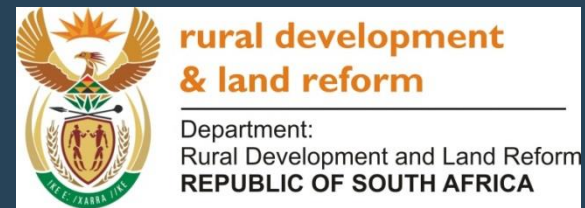


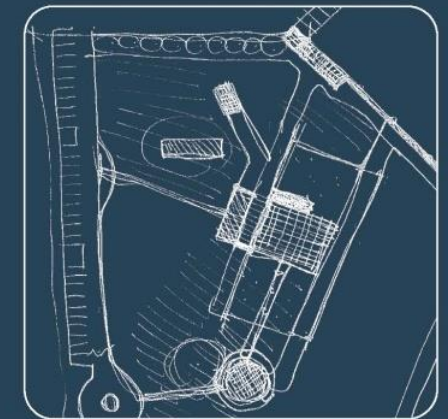
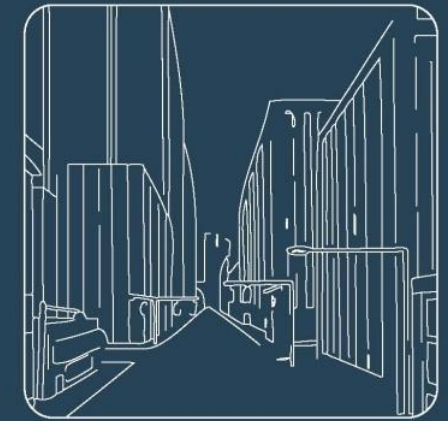
DRAFT VERSION 4



**REVIEW OF THE GREAT KEI LOCAL MUNICIPALITY SPATIAL
DEVELOPMENT FRAMEWORK**

PHASE 4: SPATIAL DEVELOPMENT FRAMEWORK

July 2016



REVIEW OF THE GREAT KEI LOCAL MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK: DEVELOPMENT STRATEGY

JULY 2016

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ABBREVIATIONS

DRDLR DEPARTMENT OF RURAL DEVELOPMENT AND LAND REFORM

GKLM GREAT KEI LOCAL MUNICIPALITY

GKLM SDF GREAT KEI LOCAL MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK

SDF SPATIAL DEVELOPMENT FRAMEWORK

IDP INTEGRATED DEVELOPMENT FRAMEWORK

LUMS LAND USE MANAGEMENT SYSTEM

SPLUMA SPATIAL PLANNING LAND USE MANAGEMENT ACT

ADM AMATHOLE DISTRICT MUNICIPALITY

ECPDSP EASTERN CAPE PROVINCIAL DEVELOPMENT

PTD PERMANENT TOTAL DISABILITY

LED LOCAL ECONOMIC DEVELOPMENT

GVA GROSS VALUE ADDED

DFA DEVELOPMENT FACILITATION ACT

MPA MARINE PROTECTED AREAS

DEDEAT DEPARTMENT OF ENVIRONMENT ECONOMIC AFFAIRS AND TOURISM

ECBCP EASTERN CAPE BIODIVERSITY CONSERVATION PLAN

DEDEA DEPARTMENT OF ECONOMIC DEVELOPMENT AND ENVIRONMENTAL AFFAIRS

SOUTH AFRICAN NATIONAL BIODIVERSITY INSTITUTE (SANBI)

SECTION A: SETTING THE SCENE

A1. INTRODUCTION

The Department of Rural Development and Land Reform (hereafter referred to as "DRDLR") has appointed Tshani Consulting cc to assist DRDLR and Great Kei Local Municipality (GKLM) in reviewing the Municipalities Spatial Development Framework (SDF). *The Great Kei Local Municipality Spatial Development Framework (GKLM SDF) was first developed in 2005 and its ten (10) years since the Spatial Development Framework (SDF) has been reviewed.*

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).

The purpose of the review of the Great Kei Spatial Development Framework is to update the SDF content to 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 DRDLR spatial development framework guidelines.

This report outlined how the SDF has taken guidance from the Great Kei Municipality's IDP (2013-2017) and related initiatives to inform the shared impact or priority area for spatial development and investment, set out below.

A2. BACKGROUND

Chapter 4; Part A to E of the Spatial Planning Land Use Management Act No. 16 of 2013 (SPLUMA) outlines requirements for SDFs at National, Provincial, and at Municipal level with various sections providing prescription for each sphere of government with regard to the SDF preparation and content, Section 12 of SPLUMA specifically requires that all spheres of government compile Spatial Development Frameworks for their areas of jurisdiction; Part E provides for the preparation and content of a Municipal SDF. Part F defines the status of a SDF.

The Great Kei Local Municipality SDF will serve as a strategy to interpret and represent the spatial development vision of the municipality. The vision must be designed to enable sustainable development throughout the municipality while the planning process will address the challenge to balance imperatives of economic efficiency, social and environmental integrity.

Furthermore, *SPLUMA, Section 20 provides that municipal Spatial Development Frameworks (SDF) must be prepared as part of a municipality's Integrated Development Plan in accordance with Section 26 (e)* of the Local Government: Municipal Systems Act, No. 32 of 2000 (the "MSA"). Section 21 of SPLUMA further details all the areas that must form the content of a municipal SDF.

In the past, many municipalities have developed SDFs, either in silos or supported (technically and/or financially) by the Department of Rural Development and Land Reform (DRDLR) or by their respective province. Different SDF development approaches were applied depending on who was managing or has been contracted to undertake the project.

In 2010 DRDLR commissioned the development of *Comprehensive SDF Guidelines* as a response to the current modus-operandi. The process of developing the guidelines was extensive and inclusionary. All relevant stakeholders were consulted, and the comments received were instrumental in shaping the final product. These guidelines will

form part of the 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.

A3. PROBLEM STATEMENT

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.

The utilization of generic Terms of Reference by DRDLR in 2010 saw a lot of improvement in the content of most of the SDFs. However, issues pertaining to horizontal and vertical alignment of various plans with the SDFs still remain a challenge in most of the SDFs. Consequently, the central and strategic role of an SDF as spatial integrator and coordinator of various government activities and programmes have been slightly compromised.

The interrelationship of an SDF, the Land Use Management System (LUMS) and IDP (including sector plans and national strategic directives) is not reflected emphatically, and it is interpreted differently. Implementation and monitoring strategies still need improvement in most of the documents.

Numerous investigations have revealed that most of the municipalities in the Eastern Cape Province, particularly those in the rural areas are struggling to develop credible SDFs due to lack of human resources and/or funding. Most of the Municipalities have developed SDFs supported (technically and/or financially) by the Provincial Government Departments, the Department of Rural Development and Land Reform (DRDLR) and, in some instances, by their respective District Municipalities.

The Great Kei Municipality is a Category B municipality which, together with another 6 municipalities, forms the Amathole District Municipality. The SDF audit and evaluation conducted by the DRDLR during June 2013 and the Annual Provincial IDP/SDF Assessment of 2013 both revealed that Great Kei is one of four remaining local municipalities in the Eastern Cape with outdated SDFs (dating back from 2005).

The SDF audit and evaluation conducted by the DRDLR during June 2013 and the Annual Provincial IDP/SDF Assessment of 2013 both revealed that the current SDF is not credible, comprehensive and purposeful. Like in many rural 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.

A4. THE OBJECTIVES OF THIS PROJECT

The main objective of the project is to create a credible SDF that meet the required standards set by the Eastern Cape Provincial Government through the implementation of the Comprehensive SDF Guidelines developed by

DRDLR in 2010. The objective shall be achieved by the development of a rural-specific SDF in Great Kei Local Municipality in compliance with the provisions of these guidelines. These Comprehensive SDF Guidelines are therefore a component of these Terms of Reference and provide the necessary details thereof. Practical lessons during the implementation process should be well documented and recommendations made where the guidelines requires improvement. The SDF shall be amended accordingly and made credible.

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

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

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



A5. METHODOLOGY

The following approach (phases) was followed during the preparation of this project. Guidance was taken from the Department of Rural Development of Land Reform Guidelines to create this project and the phases are as follows:

- Phase 1 - Start up
- Phase 2 - Issues and Vision
- Phase 3 - Spatial Analysis and Synthesis
- Phase 4 - Draft SDF
- Phase 5 – Achieving Support
- Phase 6 - Finalization and approval of SDF
- Phase 7 – Implementation and Monitoring

The detailed methodology for each of the afore-mentioned phases, explained below:

PHASE 1: START UP

This phase was initiated with a meeting between Tshani Consulting CC, DRDLR, and a designated official from GKLM, to refine and finalize the Scope of Work and the work programme. A Service Level Agreement was signed between the DRDLR and Tshani Consulting CC and the proposed "Inception Report/Project plan" was accepted.

PHASE 2: ISSUES AND VISION

During this phase a Public Participation/Stakeholders Participation process was launched with an **advert** placed in the Local Newspaper and the Municipal Offices, to invite **interested and affected parties** to register on the database.

During this phase one on one meetings was held; as well as stakeholder's workshops. Feedback and key issues gathered during these meetings and workshops; as well as the proposed spatial vision for Great Kei Local Municipality was captured and included in the outcome report of this phase.

A Key Issues and Vision Report were prepared for this phase.

PHASE 3: SPATIAL ANALYSIS AND SYNTHESIS

As part of Phase 3, the findings of phase 1 and 2 was summerised and included as an introduction of this Spatial Analysis and Synthesis Report.

The report covered the Legal and Policy side, Implications of neighboring 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.

A Spatial Analysis and Synthesis Report as well as a brochure was prepared and submitted for this phase.

PHASE 4: DRAFT SPATIAL DEVELOPMENT FRAMEWORK

Based on the spatial implications of the vision and key issues identified in the phase 2 a conceptual framework was produced.

Three alternative scenarios was prepared for the Great Kei Local Municipality using the conceptual framework as a base. These scenarios was investigated and the best scenarios was used to develop the municipa'sl spatial vision.

Three Spatial Development Frameworks was prepared as part of this phase namely; *Biophysical, Socio Economic and Built Environment Framework*.

Implementation plan and a *brochure* were produced as part of the Final Spatial Development Framework for distribution to all Municipal officials, Stakeholders and Ward councilors.

PHASE 5: ACHIEVING SUPPORT

Advertising

- ▶ The SDF was advertised in the Daily Dispatch newspaper, in two official languages, for a period of 21 days for the public to submit their comments.(27 February 2015)
- ▶ The SDF Report was placed in the public library and the municipal office's to allow easy access of the report to the stakeholders and the public.
- ▶ No comments was received from the public.

Abutting Municipalities

The implications that the SDF will have on the abutting municipalities were looked at in terms of .

- ▶ *The role of corridors and linkages extending to neighboring municipalities;*
- ▶ *The role of settlements in relation to those of the neighboring municipalities*
- ▶ *Conservation areas that abut/extend to neighboring municipalities; and*
- ▶ *The proposals for tourism resources*

A Achieving Support Report for this phase was completed and submitted.

PHASE 6: FINALISATION AND APPROVAL OF DRAFT SDF

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 obtain council approval.

PHASE 7: IMPLEMENTATION AND MONITORING

Implementation of the SDF includes the monitoring of the goals or key performance indicators as well as the implementation of capital investment and policies. This process will be driven by the Town Planning Section of the Municipality as this will be an ongoing procedure.

A6. THE CONSULTATIVE PROCESS FOLLOWED

In compiling the SDF for GKLM, the Municipality engaged in a process of consultation internally as well as with external stakeholders representing different organisations and civil society in general.

From Department of Rural Development and Land Reform (DRDLR) and GKLM's side, the formulation of the SDF was managed and co-ordinated by a Task Team comprising officials and councillors from different Municipal Departments. **Table 1** below indicates relevant meetings and workshops held during the consultative period.

Consultation with various stakeholders and municipal officials was considered a vital aspect of the planning process. This was achieved through:-

- ▶ *Stakeholder and Municipal Official Meeting – to present the Inception Report*
- ▶ *Workshop – to present Situation Analysis to Stakeholders and Municipal Officials*

The table below depicts the dates of the Meetings and Workshops held.

TABLE NO. 1: MEETINGS AND WORKSHOPS HELD	
MEETING	DATE
Project Inception Meeting	10 April 2014
Inception Presentation to Council	April 2014
Key Issues and Vision Workshop	17 July 2014
Situation Analysis Workshop	17 September 2014
Situation Analysis Workshop	30 September 2014
Meeting with DRDLR	23 October 2014
Meeting with the municipality	17 December 2014

The Minutes and Attendance Register of each respective meeting/workshop are attached as part of appendixes.

SECTION B: ALIGNMENT WITH SPATIAL DEVELOPMENT POLICIES

Over the years, Guidelines on how to develop Spatial Development Frameworks have been prepared by various National Departments, Provincial Departments and Local Municipalities. All these guidelines worked for the areas they covered, however they never looked at linkages and interaction of adjoining, Municipalities Districts, Provinces, etc.

The latest guidelines developed in the Eastern Cape in 2010, was the Eastern Cape Provincial Spatial Development Plan (ECPSDP) see figure 2, however it was never formally adopted by the Office of the Premier, but it was used as a guide by the authors of SDF's. The ECPSDP developed seven (7) pillars aligned to the Provincial Growth and Development Strategy.

In 2014, the Spatial Planning Land Use Management Act (SPLUMA) developed Regulations and specifically guidelines for SDF's. The guidelines identified three (3) pillars as depicted in figure 1 below and this report seek to align with the guidelines of SPLUMA.

The ECPSDP process had extremely wide public participation; we propose integrating the seven (7) pillars of the ECPSDP into the three (3) pillars of the DRDLR spatial development framework guidelines.



FIGURE NO. 2: ECPSDP 7 PILLARS

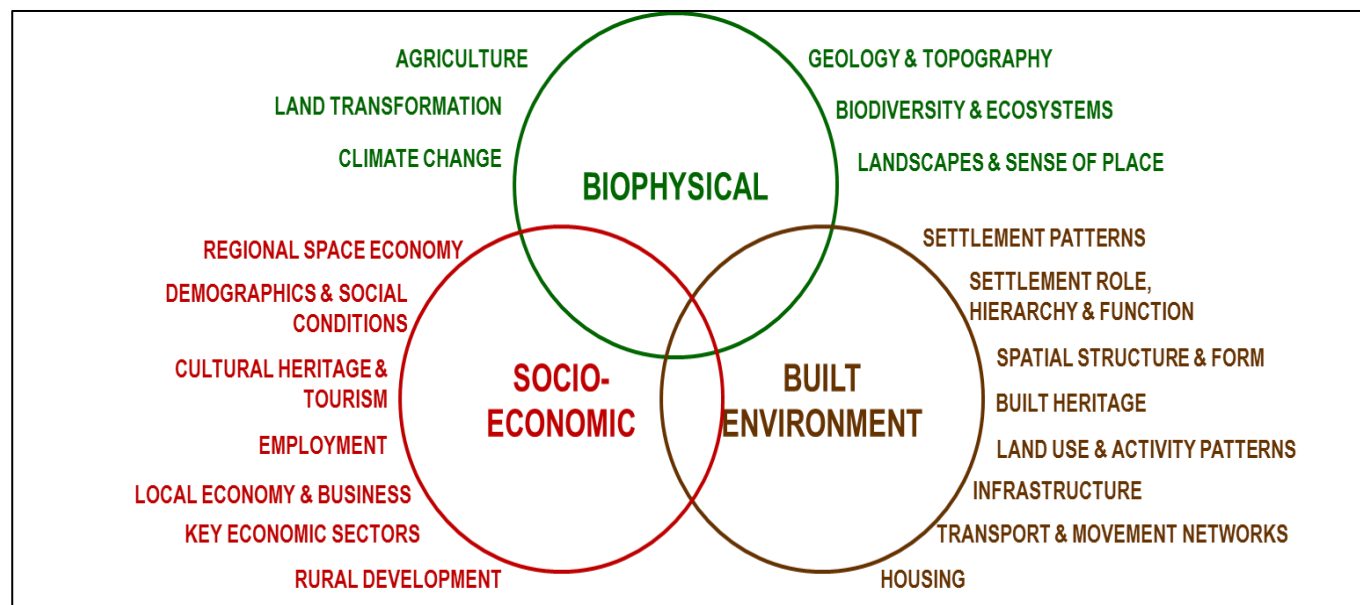


FIGURE NO. 1: DRDLR SDF GUIDELINE PILLARS

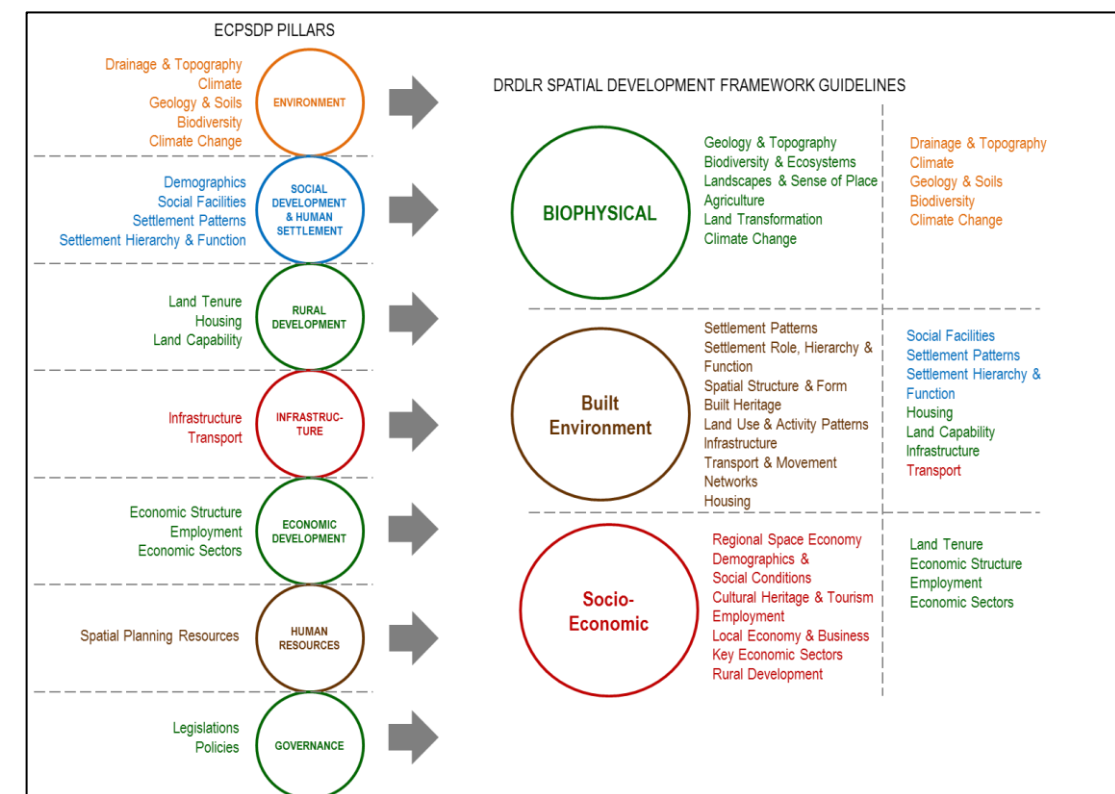


FIGURE NO. 3: INTEGRATION OF PILLARS

SECTION C: LOCALITY

GKLM is located in an area characterized by natural beauty and significant environmental assets, particularly the coastline, estuaries, rivers, wilderness areas, etc. However, the natural environment is under pressure from various sources. Pressure on the coastal environment is high due to an upsurge in residential and tourism related development interest, while inland pressures arise from the need to provide housing and communal land for previously marginalized communities. Poor infrastructure is also broadly having negative impacts on the natural environmental land development.

C1. PROVINCIAL LOCALITY

The GKLM is located within the Amathole District Municipality (ADM) within the Province of the Eastern Cape. ADM occupies the Central Coastal Region of the Eastern Cape Province, which is bordered by the Western Cape to the west, Northern Cape to the north west, Free State to the north, Lesotho to the north east and KwaZulu-Natal to the East.

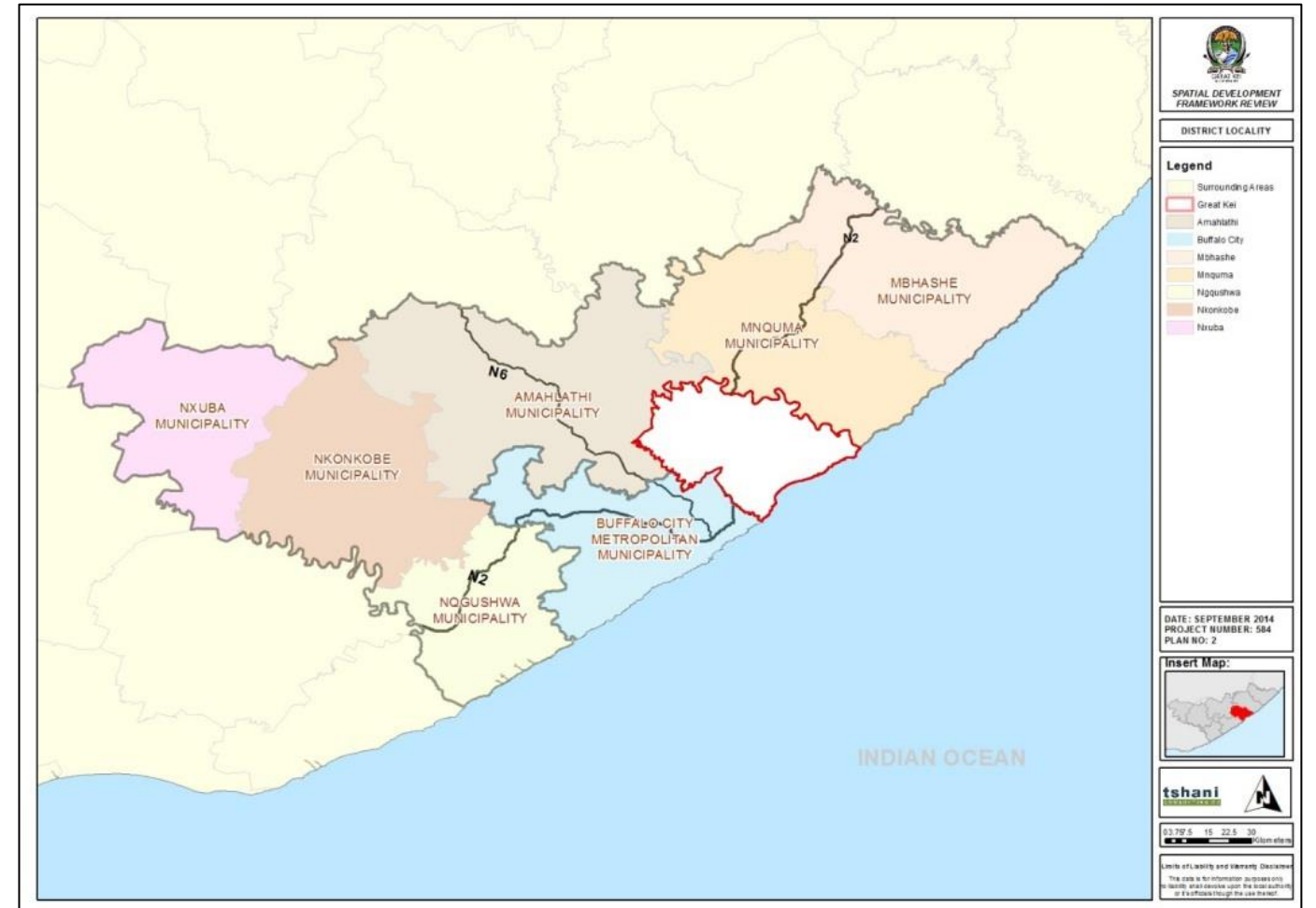


PLAN NO. 1: PROVINCIAL LOCALITY

The National Road (N2) connects the Coastal Provinces and District Municipalities of the Western Cape, Eastern Cape and KwaZulu-Natal; and the N6 links the Coastal Municipalities of the Eastern Cape Province to the interior of South Africa i.e. Free State, Gauteng, etc.

C2. DISTRICT LOCALITY

GKLM is one of 7 local municipalities falling within the jurisdiction of ADM. The Amathole District Municipality is bordered by the Eastern Cape Districts of Sarah Baartman to the west, Chris Hani to the north, OR Tambo to the East and south is the Buffalo City Metropolitan Municipality; and includes all former administrative areas of the Eastern Cape, namely the former Transkei and Ciskei homeland areas and former Cape Provincial areas.



PLAN NO. 2: DISTRICT LOCALITY PLAN

C3. MUNICIPAL LOCALITY

Great Kei Municipality is 1 421 km² and has a population of 39 406 persons according to Statistics SA 2011. It is a coastal municipality and adjoins Buffalo City Metropolitan Municipality to the south Mquma Local Municipality in a north direction and the Amahlathi Local Municipality in a north westerly direction. The other four local municipalities within the district are Nxuba, Nkonkobe, Ngqushwa, and Mbashe.



PLAN NO. 3: MUNICIPAL LOCALITY PLAN

The administrative centre of Great Kei Local Municipality is **Komga**. Other towns include Morgan Bay, Kei Mouth, Haga Haga and Chintsa East and West. The main roads traversing the municipality are the N2 and R63. Great Kei Local Municipality consists of 7 wards.

SECTION D: CURRENT REALITY

This section of the report highlights all the issues captured during the Situation Analysis workshop and from analysing reports as well as from interviews with relevant stakeholders.

D1. BIOPHYSICAL

- The Municipality faces a challenge of alien plant species.
- High levels of soil erosion.
- Water sources limited/scarce.
- Harvesting/removal of coastal vegetation and sand.
- Houses built near rivers where water could be contaminated.
- There is no land care in our rural areas (maintenance of dongas).
- Lack of fencing to keep stray animals out of the main roads.
- Lack of proper farming infrastructure.
- There is no appropriate Waste Management at landfill sites (i.e. recycling). There are no appropriate landfill sites for hospitals/industrial areas.
- Over grazing.
- Illegal dumping, especially nappies.
- Development in catchment areas.
- Conservation of indigenous plants.
- Silting up of livestock dams.
- Land degradation to be mapped.
- Lack of community nature reserve in rural area.
- Sewerage that is being poured into the old location does more harm to the people and the air.
- Houses are being constructed on steep slopes which creates large risks during the rainy season.
- Dry rivers.
- There is inadequate water supply for agricultural development.
- The dust from granite mining pollutes the air, causing a health hazard.

- Veld fires affect the area and livestock.
- The lack of proper fencing of land within the settlements.
- A need for skills development programmes to empower black farmers/ emerging farmers.
- The shortage of land for ploughing and other agricultural activities.
- Land tenure is not secure with many unresolved land claims.
- There is no control on the demarcation of communally owned land.
- Lack of involvement from the youth in farming activities.
- The lack of Capturing Arable/Grazing land in terms of their extent.
- Lack of abattoirs for communal farmers.
- There are more campaigns done in agricultural programmes but there are few resources to implement.
- Lack of establishment of irrigation schemes.
- Agricultural projects must be implemented to benefit the people in the area.
- Lack of proper planning in rural areas.
- Small scale farmers are struggling to acquire farms.

D2. SOCIO ECONOMIC

- High demand for social development, but minimal visits from the social development workers.
- High rate of illiteracy results in poverty.
- High employment rate in the area, youth dropping out of school.
- Low levels of tertiary education only 5%.
- No FET Colleges or higher learning institution in the municipal area which leads to migration of young people.
- Highest rate of illiteracy resulting in poverty.
- Lack of skills amongst the communities within the municipality.
- Grant-dependant population.
- Slow population growth.
- Large number of households that are headed by children or women.
- Health care facilities and the standard of service they offer.

- Large number of Households that are headed by children or women.
- Increased population in ward 6.
- Declining of the population that has led to a lower equitable share grant.
- Stagnant economic growth, lack of secondary activities.
- Not all tourism sites are recognised.
- Need for more support for LED initiatives (financial, technical, and infrastructural).
- Very low economic growth.
- Informal sector to be included in the economic contribution of the Municipality.
- Identification of projects within the rural areas e.g. co-ops to help generate income in the rural communities.
- High level of discouraged workers.
- High levels of youth unemployment.
- High levels of unemployment and lack of employment opportunities.
- Commercial beef production- one of the major sources of income.
- Business opportunities and informal trading to be incorporated.
- No linkage of programmes with neighbouring local municipalities.
- The marketing strategies are under-developed.
- There is no partnership of private business owners to partner with the municipality.
- There is no system in place to clean heritage sites as part of tourism attraction.
- There is inadequate technical and financial support.
- Most of the community members are involved in subsistence farming and not commercial farming.
- No produce markets.
- There are different legislations applicable within the municipal area.
- Lack of integrated rural development in the villages.

D3. BUILT ENVIRONMENT

- Residential developments on land that is supposed to be used for farming.
- Spatial divisions in social interactions- inland vs. coastal.

- Shortage of land for settlement development.
- Un-controlled erecting of informal houses or squatting.
- The spatially exclusion of land uses in the informal settlement.
- Delays in building RDP houses.
- Provision for special uses influenced by environment (renewable energy, wind farms).
- Illegal immigration by foreign nationals, which take over businesses.
- Issue with tenure security.
- Informal settlements are not mapped out.
- Delay in issuing of title deeds to prove land ownership.
- No implementation of historic routes.
- Heritage sites difficult to access/poor signage/ terrible road infrastructure.
- No Heritage Management Plan.
- No marketing and information on heritage sites within Great Kei, the exception being the Jikeleza Route.
- Limited local government support.
- Need for more coordination of marketing, implementation and development of tourism from ECPTA and Amathole District Municipality.
- Lack of proper infrastructure.
- The illegal tampering of electricity lines.
- Electricity in new settlements is needed.
- The lack of access to public transport facilities within the municipal area.
- Street names and signage needed in the townships.
- Transport network is not integrated.
- There is a need for airstrip grounds for emergencies.
- Proper road construction needed and gravel roads are in a poor condition.
- There is a shortage of water.
- Rural villages need refuse removal to be implemented.
- Roads (access roads) in the rural settlements are in a bad condition.
- The aging bulk-infrastructure within the municipal area is an issue.
- Dilapidated buildings in town.
- Poor road linkages to Kei Mouth, Morgan Bay and other coastal areas.
- Public transport needed from Komga to King Williams Town.
- The old built bridges in rural areas are a problem as many of them are in poor condition.
- The lack of identification of main corridors which supports tourism sector/transportation of goods.
- Lack of street lights in rural areas.
- There are inadequate sports facilities.
- Large percentages of privately owned land.
- Inadequate health care facilities and the standard of service they offer.
- Illegal immigration by foreign nationals, which take over businesses.
- Lack of/decaying sanitation systems.

SECTION E: KEY DOCUMENTS KEY ISSUES

This section outlines the key issues from the Amathole SDF 2013, Great Kei SDF 2005, Great Kei IDP 2013-2017 and the Great Kei Housing Sector Plan 2011-2016 that were prepared for ADM and the GKLM. These documents will impact on the Review of the current Great Kei Local Municipality Spatial Development Framework.

As part of the key issues and trend analysis, we have also found it necessary to include the key issues from the Great Kei IDP 2013-2017 in order to draw attention to the fact that some of the key issues are still relevant today.

E1. GREAT KEI INTEGRATED DEVELOPMENT PLAN 2003

The following key issues and implications were extracted from the 2003 Integrated Development Plan. The issues captured in 2003 is still relevant to the municipal area today:

- Most households are very poor. Some 68% of households earn less than R800 per month (i.e. below the poverty line).
- The level of employment within the informal sector at 15.6% is consistent with the national average of 16% of the economically active age group.
- Unemployment (when looking at the employed population older than 15 years) is not as high as in other areas of Amatole, but nonetheless significant at 39%.
- Historically, Great Kei was once the centre of South Africa's pineapple industry. The high potential agricultural area of the coastal belt (annual average rainfall of $\pm 1000\text{mm}$), is suitable for a wide variety of vegetable, fruit and nut production.
- Tourism is growing into a significant economic component of the Great Kei Municipality.
- Most households live in traditional structures (57 percent) with 35 percent of households living in formal structures and there is a housing backlog in most areas.
- The in-migration of people to urban centres is manifest in informal settlements developing in the periphery of towns and smaller centres. This leads to an increase in the urban population density through further fragmentation of urban land for housing, including the establishment of backyard shacks. The number of informal settlements is growing because existing accommodation cannot meet the demand for housing.
- There is an increasing demand by the lower income groups for land and services for housing and agricultural activities.
- Several hazards affecting the environment include water pollution, soil erosion, development pressure on steep slopes and wetlands, flood plains and estuaries.
- The strength of the agricultural economy has declined, however there are signs that the Tourism industry is growing due to the wide range of natural, cultural and heritage attractions.
- The unproclaim roads and access roads are in a very poor condition.

- Infrastructure backlogs in the form of access to water and sanitation is a major problem, particularly in the settlements of Kwelera and Mooiplaas.
- Infrastructure capacity is inadequate due to the rapid growth being experienced in Komga and the coastal resorts.

E2. IMPLICATION OF THE 2003 INTERGRATED DEVELOPMENT FRAMEWORK

- Road construction and improvement is considered as the prime infrastructural component to the district that would assist in bringing about improved access for tourism, health facilities and agricultural developments. Adequate and acceptable water and sanitation provision to all settlements is considered an essential component to bring about an improvement in the quality of life.
- The initiation of a *Skills Development Programme* to enhance the population's ability to achieve *self-employment* was considered as critical for development. In addition it would be essential that such skills be *marketed* and the necessary "market places" established.
- Obtaining *additional land for grazing and settlement* is considered a priority issue for the area. Emerging farmers need access to such farmland as well as acquiring the necessary *skills* for agricultural production.
- The *marketing and promotion* of the area as a tourist destination is considered essential. Tourism development, it was seen, would hold the key to increased *employment opportunity* within the area.
- It is agreed that the area require *local representation* from the Department of Health to engage in the *District Health Programme*. The area currently has no public hospital, inadequate medical facilities, insufficient medication and no home for the aged.
- It is felt that the initiation of a *community education programme* would increase the *awareness* of the population on the nature and causes of various crimes committed in the area and thereby the population's ability to do something about it. The need to *increase the capacity of the police service* to the area is considered as paramount. For example the police station for Mooiplaas has extensive area to service, whilst the Cintsa area is serviced by the Gonubie Police Station.
- The *Great Kei Municipality* itself is identified as a *key institution* that would bring about meaningful development within the area. As such, the establishment of the necessary *building, organisational and communication capacity* of the municipality would be of vital importance.
- It is felt that the district transportation network reflects a dominance of the Provincial as well as "East London centered" transportation system. In this regard due consideration would have to be made to the *current levels of "remoteness"* of much of the district population through the establishment of a *district transportation plan*.

E3. GREAT KEI SPATIAL DEVELOPMENT FRAMEWORK, 2005

The following key issues were captured in the 2005 Great Kei Spatial Development Framework.

- The limited protection/conservation of environmentally sensitive areas.
- The significant challenge to sustainability.

- Provision of housing and a basic level of service to all residents.
- The issue of a spatially fragmented settlement and economic development pattern.
- The current pressure for urban development and/or so-called "Lifestyle" developments within the Municipal area (primarily along the east coast).
- Land Development Trends and Urbanisation.
- Manage spatial development so as to permit development at scale in areas where services and facilities can be delivered on a more sustainable basis.
- The need to ensure that the policies and institutional structures for wise land use management in both the urban and rural areas.

E4. GREAT KEI INTEGRATED DEVELOPMENT PLAN 2013-2014

The following issues were captured from the Great Kei Integrated Development Plan:

- Specific environmental issues affecting the local municipality and requiring attention at present include but are not limited to:
 - Recycling to deal with the waste, as well as add value to the current unemployment levels.
 - Soil erosion across the area, requires a practical rehabilitation plan. Productive land is being lost every year as topsoil is eroded, reducing grazing area and crop production potential.
 - Invasive plants and noxious weeds need control as they overtake land which could be used for more productive and sustainable purposes.
- The structural profile (small population, large area and resultant low population density) of the GKM limits access to facilities, services and employment.
- Disparity exists between development in urban and rural areas within the municipality.
- Rural areas have seen a decline in investment.
- High levels of unemployment (40% of economically active population).
- A concentration of employment opportunities (75%) in agriculture and community/ government services.
- High levels of poverty within GKM (more than half of the population living below poverty line).
- Developmental role of LED stakeholders and principles of LED are not clearly understood.
- Market segmentation and target markets are lacking.
- In terms of the current market, the situational analysis for the GKLM showed the following:
 - The need to attract more international tourists to the area,

- Funding of Community Development Initiatives/SMME's is limited,
- Mainstreaming of vulnerable groups into economic activities is necessary,
- A need for access to enabling documents and Social Relief Programs,
- The lack of Safety and Security.
- Slow Land Reform processes.
- The lack of construction of dams, dipping tanks and Irrigation Schemes.
- Improve the rendering of high quality health care in an integrated manner.
- Roads Construction and Maintenance is lacking.
- Water and Sanitation is limited.
- Electricity is in short supply.
- Limited access to Free Basic Services.
- The limited construction, maintenance and furnishing of Public Amenities (Pre-Schools, Community halls, Sport Facilities, Clinics).
- The lack of provision of more RDP Houses to deserving Community Members.

E5. GREAT KEI HOUSING SECTOR PLAN 2011-2016

The Great Kei Housing Sector Plan captured the following key issues:

- Although the population of the Great Kei municipality is fairly evenly distributed in the various age categories, the dependency ratio remains fairly high.
- Almost 20.4% of the population have not received any form of formal education.
- More than half of the total population (53%) of the Great Kei municipality earns below R1600 per month.
- Only 19.2% of households have access to a flush toilet.
- Only 71.1% (or 8 079 households) of households has access to electricity.
- A clear but small demand for rental accommodation provision in the urban areas of the municipality.
- Informal Settlement (free standing informal dwellings within the urban environment should be upgraded to brick developments)
- The high number of Informal Dwelling Structures (informal dwelling structures erected on formal erven) – "Backyard Shacks"
- There are presently a total of 77 households in GKLM that are headed by children (1.4% of the households).

E6. AMATHOLE SPATIAL DEVELOPMENT FRAMEWORK 2013

The Amathole Spatial Development Framework 2013 captured the following key issues:

- The prediction of the wetting and warming of the climate needs to be understood better.
- The prediction of the rise in the sea-level.
- The reserving of high potential land for renewable energy projects.
- The demand for housing and infrastructure versus high potential agriculture versus high conservation value.
- Climate change risks to infrastructure should be incorporated in future planning.
- Demand in employment opportunities.
- The population shows a high youthful component.
- Development planning and service delivery targeted at the youth should be an important consideration for development (i.e. schools, crèches and sports fields).
- Low levels of education and low level of skills base.
- Low levels of education contribute to a high unemployment rate and low labour absorption.
- Slow land release process has a negative impact on the development of settlements throughout the district.
- The slow growth trend within existing settlements, especially major transport routes.
- The lack of infrastructure development, due to insufficient funds.
- The economy is highly dependent on the unproductive community services sector.
- The negative trend indicates limited private sector presence throughout the district.
- The declining employment rate.
- Low target markets reduce the potential to attract investment.
- The equitable distribution of economic development opportunities.
- A larger number of the population reside in less economically developed areas and experience an ever deepening poverty cycle.
- The tourist routes along the primary roads within the district require constant maintenance and upgrades.
- Spatial and development planning tends to be biased towards the urban areas due to the historical focus of previous planning legislation and the relationship of municipal institutions towards those areas.
- There is however a need for to engage with local planning stakeholders to address areas of poor alignment gaps in regional linkages and definitions of structuring elements and integrated strategies.
- The failing and confusing land administration system affects all aspects of Land Administration.
- Slow implementation process of housing delivery.
- Land release issues are currently being experienced in the district.
- Low arable land for agriculture opportunities within ADM.
- Poor conditions of railway lines.
- The lack of a strong air and/or water linkage between other districts and provinces.
- The electricity capacity is under stress in the Amathole District Municipality.
- Limited access to sanitation services.
- Inaccessible basic services lead to poor socio-economic conditions.
- The rural development corridor needs to be developed in order for the mass food production and forestry programmes to be successful.
- The roles and responsibilities of stakeholders are unclear and the opportunities for sustainable development through community involvement are limited due to poor capacity in the Traditional Authority and Ward Committees.
- There is limited planning capacity leading to inadequate formal land use planning and development management.
- The dependence on the Township Board for approval of rezoning and minor subdivision applications because there is no delegated authority within the local municipalities.
- Associated with this, there is a vital need for single universal legislation for spatial planning to reduce legal complexity around development.
- The need for effective and integrated spatial planning at all levels.
- A need exists for greater commitment from other spheres of government to support the district in the rural development initiative.

E7. TRENDS

The following trends have been identified from the four reports analyzed above. This section can assist the municipality in prioritizing spatial proposals which will then feed back into the Great Kei Municipality's IDP.

The delay in building RDP houses is an issue within the municipal area, but could be attributed to the lack of state owned and the availability of bulk water infrastructure. Water is said to be a huge problem within the municipal area.

Electricity to some rural areas as well as the provision of a proper sanitation system is of concern.

The low level of employment is an issue which requires attention in order to lower the high poverty levels within the municipal area. There is a high level of discouraged workers and youth unemployment which leads to crime in the area.

Agriculture and Tourism is said to be the leading economic drivers within the municipality, but lack of interest from the youth, and farmers consolidating their farms to create game reserves, farmers selling their farms and emerging farmers who are unable to maintain their farms, contribute to the fact that the unemployment level remains high.

Tourism is also a leading economic driver but there should be better co-ordination between the Provincial Tourism Department (PTD) and Local Economic Development (LED) section on a local, district and provincial level. There is potential to create employment opportunities in tourism. The poor maintenance of heritage sites needs to be addressed as this has been an issue since 2005.

The protection of conservation areas and natural resources and the protection of Critical Biodiversity areas seem to be on-going and needs to be addressed as part of this study. The issue of climate change also needs attention as sea level rise will have an impact on the coastal towns. Making coastal municipalities resilient is paramount!

The issue of educational facilities not being maintained and that there is a lack of higher learning facilities needs to be relooked at, as the lack of proper Secondary Schools leads to students to leave the municipality.

SECTION F: SWOT ANALYSIS

This section of the report is based on the SWOT analysis which reflects the Strengths, Weaknesses, Opportunities and Threats found within the study area.

SWOT ANALYSIS				
ISSUE	STRENGTH	WEAKNESS	OPPORTUNITIES	THREAT
BUILT ENVIRONMENT	<ul style="list-style-type: none"> ▶ Komga is the main economic hub within the municipal area. ▶ Great Kei Municipality have Coastal towns. ▶ The municipality owns large portion of land within Komga town. ▶ There is great potential for development within the municipal area. ▶ There is bulk infrastructure available within the municipal area. ▶ The N2 and the R63 runs through the municipal area. ▶ Existing Jikeleza Route has developed a heritage route for shipwrecks, information and activities. 	<ul style="list-style-type: none"> ▶ Komga CBD does not cater for all the Economic needs of the people within Great Kei Municipality. ▶ Not enough water to sustain development. ▶ Infrastructure in a poor condition. ▶ Roads not well maintained especially in the coastal towns. ▶ No public transport system. ▶ Service backlog. ▶ The towns especially Komga is not fully developed which means that tourist don't stop and spend money in the town. ▶ No university or FET college located in the local municipality. ▶ Road condition is very poor. 	<ul style="list-style-type: none"> ▶ There is opportunity for developers to invest in Komga and other coastal towns. ▶ Opportunities exist for the municipality to develop properties owned by the municipality. ▶ Opportunities exist for the towns to grow and to be developed in a way which will attract tourist to stay and spend money. ▶ Use of natural materials for infrastructure. (boardwalks etc.) 	<ul style="list-style-type: none"> ▶ No growth will leave the economy dormant. ▶ Municipal owned land not used means loss of possible income. ▶ Investors lose confidence because of lack of infrastructure such as water. ▶ Loss of investment and retention of business due to poor road network and infrastructure.

<p>SOCIO ECONOMIC</p>	<ul style="list-style-type: none"> ▶ Population is young. ▶ Positive population growth. ▶ There is arable land within the municipal area. ▶ Natural biodiversity. ▶ A few tour guides offering cultural tourism experience. ▶ There is an active visitor information centre-Wild Coast Jikeleza Route. ▶ Community involvement in tourism guiding tourist curios. ▶ Tourism promotion through provision of access and advertising.. 	<ul style="list-style-type: none"> ▶ No private or commercial development of land. ▶ Poverty level is high. ▶ High level of discouraged workers. ▶ High levels of income poverty 56.6%. ▶ Low levels of employment. ▶ High levels of youth unemployment. ▶ Low levels of tertiary education 5%. ▶ There is only one hospital in Komga with less than 50 beds to cater for the whole municipal area. 	<ul style="list-style-type: none"> ▶ Opportunities exist to grow the Tourism Sector, with the help of external department as well as Department of Tourism. ▶ Opportunities exist to build a hospital to cater for the residents of Great Kei Municipality. ▶ Opportunities to develop Educational activities and facilities. ▶ Expansion of tourism activities throughout the municipal area. ▶ Great opportunities to promote tourism investment. 	<ul style="list-style-type: none"> ▶ The lack of a Government Hospital within the municipality is a threat to the residents as it means they need to travel to other municipality should they need to hospitalised. ▶ The high level of youth unemployment leads to crime.
<p>BIOPHYSICAL</p>	<ul style="list-style-type: none"> ▶ Passive nature based recreational activities. ▶ The municipality have a coastline and marine reserve. ▶ Natural biodiversity. ▶ There is livestock farming. ▶ Potential exist to sustain 	<ul style="list-style-type: none"> ▶ Poor land management can harm the environment. ▶ Uncontrolled urban sprawl will harm the environment. ▶ Decline in employment through Agriculture. ▶ Poor agriculture infrastructure. ▶ No produce 	<ul style="list-style-type: none"> ▶ Natural environment needs to be conserved and protected. ▶ LED Strategy stated that there are opportunities for river adventure canoe trails and flying fish potential with the rivers. ▶ There are 	<ul style="list-style-type: none"> ▶ Climate Change. ▶ Water pollution. ▶ Minimal disturbance to natural vegetation - no large infrastructure footprints. ▶ No development within 50m of water courses

	<p>Agriculture Development.</p>	<p>market.</p> <ul style="list-style-type: none"> ▶ Lack of fencing to protect agricultural land. 	<p>opportunities to support and provide infrastructure to emerging farmers.</p>	<p>or within the 1 in 100 year flood line.</p> <ul style="list-style-type: none"> ▶ The loss of natural areas or degradation due to human activities.
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SECTION G: SYNTHESIS

G1. BIOPHYSICAL

The biophysical analysis of the Great Kei Municipality is marked by 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.

The agricultural sector has been in decline from the data collected in the census 2001 and 2011. The Great Kei Municipality consists of predominantly of grass lands in terms of land capability. As a result stock farming is the most apparent form of agriculture in the Great Kei Municipality cattle, sheep and goat farming being the most common. Initiatives to develop a strong agricultural sector are important as it is the largest contributor to the economy of the municipality. The development and attraction of skills in the agricultural sector needs attention in order to achieve sustainable development and also aid in the fight against unemployment and poverty.

The Great Kei being part of the "Wild Coast Ecological Belt" offers an interesting range of biotopes 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.

Climate change is often taken lightly, although its resultant impact and effects are distracting. There is no planning or mitigation measures in place currently and we will be looking very closely into this in the next phase, where the most common impact, would be rising sea levels, and Great Kei Local Municipality has a number of coastal towns. Both governmental planning and the Land Use Management Guidelines will take cognizance of this.

G2. BUILT ENVIRONMENT

After analysing the settlement patterns over the ten (10) years, it is growth has taken place in contradiction to Stats SA saying that there has been a negative growth rate. The above mentioned could be attributed to a number of other features. Also with the new Demarcation Board's decision to allocate a portion of the GKLM to the Buffalo City Metropolitan Municipality (BCMM), the next phase of this study will have to take cognizance of this.

From a land use perspective, a mix is situated within the nodal areas and they have expanded minimally over the years except for the residential sector. In Discussion with a local estate agent, we have also found development bond stagnant, attributed to severe water restrictions as well as the impacts of the global recession. Approved development has found it difficult to "Take Off".

Housing for the lower market is always an issue with GKLM due to State Owned land and water restrictions. Housing projects initiated by government institutions, have also encountered delays. Due to the above mentioned reasons.

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 and electricity are also problematic; however they are not as bad as the demand for water.

The upgrading of the N2 toll highway from East London to Durban 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".

G3. SOCIO ECONOMIC

In terms of the Socio Economic pillar, the GKLM area suffers from a lack of social facilities many rural settlements fall 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. There is a high prevalence of dependency within the Great Kei Municipality as there is a high number of Economically Inactive people living in the Great Kei Local Municipality. 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 5 clinics in GKLM, (Komga, Kwelera, Mooiplaas (2), and Icwili), one community health centre in Komga, There is one small Government Hospital in Great Kei Municipality located in Komga it houses 16 beds which clearly indicates that there is insufficient higher medical services for the population of GKLM.

Sports facilities are limited to golf courses, a few sport fields and a tennis court in Komga 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. When kids are idle they get involved with crime and as part of the social facility responsibility the municipality needs to look into how this problem can be overcome.

The economy of Great Kei Local Municipality is driven by the public sector. The traditional economic driver, agriculture is still present although in general this is busy declining in terms of providing employment.

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.

GKLM is currently challenged in terms of infrastructure levels, which 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.

SECTION H: STRATEGIC FRAMEWORK

This section outlines how the Spatial Development Framework has taken its guidance.

H1. GKLM IDP VISION

"To create a sustainable financial environment through the implementation of good financial practices and ensure customer satisfaction."

H2. GKLM IDP MISSION

"Provide timely procurement, processing of payments and financial reporting through implementation of efficient and effective internal control process and policies which are informed by legislatives that governs local government."

H3. GKLM IDP: DEVELOPMENT OBJECTIVES AND STRATEGIES

The following Key Focus Areas, objectives and strategies, as depicted in the GKLM IDP 2014-2017, were identified:

TABLE NO. 2: GKLM IDP DEVELOPMENT OBJECTIVES AND STRATEGIES

KEY FOCUS AREA	OBJECTIVE	STRATEGIES
MUNICIPAL TRANSFORMATION & ORGANISATION DEVELOPMENT		
Employment Equity	To ensure compliance with the Employment Equity Act by June 2017.	<ul style="list-style-type: none"> ▶ By ensuring targets on EEP are met. Ensure submission of EE Reports to the Department of Labour.
Payroll Information	To ensure proper co-ordination of payroll information by June 2017.	<ul style="list-style-type: none"> ▶ By reviewing and providing accuracy check on the payroll information and ensure the information submitted is in line with GKLM Policies and applicable legislation.
Leave Management	To ensure Proper Leave Management by June 2017.	<ul style="list-style-type: none"> ▶ Ensure implementation and monitoring of leave Policy and Procedure. ▶ Ensure capacity building on Payday system.
Organizational; Structure	To ensure reviewal of municipality's organizational structure and ensure alignment with the IDP Strategies, Objectives and available resources by June 2017.	<ul style="list-style-type: none"> ▶

Human Resources Development	To ensure the development, review, Implementation and monitoring of WSP for Municipal Staff and Councillors by June 2017.	▶
Capacity building in oversight committee	TO contribute in enhancing capacity of oversight structures of the municipality (MPAC, AC) by June 2017.	▶
Legislative and Policy Compliance	To ensure compliance with applicable legislation, policies and procedures by June 2017.	▶
Council Support	To ensure effective functioning of Council Committee by June 2017.	<ul style="list-style-type: none"> ▶ By ensuring that the council and its sub-committees seat in accordance with the approved council schedule.
Records Mangement	To ensure proper keeping and maintenance of personnel records for institutional information in line with The National Archives and Records Service of South Africa Act (Act. No. 43 of 1996, as amended) by June 2017.	<ul style="list-style-type: none"> ▶ By review and implementing Institutional records procedures in line applicable legislation.
Labour Relations	To have sound labor working relations by June 2017.	<ul style="list-style-type: none"> ▶ By implementing disciplinary code and adhering to the applicable labor related legislation.
Employment Wellness	To ensure available of competent, healthy and motivated workforce by June 2017	<ul style="list-style-type: none"> ▶ By reviewing of Employee Wellness Policy.
BASIC SERVICES DELIVERY	To facilitate access to free and basic water, sanitation, housing and electricity	<ul style="list-style-type: none"> ▶ Develop and review annually WSDP. ▶ Develop water services backlog eradication strategy. ▶ Develop and review annually WCDM strategy. ▶ Conduct Potable Water Feasibility Studies. ▶ Develop and review water operations and Maintenance business plan. ▶ Develop and review annual water safety plan. ▶ Blue drop status achieved.
	To facilitate access to free and basic water, sanitation, housing and electricity	<ul style="list-style-type: none"> ▶ Develop and review sanitation master plan. ▶ Develop and review Waste Water Risk Abatement Plan.

		<ul style="list-style-type: none"> ▶ Develop and review effluent management plan. ▶ Develop and review sanitation Operations and Maintenance business plan. ▶ Green drop status achieved. ▶ Develop sanitation services backlog eradication strategy. ▶ Co-ordinate development of District roads infrastructure. ▶ Develop and review District integrated transport plan.
	To provide environmental, disaster management and fire rescue services and manage Thusong and customer care centres	<ul style="list-style-type: none"> ▶ Develop and enforce municipal health services by-laws. ▶ Apply and enforce the implementation of South African National Standards. ▶ Develop and review annual disaster management plan and policy. ▶ Develop and review district fire and rescue services master plan. ▶ Fire stations established and operational. ▶ Communities supported through special programmes initiatives. ▶ Thusong and customer care centres operation.
SERVICE DELIVERY AND INFRASTRUCTURE INVESTMENT		
Roads	To ensure accessible roads within GKLM area by 2017.	▶ By Constructing municipal roads.
Community Halls	To ensure provision of community facilities by June 2017.	<ul style="list-style-type: none"> ▶ By constructing community halls and day care centres. ▶ Construction of sports fields. ▶ By maintaining community Facilities.
Electricification (Grid Electrification) Basic Service Delivery	Provide access of electricity to Great Kei Communities by 2017.	<ul style="list-style-type: none"> ▶ Solicit funding from DOE. ▶ By Upgrading and maintaining the electrical network.
Building Control	To ensure that building regulations are adhered to by June 2017.	▶ Implementation of land use and spatial planning guidelines.
Sustainable Human	To provide access to sustainable	▶ By facilitating access to Housing as per ther the

Settlement	Human Settlement within the GKLM area by June 2017.	Great Kei Housing Sector plan.
Community Safety	To ensure a safe and secure environment by June 2017.	▶ By Co-ordinating sitting of community safety forum.
Solid Waste	To ensure improved solid waste management by June 2017.	<ul style="list-style-type: none"> ▶ By implementing integrated Waste Management Plan in line with NEMWA. ▶ By undertake rehabilitation for the closure of the landfill site.
Environmental Management	To co-ordinate improvement of Municipal Environment Management by 2017.	<ul style="list-style-type: none"> ▶ By developing and implementing integrated environmental management plan in line with NEMA. ▶ By implementing soft landscape.
Public Amenities	To ensure access to public amenities by 2017.	▶ By maintaining and upgrade the standard of public amenities.
Cemeteries Services	To improve management of cemeteries by June 2017.	▶ By developing and implementing Integrated Cemetery Management Plan.
LOCAL ECONOMIC DEVELOPMENT		
LED Strategy	Ensure availability and implementation of LED Strategy by 30 June 2017.	▶ Lobby technical and financial support for the implementation of LED Strategy.
EPWP	To create job opportunities and implementation of LED Strategy by June 2017	<ul style="list-style-type: none"> ▶ Support initiatives geared towards mass job creation and sustainable livelihoods. ▶ Develop reporting mechanisms in partnership with EPWP.
Tourism: Arts, Culture and Heritage	To promote the tourism potential of GKLM by June 2017	▶ By marketing the GKLM as tourist destination through heritage and agriculture potential.
Agriculture	To promote the Agarian economy in support of the disadvantaged communal farmers by June 2017.	▶ By supporting and monitoring Agarian Production Programmes in partnership with DRDAR.
SMME's CO-operatives	To create a conducive environment for SMME's and CO-operatives to access economic opportunities by June 2017.	▶ Lobby technical support and funding from potential funders to support SMME's & Co-operatives.

FINANCIAL VIABILITY AND MANAGEMENT		
	To ensure complete and accurate accounting of all transactions, and to report all financial information in accordance with the MFMA	<ul style="list-style-type: none"> ▶ Develop and implement the revenue enhancement strategy. ▶ Develop and implement a strategy to maintain the GKLM credit rating. ▶ Development and implementation of the SCM performance and improvement strategy. ▶ Develop and implement strategy to comply with the MFMA budget and reporting calendar. ▶ Indigent's policy developed and implemented. ▶ Clean audit received.
GOOD GOVERNANCE AND PUBLIC PARTICIPATION	To instill good governance in all municipal operation, ensure public participation and provide critical strategic support to the Municipality	<ul style="list-style-type: none"> ▶ Develop and implement an IGR improvement strategy. ▶ Develop and implement a strategy to ensure the functioning internal audit and risk management unit. ▶ Develop and implement GKLM communication strategy. ▶ Develop and implement a public participation strategy and policy. ▶ Develop and implement SPU strategy.
GROSS CUTTING	To develop and implement a credible IDP,SDF and OPMS	<ul style="list-style-type: none"> ▶ Spatial development framework reviewed and implemented. ▶ Land use management framework developed, reviewed and implemented. ▶ Credible IDP development and implementation of IDP projects. ▶ Implementation and reporting and on organisation performance management. ▶ Disaster management framework developed and implemented.

H4. ALIGNMENT WITH NATIONAL AND PROVINCIAL PLANS

In addition to the strategic direction provided by the key planning instruments of the GKLM, the Spatial Development Framework needs to ensure that it is cognizant of the planning being undertaken by other government bodies, which may have effect on the approach adopted by GKLM or which may have implications for the way the Spatial Development Framework deals with certain informants.

For the purposes of this document, the following are identified as plans requiring alignment or providing strategic direction for the GKLM:-

- ▶ National Development Plan 2012;
- ▶ Eastern Cape Provincial Growth Development Plan 2004-2014;
- ▶ Eastern Cape Provincial Spatial Development Plan, 2010;

H4.1 NATIONAL DEVELOPMENT PLAN (2012)

The National Development Plan 2030 was developed by the National Planning Commission in the office of the President in 2012. The NDP 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. 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, increased urban densities to support public transport, incentivizing economic activity in and adjacent to townships; and engaging the private sector in the gap housing market.

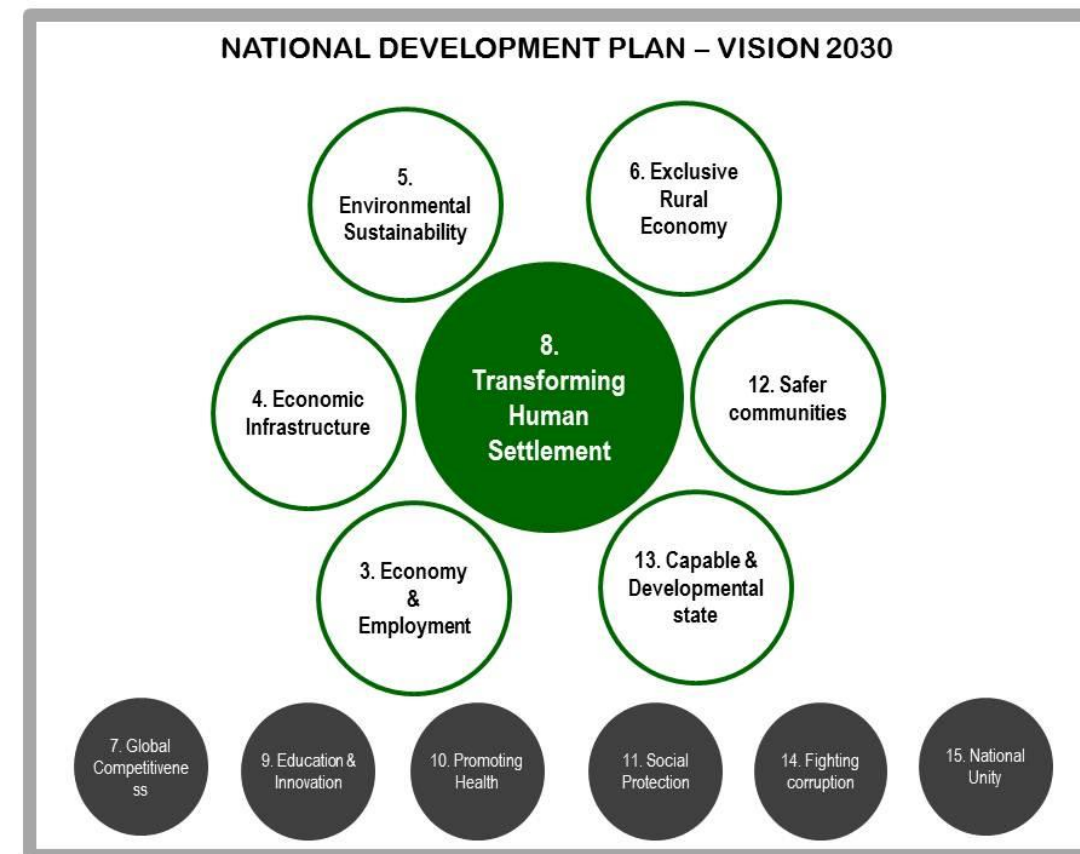


FIGURE NO. 4: THE KEY SPATIAL DIRECTIVE CHAPTERS OF THE NATIONAL DEVELOPMENT PLAN

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

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

Chapter 8, which focuses on the country's spatial planning system, requires that:

- ▶ all municipal and provincial 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'.

PRINCIPLES

- ▶ Sustained rapid economic growth - amongst which poverty alleviation is key;
- ▶ Constitutional obligation to provide basic services to all citizens (e.g. water, energy health and educational facilities) wherever they reside; and
- ▶ Government spending on fixed investment, should be focused on localities of economic growth and/or economic potential in order to :
 - gear up private sector investment;
 - stimulate sustainable economic activities; and
 - create long-term employment opportunities.
- ▶ Efforts to address past & current social inequalities should focus on people not places.
- ▶ To overcome the spatial distortions of Apartheid - future settlement and economic development opportunities should be channeled into activity corridors and nodes that are adjacent to or link the main growth.

NATIONAL OUTCOMES

- ▶ Improve quality of basic education – Facilitate planning processes;
- ▶ All people in SA protected and feel safe – Planning and **design for safer environments**;

- ▶ Decent employment through inclusive economic growth – **Streamline planning application processes**;
- ▶ Efficient, competitive, responsive economic infrastructure network – **Spatial plans to provide for commuter rail corridors and other public transport**;
- ▶ Vibrant, equitable, sustainable rural communities and food security – **Improve transport links with urban centres**;
- ▶ Sustainable human settlements and improved quality of life – Integrated human settlements – **Breaking New Ground; densification**;
- ▶ Responsive accountable effective efficient local government – **community consultation**; and
- ▶ Protection and enhancement of environmental assets and natural resources - Identify **environmentally sensitive areas**.

H4.2 PROVINCIAL GROWTH AND DEVELOPMENT PLAN (PGDP), 2004-2014

The Provincial Growth and Development Plan (PGDP) 2004-2014 contains a strategic framework, sector strategies and programmes that are aimed at improving the quality of life of the poorest people living in the Eastern Cape Province.

The vision of the PGDP is to **“make the Eastern Cape a compelling place to live, work and invest in”**.

The PGDP promotes diversification of industrial and economic production through the following four inter-dependent objectives and strategies:

Objectives	Strategies
<ul style="list-style-type: none"> ▪ A holistic, integrated and multi-dimensional approach to pro-poor programming. 	<ul style="list-style-type: none"> ▪ Developing agro-industries to enhance local beneficiation and spread economic opportunity in rural communities.
<ul style="list-style-type: none"> ▪ Transform the agrarian economy and strengthen household food security. 	<ul style="list-style-type: none"> ▪ Transforming the auto sector to enhance local content and increase competitiveness.
<ul style="list-style-type: none"> ▪ Consolidate, develop and diversify the Province's tourism potential. 	<ul style="list-style-type: none"> ▪ Diversifying manufacturing by enhancing export capacity and downstream beneficiation.
<ul style="list-style-type: none"> ▪ Develop the key enablers of human and infrastructure resources. 	<ul style="list-style-type: none"> ▪ Promoting provincial tourism to create employment and raise incomes in rural areas.

H4.3 EASTERN CAPE PROVINCIAL SPATIAL DEVELOPMENT PLAN

The Provincial Spatial Development Plan provides a policy context for all municipal SDFs and in this regard the Great Kei Municipality Spatial Development Framework (SDF) recognizes the need to align with the Provincial Framework, as explained below.

The Key problems identified in ECPSDP involve:

- ▶ **Numerous unco-ordinated implementation of programmes** with spatial implications by Provincial sector departments, municipalities, entities and agencies;
- ▶ As a result of land hunger and limited access to economic opportunities in rural areas, there is a **burgeoning growth of less formal and informal settlements** without regard to environmental sensitivities and economic realities;
- ▶ Sector Departments receive independent allocations of limited resources leading to the **fragmented prioritisation of investment**;
- ▶ Land Administration system collapse and inappropriate and inefficient land release programmes is aggravated by inequitable and fragmented legislation both at Provincial and National levels; and
- ▶ Different parts of the Province are affected by different and outdated laws governing land use change and development.

SPATIAL VISION OF THE PSDP:

The future spatial perspective would comprise a spatial development framework of –

- ▶ managed urban and rural human settlements clustered in settlement regions and corridors, alongside productive precincts;
- ▶ managed ecological natural resource areas; and
- ▶ connected to a network of strategic transportation corridors open to the global, national and provincial economy.

Core Values of the ECPSDP	
<ul style="list-style-type: none"> ▪ Environmental integrity and sustainability 	<ul style="list-style-type: none"> ▪ Economy and efficiency of development.
<ul style="list-style-type: none"> ▪ Safeguarding all natural resources 	<ul style="list-style-type: none"> ▪ Achieving synergy and linkages between urban and rural areas.
<ul style="list-style-type: none"> ▪ Densification 	<ul style="list-style-type: none"> ▪ Participatory community based planning as a basis of going forward.
<ul style="list-style-type: none"> ▪ Integrated Land Use 	<ul style="list-style-type: none"> ▪ Emphasis being placed on "brownfield" development before adopting "greenfield" development.

URBANISATION

- ▶ The pressure of urbanising poverty and urban unemployment has resulted in massive growth of informal settlements and the collapse of municipal infrastructure; in turn inhibiting the potential for economic growth;
- ▶ The urban regions often extend well beyond the border of the municipality and have an environmental and economic footprint that encompasses a much larger area; and

- ▶ Urban sprawl is the symptom of a divided, dysfunctional city. "It is not only wasteful, it adds to transport costs, increases energy consumption, requires more resources, and causes the loss of prime farmland."

RURAL SETTLEMENTS

- ▶ Underlying the rural development spatial framework is the lack of tenure security and weak land administration system having a spatial impact in the way development is taking place in a haphazard manner;
- ▶ Erosion 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 are of major concern.

SPATIAL PLANNING PRINCIPLES



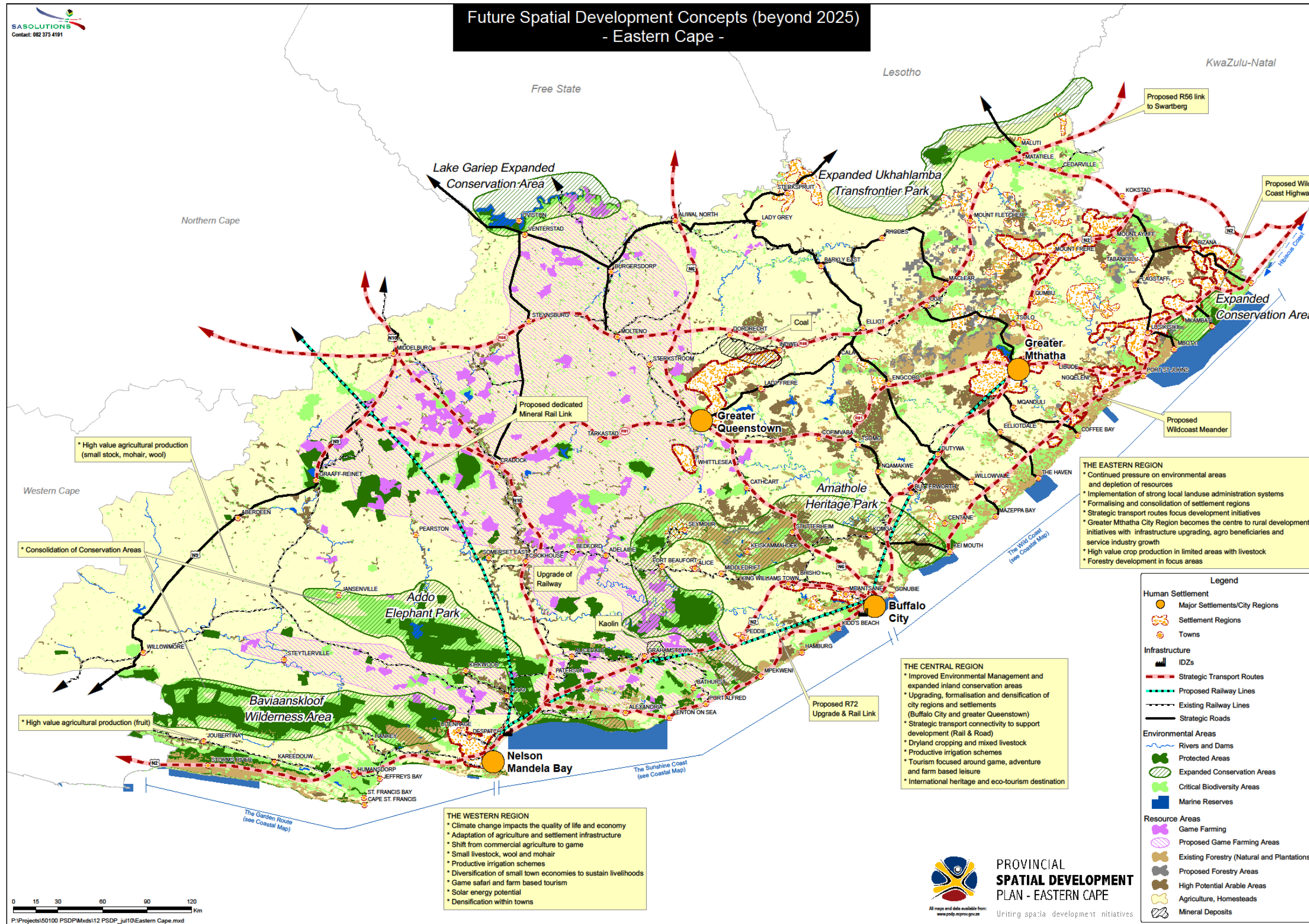


FIGURE NO. 5: EASTERN CAPE SPATIAL DEVELOPMENT CONCEPTS (BEYOND 2025)

H5. KEY NATIONAL LEGAL POLICY INFORMANTS

The key legislative and policy elements to spatial planning are the following:-

- ▶ *Municipal Systems Act (2000)*;
- ▶ *The White Paper on Wise Land Use: Spatial Planning and Land Use Management*; and
- ▶ *Spatial Planning and Land Use Management Act No. 16 of 2013 (SPLUMA)*

H5.1 MUNICIPAL SYSTEMS ACT 2000

The Municipal Systems Act No. 32 of 2000 was promulgated to ensure financially and economically viable municipalities. A Chapter of the aforementioned Act that deals with Integrated Development Planning requires every municipality to adopt a Strategic Plan for development of a municipality.

The key aspect of the Act is the requirement that every IDP include: "a Spatial Development Framework, which must include provision of basic guidelines for a land use management system for the municipality".

It should also be noted that the IDP and its components, once adopted by the Council of a Municipality, "is the principle strategic planning instrument, which guides and informs all planning and development; and all decisions with regard to planning, management and development, in the municipality" and also indicates that "a Spatial Development Framework contained in an Integrated Development Plan, prevails over a plan, as defined in Section 1 of the Physical Planning Act 1991 (Act No. 125 of 1991)".

It is therefore apparent that a Spatial Development Framework fulfills the role of being a Forward Plan that describes the intended pattern of spatial development, in a municipal area.

Section 26(e) and the subsequent regulations in terms of the Municipal Systems Act (32 of 2000) stipulate the following requirements of a SDF:

A SDF reflected in a municipality's IDP must:

- ▶ *Comply with DFA Principles;*
- ▶ *Determine spatial priorities;*
- ▶ *Set out guidelines for a land use management system;*
- ▶ *Set out capital expenditure framework;*
- ▶ *Identify spatial programmes and projects;*
- ▶ *Provide a visual representation; and*
- ▶ *The White Paper of Wise Land Use Spatial Planning and Land Use Management.*

The White Paper (2001) builds on the conceptual approach to land use and development embodied in the now repealed Development Facilitation Act (DFA) and **entrenches the normative approach to spatial planning and land use management.**

The normative approach to planning endorsed in the White Paper is presented in the form of directive *principles* and *norms*. Both the principles and norms are focused on the field of spatial planning and land use, but need further actualisation in specific, concrete contexts (i.e. *spatial development frameworks*). These SDFs, it is implied, would be broad and not prescriptive or deterministic as they rely on illustrating areas of focus for land development and related investment decisions by the public sector. This, in turn, provides the private sector with insight into where government intends directing its resources.

The purpose of a normative approach is '*to ensure wise land use*'. Wise land use is inspired by humane considerations regarding the responsibility society and the state has to preserve the earth's natural assets for present and future generations in a sustainable and economic way. Wise land use is premised on the consideration that by rational planning of all uses of land in an integrated manner, it is possible to link social and economic development with environmental protection and enhancement, making the most efficient trade-offs, and minimising conflicts.

The White Paper does not lead to the prescription of clear yes-or-no outcomes, but rather serves to ensure that decisions are made with reference to a uniform and coherent set of desired policy outcomes.

The normative or principle-led approach means essentially that a SDF is to be guided by applicable legislated principles and norms but would need to respond to the specific conditions prevailing in the area of its application.

Therefore, the *Spatial Development Framework is required to give practical effect to the principles and norms established in law.*

H5.2 SPATIAL PLANNING AND LAND USE MANAGEMENT ACT NO. 16, 2013

The Spatial Planning and Land Use Management Act No. 16 of 2013 (SPLUMA) was assented to by the President on 5th 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.

The five founding principles as set out in Section 7 (a) to (e) of SPLUMA that apply throughout the country and to the all SDFs covered in these Guidelines are:

(a) *The principle of spatial justice, whereby –*

- (i) *past spatial and other development imbalances must be redressed through improved access to and use of land;*
- (ii) *spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterized by widespread poverty and deprivation;*
- (iii) *spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons;*
- (iv) *land use management systems must include all areas of a municipality and specifically include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former homelands areas;*

- (v) land development procedures must include provisions that accommodate access to secure tenure and the incremental upgrading of informal areas; and
- (vi) a Municipal Planning Tribunal considering an application before it, may not be impeded or restricted in the exercise of its discretion solely on the ground that the value of land or property is affected by the outcome of the application;
- (b) the principle of spatial sustainability, whereby spatial planning and land use management systems must –
 - (i) promote land development that is within the fiscal, institutional and administrative means of the Republic;
 - (ii) ensure the special consideration is given to the protection of prime and unique agriculture land;
 - (iii) uphold consistency of land use measures in accordance with environmental management instruments;
 - (iv) promote and stimulate the effective and equitable functioning of land markets;
 - (v) consider all current and future costs to all parties for the provision of infrastructure and social services in land development;
 - (vi) promote land development in locations that are sustainable and limit urban sprawl; and
 - (vii) result in communities that are viable;
- (c) the principle of efficiency, whereby –
 - (i) land development optimizes the use of existing resources and infrastructure;
 - (ii) decision-making procedures are designed to minimize negative financial, social, economic or environmental impacts; and
 - (iii) development application procedures are efficient and streamlined and timeframes are adhered to by all parties;
- (d) the principle of spatial resilience, whereby flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks; and
- (e) the principle of good administration, whereby –
 - (i) all spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems as embodied in this Act;
 - (ii) all government departments must provide their sector inputs and comply with any other prescribed requirements during the preparation or amendment of spatial development frameworks;
 - (iii) the requirements of any law relating to land development and land use are met timeously;
 - (iv) the preparation and amendment of spatial plans, policies, land use schemes as well as procedures for development applications, include transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them; and
 - (v) Policies, legislation and procedures must be clearly set in order to inform and empower members of the public.

H5.3 OTHER LEGISLATION

Several other pieces of legislation provide guidelines and input on spatial development and the need for land use management and appropriate management of resources. Amongst the most noteworthy are: -

- ▶ The **Conservation of Agricultural Resources Act** (No. 43 of 1983), which empowers the Minister of Agriculture to prescribe control measures relating to (amongst others) the utilisation and protection of land that is cultivated; the maximum number and the kind of animals that may be kept on veld; the utilisation and protection of vleis, marshes, water courses and water sources etc.

- ▶ The **National Environment Management Act** (NEMA – No. 107 of 1998), which establishes in law certain principles that provide a framework for environmental management in South Africa. Environmental Impact Assessment Regulations (Government Notice. R.543 -546) are promulgated under NEMA and provide listed activities which are regarded as potentially having a detrimental effect on the environment. These listed activities require environmental authorisation by way of an application for environmental authorisation by means of a full Scoping and EIA or a Basic Assessment Process. Critical Acts which fall under the framework of NEMA include:

- National Environmental Management: Waste Act
- National Environmental Management: Protected Areas Act
- National Environmental Management: Integrated Coastal Zone Act
- National Environmental Management: Biodiversity Act

- ▶ The **National Heritage Resources Act** (No. 25 of 1999), which provides for the creation of the South African Heritage Resources Agency (SAHRA). SAHRA and provincial heritage resources authorities are obliged to identify those places that have special national and/or provincial significance in terms of heritage assessment criteria. Once declared, a heritage resource site is protected in law from certain actions, including alteration, subdivision and/or a change in the planning status unless the relevant heritage resources authority issues a permit for such action.

- ▶ The **National Forests Act** (No. 84 of 1998), which enacts special measures to protect coastal and other natural forests from disturbance, damage or destruction.

- ▶ The **National Water Act** (no. 36 of 1998), which 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. Finally, of importance for spatial planning is the fact that 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.

SECTION I: SPATIAL PLANNING VISION FOR GREAT KEI LOCAL MUNICIPALITY

11. INTRODUCTION

This section focuses on the elements that together make up the forward planning mechanism of the spatial development framework for the GKLM. The elements set out below are based on the conceptual approach and guidance gained from the Amatole District Municipality SDF, Great Kei Municipality's IDP and key policy and planning instruments provided by other spheres of government.

12. GKLM SPATIAL PLANNING VISION

The preferred spatial Vision as selected by the stakeholders during the Key Issues and Vision Phase:-

“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.”

13. GKLM SPATIAL ISSUES

Spatial issues in respect of spatial planning have been categorized into the following themes:

KEY SPATIAL DEVELOPMENT ISSUES	
Spatial Fragmentation vs Basic Needs	This issue highlights the problems inherent in attempting to provide housing and a basic level of service to all residents, whilst dealing with the reality of spatial fragmented settlement and economic development pattern. The challenge to sustainability is significant.
Land Development Trends and Urbanisation	This refers to the current pressure for urban development and/or so-called "Lifestyle" developments within the Municipal area (primarily along the east coast). The challenge here is to manage spatial development so as to permit development at scale in areas where services and facilities can be delivered on a more sustainable basis, and implies focusing on a coherent service policy in tandem with an applied land use management approach.
Environmental Management	This refers to the sustainable use of the natural environment and the protection/conservation of environmentally sensitive areas, which form a unique

	endowment in the Great Kei area and this is seen as the basis of the attraction of the area for tourism development (resorts etc.) as well as coastal residential development and "Lifestyle" type development. Clearly if the endowment is comprised too much, the attraction dissipates and the accompanying demand will recede over time.
Land Use Management	This issue highlights the need to ensure the policies and institutional structures are set in place to allow the Great Kei Municipality to practice wise land use management in both the urban and rural areas under its jurisdiction.

14. GKLM SPATIAL OBJECTIVES

KEY SPATIAL DEVELOPMENT ISSUE	PROPOSED SPATIAL DEVELOPMENT OBJECTIVES
Spatial Fragmentation vs Basic Needs	To fulfill basic needs obligations and address spatial integration within available means
Land Development Trends and Urbanisation	To manage land development in line with a structured approach to ensure sustainability.
Environmental Management	To adhere to environmental law and protect environmentally sensitive areas.
Local Economic Development	Reduced unemployment through local economic skills development, access to land for emerging farmers and community tourism growth.
Land Use Management	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)

15. GKLM SPATIAL OBJECTIVES AND STRATEGIES

Key Spatial Development Objectives	Proposed Spatial Development Strategies
To fulfill basic needs obligations and address spatial integration within available means	<ul style="list-style-type: none"> Provides a spatial representation of the location of the strategic development projects in line with the spatial transformation agenda.
To manage land development in line	<ul style="list-style-type: none"> sets out spatial objectives and provides spatial strategies that

<p>with a structured approach to ensure sustainability.</p>	<p>indicate desired patterns of land use, address spatial transformation, and provide decision making processes relating to the nature and location of development;</p> <ul style="list-style-type: none"> ▪ Introduces guidelines for decision making and alignment of development programs that impact on the spatial structure and land use pattern in the area. ▪ Provide visual representation of desired spatial form and land use pattern. ▪ Creating an efficient and integrated settlement pattern in GKLM ▪ Align the local SDFs. ▪ Ensuring availability of acceptable level of infrastructure and service delivery. ▪ Well-structured road network system to ease movement; and efficient and effective links between nodes, relevant products and services.
<p>To adhere to environmental law and protect environmentally sensitive areas</p>	<ul style="list-style-type: none"> ▪ Gives effect to principles contained in the National Environmental Management Act No. 107 of 1998 (NEMA) and other relevant policies. ▪ Protecting environmentally sensitive areas.
<p>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)</p>	<ul style="list-style-type: none"> ▪ Provide basic guidelines for a Land Use Management System and development of a spatial Capital Investment Framework.

16. DEVELOPMENT SCENARIOS FOR GREAT KEI LOCAL MUNICIPALITY

Development scenarios are intended to give options for development in order to guide where investment could be directed, what development would be feasible and how stakeholders could participate, given the likely benefits expected to arise from each scenario. In addition, scenario planning enables the stakeholders to achieve common consensus on the best spatial development form for the GKLM and the prioritization of expenditure to reach the desired development outcome. The preferred scenario is then used as the framework for the preparation of the Spatial, Economic and Infrastructure Plans.

The following are the alternative scenarios investigated by the professional team:-

Scenario 1

The municipal area remains in its current form, with no development, no tertiary facilities, poor infrastructure and no proper Land Use Management or control. The decay of the CBD's with no vision to expand, no investment from the government and the CBD's continue to service only existing needs.

This will result in an unsatisfactory socio-economic situation with deterioration of the existing infrastructure and the environment. The residents in the area would suffer as a result of inadequate or no basic services, no or minimal access to social facilities and no job opportunities.

This scenario is considered "undesirable" and in the interest of the residents within the area, it should be avoided.

SCENARIO 2

The municipal area is allowed to grow in a haphazard manner with no spatial direction. This will result in poor land use management, loss of revenue to each local municipality, decline in the environment, uncontrolled settlement growth, etc. From an infrastructural point of view, this scenario does not offer an opportunity for forward planning, which could result in costly services in the future.

Implementation of this scenario is also considered as an "undesirable" scenario and should be avoided.

SCENARIO 3

Regenerated municipal area, catering for the existing and future needs of its residents, with enough water and other basic infrastructure to invite investors into the towns with confidence. Future development needs to be identified and catered for in the towns.

- ▶ *Vibrant towns with controlled development.*
- ▶ *Upgrading of the local existing public transport facilities.*
- ▶ *Upgrading of all basic infrastructure such as roads, stormwater, electricity, sewerage and water. Increase in municipal revenue.*

This scenario will also make provision for job opportunities and subsequently having a ripple effect on its surrounding areas.

This scenario is considered as the "preferred" scenario, whereby development, infrastructure and service demand would be concentrated in areas of higher density development and be controlled.

17. CONCEPTUAL DIAGRAM FOR GREAT KEI LOCAL MUNICIPALITY

The Great Kei SDF vision, key issues and the synthesis of the current situation have been taken into account in the formulation of the Great Kei Local Municipality Conceptual Plan. It has been found that:

- the settlements throughout Great Kei have been growing in size;
- that there is a decline in agriculture and population;

the growth and resilience of the tourism industry and its subsequent potential for further growth, and

there needs to be consideration of future infrastructure projects that will boost connectivity with surrounding municipalities and allow easier access to amenities within Great Kei Local Municipality.

The conceptual plan considers the potential in renewable energy for the Municipality in **wind farming**; this means wind farming is a variable source of energy that will attract investment and infrastructure development for GKLM.

Stock farming is still one of the major contributors to the municipality's GDP and skills development and emerging farmer support programmes need to be focused on in order to sustain and grow the industry. In the pursuit of diversification in the farming industry (Agriculture Zone) along with desalination of sea water for irrigation should be made part of the future development vision for GKLM.

The GKLM forms part of the Wild Coast Meander Tourism Route along the coast and Wildlife Tourism in the north of the GKLM has great potential for growth and needs to be part of Great Kei's development perspective.

The course of urban development and urban growth in the last twenty years has been taking an increasingly green outlook in terms of how a town should look in its growth process hence in the expansion of the main town urban agriculture has been proposed as a sustainable source of food and income for the Municipality in close proximity to accommodation, facilities and other scale economies. The managed development zone depicted in the yellow is instrumental in developing accommodation, recreation facilities etc.

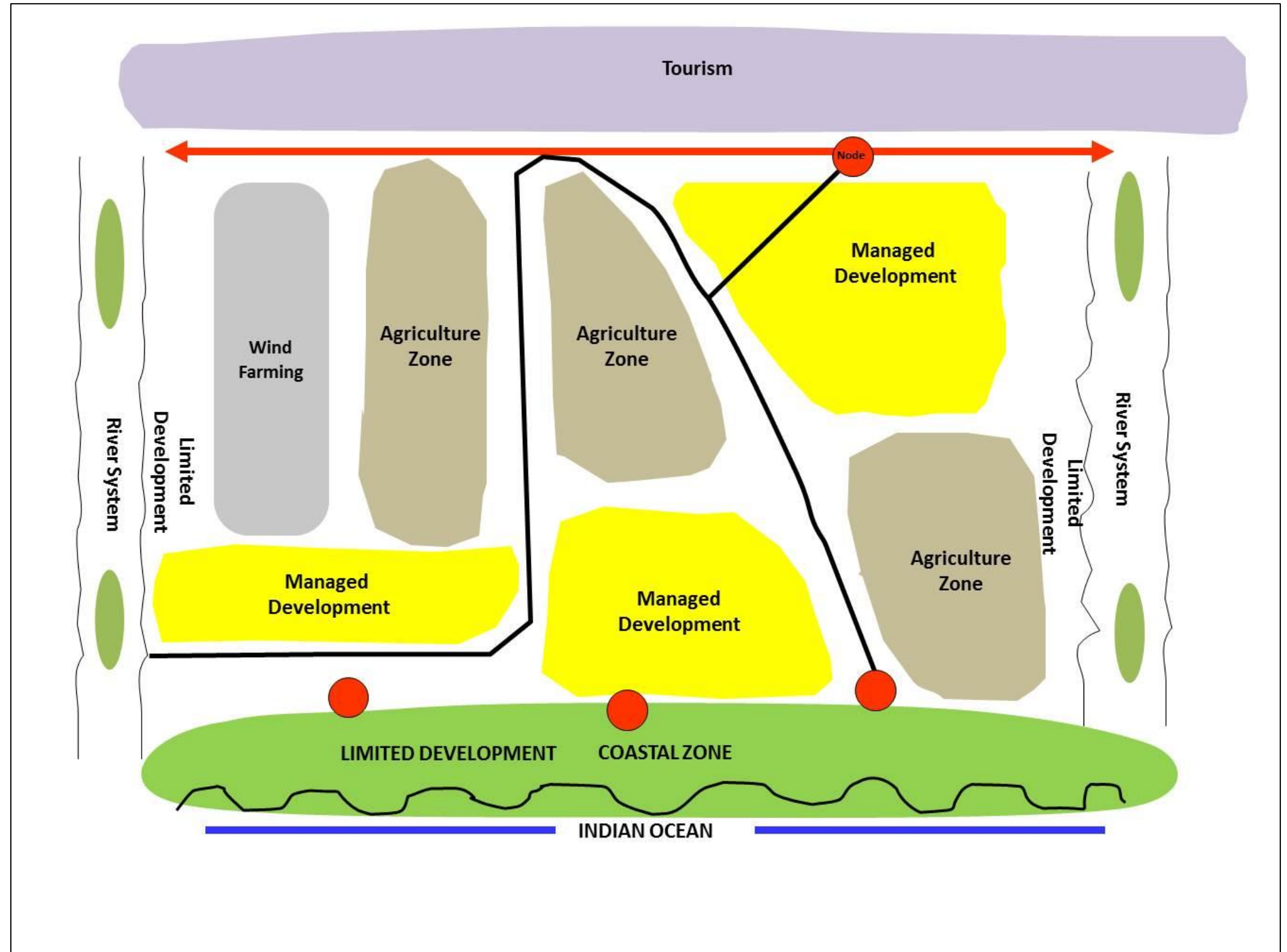


FIGURE NO. 6: CONCEPTUAL DIAGRAM

SECTION J: SPATIAL DEVELOPMENT FRAMEWORK

The Spatial Frameworks for the Great Kei Local Municipality have been aligned with the three (3) Pillars of the Regulations and Guidelines developed by the Spatial Planning Land Use Management Act No. 16 of 2013.

The combination of the elements discussed in the sections below results in the Spatial Development Framework Plan, as well as the proposed connections relating to Environmental, Infrastructure, Agriculture, Tourism Potential Areas, Special Development Area etc.

The SDF is founded on the frameworks of the DRDLR's SDF guidelines. The pillars are as follows:-

- ▶ Biophysical Framework
- ▶ Socio Economic Framework
- ▶ Built Environment Framework

J1. BIOPHYSICAL FRAMEWORK

The following environmental legislation and policy documents are particular relevant to spatial planning in GKLM.

J1.1 White Paper for Sustainable Coastal Development (2000)

The Policy sets out a vision for the South African coastline with and principles, goals and objectives for coastal management, together with a Plan of Action for implementation. The following principles underpin the Policy:

- ▶ National asset - The coast must be retained as a national asset, with public rights to access and benefit from the many opportunities provided by coastal resources.
- ▶ Economic development - Coastal economic development opportunities must be optimised to meet society's needs and to promote the well-being of coastal communities.
- ▶ Social equity - Coastal management efforts must ensure that all people, including future generations, enjoy the rights of human dignity, equality and freedom.
- ▶ Ecological integrity - The diversity, health and productivity of coastal ecosystems must be maintained and, where appropriate, rehabilitated.
- ▶ Holism - The coast must be treated as a distinctive and indivisible system, recognising the interrelationships between coastal users and ecosystems and between the land, sea and air.
- ▶ Risk aversion and precaution - Coastal management efforts must adopt a risk-averse and precautionary approach under conditions of uncertainty.
- ▶ Accountability and responsibility - Coastal management is a shared responsibility. All people must be held responsible for the consequences of their actions, including financial responsibility for negative impacts.
- ▶ Duty of care - All people and organisations must act with due care to avoid negative impacts on the coastal environment and coastal resources.

- ▶ Integration and participation - A dedicated, co-ordinated and integrated coastal management approach must be developed and conducted in a participatory, inclusive and transparent manner.
- ▶ Co-operative governance - Partnerships between government, the private sector and civil society must be built in order to ensure co-responsibility for coastal management and to empower stakeholders to participate effectively.

J1.2 Eastern Cape Coastal Management Programme (2014)

The aim of this provincial CMP is to achieve the integrated coastal management objectives in the coastal area under provincial jurisdiction. This coastal management program is structured around the unique qualities of the Eastern Cape coast and identifies areas of concern that require emphasis. The CMP also provides a tool to aid decision making processes and to improve coastal governance. Priority areas have been identified to address key issues of concern. These priority areas are:

- ▶ Co-operative governance;
- ▶ Coastal planning and development;
- ▶ Climate change and dynamic coastal processes;
- ▶ Land and marine based sources of pollution;
- ▶ Estuaries;
- ▶ The facilitation of coastal access;
- ▶ Awareness, education, training, capacity development and information;
- ▶ Compliance, monitoring and enforcement; and
- ▶ Natural resource management.

J1.3 Amathole District Municipality Coastal Management Programme (2005)

ADM completed its first Coastal Management Programme in 2005. The 2005 CMP mostly followed the framework of the ECCMP. However, the ADM CMP is currently under review and will be finalised in March 2015.

J1.4 Coastal Environmental Management Framework (March 2010)

The Coastal EMF, which will soon be gazetted, guides development along the coastal zone between Cannon Rocks and Kei Mouth. GKLM falls entirely within this coastal range of the EMF.

The planning domain of the EMF includes the following:

- ▶ The coastal zone 1.5 km in land of the high water mark.
- ▶ 3km to 5km up estuaries of high conservation value or of high usage.

The primary objective of the EMF is to facilitate the conservation of important natural resources (e.g. biodiversity, prime agricultural land etc.) and appropriate development within the study area. The EMF was structured to address

this objective via the development of the following products, which serve to inform and guide land-use planning and decision-making:

- ▶ A Status Quo Assessment, which included a composite site sensitivity map for the entire study area;
- ▶ A Desired State of the Environment (DSoE) plan, including associated land-use management guidelines;
- ▶ A proposed set of Geographical Areas and associated proposed Inclusions and Exclusions for various listed activities as specified in the Environmental Impact Assessment (EIA) Regulations in terms of the National Environmental Management Act (27 of 1998).

The GKLM SDF (2005) was utilized to a large extent in developing the EMF DSoE plan. However, the EMF makes a number of amendments that were required in light of the broad-scale nature of the SDF and the liberal predictions of urban and peri-urban growth within the municipal area that have proven to be beyond market demand.

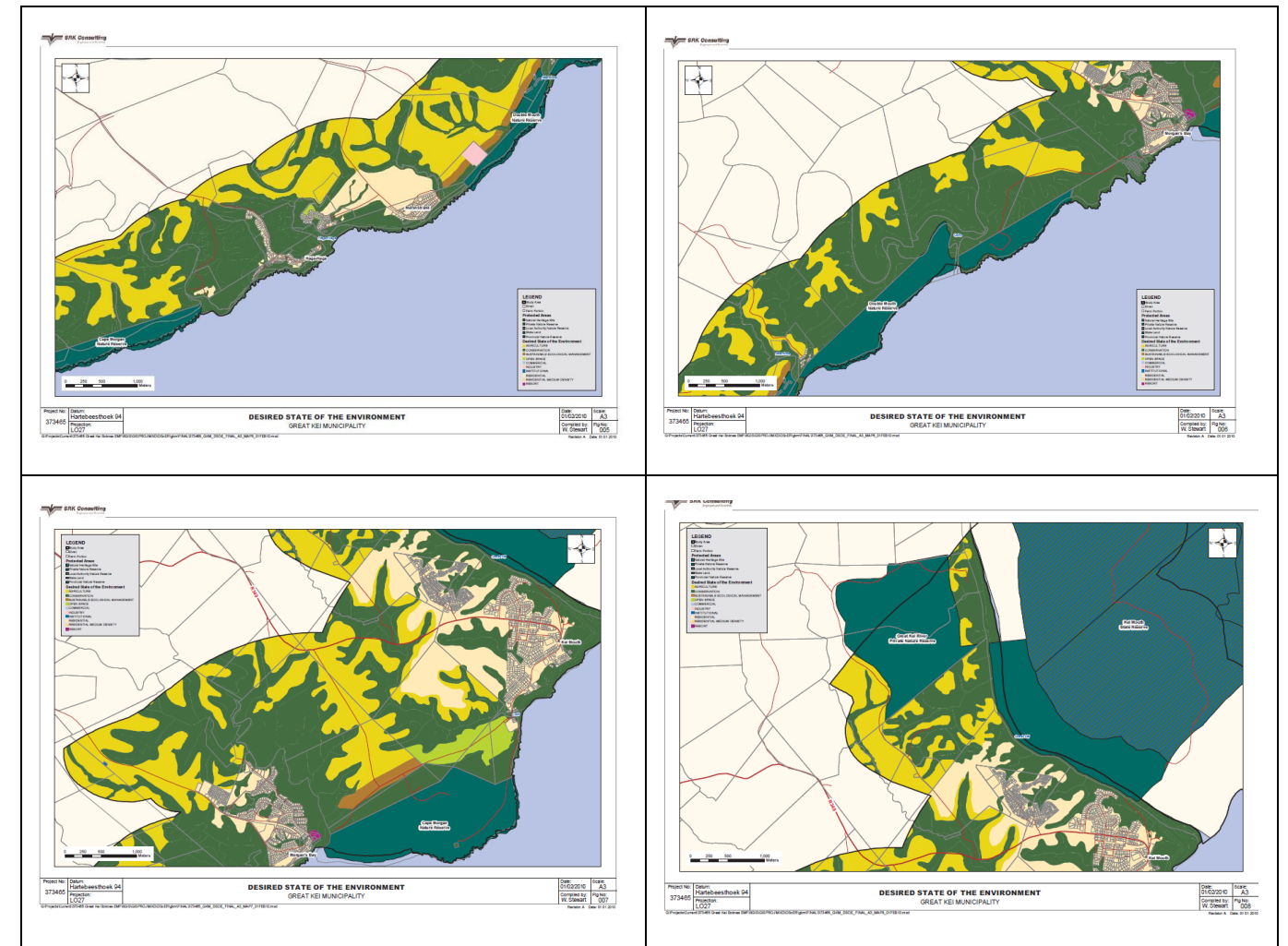
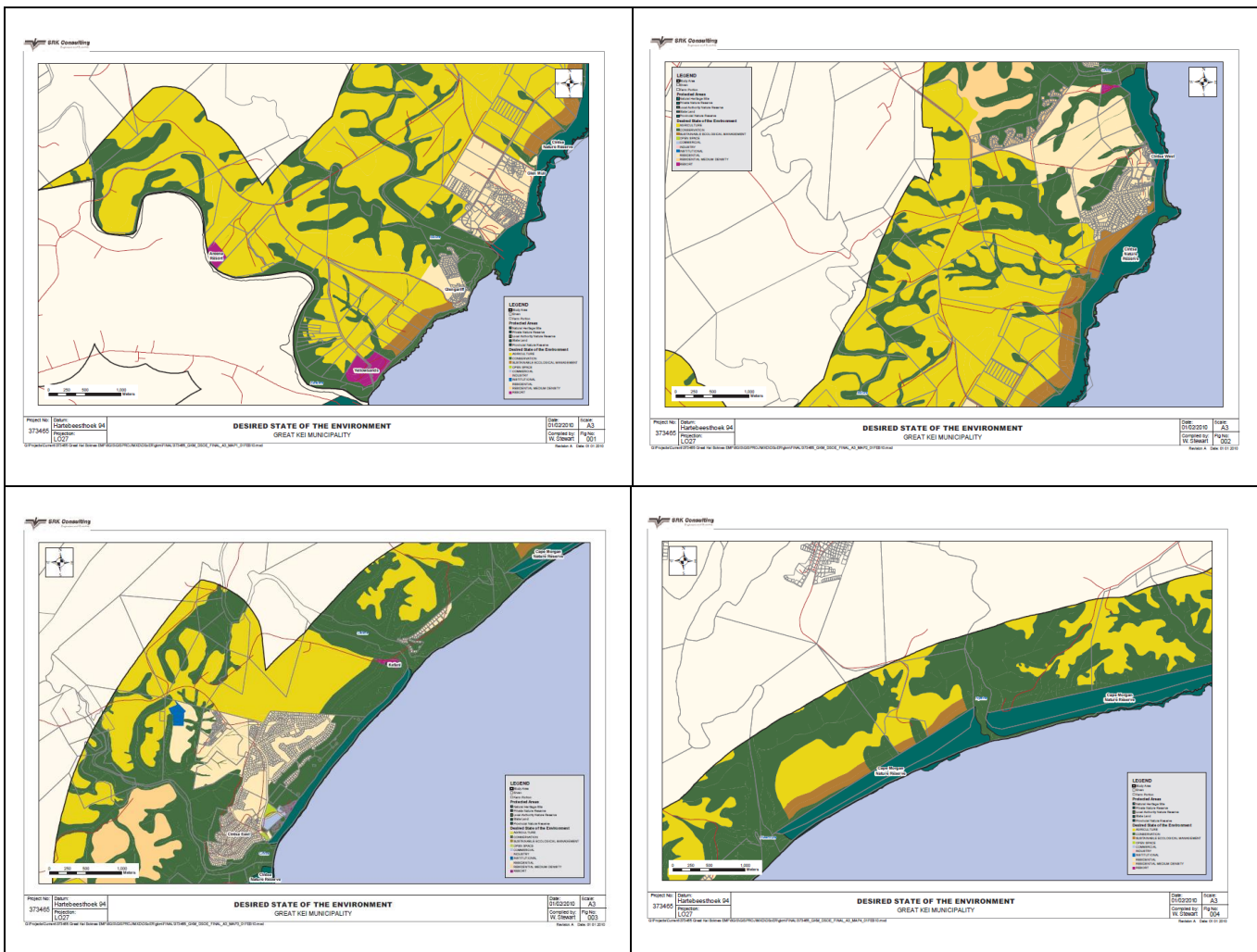


FIGURE NO. 7: MAPS FROM CANNON ROCKS TO KEI MOUTH COASTAL EMF, THAT SHOW THE CLASSIFICATION OF THE GREAT KEI LM COASTLINE.

The DSoE plan was assessed against the Status Quo Report and existing land-use strategies and plans for the study area (e.g. SDFs), per Municipality. The assessment drew attention to variances between such plans and the DSoE Plan and highlighted required amendments to the Municipal SDFs and other plans in order to facilitate sustainable coastal development within the study area.

The assessment also identified suitable areas for additional urban growth beyond the urban edges of the current SDFs and highlighted key natural resource features requiring safe-guarding and improved integration to the SDFs. The key findings of the assessment relating to GKLM were as follows:

The following areas of additional growth in GKLM were provided for:

- ▶ Inland to the immediate west of Glen Gariff, subject to the availability of appropriate waste water treatment facilities and potable water;
- ▶ Inland to the immediate north-west of "The Glens" complex, subject to the availability of appropriate waste water treatment facilities and potable water;
- ▶ Infill within Chintsa East to facilitate more integrated planning and "sustainable communities" principals;

- ▶ *Inland to the immediate north of Marshstrand, subject to the availability of appropriate waste water treatment facilities and potable water;*
- ▶ *Infill within Morgan Bay to facilitate more integrated planning and "sustainable communities" principals; and*
- ▶ *Inland to the immediate North-West of Kei Mouth.*

The following key natural resource features were identified for safe-guarding:

- ▶ *The primary and secondary vegetation dunes along the entire coast line;*
- ▶ *The dune systems along the entire Great Kei coastline;*
- ▶ *The grassland transition zone to the interior of vegetated dunes, which is typically dominated by grassland communities (i.e. Kwelera to Glen Gariff);*
- ▶ *Estuaries, rivers and their banks;*
- ▶ *Southern Coastal Forest at Chintsa East and Kei Mouth;*
- ▶ *Chintsa Dune Thicket dominated by grassland to the immediate west of Haga Haga and between Double Mouth and Morgan Bay;*
- ▶ *Buffels Thicket on the valley slopes of the Kwelera River including Buffels Thicket with Forest;*
- ▶ *The stromatolite site (Cape Morgan Nature Reserve);*
- ▶ *Various ship wreck sites; and*
- ▶ *Moderate and moderately-high potential agricultural land, where these were not in 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 inappropriately located land-uses were identified for action:

Further proposed eastward expansion of the urban or peri-urban development at Chintsa East should not be permitted;

- ▶ *Further proposed westward expansion of urban and peri-urban development at Haga-Haga should not be permitted;*
- ▶ *The proposed development on the northern hilltop of the Morgan Bay cliffs. Any proposed encroachment onto the cliffs should not be permitted;*
- ▶ *The integration of Kei Mouth and Morgan Bay into a single node should not be permitted; and*
- ▶ *The clearing of primary dune vegetation in front of residential homes at the western extent of Kei Mouth.*

LAND USE PLANNING GUIDELINES FOR EMF LAND CATEGORIES

The EMF provide land use planning guidelines for the various land categories (see Table 3 below). The main EMF land categories found in GKLM are described below (but refer to Table 3 of the EMF for a more comprehensive listing):

TABLE NO. 3: LAND-USE OBJECTIVES PER THE COASTAL EMF	
Desired environmental state	Land-use objectives
Conservation Zone	<ul style="list-style-type: none"> ■ No further loss of natural habitat should occur ■ These areas of land can act as possible offset receiving areas ■ Mimic or maintain natural ecological processes ■ Priority for regular environmental monitoring by DEDEA, GKLM, etc. ■ Prioritise Conservation Zone for land care projects, such as WfW, etc.) ■ An Ecological Management Plan should be compiled for key Conservation Zones ■ Areas not formally protected should be zoned as POS 3 or proclaimed as a protected area in terms of NEM: Protected Areas Act. Title deed restrictions. ■ Degraded areas should be restored or rehabilitated ■ Development Guidelines - See EMF page 160
Sustainable ecological management	<ul style="list-style-type: none"> ■ No further loss of natural habitat should occur ■ Maintain connectivity between Conservation Zones ■ Maintain all natural ecological process areas (e.g. thicket, grassland, etc.) ■ No cultivation or development of pastures, agri-industry, urban residential, mining or more extensive land use than current state to be permitted ■ No additional land use rights should be granted ■ Priority for regular environmental monitoring by DEDEA, GKLM, etc. ■ Prioritise these areas for land care projects, such as WfW, etc.) ■ An Ecological Management Plan should be compiled if possible ■ Development Guidelines - See EMF page 163
Agriculture	<ul style="list-style-type: none"> ■ Protect agriculture land use in the rural landscape ■ Restrict fragmentation of agricultural landscapes and promote their consolidation ■ Maintain viable agricultural unit and encourage sustainable farming practices ■ Provide for small-scale farming and facilitate agrarian reform ■ Recommendations and land-use management guidelines - See EMF page 164

Residential	See EMF page 165
Residential low density	
Residential mixed use	
Commercial	
Resort	

OBJECTIVES FOR EACH OF THE PROPOSED GEOGRAPHICAL AREAS

Nine different Geographical Areas were identified for the study area, each with different land-use objectives and management requirements (see table below for descriptions). However, it is important to note that the Geographical Areas and their spatial location relate only to the proposed amended NEMA EIA Regulations and the inclusions and exclusions thereto specified in detail in the report. Various other legislative requirements exist, which the Geographical Areas DO NOT provides exclusion or exemption from (e.g. National Forest Act, LUPO, CARA, MPRDA, and NEM: Waste Act etc.). Furthermore, the EMF and the proposed inclusions and exclusions to the NEMA EIA Regulations will be gazetted under separate sections of the NEMA EIA Regulations.

TABLE NO. 4: DESCRIPTION AND MANAGEMENT OBJECTIVES FOR EACH OF THE PROPOSED GEOGRAPHICAL AREAS		
No	Geographical Areas	Management Objectives
1	Entire study area	Discourage certain inappropriate activities in the coastal zone (eg commercial afforestation)
2	Sites of visual importance, including key estuaries and other aesthetic features(e.g beaches, Dias Cross site, Morgan Bay Cliffs, Haga Hag Cliffs, Cove Rock etc.	Saf-guard key ecological processes, ecosystem services, ecosystem, and species of special concern.
3	Sensitive Ecological Sites	Safe Guard key ecological processes, ecosystem services, ecosystems and species of special concern.
4	Sustainable Ecological Management Zone	Maintain current extensive agriculture practices. Promote more sustainable forms of agriculture.
5	Non Sensitive Sites	Facilitate the extension or upgrading of existing failitaties or infrastructure for the bulk transportation of water, sewerage or storm water.

6	Certain current or proposed sites of developed open space (e.g East London Esplanade)	Facilitate instatllation of certain infastructure at key public amenity sites where threats to the coastal and estuarine environment are low.(e.g public ablutions, aprking areas)
7	Non Sensitive Sites in urban areas that are appropriate for residential, mixed, retail, commercial and recreational use, or route determination of roads and design associated physical infrastructure.	Facilitate residential mixed, retail, commercial or recreational use, or route determination of roads and design associated physical infrastructure.
8	Sites zoned or identified in Municipal SDF fir Industrial purposed in the coastal zones, which are suitable for light industrial activities.	Facilitate light industrial activites
9	Site zoned or identified in municipal SDF for industrial purposes in the coastal zone, which are suitbale for heavy industrial activities.	Facilitate noxious and non noxious industrail activities

J1.5 Amathole District Municipality Climate Change Vulnerability Assessment and Response Framework (2011)

ADM completed a Climate Change Vulnerability Assessment and Response Framework in 2011 which has implications for GKLM in terms of climate change adaptation and mitigation.

The South African National Climate Change White Paper (2012) indicates that Government:

- *Regards climate change as one of the greatest threats to sustainable development; and*
- *Believes that climate change has the potential to undo or undermine many of the positive advances made in meeting South Africa's own development goals.*

The Climate Change White Paper indicates that all three spheres of government (including municipalities), all government departments and all state owned enterprises must:

- *By 2014, ensure that all policies, strategies, legislation, regulations and plans falling within its jurisdiction or sphere of influence are fully aligned with the National Climate Change Response Policy.*

The following are some of the main predicted effects of climate change in South Africa:

- *Increased temperatures (Figure 8)*
 - Daily maximum temperatures are likely to increase by 2-3°C and daily minimum temperatures by 3-4°C in all seasons.
 - Heat waves with temperatures over 30°C will increase in the period of October to March.
- *Change in rainfall patterns (Figures 9 and 10)*
 - Rainfall patterns will become more concentrated into heavy falls or floods and longer dry periods.
 - In South Africa, dryer conditions are expected to be experienced in the west of the country with wetter conditions in the east.
- *Sea level rise (Figures 11 and 12)*
 - Average sea levels are likely to rise by roughly 2.5 cm every 10 years
 - Recent projections suggest that sea levels could rise up to 2 metres by 2100, excluding the impacts of tidal and storm surges, which could increase sea levels many metres higher.

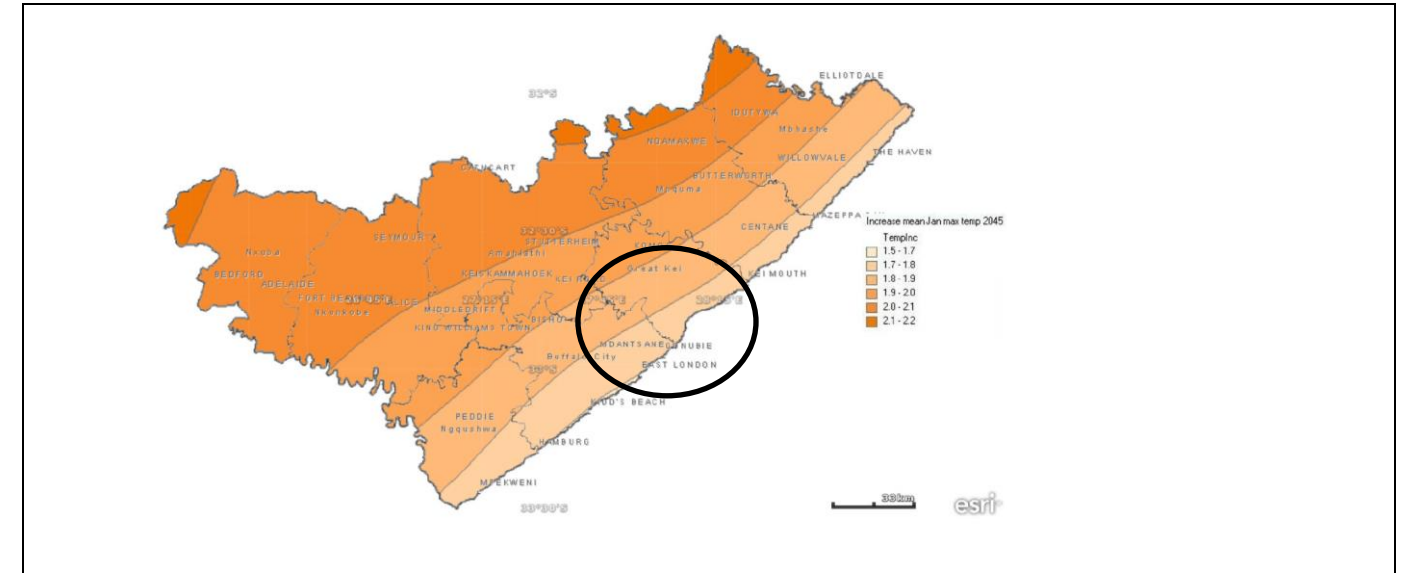


FIGURE NO. 8: PROJECTED CHANGE IN MEAN MAXIMUM TEMPERATURE IN ADM AND GKM (CIRCLED) DURING JANUARY - 2045 RELATIVE TO PRESENT.

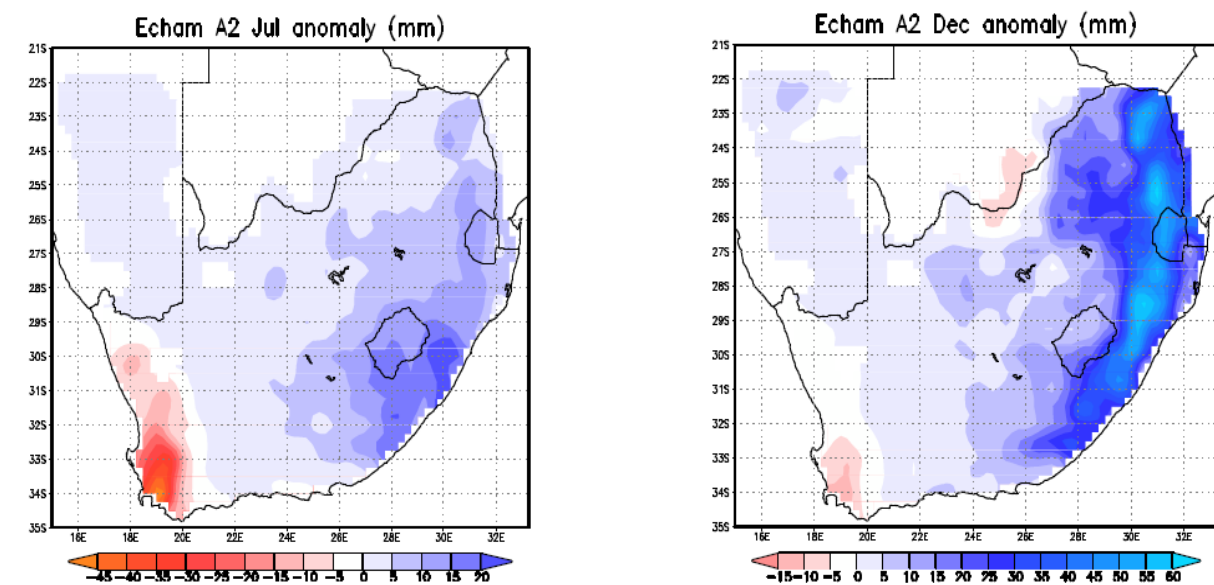


FIGURE NO. 9: THE PROJECTED CHANGES IN WINTER AND SUMMER PRECIPITATION PATTERNS IN SOUTH AFRICA

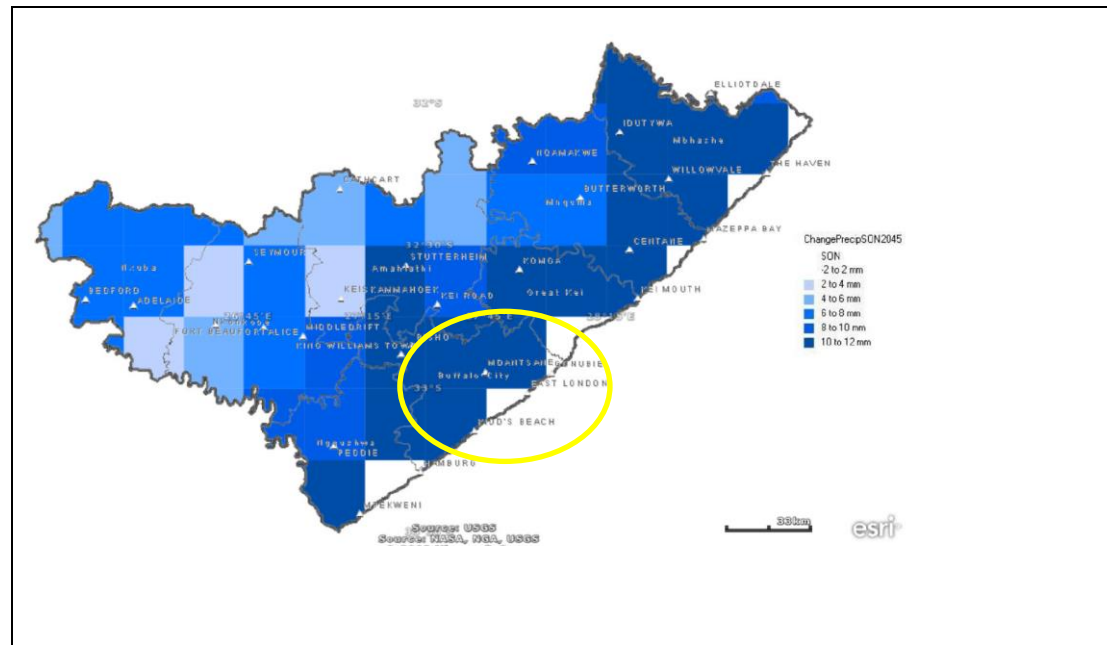


FIGURE NO. 10: PROJECTED CHANGE IN PRECIPITATION IN ADM AND GKLM - 2045 RELATIVE TO PRESENT SPRING SEASON.

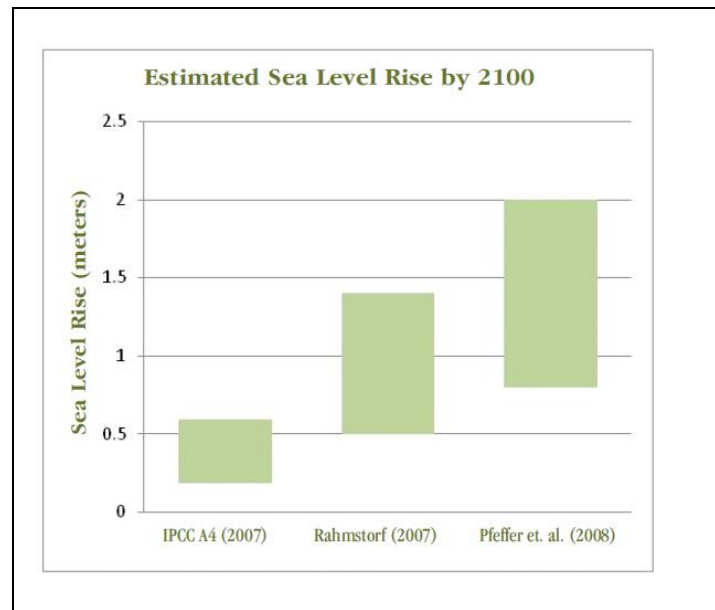


FIGURE NO. 11: COMPARISON OF RECENT ESTIMATES OF SEA LEVEL RISE IN 2100 RELATIVE TO 1999 LEVELS

These changes will have negative impacts such as:

- Increased health problems due to heat stress, a serious problem for the very young, very old, and those who work outdoors, and an increase in the area that will be susceptible to vector-borne diseases like malaria and waterborne diseases like cholera.

- Decreased water availability due to decreased recharge of dams that supply cities, due to irregular rainfall and increased evaporation from increased temperatures;
- Decreased agricultural productivity due to increased temperature and evaporation coupled with decreased water availability and increased erosion of topsoil;
- Increased problems of erosion and flooding due to more intense rainfall;
- Loss of biodiversity and ecosystems due to loss of climate sensitive indigenous species, erosion, floods, sea level rise, and increased growth of invasive alien species; and
- Damage to infrastructure, residences, key industries, and economic activity in low-lying areas due to sea level rise and increased flooding.



FIGURE NO. 12: THE MORGAN BAY CONTOUR MAP SHOWING SIGNIFICANT INUNDATION OF THE 5M CONTOUR BY PROJECTED SEA LEVEL RISES.

Based on the ADM risk and vulnerability assessment, the following priority risks relevant to GKLM have been identified:

Risks of extreme significance

The following climate change related risks were determined to be of extreme significance in GKLM:

- Increased number of days above 32°C and heat waves exacerbate the effects on the old, and those with HIV/AIDS, TB and other diseases;

- Direct threat to human life associated with extreme weather events including storms and floods and storm surges; extremely hot days and heat waves;
- Increased exposure of settlements located in flood and inundation-prone areas;
- Increased risk of shack-fires;
- Loss of coastal infrastructure and coastal ecosystems from increased coastal erosion and inundation from sea level rise, storm surges and flooding events;
- Threats to low lying coastal settlements from coastal inundation including direct threats to human life;
- Disaster management: Increased incidence of intense storm, flooding, droughts, house and wildfires, coastal inundation, and extremely hot days.



FIGURE NO. 13: SCENES OF FLOODING AND PROPERTY DAMAGE FROM RECENT SEVERE COASTAL STORMS ALONG THE SOUTH AFRICA COASTLINE

Risks of high significance

The following climate change related risks were determined to be of high significance in GKLM:

- Increased variability and intensity of storm flow and dry spells/droughts;
- Increased cost of water services e.g. 10% decline in run-off could double the cost of new water schemes;
- Reduced predictability of weather, more intense floods and increased return period for flooding;
- Increased risk of reduced yield and failure of rainfed/subsistence crops;
- Increased pest and disease infestations;
- Thermal stress and risks to livestock and crops;
- Reduced access to potable water during floods and droughts;
- Increased range of vector borne diseases (malaria, tick borne diseases) and others such as cholera;
- Threat of extreme weather to municipal infrastructure, including intense storms and floods, coastal inundation from storm-surge and sea-level rise, droughts, and increased frequency of hot to extremely hot days and associated fires;
- Increased frequency and intensity of wildfires;
- Increased likelihood of flash flooding in areas with poor stormwater systems and significant catchment hardening;
- Increased stress to the urban poor including lack of access to infrastructure, heat stress, storm damage, air pollution and exposure to disease;
- Increased demand for water services. Reduced availability of water. Increased stresses to water supply systems. Possibility complete depletion of water supply system;
- Increased risk of failure of rainfed/subsistence crops and associated risk to food security;
- Increased stress to rural communities without water services due to droughts and contamination of potable water during floods; and
- Increased frequency and intensity of coastal storms and associated impacts.

Based on the outcomes of the ADM climate change risk and vulnerability assessment the following response themes should be considered by GKLM:

- Water scarcity risks;
- Coastal erosion and inundation;
- Stormwater and flooding;

- Human health;
- Food security and subsistence agriculture; and
- Disaster management and municipal infrastructure.

J1.6 Eastern Cape Biodiversity Conservation Plan (ECBCP)

The Eastern Cape Biodiversity Conservation Plan (ECBCP) is a first attempt at detailed, low-level conservation mapping for land-use planning purposes. Specifically, the aims of the Plan were to map critical biodiversity areas through a systematic conservation planning process. The current biodiversity plan includes the mapping of priority aquatic features, land-use pressures, and critical biodiversity areas which develops guidelines for land and resource-use planning and decision-making.

The table below indicates the Terrestrial BLMCs and the recommended land use objectives. For further guidance with regard to land use decision-making, the ECBCP recommends permissible land use types for each terrestrial BLMC, which is based on the impact of these land uses on biodiversity. This list, however, does not include every possible form of land use, but provides a broad framework to assess proposals for land use change. It also calls attention to land use changes that require environmental authorization (e.g. EIA), these of which are listed as "conditional".

TABLE NO. 5: TERRESTRIAL BLMC AND LAND USE OBJECTIVES AND RECOMMENDED PERMISSIBLE LAND USES					
BIODIVERSITY LAND MANAGEMENT CLASS					
	BLMC1	BLMC2	BLMC3	BLMC4	
	Recommended land use objectives	MAINTAIN BIODIVERSITY IN AS NATURAL STATE AS POSSIBLE. MANAGE FOR NO BIODIVERSITY LOSS.	MAINTAIN BIODIVERSITY IN NEAR NATURAL STATE WITH MINIMAL LOSS OF ECOSYSTEM INTEGRITY. NO TRANSFORMATION OF NATURAL HABITAT SHOULD BE PERMITTED.	MANAGE FOR SUSTAINABLE DEVELOPMENT, KEEPING NATURAL HABITAT INTACT IN WETLANDS (INCLUDING WETLAND BUFFERS) AND RIPARIAN ZONES. ENVIRONMENTAL AUTHORIZATIONS SHOULD SUPPORT	MANAGE FOR SUSTAINABLE DEVELOPMENT
Land use	Conservation	Yes	Yes	Yes	Yes
	Game farming	No	Yes	Yes	Yes
	Communal livestock	No	Yes	Yes	Yes
	Commercial livestock ranching	No	No	Yes	Yes
	Dry land cropping	No	No	Conditional	Yes
	Irrigated cropping	No	No	Conditional	Yes
	Dairy farming	No	No	Conditional	Yes
	Timber	No	No	Conditional	Yes
	Settlement	No	No	Conditional	Yes

Source: ECBCP,2007

The ECBCP map CBAs are based on extensive biological data and input from key stakeholders. Critical Biodiversity Areas (CBA 1 and 2), as defined by the ECBCP, form the foundation areas where conservation is priority. These areas provide essential ecosystem services. CBA Areas provide the spatial framework for future spatial development planning, particularly indicating those areas where development needs to be avoided or at best, carefully managed. The ECBCP, although mapped at a finer scale than the National Spatial Biodiversity Assessment (Driver *et al.*, 2005) is still, for the large part, inaccurate and "course". Therefore it is imperative that the status of the environment, for any proposed development **MUST** first be verified before the management recommendations

associated with the ECBCP are considered (Berliner and Desmet, 2007). In spite of these short-comings, the ECBCP has been adopted by the provincial department of Economic Development and Environmental Affairs as a strategic biodiversity for the Eastern Cape.

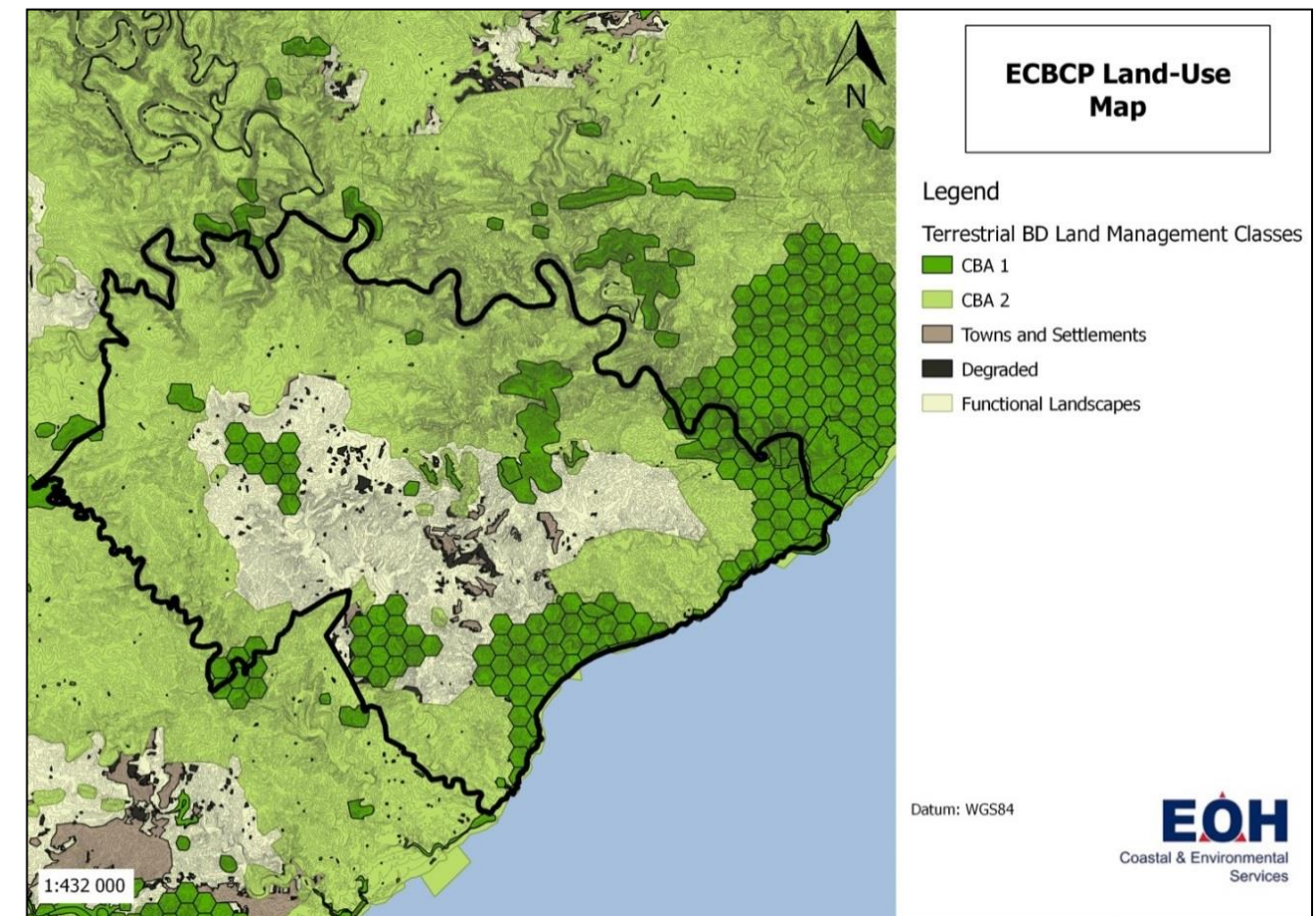


FIGURE NO. 1: ECBCP MAP OF THE GKLM

TABLE NO. 6: CBA RECOMMENDED LAND USES	
CATOGORY	RECOMMENDED LAND USES
CBA 1: Maintain Natural State Areas	The recommended land use objective is for the biodiversity in these areas to be maintained in as natural a state as possible. All these areas are found close or next to wetlands and rivers, and must be managed with no biodiversity loss.
CBA 2: Maintain Near Natural State Areas	The recommended land use objective for the "maintain near natural state" classification is for biodiversity to be maintained in a near natural state with minimal loss of ecosystem integrity, and that no transformation of natural habitat should be permitted. The recommended land uses for this classification are conservation, game farming and communal livestock farming.

Towns and settlements	These areas are considered as transformed landscapes and only needs to be managed for sustainable development.
Functional landscapes	It is recommended that these areas are managed for sustainable development, keeping natural habitat intact in wetlands (including wetland buffers) and riparian zones. Environmental authorisations should support ecosystem integrity.

Strategically the following land-use principals, as listed in the ECBCP, should apply to CBA Areas:

- Avoid land use that results in vegetation loss in critical biodiversity areas.
- Maintain large intact natural patches – try to minimize habitat fragmentation in critical biodiversity areas.
- Maintain landscape connections (ecological corridors) that connect critical biodiversity areas.
- Maintain ecological processes at all scales, and avoid or compensate for any effects of land uses on ecological processes.
- Plan for long-term change and unexpected events, in particular those predicted for global climate change.
- Plan for cumulative impacts and knock-on effects.
- Minimize the introduction and spread of non-native species.
- Minimize land use types that reduce ecological resilience (ability to adapt to change), particularly at the level of water catchments.
- Implement land use and land management practices that are compatible with the natural potential of the area.
- Balance opportunity for human and economic development with the requirements for biodiversity persistence.

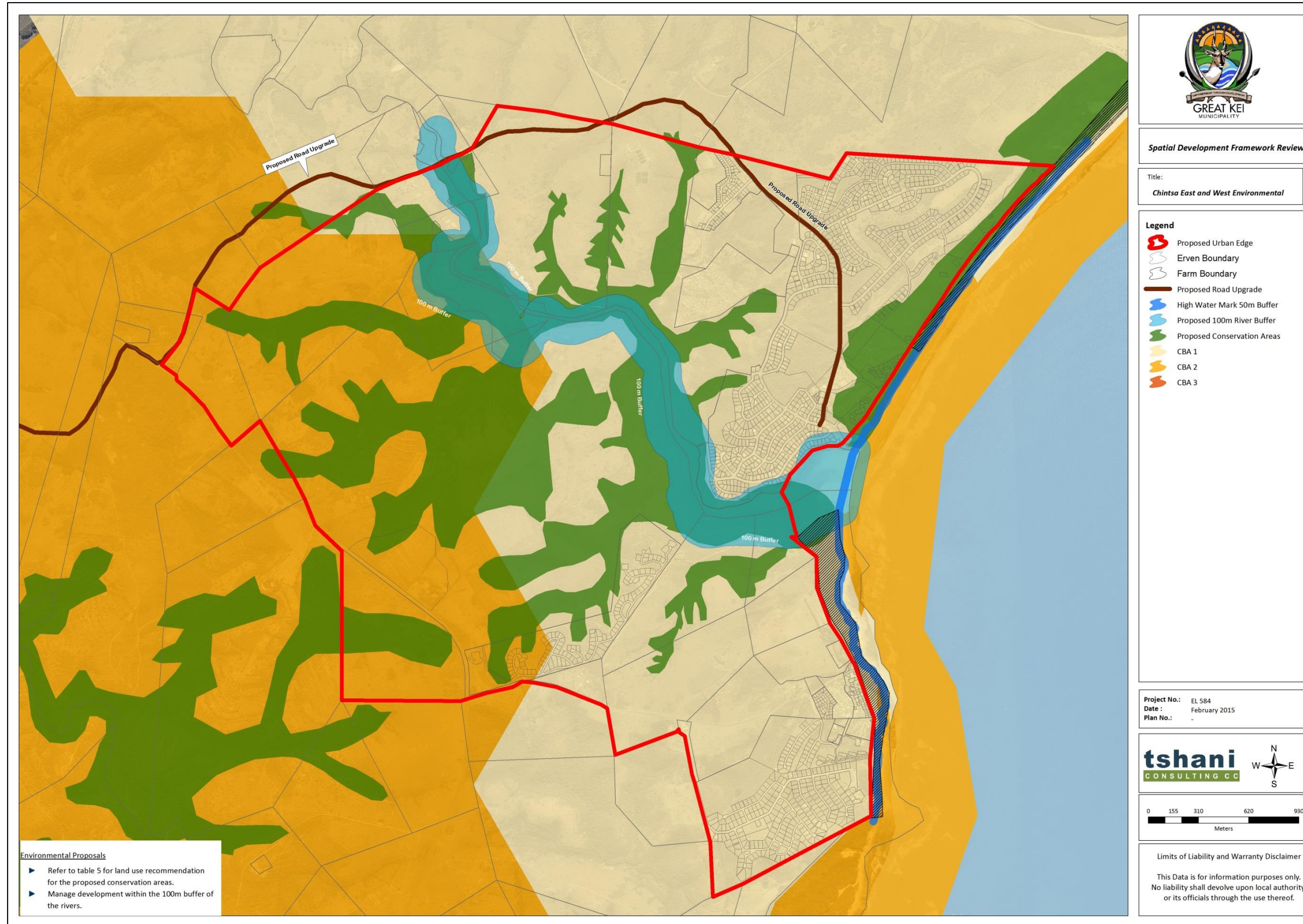
Outside of the Critical Biodiversity Areas, physical environmental attributes which should be avoided or at least be red-flagged in considering further development, include:

- Areas of steep slopes (>15% or 1 : 5) where slope stability and erosion threaten development;
- Wetlands, dams, river systems and estuaries where the emphasis must be placed on conserving the surface and groundwater environment;
- The coastal environment in particular the coastal protection zone in which the coastal land processes must be maintained;
- Development or activities within the coastal protection zone should be consistent with the principles and objectives of the White Paper for Sustainable Coastal Development and the Coastal Zone Management Act;
- High potential and unique agricultural land which needs to be managed as a means to ensure food security; and
- Cultural Heritage features and landscape quality which often underpin the tourism economy.

ENVIRONMENTAL PROPOSALS

With reference to Plans 4 to 7 the following implications must be taken into cognisance and future development along these environmental areas should adhere to the following:-

- Environmental authorisation in terms of the National Environmental Management Act (Act 107 of 1998 and amended in 2010) is required for development in any CBA 1 and 2 (natural and near natural environmental state) areas as described in the Eastern Cape Biodiversity Conservation Plan.
- Any proposed development should adhere to the land recommendations of an onsite feasibility assessment of the specific site.

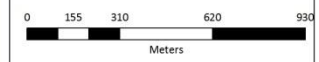


Spatial Development Framework Review

Title:
Chintsa East and West Environmental

- Legend**
- Proposed Urban Edge
 - Erven Boundary
 - Farm Boundary
 - Proposed Road Upgrade
 - High Water Mark 50m Buffer
 - Proposed 100m River Buffer
 - Proposed Conservation Areas
 - CBA 1
 - CBA 2
 - CBA 3

Project No.: EL 584
Date: February 2015
Plan No.:



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- Environmental Proposals**
- ▶ Refer to table 5 for land use recommendation for the proposed conservation areas.
 - ▶ Manage development within the 100m buffer of the rivers.

PLAN NO. 4: CHINTSA EAST AND WEST ENVIRONMENTAL PROPOSALS



PLAN NO. 5: HAGA HAGA ENVIRONEMNTAL PROPOSALS

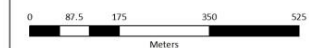


Spatial Development Framework Review

Title: Kei Month Environmental

- Legend**
- Erven Boundary
 - Farm Boundary
 - Rivers_in_the_EC_Buffer6
 - Proposed Urban Edge
 - Rivers
 - High water Mark
 - Proposed N2 Bypass
 - Secondary Routes
 - 100 m Buffer
 - Environmentally Sensitive Land
 - CBA 1
 - CBA 2
 - CBA 3

Project No.: EL 584
 Date: November 2014
 Plan No.:



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PLAN NO. 6: KEI MOUTH ENVIRONMENTAL PROPOSALS



PLAN NO. 7: .MORGAN BAY ENVIRONMENTAL PROPOSALS

J1.7 Wetlands and Rivers

The South African National Biodiversity Institute (SANBI) has compiled a National Wetland Inventory, which aims to map and classify (i.e. type) the major wetlands and water bodies in the country at a coarse spatial scale. A wetland classification system is required for application to the National Wetland Inventory, so that different types of wetlands can be distinguished for management and conservation purposes.

According to the SANBI Wetland map below, the following wetland types were identified in the GKLM area:

- Channelled valley-bottom wetlands
- Unchannelled valley-bottom wetlands
- Depression wetlands
- Flat wetlands
- Floodplain wetlands
- Seep wetlands
- Valleyhead seep wetlands

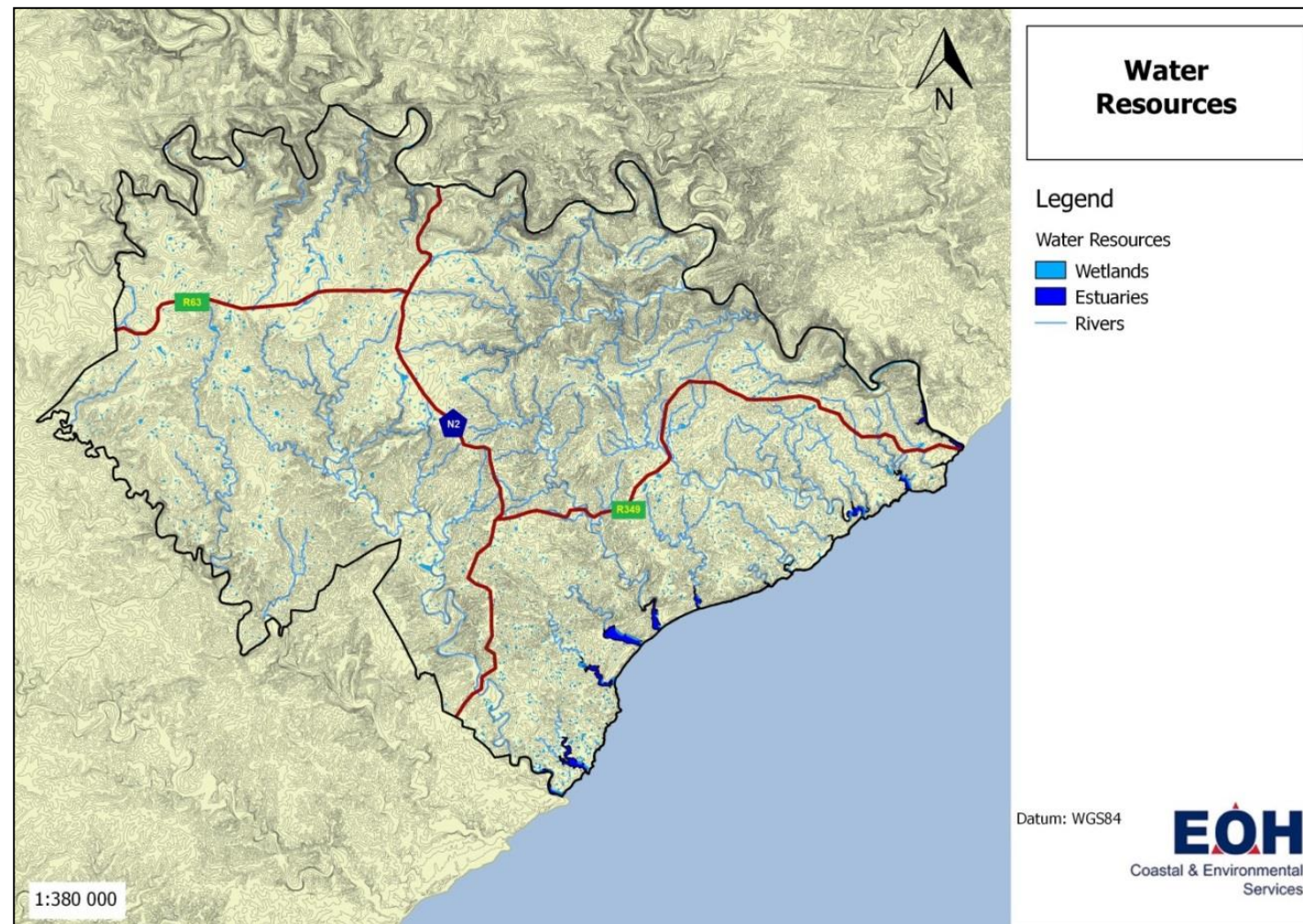


FIGURE NO. 14: RIVERS AND NFEPA WETLANDS MAP OF THE GKM

J1.8 Forests

The GKLM area has a small amount of forestry land which is classified as Amathole Mistbelt Forests (Figure 15). The Amathole Mistbelt Forest is scattered throughout the Amathole District between Balfour in the west to as far east as Haga Haga on the coast.

All natural and state forests are protected by the National Forestry Act (Act no 84 of 1998). This includes pristine, semi-pristine and degraded sites. Thus, affected forests need to be assessed individually to determine what impact the specific development of action will have on the forest.

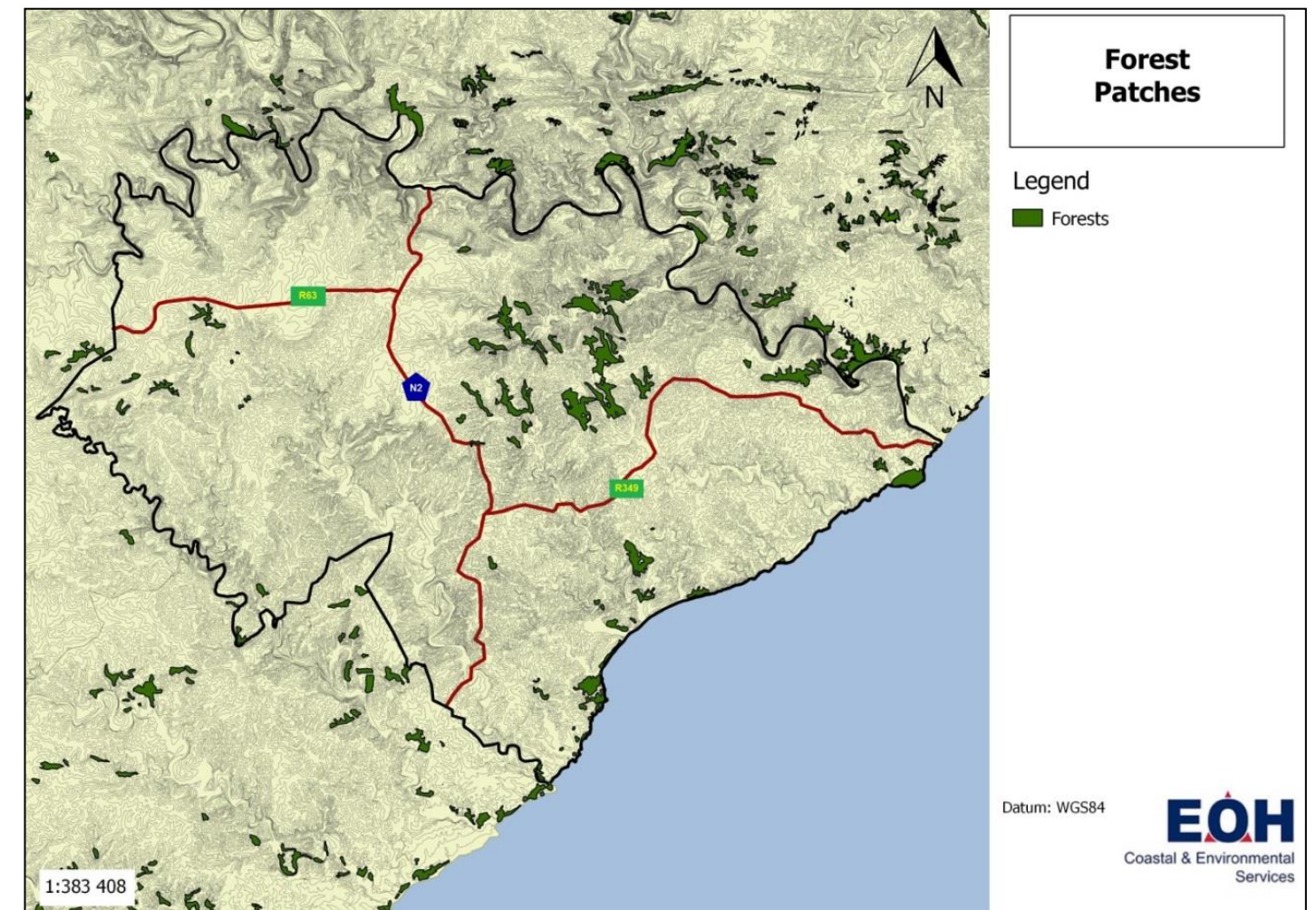


FIGURE NO. 15: FOREST PATCHES WITHIN THE GKM

J1.9 Protected Areas

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.

In 1989 the International Union for the Conservation of Nature and Natural Resources "Caring for the Earth" strategy set a target that a minimum of 10% of each biome or habitat type should be conserved for it to be considered adequately protected (CES 2002). Conservation areas include local and provincial nature reserves, National Parks, marine protected areas and demarcated forest areas. They are important for the preservation and conservation of biodiversity and natural capital and serve important functions along the coastline of the GKLM area.

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 mouth of the Great Kei River. 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).

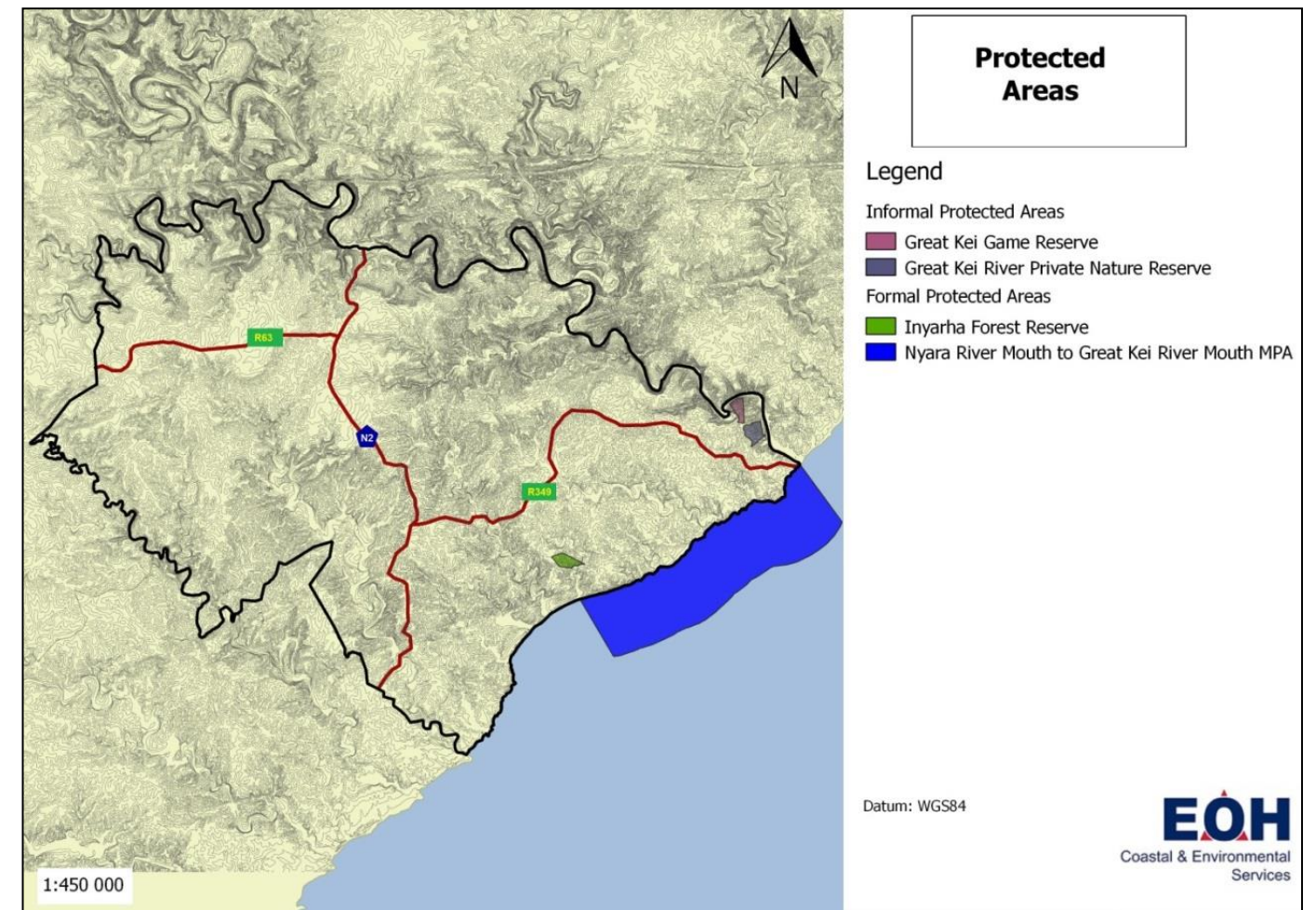


FIGURE NO. 16: MAP INDICATING PROTECTED AREAS IN THE GKM

The MPA stretches from the Nyara River mouth to the mouth of the Great Kei River. 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.**

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J1.10 Subtropical Thicket Ecosystem Planning (STEP) Project - Biodiversity Priority Areas

ECOSYSTEM STATUS

STEP vegetation types are used to represent ecosystems. These vegetation types are more up-to-date and detailed than previous vegetation type classifications (Figure 18). Ecosystem categories indicate the degree of protection that different vegetation types require, based on how little of each vegetation type remains. There are four Ecosystem Status Categories (Figure 17). These categories are as follows:

- **Least Threatened:** Ecosystems that cover most of their original extent and which are mostly undamaged, healthy and functioning. Depending on other factors, these ecosystems may be able to withstand some loss of natural area through disturbance or development.
- **Critically Endangered:** Ecosystems whose original extent has been so reduced that they are under threat of collapse/disappearance. These ecosystems cannot withstand any further loss of natural area. Therefore, every remaining area needs to be protected. In certain cases, this category also refers to ecosystems that are essential for maintaining the regional-scale functioning of ecosystem services and processes.
- Additional ecosystems included in this category are **wetlands** and **indigenous forests**.

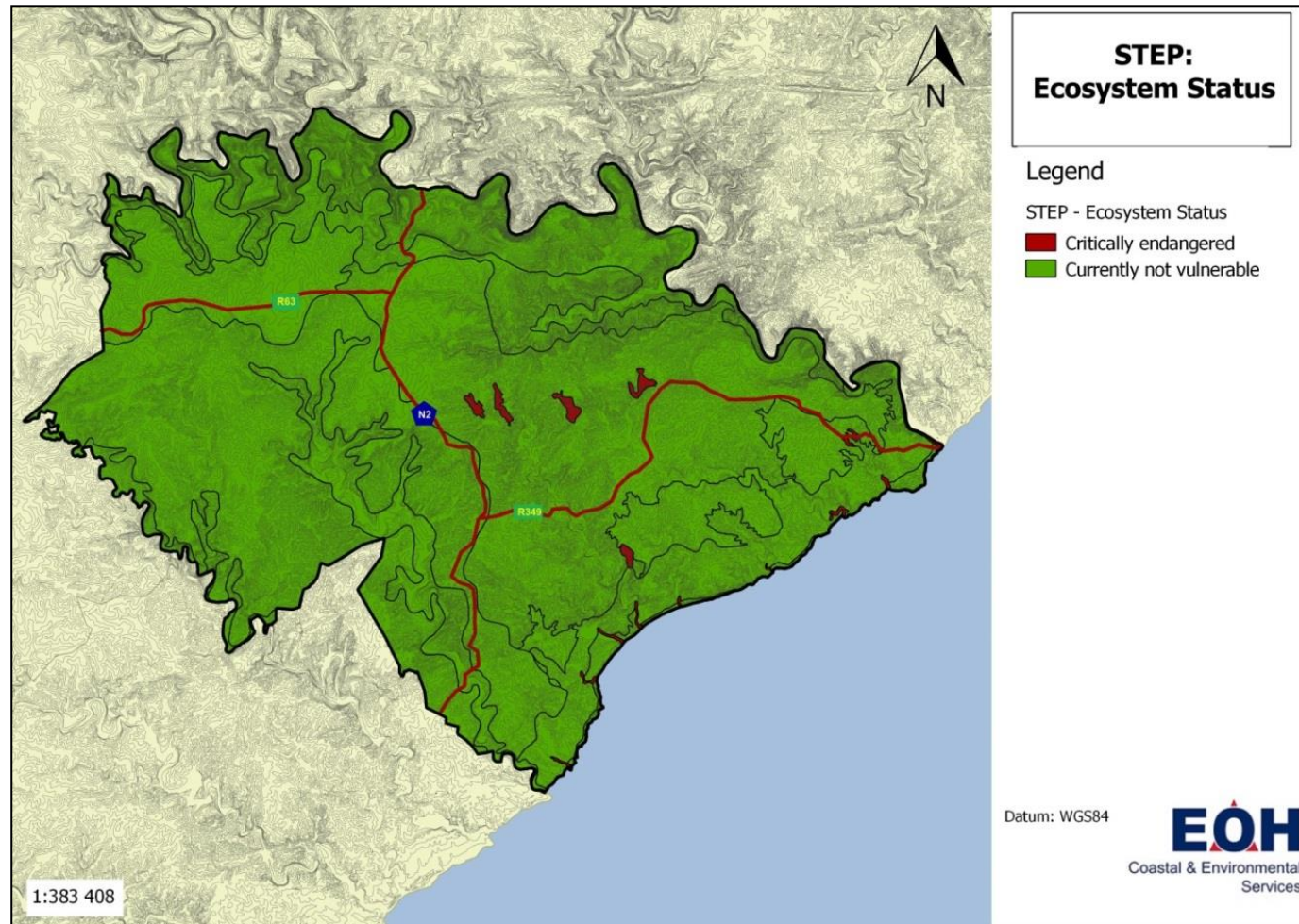


FIGURE NO. 17: ECOSYSTEM DIFFERENT VEGETATION TYPES

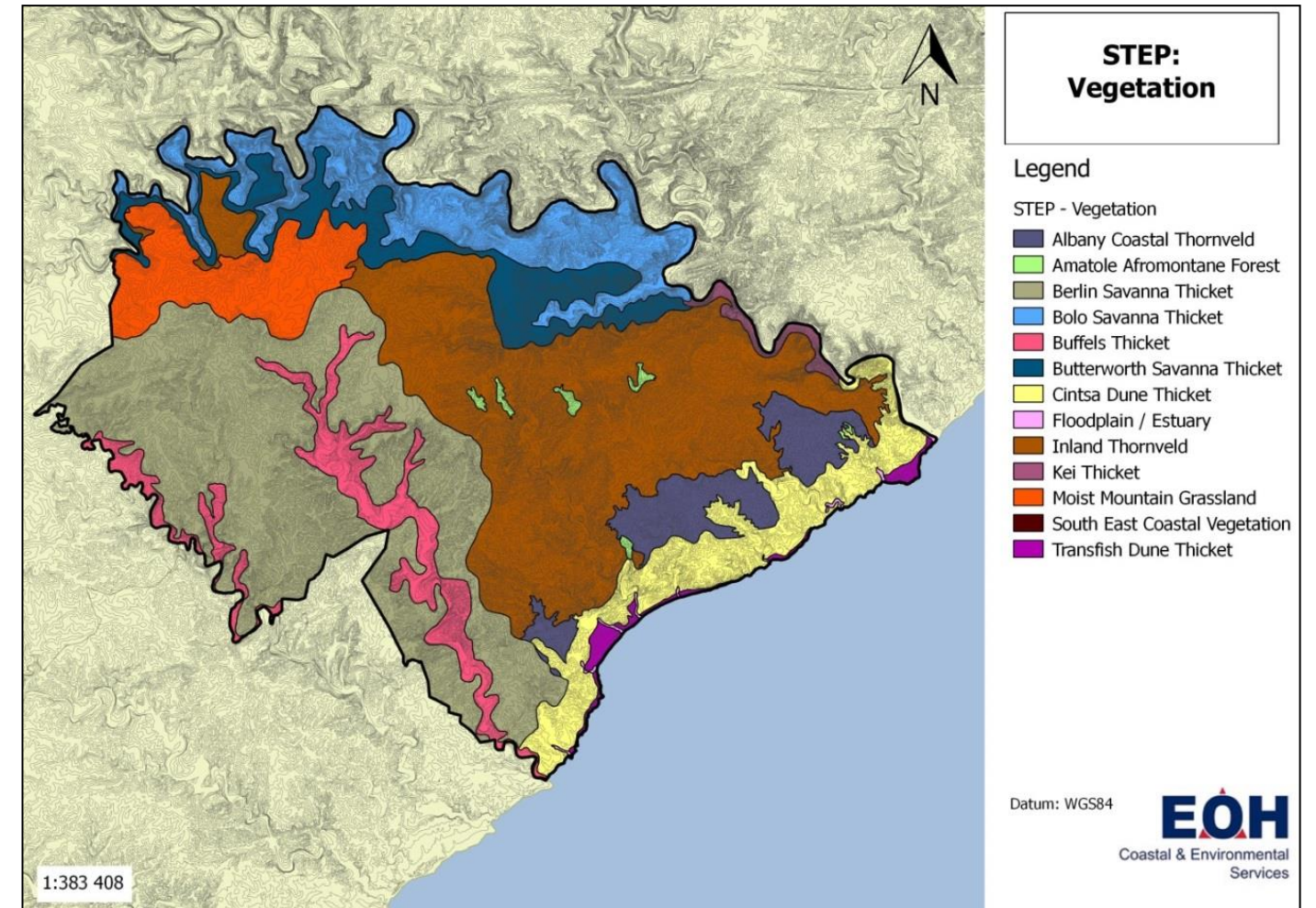


FIGURE NO. 18: STEP - VEGETATION CLASSIFICATION

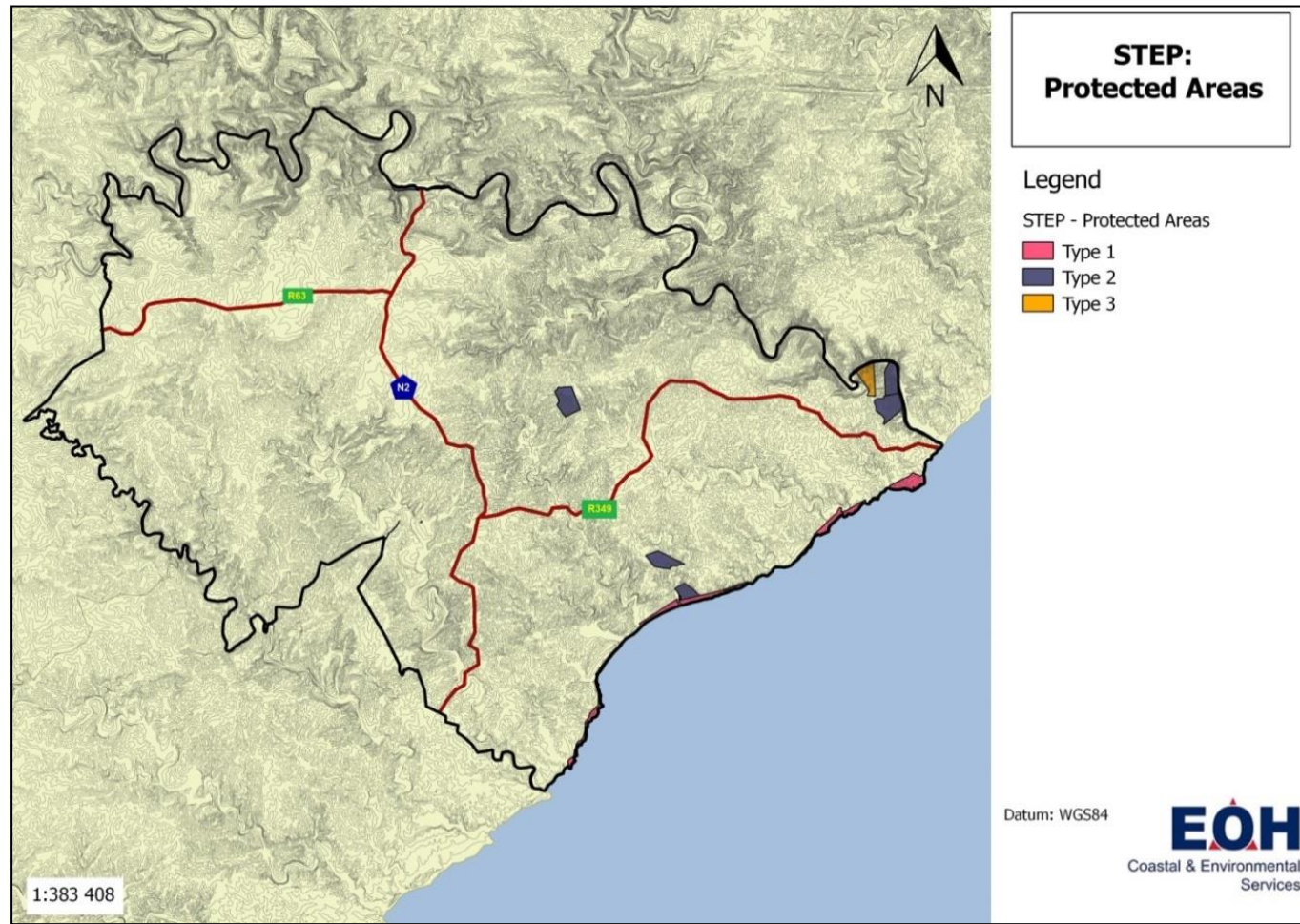


FIGURE NO. 19: STEP PROTECTED AREAS

Environmental Proposal

- The aim of systematic conservation planning is to manage whole landscapes so that conservation and development can both continue without affecting each other negatively.
- Where development takes preference, most areas should still be able to sustain biodiversity to some extent and allow processes such as the movement of plants and animals across the whole landscape.

J1.11 Mega-Conservancy Corridors

Scientists have identified corridors across the landscape of the STEP region, which have been identified as being the best able to allow the continuation of large-scale ecological processes, especially the movement of plants and animals, provided that these areas are restricted to low impact activities. They are long, wide strips of land that follow some of the major river valleys. These corridors vary in width, from a few kilometres up to about 70km wide.

STEP corridors include existing nature reserves and other protected areas, mostly avoiding towns, intensively cultivated land and areas of dense alien plant invasions, as these are areas where much biodiversity has already been lost permanently. The areas within the STEP Corridors are considered to be vitally important for the existence and long terms survival of the region's biodiversity, regardless of their Ecosystem Status (i.e. the degree of protection different vegetation types require).

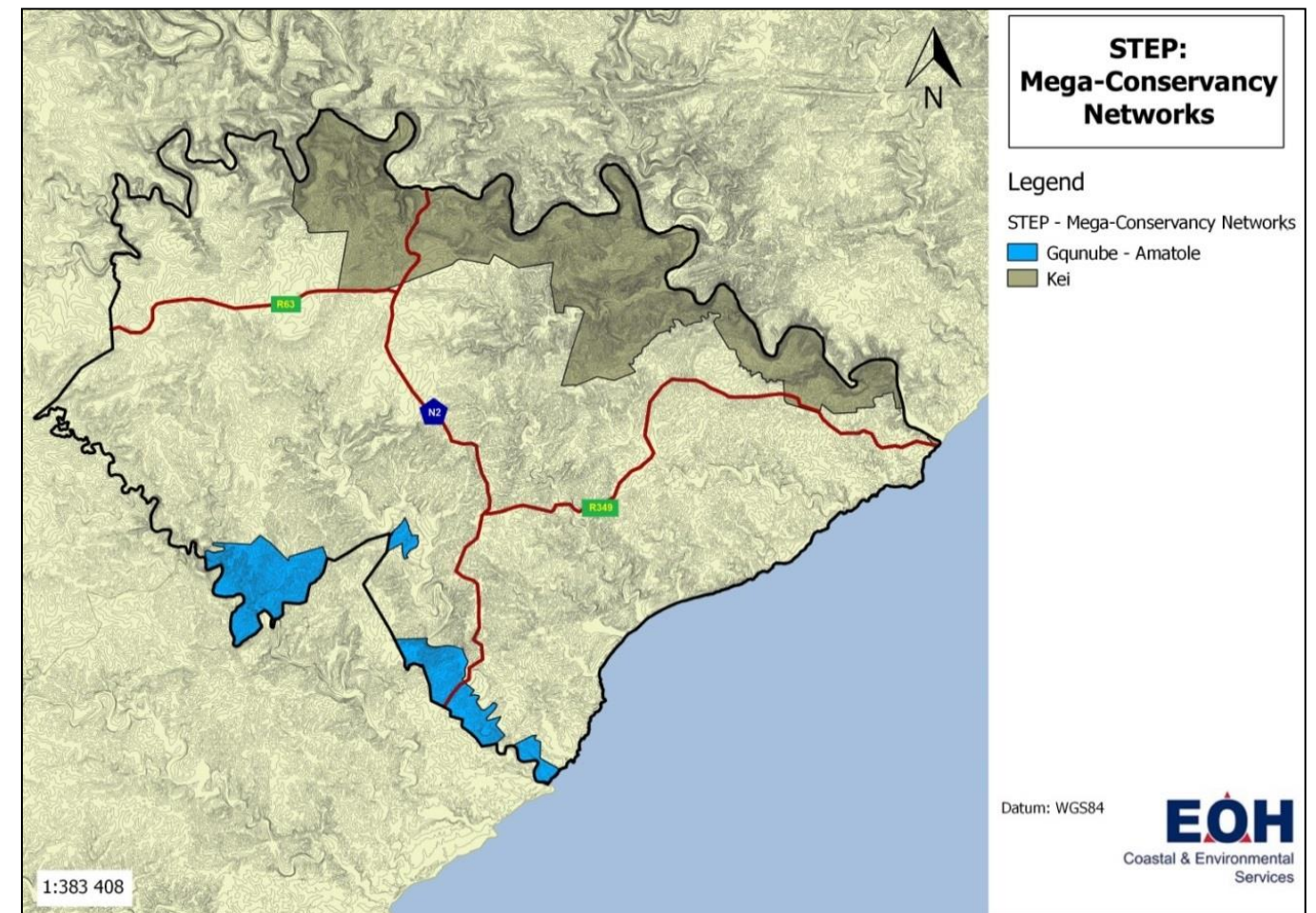


FIGURE NO. 20: STEP MEGA-CONSERVANCY CORRIDORS

J1.12 Spatial Planning Recommendation for Conservation area

The following table indicates recommendations adopted from the previous SEA 2005.

TABLE NO. 7: SPATIAL PLANNING RECOMMENDATIONS CAME OUT OF THE PREVIOUS SEA (2005).	
Sector	Spatial planning recommendations
Overall management environmental	<ul style="list-style-type: none"> - Comply with relevant environmental legislation. - Generally adhere to Subtropical Thicket Ecosystem Programme (STEP) conservation targets and planning guidelines (per Biodiversity Act). - Generally adhere to National Policy for Sustainable Coastal Development. - Generally promote the conservation of environmental assets. - IDP projects should preferably <u>not</u> be located in natural areas or other environmentally sensitive areas.
Infrastructure	<ul style="list-style-type: none"> - Link development approvals to provision of sewage infrastructure, water and waste management services. - In particular, only permit coastal development where adequate sanitation, water and waste services can be provided. - Identify areas for cemeteries.
Tourism	<ul style="list-style-type: none"> - Explore opportunities for promoting and identifying areas where cultural tourism could be located.

	<ul style="list-style-type: none"> - Promote coastal tourism developments. - Promote eco-tourism and game farming along the coastline and hinterland. - The development of coastal areas should generally be linked to long term sustainable tourism objectives. - Private non-tourism related housing along the coastline should not be permitted to the extent that it limits future opportunities for providing bona fide tourism and long term sustainable tourism development. - Ensure coastal tourism development linked to real job creation and skills development. - Locate high density tourism within existing nodes. - Tourism projects should capitalize on existing areas of tourism interest and potential before opening up other areas.
Agriculture	<ul style="list-style-type: none"> - Where feasible, explore opportunities and identify land suitable for expansion of community based agriculture near Mooiplaas and Kwelera that does not conflict with environmental integrity and conservation. - Where feasible, explore opportunities and identify land for emerging farmers. - Agricultural activities should be focused on areas of high agricultural potential. - Target appropriate Land Type areas for <i>possible</i> agricultural development. - Agricultural projects should focus on existing agricultural areas. - Agricultural projects should preferably not be located in natural areas or other environmentally sensitive areas. - The release of land for agricultural settlement should not be in conflict with environmental management principles.
Mariculture	<ul style="list-style-type: none"> - Where feasible, explore opportunities and identify areas suitable for mariculture.
Land use management	<ul style="list-style-type: none"> - REFER TO DETAILED GKM ENVIRONMENTAL GUIDELINES FOR SPATIAL PLANNING AND DEVELOPMENT - Note the principle that all coastal development should be linked to skill development, sustainable job creation and poverty alleviation. The onus is on the developer to demonstrate compliance with the above principle. - Initiate an audit to identify and respond to all illegal structures and activities. - Coastal developments should be in harmony with the environment with appropriate aesthetic and architectural guidelines and standards. - There should be no development on any primary dune systems. - No permanent dwelling should be situated below the 1 in 50 year flood-line, but preferably above the 1 in 100 year flood-line. - There should be no sewage infrastructure below the 1 in 100 year flood-line. - Development must be located at least 50 m from a river bank or high water mark of an estuary bank. - There should be no development on slopes greater than 1:5. - Approvals for developments (particularly along the coastline) should also be linked to provision of health care and educational facilities. - Approvals for private development initiatives should be linked to providing housing and other infrastructural needs of low income communities. - Adhere to the principles contained in the National Policy for Sustainable Coastal Development.
Spatial planning	<ul style="list-style-type: none"> - REFER TO DETAILED GKM COASTAL SPATIAL PLANNING AND DEVELOPMENT DOCUMENT - Develop clear guidelines for coastal development, including: <ul style="list-style-type: none"> o No go areas o Limited development areas o Environmentally sensitive areas o Eco-tourism areas o Visual and aesthetic requirements

	<ul style="list-style-type: none"> o Appropriate densities o Etc. - Ensure environmental issues considered in the decision making process, as it relates to spatial planning and consideration of projects and developments. - Incorporate STEP maps and guidelines into SDF and adhere to STEP conservation targets and principles. - Adopt and adhere to the Eastern Cape Estuaries Management Programme principles. - Incorporate specific guidelines for individual estuaries into future SDFs. - The allocation of land for housing should be consistent with the principles of NODAL DEVELOPMENT. - Ribbon development along the coastline is strongly discouraged. Future development should generally move inland and perpendicular to the coastline. - Exclude all developments, except those with minimal impact on the environment, from gazetted conservation areas, indigenous forests, coastal dunes, beaches, rivers, floodplains, estuaries, wetlands, STEP Network Areas, STEP Process Areas, areas of cultural significance and steep slopes (>12°). - Development should not be in the estuarine zone and, wherever possible, development should be above the 100-year floodline. - Any development within special conservation areas should be linked to long-term social, economic and environmental sustainability and should focus strongly on skill development and job creation.
Conservation	<ul style="list-style-type: none"> - REFER TO DETAILED GKM COASTAL SPATIAL PLANNING AND DEVELOPMENT DOCUMENT - Adopt and adhere to STEP conservation targets and principles. - Prohibit development in no-go wilderness areas and sensitive ecosystems and environments along the coastline. - Coastal development must be managed with care and conservatively and adhering to the precautionary principle (i.e., if in doubt, don't develop). - Identify conservation network areas. - Provide aesthetic and architectural guidelines for coastal development. - Explore opportunities for expanding public and private nature reserves. - Promote the allocation of more land to conservation status and promotion of eco-tourism. - Conversion of areas of low or marginal agricultural potential to conservation should be encouraged. - Only appropriately managed low impact development should be permitted in the species rich coastal grasslands between Glen Gariff and Yellow sands. - The coastal zone between Kefani and Haga-Haga should receive maximum protection as this area has great conservation value. - Steps should be taken to secure the Quko Estuary area for conservation and possible natural heritage status (i.e., Quko Estuary Conservancy Network). - Every attempt should be made to maintain the integrity and the natural state of all estuaries, especially the Kwelera, Bulura, Chinsta and Kefane rivers.
Mining	<ul style="list-style-type: none"> - As a general rule, exclude rivers, dunes and beaches from sand mining activities. An EIA is required prior to exploitation of deposits in these areas.

J1.13 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

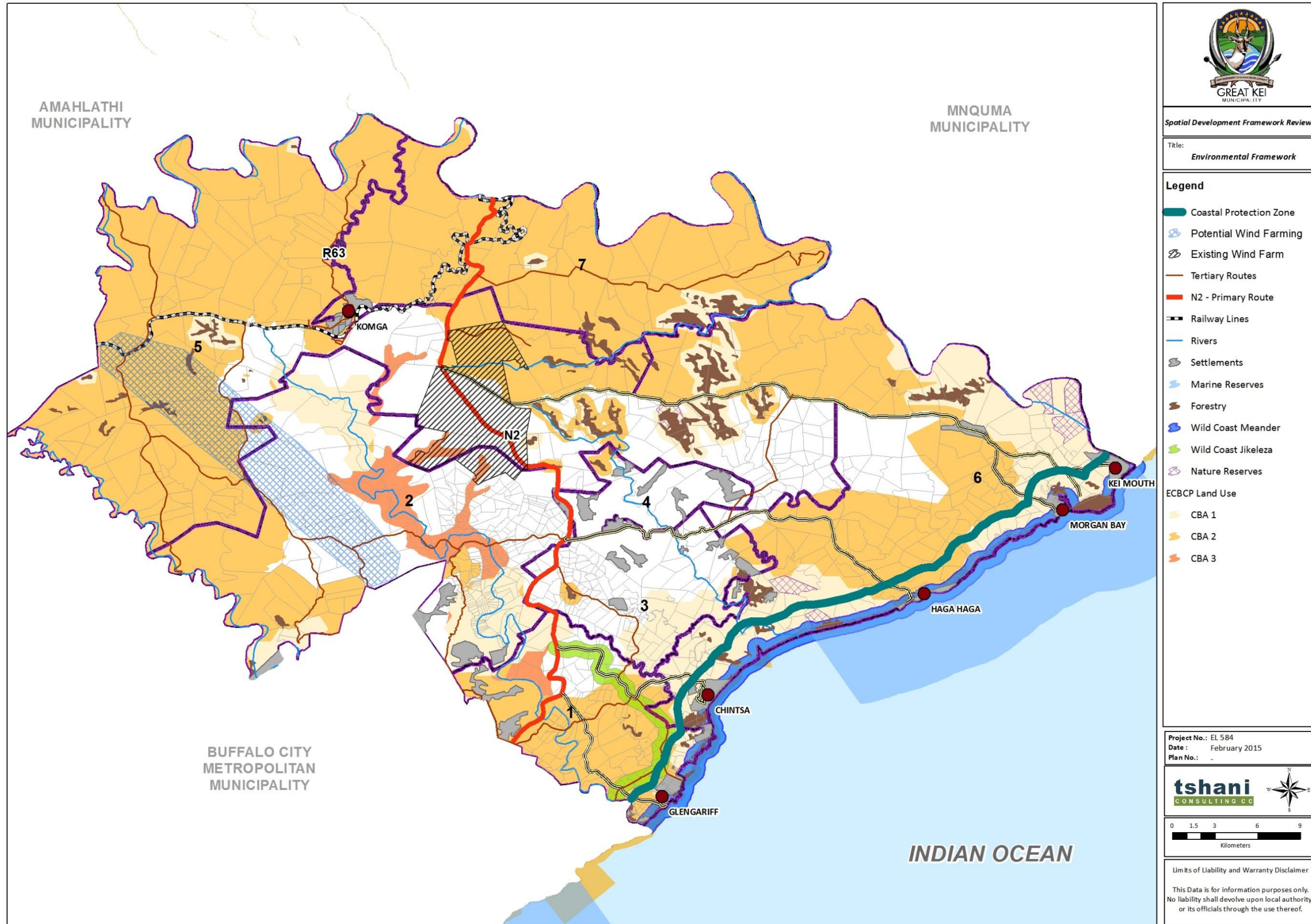
In addition, the concept relating to the establishment of Limited Development Areas (LDAs) outside urban edges needs reconsideration.

coastal cliffs.	- edge Limited development in Coastal Buffer Zone - Lack of services		
Zoning: Open Space Zone III (nature reserve) or Special Zone:Conservation	Zoning: Various	Zoning: Mixed - Agriculture Zone I/Resort Zone I or II/Residential/Open Space/Special Zone	Zoning: Mixed - Agriculture Zone I/Resort Zone I or II/Residential/Open Space/Special Zone

Environmental Proposal

- Ensure environmentally sustainable land-use practices within Corridors to ensure connectivity.
- Minimise development-expansion within corridors to low-impact activities and environmentally sustainable development.

TABLE NO. 8: SUMMARY OF SPATIAL PLANNING RECOMMENDATIONS FROM THE 2005 SEA			
NO-GO Areas	GO-BUT Areas		
No Development Areas	Inside Urban Edges	Limited Development Areas	
		Away from Urban Edge	Adjacent to Urban Edge or within Transitional Area
Areas of high environmental sensitivity and conservation value <ul style="list-style-type: none"> - Primary dune systems - Indigenous forests - Proclaimed nature reserves - STEP Protected, Process and Critically Endangered areas - Rivers, estuaries and undisturbed riparian zones of rivers - Diverse coastal grasslands and coastal thicket vegetation types - Dynamic coastal areas including primary and mobile dunes and areas within 50m of the high water mark, including 	Urban Settlement <ul style="list-style-type: none"> - Residential - Public-Funded Housing - Resort Development - Business and Trade - Other Develop from Inside – Outward (Phasing) BUT, no for <ul style="list-style-type: none"> - Environmentally sensitive areas within the urban 	<u>Limited by</u> <ul style="list-style-type: none"> - EIA process - Low density - Density/footprint/impact restrictions - Not in areas of environmental sensitivity - Unique & Sustainable Developments - Must show tangible economic benefits to broader community - Clustering of built form - Aesthetic controls - Mitigate impacts - Show net gains for the environment - Appropriateness of development in Coastal Buffer Zone - Provision of services 	<u>Limited by</u> <ul style="list-style-type: none"> - EIA process - Low density - Density/footprint/impact restrictions - Not in areas of environmental sensitivity - Unique & Sustainable Developments - Must show tangible economic benefits to broader community - Clustering of built form - Aesthetic controls - Mitigate impacts - Show net gains for the environment - Appropriateness of development in Coastal Buffer Zone - Provision of services



PLAN NO. 8: ENVIRONMENTAL FRAMEWORK

J1.14 Agriculture

GKLM covers an area of 1 421km², 1 361km² 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.

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

The vegetable production takes place in homestead gardens in villages and small irrigation projects. This is usually on a subsistence level. There is no formal produce market within the municipal area, which is a setback in terms of economic development.

The Local Economic Strategy of the municipality indicates farmers source their inputs from a co-operative in Komga and other suppliers in East London. There are around 88 farms in total and the farm sizes vary from 50ha to 1000ha with the average size between 200 ha and 500 ha.

Source Great Kei LED Strategy 2014

Statistics South Africa (Census 2011) has the following household's numbers in terms of the specific type of agriculture activity.

TABLE NO. 9: AGRICULTURE ACTIVITY	
Type of Specific activity	Number
Livestock Production	1 793
Poultry Production	2 278
Vegetation Production	969
Production of other crops	160
Other	158

AQUACULTURE AND MARICULTURE

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. The farm injects R1million into the local economy per month. 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 work place 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)

AGRICULTURAL HOUSEHOLD

According to the OECD an agricultural household is where at least one member of the household is operating an agriculture holding or when the household head, reference person, or main income earner is economically active in agriculture.

In the GKLM there are 3558 households which were deemed as agriculture households (StatsSA, 2011). These households are mainly involved with animal farming (2,438 households). The remainder are involved in crop (419), mixed (645) and other (56) farming activities as indicated in the table below.

TABLE NO. 10: AGRICULTURAL HOUSEHOLDS	
Type of activity	Number
Crops only	419
Animals only	2438
Mixed farming	645
Other	56

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, limitations 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

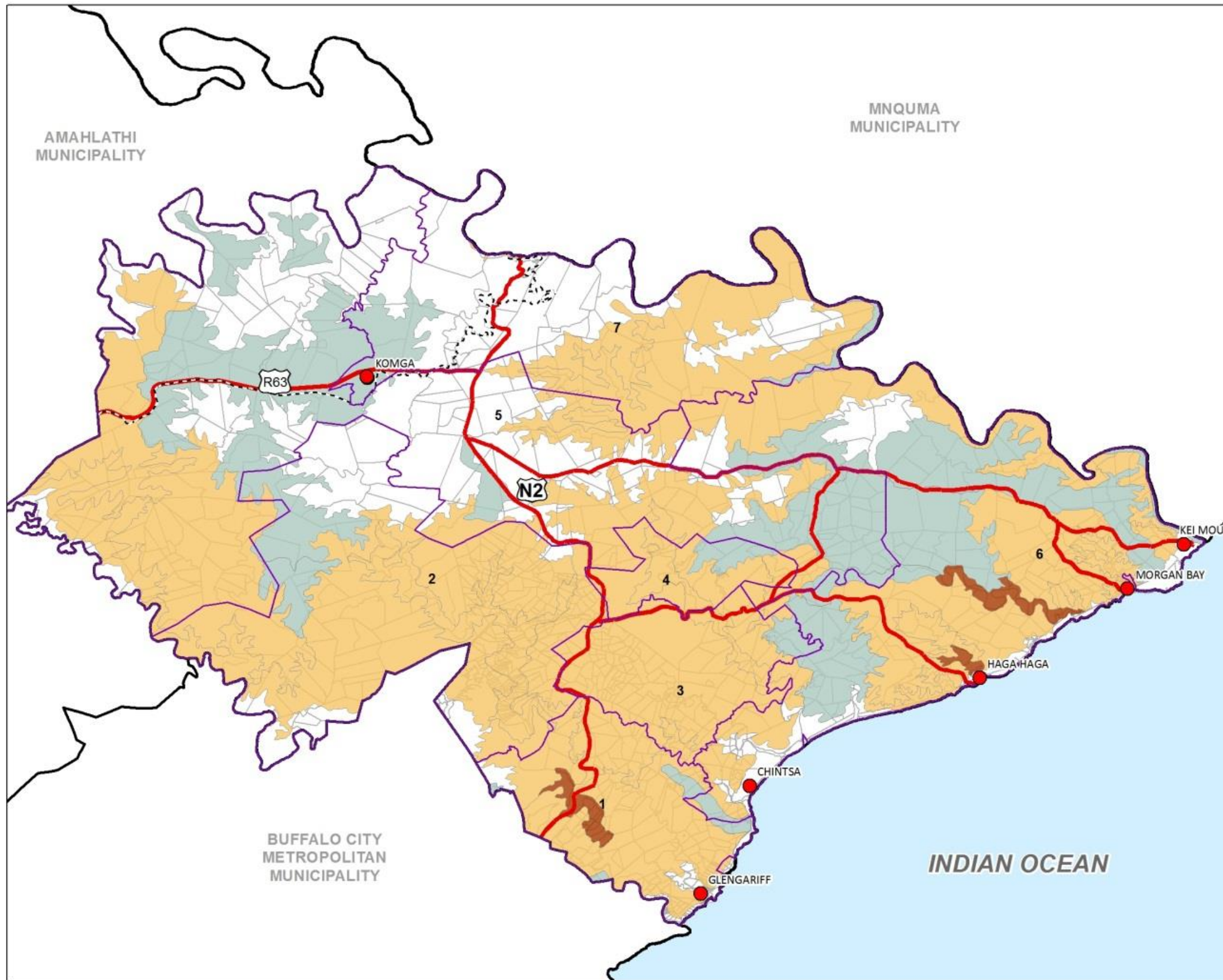
Land in this class has very severe limitations that makes it unsuited to cultivation and that restrict its use largely to grazing, woodland or wildlife. Restrictions are more severe than those for Class VI because of one or more continuing limitations that cannot be corrected. Physical conditions are 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.

The table below indicates the potential land use for each land capability class.

TABLE NO. 11: 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		
	B	III	x	x	x	x	x	x			
		IV	x	x	x	x	x				
Non arable	C	V	x	x	x	x					
		VI	x	x	x						
		VII	x	x	x						
	D	VIII	x								





Great Kei Local Municipality
Spatial Development Framework

Title:
Land Capability

Legend

-  Wards
-  I (Suitable for cultivation)
-  II (Suitable for intense cultivation)
-  III (moderate Cultivation)
-  VIII (Suitable for Game Farming)
-  Farm Portion

DATE: February 2015
FILE: EL 584

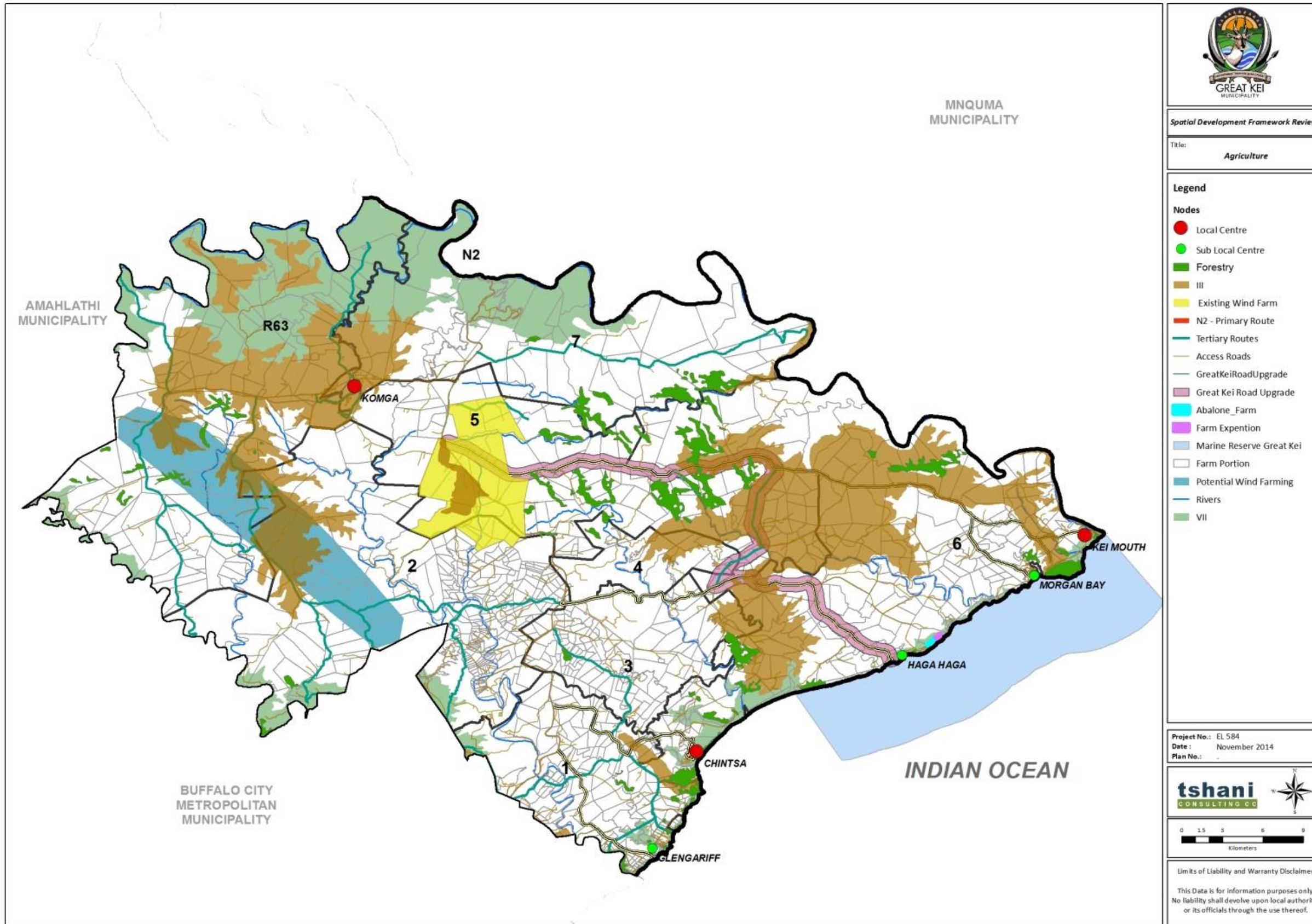

 Kilometers

Limits of Liability and Warranty Disclaimer
 This data is for information purposes only
 no liability shall derive upon the local authority
 or it's officials though the use thereof.

PLAN NO. 9: LAND CAPABILITY

K1.1 Agriculture Proposals

- An Agriculture Feasibility study done by Univeristy of Fort Hare in 2011 recommends te following:
 - *It recommended that a Produce Market be established in Komga. A fresh Produce market is where farmers leave their produce at the market where they agree on a price with the Commodity Brokers who will sell the produce to large retail shops.*
- Department of Agriculture, ADM and GKLM should assit farmers and invest in Agriculture Infrastructure;
- Proposed upgrade of the access road to Marshstrand to support the Abalone Farm in this area;
- Where feasible, explore opportunities and identify land suitable for expansion of community based agriculture near Mooiplaas and Kwelera that does not conflict with environmental integrity and conservation;
- Where feasible, explore opportunities and identify land for emerging farmers;
- Agricultural activities should be focused on areas of high agricultural potential;
- Target appropriate Land Type areas for *possible* agricultural development;
- Agricultural projects should focus on existing agricultural areas; and
- The release of land for agricultural settlement should not be in conflict with Environmental Management Principles.



PLAN NO. 10: AGRICULTURE PLAN

J2. SOCIO-ECONOMIC

The following information on demographic and social facilities is in a summary form for ease of reference. For a more detail breakdown, refer to the Situation Analysis Report.

J2.1 DEMOGRAPHICS

POPULATION

GKLM consists of a population of approximately 35 586 people with 10 310 households and an average of 3.5 persons per household. (Statistic SA 2011)

POPULATION GROWTH

Statistics South Africa indicate that the urban areas within GKLM experienced a growth rate of 1.5% per annum, while the municipal growth rate shows a negative growth of -1.31% during the years 2001 and 2011.

The table below illustrates the estimated growth per urban centre within the next 5 years. Accurate calculation is a difficult process when elements like migration, death, HIV, tourism and changes in farming practices are considered.

TABLE NO. 12: ESTIMATED POPULATION GROWTH						
Main Place	Population	2015	2016	2017	2018	2019
Komga	1270	1289	1291	1310	1330	1350
Chintsa West	426	432	439	445	451	458
Chintsa East	1317	1337	1357	1377	1398	1419
Kei Mouth	281	285	289	294	298	303
Morgan Bay	447	454	461	467	474	482
Haga Haga	114	116	117	119	122	124

J2.2 SOCIAL FACILITIES

The social facilities within the Great Kei Municipal area are limited and scattered around the area, villages and the towns. The table below indicates the Planning Thresholds in terms of the CSIR Human Settlement Guidelines. An analysis was completed of the facilities available in GKLM.

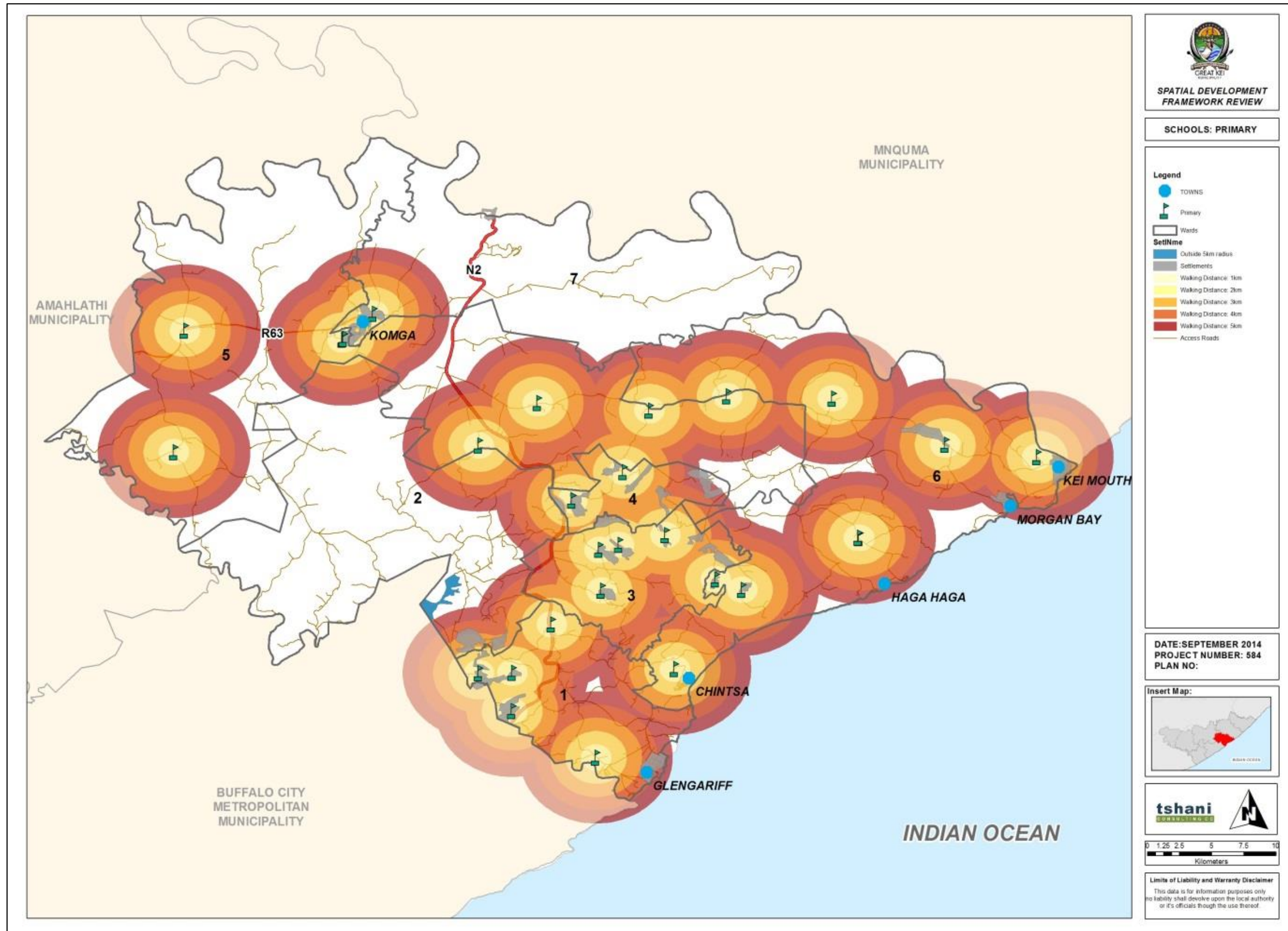
TABLE NO. 13: PLANNING THRESHOLDS IN TERMS OF THE CSIR HUMAN SETTLEMENT GUIDELINES		
Facility	Estimated Minimum Population	Radius
Crèche	5 000	1km
Primary School	3 000 - 4 000	1,5km
High School	6 000 – 10 000	2,25km

TABLE NO. 13: PLANNING THRESHOLDS IN TERMS OF THE CSIR HUMAN SETTLEMENT GUIDELINES		
Facility	Estimated Minimum Population	Radius
Clinic	5 000	1,5km
Post Offices	11 000	2km
Police Stations	25 000	1,5km
Municipal Offices	50 000	2,5km

EDUCATION

Within the GKLM there are sufficient Primary Schools and eight secondary schools. This according to the threshold standards in the table above is sufficient however pupils prefer to attend secondary schools outside the municipal area.

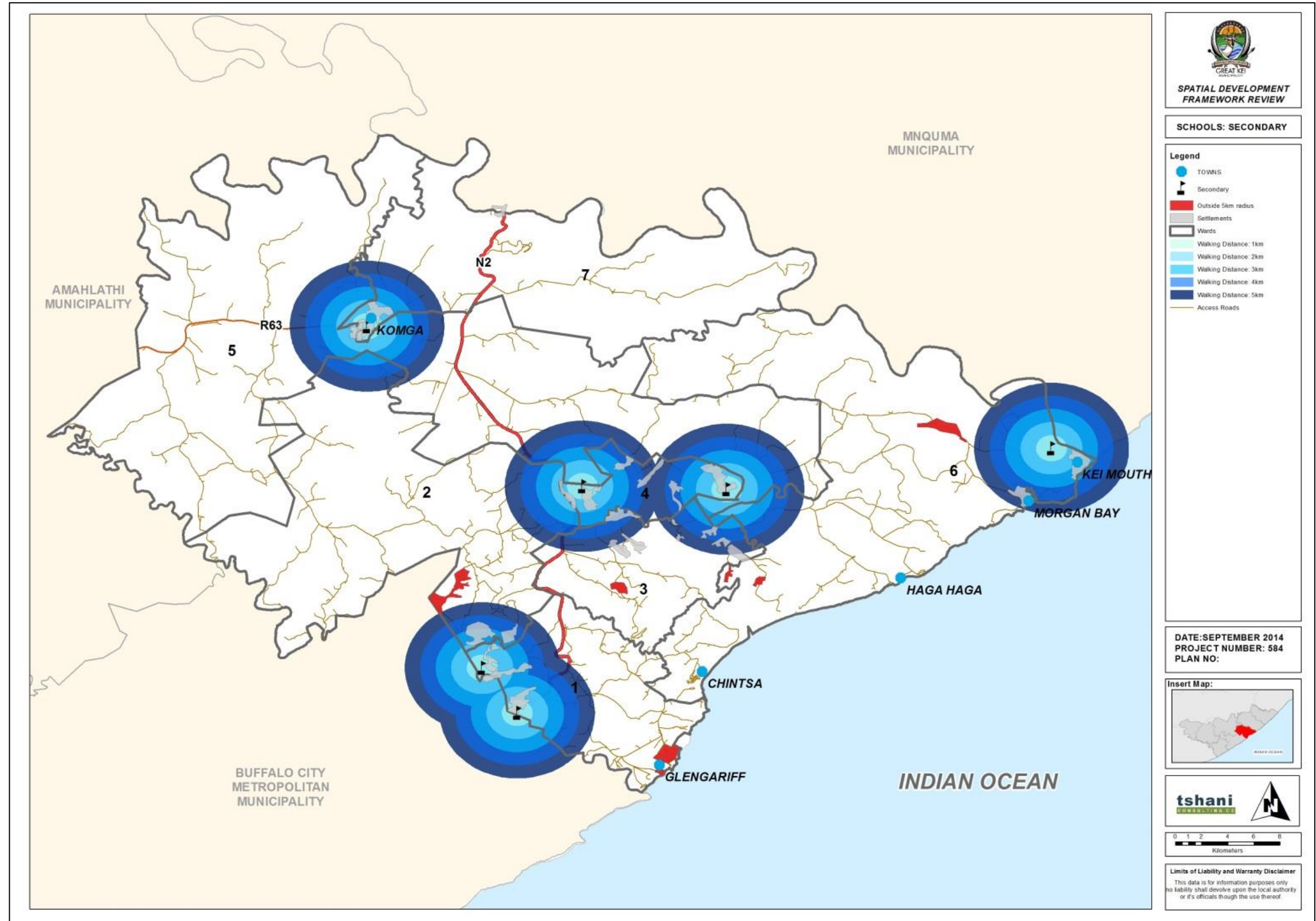
There is a believe that the educational facilities within the urban areas are of a better quality and regular maintenance is being undertaken as opposed to schools in the rural areas. Most of the population is leaving the municipal area to receive further secondary and tertiary education and they do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



PLAN NO. 11: PRIMARY SCHOOLS

PROPOSAL

- In terms of Primary and Secondary Schools it is proposed that some of existing school buildings in bad condition be upgraded to enhance schooling experiences for the kids within the municipal area.
- Building, renovation are required at Ngxingxolo, Lusizini, Slatsh' and Makhazi. Magrangxeni Schools, specifically for windows, ceiling and fencing.
- **Proposed Feasibility study:** Investigate options around a satellite office or a Skills Development Centre as this could encourage learners to remain within GKLM.



PLAN NO. 12: SECONDARY SCHOOLS

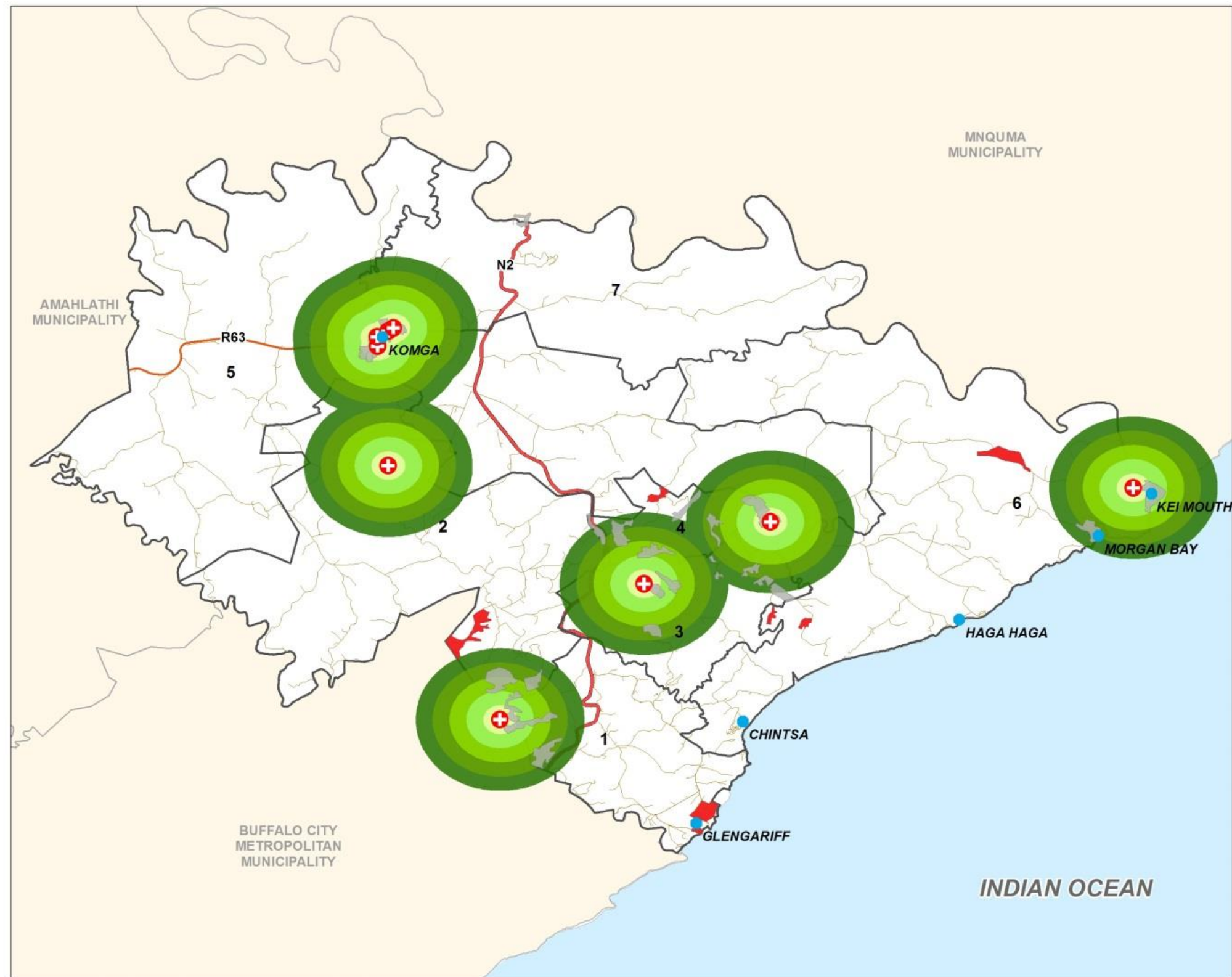
CRÈCHE

With reference to the GKLM IDP 2013-2017 the following wards requested crèches to be built within their respective wards.

TABLE NO. 14: REQUEST FROM COMMUNITIES FOR ADDITIONAL CRECHES	
Wards	Location of the Crèche
1.	Nokhala requests construction of crèches.
2.	Building of Crèche, Ward needs progress on building of Eluqolweni Crèche.
3.	Silatsha, Magrangxeni, Lusizini, Ncalukeni need new crèches to be built.
4.	N/A
5.	N/A
6.	N/A
7.	N/A

HEALTHCARE FACILITIES

There are 5 clinics in Great Kei LM, (Komga, Kwelera, Mooiplaas (2), and Icwili) and one community health centre in Komga. There is a Government Hospital in Komga. The municipality do not have any Private Hospital Faciltiy within the municipal area. The permitted walking distance to a clinic according to the CSIR guidelines is 1.5 km.



CLINICS

Legend

- TOWNS
- + Clinics

SetlNme

- Outside 5km radius
- Settlements
- Walking Distance: 1km
- Walking Distance: 2km
- Walking Distance: 3km
- Walking Distance: 4km
- Walking Distance: 5km
- Wards
- Access Roads

DATE: SEPTEMBER 2014
 PROJECT NUMBER: 584
 PLAN NO:



Limits of Liability and Warranty Disclaimer
 This data is for information purposes only no liability shall devolve upon the local authority or it's officials though the use thereof

PLAN NO. 13: CLINICS

COMMUNITY HALLS

Each ward has a community hall. The names of these halls are as follows; Siviwe Community Hall, Komga Town Hall, Komga Great Hall, Kei Mouth, Chintsa Community, Haga-Haga hall museum, Morgan's Bay community hall, Nokhala, Kwelerha, Zozo, Diphini, Nyarha, Ngxingxolo, Makhazi Red Cross, Mzwini, Mangqukela and Komga recreation hall. There is no demand for new community halls to be constructed within GKLM.

SPORTS FACILITIES

There are sportsfields within the municipal area but these sportsfields are located on school premises. There is a Private sportclub/Country club in Haga Haga.

CEMETERIES

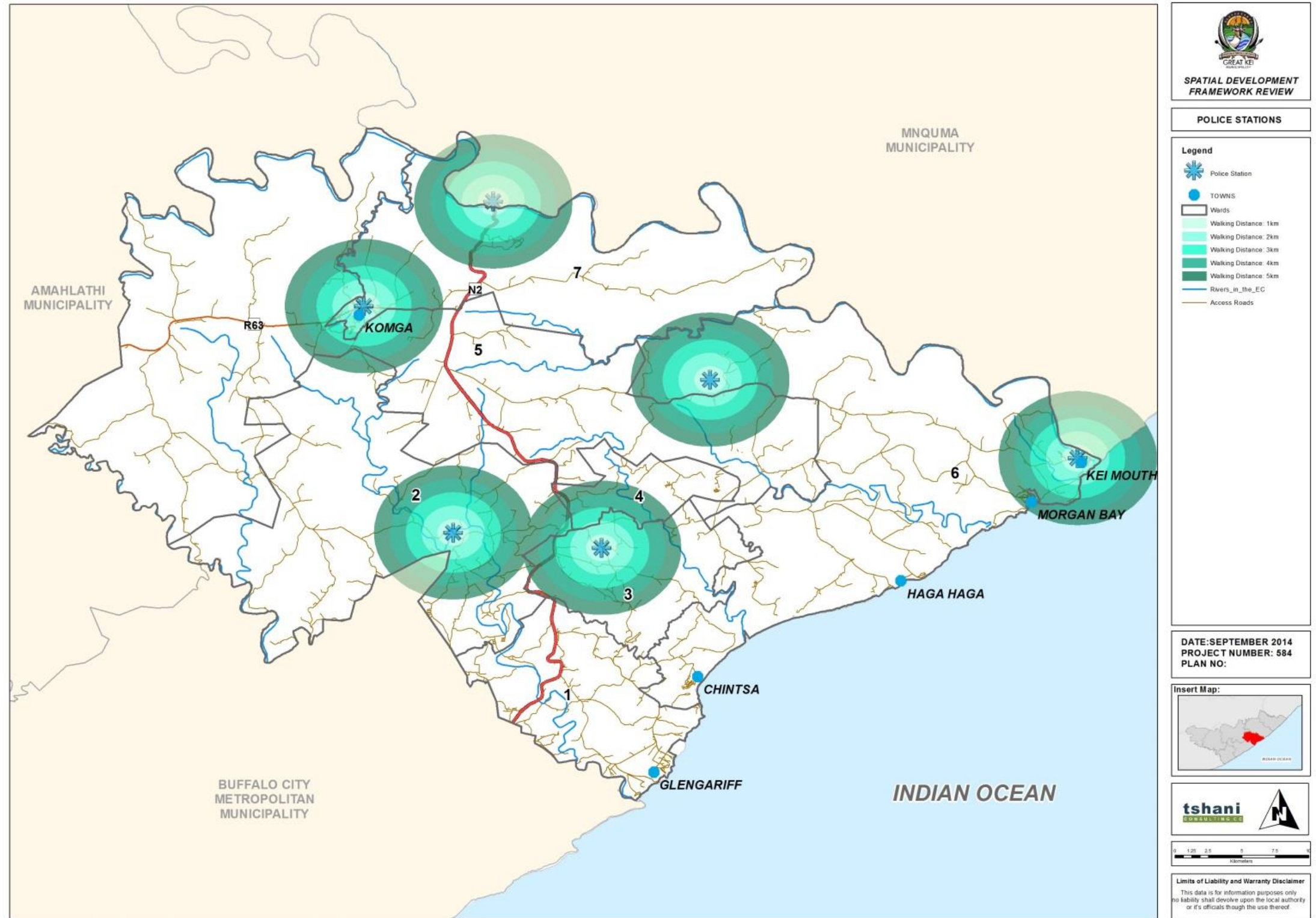
Cemeteries are located in Mtyana Village Nkqantosi Area, Eluphindweni, Zozo & Eluqolweni Gwaba, Polar Park, Juliwe, Manxiweni, and Kwelera Farms.

There are six (6) cemeteries within the urban areas of Komga(3), Kei Mouth (2) and Chintsa.

There is no demand from the communities within GKLM to expand any of the existing cemeteries or to establish new ones. It is however recommended that when a need arises for new cemeteries that the municipality engage in feasibility studies first to determine if the proposed land will be suitable for a cemetery.

POLICE STATIONS

There are 5 Police Stations in Great Kei Local Municipality located in wards 2,3,4,5 and 6. The permitted walking distance to a Police Station is 1.5km.



PLAN NO. 14: POLICE STATIONS

J2.3 TOURISM

LOCAL TOURISM PERSPECTIVE

Tourism in the region of the Wild Coast is drawn by unspoilt natural features such as beaches, lagoons and scenic beauty.

Based on the tourism statistics it shows that the Wild Coast receives 43% of the total visitor arrivals to the Eastern Cape. For the purpose of travel it was found that 69% was as a result of visiting friends and relatives followed by 20.4% leisure, 7.85% religious, 1.6% health and 1.2% business. Key focus areas of tourism planning includes the focus around the natural attractions/natural feature enhancement and protection; improvement of tourism infrastructure including signage.

Currently there are numerous products that operate as tourism products and services in the municipal area. Most of the accommodation services are strategically located along the coast ranging in different levels of service. Formalised activity occurs in the small towns such as Kei Mouth, Morgan Bay, Chintsa. Accommodation reservation agencies still exist that assist with bookings along the coastal resorts.

GKLM according to the Amathole District Municipality Tourism Strategy (2007) have a total of 33 (9% or third most) accommodation facilities available out of 350 facilities in the region. It also indicates that the Buffalo City Metropolitan Municipal region and GKLM provide a good mix of a range of accommodation facilities.

There are a variety of tourism activities in the area ranging from hiking trails, fishing to tours. A number of tour operators also make use of the areas pristine natural surroundings and activities that needs to be confirmed through primary research methods.

There are a number of different hiking trails that are currently in operation namely:-

- ▶ **Wild Coast Meander:** 5 day trail and stretches between Kob Inn and Morgan Bay;
- ▶ **Wild Coast Amble:** 5 day trail between Trenneries and Glen Gariff; and
- ▶ **Strandloper Trail** stretches between Kei Mouth originating from the Cape Morgan Nature Reserve complex to Gonubie.

The trails have been contributing to tourist flows to the region with the Strandloper trail having international recognition and used as a tourism icon for the area.

A number of tourism routes have also been established in the process of providing a tourist experience. The following have been identified:-

- **Great Kei Khapela Route** that would consist of the towns of Komga and Kei Mouth and could possibly result in day trips and visiting attractions/facilities.
- **Jikeleza Wild Coast Route** connecting all the coastal villages activities and attractions.
- **Amathole Heritage Route:** the **Phalo Route** includes **Kei Mouth**, Idutywa, Willowvale, Centane, Idutywa and Butterworth and should exhibit the heritage and culture of the area. It was found that GKLM area has the least cultural/heritage attractions with only 3 (1%) major activities highlighted within the district.
- **Hagmorkei route** connecting the immediate villages of Haga Haga, Morgan Bay and Kei Mouth.

The sustainability of the routes is however dependent on constant marketing drives cooperation of the different product and services offered and funding.

Under the outdoor, adventure and sports category in the ADM Tourism Strategy it highlights that the Great Kei Municipal region leads with 66 (32) product offerings concentrated in the area. The most dominant being hiking 17%, trails 13% and birding 12%.

Another important activity for tourist destination is events:-

- **Jikeleza Winter Festival** is an initiative to draw tourists to the area and the event appeals to the younger market. It is the only major event identified for the coastal area.
- **Komga Agricultural Festival** is an annual event that also draws leisure tourists, fitness enthusiasts with it opening event the Cabbage Patch run and agricultural displays.

It is also mentioned that much more potential could be harnessed if the existing activity is improved and marketed.

OTHER TOURISM SECTORS

The vision statement for the 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, and sports and business people".

The different types of tourism sectors that exist within the Great Kei Local Municipality is:

- Heritage Tourism
- Cultural tourism
- Adventure tourism
- Agri-tourism

HERITAGE TOURISM

The local municipality has a wealth of heritage as it was the site of the Sixth and Ninth Frontier Wars between the British and AmaXhosa forces. The sites of battles, forts and military incidents are of heritage importance.

Military history and interest is a function form of tourism and it has the potential to attract both domestic and foreign tourists. A town in South Africa which has successfully created a destination around military heritage tourism is Ladysmith in KwaZulu-Natal.

During the Sixth Frontier War, Warden's Post, was a fortified post and was the location where ammunition, under Captain Warden was stored. Along with these ammunition cattle stolen from amaXhosa was also housed here.

Fort Warwick, is located near Impetu, which is 32 km south east of Komga? The fort is named after the 24th Warwickshire regiment under Captain George Wardell. The regiment used the fort as a hiding place, for the families of the farmers, when they were attacked by the Gcaleka in 1878. These families were housed in tents inside and outside the fort. Eventually Fort Warwick was also attacked and was looted and set alight. The other earthwork forts which remained have disappeared as a result of natural vegetation covering the historical features.

Outside Komga is located a monument to commemorate where the Battle of Draaibosch took place during the Ninth Frontier War of 1877-1878.

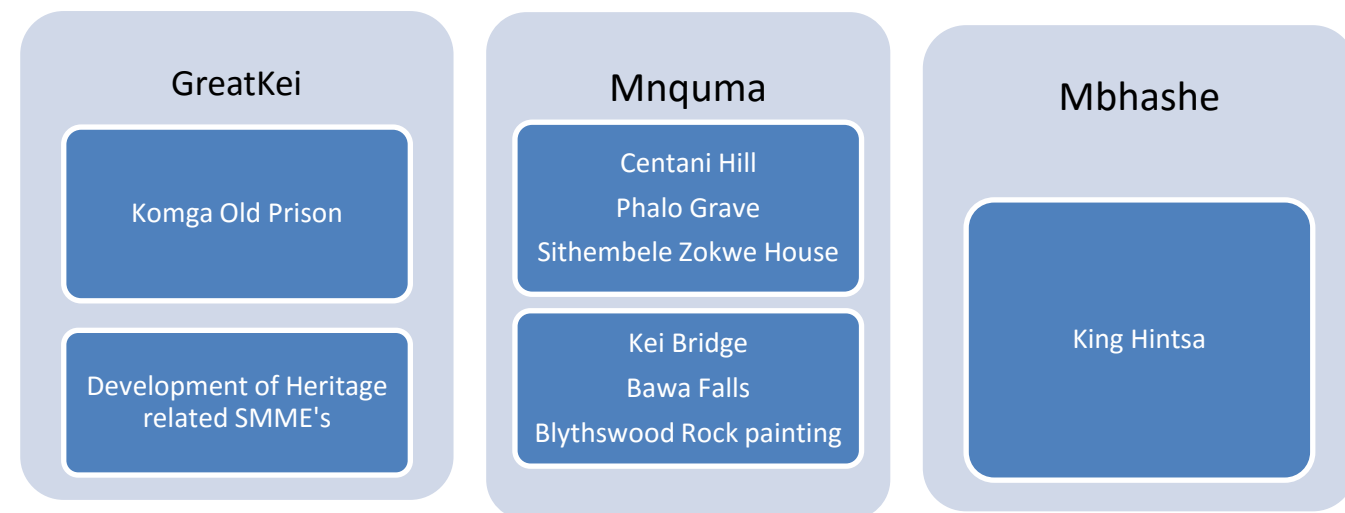
The Phalo Route which incorporates sites in GKLM is named after King Phalo, the last absolute ruler of the Xhosa nation, who died two hundred years ago, and who is remembered for splitting the Xhosa nation into a double lineage. The two lineages are the Rharhabe and the Gcaleka. The Phalo Route focuses on the history of the Gcaleka. The Route includes sites in Great Kei, Buffalo City Metropolitan, Mquma and Ngqushwa Municipalities.

The route links a number of historical sites and these include:

Amatole Heritage Route

This Heritage Route was initiative by the Amathole District Municipality and was established 6 years ago and was used as a marketing platform to create tourism activity and awareness of the regions heritage. There are in total 4 routes established namely Mquma, **Phalo**, Sandile and Makana that relates to 100 years of historical incidents, confrontations and battles in the Amathole Region.

The **Phalo Route** covers Idutywa, Willowvale, Centane, **Kei Mouth, Komga** and Butterworth.



Attractions on the route include the following:-

<ul style="list-style-type: none"> ▶ <i>The grave of King Hintsa</i> ▶ <i>Nqadu Great Place</i> ▶ <i>Nongqawuse's pools</i> ▶ <i>Sites associated with the wars of land dispossession</i> 	<ul style="list-style-type: none"> ▶ <i>Bawa Falls</i> ▶ <i>The Sithembele Zokhwe Centre</i> ▶ <i>Bhisho Massacre</i> ▶ <i>1985 Duncan Village Massacre Memorial</i>
<ul style="list-style-type: none"> ▶ <i>Alice Garden of Remembrance</i> ▶ <i>Dimbaza Garden of Remembrance</i> ▶ <i>Clements Kadalie's grave</i> 	<ul style="list-style-type: none"> ▶ <i>Christmas Day Memorial Massacre</i> ▶ <i>Peddie's historic Milk wood Tree</i>

Cultural Tourism

In terms of the cultural tourism along the Wild Coast Jikeleza Route there is a local woman by the name of Mama Tofu, a story teller and one of the oldest living woman in the Ngxingxolo Village, Mooiplaas. Tourists can visit Mama Tofu and not only listen to her stories but also enjoy Xhosa cuisine, partake in Xhosa dancing and also watch while the ladies are busy with their traditional beadwork.

Adventure Tourism

Close to East London on the Wild coast, Kei Mouth lies on the bank of the **Great Kei River**, which flows for about 225 kilometres before ending at the Indian Ocean at the small village. This is still part of the coast in South Africa that almost guarantees quiet and peaceful holidays.

The **beaches, lined by wooded sand dunes, fynbos and indigenous vegetation** are wide and expansive and invite beach combing and long walks.

The **Strandloper Trail**, described as the one trail where you can relish the feeling of solitude on unspoilt beaches, starts at Kei Mouth and wends its way down to Gonubie near East London over five days.

There is no shortage of things to do in Kei Mouth, and the outdoor lifestyle is given a boost by the sheer beauty of the surrounds.

Fishing is extremely popular upstream and at the mouth of the Kei River. Just up the coast from Kei Mouth is Morgan's Bay, a little hamlet surrounded by steep cliffs separated from Kei Mouth by a nature reserve with a wide swimming beach and protected lagoon.

Wacky Point, on the right of the main beach at Kei Mouth, is great surfing spot and the annual Wacky Point Surf Competition is held here, whilst magical horse rides along the beach to Morgan Bay Cliff top or along the Kei River Mouth are run by Wild Coast Horse Trails. The 18-hole golf course is another attraction to this part of the world, and hiking along some of the fantastic routes takes one through nature virtually untouched by man.

Kei Mouth is popular due to its location as the southern entry point to the Transkei Wild Coast and is also the **starting point for the challenging Imana Wild Ride and the Wild Run series events**, which are held annually.



Kei Mouth has a 9-hole links golf course and country club, two horse riding operators, a game reserve just outside of town, several easy coastal hikes, a popular surf spot, ski-boat launch site and bird watching spots.

Kei Mouth is also home to **the 'Pont'**, one of South Africa's two remaining car-transporting pontoon river ferry services. The Pont carries vehicles, passengers and livestock across the Great Kei River on a daily basis and the trip is an unforgettable experience.

Kei Mouth and nearby Morgan Bay play host to several events during the December holidays that range from **music festivals and firework shows, to craft markets, beach volleyball and beach touch rugby tournaments**.

Morgan Bay has been a favourite holiday destination with generations of South African families, who are lured back here year after year. It's not hard to see why; Far from the stresses of city life, it's the perfect place to unwind and enjoy some well-earned relaxation, breathe in the fresh sea air and forge fond memories and strong friendships.

There are lots of things to keep the young ones entertained, particularly on our excellent beach, which is patrolled by lifeguards during the festive season, and shallow swimming lagoon.

During the day you can gaze at passing ships on the horizon, relax on the beach with a book, play a round of golf in Kei Mouth, or take a walk along the beach and picturesque cliffs / krantzes. There are several good fishing spots in the area and ski-boats can be launched from the mouth of the nearby Kei River. The more adventurous may enjoy a canter along the Morgan's Bay beach with **Mkulu Kei Horse Trails**, or a **game drive at Endalweni Private Game Reserve**, while those in need of some pampering can enjoy spa treatments at the Morgan Bay Hotel.

Slightly further afield and only a short drive over the cliffs from Morgan's Bay, takes you to the **Double Mouth Nature Reserve** and the ever popular **Bead Beach (Treasure Beach)**, site of a 16th century Portuguese shipwreck, where Carnelian Beads, Money Cowries and shards of broken Ming Porcelain lie scattered amongst the shells.

Many good times have been enjoyed by families and friends who meet, every evening in summer, for sundowners on the **Morgan Bay cliffs**. It's the perfect way to reflect on the day and forget your troubles.

Agro-Tourism

Agro-tourism (farm stays) is a component of rural tourism, also known as farm tourism and farm based tourism. It is often part of an expansion strategy for farmers for catalysing rural development and increasing income generation. In GKLM agro-tourism is a small component of the local tourism industry and includes visits to agricultural producers and touch farms. The agro-tourism component of the municipality offers opportunities for expansion to include specialist farms, aquaculture and farm stay.



PLAN NO. 15: TOURISM

J2.4 LOCAL ECONOMIC DEVELOPMENT

GROSS VALUE ADDED

With reference to the GKLM LED Strategy 2014, it is encouraging to note that the GKLM constantly outperformed the district and provincial averages. The growth rate was on the increase from 1997 until 2001; however this increase was halted by the recession in 2002. This trend continued and was at its lowest. From 2010 onwards the growth rate was once again positive and continued to increase. The higher growth rate for GKLM is understandable considering that it is growing off a smaller economic base. In 2013 the GVA at current prices was estimated at R1, 388 billion.

The largest contributor to GVA is the Public sector represented by the Government and Community Services Sector which contributes 30% in total to GVA. This is followed by the trade (20%), Finance and Business Services (17%) and Transport and Communication (15%) sectors. The high contribution of the public sector to local GVA is not ideal as it indicates a concentration of activity in a non-productive sector.

Government Services contributes 8% of employment whilst Community services contribute 24%. Thus in general the community and government services sectors which are defined as non-productive contribute 32% of employment by industry in Great Kei. Agriculture (21%) sector is the largest employers in the GKLM. The sector which is responsible for the least employment is mining, it is noted however that there is a mine within the municipality which contributes to employment but in comparison to other sectors, its employment contribution is relatively small. Thus the public sector is responsible for most of the employment in the GKLM.

The Local Economic Development Strategy 2014 is found on the Vision stated below.

Vision

“To promote sustainable economic growth and thus to ensure the improvement in the quality of life for all who reside in the municipality”

The following goals and objectives were based on LED vision and specifically identify the desired outcome of the future economic process of Great Kei.

TABLE NO. 15: LED GOALS AND OBJECTIVES	
Goals	Objectives
Promote Business Development	<ul style="list-style-type: none"> Increase number of formal businesses by 2020. Securing grant funding to four interventions in prioritized sectors Provision of business support service to SMMEs by 2016 Increase in informal business employment
Goal 2: Increase Local Employment Opportunities	<ul style="list-style-type: none"> Municipal Employment Rate of 39% by 2020 in line with NDP target Half local youth unemployment rate to 24%
Goal 3: Provide Targeted Social and	<ul style="list-style-type: none"> Invest in road, water and sanitation for key economic nodes

Economic Infrastructure and Services	<ul style="list-style-type: none"> Promote land use management within municipality.
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Source: LED Strategy 2014

The economic vision, goals and objectives guide the formulation of strategic development pillars Five main pillars have been identified that will stimulate local economic development ensuring that it is environmentally sensitive, namely:-

- Pillar 1: Tourism Sector Development
- Pillar 2: Investment in Infrastructure
- Pillar 3: Institutional support and capacity development
- Pillar 4: Agriculture and agro-culture processing development
- Pillar 5: Enterprise Development Assistance

LED STRATEGY IDENTIFIED PROJECTS

The following project has been identified as part of promoting sustainable growth to ensure the improvement in the quality of life for all the residents of GKLM.

TOURISM SECTOR DEVELOPMENT PROJECTS

Themes	Project Name
Product Development and Marketing	<ul style="list-style-type: none"> Cultural village development Promotion and investment in Heritage Tourism Route
Planning and Research	<ul style="list-style-type: none"> Tourism Master Plan for the Great Kei Municipality Heritage Management Plan Ongoing Statistics Collection
Institutional Support	<ul style="list-style-type: none"> Support of LTO Support of Tourism events and festivals
Human Resource Support	<ul style="list-style-type: none"> Mentorship, training and support programme to emerge black owned tourism operators.

INVESTMENT IN INFRASTRUCTURE PROJECTS

Investment in infrastructure Projects

Theme	Project Name
Implementation of Existing Plans	<ul style="list-style-type: none"> Implement Land Use Management
Planning and Research	<ul style="list-style-type: none"> Housing Sector Plan Review Integrated Infrastructure Plan

Investments	<ul style="list-style-type: none"> ▪ Water and sanitation upgrade and maintenance ▪ Renewable energy for green economy ▪ Road Maintenance ▪ Access Funding
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INSTITUTIONAL SUPPORT AND CAPACITY DEVELOPMENT PROJECTS

Theme	Project Name
Institutional functioning	<ul style="list-style-type: none"> ▪ Red tape Reduction Programme ▪ Creation of Internal Process Diagrams ▪ Fill vacant key positions
Strategic Partnership	<ul style="list-style-type: none"> ▪ Identified and linked up with strategic partners ▪ Develop and strengthen LED Forum
Capacity building	<ul style="list-style-type: none"> ▪ Capacitation of officials on LED principles

AGRICULTURE AND AGRI-CULTURE PROCESSING DEVELOPMENT PROJECTS

Theme	Project Name
Value adding in agriculture programme	<ul style="list-style-type: none"> ▪ Develop niche products such as Epi-Culture ▪ Community aquaculture projects
Emerging Farmer Development	<ul style="list-style-type: none"> ▪ Support and training for emerging farmers ▪ Provision of infrastructure for emerging and subsistence farmers
Productivity improvements	<ul style="list-style-type: none"> ▪ Investment to support infrastructure for key agriculture projects i.e. aquaculture

ENTERPRISE DEVELOPMENT ASSISTANCE PROJECTS

Theme	Project Name
Business services and support	<ul style="list-style-type: none"> ▪ Thusong Service Centre ▪ Support to existing co-operators
Emerging Farmer Development	<ul style="list-style-type: none"> ▪ Promotion of business chamber
Research Planning	<ul style="list-style-type: none"> ▪ Establish extent of mining industry and its opportunities in municipality.

J3. **BUILT ENVIRONMENT**

In response to the Conceptual Framework, the Spatial Development for Great Kei Local Municipality elaborates clear and detailed objectives and related planning tools for the management and direction of spatial development and land use management to achieve the proposed development vision set out in the Spatial Development Framework.

J3.1 **Spatial structuring elements**

Spatial Structuring Elements are used to manage and guide future development into certain patterns, which will lead to a better and more efficient municipality in the future.

The structuring elements are clustered into the following main components:

- Nodes
- Development Corridors
- Urban Edges and Settlement Edges
- Spatial Development Areas

K3.1 **Definitions**

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

Development Corridors 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*

An 'urban edge' is normally used to define the limit of urban built up areas and enables limitations to high capacity infrastructure provision. There is belief that the use of the term 'urban edge' causes confusion because it only applies to urban areas. An Urban Edge is a distinguished line that serves to manage, direct and control urban expansion.

The **settlement edge** can also be used to manage the investment and characteristics of infrastructure levels according to the needs of communities and economic activities located within settlement edges or outside settlement edges; the settlement edge can be used to encourage more efficient use of underutilised land existing in a settlement or town, through development of vacant land or the re-use of 'brownfield' degraded land areas;

Limited Development Zone: The Limited development zone comprises land known to be affected by extremely unacceptable flood and/or storm tide risks that pose severe restrictions on the ability of the land to be developed for urban purposes.

The Limited development zone is to ensure:

- development is compatible with the constraints on a property;
- people, property and infrastructure are safe from flood hazard and storm tide flood events;
- essential community services are located and designed to remain functional during and immediately after flood events;
- flood-storage capacity and flood-carrying capacity of a waterway is not reduced;
- hydraulic characteristics of land are preserved.

Mixed land use: is a type of development that blends residential, commercial, cultural, institutional, or industrial uses, where those functions are physically and functionally integrated, and that provides pedestrian connections. Mixed-use development can take the form of a single building, a city block, or entire neighbourhoods.

The term may also be used more specifically to refer to a mixed-use real estate development project—a building, complex of buildings, or district of a town or city that is developed for mixed-use by a private developer, governmental agency, or a combination thereof.

The benefits of mixed used developemnts include:

- greater housing variety and density.
- reduced distances between housing, workplaces, retail businesses, and other destinations.
- more compact development.
- stronger neighborhood character.
- pedestrian and bicycle-friendly environments.

J3.2 Development Nodes

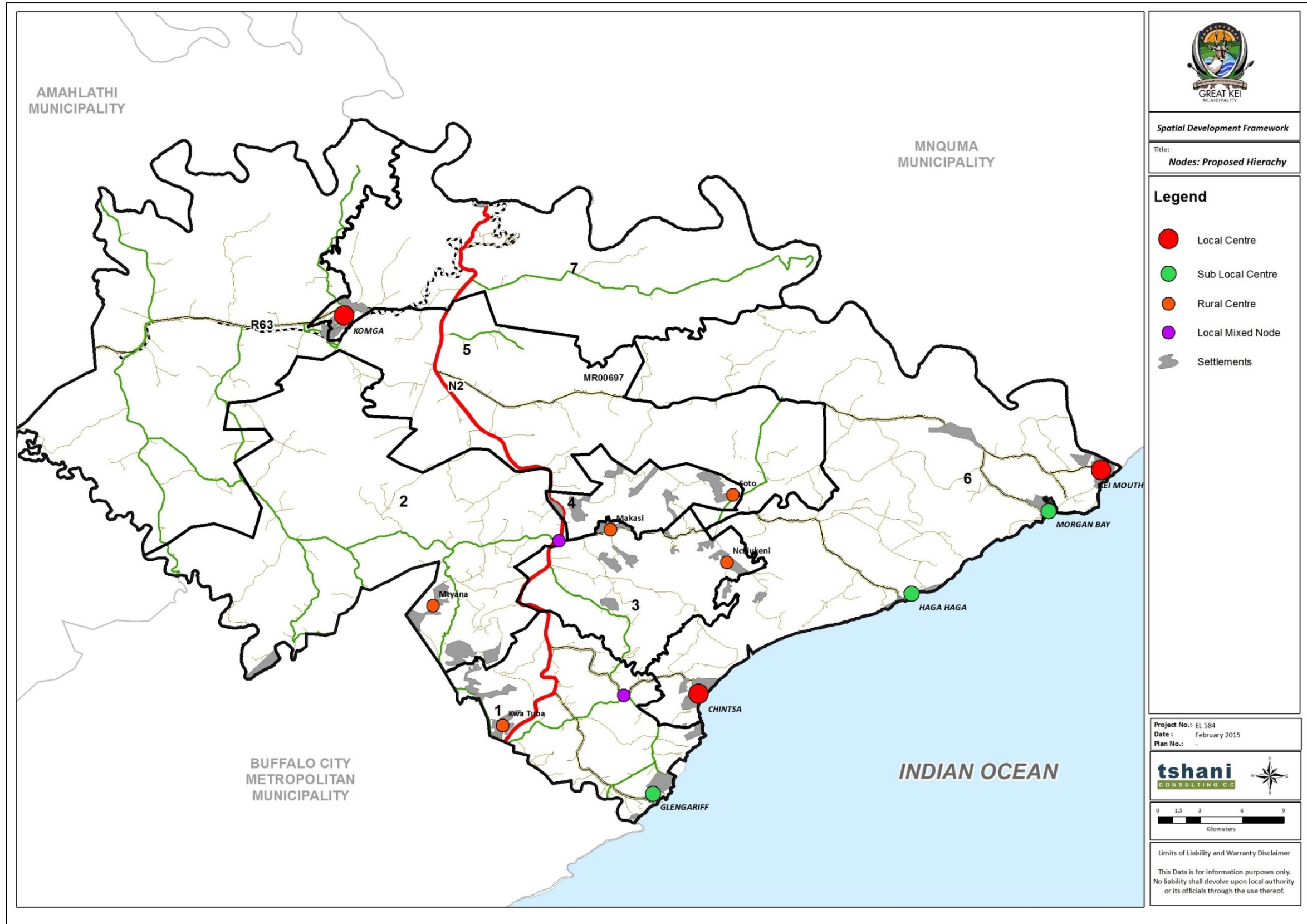
Nodes are generally described as areas of mixed land use development, usually having a high intensity of activities involving retail, traffic, office, industry and residential land uses. These are the places where most interaction takes place between people and organizations, enabling most efficient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

The following categories of nodes, as indicated in the table below, have been identified and proposed:

TABLE NO. 16: DEVELOPMENT NODES		
TYPE	LOCATION	PROPOSED LAND USES FOR DEVELOPMENT NODES
Local Centre	Komga	<p>As the Administrative Centre of Great Kei Municipality as well as an important place of residence for a relatively high proportion of the urbanized population of the area, Komga should be targeted for the following:</p> <ul style="list-style-type: none"> Investment in infrastructure to increase services capacity. Development of public funded housing areas in line with the proposals set out in the Komga zone plan report. Development of regional social goods and facilitates including educational institutions and sports and recreational facilities. Land use management that focuses on the integration of disparate settlement elements in the town. Commonage Development allied to settlement development in line with the proposals set out in the Komga Zone Plan Report.
	Kei Mouth	<ul style="list-style-type: none"> Land and Property Development. Investment in infrastructure to increase water services capacity. Development of new residential and resort areas to meet demand. Limited development of public funded housing areas in iCwili to meet local demand. Land use management that focuses on the improvement of the aesthetic character of the town. Roads, Electricity, sanitation (waterborn). Tourism Related upgrades. Country Club Development.
	Chintsa East and West	<ul style="list-style-type: none"> Investment in infrastructure to increase water service capacity. Appropriate development of new residential and resort areas to meet the demand. Limited extension of public funded housing area to meet local demand. Land use management that focuses on the improvement of the aesthetic character of the town.

TABLE NO. 16: DEVELOPMENT NODES		
TYPE	LOCATION	PROPOSED LAND USES FOR DEVELOPMENT NODES
Sub Local Centre/Coastal Towns	Morgan Bay Haga Haga Glen Gariff Glen Eden	<ul style="list-style-type: none"> Investment in infrastructure to increase water service capacity Appropriate development of new residential and resort areas to meet the demand for future tourist attractions. Limited extension of public funded housing area to meet local demand. Land use management that focuses on the improvement of the aesthetic character of the town.
Rural Centre	Mzwini Soto Ncalukeni Kwa Tuba Mtyana	<ul style="list-style-type: none"> Prioritization of higher order facilities development, including Secondary Schools and Clinic to service the surrounding settlement. Primarily residential and livelihood subsistence function. Some provision of limited social goods and services.
Local Land Mixed Use Nodes	Intersection of Schafil Road and Chintsa East Access Road.	<ul style="list-style-type: none"> Development of mixed land uses of a business/services character appropriate to the nature of the surrounding land uses. The node should not be permitted to include industrial uses.
	Intersection of the N2 Roadway and the Mooiplaas access Road.	<ul style="list-style-type: none"> This locality is seen as having the potential for the development of mixed land uses of a business/service character as well as outlets for locally produced crafts and associated products, subjects to approval of access arrangement off N2.

The plan below depicts the development nodes / settlement categories within the Great Kei Local Municipality.

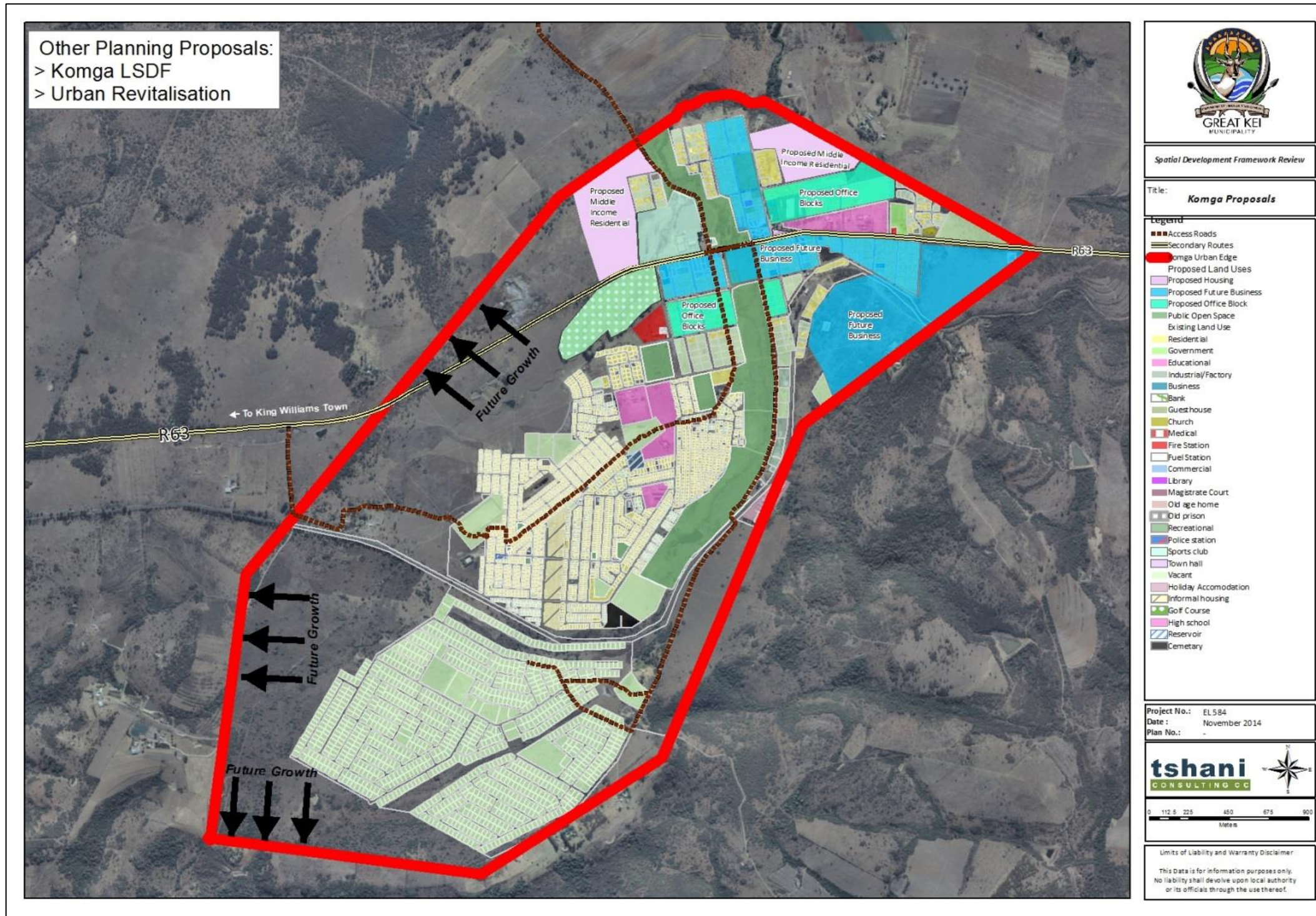


PLAN NO. 16: DEVELOPMENT NODES

SPATIAL PROPOSAL

This section covers the land use proposals for the main nodes which is Komga, Kei Mouth, Chintsa East and West, Morgan bay, Haga Haga and Glen Gariff.

KOMGA SPATIAL PROPOSALS



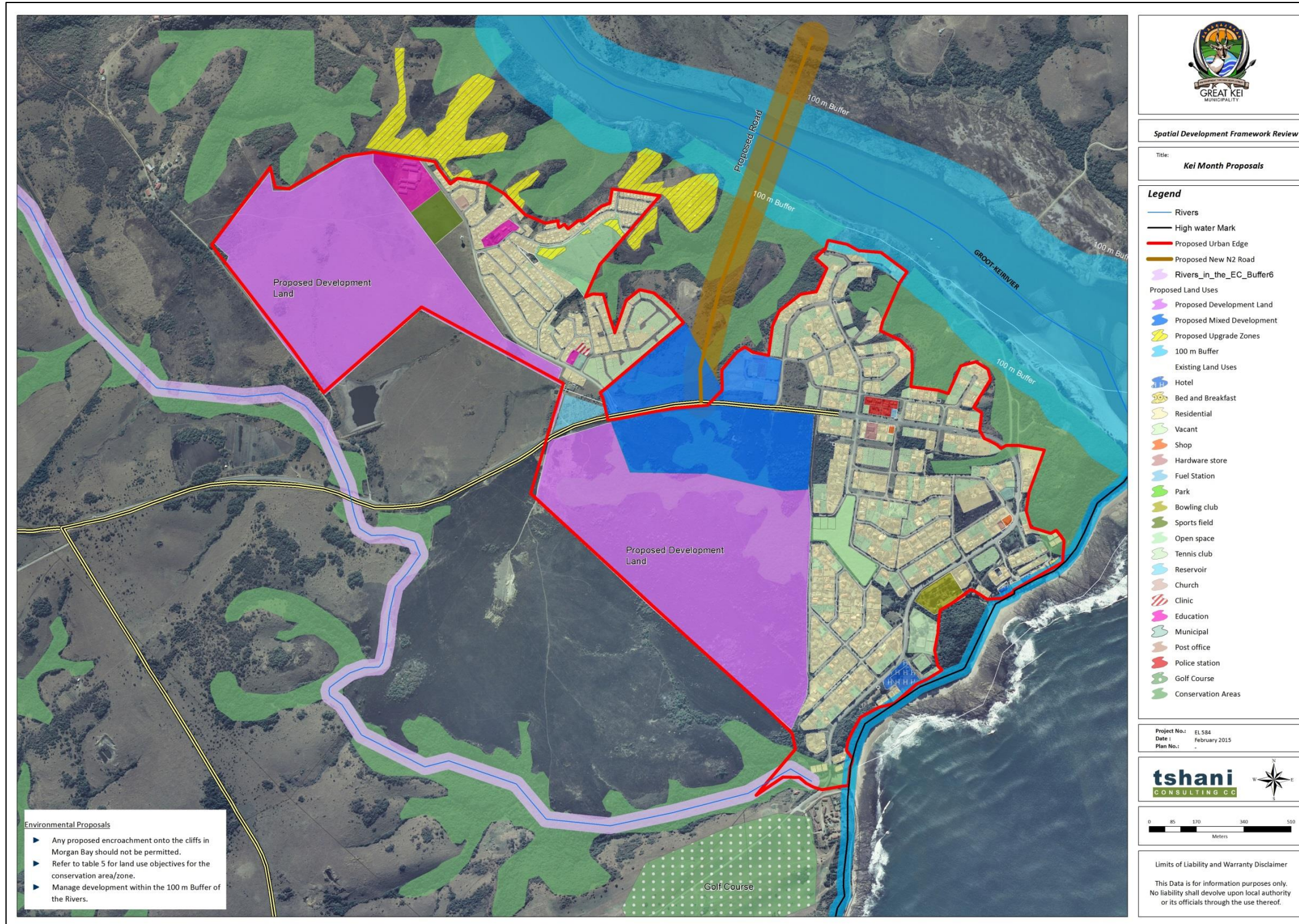
Komga has the following project proposals:

Proposed future Middle Income Housing to the north of the towns CBD and next to the Golf Course. Business sites are proposed on the left side of the R63 road as you enter the town from East London. Business sites are proposed all along the main road and this will initiate possible rezoning as many of these sites are zoned for residential purposes. In order to allow the town to grow, office space is proposed in the area behind the existing Komga Primary School as well as the area opposite the hospital.

It is also proposed that a Komga LSDF be prepared which needs to include a Urban Revitalisation.

PLAN NO. 17: KOMGA LAND USE PROPOSALS

KEI MOUTH SPATIAL PROPOSALS



Kei Mouth has potential to grow especially with the building of the Wild Coast Meander Road. Growth should however be strictly managed by the municipality. Mixed land use is proposed at the intersection of the proposed Wild Coast Meander road and the existing main road in Kei Mouth.

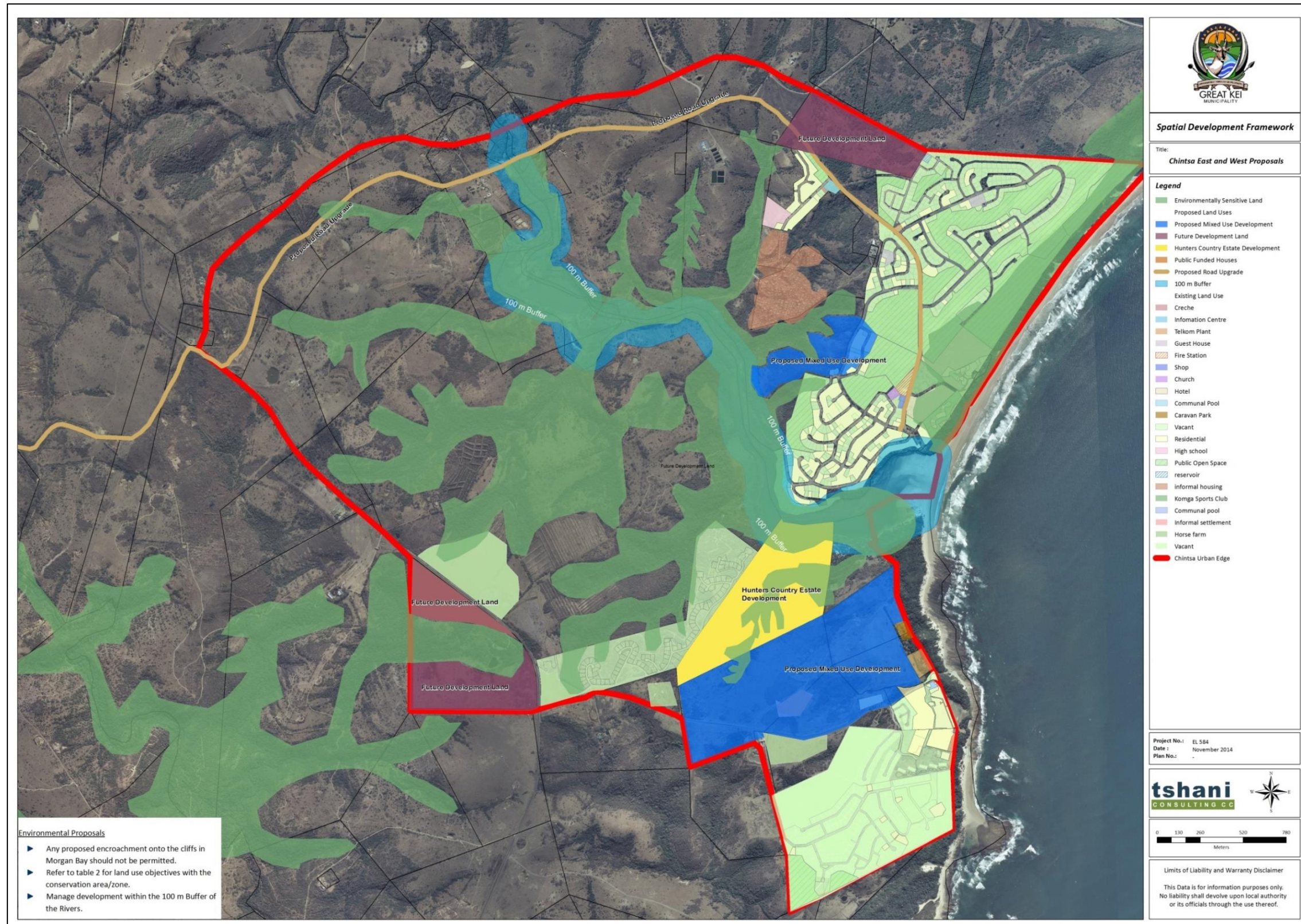
It is also recommended as part of this framework that a Kei Mouth LSDF be prepared.

Proposed Developable land is available on either side of the road as one enters the town of Kei Mouth.

There is environmental constraints along the estuaries which need to be adhere to.

PLAN NO. 18: KEI MOUTH LAND USE PROPOSALS

CHINTSA EAST AND WETS NODE



Chintsa East and West have the following proposals:-

- Proposed Mixed use Development within Chintsa east and west
- Site for Solar PV
- Hunter Country Estate (housing)

PLAN NO. 19: CHINTSA EAST AND WEST LAND USE PROPOSALS

MORGAN BAY



The proposals for Morgans Bay are as follows:

- Mixed use development
- No development on the cliffs of Morgans Bay.
- Land for future development is available.

PLAN NO. 20: MORGAN BAY LAND USE PROPOSALS

HAGA HAGA NODE

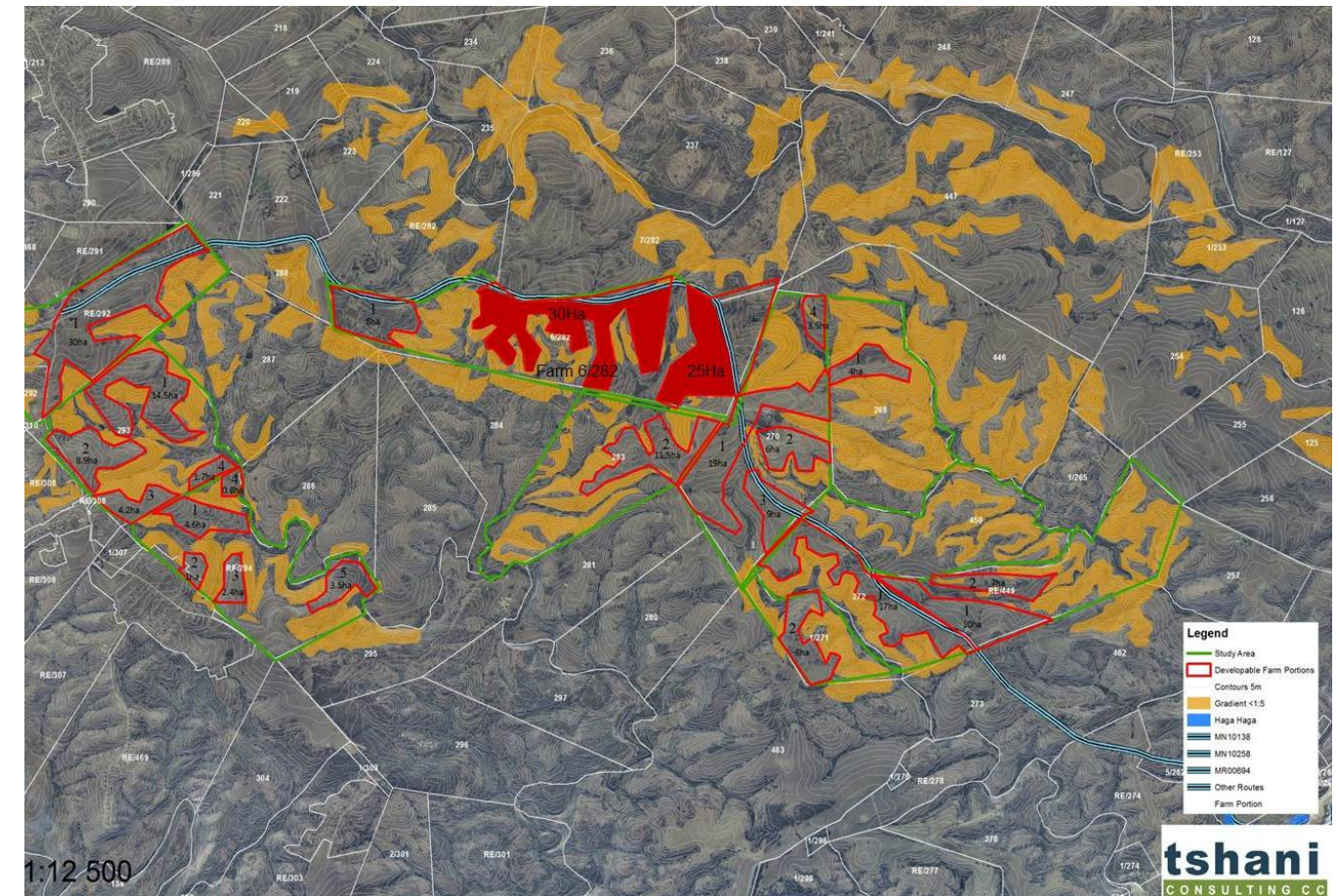
During the last five years two studies has been completed for Haga Haga. The aforementioned studies were the Haga Haga Feasibility Study and Haga Haga Zone Plan Report.

Haga Haga Feasibility Study

Through Amathole District Municipality, a feasibility study was completed for Haga Haga in 2013. The Mandate of the feasibility was to identify suitable land parcels for the establishment of a settlement within the Haga-Haga/ Marshstrands area. This project is also to secure land tenure in order to accommodate the landless community for Haga-Haga.

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 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



HAGAHAGA ZONE 8- ZONE PLAN REPORT

The predominant land uses in the area is Agricultural (grazing and game farming) and Coastal Resort Developments. In addition to this, the Abalone farm is a key operation, which plays an important role in the local economy of the study area.

Agricultural uses include the following:

- Game farming/Conservation in the southern part of the study area. This area extends southwards to join the existing Bosbokstrand Resort/Conservation area.
- Agricultural Grazing Areas.
- Abalone Farm to the north of Marshstrand.

The following residential /resort developments are situated within the study area:

- Club Wild Coast Resort
- Haga Haga (Including new residential extension to the north) 69 sites with 65 houses of which 15 are occupied by permanent residents.
- Haga Haga Retreat
- Marshstrand with 37 Houses of which 5 are occupied by permanent residents.

Social Facilities

Available social facilities include the following:

- There is no school facility within the study area. A primary school is situated on a portion of the Extension Farm. The nearest secondary school is situated 12 kilometres away in Soto location in the Mooiplaas area.
- The area is serviced by a mobile clinic on a weekly basis. The mobile clinic visits Haga Haga and a number of farms in the area. The nearest permanent clinic is situated 12 kilometers away in Soto Location.
- A community hall and community library is situated in Haga Haga.
- There is no formal cemetery in the area. Some burials take place on farms in the area.
- There is no sport field in the area.
- There is only one shop situated in Haga Haga.
- A private Sports/Country Club is situated in Haga Haga.

Needs and Desires

- Access to land and security of tenure
- Access to facilities such as schools, clinics and churches
- Access to a cemetery
- The desire to live in close proximity to Haga Haga / Marshstrand.
- The need for services such as water, electricity and sanitation of acceptable standards
- The need for those members of the community who own livestock, to have access to grazing.

Low Cost Residential Development

With only 20 of the holiday houses in the study area being occupied by permanent (mostly retired) residents, the primary function of the study area is that of a Coastal Resort area and not a Residential Settlement or Residential Growth area. The current limited social infrastructure available in the area, being a small community library, church and private sports club is further proof that the area does not fulfill the role of a normal residential settlement area.

However, a clear need does exist for the establishment of a "low cost" or "affordable" residential development, to fulfill in the residential needs of the landless residents in the area. This includes both the unemployed and people employed within the Coastal Resort Area and its immediate surrounds.

Variables affecting the positioning and potential impact of low cost residential development include:

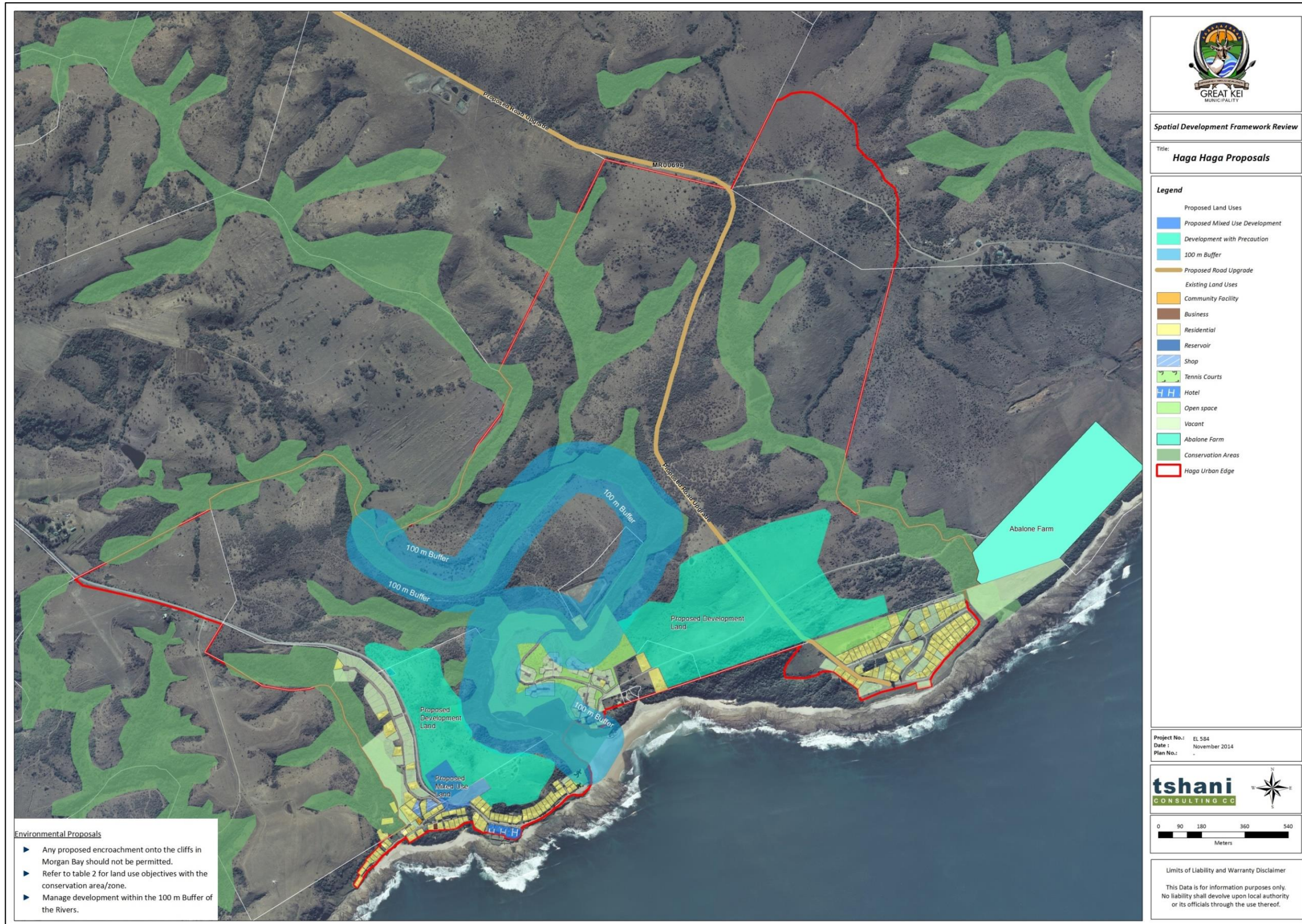
- Physical characteristics of land and associated environmental sensitivity. Land suitable for development of the proposed nature is limited- there is no single large portion of suitable land central to the existing resort areas.
- Scale of the settlement- number of units and resulting requirement for land.
- Scale of a low cost residential development (specifically with reference to the associated lower levels of infrastructure services) and potential impact on adjoining land uses and the environment. Reduced scale= Reduced Potential impact= Compatibility with surrounding land use = Potential for integration.

- The possibility of separating the settlement component into different geographic localities (i.e. Accommodating beneficiaries employed in the resort area, accommodating beneficiaries employed in the resort area central to the resort area, accommodating beneficiaries employed on farms in the wider area central to the farms etc.) vs. the "sense of Community" amongst the potential beneficiaries, which implies the desire to be settled as one "community" or "group".
- Potential of land parcels for resort development and resulting land value. Recent demand for property in coastal resort areas and potential of land within and surrounding the study area- primarily in relation to the tourism/resort development opportunities- has resulted in a rapid increase in the value of land in close proximity to existing resort area. In order to ensure sustainable development of the resort/ tourism/ conservation potential of the study area, it is important to ensure that land be developed to its full potential.
- Availability of funding- implications for level of services and resulting implications for potential impact on the natural environment.
- Guiding principles of relevant legislation pertaining to the need for accommodation in close proximity to place of employment, environmental sustainability and economic sustainability.

Based on the above, the following is recommended:

- The desire to be settled as one community as opposed to the settlement being separated into smaller components in various localities requires that one area large enough to accommodate 250 plus households that need to be developed.

HAGA HAGA NODE LAND USE PROPOSALS



The proposals for Haga Haga is as follows

- Abilone Farm proposed extension,
- Site for Solar PV
- Proposed Mixed use Development
- Proposed road upgrade.

PLAN NO. 21: HAGA HAGA LAND USE PROPOSALS

J3.3 Corridors and routes

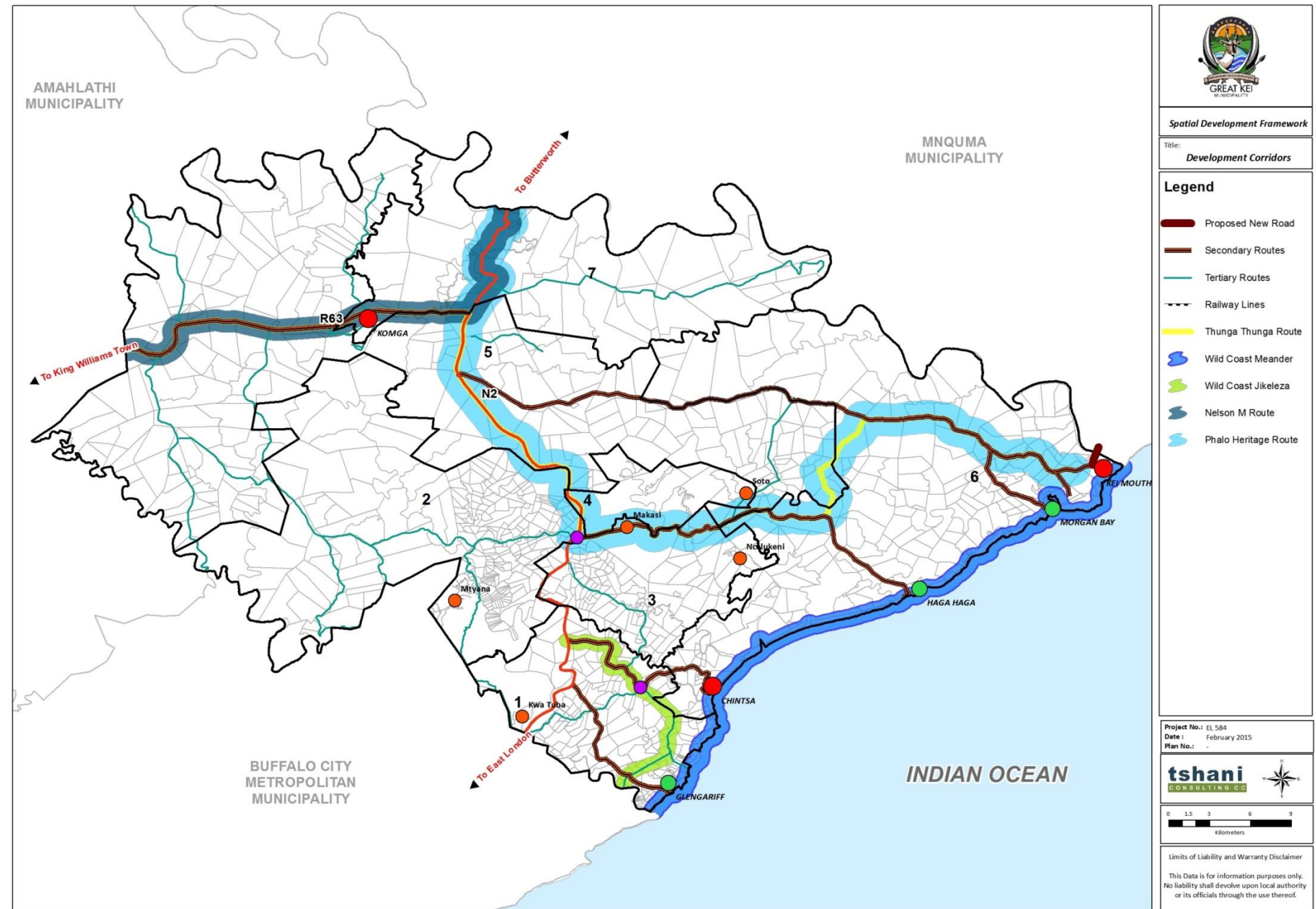
The notion of development corridors, both as structuring elements to guide spatial planning, as well as special development areas with specific types of development potential, has been well established internationally.

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 NO. 18: DEVELOPMENT CORRIDORS		
TYPE	LOCATION	DESCRIPTION
Primary Corridor	<ul style="list-style-type: none"> ■ N2 which run from East London through Great Kei Municipality to Butterworth 	<ul style="list-style-type: none"> ■ These routes carry passing traffic and provide access between local areas in Great Kei and centres further afield.
Secondary Corridor	<ul style="list-style-type: none"> ■ R63 which runs from the N2 through Komga to King Williams Town. ■ N2 to Kei Mouth ■ N2 to Morgan Bay ■ N2 to Haga Haga ■ N2 to Chintsa ■ N2 to Glen Gariff 	<ul style="list-style-type: none"> ■ Currently carries medium volumes of traffic
Tertiary Corridor	<ul style="list-style-type: none"> ■ Refer to plan below 	<ul style="list-style-type: none"> ■ This road provides access to the so-call east coast resorts and is associated with the Wild Coast



PLAN NO. 22: CORRIDORS PLAN

TOURISM ROUTES AND MUNICIPAL LINKAGES



The following is a list of tourism routes which runs through the municipal area:

- Nelson Mandela Route
- Phalo Heritage Route (Tourism Route with heritage sites)
- Wild Coast Meander
- Wild Coast Jikeleza
- Thunga Route

The plan also illustrates the Great Kei Municipality linkages with its surrounding municipalities.

PLAN NO. 23: TOURISM ROUTES AND LINKAGES PLAN

J3.4 Urban Edges

Urban edges help the municipality to provide urban settlement services and bulk infrastructure and control future expansion. The plans below indicate the urban edges for the towns in Great Kei Local Municipality. The previous SDF did not have any urban edges; this SDF proposed that urban edges be adopted by the municipality.

KOMGA



CHINTSA EAST AND WEST



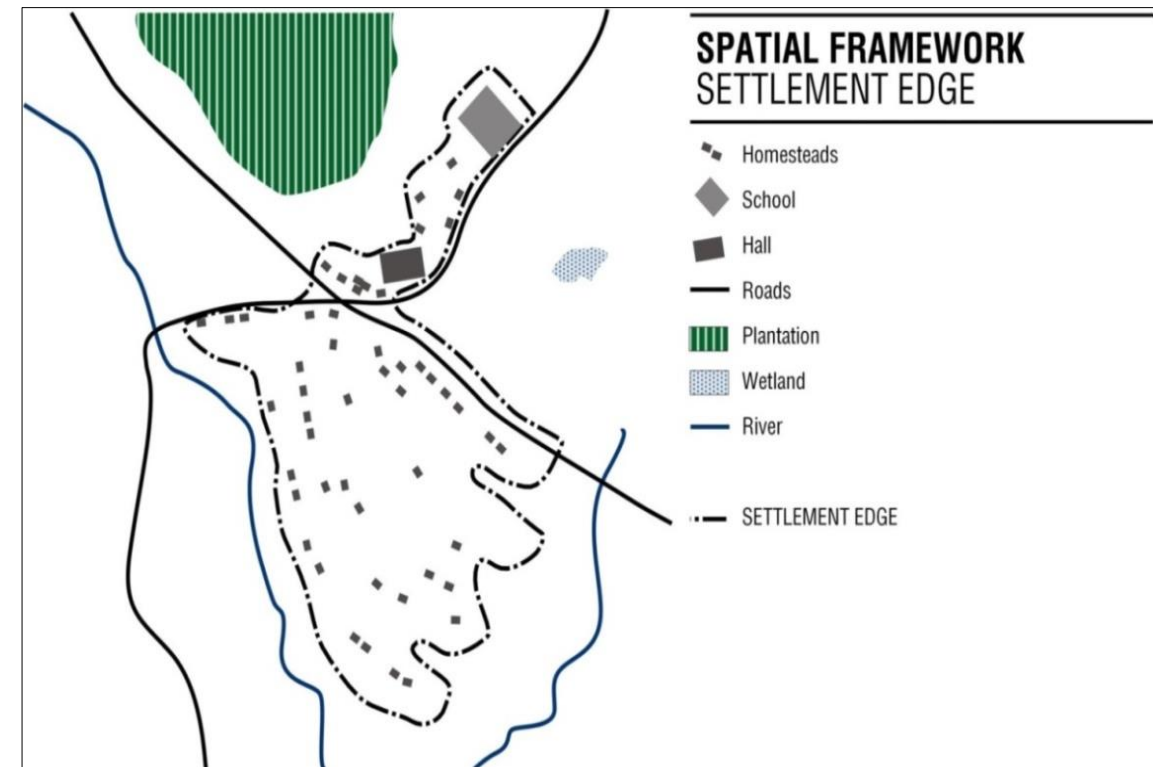
KEI MOUTH





J3.5 Settlement Edges

A 'settlement edge', as illustrated on the diagram below, is the dividing line or boundary between areas of urban development (a settlement) and non-urban or rural development. It also defines the logical boundary between areas with different features and purposes, such as the boundary between areas considered environmentally sensitive and those suitable for development.



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

CASE STUDY: UMZIMVUBU DEVELOPMENT PLAN, 2014

This project undertaken was Phase 1 of a three year programme which will ultimately result in township establishment within a rural context. In order for Umzimvubu Local Municipality to review its overall Spatial Development Plan and more specific to undertake settlement planning for the provision of basic services and housing, a new more updated Development Pan for the rural areas was required.

It was determined that due to the minimal households projected in Land Demand Analysis Study, it was evident that the additional land required to cater for these households, could, in instances, be accommodated for within the existing settlement boundaries. In the instances where future probable growth could not be accommodated within the existing settlement boundaries, the boundaries were re-aligned to include potential areas of expansion.

Potential and existing grazing and arable land, as well as environmentally sensitive areas were taken into account, so as not to infringe upon these areas, when considering the allocation of new areas for expansion.

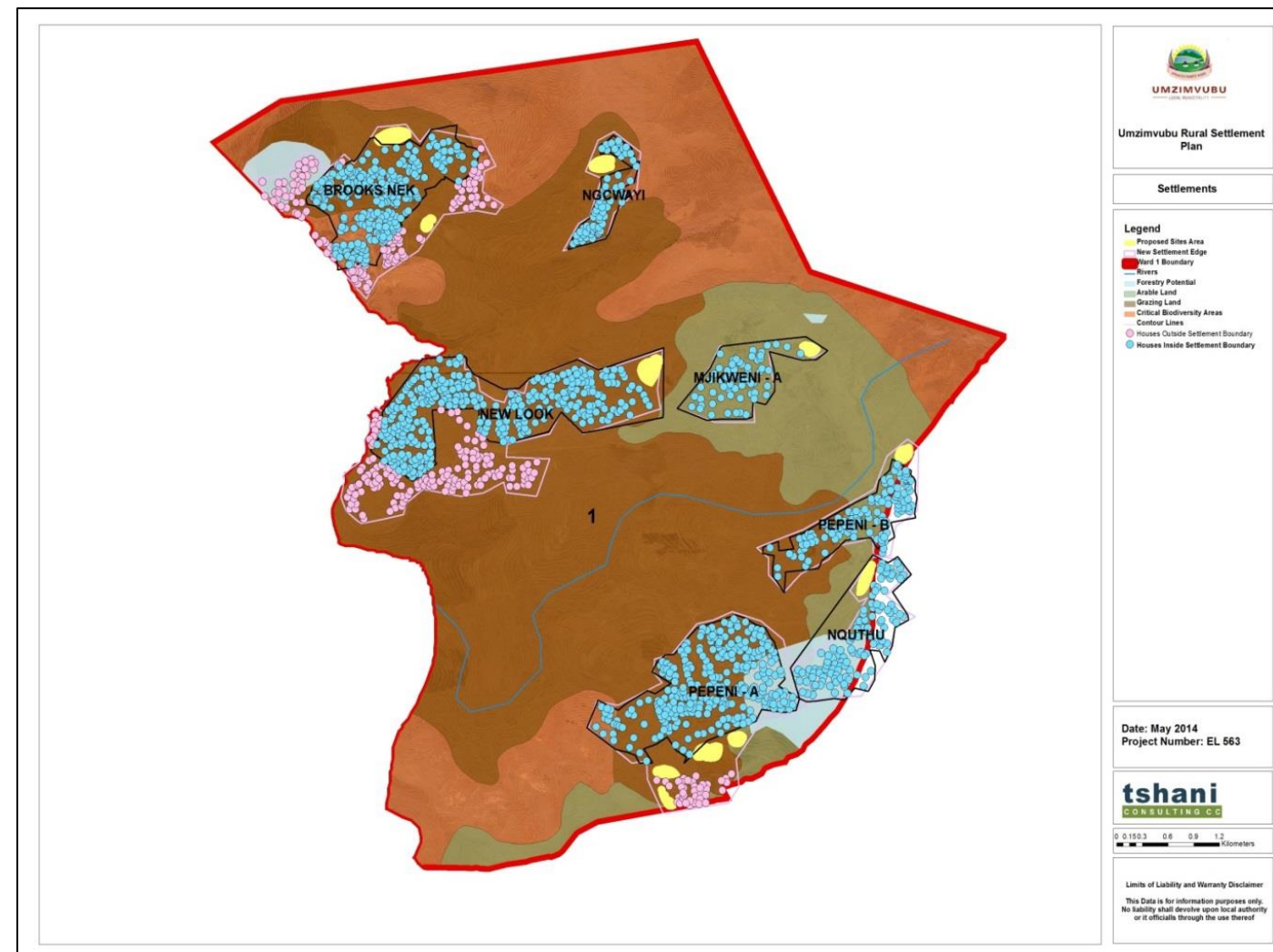
Uncontrolled expansion has, over the years, taken place outside the demarcated settlement boundaries. These sites were taken into account and incorporated within the nearest settlement; and the settlement boundaries have therefore been adjusted accordingly.

The plan below is an example of the plans prepared which indicated the following:

- ▶ Households within settlement boundaries (blue)
- ▶ Households outside settlement boundaries (pink)
- ▶ New expansion areas to accommodate projected households (yellow)
- ▶ Arable land (green)
- ▶ Grazing land (brown)
- ▶ Critical Biodiversity Areas (orange)
- ▶ Existing settlement boundaries (black)
- ▶ New settlement boundaries (pink)

The table below is example of a settlement and indicates the existing population and projected population growth over a 20 year period, as well as the existing number of households, the projected growth over a 20 year period and the number of sites required to accommodate the projected growth rate.

Ward	EXISTING POPULATION ESTIMATE AT 2014	PROJECTED POPULATION GROWTH RATE % OF 0.4% PER ANNUM	PROJECTED GROWTH OF THE NUMBER OF PERSONS PER VILLAGE (20 YEAR PERIOD)	TOTAL OF EXISTING AND PROJECTED POPULATION BY END OF 2044	EXISTING NUMBER OF HOUSEHOLDS ESTIMATE AT 2014	PROJECTED HOUSEHOLD GROWTH RATE % OF 0.28% PER ANNUM	PROJECTED GROWTH OF THE NUMBER OF HOUSEHOLDS PER VILLAGE (20 YEAR PERIOD)	TOTAL OF EXISTING AND PROJECTED NUMBER OF HOUSEHOLDS BY END OF 2044	MINIMUM EXTENT OF LAND PER HOUSEHOLD FOR RESIDENTIAL	EXTENT OF PROJECTED AREA AND THE NUMBER OF SITES TO ACCOMMODATE THE ADDITIONAL HOUSEHOLDS BY 2044
1	7 966	0.4%	629	8 595	1448	0.28%	82	1530	500m ²	4.1 Ha (82 sites)



Plan 22 illustrates the settlement edges within Great Kei Local Municipality. The growth that happened within nine years is evident from the spatial illustration on the plan. The purple edges illustrate the settlement edges of 2000 and the red illustrates the settlement edges of 2009.

It is proposed that a Rural Settlement Development plan is done for Great Kei Local Municipality in order for the municipality to have control over development within rural areas.



GREAT KEI MUNICIPALITY

Spatial Development Framework Review

Title: **Settlement Edges**

Legend

- Local Centre
- Sub Local Centre
- Rural Centre
- Local Mixed Node
- Settlements_DWA_2000
- Settlements_DWA_2009

Project No.: February 2015
Date :
Plan No.:

tshani
CONSULTING CC

0 1.5 3 6 9
Kilometers

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PLAN NO. 24: SETTLEMENT EDGE PLAN

J3.6 Additional household

Plan 25 illustrates the additional households within Great Kei Local Municipality. These households are not spatially mapped anywhere on the Great Kei or Amathole District Municipality, GIS system. The purpose behind including this plan is to indicate that settlements do not only exist around the green areas as indicated on plan 25.

The houses could be twofold: either houses located on farms or it could be informal houses located in close proximity of an existing settlement. A Rural Development Plan must be completed as part of the process to rectify the current situation. (Refer to the Case study of Umzimvubu Municipality)



PLAN NO. 25: ADDITIONAL HOUSEHOLDS

J3.7 SPECIAL DEVELOPMENT AREAS

Special Development Areas is geographical areas where focuses are placed in order to develop an area with the intention of developing the local economy. The Spatial Development Areas were adopted from the 2005 SDF as well as ADM SDF 2012.

Plan 26 illustrates the Special Development Areas within Great Kei Local Municipality

NEW PUBLIC FUNDED HOUSING DEVELOPMENT AREAS

Komga (Qumhra/ Siviwe)

Intended to cater for the proposed 650 – 1 000 erf residential township development and related public funded housing development proposed in terms of the Amathole District Municipality's Komga Land Reform Zone Plan.

Chintsa East

Intended to permit the extension of the existing township and the development of public-funded housing to accommodate additional influx into the area and to enable the municipality to control informal settlement development in the area.

RURAL DEVELOPMENT AREAS

Rural settlement development upgrade areas

These are the two existing rural settlement areas of Kwelerha and Mooiplaas (including Tainton settlement).

As previously noted, the Amathole District Municipality is in the process of formalizing settlements in these areas, after which land tenure rights will be upgraded to full freehold tenure.

This process should be supported with LED programmes and the upgrading of infrastructure and facilities in the settlements as well as road access within the areas themselves.

KOMGA LAND REFORM ZONE

As proposed in the Amathole District Municipality Komga Land Reform Zone Plan this zone comprise of privately owned farms that have been identified for purchase to enable the extension of the Komga commonage.

It is proposed within the zone that formalization and densification of "Settlement Zone B" type of settlement be implemented.

Associated with the extension of the commonage, it is vital that an appropriate Commonage Management and Development Plan be drawn up, in terms of the provisions of DLZs Settlement and Land Acquisition Grant. (SLAG)

POTENTIAL PUBLIC FUNDED HOUSING AND RURAL SETTLEMENT EXTENSION (PUBLIC PRIVATE PARTNERSHIP)

Area east of Tainton

This area is identified on the basis of proposal made by private individuals to purchase land for settlement development purposes in this area. Given the need for land for settlement of people working in the area, this proposal is endorsed.

It will require further input from the municipality in regard to indicating the necessary infrastructure and housing development processes. However, given the apparent intentions of landowners in the area, the potential for a fruitful public-private partnership approach to development in this area is noted.

Their locations adjacent to Tainton and close to the Mooiplaas area enhance the identified development potential here.

POTENTIAL PRIVATE MEGA CONSERVANCY

Quko Mega Conservancy

This SDA identified once again on the basis of a potential development, which is being mooted by private individuals. The land concerned extends upward from the Double Mouth Reserve and is bounded to the north and west by Morgan Bay -Kei Mouth access road (MR696/MR695) and to the south-west by the Haga Haga access road. (MR694).

It is envisaged that this land (or at least part of it) could be used for an extended Mega Conservancy allied with appropriate clusters of resorts development as may be permitted in terms of legislative and policy guidelines.

A CSIR series of report on Estuaries of the Cape published in the 1980's provided a Synopsis of Available Information on the Quko River and Estuary near Double Mouth in the Eastern Cape. The report provides a very comprehensive assessment of the Quko river system from biotic to abiotic features. The CSIR report concludes that:

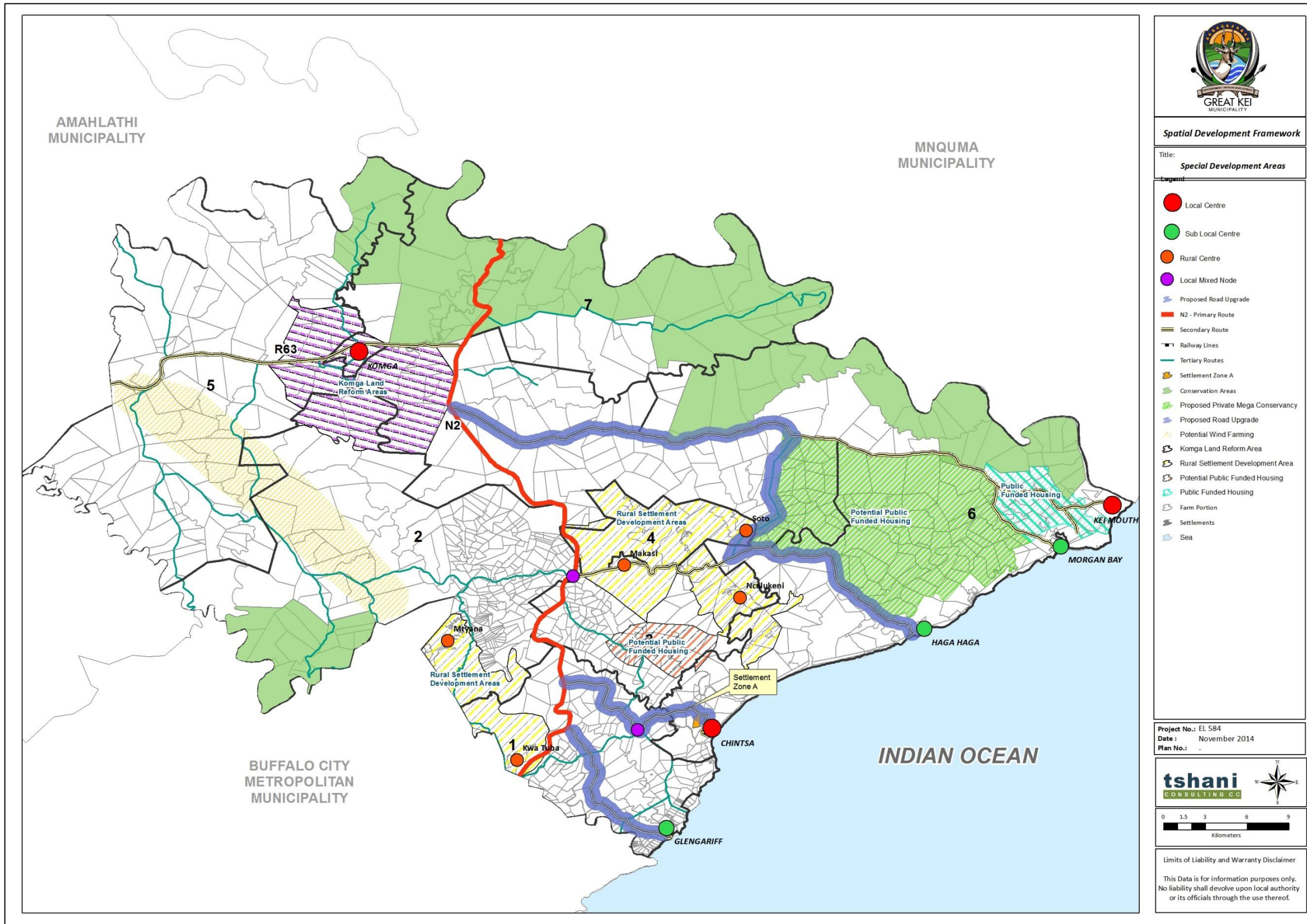
"The Quko Estuary is an excellent example of a relatively undisturbed Eastern Cape system largely as a result of its isolated situation, the conservation status of the mouth and adjacent land, and the lack of development pressure. Aesthetically, it is one of the most strikingly beautiful estuaries within the region with the steep coastal forelands, coastal forests and the variety of other terrestrial habitats around its margins (amongst other attributes) having contributed to this.

However, the report also highlights potential threats particularly of siltation and agricultural pollutants on the natural functioning of the estuary and river system. Pressures noted in the report include:

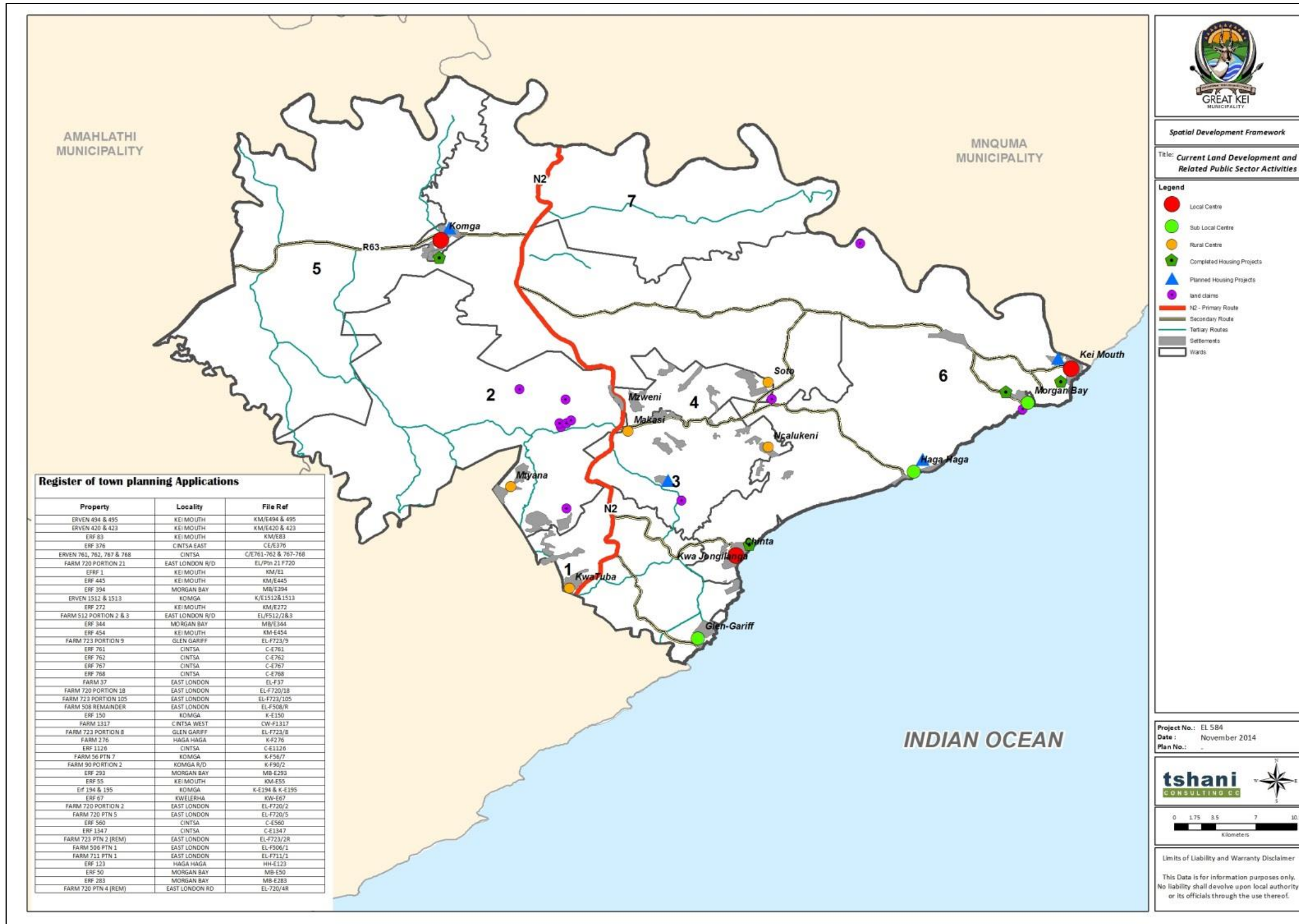
- Inherent erosion potential of catchment soils
- Removal of extensive areas of grassland for cultivation (e.g. pineapples)
- Overgrazing
- Inputs from agricultural chemicals

With respect to catchment management, the report suggests that while it would be unrealistic to attempt to expand the reserve status to the entire catchment, the following two options could be investigated:

That a coordinated effort be undertaken to encourage the property owners in the catchment area to offer voluntarily the affected portions of their farms for classification as a Natural Heritage Area. That the catchment be proclaimed a Schedule 5 National Park in terms of the National Parks Act (1976) (together with parts of the coastline).



PLAN NO. 26: SPECIAL DEVELOPMENT AREAS



Register of town planning Applications

Property	Locality	File Ref
ERVEN 494 & 495	KEI MOUTH	KM/E494 & 495
ERVEN 420 & 423	KEI MOUTH	KM/E420 & 423
ERF 83	KEI MOUTH	KM/E83
ERF 376	CINTSA EAST	CE/E376
ERVEN 761, 762, 767 & 768	CINTSA	C/E761-762 & 767-768
FARM 720 PORTION 21	EAST LONDON R/D	EL/Ptn 21 F720
ERF 1	KEI MOUTH	KM/E1
ERF 445	KEI MOUTH	KM/E445
ERF 394	MORGAN BAY	MB/E394
ERVEN 1512 & 1513	KOMGA	K/E1512&1513
ERF 272	KEI MOUTH	KM/E272
FARM 512 PORTION 2 & 3	EAST LONDON R/D	EL/F512/2&3
ERF 344	MORGAN BAY	MB/E344
ERF 454	KEI MOUTH	KM/E454
FARM 723 PORTION 9	GLEN GARIFF	EL-F723/9
ERF 761	CINTSA	C-E761
ERF 762	CINTSA	C-E762
ERF 767	CINTSA	C-E767
ERF 768	CINTSA	C-E768
FARM 37	EAST LONDON	EL-F37
FARM 720 PORTION 18	EAST LONDON	EL-F720/18
FARM 723 PORTION 105	EAST LONDON	EL-F723/105
FARM 508 REMAINDER	EAST LONDON	EL-F508/R
ERF 150	KOMGA	K-E150
FARM 1317	CINTSA WEST	CW-F1317
FARM 723 PORTION 8	GLEN GARIFF	EL-F723/8
FARM 276	HAGA HAGA	H/E276
ERF 1128	CINTSA	C-E1128
FARM 56 PTN 7	KOMGA	K-F56/7
FARM 90 PORTION 2	KOMGA R/D	K-F90/2
ERF 293	MORGAN BAY	MB-E293
ERF 55	KEI MOUTH	KM-E55
ERF 194 & 195	KOMGA	K-E194 & K-E195
ERF 67	KWELERHA	KW-E67
FARM 720 PORTION 2	EAST LONDON	EL-F720/2
FARM 720 PTN 5	EAST LONDON	EL-F720/5
ERF 560	CINTSA	C-E560
ERF 1347	CINTSA	C-E1347
FARM 723 PTN 2 (REM)	EAST LONDON	EL-F723/2R
FARM 506 PTN 1	EAST LONDON	EL-F506/1
FARM 711 PTN 1	EAST LONDON	EL-F711/1
ERF 123	HAGA HAGA	HH-E123
ERF 50	MORGAN BAY	MB-E50
ERF 283	MORGAN BAY	MB-E283
FARM 720 PTN 4 (REM)	EAST LONDON RD	EL-720/4R



Spatial Development Framework
 Title: Current Land Development and Related Public Sector Activities

- Legend
- Local Centre
 - Sub Local Centre
 - Rural Centre
 - Completed Housing Projects
 - ▲ Planned Housing Projects
 - Land claims
 - N2 - Primary Route
 - Secondary Route
 - Tertiary Route
 - Settlements
 - Wards

Project No.: EL 584
 Date: November 2014
 Plan No.: -



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PLAN NO. 27: DEVELOPMENT APPLICATIONS

J3.8 DEVELOPMENT APPLICATION

Plan 27 above illustrates the distribution of:

- Land use applications submitted and recorded by the municipality from 2005-2014.
- Recorded housing projects funded by the state.
- The locality of land claims recorded by Department of Rural Development and Land Reform.

J3.9 Housing

It is noted that the significant activities in public sector land related projects are

- The Department of Land Affairs funded settlement and survey process underway in Kwelerha and Mooiplaas.
- The proposed development of housing and related land acquisition for commonage at Komga.



Informal settlements near Komga

Informal/rural housing near Kwelera



Rural housing near Mooiplaas

Informal housing near Chintsa

Low income housing projects near Komga

GKLM HOUSING SECTOR PLAN

Komga and the coastal towns of KeiMouth, Morgan’s Bay, Haga Haga, Crossways, Bulugha, Glen Muir and Chintsa East have a need to provide serviced sites and low cost housing for the workers who would like to live in these centres. There is also potential for development of holiday homes and tourism related accommodation. Currently, we’ve applied to our provincial housing department for the following projects: Komga Zone 10 1200 units, Komga phase 2 400 units, Haga Haga 300 units, Cefane 250 units.

Formal Housing

Private developers are involved in the provision of most formal housing within the urban areas; however people in the lower income groups have been marginalized by this as they cannot afford the types of housing presently provided. This has led to a high demand for rented accommodation, overcrowding and increased numbers of backyard shacks. A very high demand for serviced sites and housing thus exists.

- The Provincial Housing Board subsidy projects have the opportunity of making inroads into the affordable and low cost housing need. However, the over allocation of funding together with the slow rate of delivery places a number of new housing projects on the waiting list.

- During the IDP/ Budget Review 2005/ 2006 an allocation of 6000 Units was identified and it was broken down into allocation by Wards that is, 1000 Units per Ward. Due to the problem with the existing housing projects a Directive from the Office of The MEC, Housing, that priority must be given to blocked, stopped, and incomplete projects.
- Developments are that, the Icwili Phase I (255) housing project has been unblocked and therefore 84 houses will be built an additional 19 houses will be completed. With regard to Chintsa East housing project, bulk infrastructure is the problem and the Municipality is advised to talk to ADM for temporary provision of these services whilst waiting for the completion of Bulk Water Scheme project.

The Municipality has forged relations with Afesis Corplan and our Provincial Housing Department. Afesis Corplan promotes a concept known to be LAND first in an attempt to discourage expansion of shacks. The approach emphasizes the notion of being pro-active as government of the people by providing surveyed sites to all home seekers, provide basic servicers and guarantee the occupant to be the owner of that piece

- of land through certificate of ownership. We have identified Kei Mouth –Icwili as a pilot. We have consulted the immediate community and agreed to the program/project. We are now awaiting approval from the office Surveyor General.

The Municipality with the Department of Human Settlement have agreed to work together: The main purpose was for the Department to provide technical support to the municipality by developing business plans for capacity enhancement in performing the housing function including management of housing projects.

TABLE NO. 19: PROPOSED HOUSING DEVELOPMENT		
No	Prroject	Number of Houses
1	Morgan's Bay	200
2	Kei Mouth (Icwili)	250
3	Chintsa East	500
4	Komga Zone 1	1140
5	Komga Phase 1	96
6	Komga Phase 2	400
7	Haga-Haga	300
8	Cefani	250
9	Tainton	250
10	Great Kei Rural Insutu Project (Wards 1,2,3,4,6 and 7)	6000

J3.10 Land

t is envisaged that preliminary and detailed feasibility assessment of both land and infrastructure potential will in future form part of the project readiness assessment (project pipeline) before capital funding is allocated. With further review and refinement of the HSP, information should be acquired to enable yield calculations on strategic land parcels.

Land Availability Summary

The following State Owned properties have been approved for transfer from the Provincial Government to the Great Kei Municipality for Human Settlement Development purposes: Information has been provided by Department of Public Works (Provincial). (Housing Sector Plan, 2011)

579	CINTSA	8.6381
1	TAINTON	95.2863
6 - 11	TAINTON	0.1011 each
13 - 14	TAINTON	0.1011 each
22 - 33	TAINTON	0.1011 each
40 - 74	TAINTON	0.1011 each
79 - 102	TAINTON	0.1011 each
104	TAINTON	0.1011
111 - 130	TAINTON	0.1011 each
143 - 145	TAINTON	0.1011 each
147 - 150	TAINTON	0.1011 each
159	TAINTON	0.1011
160	TAINTON	0.1011

184 - 200	TAINTON	0.1011 each
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Transferred state owned land (Housing Sector Plan, 2011)

The table below illustrate the capital sum for the Infrastructure supply needed for the 6000 Housing units within the different wards.

Item	Description	Unit cost	Quantity	Amount
CLUSTER 1				
1	Topstructures	R 110 947.00	500	R 55 473 500.00
2	2500 litre Water Tanks	R 9 000.00	500	R 4 500 000.00
3	VIP toilets	R 9 000.00	150	R 1 350 000.00
4	Sub-total	R 128 947.00		R 61 323 500.00
5	Professional Fees	R 4 300.00	300	R 1 290 000.00
6	Estimated Budget	R 133 247.00		R 62 613 500.00
CLUSTER 2				
1	Topstructures	R 110 947.00	500	R 55 473 500.00
2	2500 litre Water Tanks	R 9 000.00	500	R 4 500 000.00
3	VIP toilets	R 9 000.00	150	R 1 350 000.00
4	Sub-total	R 128 947.00		R 61 323 500.00
5	Professional Fees	R 4 300.00	300	R 1 290 000.00
6	Estimated Budget	R 133 247.00		R 62 613 500.00
CLUSTER 3				
1	Topstructures	R 110 947.00	500	R 55 473 500.00
2	2500 litre Water Tanks	R 9 000.00	500	R 4 500 000.00
3	VIP toilets	R 9 000.00	150	R 1 350 000.00
4	Sub-total	R 128 947.00		R 61 323 500.00
5	Professional Fees	R 4 300.00	300	R 1 290 000.00
6	Estimated Budget	R 133 247.00		R 62 613 500.00
WARD 7				
1	Topstructures	R 110 947.00	500	R 55 473 500.00
2	2500 litre Water Tanks	R 9 000.00	500	R 4 500 000.00
3	VIP toilets	R 9 000.00	150	R 1 350 000.00
4	Sub-total	R 128 947.00		R 61 323 500.00
5	Professional Fees	R 4 300.00	300	R 1 290 000.00
6	Estimated Budget	R 133 247.00		R 62 613 500.00

J3.11 INFRASTRUCTURE

This section of the report shows the proposals in terms of infrastructure.

WATER

The following schemes listed below supply water to the Great Kei Local Municipality;

- Mooiplaas Regional Water Supply scheme,
- Kwelera Regional Water Supply Scheme,
- Kei mouth / Morgan Bay Regional Water Supply Scheme,
- Komga Local Water Supply Scheme (supplies the main town of Komga).

In addition a number of local water supply schemes service the coastal towns. According to Statistic SA 2011, 42% of households in the Great Kei Local Municipality have a standpipe within 200m of their dwelling (RDP minimum requirement) with 9% of those households having piped water within their dwelling.

WATER PROPOSALS

The Master Plan prepared by Element Consulting identifies a number of alternative regional water supply schemes for the area. It is proposed that:-

- A detailed feasibility study needs to be undertaken to evaluate all the alternatives, in conjunction with the Department of Water Affairs, Amatola Water, and the Amathole District Municipality. An indicative budget cost for this exercise is R5m. An indicative budget capital cost for a regional supply scheme is R500m. Since this is a medium to long term project, the brief for the feasibility study should include a geohydrological study of groundwater potential and a study of the possibilities for stand-alone reverse osmosis plants for each of the coastal resorts, as possible short to medium term solutions for water supply.

SANITATION

There is a lack of proper sanitation facilities in the Great Kei Local Municipality Area, with 58 % of Households having no sanitation facilities at all. This increases the threat of diseases such as cholera.

KOMGA

Komga has insufficient wastewater treatment capacity. There is still a backlog of 5.5% that must be eradicated. As the town has waterborne sanitation, it is likely that the solution for the backlog will be waterborne. The limited water resource and the capacity of the existing oxidation ponds need to be taken into account.

TABLE NO. 20: KOMGA SEWAGE DRAINAGE PROJECTION

Settlement	2011	2016	2021	2026	2031	2036	2041
Komga	170	175	179	184	188	193	193

Siviwe	1299	1332	1365	1400	1435	1471	1509
Komga Total	1469	1507	1544	1584	1623	1664	1707

Current capacity of WWTW is 630Kl per day. Approximately 150 units still not connected to waterborne sanitation. The Master Plan recommends upgrade to 1710Kl per day. Pond-based treatment is regarded as low-tech but is suited to rural areas where large areas of land are available. A pump station will be required; these require regular maintenance and need to be protected from vandals and thieves.

KEI MOUTH & MORGAN BAY

The WWTW shared by Morgan Bay and Kei Mouth is greatly over capacity particularly during peak holiday season as demand increases dramatically. The current treatment capacity of the WWTW is 200Kl/day but the average daily flow is 375Kl/day and peak flow is 1200Kl/day. An upgrade to 1500Kl/day is recommended. The Master Plan suggests that the WWTW be relocated. However alternative solutions need to be investigated. A pump station will be required; these require regular maintenance and need to be protected from vandals and thieves.

HAGA HAGA

Currently septic tanks are being used. This status quo can continue but should be regulated in order to minimize possible environmental damage.

CHINTSA

The Chintsa East WWTW is greatly over capacity particularly during peak holiday season when demand increases dramatically. The current treatment capacity of the WWTW is 80Kl/day but the average daily flow is 300Kl/day and peak flow is 900Kl/day. An upgrade to 1000Kl/day is recommended. A pump station will be required; these require regular maintenance and need to be protected from vandals and thieves.

Chintsa West currently has no WWTW and makes use of septic tanks. It is recommended that a 2000Kl/day WWTW be constructed. Pond-based treatment is recommended. This is regarded as low-tech but requires a low level of skill to operate and maintain.

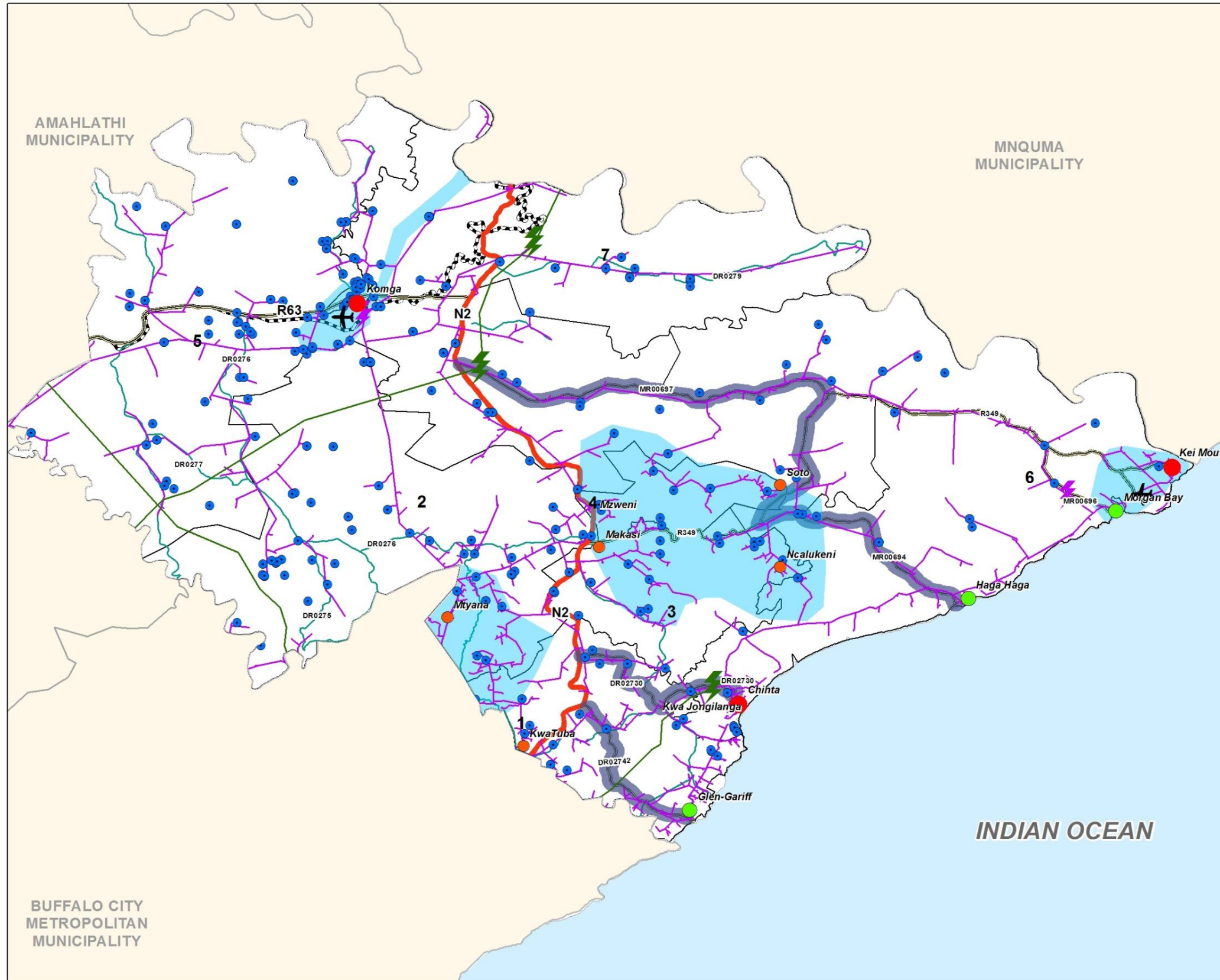
RURAL VILLAGES

Currently most villages within the Great Kei Local Municipality suffer from a lack of adequate sanitation. Approximately 10% of the villages in Mooiplaas and 15% of the villages in Kwelera currently have access to the minimum standard requirement. Due to the rural nature of the villages VIP toilets will be the default level of service. It is estimated that approximately 4 600 units will be required.

ROAD PROJECT PROPOSAL

- MR 00697 from the N2 to the R349: 23,3km: Upgrade to Class 2 – 3. Indicative cost R99m
- MR 00694 from R349 to Haga Haga: 14,7km: Upgrade to Class 3. Indicative cost R52m
- DR 02730 Section 1: From N2 to Chintsa East: 7,5km Upgrade to Class 2. Indicative cost R38m. This is a provincial road that has already been designed

- DR 02730 Section 2: Shafli road from Chintsa East turnoff, to Kwelera River: 11,7km: Upgrade to Class 1. Indicative cost R88m. This is a provincial road that has already been designed
- DR02742: From N2 to Shafli road: 7,5km: Indicative cost R32m. We have included this one because this road is shown on your node plan as a major access route – we cannot confirm this
- We suggest that R2m be allowed for a transportation study of the GKM area



GREAT KEI MUNICIPALITY

Spatial Development Framework

Title: **INFRASTRUCTURE FRAMEWORK**

Legend

- Local Centre
- Sub Local Centre
- Rural Centre
- Airfields
- Boreholes
- Eskom HV 5-Stn
- Eskom MV 5-Stn
- Eskom HV Line
- Eskom MV Line
- Existing Water Schemes
- Proposed Road Upgrade
- N2 - Primary Route
- Secondary Route
- Tertiary Routes
- Railway Lines

Project No.: EL 584
 Date: November 2014
 Plan No.: -

tshani
 CONSULTING CC

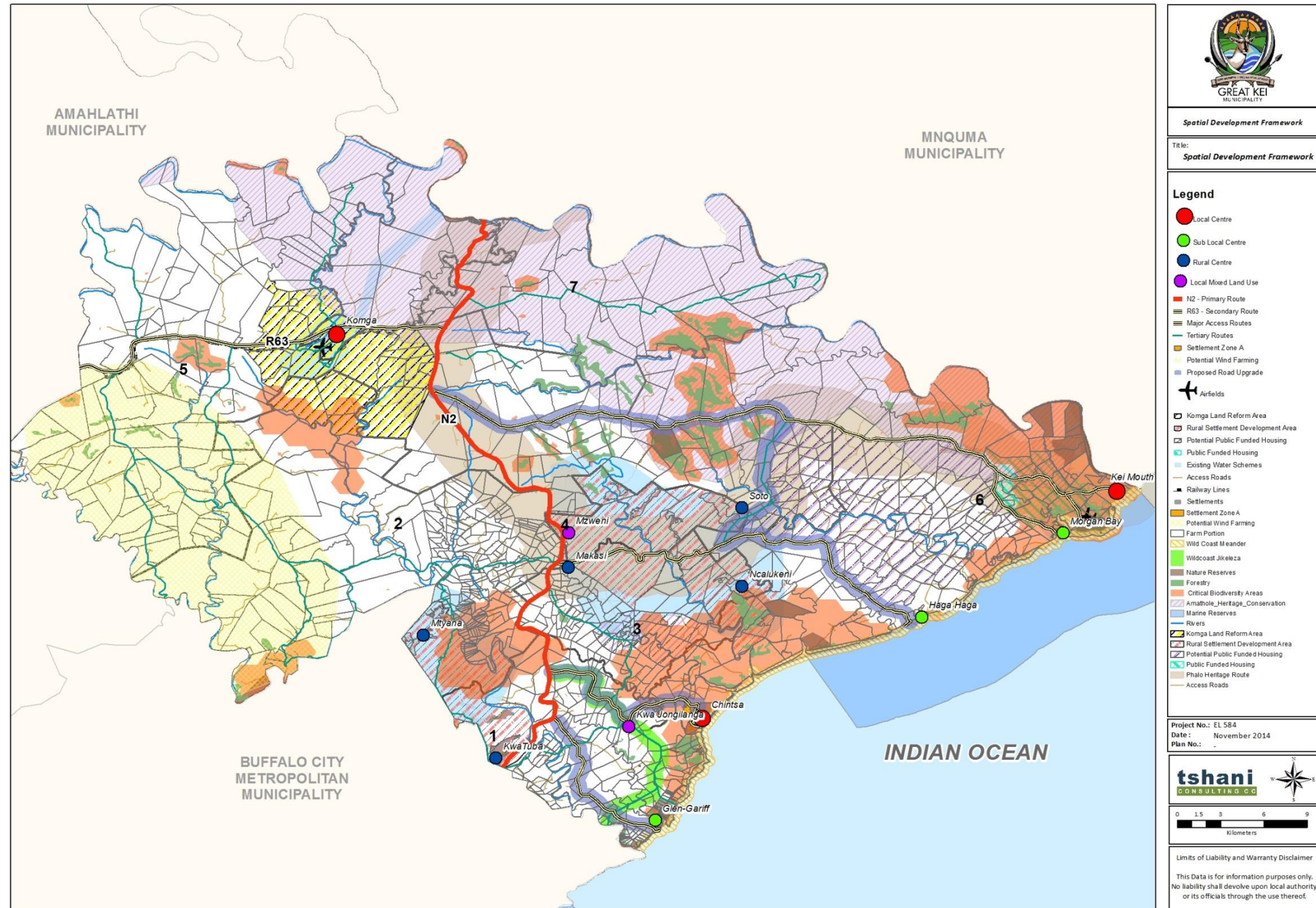
0 1.5 3 6 9
 Kilometers

Limits of Liability and Warranty Disclaimer
 This Data is for information purposes only. No liability shall devolve upon local authority or its officials through the use thereof.

PLAN NO. 28: INFRASTRUCTURE PLAN

SECTION K: OVERALL SPATIAL DEVELOPMENT PLAN

The following plan illustrate the overall Spatial Development Framework for Great Kei Local Municipality.



PLAN NO. 29: GREAT KEI MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK PLAN

SECTION L: LAND USE MANAGEMENT GUIDELINES

Land Use Management comprises a Spatial Development Framework; Plans and Reports; Land Use and Development Policies and Strategies; Land Use Management Guidelines and the regulation of land use involving Zoning Schemes and Building Regulations.

L1. PURPOSE OF A LAND USE MANAGEMENT SYSTEM

Great Kei Local Municipality is relatively unspoiled and has valuable environment assets that undoubtedly can contribute to local economic development poverty alleviation and social upliftment in the area. These environment assets have significant potential to promote especially tourism.

The purpose of creating a Land Use Management System is to promote coordinated and environmentally sustainable development. This is important in order to achieve the following:

TABLE NO. 21: PURPOSE OF A LAND USE MANAGEMENT SCHEME	
AMENITY	A pleasant living environment is established by residential areas that look good, where people feel safe, and which are close to facilities.
CONSERVATION	Certain buildings, places or areas need to be conserved for future generations.
CONVENIENCE	People need to located in neighborhoods be conveniently relation to employment opportunities and to community and other facilities.
EFFICIENCY AND ECONOMY	Maximum use of scarce resources.
GENERAL WELFARE	By creating a healthy and safe environment, and by ensuring that adequate provision has been made for all necessary services and facilities, the whole community is benefited.
HEALTHY LIVING ENVIRONMENT	Land uses such as open spaces and community facilities are required to create healthy communities, whereas the land uses causing nuisance or pollution need to be carefully monitored.

ORDER	Land uses that are not compatible need to be separated. People need to be certain when they buy or rent property, that their amenity and property values will be protected.
ACCESS OF LAND	Provision of land and services to enable mixed use precincts to ensure access for marginalised communities and support for livelihood initiatives to fight poverty.
SAFETY	Land uses harmful to health need to be placed in areas where it can be controlled. Adequate space between neighboring properties provide for storm-water and fire control.

According to the White Paper on Spatial Planning and Land Use Management (2001), the need for controlled development is motivated by a number of concerns, namely:

ENVIRONMENTAL CONCERNS: uncontrolled development of land can have adverse effects on natural habitats, cultural landscapes and air and water quality.

HEALTH AND SAFETY CONCERNS: uncontrolled development can lead to overcrowding and unsafe building construction. Certain land uses can also be detrimental to the health and safety of neighbors.

SOCIAL CONTROL: the control of land uses and building types has long been a means of exerting social control, particularly through the exclusion of certain types of person, household or economic activity from certain areas through the application of particular development controls limiting, for instance, plot sizes, plot coverage and home industries.

EFFICIENCY OF INFRASTRUCTURE PROVISION AND TRAFFIC MANAGEMENT: increasingly it has become clear that the where the granting of development permissions is not coupled with the provision of adequate infrastructure and traffic management the consequences can be severe. Similarly, where infrastructure is provided, generally at high financial cost, without taking into account likely and relevant land – use and settlement patterns the opportunity costs to society are very high.

DETERMINATION OF PROPERTY VALUES FOR PURPOSES OF RATING: the market value of land is the basis on which property valuation is determined and the extent and nature of the development permitted on the land is a key factor in that determination.

AESTHETIC CONCERNS: the control of land development enables government to prescribe certain design parameters for buildings

L2. LAND USE MANAGEMENT AND THE MUNICIPALITY

With due regard to the above, the setting of Land Use Management Guidelines in a Spatial Development Framework poses some complex challenges, given the fact that the Municipality is not the primary Land Use Regulator that reviews land development applications.

The function of Land Use Regulator falls within the broadly applicable term “Municipal Planning” and is the responsibility of a local municipality, unless this function has expressly been assigned to the Municipality.

The following key elements give effect to a more holistic approach to land use management:

- ▶ To ensure a more sustainable approach to urban and rural development, a prototypical framework for categorizing settlement models or types; and associating these with typical Levels of Service (LOS) provision is proposed.
- ▶ Broad generic land use objectives are proposed based on the guidelines suggested by the Eastern Cape Biodiversity Conservation Plan.

Land Use Regulations

Land development management comprises Zoning Schemes and Building Regulations, which regulate legal rights to land use and building design. This management activity includes the following:

REZONING: to change the use permitted on the property by changing the zone of the property. It is a permanent change in land use.

SUBDIVISION: to subdivide a piece of land into two or many smaller units.

CONSOLIDATION: when two or more properties are joined together to form a single erf.

DEPARTURES: to change land use restrictions in a Zoning Scheme.

CONSENT USE: obtaining permission from council to use a property for alternative use for a stipulated period of time, that is, other than the permitted use.

Typical Models of Settlement

The intention of defining the different settlement models would be the establishment of a range of options that the Municipality and the local authorities could endorse and make available to prospective beneficiaries of a land reform process. It is acknowledged at the outset that the range of settlement models is more easily contemplated in a ‘greenfields’ situation, such as in those districts where freehold tenure/commercial farming are the norm.

However, the models are not only for new development, but can be used to broadly identify and categorize existing settlements in order to shape planning and support interventions in these areas. The following are the suggested range of generic settlement models proposed:

TABLE NO. 22: TYPICAL MODELS OF SETTLEMENTS (MODEL 1)		
MODEL 1: URBAN SETTLEMENT		
DEVELOPMENT PARAMETERS	SPATIAL APPLICATION	LIVELIHOODS BASE
<ul style="list-style-type: none"> ▶ Small erf sizes (300m² or less, depending on nature of development and setting). ▶ A dwelling in terms of Provincial housing parameters. ▶ Township layout. ▶ Highest feasible Level of Service (LOS – linked to affordability (means) of client community). This should be RDP or higher. ▶ Freehold title, rent-to-buy or leasehold on individual household basis. ▶ Provision of neighbourhood level services and facilities within the community. 	<ul style="list-style-type: none"> ▶ Located in defined settlement zones or within the fabric of existing urban development (in-fill). ▶ Good access to high order goods, services and facilities (e.g. hospitals, commercial districts etc.). ▶ Located for integration with main commuter transport networks and tar road access. ▶ Located for integration with existing water and sanitation networks servicing the urban setting. 	<ul style="list-style-type: none"> ▶ Urban economic opportunities for employment in the formal and informal sector. ▶ Income generation in the informal sector through use of own skills. ▶ May have access to municipal commonage (if available). ▶ Livelihood support through small business development or other municipal LED programmes (such a job creation programmes).

TABLE NO. 23: TYPICAL MODELS OF SETTLEMENTS (MODEL 2)		
MODEL 2: LOW DENSITY PERI-URBAN/RURAL VILLAGE SETTLEMENT		
DEVELOPMENT PARAMETERS	SPATIAL APPLICATION	LIVELIHOODS BASE
<ul style="list-style-type: none"> ▶ Erf sizes: sizes of existing residential sites in settlements are accepted. ▶ New residential sites to have site sizes in the range of 500–1000m², depending on local conditions and provisions of local planning processes (e.g. SDFs). 	<ul style="list-style-type: none"> ▶ New developments located in defined Settlement Zones. ▶ Existing settlements that get zoned by the LR&SP to be developed within parameters as set out within this table (allowing some flexibility based on local realities and development priorities). 	<ul style="list-style-type: none"> ▶ A defined objective of providing a household subsistence level based on at least the economically defined ‘minimum household subsistence level’. ▶ The intention would be to support multiple livelihood options. This would include

TABLE NO. 23: TYPICAL MODELS OF SETTLEMENTS (MODEL 2)

MODEL 2: LOW DENSITY PERI-URBAN/RURAL VILLAGE SETTLEMENT

DEVELOPMENT PARAMETERS	SPATIAL APPLICATION	LIVELIHOODS BASE
<ul style="list-style-type: none"> ▶ In new settlements top structure support to be provided, but can be provided in follow up phase development. ▶ In existing settlements top structure support is optional, depending on financial availability and development priorities. ▶ Settlement design options should be available for selection by community. In appropriate circumstances, can combine household/residential sites with arable allotments (i.e. larger site sizes). Township layout is one alternative. ▶ LOS likely to be lower than full urban LOS, depending on proximity to existing networks. Will also be impacted on by how community prioritises subsidy expenditure. ▶ Tenure/titling options can be individual or group options (e.g. CPA or further options to be provided by CLARA). ▶ Provision of neighbourhood level services and facilities within the community. ▶ This model is seen to offer the potential to density and develop into the urban model 	<ul style="list-style-type: none"> ▶ Settlement zones should not be 'standalone' but integrate with existing settlement patterns, but should also deliberately shape the growth of existing urban patterns. ▶ Daily/weekly commuting for work & to existing service/facility nodes. ▶ Location of settlement and suitability of type of settlement to be related to existing infrastructure networks – i.e. base on principle of "Maximise Existing Opportunities/Build on Strengths". ▶ Access to urban centre for access to goods and services should be good but is likely to mean travel from the urban periphery. ▶ Should have good taxi route access, but could be gravel road access. ▶ New settlement zones should avoid impacts on high potential agricultural land as far as is possible within each municipal area, taking account other spatial factors. ▶ Settlement location within the zone should not be adjacent to key agricultural enterprises (as assessed within the local context) – i.e. must be compatible with surrounding 	<p>families potentially having employment in nearby farms or in close by urban employment, by participating in LED projects/enterprises on the commonage, and through access to land for small scale gardening, and access to the commonage for grazing.</p> <ul style="list-style-type: none"> ▶ Specifically this model will allow space for on-site gardens and access to grazing & arable lands (where possible) on commonage. ▶ Commonage planning needs to take account of LED opportunity development. Commonage ideally to be state/LA-owned and managed by a commonage management committee under municipality guidance. ▶ But access to commonage capped according to defined parameters. (i.e. the objective of minimum household subsistence levels taking account the communities economic position – this practically means that communities with better alternative economic opportunities may have less commonage while more destitute communities may have more commonage).

TABLE NO. 23: TYPICAL MODELS OF SETTLEMENTS (MODEL 2)

MODEL 2: LOW DENSITY PERI-URBAN/RURAL VILLAGE SETTLEMENT

DEVELOPMENT PARAMETERS	SPATIAL APPLICATION	LIVELIHOODS BASE
<p>over time, should communities so desire. If densification occurs it must be done within parameters of improvements in LOS and access, as well as a sustainable livelihood base.</p>	<p>land uses.</p>	

Notes on the Livelihood and Administration Frameworks for Model 2:

- ▶ Besides meeting peoples shelter needs, the justification of a Model 2 Settlement (as opposed to Model 1 or Urban Township type of settlement) is to provide subsistence livelihood opportunities through land utilization. The framework to guide such land acquisition, use planning; and development is the objective that every household within the settlement (on average) should have sufficient livelihood resources to meet the 'minimum household subsistence level. This implies a careful evaluation of the beneficiaries' household existing livelihood activities, an average quantification of this, and the quantification of the 'livelihood development needs' that should be provided for by land or other resources obtained through the development of the model 2 projects.
- ▶ **A DEVELOPED COMMONAGE:** Commonage is seen to be an integral part of the makeup of the settlement. The commonage needs to be developed to serve a multi-faceted approach to livelihoods, not just a simplistic approach. In other words, commonages cannot be seen simply as pieces of land on which stock will be grazed. Commonages need to be assessed for their potential to serve the following functions;
 - Cultural and social needs
 - Recreational needs
 - Stock grazing needs
 - Aspirant farmer needs (for example the provision of rental access to small arable plots with irrigation infrastructure)
 - Small business needs
 - Space for community facilities
- ▶ The issue of commonage ownership and management is clearly a critical one.

Model 2 is premised on the idea that beneficiaries would obtain secure tenure (usually freehold title) to their residential site, while the commonage would be owned either by the Local Municipality or possibly, by a legal entity established by the beneficiary community.

In each case, issues regarding the need for proper commonage management are raised, implying a need for the creation of a commonage management unit or line function in the responsible (overseeing) authority to ensure good practice on commonages. This could be ensured either through direct control (i.e. setting conditions of use in cases where the authority owns the commonage) or through some form of zoning/resource management provision (where communities own the commonage).

TABLE NO. 24: TYPICAL MODELS OF SETTLEMENT (MODEL 3)

MODEL 3: PRODUCTIVE FARMING (SMALL/MEDIUM/LARGE)

DEVELOPMENT PARAMETERS	SPATIAL APPLICATION	LIVELIHOODS BASE
<ul style="list-style-type: none"> ▶ In line with new DLA Policy Framework – must meet the criteria for LRAD support. ▶ Dwelling will usually be existing farm buildings, but any further development comes from LRAD grant or own contribution. ▶ Employment needs of a farming enterprise determine scale of permitted settlement on-site. ▶ Infrastructure is owner's responsibility within property boundaries. ▶ Layout is based on farming operations. ▶ Individual or group ownership (Freehold/CPA or other). ▶ No provision of community services other than that usually provided in commercial farming areas (e.g. farm school service local district). 	<ul style="list-style-type: none"> ▶ Can be located on any piece of land within the district. Not restricted to a zone. ▶ Can be located within a larger zone where special planning provision has been made for the reservation of land parcel for productive agricultural use. ▶ Land to have established agricultural potential. ▶ Within communal areas will be on commonage or on PTO/Quitrent held land by agreement of land rights holders. ▶ Land should be able to provide water needs for households. No municipal provision. 	<ul style="list-style-type: none"> ▶ Predominantly agricultural production, but households may also utilize other economic related skills or opportunities to enhance agricultural income. ▶ Business Plan for farming to set out livelihoods base for beneficiaries. ▶ The emphasis is on productive use of the land not subsistence, so beneficiaries must demonstrate an interest and skills in farming for profit/surplus.

TABLE NO. 25: COMPARATIVE DEVELOPMENT PARAMETERS

BROAD DEVELOPMENT PARAMETER	MODEL 1	MODEL 2	MODEL 3
PRIMARY SOURCE OF DEVELOPMENT FUNDING	<ul style="list-style-type: none"> ▶ Provincial Housing Development Board ▶ Consolidated Municipal Infrastructure Programme 	<ul style="list-style-type: none"> ▶ DLA Settlement and Commonage Grants ▶ Provincial Housing Development Board ▶ Consolidated Municipal Infrastructure Programme 	<ul style="list-style-type: none"> ▶ LRAD Subsidy ▶ Beneficiary contribution ▶ Institutions (Land Bank etc.)
LOCATION	<ul style="list-style-type: none"> ▶ Urban infill/ Settlement zones 	<ul style="list-style-type: none"> ▶ In Settlement Zones 	<ul style="list-style-type: none"> ▶ Outside defined zones ▶ Within a zone where specific provision has been made for restriction of land use for production
RESPONSIBILITY FOR SERVICING	<ul style="list-style-type: none"> ▶ Local Authority 	<ul style="list-style-type: none"> ▶ Local Authority with DM support 	<ul style="list-style-type: none"> ▶ Private
DOMINANT LAND USE	<ul style="list-style-type: none"> ▶ Housing 	<ul style="list-style-type: none"> ▶ Mixed 	<ul style="list-style-type: none"> ▶ Farming enterprise
LIVELIHOODS BASE	<ul style="list-style-type: none"> ▶ Primarily the urban economy 	<ul style="list-style-type: none"> ▶ Mixed (urban and land-subsistence) 	<ul style="list-style-type: none"> ▶ Primarily agriculture
INVESTMENT PRIORITY	<ul style="list-style-type: none"> ▶ High order infrastructure ▶ Housing ▶ Community facilities 	<ul style="list-style-type: none"> ▶ Land ▶ RDP infrastructure ▶ Livelihood opportunities 	<ul style="list-style-type: none"> ▶ Land ▶ Agriculture infrastructure

The comparative development parameters between the above outlined models are indicated in the table below:

L3. ENVIRONMENTAL GUIDELINES FOR SPATIAL PLANNING & DEVELOPMENT IN GKM WITH PARTICULAR EMPHASIS ON THE COASTAL ZONE

Objectives of the environmental guidelines for spatial planning and development

The overall objective of these guidelines is to promote sustainable spatial development within the GKLM area with particular emphasis on coastal areas. The following strategic environmental objectives have been identified for spatial planning and development within GKLM:

1. Provide environmental guidelines for various development zones in GKLM and the coastal in line with environmental legislation and policy objectives.
2. Provide guidelines for environmentally appropriate types of development, particularly along the coastline.
3. Discourage environmentally inappropriate development & fragmentation of ecosystems within GKM and particularly along the coastline.
4. Establish environmentally appropriate planning approval guidelines for development proposals within GKLM and along the coastal zone.
5. Develop environmental guidelines for municipal infrastructure development

Current institutional and legal framework

Any Spatial Planning and Development in GKLM requires a review of all relevant environmental legislation, policies and guidelines that could apply to GKLM. A detailed assessment of the regulatory regime relevant to environmental management and obligations is provided.

Definition of the GKLM coastal zone

It should be highlighted that specific legislation, policy and regulations are relevant to coastal development, such as:

- Coastal Zone Management Bill
- White Paper for Sustainable Coastal Development
- Eastern Cape Coastal Management Programme
- Sea-Shore Act (21 of 1935),
- Marine Living Resources Act (18 of 1998)

Since it is particularly the coastal areas that are under pressure for development in GKLM, it is therefore important to define the GKLM coastal zone:

The **coastal zone** in GKLM is considered to extend from the edge of the territorial waters (12 nautical miles) on the seaward side, including the seashore (coastal public property), stretching between the high and low water spring tide marks, and extending inland for **1km from the inland boundary of the coastal public property** in areas not zoned as residential, commercial, industrial or multiple-use or within **100m of the high water mark** within these zoned areas.

The coastal zone includes **estuaries** which are defined as that part of a river near the mouth which is influenced by tides and in which marine and mixing of marine and freshwaters occur, extending up to the uppermost region of the system which is influenced by the tidal cycle, and includes the terrestrial/riparian area of the estuary up to the **10m contour** for wide valleys or the crest of the ridge in deeply incised river valleys. It should be noted that this definition defines the “core coastal area” in which activities and actions will have a direct impact on the coastline and the coastal zone. This is relevant as it is in this zone that coast-dependant activities should receive priority from a planning perspective.

In several instances activities occurring several kilometres inland may have an influence on the coastal environment and it is therefore important to realize that the boundaries defined above are theoretical in nature and where deemed inappropriate for certain issues they should be adapted as required, to ensure the appropriate management interventions are implemented. This is often required when secondary and/or cumulative effects require management intervention. For example, closing of estuary mouths as a result of siltation of rivers due to vegetation clearing much higher up within a catchment.

Environmental criteria and concepts to guide spatial planning and development in GKM

Categories of zonation

The GKLM and coastline currently has several nodal developments interspersed by natural and protected areas, and agricultural lands. In order to ensure the future protection of biodiversity and coastal resources, as well as the tourism and economic benefits derived from and dependent on these coastal resources, it is proposed that development in GKLM and along the coastal zone, be zoned into three macro-zones:

- Urban or Development Nodes (GO-BUT)
- No Development areas (NO-BUT)
- Limited Development areas (NO-BUT)

Definitions and ecological systems falling within these three zones are provided in table 6 below.

TABLE NO. 26: MACRO-ZONING CATEGORIES FOR THE GKLM COASTAL ZONE			
No Development Areas	Limited Development Areas	Development Nodes	
<ul style="list-style-type: none"> • Proclaimed nature reserves • STEP Protected, Process and Critically Endangered areas • Rivers, estuaries and undisturbed riparian zones of rivers • Diverse coastal grasslands and 	<ul style="list-style-type: none"> • All land (including that within the coastal zone) not classified as a <ul style="list-style-type: none"> - No Development Area - Development node (Urban Edge) • Existing areas of degraded/modified agricultural land. • Areas where development could ensure future environmental benefits. 	<ul style="list-style-type: none"> • Existing urban areas within the urban edge. • Identified coastal and tourism nodes. 	

coastal thicket vegetation types • Dynamic coastal areas including primary and mobile dunes and areas within 50m of the high water mark, including coastal cliffs.		
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Development Nodes

Urban or nodal development (within the urban edge) areas within the GKLM and the coastal zone range from the larger towns of Komga, Kei Mouth and Chintsa to the smaller development areas such as Morgan Bay, Glen Gariff and Haga Haga. The current land zoning of these areas varies considerably from commercial and residential to resort type developments.

The following areas are recommended for future nodal development in GKLM and the coastline.

Local Centres

- Komga
- Chintsa west and East
- Kei Mouth

Sub Local Centre

- Morgan Bay
- Glen Gariff
- Haga Haga

While environmental legislation and principles are still relevant within nodal areas, consolidated development and densification should be promoted within the urban edge (as opposed to promoting ribbon development and urban sprawl) and the provision of bulk infrastructure and services should be focussed in these areas.

More detailed environmental related guidelines for development within the urban edge are provided below:

General environment guidelines for development nodes

The following environmental guidelines should be used to guide development within development nodes (but there **must** be compelling reasons why the guidelines should be deviated from and not apply):

- No new housing developments should be permitted on slopes greater than 1:5 (unless there are compelling reasons otherwise)

- No development should occur within the **buffer zone along estuaries**, defined as the following:
 - Within the 1:100 year flood line or within 100m of the high water level, whichever is highest.
 - Within 50m of river/estuary bank; with 100m being the preferred distance.
- No fences or walls should be constructed across or within the **estuary buffer zone**.
- No artificial landscaping should be permitted within the 1:20 year flood line or within 30m of water courses; including reclamation of land from rivers/estuaries; and bank stabilization unless evidence of significant erosion is available.
- No development along the coastline should be permitted within:
 - 50m of coastal cliffs.
 - 50m of the high water mark with the preferred distance being 100m.
 - Within dynamic coastal areas such as mobile dune systems.
- No development should be permitted within virgin coastal thicket, coastal grassland or potential areas of conservation significance within the urban edge or development node.
- No development should be permitted on land zoned as Municipal or Public Open Space (POS) Systems.
- No development should be permitted in STEP critically endangered and process areas, without an Environmental Impact Assessment.
- No development should be permitted to disturb declared (or potential) cultural/heritage areas within development nodes.
- No development should be permitted within development nodes if water is required to be abstracted from pristine or near pristine surface waters or stressed surface and groundwater sources.
- No development should be permitted to affect traditional access to resources or public access to the coast.
- No development should be permitted to be visually obtrusive or break the primary skyline unduly (see aesthetic building guidelines below).
- Aesthetically appropriate development should be promoted within the coastal zone.
- Appropriate provision should be made for storm-water management.

Bulk Infrastructure

- Densification within the urban edge should be promoted provided that the required water services for the development are in line with the municipality's Water Sector Plan (WSP) which includes both water and sanitation services.
- In the event that the water service requirements for the development are likely to stress the municipal water supply, densification should only be encouraged within nodes provided:
 - *Plans exist and funding is available to upgrade the water services infrastructure in the near future*

- *Abstraction of water from natural sources (surface and ground) will not occur from stressed or pristine or near pristine (surface) sources*
- New development located in close proximity to existing service infrastructure should be promoted to facilitate service provision, while areas within nodes situated further away from points of service delivery should only be developed once the infrastructure plans have been completed. In other words the principle of densification within nodes must be adhered to (inside-outward).
- The provision of roads and infrastructure servitudes within environmentally sensitive and coastal zone must take into consideration the environmental and aesthetic guidelines (particularly visual guidelines).

L4. AESTHETIC & BUILDING GUIDELINES

All building plans for construction within the Urban Edge submitted to the GKLM should comply with the following guidelines. Plans which do not comply with these guidelines **must** require written motivation and may be subject to additional environmental requirements (e.g. visual assessment) and/or review/evaluation by relevant GKM (environmental) departments.

Generally development within the Urban Edge areas should be designed in such a way as to respond to the scale and form of development appropriate with the type of urban area i.e. Local and Sub Local Centres, commercial etc. The following guidelines apply to all development nodes, and are followed by specific guidelines for primary, secondary and tourism nodes:

L5. ALL DEVELOPMENT WITHIN THE URBAN EDGE

- Densities should be as determined appropriate based on a site assessment and in line with prevailing densities in surrounding areas, subject to motivation and availability of services.
- All development within the urban edge **must** avoid degradation of sensitive environments and conservation-worthy areas.
- All developments within the coastal zone **must** be consistent with the principles in the White Paper for Sustainable Coastal Development.
- No development should occur within 100m of the high water mark or public (coastal) land (e.g. State Forests, etc.)
- Although certain types of development may be dependent on a coastal/estuarine location, those that are not should be set back to minimize risks from sea level rise and coastal erosion, as well as protect the visual quality of the landscape from hard architectural settings.
- Only public facilities/amenities should be permitted within publicly owned sensitive environments and along the shoreline, subject to specialist evaluation and authorization from the relevant departments.
- Structures should not restrict or disrupt public access to publicly owned land on the coastline.
- Public facilities and access should be provided for disabled persons where feasible.

- Development within the Urban Edge should provide planned and controlled public access to public land and to the coastline in appropriate locations with the appropriate amenities.
- Public car parks should not be situated in environmentally sensitive areas and within dynamic coastal areas and should be set back from the coastline.
- Public access points and facilities should be designed and located in such a way as to direct people away from sensitive environmental areas and coastal areas to facilitate management of environmental and coastal resources.
- Development should not be allowed to block the views of the coastline from key public viewing points.

L6. PRIMARY & SECONDARY DEVELOPMENT NODES

- a) Larger types of housing developments permitted
- b) Height restrictions should generally be in line with applicable zoning.
- c) Buildings to have a maximum coverage of 50% of stand size.
- d) Within the **coastal zone**:
 - o **Architectural style** should:
 - Be in harmony with the coastal setting and design to minimise visual intrusion and disruption to the natural and/or semi-built setting.
 - Structures should use natural colours.
 - Walls and roofs should be green, brown, grey or other colour that blends in with the natural setting.
 - Design should compliment the landscape character rather than compete against it
 - o Visual obtrusion of infrastructure (e.g. bulk water supply reservoirs) should be minimized by appropriate design and where possible should be sited underground (e.g. power lines).
 - o Designs should maintain a vegetation zone between the environmentally sensitive areas and the coastline, where the vegetation should act as a buffer from winds and salt spray while assisting with visual screening.

L7. TOURISM DEVELOPMENT WITHIN NODES

Within environmentally sensitive and coastal areas within development nodes:

- Single storey accommodation units are preferred.
- Double storey tourism facilities (e.g. hotels, restaurants, etc.) may be constructed provided they are carefully sited and are not visually obtrusive
- Development units should be clustered with minimal disturbance to vegetation through careful layout planning
- Footprints should be minimized as far as possible
- All buildings to blend in with the surrounding environment as far as possible with minimal removal/disturbance of vegetation for construction
- Visual obtrusion of infrastructure (electricity and telephone lines) should be minimized by appropriate siting and design and where possible should be placed underground.

- Plans and layouts to be accompanied by an architect report on inter-alia, design specifications. Colour and form, height etc., as well as a site-specific environmental report which demonstrates how environmental considerations will/have been incorporated into the layout and design of the units and facilities.
- Depending on the sensitivity of the site, an environmental management plan may be required by GKLM.

L8. LIMITED DEVELOPMENT AREAS

Areas **not** falling within No Development Areas or the Urban Edge (development nodes) (including within the coastal zone) and are generally considered to be of moderate ecological sensitivity, are considered to be Limited Development Areas (LDA).

One of the primary focuses of recent national and provincial environmental legislation and policy is to limit ribbon development. Along the coastline, this includes development immediate to the coastline and directly behind the coastal state forest network. The objective is to promote new development and consolidate existing development within the existing urban nodes.

Although LDAs may be degraded or transformed agricultural lands in which little natural vegetation remains, future development within these areas should demonstrate **strong linkages** with:

- Socio-economic upliftment and skills development
- Net environmental gains

General environmental guidelines for LDAs

The following environmental guidelines should be followed with respect to LDAs:

Subtropical Thicket Ecosystem Plan (STEP)

Large areas of GKM and coastal areas are classified in terms of STEP as Conservation Network Areas, and as such the general land-use recommendations of STEP should be applied as described below.

All applications for development (including subdivisions) within the STEP Network areas and outside of the Urban Edge should require a full EIA as contemplated in NEMA/ECA (although this requirement is ultimately subject to the consideration of DEAET following the submission of a Scoping Report).

In general, the applicable **Land Use Management**, **Spatial Planning** and **Opportunities** recommended by the STEP guidelines should be followed.

As an example, the following Spatial Planning guidelines are provided by STEP for Conservation Network areas:

- Only minimal loss of natural areas and minimal impacts should be allowed on condition that there are **net overall gains** for the environment (i.e. restoration of land or proclamation as reserve)
- Development applications should be evaluated relative to the proposed sites current condition and impacts
- Should the site be severely degraded/impacted then the developer should be responsible for restoration of the area to remain undeveloped and this should be proclaimed as nature reserve

- If the site is relatively undisturbed then an Environmental Impact Assessment should be requested
- The vegetation conservation priority classification outlined in STEP for the different vegetation types should be used when making an assessment.

L9. LEGISLATION AND POLICY

All applicable legislation and policy should be considered. For example, the National Environmental Management Act (NEMA) sets out the principles for environmental management and decision making as well as making provision for the promulgation of EIA regulations. Any application must therefore comply with the NEMA principles as all organs of state must take these principles into account when making decisions that could affect the environment.

The GKM must therefore take cognizance of these principles when making land use or environmental decisions. The following principles are of particular relevance:

- Environmental management must place **people and their needs at the forefront** of its concern, and serve their physical, psychological, developmental, cultural and social interests equitably
- Development must be **socially, environmentally and economically sustainable**.
- Environmental management must be integrated, acknowledging that all elements of the environment are linked and interrelated, and it must take into account the effects of decisions on all aspects of the environment and all people in the environment by pursuing the selection of the **best practicable environmental option**.
- Equitable access to environmental resources**, benefits and services to meet basic human needs and ensure human well-being must be pursued and special measures may be taken to ensure access thereto by categories of persons disadvantaged by unfair discrimination.
- The social, economic and environmental impacts of activities, including disadvantages and benefits must be considered, assessed and evaluated, and decisions must be appropriate in the light of such consideration and assessment.
- The environment is held in public trust for the people, the beneficial use of environmental resources must serve the public interest and the environment must be protected as the people's common heritage.
- Sensitive, vulnerable, highly dynamic or stressed ecosystems, such as coastal shores, estuaries, wetlands, and similar systems require specific attention in management and planning procedures, especially where they are subject to significant human resource usage and development pressure.

L10. COASTAL ZONE MANAGEMENT PRINCIPLES

All developments within the coastal zone are to comply with the principles provided by:

- White Paper for Sustainable Coastal Zone Development
- Eastern Cape Coastal Zone Management Programme

- Coastal Zone Management Bill
- other applicable Coastal Management Principles

Sensitive coastal ecosystems need to be protected from further degradation. The Eastern Cape provincial spatial framework prescribes that development must not be permitted in environmentally sensitive areas such as:

- State forests;
- Dunes and estuaries;
- Within 30 m of water courses;
- Along major rivers;
- Game reserves and nature sanctuaries;
- Slopes steeper than 1:5;
- Heritage sites with tourism potential; and
- Wetland areas.

L11. AESTHETIC AND ENVIRONMENTAL CONTROLS

The purpose of these controls is to ensure that new development within environmental sensitive and conservation-worthy areas, and along the coastline, do not affect the landscape quality negatively (visual intrusiveness) or result in eco-system fragmentation.

- Architectural style should be in keeping with and sensitive to the environmental characteristics and features of the area to minimise visual intrusion and disruption to the natural landscape.
 - *The height of buildings should be appropriate, with double storey units being an exception.*
 - *Structures should use natural colours*
 - *Walls and roofs should be green, brown, grey or other colour that blends in with the natural or coastal setting.*
- Clearing of indigenous vegetation should be limited (or prohibited altogether) for the construction of dwelling units and should be appropriate for the area required for the building footprint.
- Indigenous plants should be retained and/or rehabilitated back into the area if necessary.
- Private gardens should be limited and planting of indigenous species promoted.
- Onsite environmentally appropriate sanitation options should be adopted.
- Solar power or other alternative energy systems should be encouraged.
- Visual intrusion from servitudes (electricity, roads, pipelines etc.) must be taken into consideration and minimized.
- Appropriate provision should be made for stormwater management.

L12. OTHER ENVIRONMENTAL PRINCIPLES FOR LDAS

The same limitations in terms of slopes, flood-lines, etc, as provided for urban development are also applicable. The following additional principles should also be considered:

- **Landscape quality:** All development proposals must be evaluated in terms of their affects on the landscape quality of the surrounding area. This must consider the visual absorption capacity of the surrounding land and the visual intrusion which will result from the development.
- **Urban sprawl:** The development should not contribute to urban sprawl as a result of "leap frogging" thereby promoting secondary development
- **Carrying capacity:** New tourism developments outside of the urban edge must evaluate the impacts of the proposed influx of tourists on the immediate natural surrounding areas as well as neighbouring natural and urban areas. A value judgement may be required to determine if the development will exceed the ecological carrying capacity of the surrounding area. This should not promote secondary development (service station; shopping centres etc.) thus creating the need for new a development node.
- **Waste disposal and sanitation:** Any developments outside the urban edge must be self sufficient and have a detailed plan for solid waste disposal and on-site sanitation. Developments outside of nodes must not be reliant on the municipal sewage systems as these are planned and designed to accommodate treatment volumes from the defined nodal development areas and may not have sufficient capacity to accommodate additional volumes. In all cases the environmental impacts associated with the waste disposal and sanitation systems will need to be assessed as part of the project EIA.
- **Infrastructure requirements:** The impacts on the natural environment from additional infrastructure requirements must be carefully considered and must be assessed as part of the project EIA.
- **Agriculture:** Developments should preferably not be permitted on land designated as "prime and unique" agriculture land or significantly reduce the area of high value agriculture lands, thereby reducing the potential productivity of these areas
- **Buffer zones:** Development should not to be situated in a coastal buffer zone; river/estuarine buffer zone as defined.
- **Biodiversity corridors:** The development must not impact significantly on biodiversity corridors including STEP network areas and the "coastal green corridor."
- **Pristine habitats:** Developments must not be situated adjacent to rivers designated as being pristine, near pristine or stressed.
- **Traditional & public access:** Development must not prohibit or alter traditional access to resources or restrict public access to the coast unduly. Formal access points to rivers/estuaries & beaches are only to be constructed after specialist evaluation and authorization by authorities.

L13. SUB-DIVISION AND REZONING GUIDELINES

Any development within LDA's is subject to specific legislative & environmental requirements such as subdivision, rezoning and EIA requirements, and all development proposals outside of the urban edge should be assessed in terms of the following guidelines, in addition to those already outlined above.

L14. SUBDIVISION OF AGRICULTURAL LAND

The subdivision of farms into multiple individual farms to avoid the rezoning process and/or to achieve *de facto* residential development is **not** considered desirable, as it negates the intention of the density and coverage policy.

The Land Use Planning Ordinance 25 of 1985, Scheme 8 regulations indicate that the minimum subdivision of agricultural land is 0,8 ha. Where no subdivision is involved a density of 1 dwelling unit for every 10 ha up to a maximum of five dwelling units is permitted **subject to consent and proof that the farming programme is sustainable and economically viable.**

It is proposed that the Scheme 8 regulations be applied within GKLM, but with a recommended minimum subdivision size of 10ha for agricultural land.

L15. BUSINESS AND COMMERCIAL DEVELOPMENTS

The rezoning of Business / Commercial/ Industrial uses must only occur in conjunction with identified development nodes within LDAs and should not be permitted within the coastal zone (as defined) unless motivation can be given to prove that they are coastal dependent.

L16. RESIDENTIAL DEVELOPMENTS IN LDAS

With respect to the current context, residential development refers to "separate legal title or ownership" (e.g. Residential and Resort II zoning).

All residential development outside of the Urban Edge should be subject to the following limitations:

- Intensity of uses (i.e. coverage and density)
- Compliance with all relevant environmental requirements
- The **housing components of Golf Estates** are specifically classified as Urban Development and **should not** be permitted outside the Urban Edge (unless the densities are consistent with the densities recommended below).

a) Permitted Coverage

Development **should not** be spread uniformly over the land, but **should** be appropriately clustered and **should** be located on portions of the land that will result in the least amount of environmental impact unless there are compelling reasons why this should not apply.

The remainder of the property should be zoned as **Open Space III** (nature reserve) (the use of the open space must be indicated) or **Special Zone: Conservation**.

A Site Development Plan for the entire development area (e.g. farm) **must** be provided, including for any Resort I and Resort II developments (where the area for development and the remainder should be clearly shown).

The Site Development Plan should also incorporate an ecological sensitivity analysis to identify areas of low sensitivity on which developments could be situated and an agricultural potential assessment.

b) Permitted Density

Densities of residential development in LDAs or outside of the Urban Edge should in principle be **low density**.

While ribbon development and urban sprawl should be discouraged, there is no information to guide what might be considered to be an appropriate density for low density residential development outside of the Urban Edge.

It is thus suggested that a "precautionary" and conservative approach is adopted until empirical evidence or other guidance becomes available on the environmental consequences of permitting development in ostensibly rural and un-serviced areas outside the defined Urban Edge.

Proposed densities are discussed below for development away from and adjacent to the Urban Edge.

c) Environmental Considerations

An EIA should be required as per NEMA/ECA which must consider secondary impacts such as:

- The sustainability of water supply;
- Other infrastructural requirements
- Aspects of long-term sustainability; and
- Social impacts such as the location and extent of worker housing and associated facilities.

In coastal areas, Coastal Zone Management principles should apply.

d) Granting of additional units

For all developments in LDAs outside of the Urban Edge that have considered the environmental sensitivity of the site, are considered to be eco-friendly, involve the restoration of previously degraded environments and also comply with the proposed aesthetic and environmental guidelines; additional units for ownership may be considered over and above those indicated below.

Such development should be considered to be **outside** of the Urban Edge and will not be considered as creating a precedent for further development. This will require strong motivation and careful consideration of environmental aspects including plans for managing the natural environment/open space (e.g. alien control etc.). It is most likely that a full Environmental Impact Assessment would be required in order to meet these requirements.

e) Environmental gains

All developments in LDAs located outside the Urban Edge should be assessed in terms of the net environmental gains that the development can potentially contribute, including where developments can contribute to the management of conservation-worthy and coastal areas.

The principle that appropriate environmentally sensitive development can finance conservation in certain instances should be considered when assessing development proposals.

f) Other considerations

No further units, subdivisions, developments or schemes that permit ownership of any sort (such as lease hold, share-block, sectional title, closed corporations, trusts etc.) should be permitted beyond the original authorization.

Two different types of residential development within LDAs (i.e. outside of designated development nodes and the Urban Edge) are contemplated, namely;

- Development situated away from the Urban Edge; and
- Development immediately adjacent to the Urban Edge

L17. RESIDENTIAL DEVELOPMENT WITHIN LDAS AWAY FROM THE URBAN EDGE (RURAL CONTEXT)

Densities for new residential (separate title) development within LDAs but away from the Urban Edge (rural in nature) should be considered according to the following guidelines:

a) Permitted Density

Unit densities for residential developments in LDA areas away from the Urban Edge should be limited to the lower of:

- Maximum of 1 (one) unit per 10 (ten) hectares
- As deemed appropriate based on the carrying capacity of the environment as determined by the EIA process.

A dwelling unit should not have a footprint surface area of greater than 300m², and subject to the environmental limitations and carrying capacity of the land, and shall not be more than 2 storeys high (ground level and one floor).

Residential development within LDAs

Densities are recommended below for new residential (separate title) development within LDAs

a) Permitted Density

Unit densities for residential developments in LDA areas immediately adjacent to the Urban Edge or transitional areas should be limited to the lower of:

- Maximum of 2 (two) units per 1 (one) hectare of **developable land**¹.
- As deemed appropriate based on the carrying capacity of the environment as determined by the EIA process.

A dwelling unit should not have a footprint surface area of greater than 300m², and subject to the environmental limitations and carrying capacity of the land, and shall not be more than 2 storeys high (ground level and one floor).

b) Applications for residential developments adjacent to the urban edge or within transitional areas should only be considered once:

- i. The area within the relevant GKM Urban Edge has been developed substantially and the remaining area available for residential development is limited.
 - a. A report indicating the unavailability of suitable land within the Urban Edge, including market projections and other evidence that an expansion of the Urban Edge is required to meet property demands
 - b. Golf estates will only be considered in areas adjacent to the Urban Edge of primary, secondary and tourism nodes and then subject to the following conditions
 - i. All the requirements in section 6 of this report are met
 - ii. National & provincial policies and guidelines for the development of golf estates are followed (if available)
 - iii. It is suggested that the guidelines for golf and polo estate developed for the Western Cape be considered until similar local guidelines are developed.
- ii. Limited expansion of the Urban Edge at second order coastal nodes (also in a sequential manner) will only be considered once the Urban Edges of the first order coastal nodes have been substantially developed.

c) Planning Considerations

Residential developments adjacent to the Urban Edge should only be considered if:

- The built environment portion of any development is situated adjacent to the existing Urban Edge;
- The proximity of existing urban development and/or the centre of the original node is to be considered to ensure adequate service provision
- "Leap-frogging" development will only be permitted if the proposed development consists of upgrading existing development and no new developments will take place.

L18. TOURISM DEVELOPMENTS IN LDAS

Tourism is seen as an important mechanism for promoting economic growth, poverty alleviation and skills development in GKLM.

Although tourism developments should ideally be confined to development nodes and within the Urban Edge, it is recognised that certain types of tourism that should be promoted in GKLM (e.g. coastal resorts,

¹ Land that is not environmentally sensitive and subject to the restrictions of development in the coastal zone.

eco-tourism, etc) are reliant on being located outside of the Urban Edge. This approach is confirmed in the White Paper for Sustainable Coastal Development where the basic principles for the utilization of coastal assets include the promotion of tourism and poverty alleviation.

For this reason, *bona fide* tourism developments located in LDAs, and outside the Urban Edge, should be considered based on the contribution that such development can make to economic growth, poverty alleviation and skills development in GKM.

The development of dense urban-type developments outside the Urban Edge and private housing developments and gated communities masquerading as tourism developments should be strongly discouraged.

Legitimate tourism developments outside the Urban Edge may include (but are not limited to):

- Holiday/tourism accommodation (hotels, resorts, restaurants, etc.) reliant on being located within conservation areas or close to the coast (such as nature reserves, game farms, etc.).
- Golf and other types of estates with a strong links to tourism and socio-economic upliftment.

The following principles should be considered when assessing the desirability, appropriateness or *bona fides* of tourism development proposals in LDAs or outside the Urban Edge.

Appropriate zoning

The applicable zoning must be Resort I. Residential or other zoning that permits transfer of separate title or private ownership should not be permitted.

Job creation and skills development

Clear links to job creation and skills development must be demonstrated.

Staff accommodation

Adequate provision should be made for the accommodation of resort or other staff members

Densities

Resort uses outside the Urban Edge should only be permitted at low densities. These appropriate densities should be determined on a case by case basis and on merit (i.e. environmental gains, levels of job creation, etc.).

Environmental gains

Preference should be given to tourism developments outside the Urban Edge that result in net environmental gains and where developments can contribute to the management of conservation-worthy and coastal areas.

Quko Mega Conservancy Area

The Quko Estuary near Double Mouth has been identified as a potential environmental heritage site (Reference). In addition to the area in the immediate vicinity of the Estuary and River, other nearby areas are also of a reasonably high conservation value. Together with the stated objectives of the GKLM IDP to

promote eco-tourism and game farming, it is suggested that the area between the Kei Mouth and Haga-Haga access roads be designated as the **Quko Mega Conservancy Area**.

Low density and aesthetically appropriate residential development that primarily promotes conservation and also eco-tourism and community projects should be encouraged.

Rural settlement development areas

Further rural development should be concentrated in the existing established areas of Mooiplaas and Kwelera. However, any developments should be subject to:

- EIA process
- Environmental constraints
- Service provision

L19. DEVELOPMENT CONTRIBUTIONS

Apart from any other contributions that may be required for services, the cost of upgrading and maintaining the portion of the land (required to fulfil the net gain to the environment in terms of these guidelines) to remain as undeveloped is considered to be the applicants "development contribution" in return for the additional zoning rights applied for.

L20. PUBLIC PARTICIPATION

The applicant/developer is required to fully inform the affected communities by means of advertisements in the press and public meetings where any development type as described.

L21. NO DEVELOPMENT AREAS

No Development Areas (NDAs) consist of all areas which are officially proclaimed local, provincial or national nature reserves and protected areas or state forests. However, they also include additional areas, which are deemed to be ecologically and environmentally sensitive to disturbance. This will ensure the protection of sensitive and dynamic habitats within GKLM and especially along coastline. This will also promote the maintenance of a "Green Network" which will allow for maintenance of biodiversity and movement of fauna along within GKLM and the coastal zone.

L22. SENSITIVE AREAS

The identification of sensitive areas within GKLM was determined based on: an ecological sensitivity analysis undertaken using aerial photography, STEP GIS data, field surveys and expert knowledge on GKLM and the coastal zone. Based on this information areas of high ecological and environmental sensitivity were identified. These areas were used to define the boundaries of No Development Areas

within the GKLM coastal zone in conjunction with the proclaimed conservation areas. This was done in order to ensure the maintenance of sufficient areas of natural coastal capital within the GKLM. The maintenance of these areas is of strategic importance to the GKM for the following reasons:

1. Ensures the maintenance of a scenic landscape for promotion of tourism
2. Allows for local tourism development due to the scenic landscape
3. Tourism will create local employment opportunities and economic development of local communities
4. Ensures protection of the dynamic coastal areas
5. Ensures conservation of the biodiversity through the formation of a coastal corridor for the maintenance of ecosystem functioning and animal movement

L23. CRITERIA FOR DEFINING SENSITIVE AREAS

The following criteria were used for the identification and demarcation of areas of high environmental sensitivity outside of existing proclaimed reserves. These criteria are considered to be exclusionary criteria for any future development and as a result any part of the coastline which had attributes meeting these criteria were considered to be of HIGH SENSITIVITY and are therefore NO DEVELOPMENT areas.

Criteria for NO Development Areas:

- STEP High Priority Critically Endangered Areas
- STEP High Priority Process Areas
- Officially Proclaimed nature reserves, conservation areas or forests
- Areas of pristine coastal forest/thicket
- Areas of pristine and diverse coastal grasslands
- Riparian and buffer areas along watercourses (rivers and estuaries) including
 - 1:100 flood line or
 - within 50m of watercourses
- Dynamic and coastal buffer areas including:
 - Primary of mobile dune systems
 - Within 50m of coastal cliffs
 - Within 50m of the high water mark

Table 27 below outlines the descriptions for each of these criteria as well as opportunities and constraints associated with them.

TABLE NO. 27: CRITERIA USED FOR IDENTIFYING COASTAL AREAS NO DEVELOPMENT AREAS (HIGH ENVIRONMENTAL/ECOLOGICAL SENSITIVITY)			
Criteria	Description	Spatial planning Restrictions	Spatial Opportunities Planning

STEP Process Area*	Area where selected natural processes function e.g. river courses including their streams and riverbanks, interfaces between solid thicket and other vegetation types and sand corridors	No loss of process area and no further impacts should be allowed	Although no further disturbance is permitted surrounding land may be suitable for eco-friendly activities and tourism. Severely degraded areas should be restored and managed/proclaimed as nature reserves
STEP Nature Reserve*	Existing protected areas – local, provincial, national	Area to be managed and maintained solely for nature conservation purposes	
STEP Critically Endangered*	Ecosystems whose original extent has been severely reduced, and whose health, functioning and existence is endangered	No further loss of natural areas and no further impacts should be allowed. Any disturbance should only be allowed on condition that there is a net overall gain for the natural environment i.e. restoration of remaining land and management/proclamation as nature reserve	May be suitable for eco-friendly activities which have minimal impacts such as hiking trails. Degraded areas present opportunities for IDP projects for restoration
Coastal thicket & Forest	Area of coastal dunes dominated by trees and shrubs. Thicket vegetation consists of a dense array of woody shrubs and trees forming an impenetrable community. Coastal forests consist of similar species but larger trees are more common and undergrowth is less dense.	No further loss of coastal forest and thicket may be permitted.	

Coastal Grasslands	Unique assemblage of herbaceous species (grasses & herbs) of high biodiversity and restricted to the coastal zone	No further loss of natural coastal grasslands may be permitted. Eco-friendly activities such as trails may be permitted	Degraded areas adjacent to natural grasslands may present development opportunities and allow access to these areas for eco-friendly activities
Estuaries, rivers, wetlands & floodplains (1:100 flood line) and the riparian zones within 50m of water courses	These areas will largely be covered by STEP process areas. Any additional estuarine, river, wetland or floodplain areas and their riparian zones are in urgent need of protection from further development in order to prevent further degradation to the aquatic environments	No new development must be permitted within a reasonable distance from the waters edge or within pristine riparian vegetation.	Suitable public access to these areas can be provided as well as amenities to facilitate public use.
Dynamic and coastal buffer zones including primary and mobile dunes, 50m from cliffs and the high water mark	These areas are largely protected by the coastal state forests and fall within the STEP categories	No development to be permitted within these areas with the exception of coastal public access infrastructure	Access for the public should be provided to enhance the recreational and tourism value of the area

Definitions and descriptions taken from the STEP project.

L24. MECHANISMS FOR ADOPTION

No development should be located within NDA areas. Where possible, these sensitive areas should in principle should be protected from future inappropriate development by zoning as **Open Space III** (nature reserve) or appropriate special zoning (e.g. **Special Zoning: Conservation**) whichever is more applicable. Incentive schemes could be developed to encourage private land owners who currently own land worthy of protection, to rehabilitate and to maintain it in its natural state.

L25. COASTAL SETBACK LINES

NDA's should also reflect coastal set back lines for the GKM coastline where applicable (and when enabling legislation is promulgated), to promote:

- The protection of coastal public property;
- The protection of the coastal buffer zone;
- The maintenance and preservation of the aesthetic values of the coastal zone;

It should be noted that in terms of the Draft Coastal Management Bill (Draft 9 of 20 October 2004) no person may erect, place, alter or extend a structure that is wholly or partially seaward of a coastal setback line unless the prescribed permission has been obtained. Demarcation of coastal setback lines will therefore assist in management and regulatory control within these areas.

L26. GUIDELINES FOR UTILIZATION OF NDAS

Although these areas are considered to be NO DEVELOPMENT AREAS the provision of access and educational facilities may be considered in order to increase the value of these areas provided the impacts are minimal and the proposed infrastructure is carefully sited and planned in accordance with the conservation goals.

In addition infrastructure servitudes may be required to traverse these areas in order to provide services to the coastal nodes. However, this should be minimized where possible through the realignment of servitudes where feasible. No commercial or freehold development may be permitted within these areas.

The type of development/infrastructure which may be permitted includes those which will enhance the conservation value of the resource and create opportunities for community involvement. Activities such as coastal hiking trails and nature walks within the coastal forests, with appropriate boardwalk infrastructure may be suitable. Huts for overnight accommodation may be considered in certain instances but it is most likely that suitable land outside of the sensitive areas may be available for the construction of accommodation units.

Day walks, information boards and additional educational aids should be provided to increase the educational and tourism value while assisting in the awareness training of the public.

The establishment of an education centre either within an NDA (careful site selection must be ensured) or on adjacent land would also add value to the conservation and educational potential of these areas. No other developments with large footprints and requiring clearing of vegetation or additional infrastructure should be considered within NDAs (Table 8).

TABLE NO. 28: OPPORTUNITIES & CONSTRAINTS FOR THE USE OF AREAS IDENTIFIED AS NO DEVELOPMENT AREAS	
Opportunities	Constraints
<ul style="list-style-type: none"> • Passive nature based recreational activities 	<ul style="list-style-type: none"> • No further loss of natural areas or

<ul style="list-style-type: none"> • Educational activities and facilities • Public access & education/information facilities • Community involvement in tourism guiding tourist curios • Tourism promotion through provision of access and advertising • Use of natural materials for infrastructure (boardwalks etc) 	<p>degradation to be permitted</p> <ul style="list-style-type: none"> • Any land not already within nature reserve must be demarcated as Open Space III (nature reserve) or Special Zone: Conservation • Minimal disturbance to natural vegetation - no large infrastructure footprints • No private or commercial development of land • No development within 50m of water courses or within the 1 in 100 year flood line.
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Development guidelines for public infrastructure and amenities within NDA (area of high environmental/ecological sensitivity)

- Self sufficient (approved packaged sewage systems, waste disposal off site etc)
- Sensitively designed for minimal impacts e.g. stilted wooden structures with minimal footprints
- Infrastructure to be sited to avoid damage to existing woody vegetation
- Infrastructure should be 'temporary' in nature and should be able to be removed and the site rehabilitated should this be required
- Architectural theme and construction materials to blend in with natural settings
- Infrastructure must not break the primary skyline, services (electricity etc.) to be provided underground
- Carrying capacity of each site to be carefully determined and regulated through controlled access points
- Guest/tourism activities to be carefully regulated
- No development must be permitted within 1:100 flood line or 50m of watercourses (preferably 100m) or the high water mark

SECTION M: IMPLEMENTATION PLAN

PROJECT DESCRIPTION	LOCATION	FUNDING SOURCE	TOTAL BUDGET	YEAR 2015-2016	Year 2 (2016-2017)	Year 3 (2017-2018)
SPATIAL PLANNING						
Local Spatial Development Framework and Regeneration Strategy for Komga	GKLM	GKLM/ADM/ASPIRE	R500 000.00	R500 000.00		
Local Spatial Development Framework and Regeneration Strategy for Chintsa East and West	GKLM	GKLM/ADM/ASPIRE	R500 000.00	R500 000.00		
Local Spatial Development Framework and Regeneration Strategy for Morgans Bay	GKLM	GKLM/ADM/ASPIRE	R500 000.00	R500 000.00		
R Local Spatial Development Framework and egeneration Strategy for Glen gariff	GKLM	GKLM/ADM/ASPIRE	R500,000.00	R500 000.00		
Local Spatial Development Framework and Regeneration Strategy for Kei Mouth	GKLM	GKLM/ADM/ASPIRE	R500 000.00	R500 000.00		
Local Spatial Development Framework and Regeneration Strategy for Haga Haga	GKLM	GKLM/ADM/ASPIRE	R500 000.00	R500 000.00		
Prepare Rural Settlement Development Plans for Great Kei Local Municipality	GKLM	GKLM/ADM/DLG&TA	R550 000.00	R550 000.00		
Review Housing Sector Plan for Great Kei Municipality	GKLM	GKLM	R350 000.00		R350 000.00	
TOURISM						
Cultural Village: Feasibility, Business Plan and Development	GKLM	ECPTA, NDT, DEDEAT	Studies: R500 000.00 Implementation: R4mil	Feasibility	Implementation	
Tourism Masterplan for Great Kei Municipality	GKLM	GKLM/DEDEAT	R400 000.00	R400 000.00		
Support to tourism events and festivals	GKLM	GKLM/ADM	R 50 000.00	R50 000.00		

Heritage Management Plan	GKLM	GKLM/ADM	R300 000.00	R150 000.00	R150 000.00	
ENVIRONMENTAL						
Feasibility study to expand Renewable Energy projects (wind farming)	GKLM	GKLM/ADM	R400 000.00	R200 000.00	R200 000.00	
Review Great Kei Municipality Coastal Spatial Planning and Development Report.	GKLM	GKLM/ADM	R750 000.00	R500 000.00		
AGRICULTURE						
Develop Agriculture niche market i.e. epi-culture	GKLM	GKLM/DOA/ADM	R2Million	R1Million	R1Million	
Support and training for emerging farmers	GKLM	GKLM/DOA/ADM	R500 000.00	R500 000.00		
Provision of infrastructure for emerging farmers	GKLM	GKLM/DOA/ADM	R1million	R500 000.00	R500 000.00	
Investment in infrastructure for key agricultural projects	GKLM	GKLM/DOA/ADM	R500 000.00	R500 000.00		
Community agricultural projects	GKLM	GKLM/DOA/ADM	R300 000.00	R300 000.00		
Feasibility study to have a Produce Market in Komga.	GKLM	GKLM/DOA/ADM	R300 000.00	R300 000.00		
Invest in Agriculture Infrastructure.	GKLM	GKLM/DOA/ADM	R5 Million	R1 Million	R2 Million	R2 Million
Where feasible, explore opportunities and identify land suitable for expansion of community based agriculture near Mooiplaas and Kwelera that does not conflict with environmental integrity and conservation.	GKLM	GKLM/DOA/ADM	R500 000.00	R500 000.00		
Where feasible, explore opportunities and identify land for emerging farmers.	GKLM	GKLM/DOA	R600 000.00	R600 000.00		
INFRASTRUCTURE						
Upgrade and maintenance of water and sanitation	GKLM	GKLM/ADM	R5 Million	R5 Million		

Road Maintenance	GKLM	GKLM/ADM	R30 Million	R10 Million	R15 Million	R5 Million
Integrated Infrastructure Plan	GKLM	GKLM/ADM	R700 000.00	R700 000.00		
Proposed upgrade of the access road to Marshstrand to support the Abalone Farm in this area.	GKLM	GKLM/DPWM/ADM/DOT	R25 million	R25 million		
MR 00697 from the N2 to the R349: 23,3km: Upgrade to Class 2 – 3.	GKLM	GKLM/DPW/ADM	R99 million	R99 million		
MR 00694 from R349 to Haga Haga: 14,7km: Upgrade to Class 3.	GKLM	GKLM/DPWM/ADM/DOT	R52 million	R52 million		
DR 02730 Section 1: From N2 to Chinsta East: 7,5km Upgrade to Class 2. This is a provincial road that has already been designed.	GKLM/SANRAL	SANRAL/DOT	R38 million	R38 million		
DR 02730 Section 2: Shafli road from Chintsa East turnoff, to Kwelera River: 11,7km: Upgrade to Class 1. This is a provincial road that has already been designed	GKLM/SANRAL	SANRAL/DOT	R88 million	R88 million		
DR02742: From N2 to Shaflli road: 7,5km: This road is shown on your node plan as a major access route.	GKLM	GKLM/DPW	R32 million	R32 million		
A Transportation Study of the Great Kei Municipality area.		GKLM/ADM/DPW	R2million	R2million		
LOCAL ECONOMIC DEVELOPMENT						
Review Local Economic Development Strategy	GKLM	GKLM/ADM	R300 000.00		R300 000.00	
Identify EPWP programs/projects	GKLM	GKLM	R100 000.00	R100 000.00		

