The town also comprises of shops like PEP, Usave and Spar. There are also small spaza shops in the area. Qumrha hosts the only bank found within the municipality, which is standard bank. Qumrha also has some recreational activity occurring, where there are parks and golf course situated in the area. Qumrha also consist of housing developments ranging from formal housing to informal settlements. These areas accommodate the town's population, providing housing for residents of varying income levels and demographics. The aforementioned are not the only land uses found in Qumrha, there is quite a lot but these were highlighted due to their importance. There is also some level of illegal land uses/contraventions in Qumrha especially taverns, churches and spaza shops.

The variety and core land uses found in Qumrha confirm it as the primary node of Great Kei local municipality. There are also housing projects that have been approved, and will be established in the

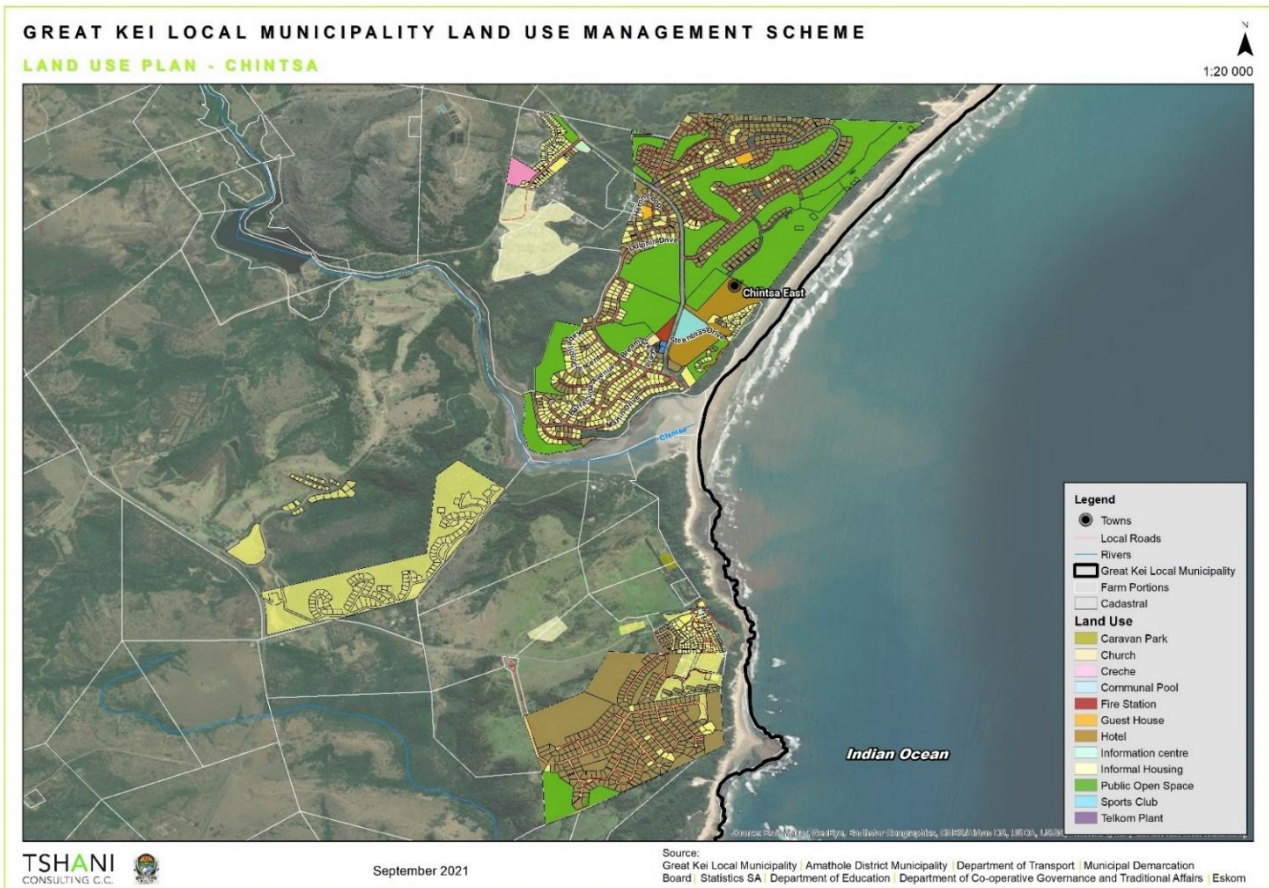
near future, as well as a mixed-use development that has been approved, and is under way for the area, which will comprise of a shopping centre and some offices. This will bring in more activities for the town.



**Plan 16:** Mooiplaas Land Use Plan

Mooiplaas is a settlement within GKLM, where access can be gained from the R349. Mooiplaas is mainly a residential settlement with supporting facilities such as creches, schools, library, clinic, and community hall and sports field. Mooiplaas also has one of the few Police Stations found within the municipality. The settlement also has some significant farming as it is situated in a predominantly agricultural land.

There is not much occurring in the settlement, but the activities are mainly to support the residents residing in the settlement, as a rural node's function. This is settlement represents the typical and/or similar situation with the other settlements (villages and townships) that are found within the municipality. However, remote villages have slightly different situations and conditions.



**Plan 17:** Cintsa Land Use Plan

Cintsa is a settlement and town situated along the Wild Coast region of the Eastern Cape Province. It is situated 38 km north-east from East London and 10 km north from Gonubie, at the mouth of the Chintsa River. Access is gained to Cintsa via Schafli road. Cintsa is mainly a holiday destination, and/or tourist attraction known for its stunning beaches, natural beauty, and laid-back atmosphere. Cintsa attracts visitors seeking relaxation, outdoor activities, and coastal experiences. Tourism is a significant economic driver in Cintsa, with a range of accommodation options including guesthouses, lodges, self-catering cottages, and backpacker hostels catering to visitors.

The area offers a relaxed coastal lifestyle and a variety of recreational activities such as fishing, kayaking, horse riding, and whale watching during the winter months. Cintsa hosts Prana lodge, Crawfords lodge, Yellowsands, Areena resort, and Inkwenkwezi private game reserve. These form part of the major tourist attractions in the District and Province. This places the municipality at an advantage in terms of tourism. The land use map however, does not include Yellowsands, Areena Resort and Inkwenkwezi game reserve due to the scale of the plan, which is due to the attempt to show the land use colour codes for the area. Most of the businesses in Cintsa are to accommodate and cater for its residents and tourists. Apart from the tourism related businesses highlighted above, there is a small Save-more convenient store, and a petrol station, with just one pump station, these are highlighted as businesses on the land use map. There are also other businesses in the area which are mainly restaurants as well as one bar place. There is also some level of market or informal trading occurring in the urban node, where locals sell their hand made

products, paintings and food. In terms of institutional uses, there is a satellite municipal office in the area, which has community services and town planning unit staff as well as the Amatole fire station.

There is a fairly high level of housing developments in Cintsa, which are mainly living estates. Such include the Cintsa slopes, Olivewood, Khamanga Bay, and etc. These housing developments can be classified as being high income housing. However, the issues here are the conditions of roads, lack of public transport, and land use contraventions. There is also an informal settlement, the Cintsa Township, which is situated within the area that comprise of different dwelling types. Some houses are built from bricks, some are 'shacks'. The Cintsa informal settlement forms part of the Eastern Cape Human Settlements upgrading of informal settlements project, where interim bulk services are currently being installed.

Overall, Cintsa mainly comprises of tourism related land uses, with some high-income housing developments. The Cintsa area is surrounded by environmentally sensitive ecosystems, including coastal dunes, estuaries, and marine habitats. Thus, the SDF strategies must prioritize environmental conservation and protection, with measures in place to mitigate the impact of development on sensitive areas and promote sustainable land use practices.



**Plan18:** Morgan’s Bay Land Use Plan

Morgan Bay is situated 90km north of East London on the R349. Access to the area can be gained from the R349. Much like Cintsá, Morgan’s Bay area is surrounded by environmentally sensitive ecosystems, including coastal dunes, estuaries, and marine habitats. The area is also a popular tourist destination known for its beautiful beaches, outdoor recreational activities, and natural attractions. As seen from the land use plan above, Morgan’s Bay, comprises of a range of land uses such as the Morgan’s Bay Hotel, and the commercial uses, which are mainly complementary to tourism. It also has recreational amenities and outdoor activities for residents and visitors alike. These include beachfront parks, hiking trails, water sports facilities, and fishing opportunities, all of which contribute to the town’s recreational appeal and quality of life. There is also a Morgan’s Bay Motorcycle museum situated 7km from the town. However, there is not much occurring in the area as it can be seen from the land use map above, it is mainly a residential area, which can be classified as a high income residential area and a tourist attraction area. However, there is a township development in the urban node, Gxarha Township, which is a planned township, with a grid-like pattern, as shown on the land use map. In terms of institutional uses found in the area, there is satellite municipal office, which has community services unit staff. The area remains well maintained, especially with it being a tourist attraction.

## Haga-haga

Haga – Haga, is also a coastal settlement situated in Great Kei local municipality. The node is situated 60 km east of East London. Haga-Haga is the host of a significant Abalone farm within the municipality, which contributes to the economy of the municipality. However, much like Morgan's Bay, there is not much occurring in this urban node outside of it being a residential area and a tourist attraction. The Haga-Haga Hotel, the abalone farm and other tourist facilities are the main economic drivers and tourist attractions in the urban node. Similar to the other urban nodes, Haga-Haga has a municipal office, which have community services unit staff, and there is a library in this urban area. These make up the institutional uses found in the area.

## Kei Mouth

Kei Mouth is situated in the Wild Coast region of the Eastern Cape Province, and is situated 94 kilometres from the city of East London. Access to Kei Mouth is gained through R349. Kei Mouth has a more variety of uses compared to the other coastal urban nodes. The urban node may not have a bustling commercial centre like East London, but it does have some level of commercial uses. The commercial uses found within the area cater to the needs of both locals and tourists, offering essential services, dining options, recreational activities, and opportunities to explore the natural beauty of the coastline. There are business uses which include, Savemore, a hardware store, and a petrol pump station, with two pumps; tourist accommodation uses such as guests' houses, bed and breakfasts, self-catering cottages, and camping sites. There is also a caravan park in the area, which is owned by the municipality, and is in the process of being leased to a service provider who will operate and maintain it. Great Kei's nature and game reserve are situated in close proximity to this urban node, the Great Kei River Nature Reserve and the Great Kei Game Reserve. The urban node also comprises of a Transport Museum and a ferry. The ferry transports visitors and their cars across the Kei River. The costs are approximately R80 per motor vehicle. In terms of institutional uses, there is a municipal satellite office, which has community service staff. Some of the buildings with the area seem to be old building, which gives the town a reflection of decay.

*\*It is to be noted that an amendment of maps for the land use survey has been requested and these maps will be attached as soon as they are available.*

### 5.2.7 Urbanisation Trend Analysis

Urbanization is the population shift from rural to urban areas, the corresponding decrease in the proportion of people living in rural areas, and the ways in which societies adapt to this change. It can also mean population growth in urban areas instead of rural ones. Urbanisation also refers to an area becoming more urban.

There is some level of urbanisation occurring in Great Kei Local Municipality. The Urban areas in Great Kei are becoming more urbanised and are experiencing growth in population through migration from neighbouring municipalities, as well as from the rural areas within GKLM.

The table below highlights some of the urbanisation trends occurring in the urban nodes of the municipality:

Table 16: GKLM Urbanisation Trends

Urban Node	Urbanisation Trend
<b>Qumrha</b>	The area remains the core urban node within the municipality, and there are more developments proposed for the area that will bring in more people. There is a mixed-use development that has been approved and is in the process of being established. The mixed-use development will comprise of a shopping centre and offices. This will introduce, and/or expand economic opportunities, and will thus, result in more urbanisation occurring.
<b>Kei Mouth</b>	Kei Mouth experiences most of the urbanisation occurring in the municipality. This is mainly due to that Kei Mouth, compared to other urban nodes, comprises of a number of businesses, apart from the tourism activities occurring in the area. Therefore, it attracts a number of people from around GKLM, who are in search for economic opportunities, and the migration from neighbouring municipalities. People from Mbashe Local Municipality are migrating into Kei Mouth, enabled by the ferry. This is also due to the economic opportunities available in the area.
<b>Cintsa East and West</b>	The main trends in Cintsa are through construction and Township Establishments. There has been a number of housing estates developments in Cintsa from 2016 to date, which make the area to be more urbanised. Also, there has been a lot of construction occurring within the existing estates. This construction is mainly for housing purposes. The urbanisation in Cintsa is mainly occurring in Cintsa west.

**Morgan's Bay and Haga-Haga**

Haga-Haga and Morgan's Bay remain one of the main tourist attractions in the municipality, bringing in people for tourist attractions, and for work purposes. However, these urban areas have seen slow growth, and are growing slow compared to the other urban areas in Great Kei Local Municipality. Since they are tourist attractions, they remain well maintained.

There is also formalisation of townships occurring within the municipality, which will further contribute to the urbanisation occurring in the area. Township establishments typically form a significant part of the urbanization process. The establishment and expansion of townships contribute to the physical growth and development of urban areas. Townships usually start as informal settlements on the outskirts of cities or towns but can evolve into more structured urban neighbourhoods over time, with improved infrastructure, services, and housing.

Apart from the existing informal settlements, GKLM has been experiencing more challenges of urbanisation. There has been land invasions occurring in the urban areas of GKLM, especially in Kei Mouth. This means there is more people moving into the urban area from rural areas and the neighbouring municipalities to reside within the urban area, whereas there are no plans for such people.

In as much as there are some advantages that come with urbanisation, this poses a challenge to the municipality. Urbanisation can strain infrastructure and services, leading to overcrowding and pressure on housing, water, sanitation, and healthcare facilities. This urbanisation can also exacerbate income inequality, with disparities in wealth distribution between urban and rural areas. Informal economies and unemployment can also be challenges in rapidly urbanizing municipalities.

**5.2.8 Existing Developments outside Urban Edge**

Understanding where urban areas end and rural areas begin helps in spatial planning and land use management. It allows authorities to allocate resources efficiently, plan infrastructure development, and prevent urban sprawl into rural areas. It also assist in identifying urban edges helps in preserving natural habitats, agricultural land, and open spaces, and enables better conservation of biodiversity and protects ecosystems from the negative impacts of urbanization.

Great Kei Local Municipality has determined urban edges for its urban areas for the benefits, and reasons mentioned above. However, in as much as there are urban edges determined, there are some developments occurring outside the delineated urban edges. There is a trend toward the development of small rural settlements, estates, resorts or nature reserves outside the urban edges. These developments tend to result in the creation of permanent residential units as opposed to resort or holiday accommodation.

Current planning approaches restrict this type of development due to the potential negative impact on the limited agricultural and environmental resources of the area. Fortunately for GKLM, all the land invasions and informal settlements occurring in the municipality, are occurring within the urban edge. To detail the existing developments outside the urban edges of the municipality, the table below provides detail as where these are occurring, and the types of development occurring.

In the Cintsa urban nodes, the developments that are outside the delineated urban edge include Queensberry Bay, Glen Garriff, Arena Riverside Resort, Inkwenkwezi Game Reserve.

In the Kei Mouth urban node, the developments that are outside the urban edge include the Great Kei game reserve, Kei mouth motorcycle museum, Heritage Kraal-country wedding venue, Kei Mouth transport museum. For the urban nodes of Qumrha, Morgan's Bay and Haga Haga there are no developments outside the delineated urban edge.

Understanding developments outside the urban edge is essential for comprehensive land use planning. It helps in coordinating development activities, managing growth pressures, and maintaining a balance between urban and rural land uses. It is also vital for holistic and sustainable planning, ensuring that the needs of both urban and rural areas are addressed while safeguarding environmental and social interests.

#### **5.2.9 Land Use Management Analysis.**

Great Kei Local Municipality has experienced changes in terms of its built and spatial form, when considering the land developments that have occurred in the past years (since 2016), according to the zoning and land development applications register. The land development applications made to the municipality vary according to the urban areas within the municipality. In Cintsa, there are more developments of Estate living, which are occurring in terms of subdivision land development applications. In Kei Mouth, the area can be said to be undergoing revitalisation and revamping based on the type of land developments occurring. Kei Mouth land developments are mainly additions and alterations to existing structures, which are submitted through building plans. Morgan's Bay developments are mainly towards tourism accommodation. Qumrha, on the other hand, has various land developments, where land development applications are made for church purposes, bottle stores and accommodation.

There is also some level of renewable energy land developments that are being proposed and developed in the farms situated within the municipality (not specific to an area). Two wind farms have already been approved for the municipality and will be established in the near future.

Telecommunication masts land developments are also common within the municipality. These developments have occurred in the schools and farms within the municipality, and the proposals that are made to the municipality are also in farms and schools. The common telecommunication masts land

developments being made to the municipality are mainly due to the network coverage issues experienced within the municipality.

The following represent the Great Kei Local Municipality institutional mechanisms and tools for land use management and implementation:

- Overarching land use management legislation : SPLUMA
- Approved Spatial Planning & Land Use Management By-laws (2016) Spatial Development Framework (2016) in process of revision
- Wall-to-Wall Land Use Scheme as contemplated in terms of Chapter 5 of SPLUMA, approved 2023  
Digital (GIS) Zoning Maps in place for municipal area including urban areas
- GKLM Municipal Planning Tribunal and all land use change matters delegated to MPT
- Authorised Official to be appointed.  
Appeal Authority in the process of being established.

## 5.2.10 Infrastructure

This section highlights the access and availability of infrastructure within Great Kei Local Municipality.

### 5.2.10.1 Housing Infrastructure Water Services

## GKLM Access to Water

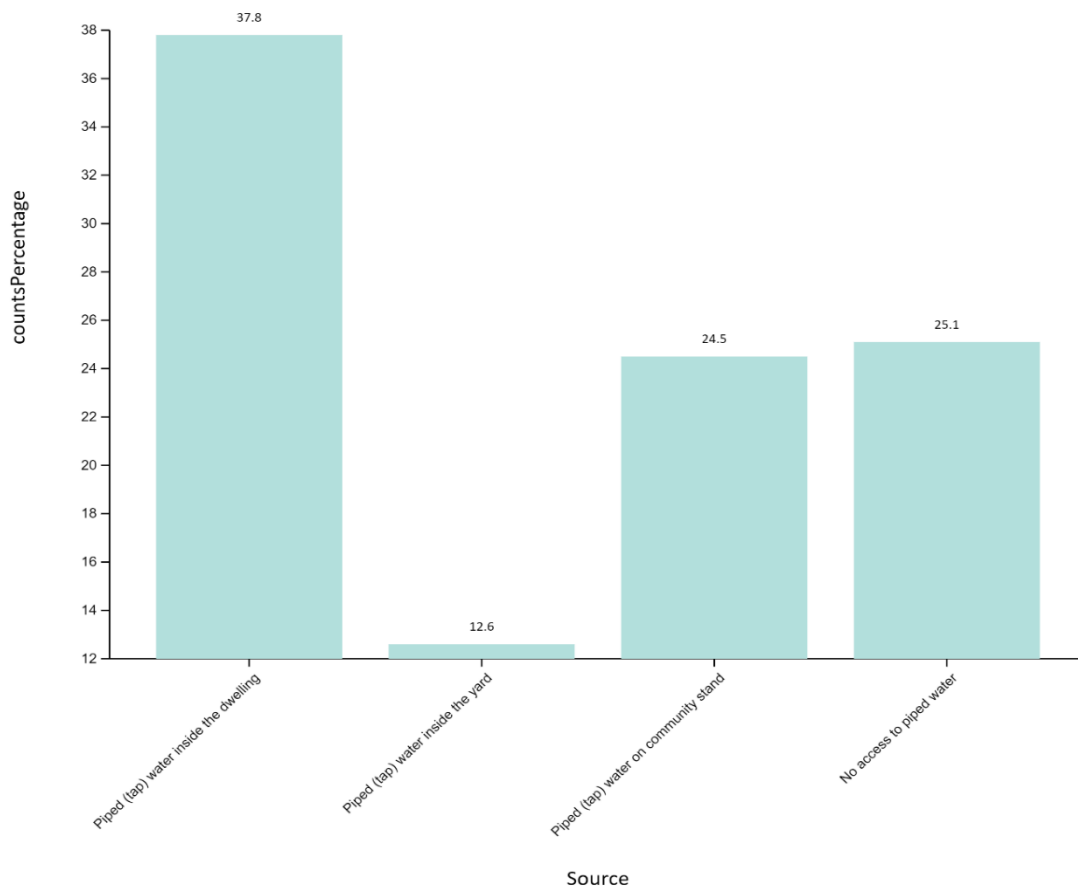


Diagram 17: GKLM Access to water in 2022

The diagram above seeks to further categorise the Access to piped water for the households within Great Kei Local Municipality. It can be seen from the diagram above that according to the 2022 Statistics, there is about 37,8%% households who have access to piped water inside their house, 12,6% of households with access to piped water within their yards, and 24.5 % of households with access to piped water through communal taps. This shows that there is a significant number of households having access to piped water, but the challenge is how convenient is it for the other households who do not have direct or have indirect access. In terms of the people who have no access to piped water, it can be seen that a whole 25,1 % of the households within the municipality is in need of water supply. Great Kei needs to accommodate and address this.

Great Kei Local Municipality participates in the development of Water Services Plan to inform planning and funding requirements. Therefore, the municipality depends on Amatole for support and improvements in terms of water and sanitation. The ADM is currently Constructing Water Reticulation to 1140 erven and Upgrading of bulk water supply for Great Kei Local Municipality.

## Sanitation

As with water, Great Kei local Municipality is not the sanitation service provider, but this function is contracted to Amatole District Municipality and with funding from MIG.

In terms of the 2022 Stats, the Diagram below shows that there is quite a number of households with access to flush toilets within Great Kei. Followed by this, is the households using Pit toilet system, which are about 38% of the overall population. The other toilet systems found in the Municipality are chemical toilet, bucket and other systems, where there's a minimum households using these, as shown in the diagram below. Also, from the diagram below, it shows that there is a little portion of households not having access to a toilet system, which is good. However, what is important to note here is that most of the toilet systems within Great Kei are managed by the households. Households within the municipality make use of Conservancy tanks for disposal and honey suckers to empty their tanks, this is all from the pockets of the individuals within the households. This suggests that there is a dire need for service provision within this section.

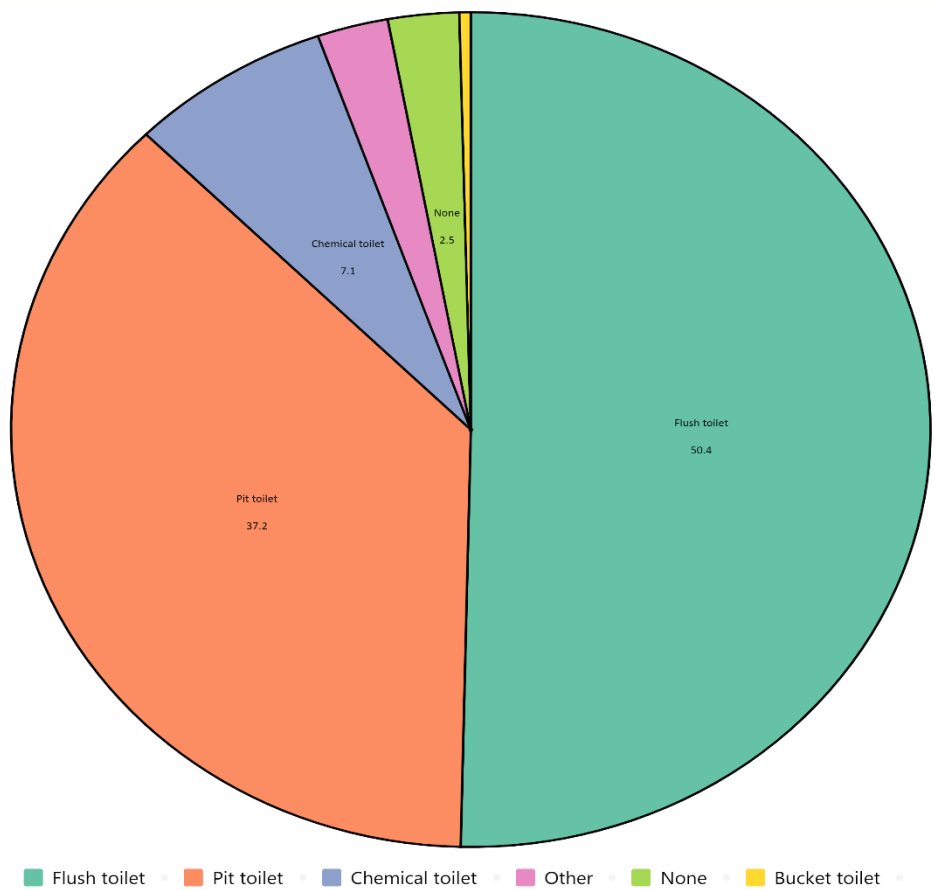


Diagram 18: Main Toilet Facilities within GKL M households.

## Household access to Refuse Removal Service and Waste Management in Great Kei Local Municipality

Waste Management planning has moved on from being purely based on a remove and dump system to be a more sophisticated Integrated Waste Management Planning system based on the waste hierarchy adopted by the South Africa's National Waste Management Strategy (NWMS).

NWMS offers a wide range of options for waste management and also requires translation of its goals and objectives into practice. These goals and objectives has to be implemented in conjunction with an action plan, which has to be crafted along the key elements of the strategy:

- Integrated Waste Strategy
- Waste Information System
- Capacity Building
- Education
- Awareness and Communication.

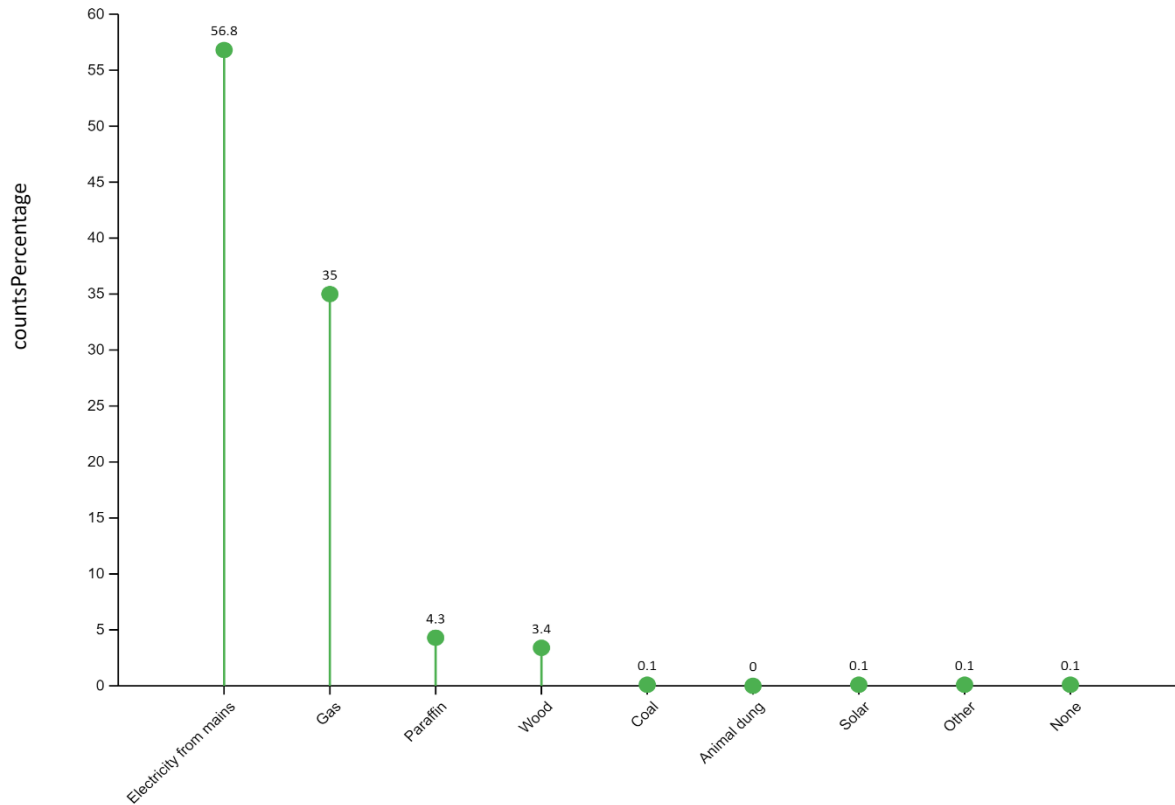
Great Kei LM has an Integrated Waste Management Plan (IWMP) that was developed during 2011/2012 financial year (adopted by council not endorsed by MEC). The implementation of IWMP is at 75%. Refuse is removed once a week in the urban areas, townships households and business. 95% of households in townships and the urban are covered, rural areas and farms are not covered. The IWMP is under review.

- The municipality has licenced (towards closure) of its existing landfill site in Qumrha. The municipality has also managed to successfully complete the processes of licencing the existing Transfer Stations (one (1) in Kei Mouth and one (1) Chintsa), in Haga –Haga there is a storage container for solid waste, currently not registered/ licensed).
- The Municipality is also working towards the licencing and commissioning of the new Landfill site in Qumrha. Specialist studies such as geotechnical studies have already been completed.
- There was one recycling cooperative in Kei Mouth. [ recyclables: Plastics, Papers, Tins, Glass] though has since stopped operating owing to lack of financial resources
- Clearing of illegal dumps - Awareness campaigns/ education are conducted quarterly to address the issue of illegal dumping, municipality also conducts internal awareness campaigns.
- Volumes of waste are recorded on the South African Waste Information System.
- Solid waste management By-laws are in place but not promulgated.
- A site for the new landfill site has since been identified and endorsed by the Council on the 29<sup>th</sup> September 2022.

## Household access to Electricity

According to Statistics 2022, a total of 90.1 % of households within the municipality have access to

### GKLM Energy for Cooking



electricity services, which improved from the 2011 (80.2). The charts below show the current situation in terms of electricity for the households within Great Kei LM

Diagram 19: Energy for cooking in GKLM Households

In terms of Energy for cooking, it can be seen that majority of the households within Great Kei LM have access to electricity for cooking, where it shows a total percentage of 56.8. Following this is the households that use gas for cooking, with a percentage of 35%. This percentage can be argued to also include households that prefer to use gas than electricity for cooking. Thus, this is to say, the households in this category might not necessarily lack electricity, but there could be preference dynamics. This could also be the case for the 0.1% households using solar for cooking. In terms of the other households, it can be seen that 4.3% use paraffin for cooking, 3.4% wood, 0.1% use coal, 0.1 use other ways available. These are the households that might be added on the electrification backlog list, as they can be classified as needing electricity.

## GKLM Energy for Lighting

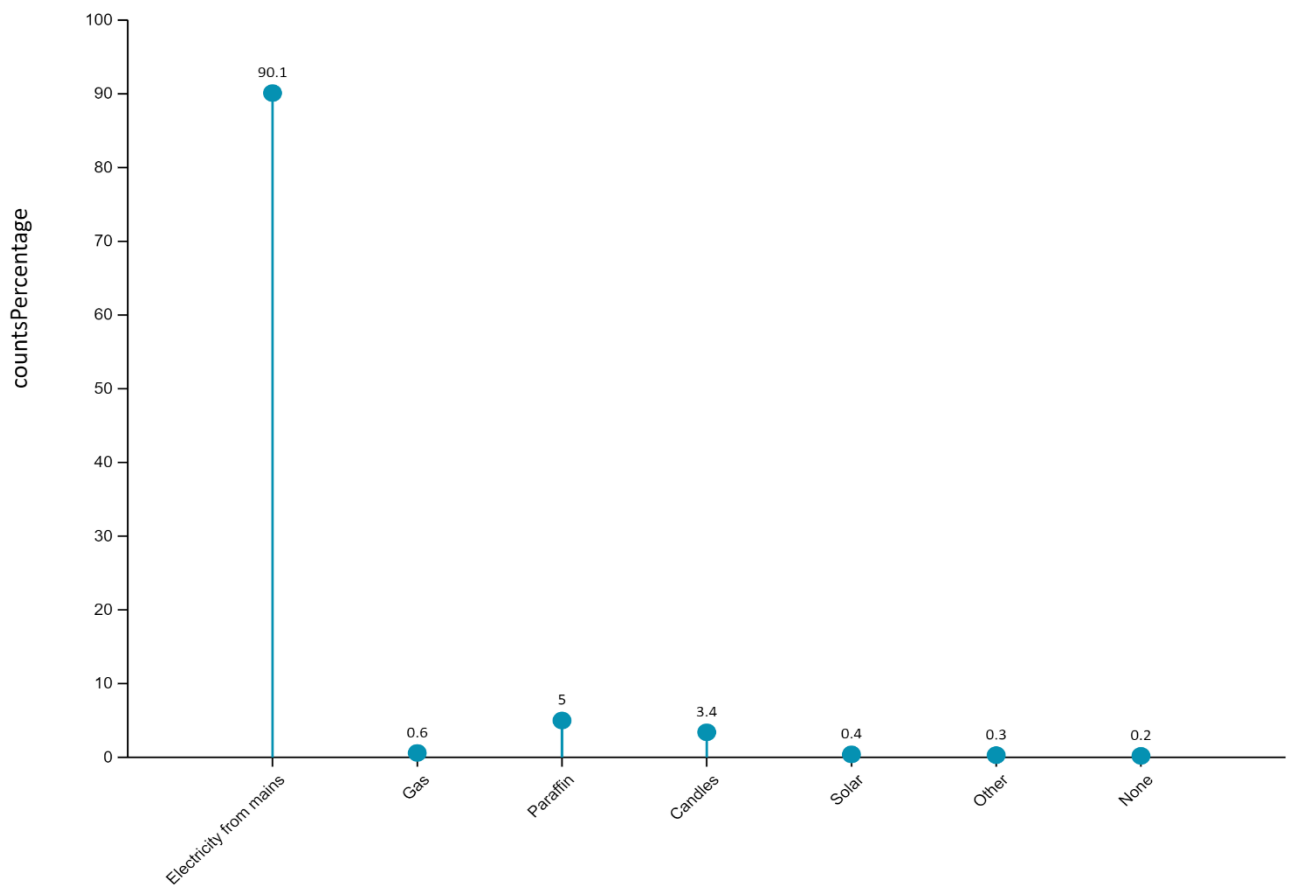


Diagram 20: GKLM Household's Energy for lighting (Energy source)

From the chart above, it is evident that most of the households within Great Kei Local Municipality have access to electricity for lighting. 90.1% of the households within the municipality have electricity for lighting. This shows that there is improvement in terms of the electrification backlog, and it thus needs to be updated. However, there is still a number of households requiring electricity for light, represented by the 0.6% of households using gas for lighting, 5% of households using paraffin for lighting, 3,4 % of households using candles for lighting, 0,4% of households using solar for lighting and the 0,3% using other ways for lighting.

Great Kei LM still needs to reach universal access. Great Kei Municipality, through Municipal Infrastructure Support Agency (MISA), has entered into agreement of the development of the credible Electrical Master Plan which will assist the municipality in addressing the condition of the existing infrastructure, the issue of the backlogs in all GKM areas and as well increasing capacity for future projects. This network planning process is used to assess the ability of all network infrastructure to meet industry standards in respect of existing load, future load forecasts and reliability requirements. The aim of this master plan is, inter alia, to ascertain the future growth and upgrading needs of the Municipality's 11kV distribution network; access to electrification needs and backlogs including a growth forecast plan for a 10-year period.

The Bulk Electricity Upgrade Project Phase III has been completed. The municipality further has entered into series of engagements between Eskom and the Department of Energy (DoE) to fund electrification of new households estimated at 3000 that do not have access to electricity. A total sum of R4million was then received from DoE to address challenges of Electrification for the 17/18 financial year. Also Great Kei Municipality has submitted the business plan to DoE to look at all Great Kei Backlogs and also upgrading of the infrastructure. An amount of R6.4 Million had been received for the upgrading of electricity infrastructure and construction processes are underway. As per the recommendation of the Electrical Master Plan, four bricks sub-station were upgraded to mini-substation for easy operation, safety precautions and they have been commissioned as well. As part of social cohesion and relief, the municipality has increased light distribution in Chintsa East Area 17 with 156 energy saver street lights. This was achieved through bi-lateral engagements between the Municipality, Community and private entity which funded the costs for this project. The only available municipality's latest electrification backlogs are as per the table below:

Table 17: GKLM electrification backlogs

GKM Electrification Backlogs						
Item No	Project Area	FUNDING SOURCE	BACKLOG	RATE PER CONNECTION	TOTAL REQUIRED	STATUS
1	Ward 1	INEP	400	R 15 500,00	R 6, 200 000.00	Application submitted
2	Ward 2	INEP	155	R 15 500,00	R 2, 402,500.00	Application submitted
3	Ward 3	INEP	96	R 15 500,00	R 1,488,000.00	Application submitted
4	Ward 4	INEP	34	R 15 500,00	R 527 000,00	Application submitted
5	Ward 5	INEP	2381	R 15 500,00	R 36,905,500.00	Application submitted
6	Ward 6	INEP	64	R 15 500,00	R 992,000.00	Application submitted
7	Ward 7	INEP	847	R 15 500,00	R 13,128,500.00	Application submitted
<b>TOTAL FUNDING REQUIRED TO ADDRESS BACKLOG</b>					<b>R 61,640,500,00</b>	

The backlog indicated here dates back to the 2017/18 financial year, which means it is outdated and there could have been changes that occurred over the years. However, this is the only available backlog list on municipal records. The most updated list is yet to be requested from the Councillors. The only update regarding the electrification backlog is the Electrification of Zone 10 with only 1140 housing units, which is under housing construction by Human Settlement.

According to the presentations by Eskom at the internal Stratplan, the outdated list that the municipality will receive from Councillors will not be added to the 2025/26 beneficiaries by Eskom because of time frames, Eskom has already done their budget cut offs for the aforementioned financial year. However, depending on the type of electrification required, some beneficiaries on the list that is yet to be submitted will benefit as the requirements differ for the electrifications.

#### 5.2.10.2 Renewable Energy

The municipality is also directly benefiting of the wind farm that has been constructed to increase power. The 132KV Chaba Wind Farm located along the N2 in Qumrha forms part of the network strengthening initiative needed in order to meet Eskom's anticipated growth in electricity demand in the area. This farm is generating about 21Megawatts (MW) of energy which contributes towards meeting the demand in this area. This wind farm will be extended as the developer has applied to the municipality to add 26 more Turbines within the existing turbines and the application is awaiting approval. This wind farm will now generate more energy, which means more electricity supply available. Another similar development called Haga-Haga Wind Farm, which covers 9100 hectares of land was approved by the Great Kei Local Municipality Planning Tribunal, and will be established in the near future. This Wind farm has 36 wind turbines and will produce 150 megawatts of electricity. Therefore, more electricity supply will be available for the municipality. Another wind energy facility was approved by the Great Kei Municipal Planning tribunal, which is situated on farms 456 and 459 Qumrha RD. This wind energy facility will have five turbines, and will be generating 15MW of energy. From this, it is evident that the municipality has an abundant renewable energy potential, and this needs to be maximised on.

The municipality is receiving a number of renewable energy applications, which emphasises the potential that the municipality has in terms of renewable energy. The importance of renewable energy, as part of the electricity generating mix in South Africa cannot be over emphasized. The Wind Energy Facilities in the municipality will demonstrates commitment towards renewable energy and green efficiencies.

*\*A renewable energy plan has been requested and will be attached when available.*

#### 5.2.10.3 Transportation Infrastructure

This section comprises of the analysis done to capture the transportation infrastructure of the municipality.

- **Road Network**

The municipality operates and maintains all access roads and internal streets within its jurisdiction. The municipality utilises the maintenance budget from its limited equitable share, Expanded Public works Programme, revenue collection to maintain all infrastructure services. Maintenance plant comprise the following machines:

- Grader
- TLB
- Water cart
- Pedestrian roller

Key challenges with regards to roads maintenance and transportation can be summed up as follows:

- Road classification restricts the various role-players in the maintenance of roads and is therefore not responsive to community needs. Municipalities do not have the financial resources in the short to medium term to build up the required fleet to maintain roads, especially as roads are not an income generating service. Surfaced roads are deteriorating and insufficient funding is being allocated to ensure their constant and effective maintenance.

- **Public Transport**

It is a known fact that public transportation is very limited in GKLM. Integrated transport plan would assist in addressing this challenge. The municipality is one of the municipalities that have been identified by Municipal Infrastructure Support Agent (MISA) for financial and technical support. The municipality has submitted an application to MISA for technical support towards the development of road master plan. A Transport Forum is functional and meets on a quarterly basis.

The provision of formal public transport is lacking between the major travelling destinations within the area. There are few registered taxi routes and no formal bus routes.

- **Taxi Ranks**

There are four taxi ranks that are in operation namely Qumrha, Mooiplaas, and Kei Mouth. These taxi ranks are all under-developed but Qumrha and Mooiplaas are at the planning stage of development by Amatole District Municipality.

- **Bus Transport**

There are five bus shelters within the Great Kei municipal jurisdiction.

- **Railway**

There was Kei rail which has since stopped operating for reasons unknown. The rail was intended to be an alternative less expensive mode of transport. However, in the GKM area, the rail transport was mainly used in the transportation of goods.

- **Roads Infrastructure**

Road construction and improvement is considered as the prime infrastructural component to the municipality that would assist in bringing about improved access for tourism, health facilities and agricultural developments. Roads leading to coastal areas are usually gravel or in a state of disrepair except the road to Kei Mouth, Morgan's Bay and Chintsa.

The road network within the Great Kei Municipality consists of 729, 55 kilometres of surfaced and unpaved road. Unpaved roads are defined as gravel roads as well as non-gravelled roads and tracks i.e. identified access or minor roads that have not been upgraded in any way. The responsibility for capital expenditure and maintenance rests with various authorities including the Great Kei Municipality. The municipality has submitted an application to MISA for assistance towards the development of Road master plan according to the IDP.

The Table below schedules the various categories of road, the length of road and the authority responsible for capital expenditure and maintenance.

Table 18: Road classification, condition and responsible authority of roads within GKLM.

Road Classification	Lengths (km)		Responsible Authority
	Surfaced	Gravel Roads	
National	48,97	0	SANRAL Department Of Roads and Public Works
Trunk	23,45	0	
Main	4,27	41,11	Great Kei Municipality
District	32,45	71,82	
Minor	21,30	463,65	
Access	0	22,53	
<b>TOTAL</b>	<b>130,44</b>	<b>599,11</b>	

\*Road network Plan is requested and will be attached when available\*

The Great Kei Municipality is thus directly responsible for 21, 30 kilometres of surfaced and 486, 18 kilometres of unpaved road according to the SDF.

Available records indicate that, of the unpaved minor and access roads approximately 273 kilometres have gravel surfacing i.e. some betterment, drainage work and gravelling has taken place previously while approximately 213 kilometres can be classified as non-gravelled roads or tracks i.e. no improvement has taken place and roads have only been identified but are in use.

It is also important to note that located on the unpaved minor and access roads a total of approximately 37 structures i.e. stream crossings with minor structures and causeways (not pipes) have been identified and a total of approximately 53 stream crossings requiring minor structures have been identified. The status of unpaved minor and access roads in terms of upgrading and structures is given in the table below:

Table 19: GKLM Road classification

Road Classification	Roads Status 1.		Structure 2.	
		Non-gravelled/Tracks	Existing	
Minor Access		213	401	
TOTAL		213	401	

Existing gravel roads and structures have been assessed to determine if the existing infrastructure meets desirable standards and any upgrading required.

With the establishment of the Transport Forum, Great Kei Municipality can safely say coordination and management of various activities implemented by responsible authorities such as the Department of Roads and Public Works in regard to both capital and maintenance works on roads under their jurisdiction i.e. trunk and minor roads to ensure a holistic approach. Existing infrastructure as well as

infrastructure developed through capital expenditure requires regular and on-going maintenance to preserve the asset created and to prevent premature deterioration.

An overall integrated strategy will be achievable which will address issues such as higher order strategies developed by National Departments, Provincial Departments and the District Municipality as well as local issues and requirements such as, road standards, policy. This must also integrate with other initiatives within the Great Kei Municipality e.g. the construction of a clinic, school or sports facility should be preceded by the construction of an access road to ensure a holistic approach to the provision of services.

### 5.2.11 Corridor Development

The notion of development corridors, both as structuring elements to guide spatial planning, as well as special development areas with specific types of development potential, has been well established internationally. Typically, development corridors have been identified as roads or other transport routes along which existing and/or potential land developments at a higher-than-average intensity (can) occur.

- **Activity corridor** is normally used to symbolise the area where important economic activities are to be encouraged along a particular transport route.
- The term **“transport corridors”** be adopted in future because it places emphasis on the transportation activity, which is critical for economic clusters to grow in both urban and rural environments

The proposed Primary Corridor, Secondary Corridor and Tertiary Corridor Transport corridors for GKLM are described below:

Table 20: GKLM Development Corridors

Development corridors		
TYPE	LOCATION	DESCRIPTION
Primary Corridor	<b>N2 which run from East London through Great Kei Municipality to Butterworth</b>	These routes carry passing traffic and provide access between local areas in Great Kei and centres further afield.
Secondary Corridor	<b>R63 which runs from the N2 through Qumrha to King Williams Town. R349 which runs from the N2 to Morgan’s Bay and Kei Mouth</b>	Currently carries medium volumes of traffic

\*A corridors plan has been requested and will be attached when available.

### 5.2.12 Implications from the Built- Environment Pillar analysis

After analysing the settlement patterns over the ten (10) year period, it is evident that growth or development has taken place in Great Kei LM, and there is still more growth expected, especially with the population growth.

From a land use perspective, the noticeable trend is that the coastal areas in the municipality are becoming more developed as tourism nodes and residential areas, with supporting amenities. These areas are becoming more urban. Also, Qumrha maintains its town character, with Kei Mouth becoming and being developed as the second main town in GKLM. Housing for the lower market is always an issue with GKLM due to land ownership and water restrictions within the municipality. Housing projects initiated by government institutions, have also encountered delays, but do provide a promising future for housing in the municipality.

Water is the number one crisis within GKLM; insufficient running water supply has made the entire municipal area dependent on boreholes. The lack of sufficient water supply is one of the main factors which stiffened development within the municipal area. Other services like sewerage are also problematic. In terms of services, there is a high potential of renewable energy supply within the municipality, and the municipality needs to maximise on that.

The upgrading of the N2 toll highway from East London to Durban as well as the R63 between Qumrha and Bhisho will result in increased traffic volumes, and since it traverses through GKLM, the municipality will need to identify how it can opportunities. The Wild Coast Meander Route will have a direct impact to the GKLM, especially as the Mooiplaas Junction, and more specifically the coastal town of "Kei Mouth".

### 5.3 Biophysical Analysis

This natural capital base is the primary or foundational layer on which the remaining two set of layers must feed in a sustainable way. Geology, soils, and climate form the basic geomorphologic relationship which gives rise to hydrological, topographical, and bio-diversity patterns. Agriculture is included in this sub-set due to their close relationship with the natural environment.

#### 5.3.1 Climate change

Climate Change refers to the ongoing progression of changes in the earth's general weather conditions as a result of the continual average rise in the temperature of the earth's surface, commonly referred to as Global Warming. This phenomenon is based on various contributing factors including the increase in Greenhouse Gases. In the Eastern Cape, predictions suggest higher temperatures, increased unpredictability of rainfall regimes, more intense rainfall (flooding), longer dry spells (drought periods), increased storm events and sea level rise. Climate change can therefore have a significant impact on the region and its management of land use and scarce resources.

The phenomenon known as 'climate change' refers to the ongoing progression of changes in the Earth's general weather conditions as a result of the continual average rise in the temperature of the Earth's surface, commonly referred to as 'global warming'. The primary cause of this rise in average global temperature can be attributed to the increased concentration of greenhouse gasses (GHG) in the earth's atmosphere. The primary greenhouse gases in the Earth's atmosphere are carbon dioxide, methane, nitrous oxide, ozone and water vapour.

This build-up of gasses is primarily due to emissions resulting from human activities. These gases form an insulating layer in the atmosphere, reducing the amount of the Sun's heat that radiates back into space, which in turn has the effect of making the Earth warmer, commonly referred to as the "Greenhouse Effect". Effectively, the gasses are acting like a giant blanket not allowing heat to escape the earth's atmosphere back into space, thus causing a rise in the global average temperature.

Over the millennia the earth has naturally incurred global climate changes, but these changes have progressed very slowly – usually over periods of tens of thousands of years or even millions of years – which has allowed the Earth's biophysical system to adapt naturally to the changing climatic conditions. Currently the global climate is changing much more rapidly, due to various human activities, and this increase is not allowing the Earth's bio-physical systems to naturally adapt to these changes.

#### 5.3.2 Land Capability

Agriculture potential is broadly based on the Land Capability Index as prepared by the Department of Agriculture's Land Resource Management Division (2002). The land capability index is a tool that should enable the user to pre-determine the best long-term utilisation of land. Below are the categories that indicate the land suited to cultivation:-

## Land suited to cultivation

**Class I: Land very suitable for intensive and well adapted cultivation:** Land in this class has few limitations that restrict its use and it may be used safely and profitably for cultivated crops. The soils are nearly level and deep, they hold water well, and they are generally well drained. The land is very responsive to fertilization although it might be well provided with natural nutrients.

**Class II: Land suitable for intensive cultivation:** Land in Class II has some limitations that reduce the choice of plants or require moderate conservation practices. The land may be used for cultivated crops, but with less latitude in the choice of crops or management practices than Class I. However, limitation are few and shows the effects of gentle slopes, moderate susceptibility to wind and water erosion. There are slight climatic limitations on soil use and management.

**Class III: Land for moderate well adapted cultivation:** Land in this class has severe limitations that reduce the choice of plants or require special conservation practices, or both. When used for cultivated crops, the conservation practices are usually more difficult to apply and to maintain. The number of practical alternatives for average farmers is less than that for soils in Class II. Limitations may result from a range of factors ranging from steep slopes, susceptibility to erosion, problems with the water holding capacity and climatic conditions.

**Class IV: Poorly adapted cultivation:** Land in Class IV has very severe limitations that restrict the choice of plants and normally require very careful management. It may be used for cultivated crops, and conservation practices are more difficult to apply and maintain. It may be well suited to only two or three of the common crops or the harvest produced may be low in relation to inputs over a long period of time.

Its limitations is the result of the effects of one or more permanent features such as steep slopes, severe susceptibility to water or wind erosion or severe effects of past erosion, shallow soils and a moderately adverse climate.

## Land with limited use – generally not suited to cultivation

**Class V: Intensive grazing:** Land in this class has little or no erosion hazard but have other limitations impractical to remove. That limits its use largely to pasture, range, woodland or wildlife food and cover. These limitations restrict the kind of plants that can be grown and prevent normal tillage of cultivated crops. Pastures can be improved and benefits from proper management can be expected. It is nearly level and some occurrences are wet or frequently flooded while other are stony, have climatic limitations, or have some combination of these limitations.

**Class VI: Moderate grazing:** Land in Class VI has severe limitations that make it generally unsuited to cultivation and limits its use largely to pasture and range, woodland or wildlife food and cover. Land in this class has continuing limitations that cannot be corrected, amongst others, steep slopes, severe erosion hazard, effects of past erosion, stoniness and severe climate.

**Class VII: Light grazing:** Land in this class has very severe limitations that makes it unsuited to cultivation and that restrict its use largely to grazing, woodland or wildlife. Restrictions are more severe than those

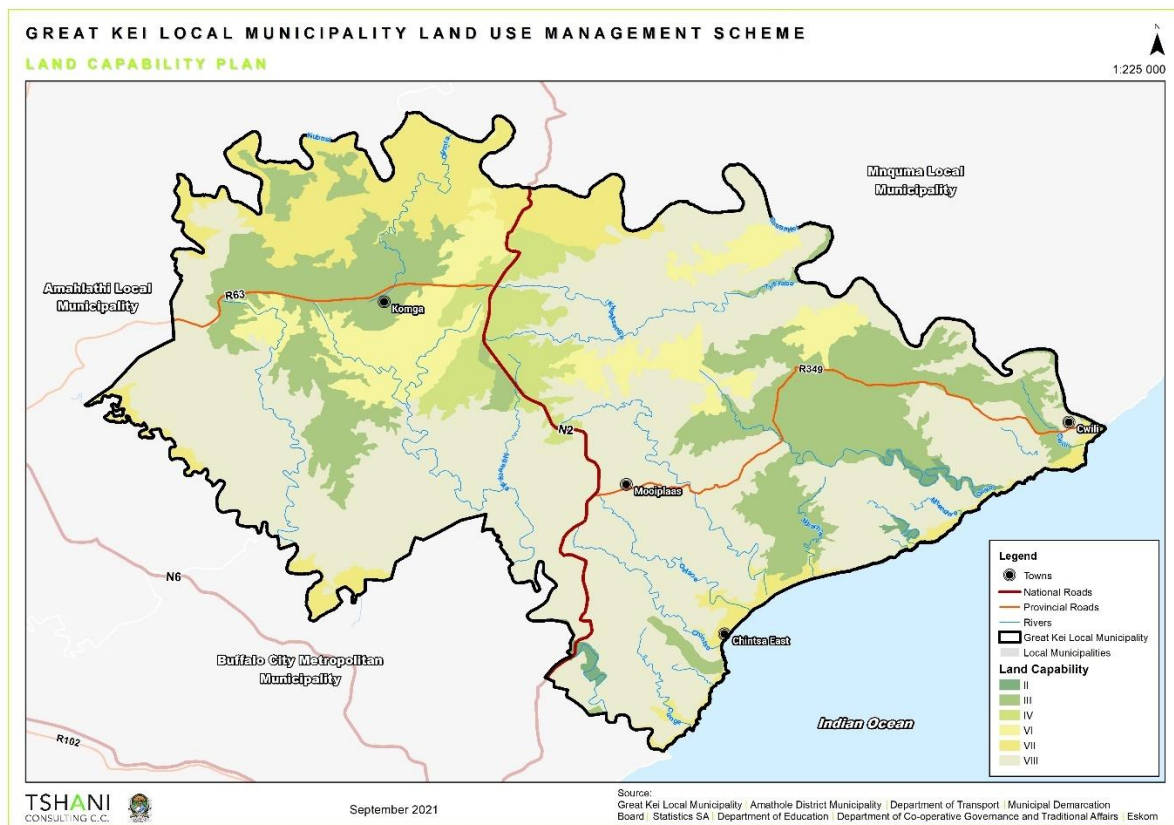
for Class VI because of one or more continuing limitations that cannot be corrected. Physical conditions are such that it is impractical to apply such pasture or range improvements as seeding, liming and fertilizing. Depending on soil characteristics and climate, land in Class VII may be well or poorly suited to woodland.

**Class VIII: Wildlife:** Land in Class VIII has limitations that preclude its use for commercial plant production and restrict its use to recreation, wildlife, water supply or aesthetic purposes. Limitations that cannot be corrected land in Class VIII cannot be expected to return significant on-site benefits from management for crops, grasses or trees, although benefits from wildlife use, watershed protection or recreation may be possible. Badlands, rocky outcrop, sandy beaches, river wash, mine tailings and other nearly barren lands are included in Class VIII.

Table 21: The table below indicates the potential land use for each land capability class in the Great Kei Local Municipality.

POTENTIAL LAND USE PER LAND CAPABILITY CLASS (SOURCE: AGRIC RESEARCH COUNCIL)											
Land Capability		Intensity of use for rain-fed agriculture									
Orders	Classes	Wildlife	Grazing & Forestry				Crop Production				
			Forestry	Veld	Veld Reinforcement	Pastures	Limited	Moderate	Intensive	Very Intensive	
Arable	A	I	x	x	x	x	x	x	x	x	x
		II	x	x	x	x	x	x	x	x	
	B	III	x	x	x	x	x	x	x		
		IV	x	x	x	x	x	x			
Non arable	C	V	x	x	x	x	x				
		VI	x	x	x	x					
		VII	x	x	x						
	D	VIII	x								

The information contained in this section is critical in informing the uses proposed in the municipality. It highlights the places best suited for a particular use to effectively guide the development of a place for environmental, economic and built environmental purposes. The plan below indicates the land capability in Great Kei local municipality:



Plan 19: GKLM Land Capability Plan

### 5.3.3 Agriculture

GKLM covers an area of 1 421km<sup>2</sup>, 1 361km<sup>2</sup> of land is used for agriculture production. 96 % of the agriculture land is owned by private commercial farmers 77% of this land is utilised as a grazing land for livestock (cattle, sheep and goats and game). The remainder is utilised for Crop production (vegetable). Hydroponics and Dairy. Therefore GKM is predominantly a livestock producing area.

The agricultural sector within the local municipality is a prominent economic sector, however like the provincial trend it is in a state of decline. This has also resulted to a decline in production as a result of less commercial farming activity within the municipality. Many commercial farmers have sold or consolidated their farms. Farms sold in land reform processes have yet to achieve similar levels of productivity. The consolidation of farms has also resulted in a decline in employment in this sector.

Communal agriculture within the municipality generally involves both crop and animal production. Under crop production, maize is the dominant crop grown. Most households also have some home gardens where various vegetables like cabbages, spinach and green beans are grown. Under animal production the most common animals are chickens, pigs, goats and cattle. The type of communal agriculture in the sampled areas does not include irrigation or any other forms of commercial agriculture.

It is important to note that in most cases these communal farmers generally make up the members of most cooperatives and income generating projects. As a result, it can be said some limited number of

communal farmers have been exposed to commercial agriculture and subsequent training attendant and consistent with government funded income generating projects.

The following agriculture activities exist within the municipal area:-

- Livestock farming
- Game farming
- Crop production
- Poultry production
- Livestock farming (beef, sheep, goat)
- Crop production (maize, green mealies, dry maize)
- Commercial Diaries

The following Farmers Associations exist within the municipal area:-

- Commercial Farmers Association
- Emerging/Small Scale Farmers Association
- Communal Farmers Association

#### Livestock

The Great Kei Municipality has a total number of the following in livestock as assisted in recording by the Amatole District Municipality together with the Department of Rural Development and Agrarian Reform:

Table 22: GKLM Livestock Production

GKM Livestock Production				
Cattle	Sheep	Goats	Pigs	Poultry
8634	2170	6037	4428	4433

**Arable Land size:**

The Great Kei Municipality has a total number of the following in arable land sizes as assisted in recording by the Amatole District Municipality together with the Department of Rural Development and Agrarian Reform:

Table 23: GKLM Arable Land Size

Farmers	Land in use	Land currently not in use	Total
1. Ngxingxolo	100	-	100 ha
2. Silatsha	33	5	38 ha
3. Makazi	20	5	25
4. Carlton	20	40	60
5. Sihlangule	-	30	30
6. Mangqukela	3	22	25
7. Brooklyn	-	15	15
8. Sotho	-	20	20
9. Locklyn	2	8	10
10. Ncalukeni	20	10	30
11. Bhola	-	30	30
12. Sithungu	10	-	10
13. Hillside	-	10	10
14. Makhoba	-	2	2
15. Gugwa	5	5	10
16. Blue Gums	-	20	20
17. Stynmust	-	5	5

18. Loan Oak	-	10	10
19. Woodberry	20	-	20
20. Rocklyn	-	5	5
21. Oatbrey	-	5	5
22. Mdoda & Family	-	10	10
23. Rangile	-	2	2
24. Chefane	-	2	2
Total	233	273	506

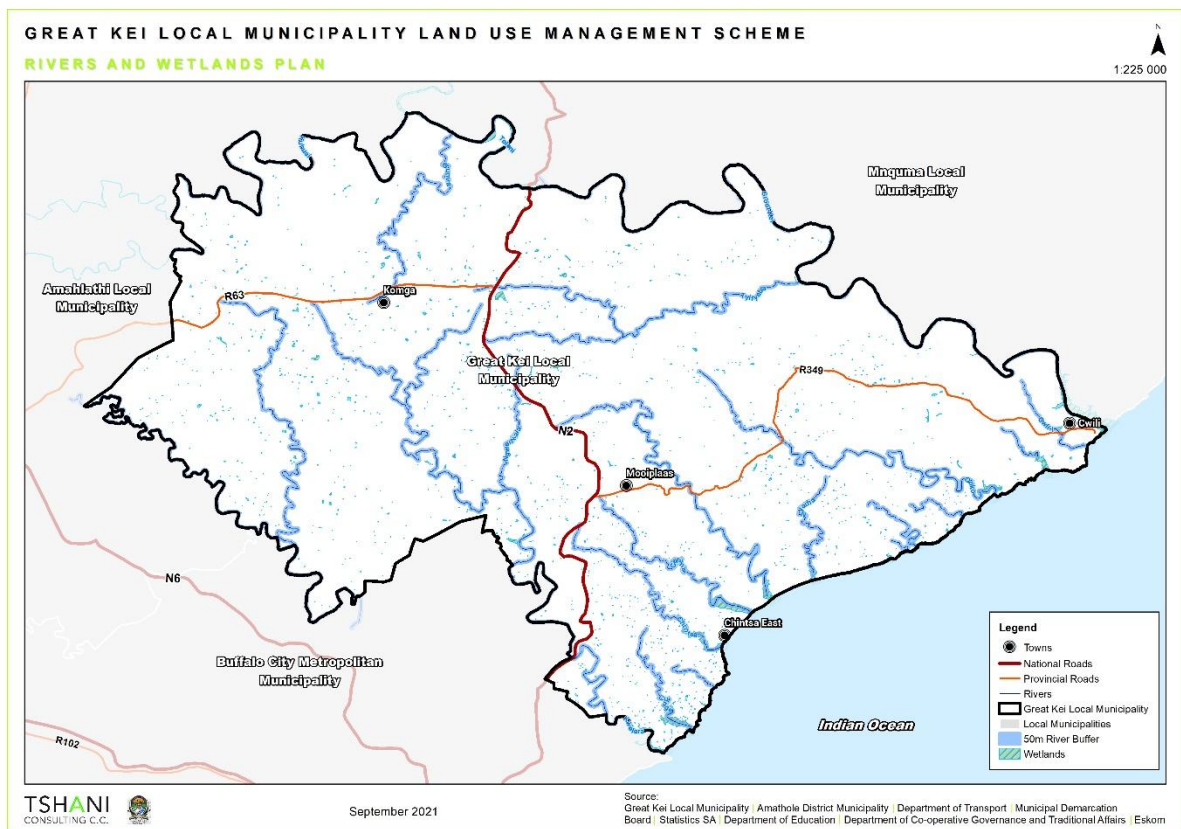
#### Aquaculture and Mari-culture

West Coast Abalone is the key aquaculture business in the municipality and a key economic driver of the Marshstrand area, which is located near Haga-Haga. The Abalone farm sources approximately 70% of its labour locally.. Whilst being successful the abalone farm is under threat for its continued growth. Part of the reason is the gravel road leading to Marshstrand which transport labour to and from their workplace as well as the transportation of live abalone for export purposes. This road needs to be upgraded. The opportunities for this industry great as this is a functional, export-oriented sector which is in need of support.



Wild Coast Abalone Phase I (left) and Phase II (right)

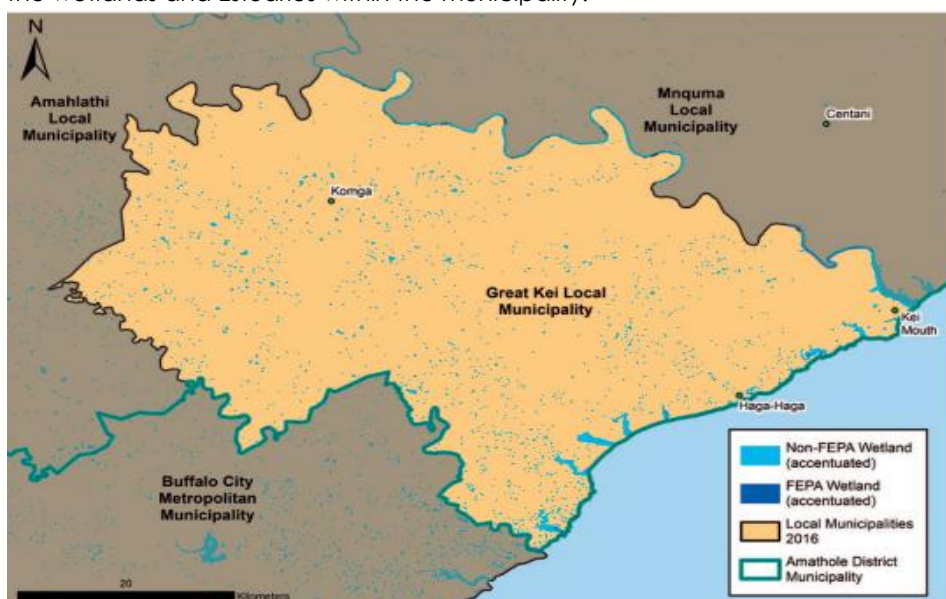




Plan 21: GKLM Rivers and Wetlands Plan

From the map above, it can be seen that Great Kei Local Municipality has wetlands spread throughout the municipality. The map also shows that Great Kei has a number of rivers and some estuaries. These help regulate local climate, improve water quality, and provide flood control by absorbing excess water during storms.

The map below, extracted from the Amathole District Municipality Wetland Report, 2017, further highlights the wetlands and Estuaries within the municipality.



Plan 22: Spatial distribution of Wetlands in GKLM Sourced from ADM Wetland Report 2017

According to the ADM Wetland Report, 2017, many of the wetlands in the area are threatened or have already disappeared. This can be attributed in large part to historical degradation, intentional destruction of wetlands for development and farming, improper construction near wetlands, unregulated agricultural practices, and contamination from chemicals, sewage, effluent, and seepages from storm water, water abstraction, and the spread of alien plants that are invasive. Because degraded wetlands cannot function to the same extent as healthy wetlands, the supply of ecosystem services is significantly hampered or possibly eliminated. Below is a table, extracted from the 2017 ADM Wetland Report, describing the conditions of wetlands within local municipalities in the Amathole District.

Table 24: Conditions of Wetlands in ADM sourced from the ADM Wetland report, 2017

LOCAL MUNICIPALITY	CONDITIONS	AREA (HA)	% WETLANDS AREAS
Amahlathi	Natural/Good condition	92.6	8.0
	Moderately Modified condition	136.1	11.8
	Heavily/Critically Modified condition	924.5	80.2
Greate Kei	Natural/Good condition	17.1	3.2
	Moderately Modified condition	28.0	5.2
	Heavily/Critically Modified condition	492.4	91.6
Mbhashe	Natural/Good condition	60.6	15.2
	Moderately Modified condition	100.3	25.2
	Heavily/Critically Modified condition	237.2	59.6
Mnquma	Natural/Good condition	99.9	18.7
	Moderately Modified condition	136.2	25.5
	Heavily/Critically Modified condition	297.1	55.7
Ngqushwa	Natural/Good condition	74.8	15.0
	Moderately Modified condition	103.4	20.8
	Heavily/Critically Modified condition	319.9	64.2
Raymond Mhlaba	Natural/Good condition	95.0	10.2
	Moderately Modified condition	64.0	6.7
	Heavily/Critically Modified condition	1650.1	183.1

From the table, it can be seen that Great Kei LM, (highlighted in red), is the third highest municipality in the District with wetlands that have heavily/critically modified conditions, with a total of 492.4. This means, in percentage, over 90% of the wetlands in Great Kei LM have undergone substantial changes due to human activities such as drainage, filling, dredging, or construction of infrastructure like roads or buildings. These alterations can disrupt the natural hydrology, vegetation, and wildlife habitat of the wetland.

#### ESTUARIES

Great Kei has fourteen (14) estuaries, namely:

1. Kwelera/Kwelerha Estuary
2. Bulurha/Bulura Estuary
3. Cunge Estuary
4. Cintsa Estuary
5. Cefane Estuary

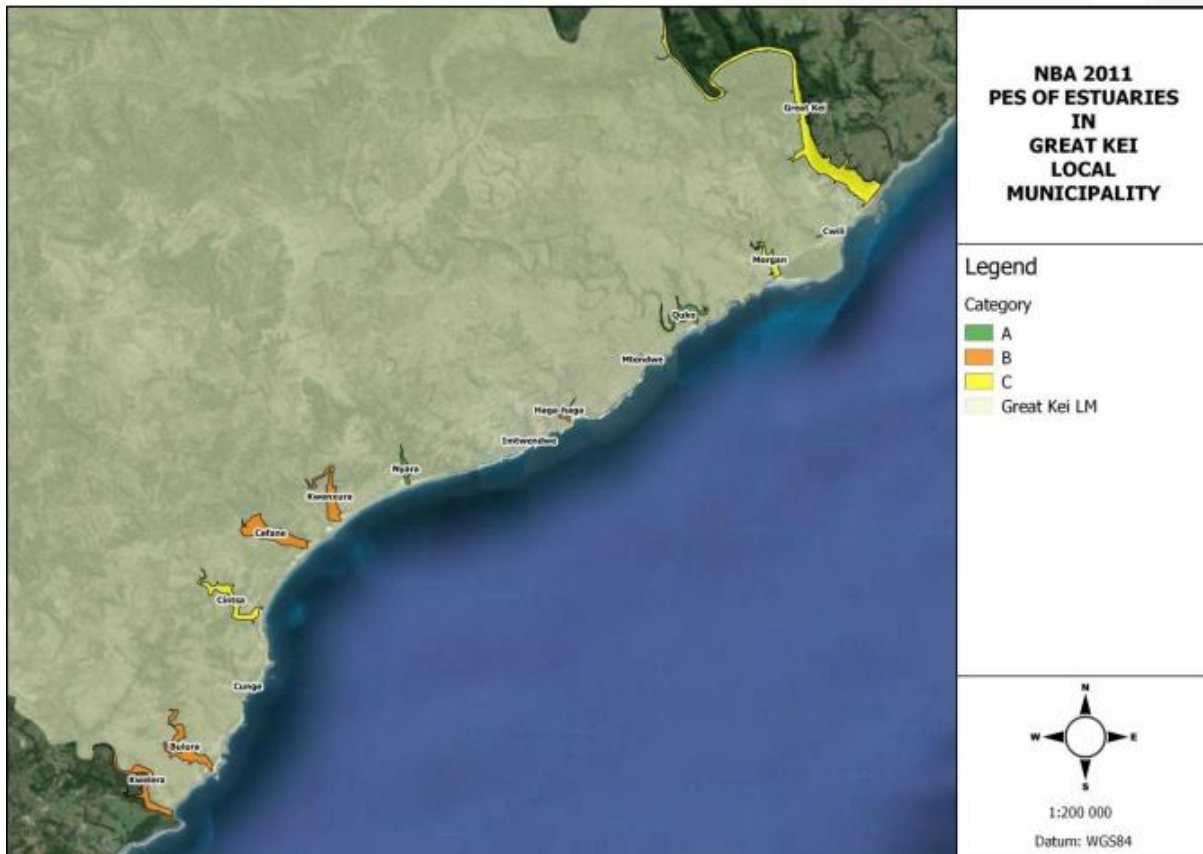
6. Kwenxura/Kwenxurha Estuary
7. Nyarha/Nyara Estuary
8. Imtwendwe Estuary
9. Haga-Haga Estuary
10. Mtendwe Estuary
11. Quko Estuary
12. Morgan Estuary
13. Cwili Estuary
14. Great Kei Estuary

The health status of South Africa estuaries was evaluated as part of the NBA (van Niekerk and Turpie, 2012) where the Present Ecological State (PES) of each estuary was determined and classified as follows:

- Class A: Unmodified, natural
- Class B: Largely natural with few modifications
- Class C: Moderately modified
- Class D: Largely modified
- Class E: Seriously modified
- Class F: Critically/ extremely modified

In order to obtain detailed information as to how the PES of the estuaries was determined, reference can be made to the Technical Report for the estuary assessment as part of the NBA (van Niekerk and Turpie, 2012).

According to the map below the estuaries along the Great Kei coastline can be identified in the first three classes namely A, B and C.



Plan 23: The Present Ecological State (PES) of estuaries along the Great Kei coastline sourced from ADM CMP, 2016

### 5.3.5 Vegetation Types

Great Kei Local Municipality has three (3) Biomes and thirteen (13) vegetation types namely:

- Thicket Biome, Grassland Biome and Savana Biome.
- Albany Coastal Thornville, Amatole Afromontane Forest,
- Berlin Savana Thicket, Bolo Savana Thicket,
- Buffels Thicket, Butterworth Savana Thicket,
- Chintsa Dune Thicket, Floodplain / Estuary,
- Inland Thornville, Kei Thicket ,
- Moist Mountain Grassland, South East Coastal Vegetation & Transfish Dune Thicket
- Municipality has beautification programme in place and it's being implemented, although the municipality is currently experiencing low cash flow.
- Indigenous plants are currently being promoted by the municipality.
- Beautification plan also covers planting of trees.
- Invader plant control, removed through bush clearing and projects.
- Municipality consist a number of wetlands although they are not protected.

The plan below indicates the vegetation types located within the municipal area of Great Kei:



### 5.3.6 Biodiversity

As part of the Spatial Development Framework Planning process, environment and biodiversity should be prioritised. National policy and legislation are underpinned by the principle of sustainable development which aims to ensure that all development serves both present and future generations. Key to achieving this is the safeguarding of critical natural services such as clean and adequate water supplies, nutritious veld for grazing livestock, and stable healthy soils which are resilient to flood damage and erosion (i.e. ecosystem services). It follows then, that the prerequisite for sustainability is the safeguarding of biodiversity (i.e. the variety of local plants and animals and the natural processes that sustain them).

Spatial planning and land-use management decisions must, by law, take into account the biodiversity of an area and ensure sustainable development.

The Eastern Cape Biodiversity Conservation Plan (ECBCP) addresses the urgent need to identify and map critical biodiversity areas and priorities for conservation in the Eastern Cape Province. It also provides land use planning guidelines, recommending biodiversity friendly activities in priority areas. Critical Biodiversity Areas (CBA's) are terrestrial and aquatic features in the land scape that are critical for conserving biodiversity and maintaining eco system functioning.

Biodiversity offers an immense opportunity to support the municipality's development path by providing many free goods and services which contribute to municipal service delivery, water and food security, and quality of life. Careful consideration needs to be taken with regards to development within these regions. The map below shows that the majority of areas that fall within a Critical Biodiversity zone are along the coast.



Protected Areas CBA 1 (not degraded)	BLMC 1: Natural Landscapes	Maintain biodiversity in natural state as possible. Manage for no biodiversity loss.
CBA 1 (not degraded) CBA 2	BLMC 2: Near-natural Landscapes	Maintain biodiversity in near natural state with minimal loss of ecosystem integrity. No transformation of natural habitat should be permitted
Other Natural Areas	Functional Landscapes	Manage for sustainable development, keeping natural habitat intact in wetlands (including wetland buffers) and riparian zones. Environmental authorizations should support ecosystem integrity
Transformed Areas	BLMC 4: Transformed Landscapes	Manage for sustainable development

In terms of the Terrestrial BLMC's, Great Kei being part of the "Wild Coast Ecological Belt" offers an interesting range of thicket and Biomes which covers 173538.6 ha of the Municipal area. Critical Biodiversity, Nature reserves and a Marine reserve in the Great Kei Local Municipality form part of the conservation areas which needs to be understood in terms of its impact on spatial planning and development in terms of short term and long-term goals.

#### Aquatic BLMC's

The ECBCP recommends limits (thresholds) to the total amount of land transformation that should be allowed in an ABLMC 1 and 2, if biodiversity is to be conserved. The goal is to maintain sufficiently large intact and well-connected habitat patches in each sub-quaternary catchment, to prevent the consequences outlined above.

Table 26: GKLM Aquatic BLMC's

<b>Biodiversity Areas</b>	<b>BLMC's</b>	<b>Recommended Land Use Objective</b>
ABLMC 1	Critically important river sub-catchments; Priority primary catchments for E1 Estuaries	Less than 10% of total area of sub-quaternary catchment
ABLMC 2a	Critically important river sub-catchments; Priority primary	Less than 15 % of total area of sub-quaternary catchment

	catchments management areas for E2 Estuaries	
ABLMC 2b	Catchments of free-flowing rivers important for fish migration	Less than 20% of total area of sub-quatarnary catchment

In terms of the Aquatic BLMC's, Great Kei comprises of major catchments namely the Amathole Catchment and the Kei River Basin, the Kei River is an important ecological feature in the Great Kei Local Municipality. The Great Kei River hosts many tourist attractions which are situated along the mouth.

### 5.3.7 Environmental Framework

The Protected areas are areas where conservation of the natural environment is formally given priority over other forms of land use. This does not necessarily mean that nature will be managed in these areas because good management plans and good managers are essential, and private land owners with a well-developed land management ethic are often some of the best land managers. However, protected areas are still very important. Plant and animals and ecosystems that are sensitive to change or require large areas, can only survive where they are not disturbed by development. Therefore, protected areas act as a core for the persistence of biodiversity. There are three different types of protected areas in the STEP region:

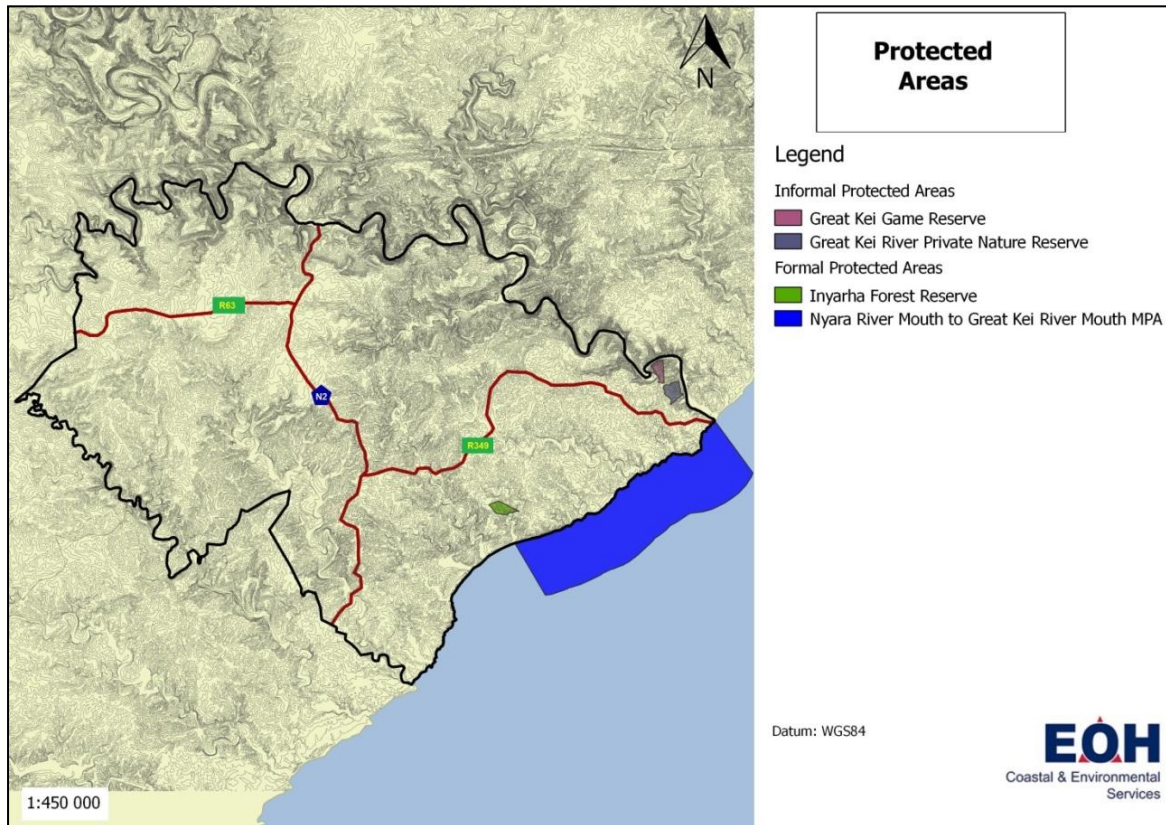
- Type 1: Protected areas are owned and run by the state, province or local authority, and legal protection is generally strong. These areas include municipal reserves.
- Type 2: Protected areas are public or private land managed for conservation and other land uses, where legal protection is often weak or non-existent. These include land managed by the Departments of Water Affairs (DWA) and Forestry and Fisheries (DAFF) and private game reserves.
- Type 3: Protected areas are areas used potentially available for conservation, owing to the existence of a structure for communication between conservation planners and landowners. These are made up of game farms and proposed conservancies.

Currently there are no National Parks or municipal nature reserves situated within the GKM area. There is, however, a single marine protected area (MPA), a provincial nature reserve (East London Coast State Forest, 3544 ha), protected forestry area (Inyarha Forest Reserve, 198 ha) and natural heritage site (Ocean View Guest Farm) within the GKLM area.

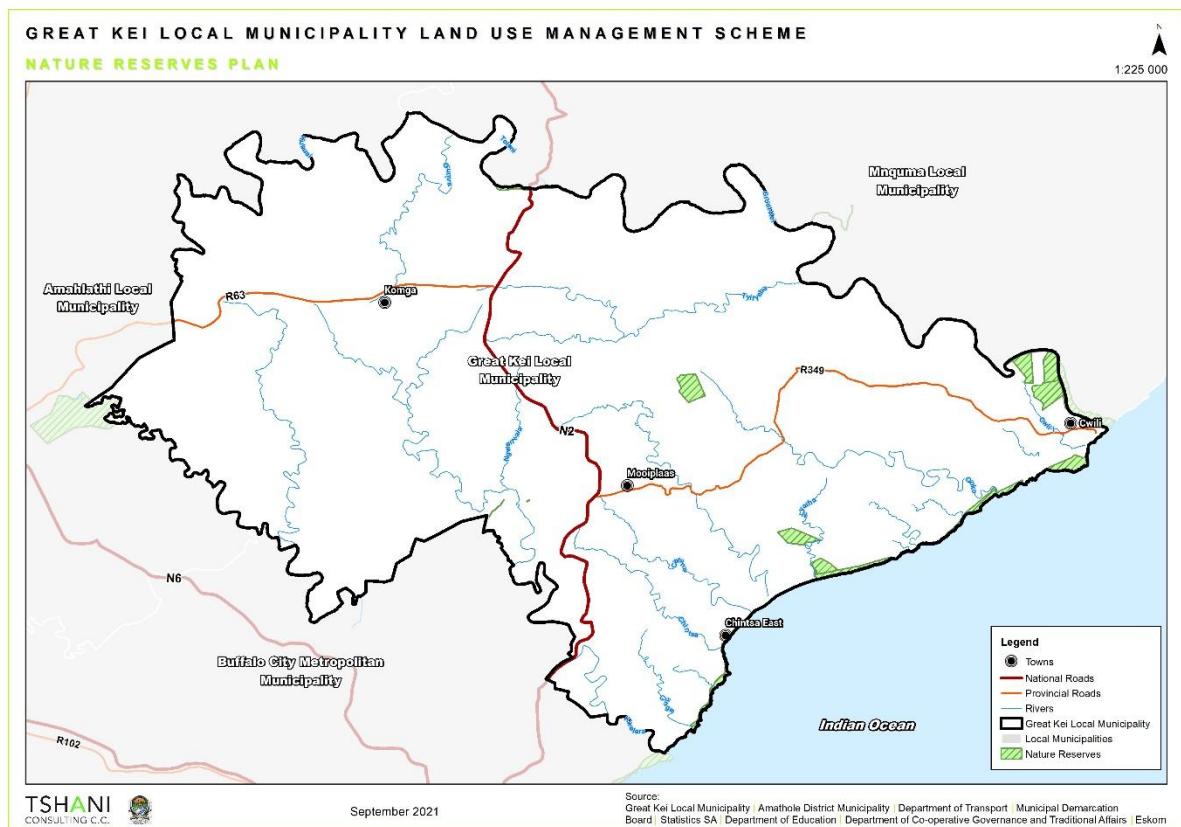
The MPA stretches from the Nyara River Mouth to the Great Kei River Mouth. It extends for 3 nautical miles offshore on a bearing of 145° true north at the Nyara River mouth and 139° true north at the Great Kei River mouth. This MPA only prohibits fishing from a boat within these boundaries. Rock and surf fishing, spear fishing and bait collecting are allowed from the shore. The control of the MPA falls under the Marine and Coastal Management (MCM) division of DEDEAT. Marine reserves are important areas for the protection of intertidal and sub tidal fauna and flora. Not only do they protect the resources within their boundaries, but also act as feeder areas for neighbouring waters. Although the management of MPAs falls under the control of MCM on a national level, inadequate staffing has resulted in limited monitoring

of the resources. Consequently, provincial government has assumed the responsibility for these reserves (Great Kei Local Municipality SEA, 2005).

Private Nature Reserves occur at a number of localities within the GKLM area. These areas include the Bosbokstrand Private Nature Reserve (124 ha), the small reserve at Areena Resort (30 ha), Dunnedan Private Nature Reserve (199 ha), Great Kei Game Reserve (186 ha), Great Kei River Private Nature Reserve (279 ha), Tyityaba (unknown area) and Umhlala (57 ha). Some of these reserves, such as those at the Club Areena Riverside Resort appear to harbour species that may have not occurred in the area historically (e.g. Blesbok, Giraffe and Impala).



PLAN 27: PROTECTED AREAS WITHIN GKLM



## Plan 28: GKLM Nature Reserves Plan

Some of these reserves, such as those at the Club Areena Riverside Resort appear to harbour species that may have not occurred in the area historically (e.g. Blesbok, Giraffe and Impala).

### Environmental Current assessment

- Energy security
- Renewable energy projects (e.g. wind)
- New coastal legislation and policy
- Opportunities for economic development (e.g. aquaculture)

The 2005 SDF and SEA developed a set of Environmental Guidelines for Spatial Planning. A summary of these recommendations is provided in the table below.

However, elements of the 2005 guidelines may be in conflict with recent legislative and policy developments and require revision particularly in terms of:

- Integrated Coastal Management Act
- NEMA Regulations (2014) amended
- Coastal EMF

In addition, the concept relating to the establishment of Limited Development Areas (LDAs) outside urban edges needs reconsideration.

Table 27: Summary of Spatial Planning Recommendations from the 2005 SEA

SUMMARY OF SPATIAL PLANNING RECOMMENDATIONS FROM THE 2005 SEA			
NO-GO Areas	GO-BUT Areas		
No Development Areas	Inside Urban Edges	AREAS	
		Away from Urban Edge	Adjacent to Urban Edge or within Transitional Area
<p><b>Areas of high environmental sensitivity and conservation value</b></p> <ul style="list-style-type: none"> <li>- Primary dune systems</li> <li>- Indigenous forests</li> <li>- Proclaimed nature reserves</li> <li>- STEP Protected, Process and Critically Endangered areas</li> <li>- Rivers, estuaries and undisturbed riparian zones of rivers</li> <li>- Diverse coastal grasslands and coastal thicket vegetation types</li> <li>- Dynamic coastal areas including primary and mobile dunes and areas within 50m of the high water mark, including coastal cliffs.</li> </ul>	<p>Urban Settlement</p> <ul style="list-style-type: none"> <li>- Residential</li> <li>- Public-Funded Housing</li> <li>- Resort Development</li> <li>- Business and Trade</li> <li>- Other</li> </ul> <p>Develop from Inside – Outward (Phasing)</p> <p><b>BUT, no for</b></p> <ul style="list-style-type: none"> <li>- Environmentally sensitive areas within the urban edge</li> <li>- Limited development in Coastal Buffer Zone</li> <li>- Lack of services</li> </ul>	<p><b>Limited by</b></p> <ul style="list-style-type: none"> <li>- EIA process</li> <li>- Low density</li> <li>- Density/footprint/impact restrictions</li> <li>- Not in areas of environmental sensitivity</li> <li>- Unique &amp; Sustainable Developments</li> <li>- Must show tangible economic benefits to broader community</li> <li>- Clustering of built form</li> <li>- Aesthetic controls</li> <li>- Mitigate impacts</li> <li>- Show net gains for the environment</li> <li>- Appropriateness of development in Coastal Buffer Zone</li> <li>- Provision of services</li> </ul>	<p><b>Limited by</b></p> <ul style="list-style-type: none"> <li>- EIA process</li> <li>- Low density</li> <li>- Density/footprint/impact restrictions</li> <li>- Not in areas of environmental sensitivity</li> <li>- Unique &amp; Sustainable Developments</li> <li>- Must show tangible economic benefits to broader community</li> <li>- Clustering of built form</li> <li>- Aesthetic controls</li> <li>- Mitigate impacts</li> <li>- Show net gains for the environment</li> <li>- Appropriateness of development in Coastal Buffer Zone</li> <li>- Provision of services</li> </ul>
<p>Zoning: Open Space Zone III (nature reserve) or Special Zone:Conservation</p>	<p>Zoning: Various</p>	<p>Zoning: Mixed - Agriculture Zone I/Resort Zone I or II/Residential/Open Space/Special Zone</p>	<p>Zoning: Mixed - Agriculture Zone I/Resort Zone I or II/Residential/Open Space/Special Zone</p>

## Coastal Management Plan

Great Kei takes about a 42km share of the 800 km coastline of the Eastern Cape. Great Kei has about 4 coastal towns and the Glens (Glengariff, Yellowsands, etc) towards Kwelerha River, viz. Chintsa (East and West), Haga - Haga, Morgan Bay and Kei Mouth, with a rich history and heritage to leverage on both for tourism and other opportunities. There are 7 beaches under Great Kei Coastline namely Kei Mouth, Morgan Bay, Haga-Haga, Chintsa East, Chintsa West, Glen Eden and Glen Gariff. Great Kei Beaches are maintained through Working for the Coast project funded by DEA. This project starts from Fish River to Kei River and Great Kei have 28 beneficiaries for a period of 2 years. The project is assisting the municipality with clearing of alien vegetation, cleaning of beaches, maintenance of sand dunes, maintenance of ablution facilities in coastline. Great Kei is also tendering for Life Savers annually through internal Funding to cover all beaches. Municipality consist of 12 Estuaries that need to be assessed and be prioritized for the development of estuary management plan. The municipality opened a dialogue with Wildlife and Environmental Society of South Africa (WESSA) with the intention of building relationship that enables the development of project-based initiatives for a sustainable future. Municipality also participating in the Ocean Economy initiative. A MOU will be concluded and implemented to capacitate GKM and the community at large. Great Kei has a Final Draft Coastal Management Plan, which was developed in 15/16 financial year through Working for the Coast Project funded by DEA.

**Coastal Environmental Management Committee:** the municipality has in collaboration with DEDEAT and ADM established several environmental project committees along the coast. These committees included among others Working for the Coast, Wessa etc. The municipality in an endeavour to ensure compliance, co-ordination and management of coastal activities has resolved to establish a Coastal Environmental Management Committee by the end of June 2024

## The Existing Environmental Framework

An EMF was developed to address the growing land-use pressures within the coastal zone between the Great Kei River and Cannon Rocks and to address the provisions of Chapter 8 of the NEMA EIA Regulations. The primary objective of the EMF is to facilitate the conservation of important natural resources (e.g. biodiversity, prime agricultural land etc.)

According to the ADM CMP 2016, a Desired State of the Environment study was prepared for the 2010 Coastal EMF. The Coastal EMF spans from Cannon Rocks to Kei Mouth. The goal of the DSoE plan was to create a spatial plan that could serve as a spatial planning framework for the coastal zone for the next ten years (2010-2020), informing the revision of future provincial, municipal, and local Spatial Development Frameworks and facilitating more efficient, integrated, and sustainable coastal development within the study area. The DSoE plan was evaluated in light of the Status Quo Report as well as existing land-use strategies and plans for the study area (e.g., SDFs), as determined by the municipality.

The analysis revealed differences between such plans and the DSoE Plan, as well as the need for revisions to Municipal SDFs and other plans to support sustainable coastal development. The analysis also

identified viable sites for additional urban growth outside of the current SDFs, as well as critical natural resource characteristics that need to be protected and integrated into the SDFs. The key findings of the assessment were as follows:

For the Great Kei LM

- Inland to the immediate north-west of "The Glens" complex, subject to the availability of appropriate wastewater treatment facilities and potable water.
- Infill within Cintsa East to facilitate more integrated planning and "sustainable communities" principles.
- Inland to the immediate north of Marshstrand, subject to the availability of appropriate wastewater treatment facilities and potable water.
- Infill within Morgan Bay to facilitate more integrated planning and "sustainable communities" principles; and
- Inland to the immediate north-west of Kei Mouth.

The following key natural resource features were identified for safeguarding for Great Kei:

- The dune systems along the entire Great Kei coastline,
- Southern Coastal Forest at Cintsa East and Kei Mouth.
- Cintsa Dune Thicket dominated by grassland to the immediate west of Haga-Haga and between Double mouth and Morgan's Bay.
- Buffel Thicket on the valley slopes of the Kwelera River, including Buffel Thicket with Forest.
- The stromatolite site.
- Various shipwreck sites; and
- Moderate and moderately high potential agricultural land, where these were not conflict with land use requirements for housing and biodiversity conservation, which comprised much of the rural areas of the Municipality, particularly between Yellowsands and Bosbokstrand.

The following inappropriate land-uses were identified for further investigation and intervention:

- In Great Kei - The clearing of primary dune vegetation in front of residential homes at the western extent of Kei Mouth.

## 5.4 Institutional Arrangements

### 5.4.1 Municipal Planning Appeals Tribunal (MPAT)

- Number of MPAT Members
  - Four (4) Members
- Professional Designation
  - 1 Legal Practitioner
  - 1 Professional Town Planner
  - 1 Professional Land Surveyor
  - 1 Professional Civil Engineer
- Date of MPAT Gazette
  - 25 March 2025

### 5.4.2 Municipal Planning Tribunal (MPT)

- Number of MPT Members
  - Eight 8 Members
- Professional Designation
  - 1 Professional Civil Engineer
  - 1 Professional Electrical Engineer
  - 1 Environmental Practitioner
  - 1 Professional Town Planner
  - Other
- Date of MPT Gazette
  - 16 January 2023
- First MPT Seating
  - 20 March 2023
- Number of MPT Sittings
  - Quarterly since 2023

### 5.4.3 Number of Town Planners within the Institution

- 1 Professional Town Planner
- 2 Candidate Town Planner (1 internal , 1 seconded by Municipal Infrastructure Support Agent(MISA)).

### 5.4.4 Geographical Information Systems

The municipality currently utilises the services of a shared municipal GIS System. The municipality has a five year agreement that commenced in 2022 with the Amatole District Municipality where the District provides GIS services to the Great Kei Municipality. The Services include:

- Capturing of Infrastructure projects

- Map generation
- Development of interactive GIS website

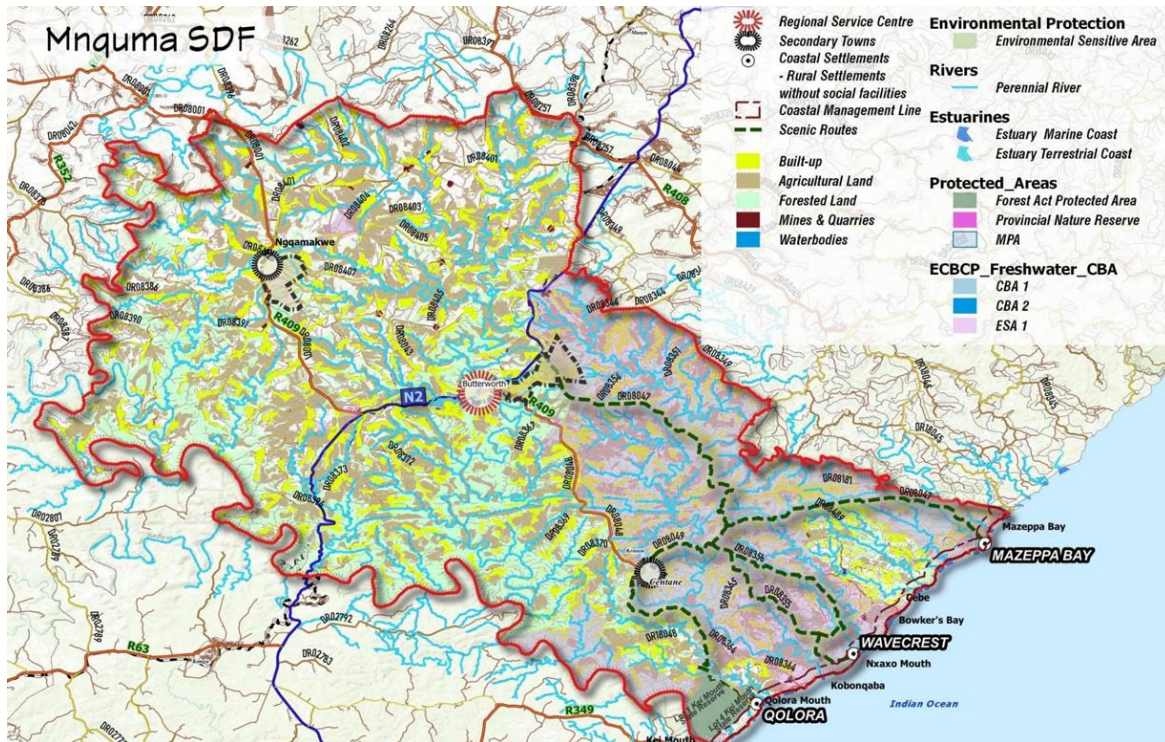
## 5.5 Sectoral Integration

### 5.4.1 Mnquma Local Municipality

Mnquma Local Municipality Borders GKM to the North. The two are separated by the Great Kei River, and connected through the N2 to the North, and linked through the Ferry, commuting along the Kei River Mouth. The below listed are the proposals linking the two municipalities:

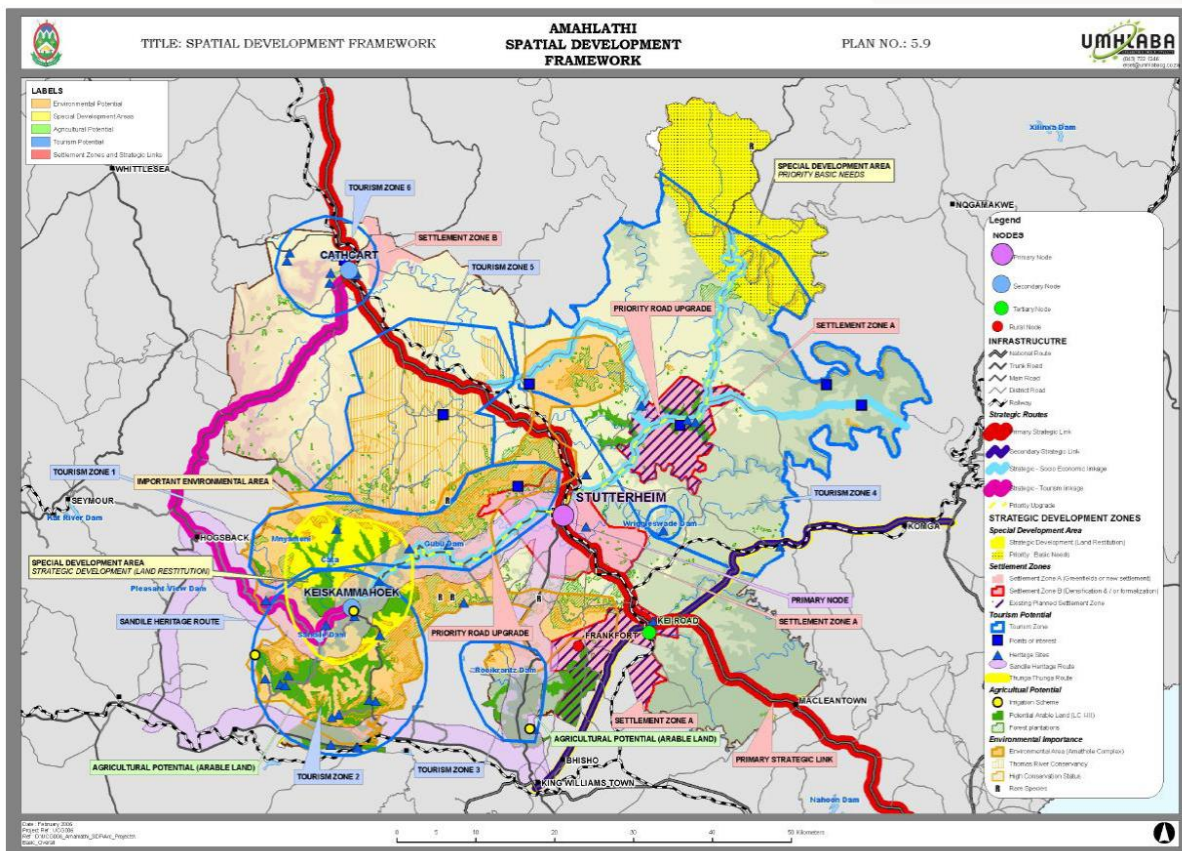
- Strengthen Tourism linkages between Qolorha and Kei Mouth
- Enhance coastal preservation
- Market the Tourism Wild coast route

Mnquma Local Municipality Spatial Development Framework, 2022



## 5.4.2 Amahlathi Local Municipality

Amahlathi Local Municipality, 2015



Amahlathi Borders Great Kei to the North West. The two Municipalities are linked by the R63 road, which is having major upgrades by SANRAL. The below listed are the proposals linking the two municipalities:

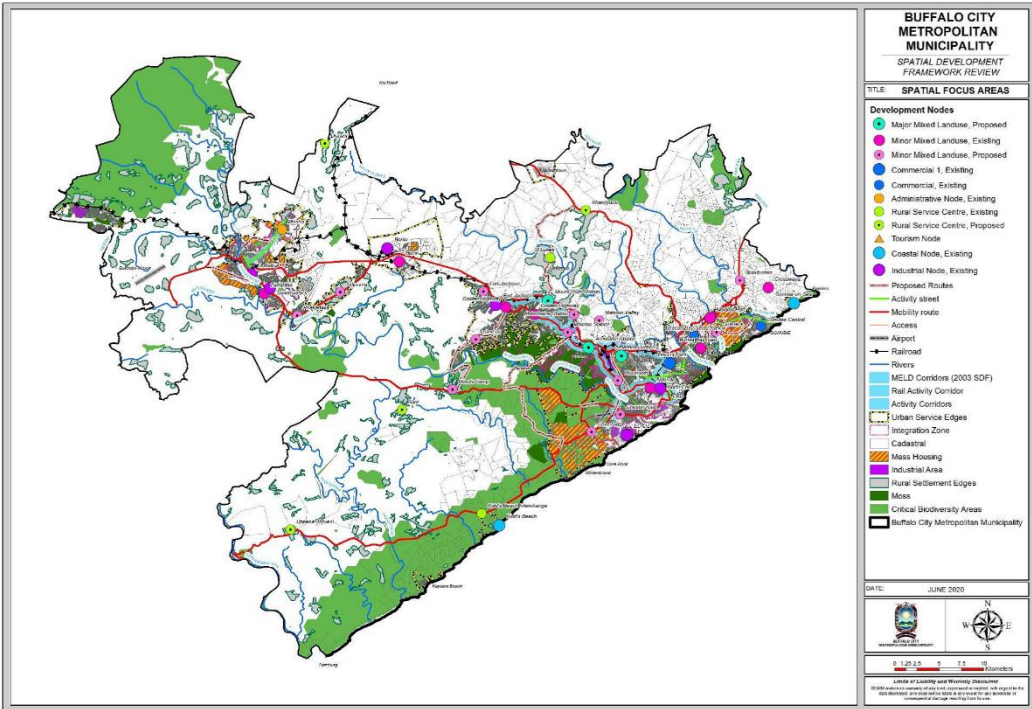
- Expansion of Wind Turbines
- Intensify Agricultural Expansion along N6
- Initiate infrastructural system linked to Agricultural Activities
- The SANRAL road upgrade offer great economic opportunities between the two municipalities.

## 5.4.3 Buffalo City Metropolitan Municipality

The Buffalo City Metropolitan Municipality is situated to the South of the Great Kei Local Municipality. The two municipalities are separated by the Kwelerha river, and connected through the N2, and Schaffli Road. The below listed are the proposals linking the two municipalities:

- Market the Jikeleza Tourism route.
- Conserve CBAs along the municipal Coastal Belt, beginning from Kwelerha.
- Promote high-end housing developments along Schaffli Road.

Buffalo City Metropolitan Municipality Spatial Development Framework, 2019



## 6. SWOT ANALYSIS AND KEY ISSUES

This section of the report outlines the key issues identified within the municipality, as well as various strengths, weaknesses, threats and opportunities that exist. The identification of key issues from the status quo of the municipality provides clarity on the current state of affairs and provides direction in which the organization should move. By identifying key issues, the organization can prioritize its efforts and resources effectively. Also, SWOT analysis provides an opportunity to assess internal strengths and weaknesses as well as external opportunities and threats. This analysis aids in understanding where the organization stands relative to its goals and what actions need to be taken to achieve them.

Based on the status quo analysis of the municipality, the following strengths, weaknesses, opportunities and threats have been identified:

### 6.1.1 SWOT

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>Wholesale and retail trade, catering and accommodation contribution to the local economy.</li> <li>Community services as the largest employer.</li> <li>Availability of working age population (62%) working age</li> <li>Population growth between 2011 and 2022.</li> <li>Increase in formal dwellings within the municipality.</li> <li>Qumrha Government Hospital, and other healthcare facilities</li> <li>Provision of Public Amenities such as Community Halls and Sports fields to our communities.</li> <li>Availability of municipal commonage</li> <li>Kei Mouth's potential as a 2nd primary town/node</li> <li>The coastal settlements expansion</li> <li>Urban nodes internal streets resurfacing.</li> <li>Availability of Rivers within the municipality.</li> <li>GKLM livestock farming</li> <li>GKLM 14 Estuaries</li> </ul>	<ul style="list-style-type: none"> <li>Social facilities not available in other area</li> <li>Lack of affordable housing in urban areas</li> <li>96% of agricultural land is owned by private commercial farmers.</li> <li>Less Commercial Farming within the municipality</li> <li>No refuse collection in Rural Areas</li> <li>Lack of service provision</li> <li>No tertiary education facilities</li> <li>Minimal secondary schools available</li> <li>Less affordability of housing in urban nodes</li> <li>Poor Road Infrastructure within the municipality</li> <li>No direct linkage to the wild coast meander except for the N2</li> <li>Land Invasions</li> <li>Informal settlements</li> <li>Unresolved land issues</li> <li>Households without housing infrastructure</li> <li>Slow progress towards the establishment of the coastal management plan.</li> </ul>

Opportunities	Threats
Number of people employed within the municipality.	Soil Erosion due to overgrazing of land.
Urbanisation.	Neighbouring Municipality migration.
ADM Bulk-Infrastructure upgrade and intervention projects	Vandalism of public ablutions in some of the urban nodes.
Qumrha Mixed-Use Development.	Crime within the municipality
Upgrade of roads will enhance tourism within the municipality.	Rural areas' household alternative ways of waste management.
Installation of services within the existing informal settlements	Poverty rate within the municipality (people living below the poverty line).
N2 Linkages (from EL to Durban)	High unemployment.
R63 Linkages/connectivity (from Qumrha to Bhisho)	Discouraged workers and non-economic active population
Renewable Energy (Wind Farming)	Lack of public transport available in some the urban nodes.
Proposed Bridge over the Kei River, as part of the wild coast meander.	Land development occurring outside urban edge.
Wild coast corridor that is also linked to Great Kei River	Urbanisation
	High Electricity tempering rate, vandalism and theft of Infrastructure
	Land Development occurring outside urban edge.
	Climate change

### 6.1.2 Synthesis & Key Development Indicators

Based on the status quo analysis of the study area, the following strengths / opportunities and weaknesses / threats have been identified based on the key analysis categories, i.e. :

- Policy, legislative and institutional informants
- Biophysical environment
- Infrastructure
- Socio economic environment
- Built environment

### Policy, Legislative & Institutional Informants

Strengths / Opportunities	Weaknesses / Threats
<ul style="list-style-type: none"> <li>• Developing legislative environment, i.e. SPLUMA, SPLUMA By-laws implementation.</li> <li>• Draft Land Use Scheme being implemented.</li> <li>• Review of Provincial Spatial Development Plan, including 7 principles or spatial framework values for the Province.</li> </ul>	<ul style="list-style-type: none"> <li>• Municipal Planning Tribunal operating challenges.</li> <li>• No Municipal Planning Appeals Tribunal (MPAT).</li> <li>• Absence of MPT &amp; MPAT has negative impact on land use management implementation, developments, decision making, investment and public confidence.</li> </ul>

Strengths / Opportunities	Weaknesses / Threats
<ul style="list-style-type: none"> <li>Annual review of the GKLM IDP provides detailed prioritisation on Ward level and key performance areas.</li> <li>GIS support from ADM.</li> <li>Town Planning support from MISA.</li> <li>Institutional organogram amendments have been proposed based on organisation needs and best practice.</li> <li>GKLM Strategic Planning 2024 resolution agreed to appoint a Director: Development Planning.</li> <li>Job description for Director Development Planning has been prepared.</li> </ul>	<ul style="list-style-type: none"> <li>Absence of a Municipal Planning Tribunal, as required in terms of SPLUMA, results in non-compliance with SPLUMA and the Municipal By-laws.</li> <li>No Director of Development Planning / LED as required by national government regulations.</li> <li>No Management (Snr Prof Planner) for the Development Planning sector.</li> <li>Staff vacancies within the Planning Department and lack of support infrastructure to implement land use management system.</li> <li>No Capital Expenditure Framework linked to SDF.</li> <li>Lack of Sector Plans with specific reference to environmental management.</li> <li>Lack of resources impact on operations.</li> <li>Planning system including administration requires resources and improvement.</li> <li>Zoning data (register) is not up to date and not in electronic format.</li> <li>Lack of a GIS system.</li> <li>Institutional organogram amendments have been proposed.</li> </ul>

### Biophysical Environment

Strengths / Opportunities	Weaknesses / Threats
<ul style="list-style-type: none"> <li>Coastal land and environment attractive for residential and mixed-use development</li> <li>The rich biodiversity provides for nature-based community initiatives that support poverty alleviation by creating jobs in industries such as eco-tourism and eco-estate developments.</li> <li>Agricultural potential</li> <li>Availability of land and space</li> <li>Weather (General good weather)</li> <li>Commonage space (Agricultural Maps)</li> <li>Game Farming and hunting</li> <li>Waste recycling projects</li> <li>Regulate town planning and general strategy formulation to mitigate against impacts of climate change</li> </ul>	<ul style="list-style-type: none"> <li>Concentrated coastal development</li> <li>Erosion</li> <li>Drought</li> <li>Flooding</li> <li>Climate change</li> <li>Sea level rise</li> <li>Unknown set-back lines</li> <li>Unregulated coastal sand mining activity</li> <li>Changing weather conditions are unpredictable</li> <li>Stock theft</li> <li>High cost of initiating and planning for new land developments</li> <li>Multiple pieces of planning resource application legislation</li> <li>Duplication of land approval processes including multiple public participation processes</li> <li>Slow progress towards the establishment of the coastal management plan.</li> <li>Land Development occurring outside urban edge.</li> <li>Depreciation of Wetlands conditions.</li> <li>Disaster Management readiness and capacity.</li> </ul>

## Infrastructure

Strengths / Opportunities	Weaknesses / Threats
<b>Water and Sanitation</b>	
<ul style="list-style-type: none"> <li>75% of households have access to piped potable water (within the national standard).</li> <li>96,5% of households have access to some form of sanitation system.</li> <li>3,5% of households have no sanitation access.</li> </ul>	<ul style="list-style-type: none"> <li>Water service level backlogs are significant across the municipality, with 25% of households do not have access to potable water.</li> <li>Non-revenue water and water losses remain high. This indicates aging infrastructure and poor maintenance.</li> <li>Parts of the area have been prone to drought conditions resulting in an unstable water supply over the last 7 years.</li> <li>The bucket system is still being used in certain areas.</li> <li>Due to water shortages full water borne sewerage system has not yet been installed across the municipality.</li> </ul>
<b>Electricity</b>	
<ul style="list-style-type: none"> <li>Over 90% of households are able to make use of electricity for lighting.</li> <li>57% make use of electricity for cooking, with 35% using Gas instead.</li> <li>There is investment opportunity for additional renewable (wind farms) developments throughout the entire municipality with high wind speeds.</li> <li>Same applies with solar energy opportunity, with a high amount of sunshine.</li> </ul>	<ul style="list-style-type: none"> <li>Unstable electricity supply.</li> <li>High costs of electricity with annual increases that are 3x times more than inflation CPIX making electricity unaffordable for the majority of the population.</li> <li>This is not sustainable and the municipality needs to try enter into partnerships with the private sector renewable energy sector to find alternative power sources for households.</li> </ul>
<b>Refuse</b>	
<ul style="list-style-type: none"> <li>A 95% majority of households have access to weekly refuse removal (only households in urban areas, and excludes farms).</li> </ul>	<ul style="list-style-type: none"> <li>Landfill sites are in need of significant intervention.</li> <li>New transfer stations are needed for all refuse sites.</li> <li>Illegal dumping has become prominent.</li> </ul>
<b>Roads and Transport</b>	
<ul style="list-style-type: none"> <li>The N2 highway which traverses the municipality provides an opportunity for new visitors and tourism activity.</li> <li>The proposed Wild Coast Meander Corridor Coastal "Tourism" route is an opportunity that the Eastern Cape Government intends to implement to improve access for investment and increased tourism.</li> <li>The small size of nodes &amp; settlements, which the municipality is the road authority, results in a relatively low amount of road surfacing that needs to be maintained by the municipality.</li> <li>Road surfaces in previously disadvantaged areas and townships are being improved in phases with positive results.</li> <li>The road layout between the various towns and settlements is evident at various levels of service and allows for mobility between said settlements.</li> </ul>	<ul style="list-style-type: none"> <li>Access roads between nodes/settlements are not in a good condition, at a low service level, with lack of maintenance evident. This impacts negatively on tourism and investment/development.</li> <li>There are a number of secluded and inaccessible areas within the Municipality.</li> <li>There is no formal public transport system.</li> <li>There is a significant amount of unsurfaced gravel road spanning the municipality.</li> <li>Maintenance of roads is poor with a number of potholes and unpainted roadways spanning the municipality.</li> <li>Improved maintenance and road upgrades in tourism coastal settlements is needed.</li> <li>Provincial roads are not being maintained with potholes and erosion evident.</li> <li>Safety of pedestrians and vehicles is reduced.</li> </ul>

## Socio Economic Sector

Strengths/Opportunities	Weaknesses/Threats
<ul style="list-style-type: none"> <li>• Wholesale and retail trade, catering and accommodation major contribution to the local economy (49%) and Community services as the largest employer in GKLM.</li> <li>• According to the 2022 census data on the table above, Great Kei Local Municipality has a growth rate of 1.5%, compared to the overall ADM growth rate of 0,2%.</li> <li>• The total population in 2022 was 35 990, with total number of households being 12095, and average household size is 3 people per household.</li> <li>• GKLM has 85.5% in 2022, of households residing in formal dwelling houses indicates progress in terms of access to better housing infrastructure, which can lead to improved quality of life, socio-economic development, and possibly better access to essential services within the municipality.</li> <li>• Highly urbanised population indicates options for more cost-effective service delivery and social services provision.</li> <li>• The Eastern Cape Human Settlements Department is currently installing interim services within the existing informal settlements Cintsca, Qumrha, Kei Mouth and Morgan's Bay. (UISP)</li> <li>• There is a shift in the number of people with higher education from 2011 (5.3%) to 2022 (8.6%) in the Great Kei Local Municipality, which indicates an increase in the proportion of the people who have attained higher education qualifications.</li> <li>• In 2011, 19% of the population in GKLM were recorded to have no schooling, this decreased to 10,6% in 2022 . Therefore, this means there are more people with secondary education within the municipality, and there are more people with some level of education.</li> <li>• Qumrha Mixed-Use Precinct Development serves an opportunity as it will produce significant positive change by creating jobs, social benefits, attracting investment, and improving overall quality of life.</li> <li>• There is currently phased upgrading of road infrastructure within the tourist/coastal towns of the municipality, which will enhance tourism and investment within the municipality.</li> </ul>	<ul style="list-style-type: none"> <li>• Population growth significantly higher than the Amatole DM, confirming in migration.</li> <li>• Increase in population will increase pressure on the provision of infrastructure, services and land for future urban development.</li> <li>• According to the latest employment status Stats in GKLM, 2011 Stats, only 5584,4 people were employed out of 30 832 people, with 14 611,17 people receiving no income and 95028,96 people receiving income between R1-R4800.</li> <li>• The number of unemployed people within the municipality and the number of people receiving no income means high levels of unemployment within the municipality.</li> <li>• There are only 6 secondary schools within the municipality, with other areas having no secondary school and depending on neighbouring areas, and there is no tertiary schools within the municipality.</li> <li>• Land Invasions and informal settlements occurring in the urban areas within the municipality means there is a demand for affordable housing.</li> <li>• Lack of availability of land for housing developments. Most land within the municipality is privately owned.</li> <li>• The municipality does not have critical social facilities such as SASSA Offices, Home Affairs, Social Grant Pay Points, etc, which are regarded as compulsory in the CSIR guidelines.</li> <li>• In terms of the property sales and rates report from Lightstone, the minimum price for a house in the urban areas within the municipality is R600 000, and the minimum price for a housing site (vacant) is, R81 875. Therefore, there is minimal affordable housing in the urban areas within the municipality.</li> <li>• Most of the economic sectors of the municipality contribute less than 10% to the GDP of the municipality. Agriculture, Forestry, and Fishing -6%, Mining and Quarrying -0%, Manufacturing - 9%, Electricity, Gas, and Water Sector -1%, Construction -7%, Transport, Storage, and Communication – 6%, as well as Community, Social, and Personal Services - 8%.</li> <li>• Decrease in household size from 3,9 (2011) to 3 persons (2022) per household</li> </ul>

Strengths/Opportunities	Weaknesses/Threats
<ul style="list-style-type: none"> <li>• GKLM is attracting residential in-migration from BCMM and this is seen as an opportunity. By having low rates and services charges to attract investment from BCMM through high quality service provision and incentives. Make land available for development.</li> <li>• Competitive rates and service charges compared to neighbouring municipalities, attract investment and in-migration.</li> <li>• Retirement sector potential and opportunity.</li> <li>• Residential estate living.</li> <li>• Eco-tourism/adventure/resorts. Gateway to the Wild Coast.</li> <li>• Renewables and wind farming.</li> <li>• Agriculture including game farming.</li> <li>• Oceans economy and aquaculture.</li> </ul>	<ul style="list-style-type: none"> <li>• Development application backlogs and delays result in low job creation and no new rates and taxes income</li> <li>• Lack of infrastructure and services</li> <li>• Essential maintenance of infrastructure</li> <li>• Inconsistent power and water supply</li> <li>• Unstable inconsistent internet connectivity</li> <li>• Limited public transport</li> <li>• Low economic demand impacts on job opportunities</li> <li>• Low level of socio-economic services provision</li> <li>• Lack of development promotion incentives</li> <li>• High cost of development establishment processes and duplication</li> <li>• Significant increases in cost of infrastructure provision, building materials and construction costs</li> <li>• High interest rates and cost of finance and credit</li> </ul>

### Built Environment

Strengths / Opportunities	Weaknesses / Threats
<ul style="list-style-type: none"> <li>• The nodes and settlement structure of the Great Kei Municipality is well-defined with primary nodes, rural nodes and a coastal corridor with opportunity.</li> <li>• The Municipality is accessible through the N2 National Road that traverses the municipality.</li> <li>• Based on the CSIR Social Services Provision Thresholds, social facilities and amenities are well-provided for in the District, mostly within accessibility thresholds, with specific reference to district policing service, health and education.</li> <li>• The urban structure of the nodes within Great Kei Municipality is relatively well-defined with higher density residential areas in Kei Mouth, Komga, Chintsa and Morgan Bay.</li> <li>• The CBD in all municipal nodes is well-defined with strong accessibility corridors, although municipal roads are not well maintained.</li> <li>• The provision of social services is well-established with the provision of community halls, libraries, sports facilities, cemeteries, health care, education and safety and security within the CSIR threshold.</li> <li>• The open space system is well-defined, although not well maintained.</li> </ul>	<ul style="list-style-type: none"> <li>• Extent of rural area is large with travel distances between outlying farming areas and towns.</li> <li>• Migration of farms to urban areas are high.</li> <li>• Future business and residential expansion may experience challenges with land ownership, land capability, and availability of water.</li> <li>• Urban structure is typical of former segregated planning with poorly developed business and support infrastructure.</li> <li>• Roads are not maintained well and access for tourism and new development is uncondusive.</li> <li>• The remaining bucket toilets need to be eradicated.</li> <li>• Maintenance and upkeep of community facilities (sport fields, community halls, cemeteries) are lacking in all urban areas.</li> <li>• Housing implementation is seriously affected by financial constraints.</li> <li>• No tertiary education institution is available.</li> <li>• Uncompetitive high services charges and rates will reduce investment potential. Investment will increase if there is value for money and fair value.</li> <li>• Unmaintained infrastructure at a low service level including roads, stormwater results in low investment and development demand.</li> </ul>

Strengths / Opportunities	Weaknesses / Threats
<ul style="list-style-type: none"> <li>• Various re-development precincts have been identified that provide opportunity for economic growth, mixed use intensification and urban renewal. These include the Komga Mixed-Use Government Precinct, Kei Mouth and Chintsa precincts.</li> <li>• Subsidised housing initiatives are currently being implemented on identified portions of the commonage and various infill portions to accommodate informal structures.</li> <li>• Great Kei Municipality has significant eco-tourism resources including coastal corridor attractions.</li> <li>• There is potential to explore the retirement market and attract new development investment.</li> </ul>	<ul style="list-style-type: none"> <li>• Development / Town Planning applications that are not processed with the SPLUM Act regulatory timeframes including appeals result in low public confidence and no new investment &amp; job creation.</li> <li>• A functioning and well-resourced town planning office with an up to date zoning register (electronic and hard copy backup) that can promote development and investment.</li> <li>• A senior registered professional town planner, to be appointed as the Director of Development Planning as well as the Chair of the MPT.</li> <li>• Lack of Public Transport</li> <li>• Urbanisation</li> <li>• Poor Road Infrastructure within the municipality.</li> <li>• N2 is the only linkage over the Kei River, and the wild coast meander cannot be fully realised. (Not having a bridge linking the wild coast and the wild coast meander with Kei Mouth).</li> <li>• High Electricity tempering rate, vandalism and theft of Infrastructure.</li> <li>• Informal Settlements.</li> <li>• Households without housing infrastructure</li> </ul>

### 6.1.3 IDP Top Ten Key Priorities

- I. Proper Sanitation in Qumrha
- II. Water Challenges in the entire GKLM
- III. Rural Housing Developing
- IV. Visible Policing.
- V. Additional Land for settlement and communal Farming
- VI. High Mast Lights in all wards due to high crime levels.
- VII. Internal Streets in all wards
- VIII. Youth Development Programs
- IX. Job Creation
- X. Access to other government services such as Home Affairs

### 6.1.4 Development Perspective Summary:

Investment, development, economic growth which leads to job creation is hampered by institutional failures as indicated in the Policy, Legislative and Institutional Informants section above. The Development Planning function of Great Kei Municipality requires a senior professional planner as Director of Development Planning to lead the Municipality, a functioning Municipal Planning Tribunal (MPT) and Municipal Planning Appeals Tribunal (MPAT), systems, resources and operational capacity. Without this legislative and regulatory requirements will not be achieved and the "low road" scenario that is currently being followed will continue.

GKLM needs to fast-track all types of development applications and ensure that un-opposed SDF compliant AO class applications are processed within 4 months of submission and complete MPT development applications are processed within a maximum timeframe of 8 months from date of submission. This will improve service delivery and economic growth, resulting in higher job creation, as well as increased rates and taxes for GKLM. A service charter needs to be developed and implemented.

The four main sectors below from a development perspective summary have been indicated, which also contribute towards the “low road” scenario, which the SDF strategies need to address:

<b>Bio-Physical</b>	<b>Socio-economic</b>
<ul style="list-style-type: none"> <li>• Disaster Management readiness and capacity</li> <li>• Flood management</li> <li>• Climate Change mitigation</li> <li>• Sea level rise</li> <li>• Unknown set-back lines need to be defined</li> <li>• Drought and water scarcity history</li> <li>• Inadequate environmental management and environmental support strategic plans</li> <li>• Duplication of resource/land applications and duplication of public participation processes</li> <li>• No coastal management plan</li> <li>• Red Tape with long restrictive EIA processes</li> <li>• High cost of conducting EIA's and specialist studies unproductive</li> <li>• Un-lock coastal corridor for development and investment, for retirement and eco-estate living</li> <li>• Game farming is considered to be suitable land use</li> <li>• Amplified agricultural development</li> <li>• Enhanced Agrarian Transformation &amp; Land Reform</li> </ul>	<ul style="list-style-type: none"> <li>• Population growth is relatively high at 1,5% per annum, the 2<sup>nd</sup> highest in district. High demand for services, land and infrastructure.</li> <li>• Only 6 secondary schools</li> <li>• Demand for low-medium income housing in urbanised areas/settlements</li> <li>• Lack of serviced land Med-High levels of poverty, low income levels and high levels of unemployment.</li> <li>• Tourism promotion</li> <li>• Low levels of investment in urban and rural area</li> <li>• Limited opportunities for development and job creation</li> <li>• High Grant dependence</li> <li>• Increasing GINI coefficient</li> <li>• Competitive rates and service charges compared to neighbouring municipalities, attract investment and in-migration, in particular from BCM.</li> <li>• Retirement sector and residential estate potential and opportunity.</li> <li>• Eco-tourism/adventure/resorts. Gateway to the Wild Coast.</li> <li>• Renewable energy, wind farming, agriculture including game farming, oceans economy and aquaculture opportunities.</li> <li>• Require improved internet and communications connectivity in all nodes.</li> <li>• Development application backlogs contribute to lack of economic growth and low job creation.</li> </ul>
<b>Built Environment</b>	<b>Infrastructure</b>
<ul style="list-style-type: none"> <li>• Lack of Urban/Rural Development &amp; Integration</li> <li>• Lack of Efficient Urban Settlements</li> <li>• Increasing housing backlog &amp; population growth</li> <li>• Average household size has decreased from 3,9 in 2011 to 3 in 2022.</li> <li>• Lack of available zoned and serviced municipal owned land for expansion of lower income and indigent populations</li> <li>• Inadequate land for provision of basic social facilities, i.e. churches, community halls, sports facilities, etc.</li> </ul>	<ul style="list-style-type: none"> <li>• Renewable Green Energy promotion (Wind farms) should be the highest priority. MPT Development applications must be fast-tracked and not delayed.</li> <li>• High water demand due to drought</li> <li>• Water sustainability challenge and demand high</li> <li>• Bucket system is still being used</li> <li>• Need for linkages and networks for improved mobility</li> <li>• Increased Infrastructure Investment</li> <li>• Unstable high cost of electricity unproductive</li> </ul>

Bio-Physical	Socio-economic
<ul style="list-style-type: none"> <li>• Lack of land for expansion and development of commonages and promotion of urban agriculture</li> <li>• Re-assessment of existing urban edges and urban structure</li> <li>• Ensure well-defined and structured urban areas including urban edge, identification of growth nodes and strengthening of accessibility and transportation corridors</li> <li>• Residential integration and the promotion of mixed use development to support sustainability to be encouraged</li> <li>• Maintain an adequate land use management system</li> <li>• Lack of capacity to deal with SPLUMA requirements with no MPAT and MPT</li> <li>• Inadequate land for future expansion of human settlements with emphasis on subsidy dependent beneficiaries</li> <li>• Subsidised future residential developments to be based on sustainability principles, integration and acceptable densities</li> <li>• Slow housing delivery process and unavailability of pre-planned and surveyed land</li> <li>• Lack of land for 'commonage' purposes.</li> <li>• There is a need to develop a food gardens plan to enhance food security for the urban poor.</li> <li>• Precinct developments need to be prioritised.</li> <li>• Eco-tourism, residential and retirement as well as the coastal corridor needs to be prioritised for development, including improved access roads.</li> <li>• Town Planning office to be capacitated with a Director, resources with development mandate.</li> </ul>	<ul style="list-style-type: none"> <li>• GKLM should incentivise and enter into PPPs to fast-track renewable energy use as this is more cost effective and sustainable</li> <li>• Eskom Debt &amp; repayment challenges</li> <li>• Eskom supply reliability and "load shedding"</li> <li>• Electricity tampering and theft</li> <li>• Community facilities need maintenance</li> <li>• Lack of acceptable service levels and service maintenance</li> <li>• Lack of land for bulk service provision and service integration</li> <li>• Prioritise road maintenance and upgrades, and eradicate all potholes and paint roads. Prioritise tourism and high rate paying contribution areas, so that more rate payers can be attracted</li> <li>• Provincial roads maintenance prioritised</li> <li>• Public transport needs improvement</li> <li>• New bulk infrastructure for housing projects</li> <li>• Lack of stormwater management systems</li> <li>• Lack of a Comprehensive Long-Term Infrastructure Masterplan</li> <li>• Feasibility studies and backlogs need confirmation</li> <li>• The Capital Expenditure Framework of the SDF needs to be implemented and phased</li> </ul>

## 7. PUBLIC PARTICIPATION

### 7.1 Public Participation Process

The SDF review process has been ongoing since the 2021/2022 financial year. While progress has been gradual, the following steps have been taken:

- A letter of intent to initiate the review of the municipal SDF-submitted to the MEC: February 2020
- Invitations to register as Interested and Affected Parties (I&APs): February 2024
- Comments on draft SDF: 07 February 2025- 07 March 2025
- Draft SDF to Management: May 2025
- Final SDF to Council: June 2025

### 7.2 Role Players and Stakeholders

As noted in the second bullet point above, invitations were sent via email with the goal of identifying key public stakeholders for the SDF process. This initiative has yielded strong results, with fifty (50) Interested and Affected Parties registered. These include representatives from businesses, private sector entities, and individuals from various areas across GKM.

Below is a list of the I&APs who have responded to the invitations distributed through the ratepayer associations

<b>Organisation</b>
<b>Ratepayers Associations/Estates</b>
Haga Haga Ratepayers Association
Morgan Bay Ratepayers Association
Kei Mouth Ratepayers Association
Glen Stewart Estate
Cintsa East Ratepayers Association
Glens Security Forum/ Ratepayers Association
Glen Eden Property Owners association
Inverloch Trust
Dolphin View Estate HOA
<b>Interested Individuals and Business Owners</b>
Interested Individuals
SaveMor Kei Mouth, The Keinetic Group
TREVOR BALZER ADVISORY Cc
Neptunes Cove
Kei Livestock Pty Ltd
GEORGE CARR CONSTRUCTION
Adviceworx
Individual/Kei Mouth Accommodation
Neptunes Cove/ Business owners

Individual
Kei Rocks and Sea Breeze
Allams Attorneys
<b>NGO's &amp; Institutional Organisations</b>
Ward 6 Committee Member
WESSA
Haga Haga Conservancy
Chair PSC Committee
Chair KWAG
KWAG
Ward 5 Committee Member

<b>PSC Members</b>
Municipal Environmental Officer
EC DoHS
ECCOGTA: Spatial Planning
DALRRD: Land Tenure
DALRRD: Planning
SALGA
DEDEAT: Strategic Land Acquisitions
DEDEAT: Coastal Management
Department of Transport
Public Works
ESKOM
ADM: Environmental
ADM: Infrastructure
ADM: GIS
Department of Public Works & Infrastructure
Sanral

## 8. SPATIAL DEVELOPMENT VISION

Developing a vision for a municipality needs to be based on and ensure alignment with the visions from the various tiers above. The vision should take cognisance of the tiers of spatial representation where the vision of the minor context should be taken direction from the vision of the larger context. The vision would aim to direct growth of its spatial area based on the strengths of the area as well as aspiring to positively impact on the issues pertaining to the area.

The vision for the Great Kei Local Municipality SDF should be developed in line with the National Spatial Development Framework (2022), the Eastern Cape Provincial Spatial Development Framework (2019); Amatole District Municipality Integrated Development Plan (2022), Amatole District Spatial Development Framework (2020), Great Kei Local Municipality IDP (2023/24), the Great Kei LM SDF (2016) (under review). The vision statements for the above-mentioned plans are outlined below, and these should guide the vision for the Great Kei Local Municipality SDF

### **National Spatial Development Framework Vision, 2022**

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

### **Eastern Cape Spatial Development Framework, 2019**

*"The future spatial perspective of the province over the next 20 to 50 years could be conceptualised in the context of the Provincial Growth and Development Plan vision of a "poverty free Eastern Cape". Understanding that such a vision would be founded upon a concept of a "modern, ecologically sustainable economy based in agriculture, tourism and industry", it is believed the future spatial perspective would comprise a spatial development framework of managed urban and rural human settlements clustered in urban (settlement) regions and corridors, alongside productive agricultural precincts, managed ecological natural resource areas and connected to a network of strategic transportation corridors, open to the global, national and provincial economy."*

### **Amatole District Municipality One Plan highlights the following visions:**

*Amathole District Municipality vision: "Commitment towards selfless, excellent, and sustainable service to all our communities".*

*"Vision 2058: Building a Smart District"*

### **Amatole District Municipality Integrated Development Plan, 2023/24**

*"Commitment towards selfless, excellent and sustainable service to all our communities."*

### **Amatole District Spatial Development Framework, 2020**

*“To become a Sustainable Smart District and which provides for the needs of the communities and has clear and accessible linkages between the Local Municipalities and the neighbouring Local Municipalities”.*

**Great Kei Local Municipality IDP, 2023/24**

*“To achieve a peaceful and sustainable environment, where all communities enjoy an improved quality of life.”*

**Great Kei LM SDF (under review), 2016**

*“Great Kei Local Municipality has a long term vision of achieving a peaceful and sustainable environment where all communities enjoy an improved quality of life affordable services, democratic governance and employment through thriving agriculture, commerce, SMME's and tourism activities”*

**Great Kei Local Municipality Spatial Development Framework Vision**

*“A municipality that offers a good quality services, diverse economic opportunities, ensures spatial integration, protects natural assets and boasts tourism and agricultural activities”.*

## 9. Objectives and Strategies

### 9.1 Strategies and objectives

#### 9.1.1 Sustainable and improved infrastructural Development Projects

- a) To reduce rural-urban divide
- b) Promote township economies
- c) Safeguard future settlement expansion and growth.
- d) Reduce red tapes in all the coastal areas in processing of (municipal services)

#### 9.1.2 To create diverse economies by promoting tourism and agriculture

- a) To encourage aquaculture activities within municipal coastal areas.
- b) Strengthen intergovernmental partnerships with the district municipality and relevant sector departments (DRDAR) to support, enhance and promote agricultural activities within the municipality.
- c) To develop tourism designated areas aimed at reducing red-tape on tourism.
- d) To preserve GKLM Heritage sites.

#### 9.1.3 To protect and enhance agricultural land

- a) To develop agricultural strategies to encourage urban farming guidelines.
- b) To ensure management of urban commonages

#### 9.1.4 Protect and conserve protected areas, CBAs and ecological areas

- a) Establishment of coastal tourism committees
- b) To regulate and manage land invasions within the municipality.
- c) Develop guidelines for protection of marine life.

#### 9.1.5 Develop integrated sustainable human settlements

- a) To ensure integrated urban development
- b) To direct infrastructure development to key areas of development.
- c) To address the imbalances brought about by the historical Spatial Planning.

#### 9.1.6 Limit Urban sprawl and contain developments within defined urban edges

- a) To improve efficiency of the urban edge.
- b) To promote the concept of live, work and play within the urban edge.
- c) To encourage the use of undeveloped commercial sites in urban areas within the municipality.
- d) Promote densification in key areas.

## 10. Disaster Management

The Disaster Management Act (2008) requires all municipalities to develop at least Level 1 disaster management plans. Currently, the Municipality utilised the recently approved Amathole District Municipality Disaster Management Plan (2025).

Municipal disaster Risk Assessment:

DISASTER INCIDENT	LIKELIHOOD	IMPACT
<b>FLOODING</b>	Medium	Medium
<b>STORMS</b>	Medium	Medium
<b>INFRASTRUCTURE DAMAGE</b>	High	High
<b>COASTAL EROSION</b>	High	High
<b>REPORTABLE ANIMAL DISEASE</b>	Medium	High
<b>HAIL</b>	Medium	High
<b>VELD FIRES</b>	Medium	High

The Municipality currently has the following institutional arrangements in place in relation to Disaster Management:

- Community Safety and Disaster Management Forum- sitting quarterly
- District Joint Operation Committee (JOC)
- Local Joint Operation Committee (JOC)
- Ward Committee Meetings where Disaster related matters are discussed
- WhatsApp Groups distributing warning signs and warning alerts when necessary

The Great Kei Municipality is in the process of developing a Level 1 disaster management plan, through the assistance of the Amathole District Municipality, in the 2025/26 Financial year.

## 11. Capital Investment Framework

FOCUS AREA	PROJECT NAME	BUDGET	FUNDER	TIMFRAME
<b>SUSTAINABLE INFRASTRUCTURE DEVELOPMENT</b>	Upgrade of urban roads to concrete standards	R40 million	MIG	5-10 years
	Upgrade of sewer infrastructure in Kei Mouth, Chintsa and Qumrha	R46 million	WISG	5-10 years
	Upgrade of sewer infrastructure in Kei Mouth, Chintsa and Qumrha	R55 million	WISG	5-10 years
<b>DIVERSIFIED ECONOMIC ACTIVITIES FOR TOURISM &amp; AGRICULTURE</b>	Development of a municipal Tourism Masterplan	R50 000,00	GKM	2 years
	Development of a municipal Heritage strategy	R50 000,00	South African Heritage Council	3 years
	Development of Oceans economy strategy	R350 000,00	DEDEAT	5 years
<b>PROTECTION OF AGRICULTURAL LAND</b>	Setting up of a Commonage Management Committee	R0	GKM	3 years
	Development of an Agricultural Park	R2 million	DEDEAT	5 years
<b>CONSERVATION OF PROTECTED AREAS</b>	Development of a Coastal Management Committee	R0,00	GKM	1 year
	Development of boat launch sites	R650 000,00	DEDEAT	5 years
<b>INTEGRATED SETTLEMENTS DEVELOPMENT</b>	Rural Settlements plan development	R400 000,00	Department of Rural Development, Land Refom	5 years
	Capturing of beneficiaries on the NHNR	R0,00	EC Department of Human Settlements	1 years
<b>LIMIT URBAN SPRAWL</b>	Development of a municipal backyard Policy	R50 000,00	EC Department of Human Settlements	1-3 years
	Mixed use development in Qumrha	R500 million	Public Private partnerships	10-20years

## 11.1 General Projects

- a) Establishment of a coastal Management Committees
- b) Review of the land invasion policy.
- c) Upgrading of roads (Schafli road and the Glen Eden Road)
- d) Upgrading of toilets in Morgan's Bay and Glen Eden
- e) Develop a heritage strategy/management plan (to be revised)
- f) Establishment of a Tourism Masterplan
- g) Develop backyard policy
- h) Installation of reticulation services in Cintsa, Kei Mouth, Haga-Haga and Morgan's Bay

11.2 Qumrha Projects.

11.3 Kei Mouth Projects.

11.4 Morgan's Bay Projects.

11.5 The Glens Projects.

11.6 Haga-Haga Projects.

## 12. CONCLUSIONS AND WAY FOWARD

The Spatial Proposals contained in this framework aim to achieve the desired spatial form and strategies of the Great Kei Municipality while ensuring compliance with the SPLUMA Principles. Further to that the SDF will guide the municipal IDP process.