Mbhashe Local Municipality

COASTAL LOCAL SPATIAL DEVELOPMENT FRAMEWORK PLAN

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1.0 Introduction and Background

The Mbhashe Local Municipality has appointed Umhlaba Consulting Group to assist the Municipality to develop a Coastal Local Spatial Development Framework for the Municipality.

The Spatial Development Framework is formulated in compliance with the requirements of Section 26(e) of the Municipal Systems Act (Act 32 of 2000), the Municipal Planning & Performance Management Regulations (R796/2001) and the Spatial Planning and Land Use Management Act (SPLUMA) and when approved, will form a legally binding component of the Municipality's Integrated Development Plan (IDP: 2023-2027).

The Municipality has in recent years observed an increase in uncoordinated and haphazard development in its coastal area. Due to the strategic importance of the coastal section of the Municipality, both in terms of economic development potential (focused mainly on eco and coastal tourism and marine resources) and as environmental resource area, the municipality wants to put in place a strategic spatial development framework to guide and coordinate development decisions in conjunction with traditional leadership and coastal community structures. Within the context of coordination and cooperation with traditional leadership and local structures, complexities around historic and present-day administrative systems are key aspects to be address to ensure realisation of the plan's proposals.

1.1 Project Objectives

The overall objectives of this Local Coastal SDF process are as follows:

- To provide a strategic forward planning instrument to guide decisions on land development in the Coastal area of the Municipality;
- To promote sustainable development in terms of the natural and built environment.
- To promote the community's ownership over development, enhance community capacitation and to reduce protestations.

More detailed objectives of the LSDF project process are:

- An assessment of:
  - Development patterns and trends;
  - Economic potentials, challenges and opportunities;
  - State of the local economy, in particular SMMEs and trade;
  - Infrastructure requirements and development framework;
  - Land use management guidelines success and challenges experienced;
- Formulation of :
  - An appropriate spatial development concept and proposals for the study area;
  - Mechanisms that would allow for nodes for mixed land use development and an assessment of the success / challenges with current nodes;
  - A clear land use plan showing existing land uses;
  - A detailed implementation and phasing programme with related budget estimates and indication of where areas of greatest need and potential, timeframes and targeted potential impacts.

1.2 The LSDF Process

This Local Spatial Development Framework (LSDF) is developed in accordance with the Spatial Development Framework Guidelines (2017) prepared by Department of Rural Development and Land Reform (DRDLR). The procedural steps of this process are presented in Figure 1 below.

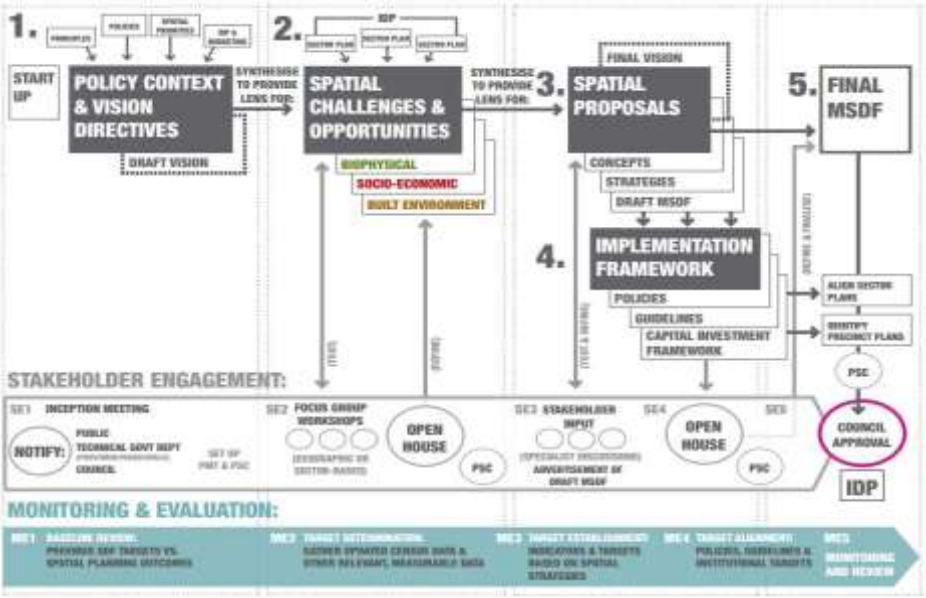


Figure 1: Procedural steps required for the process of preparing a Municipal SDF

1.3 The Coastal LSDF Document Structure

Guided by the DRDLR SDF Guidelines (Figure 1), the Coastal LSDF report is structured as follows:

Chapter 1: Executive Summary

Chapter 2: Background and Purpose

This chapter outlines the LSDF's objectives and project approach.

Chapter 3: Policy Context and Vision Directives

This chapter provides the contextual policy framework drawn from the national, regional and local spatial imperatives and development agenda, with strategic development approach and long term spatial vision being guided by the 5 guiding principles of SPLUMA.

Chapter 4: Spatial Challenges and Opportunities

This chapter provides a strategic analysis of the biophysical, socio economic and built environment aspects of the municipality, with a synthesis of identified key development issues and related spatial development implications. This chapter also focusses what needs to be addressed and mitigated in order to overcome the key spatial challenges and unlock opportunities to achieve the Development Vision of the Municipality.

Chapter 5: Spatial Proposals

Based on the key issues and spatial implications, a vision statement, overall spatial concept, spatial strategies and proposals are formulated for the Coastal Local SDF. The output of this chapter is a composite Coastal LSDF Report incorporating a series of Spatial Maps.

Chapter 6: Implementation Framework

This chapter incorporates a set of project proposals and capital investment framework focussed on priority areas of investment, budgeting and implementing requirements and related arrangements.

2 The Study Area: Locality and Accessibility

2.1 Regional Locality

The Study Area falls within the jurisdiction of the Mbhashe Local Municipality. Mbhashe LM, comprised of 32 administrative wards, is one (1) of six (6) municipalities that falls within the jurisdiction of the Amathole District Municipality (ADM). The Mbhashe LM is located along the Wild Coast – stretching from the Qora River (south) to Mpame / Mbolompo Point (north-eastern boundary).

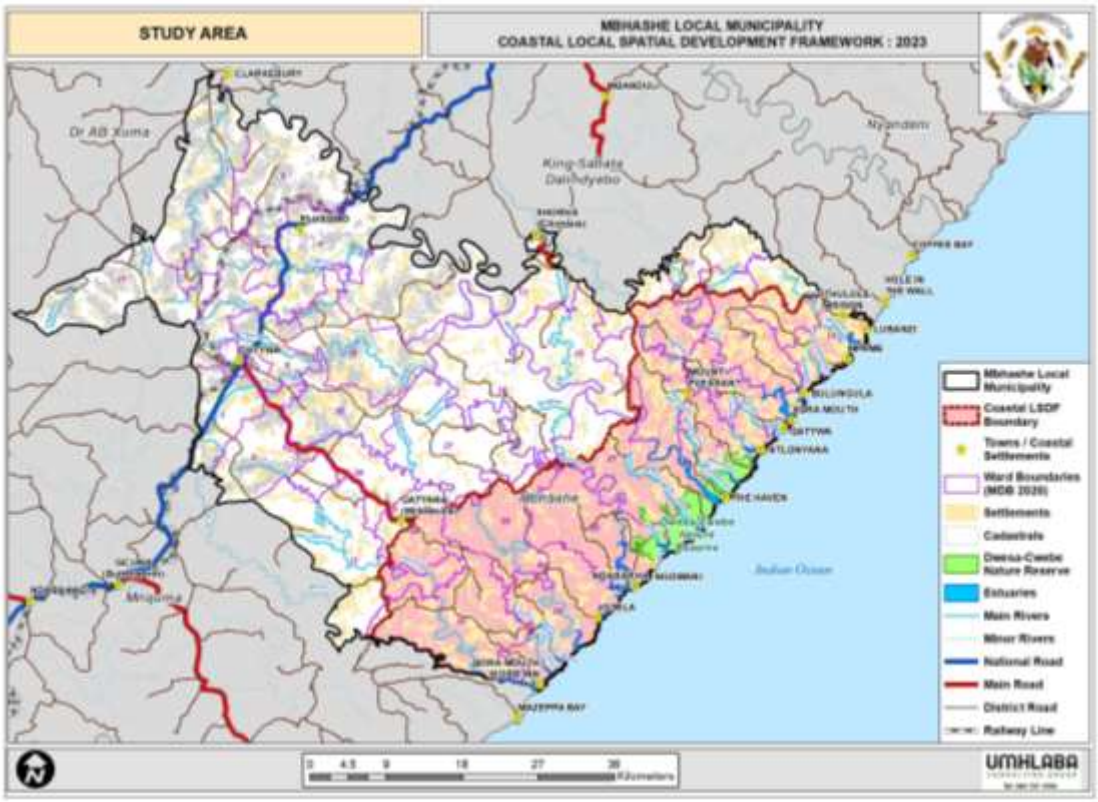
Plan 1: Regional Locality

2.2 The Study Area

The Coastal Local Area comprises all of the Coastal Wards of the Municipality and portions of inland wards located seawards of the proposed Wild Coast Meander Route. These include Wards 16, 19, 20, 21, 22, 23, 24, 28, 29 and 32.

Gatyana (Willowvale) and Xhora (Elliotdale) are the towns nearest to the coastal study area, respectively servicing the areas south and north of the Bashee River (which forms a distinct physical buffer between the southern and northern coastal zones). The towns are also located on the main access routes from the N2 towards the coast.

Networks of gravel district roads provide access to the Coastal part of the Municipality. These routes are predominantly situated on the higher lying spurs dissected by a number of drainage lines / river valleys, with lateral linkages between these routes being limited by the undulated topography closer to the coast.



Plan 2: The Study Area

3 POLICY CONTEXT & VISION DIRECTIVES

This section provides a summary overview of key policy directives from the relevant strategic policy and legislative frameworks which currently constitute the national, provincial and local planning agenda and a short vision statement based on a synthesis of the key policy directives and the project objectives.

National Policy Objectives

- NDP 2030
- Statutory Status of SDF

Provincial Policy Objectives

- Provincial Mandate
- Provincial SDF

Local Policy Objectives (District/Municipal)

- Vision and Mission Statement

3.1 Statutory Status of the Spatial Development Framework (SDF)

In terms of Section 35 (2) of the Municipal Systems Act, the Spatial Development Framework has statutory status (1) and overrides any other plan for the area or portions of a Municipality that may have been compiled previously and which is described in the Physical Planning Act (Act No. 125 of 1991).

This means that the Spatial Development Framework's provisions are applicable in law and the Municipality and other public or private development agencies are bound to apply its provisions and/or principles when considering land development. These plans may include regional development plans, regional structure plans and more localized plans such as urban structure plans, ward-based plans, precinct plans, etc. The SDF becomes the principle instrument for forward planning and decision-making on land development in the Municipal area.

3.2 National Policy Context: The National Development Plan 2030

The National Development Plan 2030 (NDP) sets out government's long-term VISION and strategic approach to exercising it mandate, with the stated overall aim of eliminating poverty and reducing inequality by 2030. It also sets out its basic objectives and proposed actions in relation to what is perceived as South Africa's fundamental development challenges, from developing the economy and creating employment, to fighting corruption and achieving nation building and social cohesion.

From a spatial development perspective, Chapter 8 of the NDP deals with transforming human settlement and the national space economy. Targets set out in this chapter include:

- More people living closer to their places of work;
- Better quality public transport; and
- More jobs in close proximity to low income residential areas.

To achieve these targets the NDP advocates measures to prevent further development of housing in marginal places, increased urban densities to support public transport, incentivising economic activity in and adjacent to townships; and engaging the private sector in the gap housing market. Importantly, it also proposes embracing of a principle-led approach to planning (as opposed to past control-oriented planning).

Of importance to the Coastal SDF, is that 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.

3.3 Provincial Policy Context

The PROVINCIAL MANDATE in terms of Section 5(2) of SPLUMA, provincial planning is defined as:

- The compilation, approval and review of a provincial spatial development framework;
- Monitoring compliance by municipalities with the Act and provincial legislation in relation to the preparation, approval, review and implementation of land use management systems;
- The planning by a province for the efficient and sustainable execution of its legislative and executive powers insofar as it relates to the development of land and change of land use;
- The making and review of policies and laws necessary to implement provincial planning.

3.3.1 THE OVERALL EASTERN CAPE PROVINCIAL SDF (PSDF)

Spatial development proposals presented in the PSDF are focussed on the themes outlined below. Proposals that have a spatial impact on the formulation of the Mbhashe LM Coastal Local SDF are summarily presented under each theme:

- THE DEVELOPMENT OF AN ENVIRONMENTAL FRAMEWORK
  - Conservation planning
  - Climate change and other environmental risks
  - Environmental opportunities: protected areas / expansion, alternative energy solutions, biodiversity economy, game farming and fencing; Amathole Biosphere Reserve
  - Agricultural Framework / potentials

Key spatial informants for Mbhashe Coastal Zone:

- A significant part of the Mbhashe LM coastal area is classified CBA 1 and CBA 2 (ECBCP, 2019). The coastal zone includes 16 estuaries of which 8 are categorised as Estuary Conservation Areas, 1 is classified as an Estuary Protected Area and 7 are classified as Estuary Management Areas. A part of the coastal waters (coinciding with the landward northern and southern boundaries of the Dwesa-Cwebe Reserve is a Marine Protected Area.
- A closer assessment of the biodiversity coverage (when overlaid with coverages of steep slopes, existing vegetation, drainage areas et.) confirms that the coverage was created at a broad / rough scale and instead of being used as a hard fixed line, should rather be used as an indicative coverage.
  - Substantial areas around and in-between delineated CBA clusters reflect similar characteristics and should be incorporated in a broader conservation network.
- Expansion of Protected Areas (ECPTA initiative) and potential for eco-tourism economy: Dwesa-Cwebe Provincial Nature Reserve forms part of the Protected Areas expansion programme.
- Climate change: Risk associated with expected severe weather occurrences and rising sea levels.
- High rainfall region with areas of land that is favourable for commercial agricultural production (whilst currently largely subsistence based).
- Alien plant species invasion - poses fire risk in the region but presents opportunity for biomass production as alternative energy / economic opportunity.
- Agri-Park Initiative – need improved linkage to support centres /need to be well positioned within agricultural investment areas: Mqanduli Farmer Production support Unit (FPSU)

- SOCIAL DEVELOPMENT AND HUMAN SETTLEMENT FOCUS
  - Redefining Settlements
  - Future Metro Regions
  - Contending with migration
  - Small Town Regeneration Focus
  - Proposal on Restructuring of a Housing Policy

Key spatial informants for Mbhashe Coastal Zone:

- Existing and Proposed Linkages: Major transportation routes: The proposed Wild Coast Meander and the N2 National Route (both cross Mbhashe LM). The intended growth along these routes is a key informant in identifying areas for targeted development.
- Proposed Future Metro Region (FMR): Mbhashe LM (Dutywa) – Mnquma LM (Gcuwa, Ndabakazi) – Intsika Yethu (Nqamakwe). An FMR "*can be defined as a region which is envisaged to grow into each other and functioning collaboratively by the year 2050*" (PSDP, 2017) – targeted for high levels of services, access and infrastructure and incorporates the Small Town Regeneration Programme.
- Railway line and N2 route and Proposed Wild Coast Meander Route form strategic freight and mobility corridors within the FMR
- Local Service Centres: Gatyana (Willowvale), Xhorxha (Elliotdale) and Dutywa
- Sub Local Service Centres: Fort Malan and Nqabara

- RURAL DEVELOPMENT
  - Livelihoods approach to rural development: strengthen connectedness to rural areas; building non-farm economies, focussed support to small scale agriculture; social welfare support; strengthen rural development interventions.

Key spatial informants for Mbhashe Coastal Zone:

- Critical to rural development is ensuring effective functioning systems of use right and tenure security, spatial planning and land administration.
- Cooperative governance: government role players and traditional leadership
- Focus on diversity in the rural economy – to not focus exclusively on agriculture
- Support existing small scale agriculture / improved production
- Social welfare support is encouraged

- INFRASTRUCTURE DEVELOPMENT
  - Economic and Social infrastructure
  - Water, Sanitation, Roads and Electricity

Key spatial informants for Mbhashe Coastal Zone:

- Mbhashe LM is ranked 8th out of the top 10 municipalities in most need of infrastructure development.
- Over and above the need to ensure household access basic infrastructure services, agricultural and tourism related infrastructure investment need to be prioritised (incl. transport, electricity, water and localised waste-water treatment for nodal development areas)
- National Projects (SANRAL / SIP 3): The N2-Wild Coast Highway which improves linkages to national supply chains.
- The Wild Coast Meander becomes an important road for improvement to allow access to the coastal areas of the Province and other tourism routes.

- ECONOMIC FRAMEWORK
  - High potential sectors are: 1. Agri-industry; 2. Sustainable energy; 3. Ocean economy; 4. Automotive sector; 5. Light manufacturing industry; 6. Tourism

Key spatial informants for Mbhashe Coastal Zone:

- Economic Corridor: Wild Coast Corridor/ N2 Coastal Toll Road Realignment: KSD - Mbhashe LM – Nyandeni, Port St Johns, Mbizana, Ingquza Hill and Matatiele
- Dwesa Cwebe Eco-Tourism Node
- Agri- industry: Willowvale - Macadamia Nut Farming
- Ocean Economy potential along the Wild Coast (including Mbhashe)
- Wild Coast Tourism

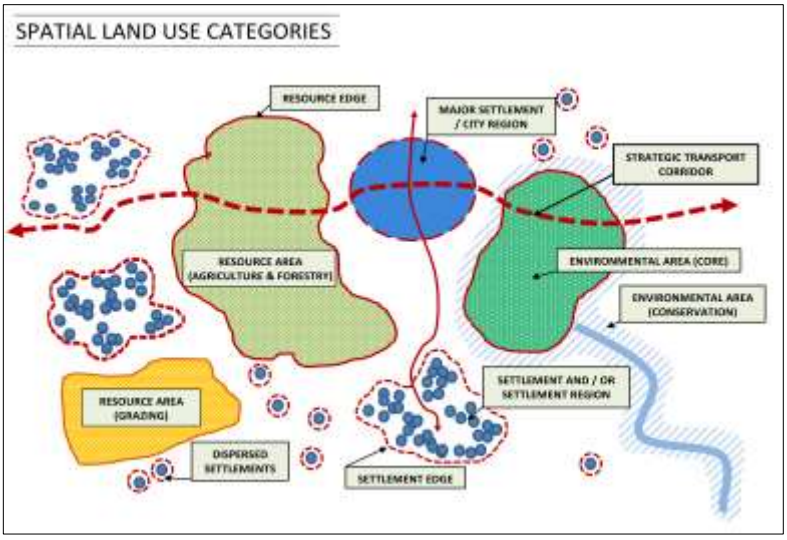
- HUMAN RESOURCE DEVELOPMENT AND GOVERNANCE
  - Need Capacity building and co-operative governance systems.
  - Need Cooperative governance around agreed spatial development philosophy / approach.

- SPATIAL STRUCTURING PLANNING TOOLS IDENTIFIED BY THE ECPSDF TO ACHIEVE SET DEVELOPMENT OUTCOMES INCLUDE:

- **'Nodes'** – Proposed that the term "node" be less prominent in SDFs with the emphasis rather being placed on identifying mixed use areas within 'human settlements'.
- **'Urban edges'** and **'Settlement Edges'** - To encourage compact settlements and urban areas to discourage development sprawl.
- **'Activity corridors'** – or preferred 'transport route' to focus on transportation.
- **'Focus areas'** - Where strategic or special programmes and infrastructure investments are required based on inherent potential.
- **'Transitional area'** - To manage the interface and change from intensely developed built up areas to less densely developed and more rural areas;
- **'Natural resource area'** – To enable effective management of environmentally sensitive areas, high potential agricultural zones and forestry areas.

The spatial presentation of the application of the above tools is presented in Figure 2, below:

Figure 2: Spatial presentation of the application of Structuring Tools



Key spatial informants for Mbhashe Coastal Zone:

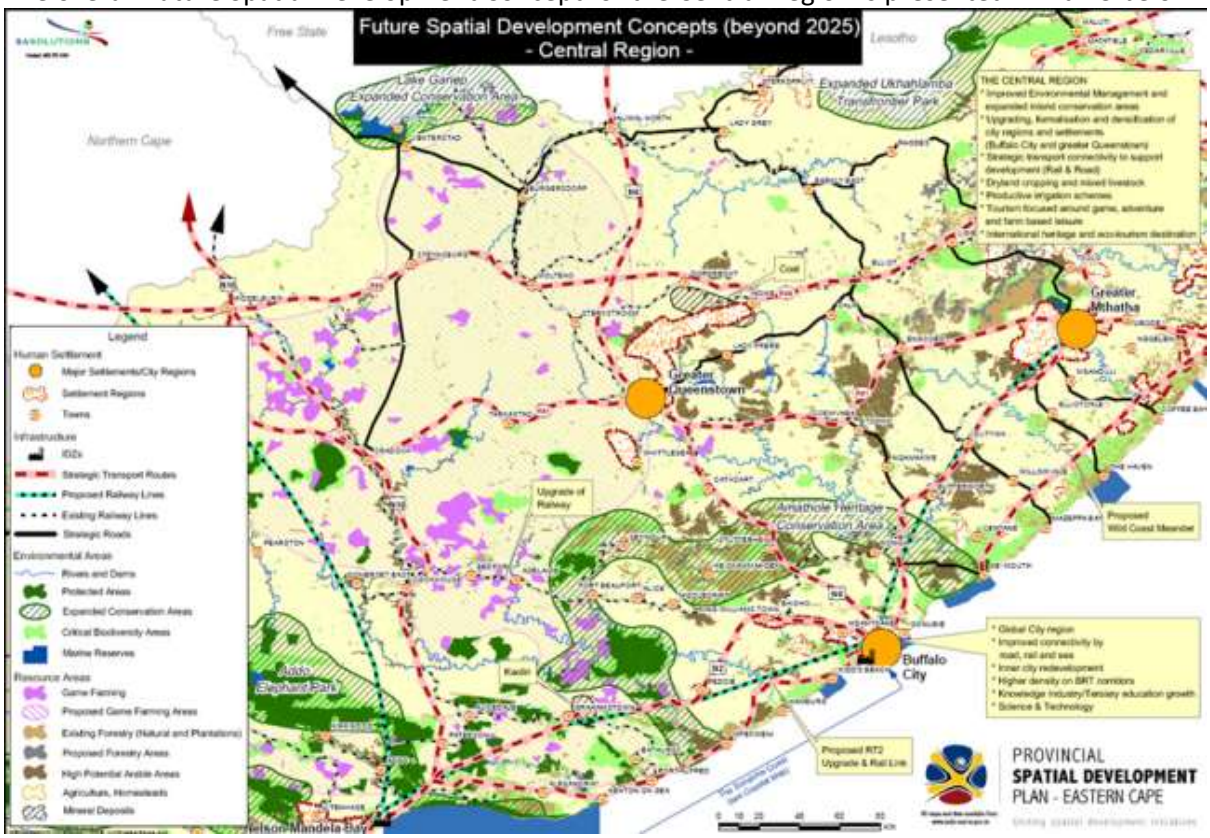
- Importance for aligning spatial structuring proposals with those used in Provincial, Regional and local spatial plans, but also to customise structuring tools for the unique coastal-rural character of the LSDF.
- With strategic regional infrastructure and development initiatives / proposals (such as the N2 upgrade, the Wild Coast Meander route, future metro regions, IDZ's etc.) falling outside the Coastal zone, it is important to consider strategic transport linkages from the coastal zone to connect with these in order to optimise beneficial spin-offs from these regional initiatives for the coastal zone.
- Identified Strategic transport linkages are equally important for accessing higher order social, administrative and commercial facilities and services in the urban service centres nearest to each section of the coast.
- Whilst the strategic regional and other catalytic initiatives by National and Provincial Government are important and noted as important for long term economic growth, local development needs require urgent short term localised interventions.

3.3.2 EASTERN CAPE SPATIAL DEVELOPMENT FRAMEWORK – PROPOSALS FOR THE CENTRAL REGION

The Eastern Cape Spatial Development Framework (2012) include the following proposals for the Central Regional

- Identified coastal "towns": The Haven and Mazeppa Bay
- Inland Towns: Idutywa, Gatyana (Willowvale) and Xhora (Elliotdale)
- Primary Strategic Route: N2
- Strategic mobility road: Dutywa to Nqabara Point / The Haven via Willowvale
- Strategic Transport Route aligned to the proposed Wild Coast Meander
- Tourism Development Zones and Nature Reserves along the Coast
- Critically Biodiverse Coastal Zone and Marine Reserves and Natural Forested Areas

The overall Future Spatial Development Concept for the Central Region is presented in Plan 3 below.



Plan 3: Eastern Cape Provincial SDF (Central Region)

3.3.3 THE AMATHOLE DM SPATIAL DEVELOPMENT FRAMEWORK PLAN, 2010

The ADM DM' SDF has proposed the following spatial structuring elements:

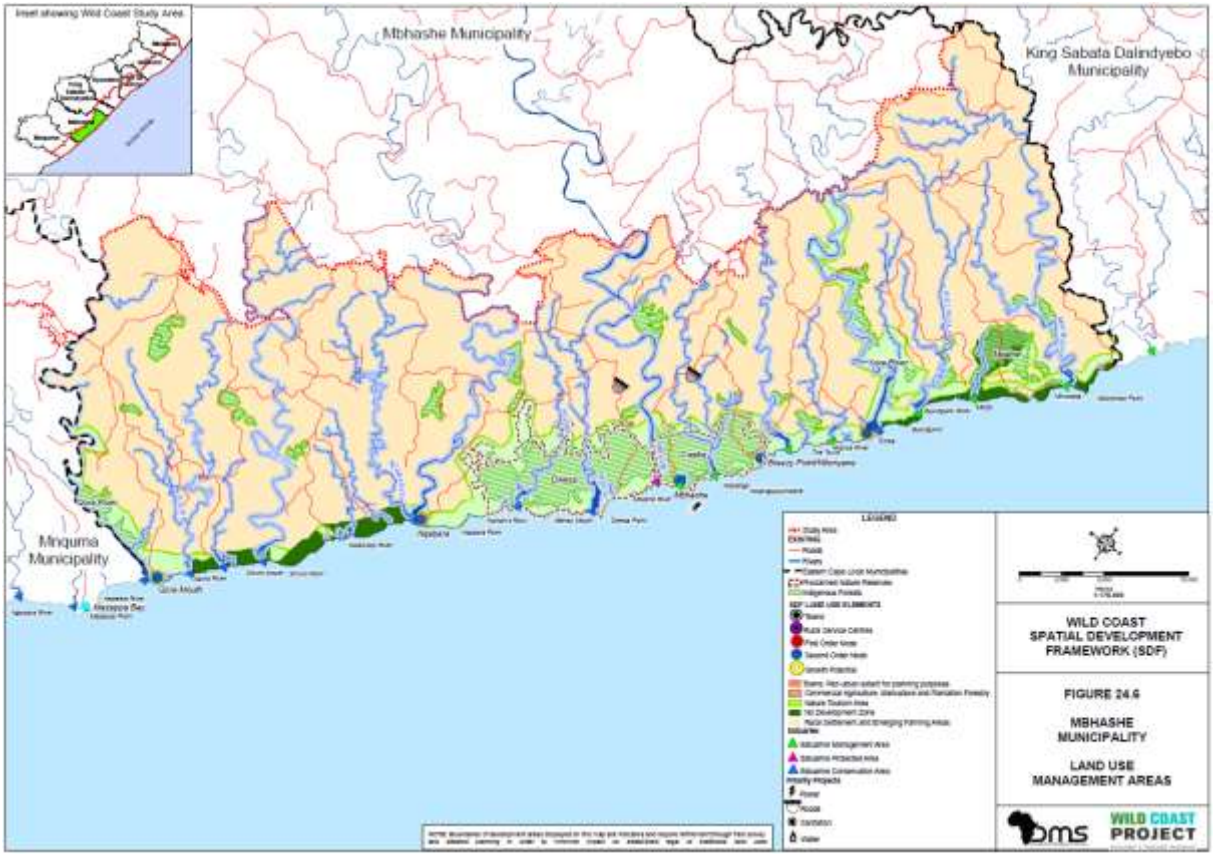
- Primary Urban Node: Butterworth
- Urban Service Centre: Dutywa
- Primary Strategic Route: N2
- Strategic link road: Dutywa to Qora via Gatyana (Willowvale) (needing upgrade)
- Strategic link road to Nqabara and The Haven
- Tourism Development Zones and Nature Reserves along the Coast
- Settlement Zones and Development Support Zones:
    - Gatyana (Willowvale) Town – settlement zone B (densification and formalisation)
- Basic infrastructure service provision (water projects)
- Priority Coastal Conservation Zones

The overall Future Spatial Development Concept for the Amathole District Municipal Area is presented in Plan 4 below.

Plan 4: Amathole DM Spatial Development Framework Plan 2010

3.3.4 THE WILD COAST SPATIAL DEVELOPMENT FRAMEWORK - 2005

The Wild Coast Spatial Development Framework included the following Spatial Development proposals for the Mbhashe Coastal area:



Plan 5: Wild Coast SDF 2005

- Proposed Second Order Nodes, being smaller coastal development nodes identified in the Wild Coast Tourism Development Plan that are characterised by:
  - Limited service levels and capacity that cannot support larger scale developments;
  - Amenity derived equally from the developed and the natural environments.

EXISTING	PROPOSED FOR REVIEW
-	Xora (limited growth)
Breezy Point	Breezy Point
The Haven/Mbhashe	The Haven/Mbhashe
-	Nqabara (limited growth)
Qora Mouth	Qora Mouth (limited growth)

- The future potential for growth of these nodes and main linkage route of each were summarised as follows:

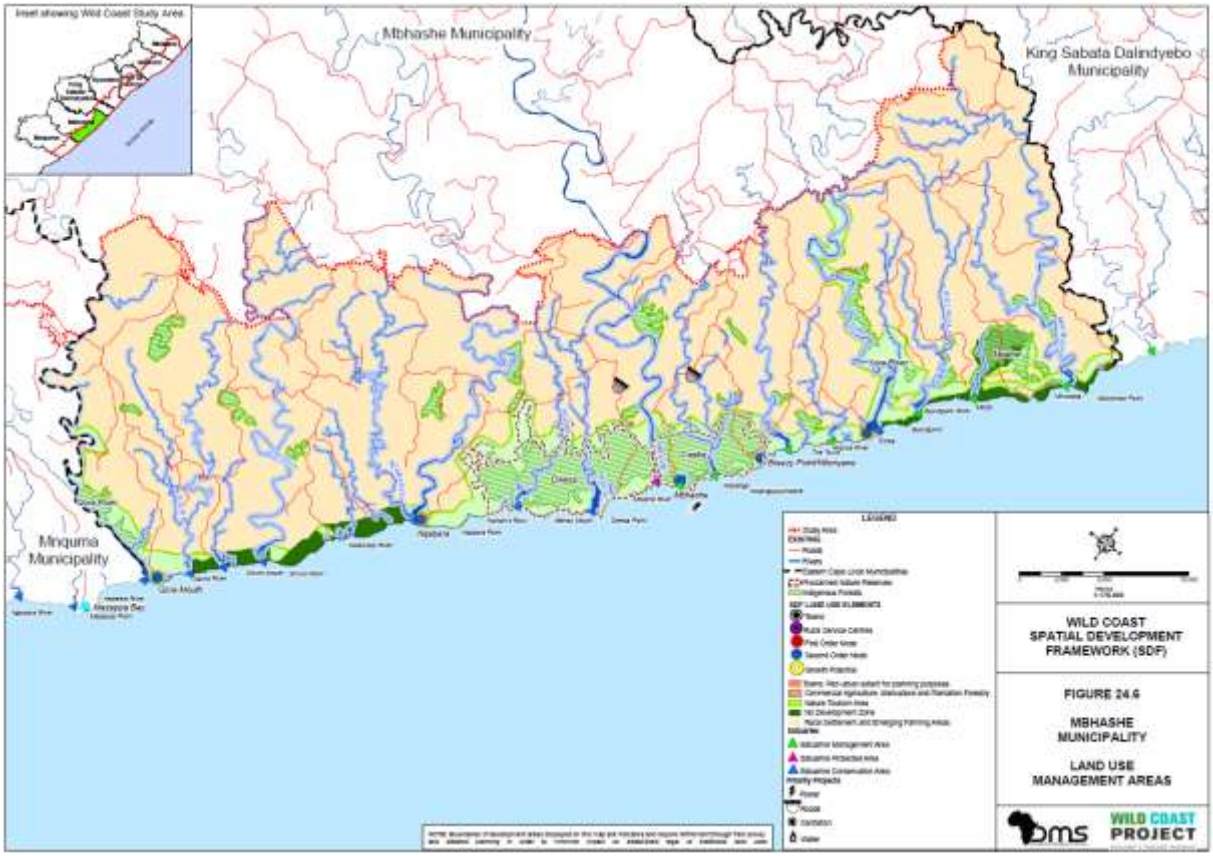
Node name	Status	Growth potential	Linkage Route
Xora	2nd order (proposed new)	Limited growth point	Elliotdale
Breezy Point	2nd order in Nature reserve	Limit to existing footprint	Mbhashe, Cwebe, Xhora (Elliotdale)
Mbhashe	2nd order in Nature reserve	Limit to existing footprint	Breezy Point, Cwebe, Xhora (Elliotdale)
Cwebe	Nature reserve	Nature tourism development area	Mbhashe, Xhora (Elliotdale)

Node name	Status	Growth potential	Linkage Route
Dwesa	Nature reserve	Nature tourism development area	Cwebe, Xhora (Elliotdale)
Nqabara	2nd order (proposed new)	Limited growth point	Gatyana (Willowvale), Xhora (Elliotdale)
Qora Mouth	2nd order (proposed for upgrade to Primary Node)	Limited tourism growth point, Nature tourism development area	Gatyana (Willowvale)

- Nature Tourism Areas
  - Mpame – southern end of the sandy beach
  - Belungwani estuary – south bank
  - Nkanya estuary – south bank
  - Nqabara estuary – existing campsite on the south bank and RULIV initiative
  - Beecham Woods

- No Development Zones
  - Mpame Forest - A narrow coastal area extending approximately 10 km from Mpame Point to Xora River, enclosing sensitive dune environments, coastal habitats and coastal forest areas.
  - Nqabara / Beecham Wood / Shixini - A narrow coastal area extending approximately 20 km from the southern boundary of Dwesa Nature Reserve to just north of the Qora tourism development node. Encompasses sensitive coastal environment, Nqabara estuary, termiteria (colonies of termites) and wetlands. A setback is provided at Shixini to facilitate development of public facilities for recreational use by day
- Rural Settlements and emerging farming areas
  - All areas within the Mbhashe Coastal Zone, outside of Nature Tourism Areas, No Development Zones and the Second Order Nodes

The overall Future Spatial Development Concept for the Mbhashe Coastal Area is presented in Plan 6 below.



Plan 6: Wild Coast SDF 2005

3.3.5 THE WILD COAST REGIONAL SPATIAL DEVELOPMENT PLAN, 2014

- ECONOMIC DEVELOPMENT POTENTIAL -

  AGRICULTURE (incl. forestry and aquaculture) and **TOURISM** are recognised as the main resources key to economic development in the region.

  Tourism potential:

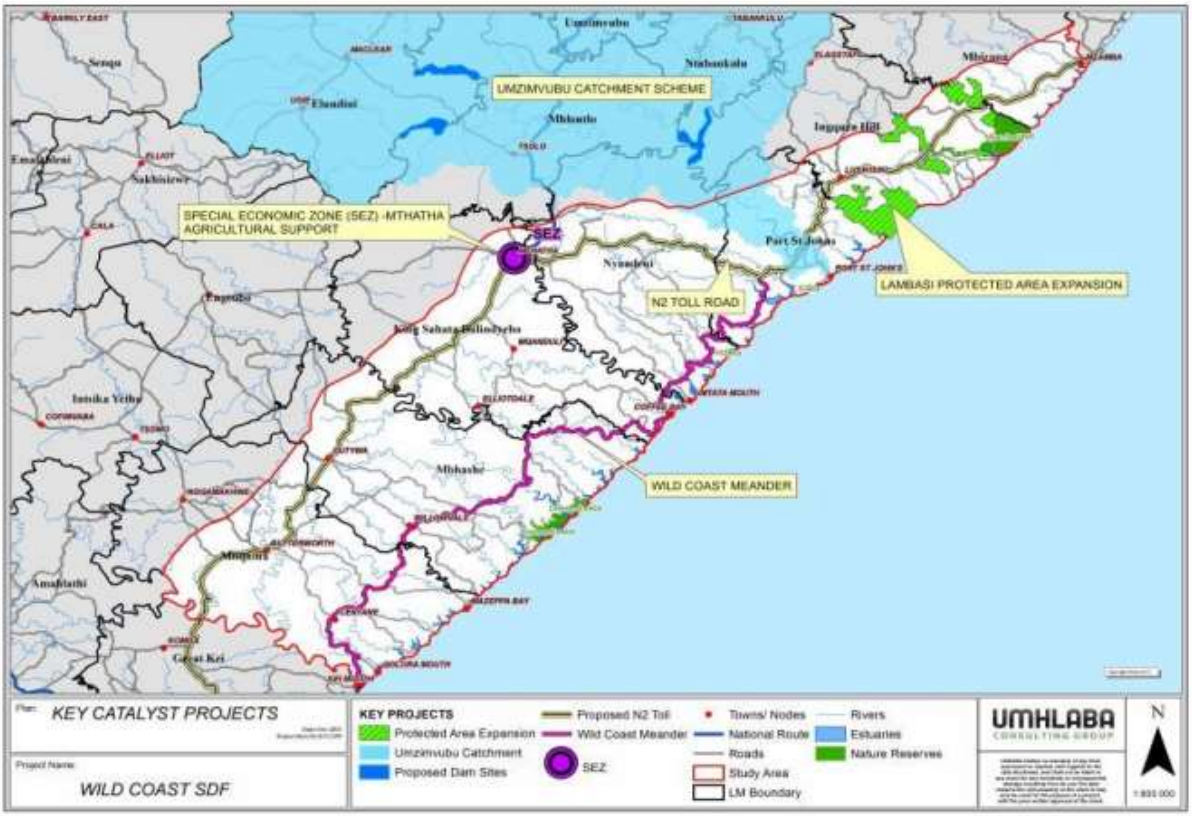
  - The Wild Coast Meander and the N2 toll road development will result in increased access to tourism products along the coast.
  - The annual sardine-run dive charters and investment into tourism accommodation establishments along the coastline.
  - Proposed upgrade of existing roads running parallel to the coast to form part of the Wild Coast Meander is expected to improve linkage between rural settlements and coastal towns
  - Qora (Kob Inn) coastal settlement and Nqabara coastal settlements, in Ward 22, are identified as 2nd order tourism nodes for investment of infrastructure and services.

  Agricultural potential:

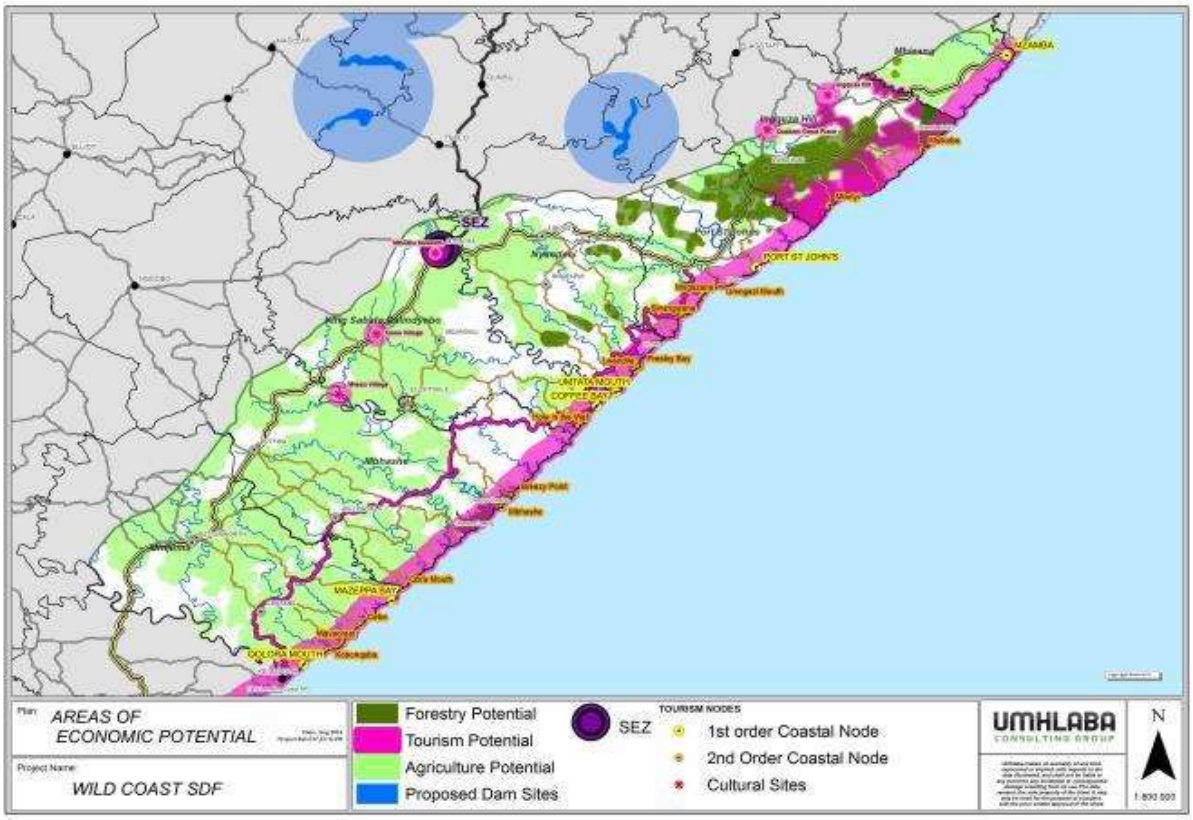
  - Wild Coast Strategic Economic Zone (SEZ) initiative is anticipated to provide 100 000 jobs, through the attraction of private investment into agro industrial development, as a catalyst to support agricultural production in poverty stricken rural areas.

- KEY ISSUES IDENTIFIED IN THE WC SDF
  - Topography and Rivers – key inhibiting factor to access areas, facilities and services

- Large tracks of land and water bodies along the wild coast are classified CBA 1 conservation areas
- Complex land management and tenure system exist in the study area
- Traditional structures are critical to the administration of traditional systems in rural settlements
- Urgent land use management systems are necessary to prevent further deterioration of tourism and conservation worthy areas: mismanaged settlement sprawl, destruction of forested areas, alien plant invasion, mismanagement of wetlands and riparian areas, illegal mining.



Plan 7: Wild Coast Regional SDF, Catalytic Projects, 2014



Plan 8: Wild Coast Regional SDF, Economic Potentials

3.4 Municipal and Local Spatial Development Planning Context

3.4.1 Mbhashe LM IDP 2017-2022 - Municipal Vision and Mission

Vision: A municipality that excels in promoting social cohesion, stimulates economic growth and sustainable development

Mission: By becoming an effective and efficient municipality with accountable leadership that is able to involve communities in the provision of quality services.

3.4.2 DRAFT MBHASHE LM SDF, 2023: KEY SPATIAL PLANNING INFORMANTS

Note: *The Draft Mbhashe Municipal SDF has taken the above-described Provincial, Regional and Local context elements into account and has aligned with the strategic and spatial directives contained therein.*

MUNICIPAL LEVEL NODES

- **Primary Node:** Dutywa
- **Secondary Node:**
  - Gatyana (Willowvale)
  - Xhorxha (Elliotdale)

SETTLEMENTS OF IMPORTANCE

- Fort Malan

TOURISM ZONES / AREAS OF INTEREST

- Collywobbles
- Nqadu (Nqadu Great Place – AmaXhosa Kingdom)

The following Coastal Nodes and Settlements fall within the Study Area

Coastal Nodes (Tourism)

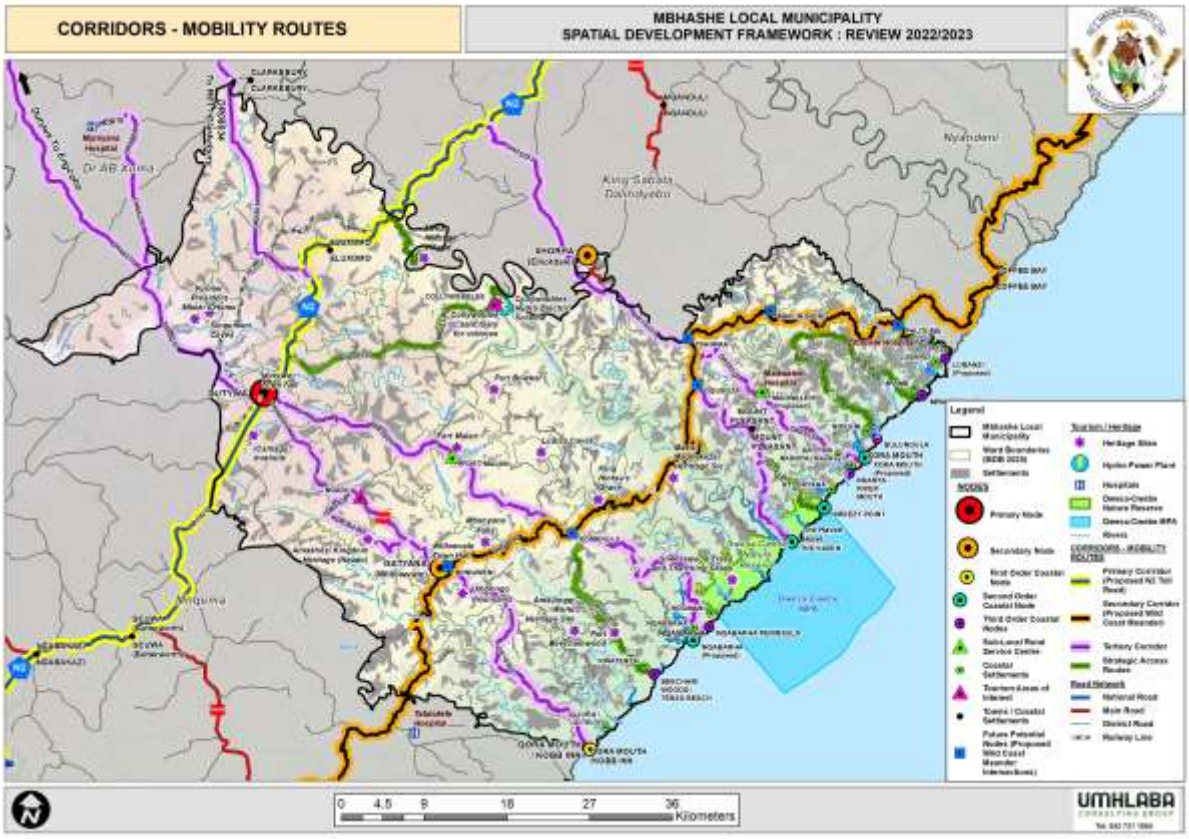
- **1st Order Coastal Node:** Qora (Kobb Inn)
- **Second Order Coastal Node:**
  - The Haven
  - Breezy Point
- **Proposed 2nd Order Coastal Node (Not formally approved i.t.o the Wild Coast SDF, 2005)**
  - Nqabarha
  - Xora River Mouth (Cottages)
- **3rd Order Coastal Nodes**
  - Bulungula (Folokwe) (Ward 19 LSDF)
  - Mpame (Ward 19 LSDF)
  - Nqabarha Peninsula (Point)
  - Nkanya (Kwa Hayi) River/Estuary
  - Beechamwood

Coastal Settlements: The following settlements within the study area are located within the 1km Coastal Zone (Coastal Conservation zone):

- Jotela
- Nqabarha
- Ngomane
- Ntlonyana
- Qatywa
- Bulugula
- Mpame
- KwaTenza
- Jujura (KuLojingqi) / Jotela
- Bulungula
- Lubanzi
- Nkanya (KwaHayi)

KEY MOBILITY CORRIDORS AND STRATEGIC ACCESS ROUTES THAT IMPACT ON THE STUDY AREA

- **Secondary Corridor**
  - The proposed Wild Coast Meander Route (Secondary Corridor on sub-regional and Municipal level, but **Primary Corridor** for the Study Area).
- **Tertiary Corridors**
  - DR08045 & DR18045 linking Dutywa – Gatyana (Willowvale) – to the coast (Qora / Kobb Inn)
  - DR08044 linking Dutywa to Lower Gwadu (via Fort Malan) and to the coast (Nqabarha River Mouth and Dwesa Nature Reserve)
  - DR18033 linking Xhora (Elliotdale) to the Coast (Haven Hotel – Cwebe Nature Reserve)
  - DR08328 linking Xhora (Elliotdale) to the Coast (Xora Mouth) via Madwaleni Provincial Hospital and settlement
- **Strategic Access Routes**
  - DR08329 from DR18033 intersection: To Breezy Point
  - Access roads from junctions along the proposed Wild Coast Meander Route to coastal tourism sites:
  - Bulungula (DR08326)
  - Mpame (DR08324)
  - Nkanya (via DR08328)
  - Zithulele Hospital and on to the coast at Lubanzi (DR08323)
  - Tenza Beach (DR08345)



Plan 9: Mbhashe LM SDF Proposals, 2023: Nodes and Movement Corridors

STRATEGIC DEVELOPMENT AREAS:

- **Areas of Priority Basic Need**
  - Areas of priority basic need intervention – defined as "Worst-Off Areas" in terms of access to basic levels of infrastructure and service provision (i.e. areas that receive minimum RDP standard of water and sanitation services and do not have access to a formal electricity supply network (Eskom).
  - Based on available statistics at ward level (2011 Census), the majority of Mbhashe LM households in rural areas do not receive a minimum RDP level of water and sanitation services, with significant backlogs in the coastal areas of the municipality.
  - Electricity supply coverage is widespread. All settlements in the coastal area receive Eskom service.

- **Areas of Economic Potential**

  Agriculture and Forestry

  - Wild Coast Industrial Development Zone(IDZ): focus on Agro-processing along the Wild Coast
  - Farmer Production Support Unit (FPSU) earmarked for Gatyana (Willowvale)
  - Favourable grazing land of moderate potential in the coastal study area. Sheep (wool) and cattle farming opportunities. Livestock improvement / breeding programmes being implemented in Wards 24 & 29.
  - Wild Coast Meander and proposed N2 alignment route along the coast – will improve linkage to coastal resource areas (agriculture/forestry) and coastal towns (tourism). Potentially attract investment and growth in these sectors.

- Pockets of commercial forestry and macadamia plantations (Shixini – Ward 22) in the coastal study area. Potential Eucalyptus Forest Woodlot Project (200 Ha) – Shixini (Ward 22)
- Area is largely transformed due to rural settlement and small scale agriculture (subsistence farming)
- Indigenous forests in the coastal zone - Land use management is critical to ensure that indigenous forests – a valuable natural resource to local communities is protected and sustainably used (harvesting of medicinal plants/herbs).
- Irrigation potential along major rivers
- Mbhangcolo Area (Proposed Agriculture & Agri-Value Chain). Situated near the coast of Gatyana Town (Willowvale) .The Mbhangcolo community has registered a trust called "Mbhangcolo Development Trust". The proposed development includes:- tunnel farming, hydroponics and aqua-hydroponic farming - 10 000 ha; Mbhangcolo Irrigation Scheme
- Nqabarha Area (Multi-Purpose Centre & Agricultural Development). Situated along the coast, SE of Gatyana Town (Willowvale). Thirteen villages are involved in this development that forms the greater Nqabarha Administrative Area. Proposed development includes: Construction of a shopping / village square; office infrastructure; farming production; planting of Soya beans for diesel.
- Hobeni area: Hobeni Rural Development Intervention Program (DRDLR) to improve food security and conditions of poverty: Interventions include: Fencing land for maize production of 200 hectares.

Mining and Renewable Energy

- Potential exists for stone- , sand- and granite mining. Granite deposits can be found in Luvundu, Bojini and Weza areas[1].
- Potential for wind energy generation farms in Gatyana and Xhorha area – subject to Environmental Assessment and impact to Vulture Colony (Collywobbles).
- Coastal Development, Ocean Economy and Coastal Tourism

Tourism Development

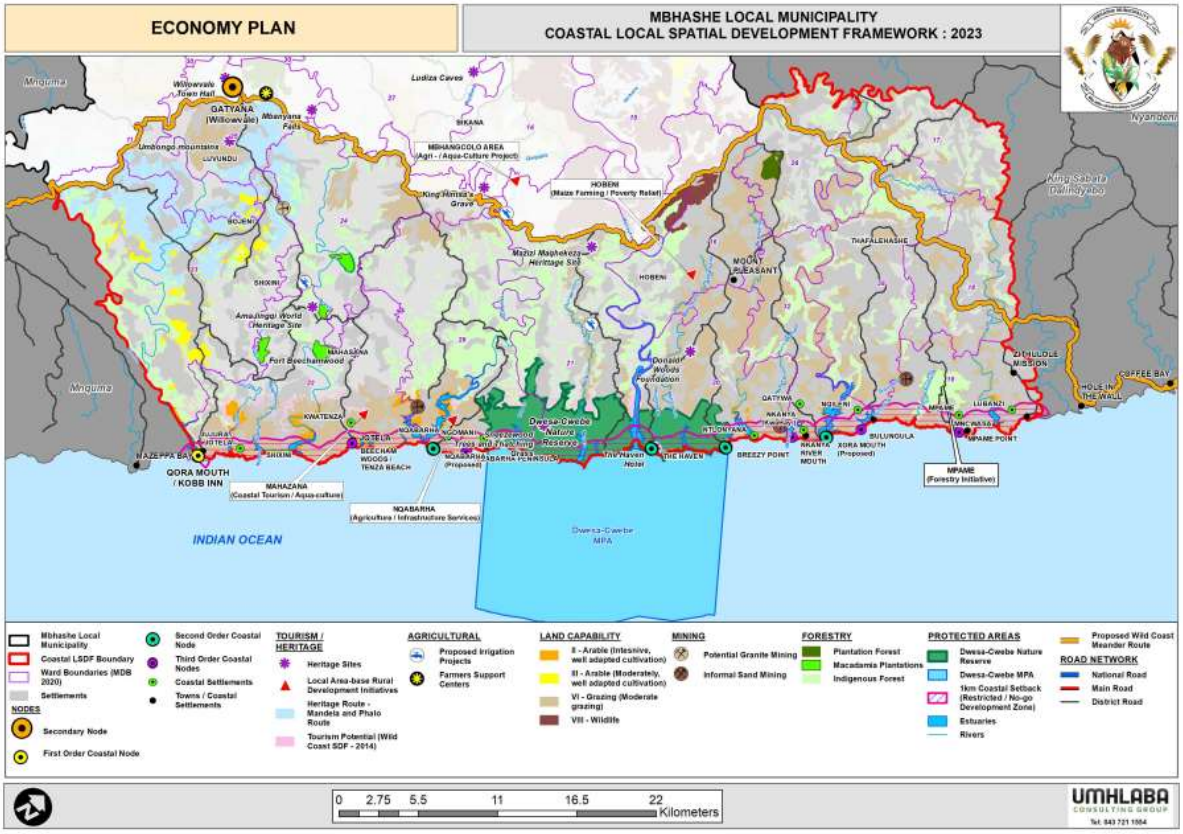
- Beautiful natural landscapes and pristine rivers and estuaries along the coast offer significant tourism potential.
- 1st, 2nd and 3rd order coastal tourism nodes are identified along the coast (as indicated above). Stringent land use management guidelines (Wild Coast SDF, 2005) govern the extent and nature of development within the coastal nodal areas (infrastructure, use, buildings, access, etc.).
- Heritage tourism assets in the coastal study area includes Fort Beechamwood, AmaJingqi World Heritage Site (Natural/Cultural)
- Eco-adventure tourism in the coastal study area: Wild Coast Meander Hiking Trail, Waterfalls, Forests, Dwesa-Cwebe Nature Reserve (Campsite& Lodge). Nqabara Lodge – completed and operating, Qatywa Community Lodge – DBSA implementing agent (Blue Flag Pilot), Tenza Beach – Precinct planning for tourism (Blue Flag Pilot).

Ocean Economy - areas of opportunity include:

- Boat launch sites: Qora, Nqabarha, Mpame and Xhora Mouth
- Fishing destinations, including Shixini, Xhora, Nqabara Mouth, Jujura Mouth, Qora Mouth and KuJotela

[1] Mbhashe LM SDF, 2017 (cited from Mbhashe LM LED Strategy, 2015)

- Proposed Aquaculture – Mahasana Community (Shixini/Nqabarhana) and Qora for Marine Tilapia Aqua-culture Project (current consultation with community).

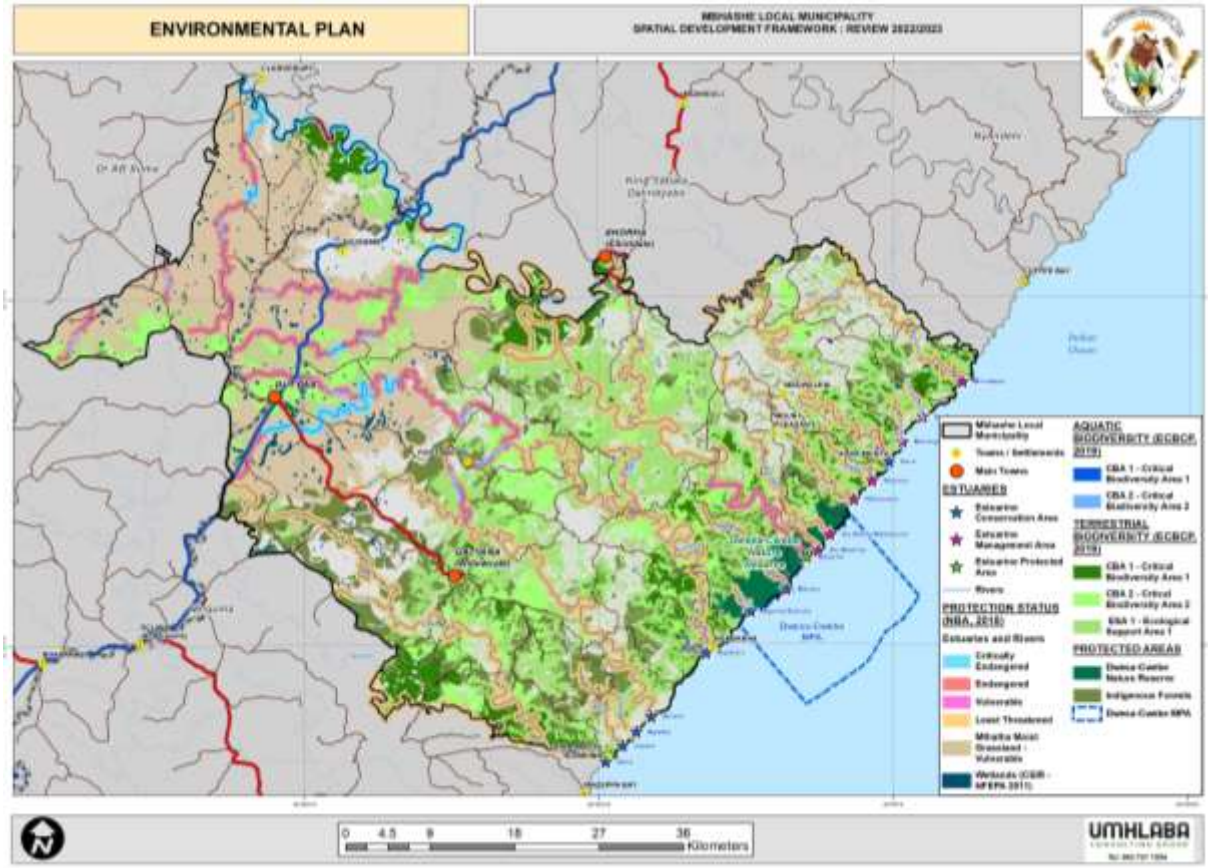


Plan 8: Mbhashe LM SDF Proposals, 2023: Economy Plan

PRIORITY CONSERVATION AREAS

- **Protected Areas:** Dwesa Cwebe Nature Reserve and Marine Protected Area
- **1km Coastal Corridor:** Restricted /No-go development area including buffers with estuaries.
- **Terrestrial and Aquatic Biodiversity Importance:** Extensive CBA 1 and 2 Areas /Protected Areas – to be maintained in natural or near natural ecological condition. Land uses limited to open space and low impact eco-tourism / recreation.
- **Priority Coastal Conservation Areas:**2
  - Qora Priority Area (capturing the Qora River & Estuary, as well as a section of its tributary, the Qwaninga River)
  - Dweza Cwebe Expansion Area (small expansion area to the existing reserve, including Transkei Scarp Forest and Grassland).
  - Xora River Priority Area (the full length of the Xora River within the terrestrial planning domain).
  - Mpame Forest Priority Area (near the mouth of the Mncwasa River)

[2] The Wild Coast SEA and Conservation Assessment as cited in the Mbhashe LM SDF, 2014



Plan 9: Draft Mbhashe LM SDF, 2023. Environmental Plan

3.4.3 LOCAL SPATIAL DEVELOPMENT FRAMEWORKS FOR SELECTED COASTAL WARDS - KEY SPATIAL PLANNING INFORMANTS FROM THE LSDF'S FOR WARDS 19, 20, 22, 23, 32 AND THE NGQABARA COASTAL ZONE

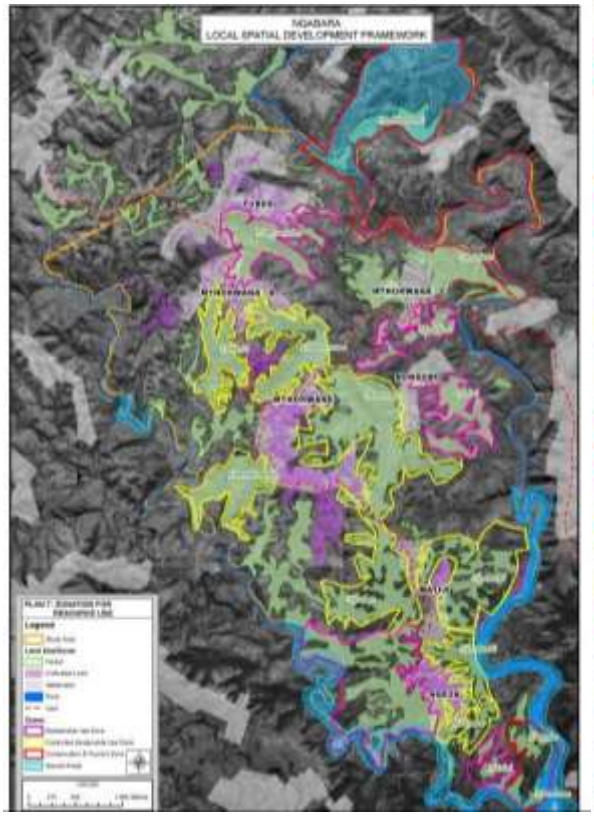
SUSTAINABLE LAND USE MANAGEMENT PRACTISES / GUIDELINES

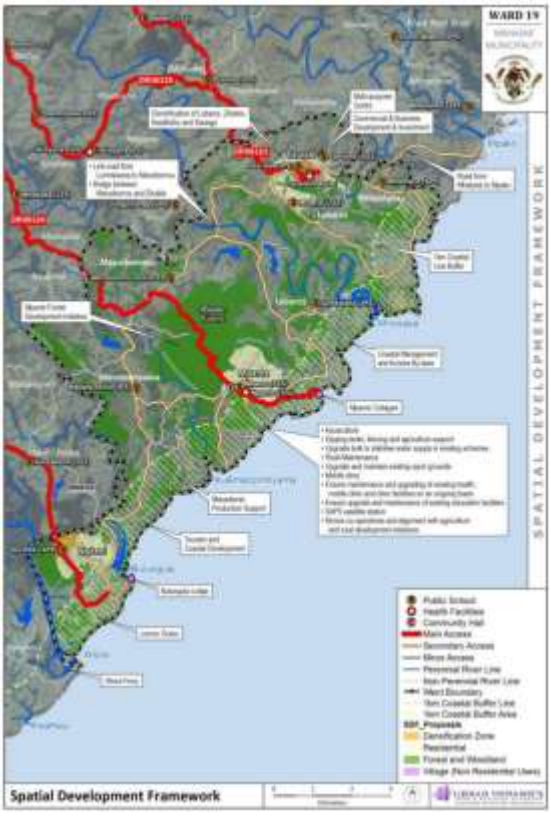
- Defining **rural settlement edges** to mitigate encroachment / settlement sprawl onto valuable natural resource areas and within the protected coastal zone
- Defining **agricultural land units** and implementing sustainable agricultural farming practise
- **Protected Areas** (Dwesa-Cwebe Nature Reserve and Marine Protected Area) and priority conservation of pristine natural assets (rivers, estuaries, coastal forests/thicket) – removal of alien vegetation
- **1km coastal buffer zone** – restricted land use / no-go zone

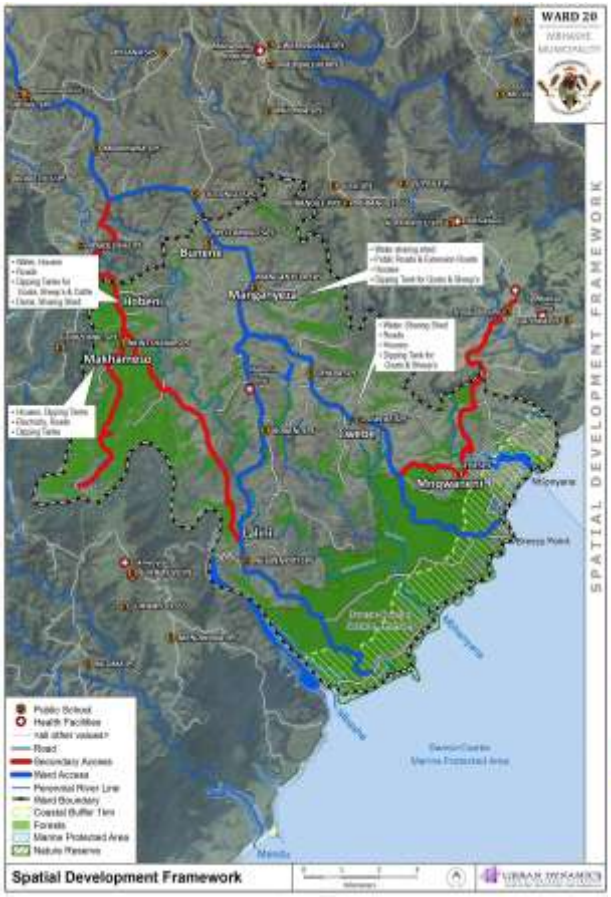
DEVELOPMENT PROPOSALS

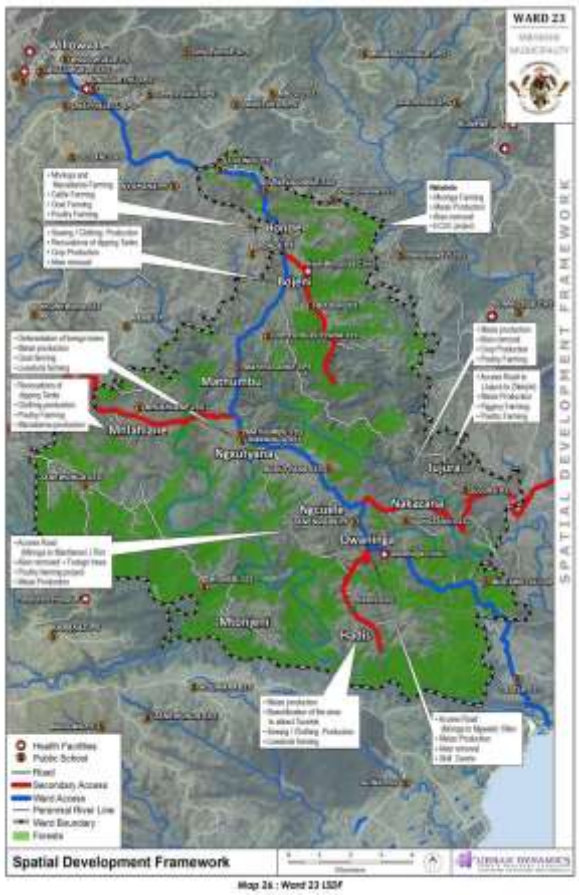
- Provisions, upgrade and maintenance of facilities and services (health, safety, education, sport, housing)
- Upgrade access roads and bulk services (water and sanitation)
- Local Economic Development
  - Agricultural projects (maize, piggery, cattle, poultry) and support infrastructure provision
  - Commercial plantations: moringa, macadamia and eucalyptus plantations
  - SMME: sewing/clothing production
  - Aquaculture projects
  - Resort and holiday cottage tourism and coastal eco-tourism

- Regulate Mining – prohibit illegal mining and rehabilitate degraded mining areas along the coast
- Forestry – Mpame forestry development initiative (Ward 19, LSDF proposal)

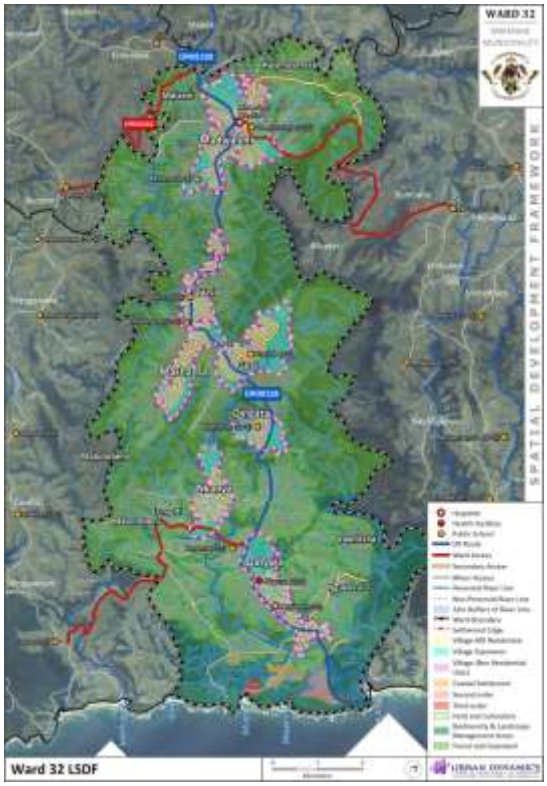


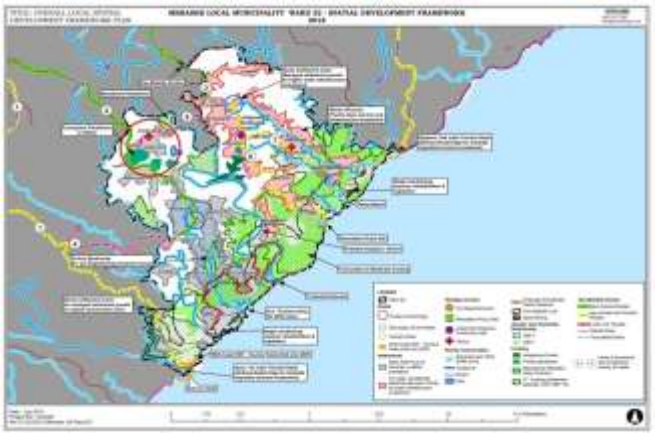






Map 26 : Ward 23 LSDF


WARD 32
SPATIAL DEVELOPMENT FRAMEWORK
Ward 32 LSDF



4 Local Coastal Area Development Perspective

4.1 Biophysical Context

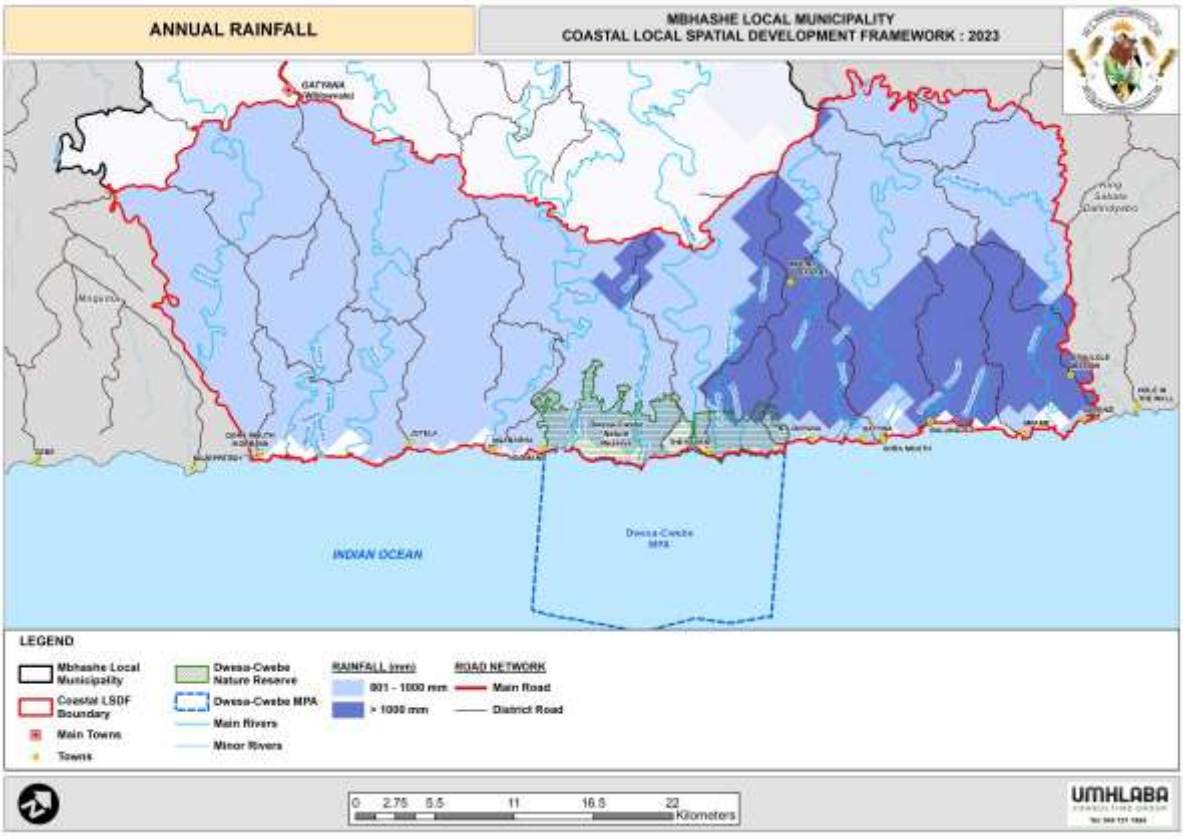
4.1.1 TEMPERATURE AND ANNUAL RAINFALL

TEMPERATURE

- Mbhashe Municipality lies within the transitional zone between the subtropical Kwazulu-Natal coast and the warm temperate Eastern Cape. The climate ranges from cool, humid and subtropical at the coast to hot and sub-arid inland.
- Maximum temperatures in summer fall mainly within the 25-27˚C range, with the areas on the coast and the north western regions reaching up to 29˚C. Small isolated regions in MLM have maximum temperatures of less than 25˚C in summer.
- The winter minimum temperatures for coastal region are generally above 8˚C, while inland the minimum temperature can drop to between 2-4˚C in winter.

ANNUAL RAINFALL

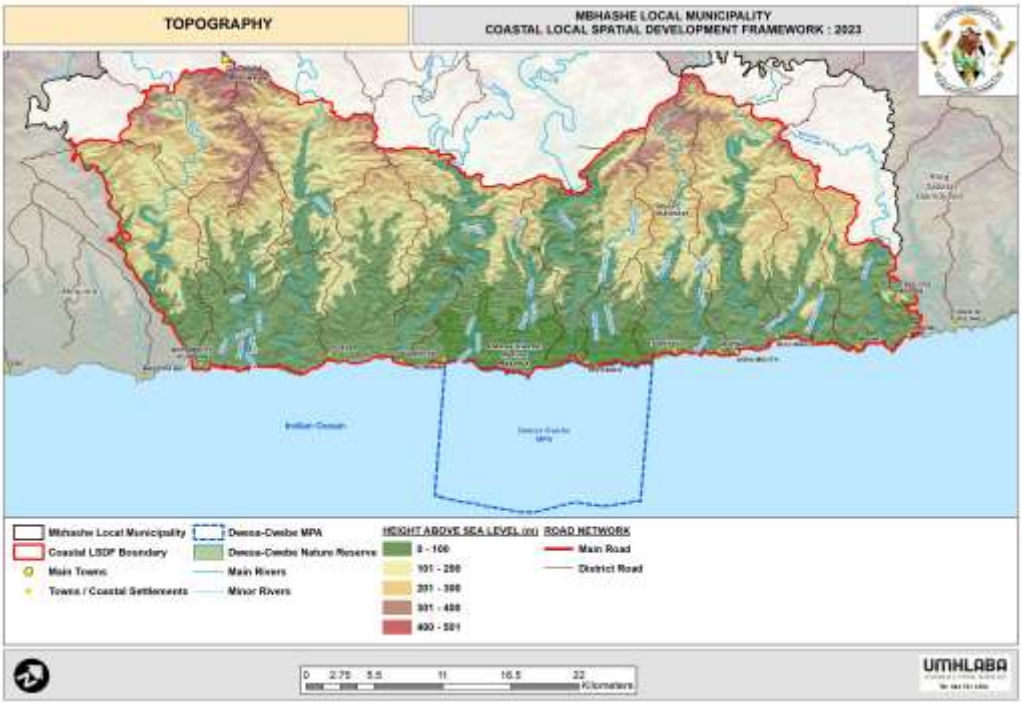
- Mbhashe enjoys a relatively high annual rainfall ranging from 600mm - 800m, in the north western extent of the municipality and surrounding Dutywa, and increasing to over 1 000 mm of rainfall annually in the central and coastal areas.
- The coastal area enjoys a high average annual rainfall of between 800 – 1000 mm.
- Slightly lower rainfall figures are recorded inland of the coast (700-800 mm / annum)



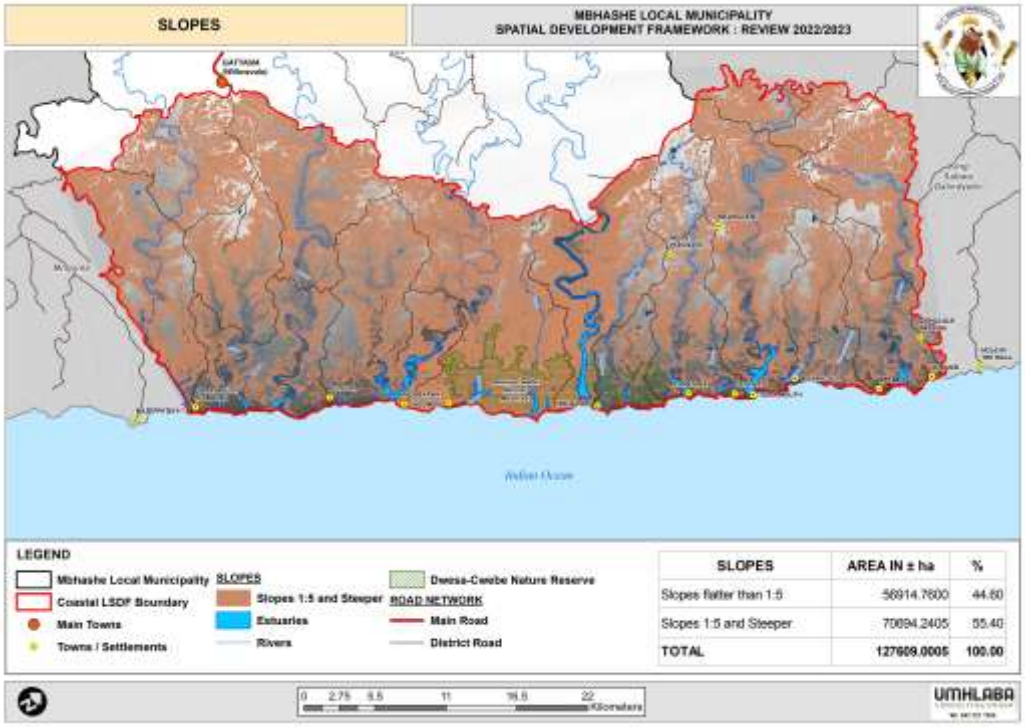
Plan 10: Rainfall

4.1.2 TOPOGRAPHY AND DRAINAGE

- The entire coastal area is characterised by numerous drainage lines aligned perpendicular to the coastline, surrounded by moderate to steep slopes, with level areas in-between.
- Higher lying spurs, rising up to 400 m above sea level, dominate the interior portion of the study area.
- More than half of the study area (55, 4%) consists of slopes steeper than a 1:5 gradient. This amounts to 70 694, 24 hectares of the total study area.



Plan 10: Topography



Plan 11: Slope Analysis

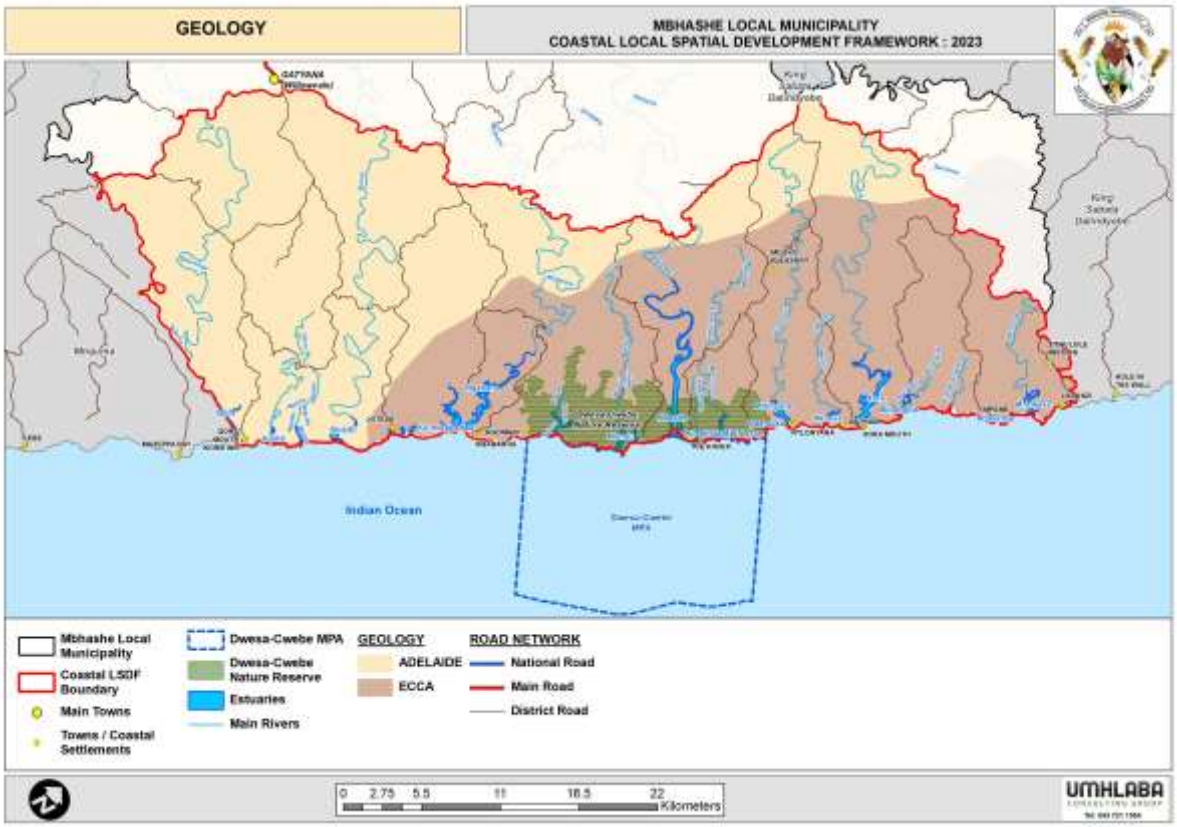
Key Implications

- The moderate climate and high rainfall are favourable conditions for agricultural production.
- Mountainous terrain hampers lateral linkages (along the coastal zone) for road access and services networks, making services connections to remote dispersed settlements inefficient and costly.
- The concentrations of intact forest vegetation along the river valleys and the numerous rivers, wetlands & estuaries highlight and support the critical terrestrial and aquatic biodiversity of the area.
- Extensive areas with steep slopes (1:5) limit the extent of developable land for settlement and productive use.

4.1.3 GEOLOGY

The study area is dominated by two geological groups:

1. **The Adelaide Group:** Mostly comprised of sandstone and mudstone, is dominant in the western and interior portions of the study area.
2. **The Ecca Group:** Is a sedimentary geological unit that comprises mostly of shales and sandstones and is dominant along the central and eastern coastal segment of the study area. Known for its rich coal reserves and has been targeted for shale gas exploration (www.degruyter.com).
    - **Mudstone** of mostly mud or clay composition is a fine grained sedimentary rock rendering it impermeable for water to pass through. It is useful as a road aggregate but not useful in the construction industry as a primary use. Mudstone is known to favour crop production.
    - **Sandstone** is a sedimentary rock with mineral and organic composition. It is a highly porous natural stone. It is useful in the construction industry.
    - **Ecca shale** is typically dark coloured and is carbon-rich due to the high vegetation content of the original sediments. Shales are easily erodible and often present instability along steep slopes.



Plan 12: Geology

4.1.4 SOILS

The soil classes vary throughout the study area. The soils in the study area are, in general, characteristically shallow erodible soils, due to underlying hard or weathering rock.

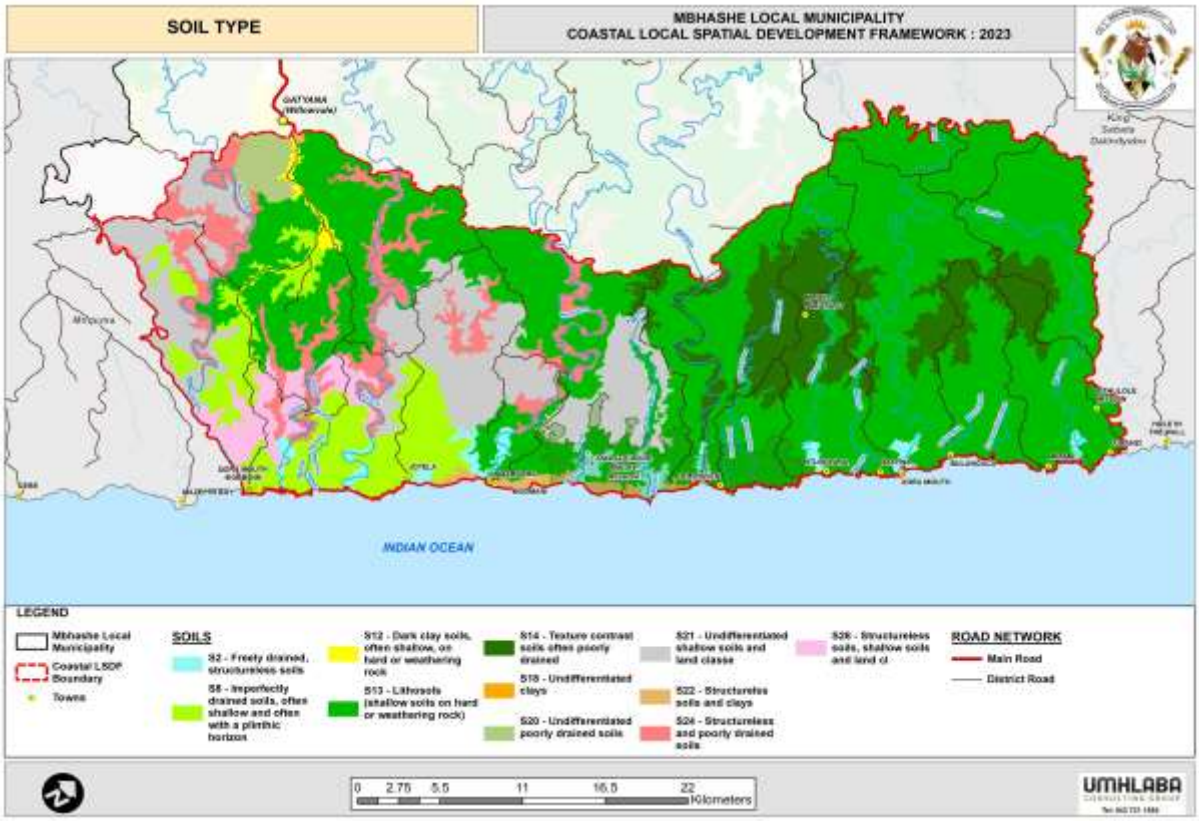
The dominant soil type - lithosols (S13), located throughout the study area and dominant in the eastern portion, is a shallow soil on hard or weathering rock (Refer table below). Pockets of soil type S14, located in the central-eastern part of the study area is favourable in dry areas due to its water retention properties but can be seasonally wet and is highly erodible.

The western half of the study area is comprised of variety of soils classes:

- S21: Undifferentiated shallow soil
- S26: Structureless shallow soils
- S8: Imperfectly drained soils, often shallow and with a plinthic horizon (an iron-rich, humus-poor mixture of clay with quartz and other highly weathered minerals), and
- S13, as described above.

Table 1: Soil Class

CODE	SOIL CLASS	%	FAVOURABLE PROPERTIES	LIMITATIONS	HECTARES
S2	Freely drained, structureless soils	2,1	Favourable physical properties	May have restricted soil depth, excessive drainage, high erodibility, low natural fertility	2689,95
S8	Imperfectly drained soils, often shallow and often with a plinthic horizon	8,1	Relative wetness favourable in dry areas	May be seasonally wet	10333,00
S12	Dark clay soils, often shallow, on hard or weathering rock	0,4	High natural fertility	Restricted soil depth	536,93
S13	Lithosols (shallow soils on hard or weathering rock)	53,7	May receive water runoff from associated rock	Restricted soil depth; associated with rockiness	68545,38
S14	Texture contrast soils often poorly drained	10,8	Relative wetness favourable in dry areas	Seasonal wetness; highly erodible	13839,29
S18	Association of Classes 5, 6, 10, 11, 12: Undifferentiated clays	0,0	High natural fertility	One or more of: high swell-shrink potential, plastic and sticky, restricted effective depth, wetness	7,08
S20	Association of Classes 8 and 15: Undifferentiated poorly drained soils	1,2	Wetness favourable in dry areas; may sustain wetland vegetation	Seasonal or excessive wetness	1563,21
S21	Association of Classes 13 and 16: Undifferentiated shallow soils and land classe	12,6	Soil may receive water runoff from associated rock; water-intake areas	Restricted land use options	16090,57
S22	Association of Classes 17 and 18:Structurelss soils and clays	0,8	May have favourable physical properties or high natural fertility	Restricted depth, imperfect drainage, wetness, high swell-shrink potential, plastic, sticky.	978,96
S24	Association of Classes 17 and 20: Structureless and poorly drained soils	7,8	May have favourable physical properties; relative wetness favourable in dry areas; may sustain wetland vegetation	Low base status, restricted depth, imperfect to poor drainage, excessive wetness, high erodibility	9906,66
S26	Association of Classes 17 and 21: Structureless soils, shallow soils and land classe	2,4	May have favourable physical properties; soil components may receive water runoff from associated rock; water-intake areas	Low base status, restricted soil depth, excessive or imperfect drainage, high erodibility, restricted land use options	3062,07
	TOTAL				127553,09



Plan 13: Soil Types

Key Implications

- Soils with Plinthic horizon may be suitable for domestic grazing and small scale cultivation, due to its water retention properties. However, seasonal hardening can make cultivation and rehabilitation of degraded land difficult.
- The largely shallow and erodible soils require appropriate farming practises. Rotation of crops, use of stock grazing camps and land capability-based stocking ratios need to be applied to ensure sustainable use of the land.

4.1.5 LAND CAPABILITY

The land capability plan below shows that the coastal study area, with extensive light to moderate grazing land is best suited to supporting livestock farming compared to the lesser extent of arable land for crop production.

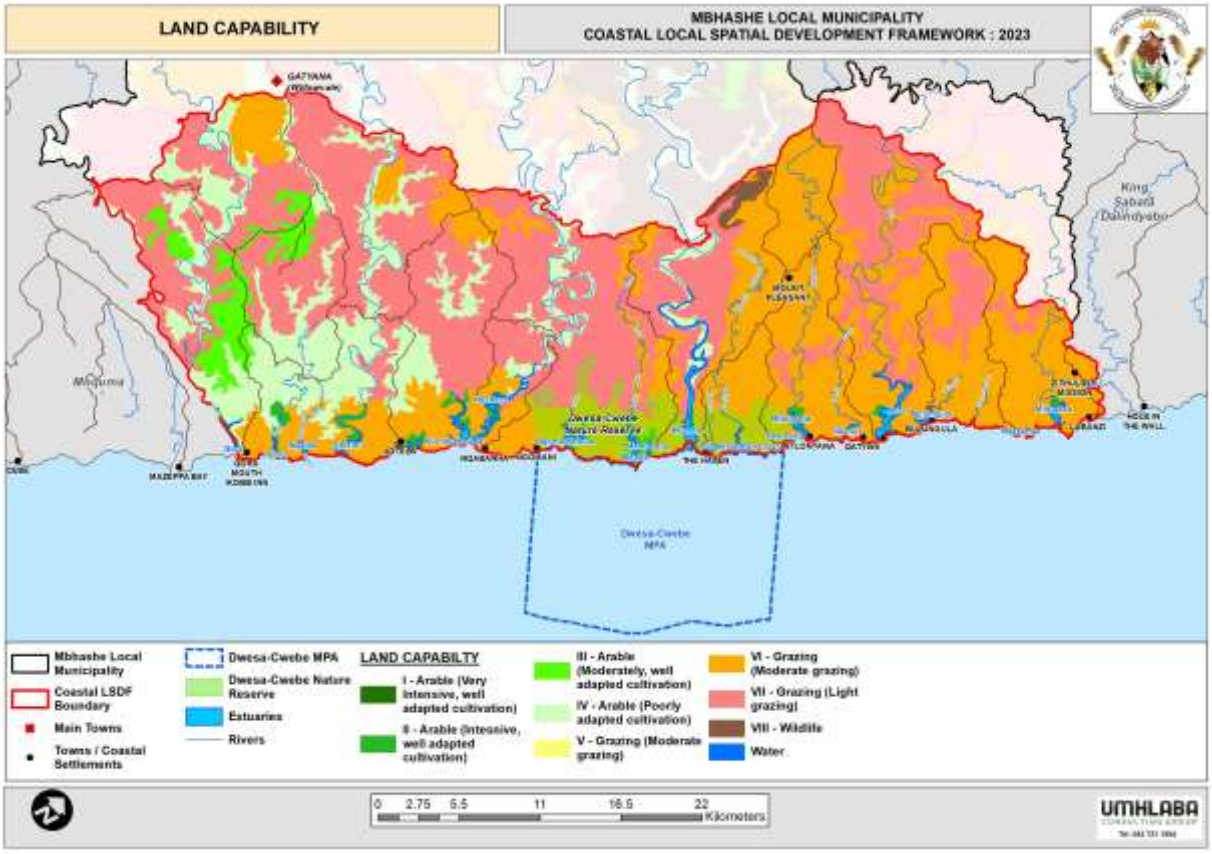
Grazing Land: Most of the land (80 %) is classified favourable for light to moderate grazing. Grazing capacities range from 4 – 7 LSU (Large Stock Unit of 450 kg) per hectare (refer Table 3).

Arable land: Narrow belts along the rivers and estuaries are well-adapted for intensive cultivation with small pockets of land in the central western area favourable for moderate cultivation. Pristine riverine areas and wetlands are of conservation priority.

Approximately 381 hectares of land is under macadamia nut cultivation for commercial production in coastal Ward 22 (Shixini).

Table 2: Land Capability Classes

LAND CAPABILITY: CLASS		AREA (ha)	(%)
	II - Arable (Intesnive, well adapted cultivation)	2699,73	2,12
	III - Arable (Moderately, well adapted cultivation)	3383,17	2,65
	IV - Arable (Poorly adapted cultivation)	17457,52	13,69
	VI - Grazing (Moderate grazing)	49652,29	38,93
	VII - Grazing (Light grazing)	53748,94	42,14
	VIII - Wildlife	615,68	0,48
TOTAL		**127557,32**	**100,00**
	Macadamia Nut Plantations	381,30	0,30



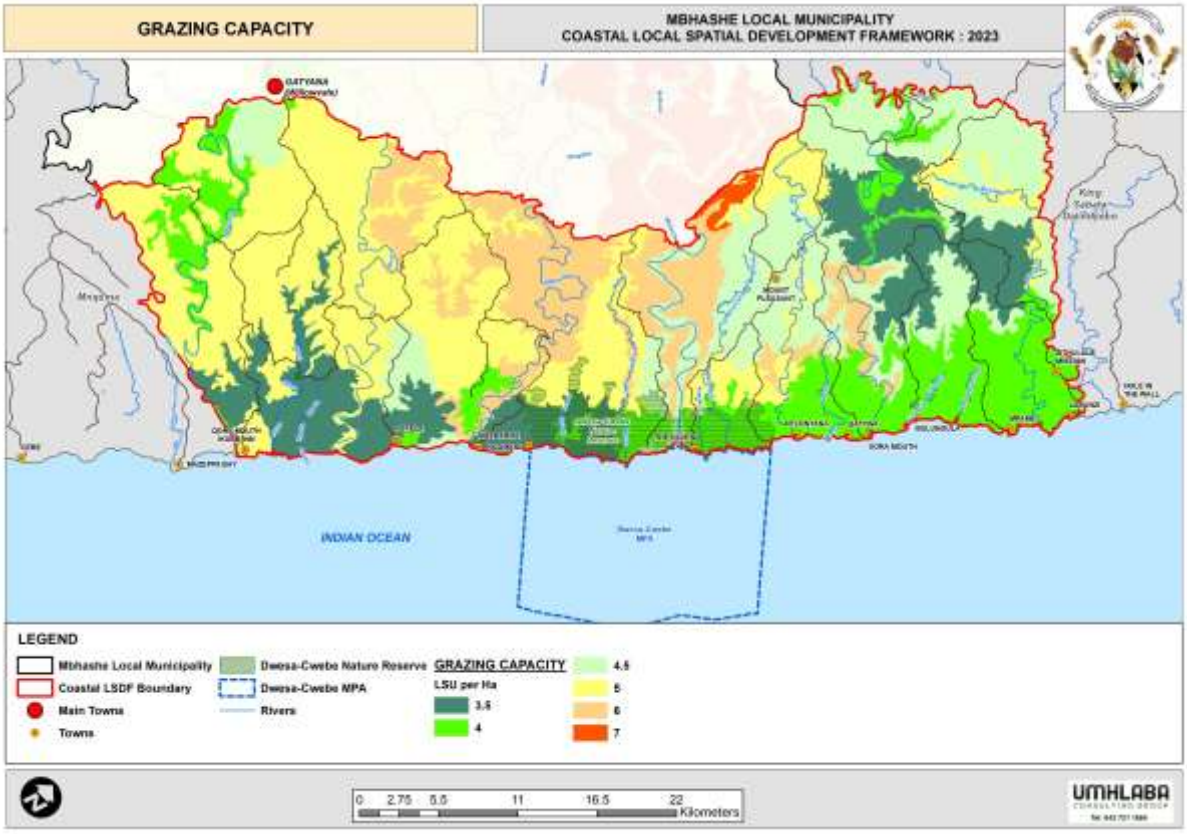
Plan 14: Land Capability

4.1.6 GRAZING CAPACITY

Grazing Capacity is most favourable in the central western and interior parts of the study area.

Table 3: Grazing Capacity

GRAZING CAPACITY (LSU per Ha)		AREA in ±ha	%
	3,5	19056,51	14,94
	4,0	21929,64	17,19
	4,5	25472,89	19,97
	5,0	43538,52	34,13
	6,0	16950,05	13,29
	7,0	605,51	0,47
TOTAL		127553,12	100,00



Plan 15: Grazing Capacity

Key Implications

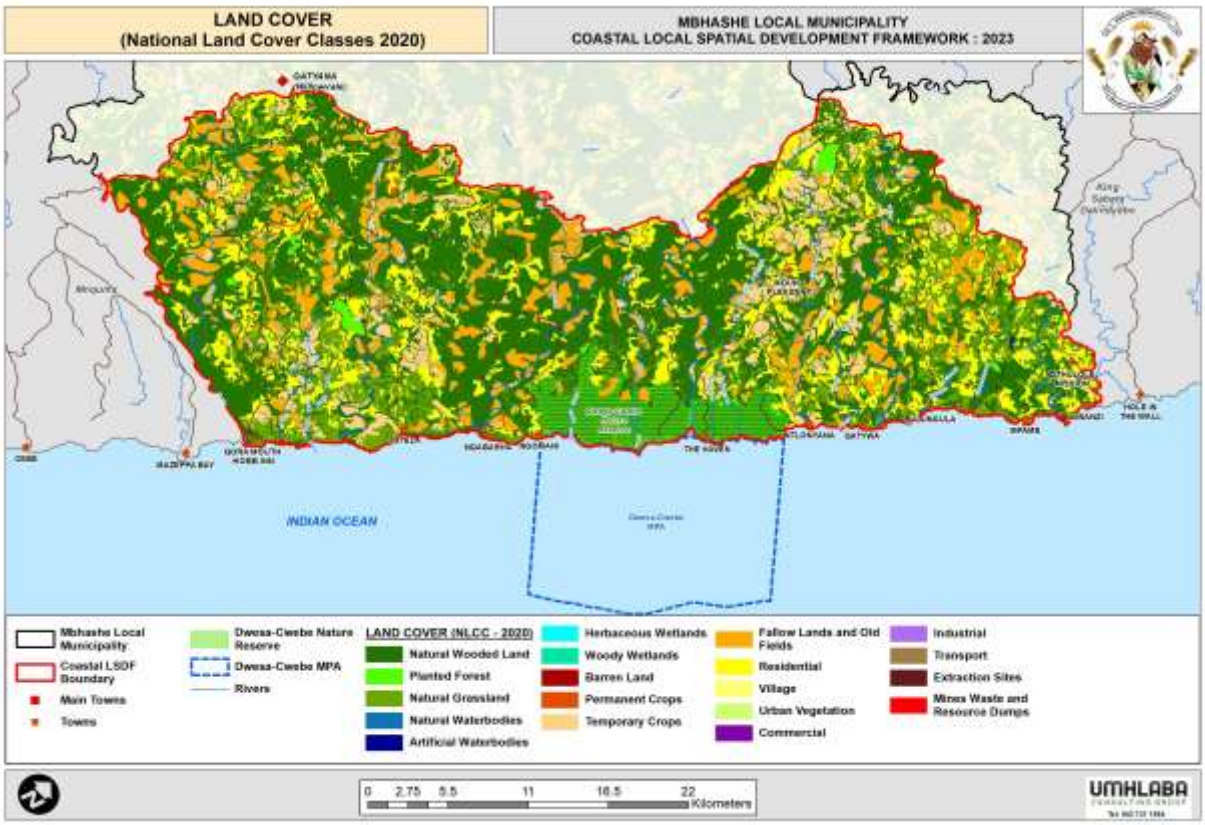
- Moderate potential for rain-fed cultivation (with potential to increase yields with irrigation).
- Moderate to good grazing carrying capacity.
- Land use management and conservation is critical to ensure protection and sustainable use of valuable natural resources to meet the demands from various competing uses.
- Agricultural developments will need to take into account conservation legislation governing priority biodiversity conservation areas (both terrestrial and aquatic).

4.1.7 LAND COVER

- Thicket and dense bush (natural wooded land) dominate the valleys and valley slopes throughout the study area (49 % of the total land cover). These areas correspond to BLMCA 1, BLMC 2 and ESA 1 classified areas on Plan 16 for priority conservation and preservation in their near-natural state and minimum loss of biodiversity.
- Coastal grasslands, favourable for livestock grazing accounts for 14 % of the land cover.
- Settlements (residential) account for 15 % of the land cover. Settlements are located on the higher lying flatter spurs, separated by the numerous rivers and valleys that characterise the landscape. Associated with settlement is extensive pockets of fallow land, old fields and temporary croplands (19 %) that reflect the rural subsistence-based livelihood of the local inhabitants.

Table 4: Land Cover

TYPE OF LAND COVER	AREA IN ± ha	%
Artificial Waterbodies	40,88	0,03
Barren Land	516,31	0,40
Commercial	3,24	0,00
Extraction Sites	10,77	0,01
Fallow Lands & Old Fields	14369,33	11,26
Herbaceous Wetlands	14,34	0,01
Industrial	0,24	0,00
Natural Grassland	17568,11	13,77
Natural Waterbodies	631,78	0,50
Natural Wooded Land	62044,88	48,63
Permanent Crops	187,98	0,15
Planted Forest	773,00	0,61
Residential	19331,91	15,15
Temporary Crops	10333,97	8,10
Transport	12,95	0,01
Village	1691,36	1,33
Woody Wetlands	44,94	0,04
TOTAL	**127576,00**	**100,00**



Plan 16: Land Cover

Key Implications

- It is important to defining settlement edges to manage settlement growth and prevent encroachment onto valuable natural resource areas, especially along steep valley slopes, concentrations of intact natural vegetation, water resources and CBA1 and CBA 2 areas. Also important to maintain natural corridors that connect these areas.

4.1.8 VEGETATION AND PROTECTION STATUS

Transkei Coastal Belt is largely comprised of a variety of grassland vegetation on the higher lying hill tops and upper hill slopes; alternating with bush clumps and small forests (Scarp Forest). Most of the grasslands are secondary, as a result of forest clearing for cattle grazing.

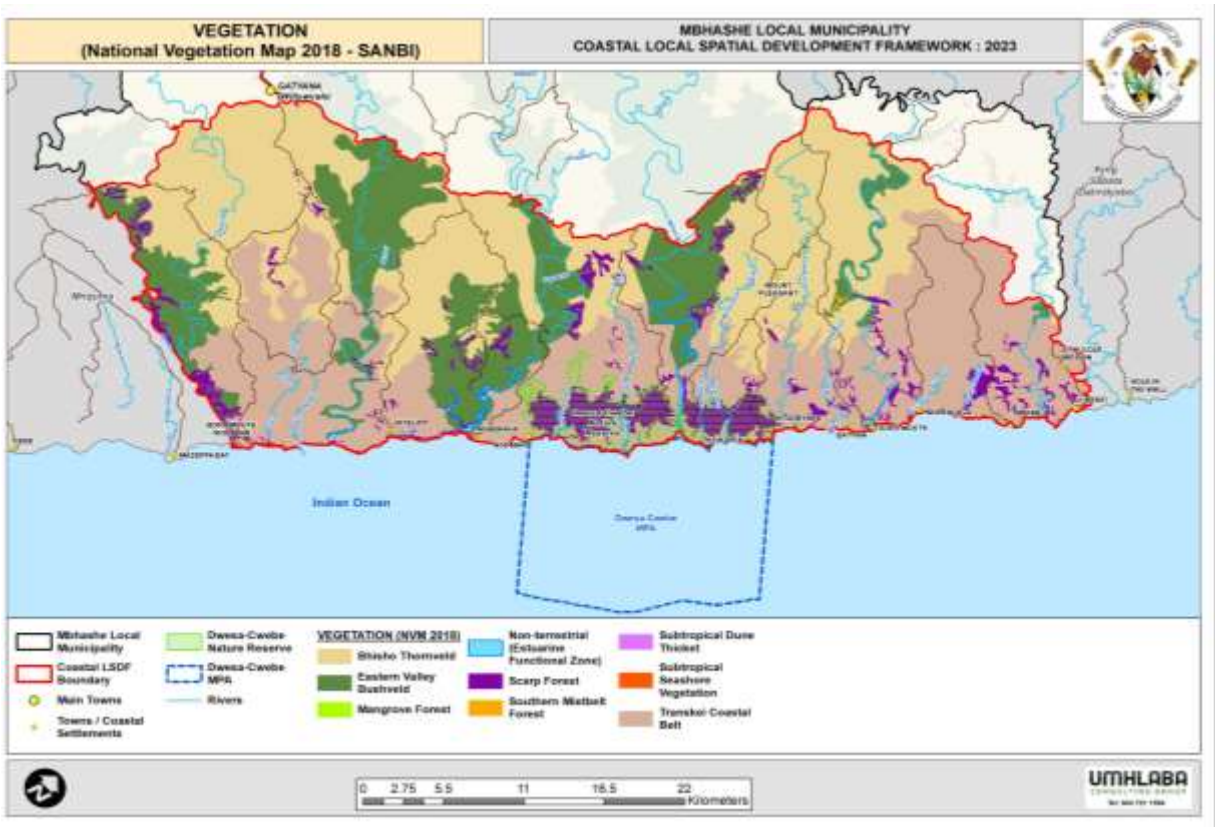
At the seaward border this vegetation mosaic is fringed by an interrupted belt of coastal dune thicket (Subtropical Dune Thicket) and vegetation of young coastal habitats. *(Indian Ocean Coastal Belt, 2006. Mucina & Rutherford, et al)*

Scarp Forest (6% coverage) is a species rich vegetation with a significant number are endemic species. It is moderately protected.

Table 5: Vegetation Types

VEGETATION TYPE		NBA 2018 - PROTECTION LEVEL	NBA 2018 - RED LIST OF ECOSYSTEMS STATUS	AREA IN ± ha	%
	Bhisho Thornveld	Not Protected	Least Concern	50428,85	39,86
	Eastern Valley Bushveld	Not Protected	Least Concern	24581,26	19,43
	Mangrove Forest	Well Protected	Least Concern	47,28	0,04
	Scarp Forest	Moderately Protected	Least Concern	7335,80	5,80
	Southern Mistbelt Forest	Moderately Protected	Least Concern	37,71	0,03
	Subtropical Dune Thicket	Well Protected	Least Concern	7,92	0,01
	Subtropical Seashore Vegetation	Well Protected	Least Concern	31,05	0,02
	Transkei Coastal Belt	Poorly Protected	Least Concern	44050,87	34,82
	Non-terrestrial (Estuarine Functional Zone)			846,80	0,67
9 Vegetation Types in Mbhashe Municipality Coastal LSDF				126520,74	100,00

The Bisho Thornveld and Eastern Valley bushveld (combined make up 60 % of the vegetation cover) are both formally classified as least threatened. Much of this vegetation type has been transformed for settlement and cultivation.



Plan 17: Vegetation Coverage

Key Implications

- Human activity (settlement and agriculture) has significant impact on forest and vegetation integrity and on the survival of animal and avian species due to destruction of natural habitat.
- Land use management and conservation is critical to ensure protection and sustainable use of valuable natural resources to meet competing demands for its use (practise rotational crop farming, rotate grazing camps, define settlement edges to curb sprawl.)

4.1.9 BIODIVERSITY

The Eastern Cape is globally recognised for its high biodiversity value and scenic beauty, especially its marine and coastal habitats. The environment of study area, situated along the Wild Coast is recognized as being of exceptional value and importance to the Eastern Cape.

The imbalance that exists between the widespread poverty stricken settlements and the pristine conservation worthy land that characterises this area is a challenge. The Wild Coast Management Plan, 2014, developed to address these challenges, cites the following key environmental concerns:

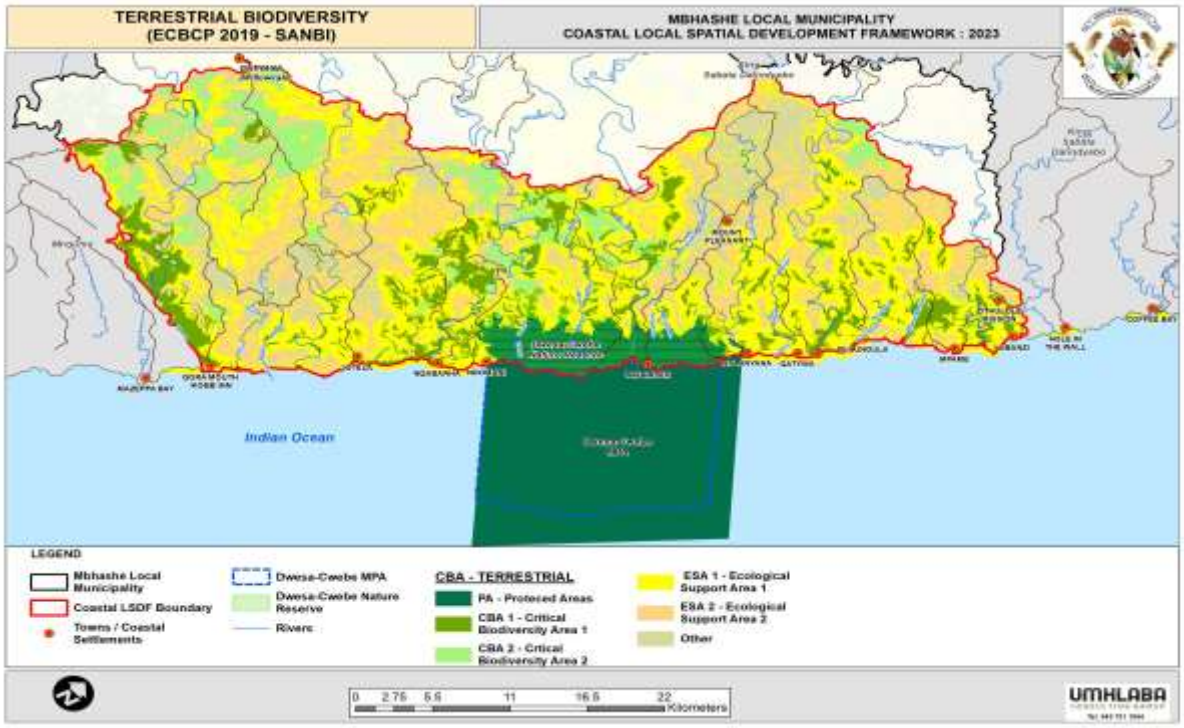
- Widespread destruction of coastal indigenous forest
- Development in nodes (coastal towns) have outstripped the provision of infrastructure, resulting in sewerage pollution and dumping of waste in areas
- Illegal mining for building sand is seriously scarring sections of the coast.
- The construction of badly planned new roads into the coastal zone has done extensive damage to the environment. Many of these roads are not sustainable, become unusable and are not maintained due to municipal budget constraints.
- Unplanned spread of settlements into areas of high environmental importance and sensitivity has the potential to destroy the Wild Coast as a tourism and biodiversity conservation asset for the Eastern Cape.

4.1.9.1 Terrestrial Biodiversity

- The study area has been extensively transformed for settlement and small scale agriculture.
- 20 % of the land cover, classified CBA 1 and 2, predominantly along steeper slopes and valleys, require priority conservation to remain in near-natural state as possible and for zero loss of biodiversity. Recommended land use is limited to conservation (CBA 1), game &communal livestock farming (CBA 2)(SANBI, 2018).

Table 6: Terrestrial Biodiversity (CBA)

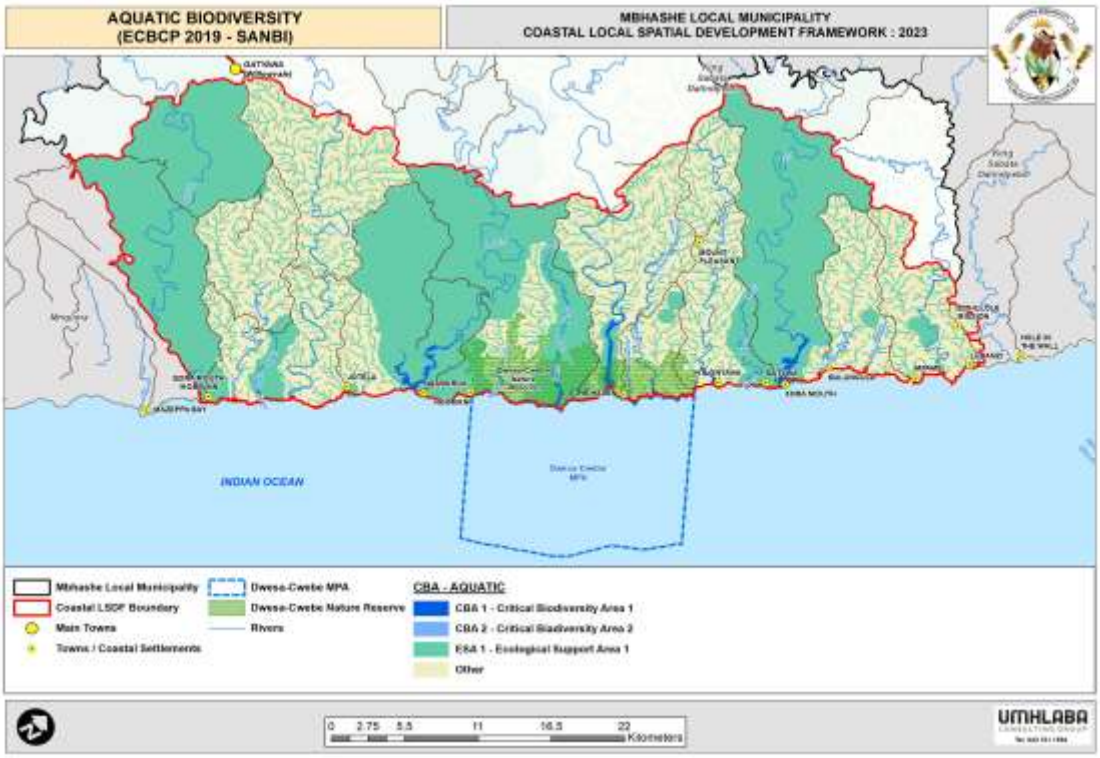
TERRESTRIAL BIODIVERSITY (CBA)	AREA in Ha	%
PA - Proteced Areas	5525,3815	4,33
CBA 1 - Critical Biodiversity Area 1	12533,0000	9,82
CBA 2 - Crtical Biodiversity Area 2	11609,8000	9,10
ESA 1 - Ecological Support Area 1	48875,0800	38,31
ESA 2 - Ecological Support Area 2	27723,7600	21,73
Other	21327,4000	16,71
Total	**127594,4215**	**100,00**



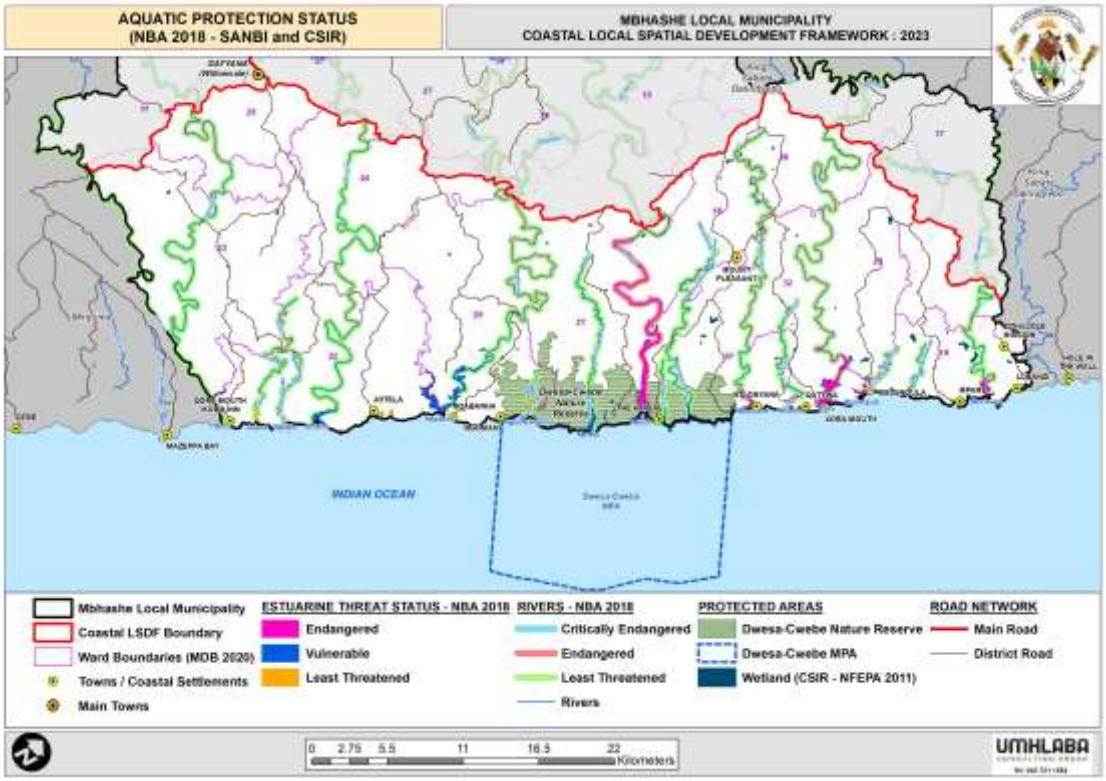
Plan 18: Terrestrial Biodiversity

4.1.9.2 Aquatic Biodiversity

- The study area boasts numerous pristine rivers and estuaries.
- A number of these rivers and estuaries are categorised by the National Biodiversity Assessment endangered (Refer Plan 19 following): Mbhashe (the Haven), Ntlonyana, Nkanya, Qatywa, Bulungula, Mpame. Whilst Mendu, Nqabara, and Shixini estuaries are considered vulnerable (Estuarine Threat Status, NBA 2018).



Plan 20: Aquatic Biodiversity



Plan 19: River and Estuarine Threat Status, NBA 2018

Key Implications

- A 1km conservation setback line runs along the length of the coastline, from the high water mark inland. No development or very limited, regulated development is permitted in this zone which incorporates a 100 m setback line along the protected estuaries up to and including their tidal ebb and flow mark.
- Vast areas of the study area require conservation and preservation of critical biodiversity
- Mbhashe River – key drainage area and environmentally sensitive area for priority land use / environmental management practice.
- Dwesa-Cwebe Wildlife Reserve and Marine Protected Area – formally protected areas along the coast – controlled / restricted activities.
- Regulations governing critical conservation areas, wetlands, coastal conservation setback lines, need to be implemented to regulate the type and locality of developments that may or may not be permitted in these areas.

4.2 CLIMATE CHANGE AND THE MBHASHE COASTAL CONTEXT

The Mbhashe LM IDP 2023-2027 refers to a 5-year Climate Change Strategy (2017-2021) which, based on forecast modelling (Midgely et al., 2007), anticipates the following climate change impacts within the Mbhashe LM area:

- An approximate increase in median temperate of 1.8 - 2 Degrees Celsius during the summer months and approximately 1.6 – 1.8 Degrees Celsius increase during winter.
- An increase in winter monthly rainfall by 10 - 15 mm and 25 - 50 mm in the summer.

The above climate changes could imply that Mbhashe Municipality is faced with[3]:

- Extreme Weather Conditions: Storms and frequent / severe flooding and more hail storms. Potential damage to human settlements/building, agricultural lands, infrastructure, human health and economic impact, particularly to impoverished communities.
- Higher rainfall may increase agricultural production and irrigation potential, but rising temperatures causing drought conditions may reduce ground and surface water systems. It is anticipated that water supply availability will worsen significantly (DWA, 2011) by 2050. This will have significant impact on a predominantly agrarian based region, heavily reliant on irrigation for agriculture and also to small scale subsistence farming.
- Settlements without access to piped water to their yards or of minimum standard supply may experience increased water-supply related stress.
- Heat waves / heat stress to flora and fauna and humans – with increased associated fire risk – livestock and agricultural impact.
- Longer term estimated decrease in rainfall of 30 % in the province by year 2050.

4.2.1 PLANNING FOR CLIMATE CHANGE WITHIN THE MBHASHE MUNICIPALITY

Two planning paradigms are adopted:

CLIMATE CHANGE MITIGATION: Involves activities that assist in reducing the rate of change to the climate. This is a global responsibility and is aimed at limiting the generation of greenhouse gases versus **CLIMATE CHANGE ADAPTATION:** Activities undertaken in response to a changing climate.

3 Mbhashe LM IDP 2023-2027, Pg. 86

Mbhashe LM IDP 2023-2027 provides the following planning guidelines:

- Future climate change related water stress can be mitigated, to some extent, through improved water infrastructure and management of services. The ADM has embarked on a district-wide water services infrastructure provisioning and refurbishment process for its local municipalities including Mbhashe LM.
- Working for Water (WfW) Program: Removal of alien vegetation and rehabilitation of the natural vegetation - as an adaptation measure to mitigate water scarcity. Resources are required for ongoing management of the programme and maintenance of water infrastructure and services.
- Propose the development of a Land Rehabilitation Plan:
    - Mine rehabilitation strategy: Closure of illegal sand and gravel mining; rehabilitation of damaged environments from illegal mining activities and post mining land use planning. Basic assessment reports for Qatywa in Xhorha (Elliotdale) and Beechamwoods in Gatyana (Willowvale) await approval from the Dept. of Mineral Resources.
    - Rehabilitating dongas in various wards of Mbhashe that have emanated from natural causes due to climate change and soil erosion.
- Tree Planting Programmes: As part of the broader climate change mitigation strategy and as part of the land rehabilitation programme. This includes tree planting in schools, clinics, households, promotion of green buildings in towns. The Department of Forestry (DEFF) has provided indigenous and fruit trees towards this programme.

Key Considerations

- Large scale augmented water supply delivery is slow to address demand in periods of drought. Future climate change related water stress in the Mbhashe area can be potentially mitigated by improved water infrastructure and management.
- ADM has embarked on a district-wide Water Services Infrastructure Provisioning and Refurbishment process for its local municipalities including Mbhashe LM.
- Resources from the *Working for Water Resources* program are required for ongoing management to keep areas alien free and to rehabilitate natural vegetation to ensure that water services are maintained.
- Minimize land use types that reduce ecological resilience (ability to adapt to change), particularly at the level of water catchments.
- Alternative water sources need to be explored: E.g. groundwater development (new resources and artificial recharge areas).

4.3 Socio Economic Context

4.3.1 DEMOGRAPHY

4.3.1.1 Population Profile

The estimated total population residing in the study area in 2011 was 104 896 people comprised of 23 386 households at an average household size of 4.5 persons. With applied growth rates the population in 2022 was estimated to be 106 396 people. With an anticipated negative annual growth rate of -0.86 from 2016-2022, the population in the study area may decline to 91 408 people in year 2040.

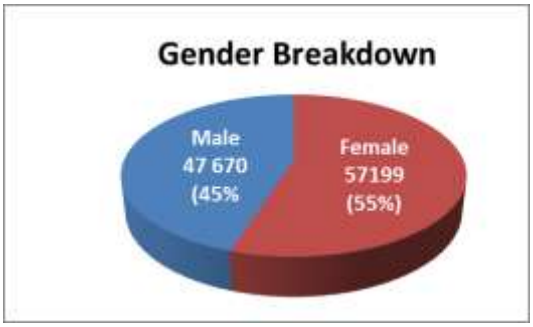
AGE DISTRIBUTION
A significant proportion of the population (40%) are children younger than 14 years of age, indicating a high dependent population on the working age group (51 % of the total population).
Table 9 below shows a relatively even distribution of the population in each ward within the study area.

Table 7: Population Age Distribution

Age Group	Number of People	%
0 - 14	42017	40
15 - 64	54006	51
65 - 120	8873	8
Total	104896	100

GENDER:
There are 10 % more females in the study area than males, which gives evidence to the migrant population of men from the study area, living elsewhere for work purposes.

Chart 1: Gender Breakdown



HOUSEHOLD PROFILE:
The average household size is 4.5 persons. Two thirds (60%) of households are headed by females, which gives evidence of a migrant population of men living elsewhere for work purposes.

A significant number of households (35%) are small, comprised of 1-2 persons. *The implication is that if household sizes area declining, there may be a corresponding increase in number of households, resulting in an increase in the demand for housing.*

Table 8: Household Size

Number of persons per household	Number of households	%
1-2	8129	35
3-5	8675	37
6-8	4786	20
9+	1772	8

POPULATION PROFILE PER WARD WITHIN THE STUDY AREA:
Table below shows a fairly even distribution of people per ward throughout the study area.

Table 9: Population Distribution per Ward

**Ward	Male	%	Female	%	Total Population	% of Total Population	Number of households	Average Household Size / Ward
Ward 16	3988	44	5000	56	8988	8	1893	5
Ward 17	3216	46	3736	54	6952	7	1329	5
Ward 18	3546	46	4220	54	7766	7	1454	5
Ward 19	4415	46	5224	54	9639	9	1689	6
Ward 20	4213	45	5248	55	9461	9	1779	5
Ward 21	3333	47	3829	53	7162	7	2047	3
Ward 22	3285	45	3988	55	7273	7	1911	4
Ward 23	4277	45	5333	55	9610	9	2532	4
Ward 24	3290	47	3775	53	7065	7	1740	4
Ward 26	3399	45	4165	55	7564	7	1445	5
Ward 28	4385	45	5407	55	9792	9	1931	5
Ward 29	3258	48	3460	52	6718	6	1927	3
Ward 32	3474	44	4484	56	7958	8	1619	5

***** Data for Wards 11, 25, 15 and 27 are excluded from this analysis as very small portions of these Wards fall within the Study area.***

4.3.1.2 Population Growth Projections

Population for the Mbhashe LM[4]

- **2011:** ***261 670 people***
- **2016:** ***277 250 people (at average annum growth rate: 1.31 %)***
- **2022:** ***240 020 people (at average annual growth rate: -0.84%)***

The Study Area: Total Population Growth Estimates**.**

- ***2011: 104 869 people***
- ***2016: 111 920 people (at average annual growth rate: 1.31 % (2011-2016)***
- ***2022: 106 396 people (at average annual growth rate: -0.84 % (2016-2022)***
- ***2040: 91 408 people (at average annual growth rate: -0.84 % (2022-2040)***

At an average annual growth rate of ***-0.84 %*** per annum the *total population of the study area* is expected to decline to ***91 408 people in 2040.***

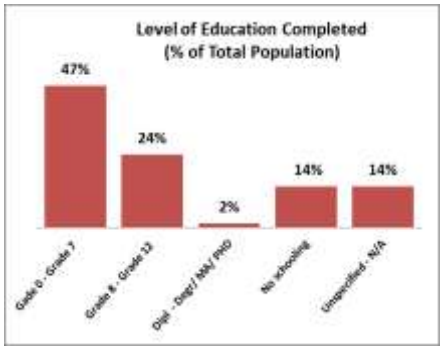
In a paper prepared for REDI Econ 3x3 on development trends in the former Transkei (*contribution by Michael Aliber - 2016*), the following are noted:

- *"Over the 10 or 15 years leading up to 2011, the overall population size of the former homelands remained more or less static, however there were major demographic shifts within the former homelands from rural areas to towns, to the extent that rural areas tended to depopulate".*
- *"The demographic profiles (e.g. age structure) of towns within the former homelands strongly resemble those of the cities outside of the former homelands, suggesting that these towns are part of the same rural-to-urban migration process that prevails more broadly".*

[4] Mbhashe Local Municipality - Demographic (municipalities.co.za)

4.3.1.3 Education and Literacy

LEVEL OF EDUCATION (% OF THE TOTAL POPULATION)



FUNCTIONAL LITERACY RATE OF THE STUDY AREA: 20,37 %

*The **FUNCTIONAL LITERACY RATE** is measured as the number of people in a region that are 20 years and older and have completed at least their primary level of education (i.e. Grade 7).*

Within the study area, *21338 people (aged 20 years and older) have achieved a Grade 7 level of education or higher.* This represents ***20.35 % of the total population***, and is described as the functional literacy level of the population.

This gives an indication as to the number of people in a given community (area) who are proficient in learning skills and participating in activities that can meaningfully contribute to the local economy. The evident low literacy level is a constraint to local economic development, highlighting the importance of education and literacy development as a means to foster positive economic growth and general social wellbeing of residents in the area.

4.3.1.4 Employment Status: Working Age Population

Chart 2: Employment Status

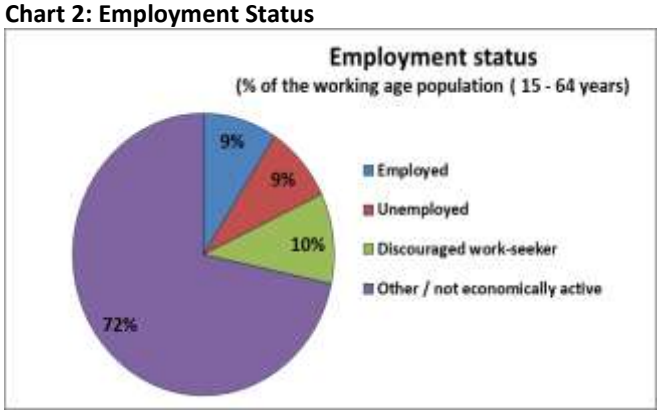


Table 10: Employment Status

Employment Status	Number of People (%)	*Definition*[5]
Working age population	**53 973**	*Persons aged 15 years – 64 years*
Employed	**4 941 (9%)**	*Persons actively participating in work activities*
Unemployed	**4 749 (9%)**	*Persons not working but actively looking for work*
Discourage work seeker	**5 606 (10%)**	*Unemployed persons discouraged not looking for work.*
Other / not economically active	**38 677 (72%)**	*Persons between ages 15 to 65 years who are not available for work. E.g. full-time scholars and students, full-time homemakers, retired persons, and persons unable or unwilling to work.*
The economically active population	**9 690 (18%)**	*Consists of both employed and unemployed persons. The terms "Supply of labour" and "labour force" are synonymous with the "economically active population."*
The labour force participation rate	**18 %**	*Calculated as the percentage of the working age population which is economically active (the employed and the unemployed)*
The labour absorption rate	**9 %**	*Calculated as the percentage of the working age population which is employed*

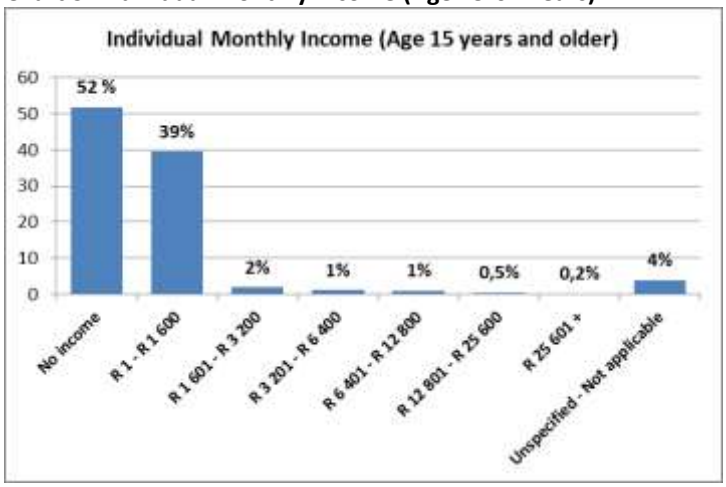
In a paper prepared for REDI Econ 3x3 on development trends in the former Transkei (*contribution by Michael Aliber - 2016*), the following are noted:

- *"Over the 10 or 15 years leading up to 2011, there was a degree of convergence of unemployment rates between former homeland and other areas, meaning that the former homelands improved more quickly than other areas, in particular relative to commercial farming areas".*
- *"Within the former homelands, there is a concentration of employment / self-employment in a few sectors, namely community services, retail, and construction. While longer term trends are difficult to establish, it seems that construction and retail in particular are growth sectors. This in turn can be linked to household expenditure patterns, including what appears to be household investment expenditure taking place both among rural and town-based households".*

4.3.1.5 Income Levels

INDIVIDUAL MONTHLY INCOME

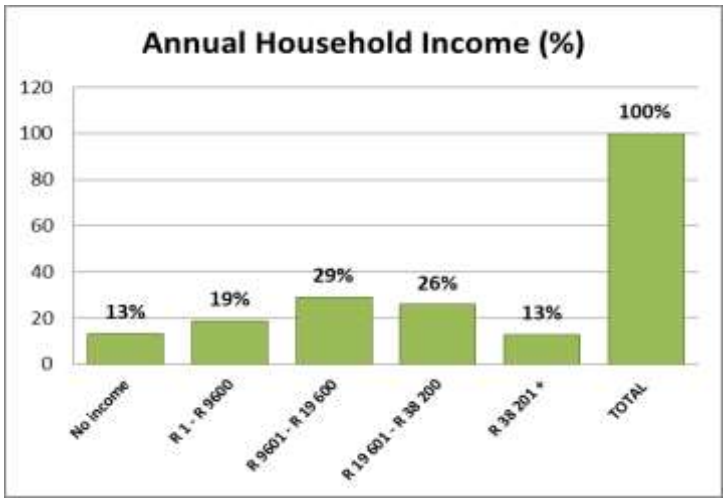
Chart 3: Individual Monthly Income (Age 15-64 Years)



[5] Introduction - Census In Brief (statssa.gov.za): https://apps.statssa.gov.za/

MONTHLY HOUSEHOLD INCOME

Chart 4: Annual Household Income



Key Considerations

- Just less than half the population (40%) are children (0-14 years) and older aged persons (8 %) which indicate a high dependent population on the working age population (52%).
- Declining/smaller household sizes – may suggest an increase in the number of households and associated demand for housing and related services.
- Population growth forecasts an average annual growth rate of ***-0.84 %.*** *Based on this* the *total population of the study area* is expected to decline to ***91 408 people in 2040*** *(14988 fewer people / or 3330 fewer households)* that may result in a decrease in demand for land, housing and related services.
- Indications of demographic shifts from rural areas to towns point to rural potentially depopulating. In certain cases these shifts may be cyclical, where families relocate temporarily for economic / employment opportunities, whilst retaining strong connections with rural homes (where elderly and younger family members remain).
- Low functional literacy rate in 2011 – highlights the importance of education and skills development to enable people to meaningfully participate in and grow the local economy.
- Low income levels indicate high levels of poverty, and subsequently high dependency on subsistence farming and government remittances (social grants) to survive.
- Low affordability level limit the ability and willingness to pay for municipal infrastructure services (resulting in a very low potential revenue base for the municipality to deliver such a services)

4.3.2 THE LOCAL ECONOMY

4.3.2.1 Regional GVA Sector Contribution

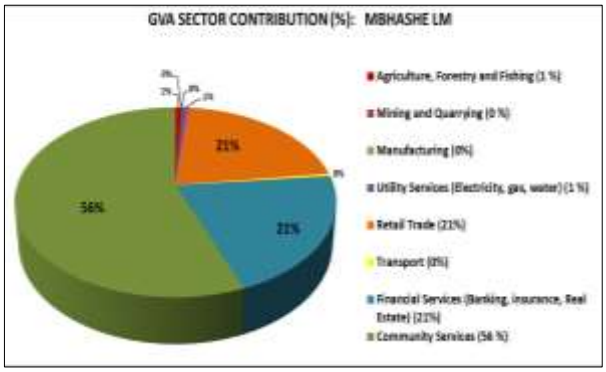
Definition: *Gross Value Added (GVA) is a measure of output (total production) of a region (geographic area) in terms of the value that was created within that area. GVA can be broken down into various production sectors. The link between GVA and GDP can be defined as GVA plus taxes on product less subsidies on products equals GDP (GVA = GDP – taxes on products +subsidies on products).*

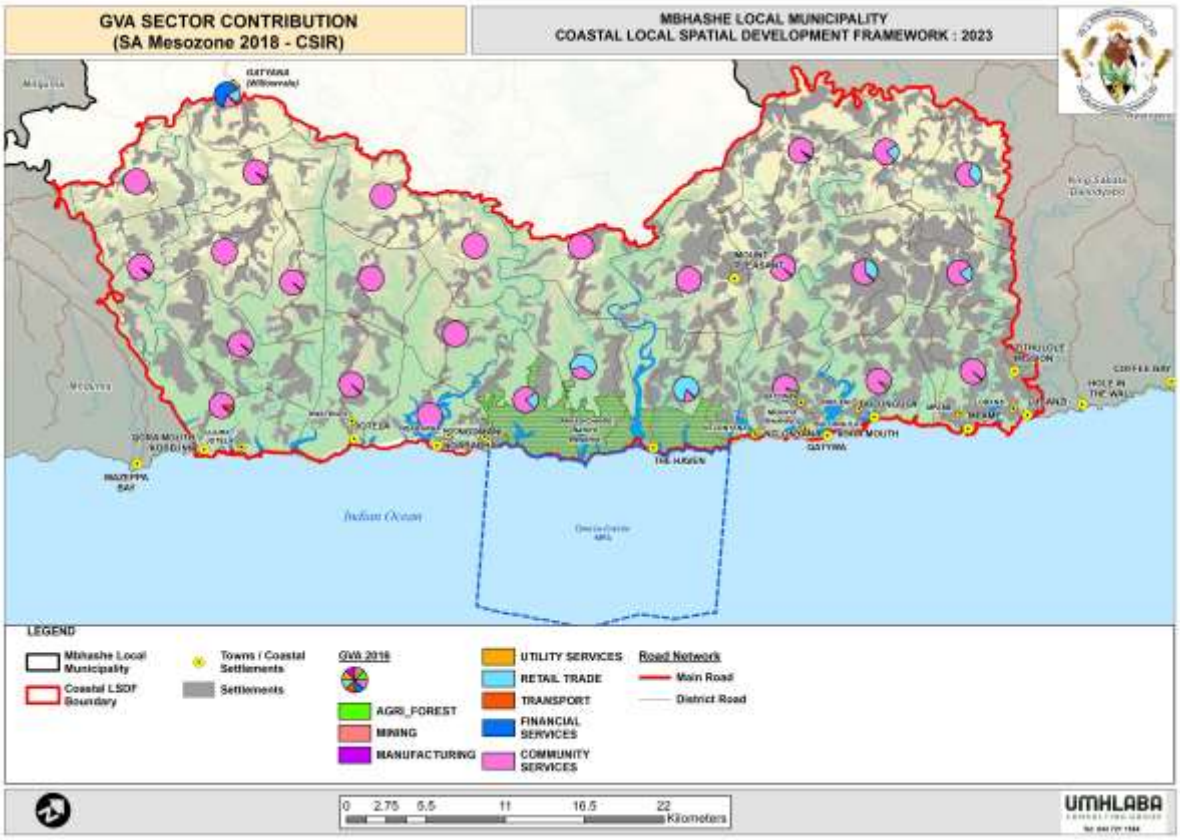
- In 2018, the **Community Sector** (includes the government services), was the largest contributor towards GVA. This highlights the lack of diversity in the Mbhashe LM's economy and over reliance on the **Government Employment Sector**, which cannot be regarded as a true economic sector as it does not generate income.
- The **2nd highest** and equal contributors are the **Trade** and **Financial Services Sectors** (21% contributions).
- With reference to Plan 22*/Overleaf,* the **Financial Services Sector** contribution is generated from services offered in **Gatyana town (Willowvale). Trade Sector** contributions are show to be generated from activities in areas straddling the **Dwesa-Cwebe Nature Reserve** and inland in the **western portion** of the study area.
- Although **Agriculture, Mining, Forestry and Fishing** are recognised as potential economic growth sectors in the region and coastal study area, these sectors made little or no contribution to the GVA in 2018.

Table 11 : GVA Contribution, 2018 (%): Mbhashe LM

GVA SECTOR	TOTAL (0.00 million)	%
Agriculture, Forestry and Fishing (1 %)	R6,81	1
Mining and Quarrying (0 %)	R0,00	0,00
Manufacturing (0%)	R0,00	0,00
Utility Services (Electricity, gas, water) (1%)	R8,01	1
Retail Trade (21%)	R195,93	21
Transport (0%)	R3,52	0
Financial Services (Banking, insurance, Real Estate) (21%)	R190,63	21
Community Services (56 %)	R511,59	56
TOTAL GVA (100%)	**R916,48**	**100,0**

Chart 5: GVA Sector Contribution (2018): Mbhashe LM





Plan 20: GVA Sector Contribution in the Study Area

Figure 3: Unregulated (illegal) sand mining impact at Jujura (2019 imagery)

Key Considerations

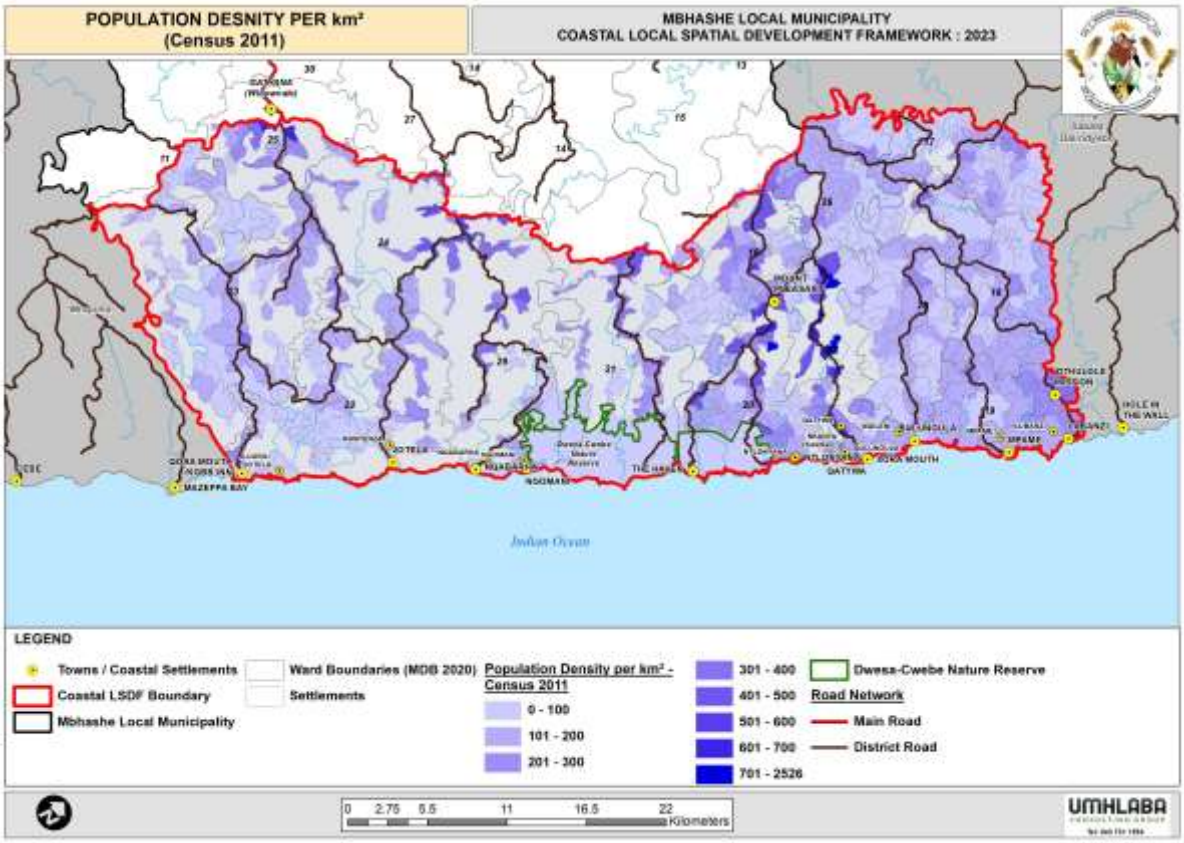
- The rural nature of the settlements emphasises the need for rural based development programmes that support local farming practices and a subsistence lifestyle.
- Development in the coastal area must be guided by the Wild Coast Environmental Management Plan (EC Provincial. Gazette No. 3210, July 2014), to ensure sustainable development and use of the Wild Coast.
- Although Agriculture, Mining, Forestry and Fishing are recognised as potential economic growth sectors in the region and coastal study area, these sectors made little or no contribution to the GVA in 2018.
- Competing needs for varying land uses – agricultural land, critically biodiverse areas and increasing need for land for settlement. Requires localised spatial planning and appropriate land use management to ensure integrity of natural resource areas are protected whilst trying to meet other competing land use needs
- Ensure appropriate and effective management of critically biodiverse and protected areas.
- Complex land tenure and administration systems and land claims can hamper development opportunities and potential investor interest in the area.
- Uncontrolled / illegal sand mining, prolific along the coast of Mbhashe LM, has a devastating impact on important biodiversity conservation and tourism resource areas.
    - *Land use management and regulated/legalised sites for any scale of mining activity is critical, if permitted at all within the coastal zone.*
    - *Any proposals for larger-scale mining (e.g. titanium group minerals), needs to be considered on a case-by-case basis, including a comprehensive Environment Impact Assessment.*
    - *Careful consideration to be given to feasibility of mining operations in coastal areas. Advantages of mining versus the adverse impact mining could have on tourism potential and integrity of tourism areas along the coast needs to be carefully considered.*
    - *Closure of illegal mining operations and rehabilitation of degraded land due to uncontrolled mining is critical.*
- Intensive agricultural production (potential irrigation projects) will need specialised infrastructure provision and appropriate land development and tenure arrangements.
- Improved access / road upgrades are essential to foster economic development in areas of economic potential (tourism areas, agricultural & forestry production areas)
- Water mitigation and adaptation strategies to be implemented to support valuable agricultural resources
- Wild Coast Meander Corridor and N2 Coastal Route will have significant impact on economic growth to areas these routes and to the coast.
    - *Anticipated expansion in settlement and economic enterprise along these routes.*
- *Potential future development nodes along the Wild Coast Meander Route will require investment in support infrastructure and services*

4.4 Built Environment Context

4.4.1 SETTLEMENT PATTERN

The coastal study area comprises 282 villages (46 % of the total number of 612 villages in the Mbhashe LM) and accommodates 105 394 people (Census 2011).

- The settlement pattern can be described as largely low-density rural settlements, dispersed throughout the study area. Settlements are located along the flatter land on higher lying spurs, separated by numerous rivers and valleys that dissect the study area along a north-south linear axis.
- Larger population densities and concentration of population reside in the eastern half of the study area. This may be attributed to the greater extent of flatter developable land and farmland in the eastern half of the study area, compared to the steeper undulating topography that characterises the western part of the study area.
- Higher densities and concentrations of population are evident around major service areas, such as Zithulele Mission Hospital and Madwaleni Hospital, as well as along major roads and at road junctions.



Plan 21: Population Distribution in the Study Area

4.4.2 RURAL LAND TENURE AND ADMINISTRATION

Before the annexation in 1885 various forms of customary or indigenous group tenure was administered by traditional leadership structures (Tribal Authorities) in the Wild Coast Area who allocated land and related use rights to communities/households within their tribal authority area. *Tribal Authorities are still present in the coastal study area and continue to play an active role in land development matters.*

Subsequently and up until 1994, land administration in the Wild Coast area and consequently the Coastal Study Area was the responsibility of the local magistrate offices with occasional reference to the Chief Magistrate in Mthatha and later to the Transkei Department of Local Government and Land Tenure. Magisterial Districts were subdivided into administrative areas (also referred to as locations or ilali) under headmen. This system had been in place since the annexations of 1879 to 1894 (Section 2, Wild Coast SDF, 2014).

In 1996 this system was done away with by government without introducing an alternative system to replace it. The function was transferred to the Provincial Department of Agriculture without any amendment of the legal framework to operationalise the change.

During the era of apartheid administration, certain isolated land parcels were excised from the communal land by demarcation as state forest, Permission to Occupy (PTO's) for trading stations, reservation certificates for schools, hospitals and recreation sites along the coast for cottages, campsites and hotels (Qora and Nqabara coastal areas).

Following the introduction of the Transkei Decree in 1992, the one kilometre strip (from the high-water mark) along the entire coast of the former Transkei (excluding the urban section of Port St Johns) became subject to the provisions of Transkei Decree 9 of 1992.

The Decree makes provision for various forms of legislation to manage development and to conserve, protect and control utilisation of indigenous fauna and flora within the coastal strip. Any development within the coastal strip therefore requires an application in terms of the Transkei Decree 9 of 1992. In the event of the Record of Decision being favourable / positive (in terms of the Environmental Impact Assessment Procedures), a Development Permit will be issued based on such Record of Decision.

Land Administration in the Coastal Study Area

- The Coastal Study Area, is largely comprised of 16 wards that represent the political administrative boundaries of the Mbhashe Local Municipality, as follows:
    - Wards bordering the coastline: Wards 22, 29, 21, 20, 32, 19
    - Wards inland of the coastal wards: Wards 23, 24, 16, 26, 28, 17, 18
    - Small portions of Wards 11, 27 and 15.
- Approximately 64 Traditional Administration Areas are present in the study area.
- Four (4) Tribal Authorities are present in the eastern portion of the study area, namely:

(1) JALAMBA-XHOR; (2) GCALEKA/NGCHANA-XHOR; (3) NGUBEZULU-XHOR; (4) NGQWANGELE-XHOR

- Ward boundaries, Tribal and Traditional Administrative boundaries are not aligned. Given that Traditional Administrative structures continue to play an important role in development, this *lack of alignment* results in complex administrative and decision making processes.

Land Tenure in the Coastal Study Area

- All land in the study area is recorded as unregistered state land held under communal / customary forms of tenure (communal land tenure).
- There are no quitrent properties in the study area.
- Most state domestic assets (schools, hospitals, clinics) have been surveyed for formal registration. Trading stores, resorts and holiday cottages are mostly occupied in terms of registered leases.
- Freehold title is limited to Nqabarha Eco River Lodge, which is registered as privately owned.
- Dwesa- Cwebe Nature Reserve, through the Restitution of Land Rights Act, 22 of 1994, was subject to a successful land claim. However formal title has not yet been granted to the relevant communities.

Plan 22: Land Tenure and Administration

Key Considerations

The uncertainty and lack of a single system of land administration in rural areas has serious consequences for land administration in the study area. These include:

- Traditional structures continue to play an important role in the allocation of land for agriculture and residential use to a member / family of the community within their jurisdiction.
  - The collapse of traditional system of administration in certain areas has led to the uncontrolled allocation of land, often in areas considered as unsuitable.
- A lack of appropriate coordination of spatial management and land use planning in rural areas. With the continuing role of traditional authority administrative systems in land allocations and land use decisions, it is important to ensure buy-in and coordination of roles of traditional authority structures and that of the Municipality.
- The lack of appropriate spatial planning and land administration has meant that in certain instances, valuable grazing land has been lost to satisfy the often high demand for land for households.
- Formalisation of water rights / abstraction permits (where excess runoff capacity exists) and mining rights (where suitable deposits of sand and other material exists) in favour of legal entities representing the land-right holder can enable communities to enter into partnerships for sustainable use / exploitation of such resources.
- Issues around tenure / use-right insecurity and related risks are likely to hamper investor confidence, limiting the productive output/development potential of the land and resultant economic growth potential in the area.
- To support community development projects, issues around land tenure arrangements may be mitigated through the establishment of community trusts with clearly defined land rights, or through long term lease agreement between the local community and the land owning authority *(Wild Coast Conservation & Sustainable Development Projects, Economics Specialist Study, 2005).*

4.4.3 BULK INFRASTRUCTURE SERVICES PROVISION

4.4.3.1 Bulk Water Supply Schemes

Sixteen (16) water supply schemes made up of regional and local supply systems provide water to parts of the study area as shown on Plan 24.

Large parts of the study area (extensively in the eastern half of the study area, where the greater proportion of the population reside) do not receive water from a formal supply scheme.

Table 12: Water Supply Schemes

Name of Water Scheme	
Gatyana (Willowvale) WSS	Nkanya SAS
Cwebe WSS	Ntabolozuko SAS
Mendu RWSS	Cwebe Communal Plan
Qwaninga RWSS	Mbele Portable Communal Plant
Nqabara North WSS	Ntilini Communal Portable Plant
Nqabara South WSS	Bongweni WSS
Upper Ntlonyane WS	Nqadu regional WSS
Dwesa WSS	

Smaller stand-alone schemes, communal plants and borehole fed systems supply settlements and larger remote services such as hospitals, clinics, police stations in rural areas.

Awaiting Census 2022 data to indicate extent and levels of access to types of water supply services.

Plan 23: Water Schemes and Infrastructure

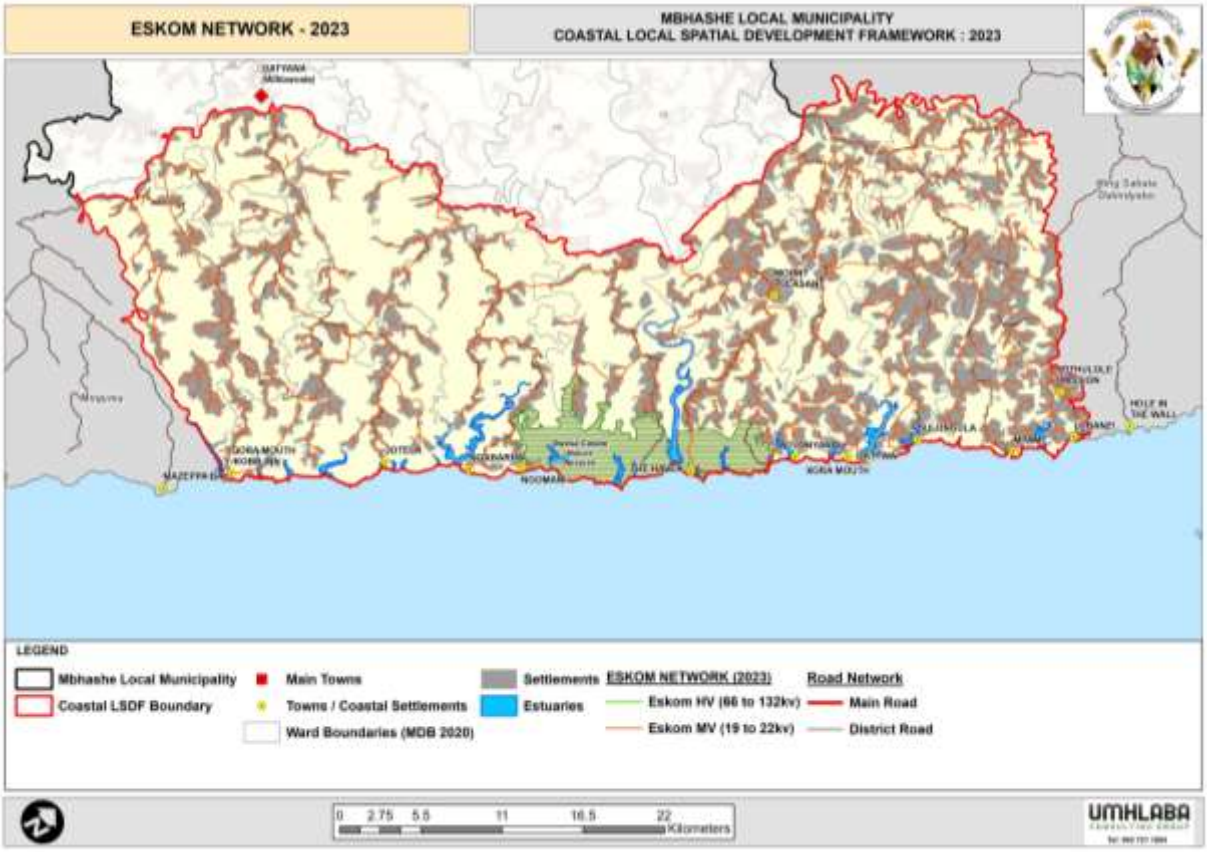
4.4.3.2 Sanitation

- Formal bulk sanitation services (waste water treatment works) only exist in the towns (Dutywa, Gatyana and Xhorha)
- Rudimentary (non-ventilated pit latrines/bucket systems, etc.) and RDP level of sanitation services (ventilated pit latrines) serve settlements in rural areas.
- Private localised sanitation systems (septic tanks, package plants, conservancy tanks, etc.) serve coastal resort areas and larger remote service centres (hospitals, clinics, schools, etc.)

Awaiting Census 2022 – level and access to types of sanitation services in rural areas

4.4.3.3 Electricity

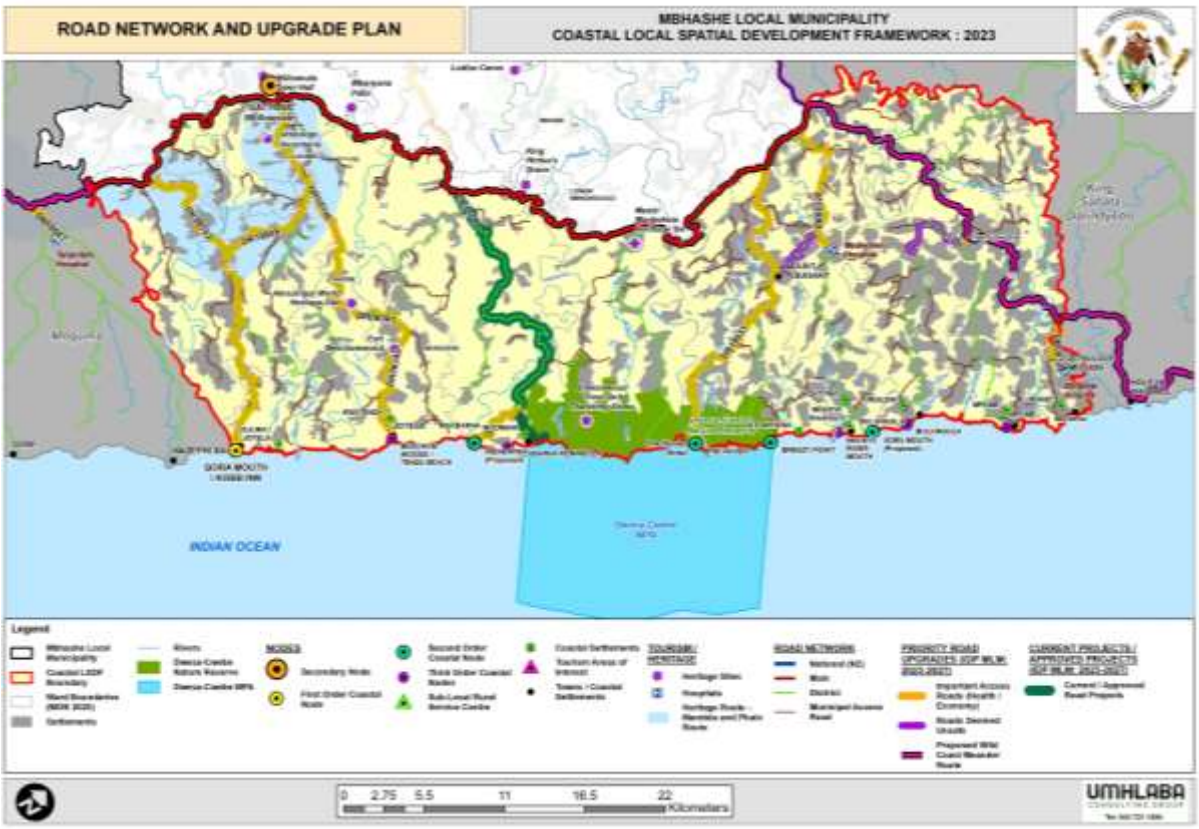
- Electricity coverage is extensive throughout the study area



Plan 24: Electricity Network Distribution (Eskom)

4.4.3.4 Roads (functional roads, priority road upgrades and current projects)

- Road networks and lateral connectivity is severely hampered by the numerous rivers and valleys that dissect the study area in a north-south linear axis.
- It is anticipated that the proposed Wild Coast Meander will serve as a catalyst for economic development in rural areas along its route and coastal areas.
- Good quality access to the coastal nodes will play a significant role in unlocking the tourism potential of these areas. The DR08044 is currently being upgraded from Gatyana Town to the coast at Nqabarha /Dwesa Cwebe Nature Reserve).
- Upgrading roads to critical services and education facilities is to be prioritised.



Plan 25: Road Network and Upgrade Plan

Key Considerations

- A priority intervention would be to upgrade access roads to critical services and potential markets within and outside of the study area.
- Investment in road and service infrastructure creates and enabling environment for economic development investment.
- Backlogs in the provision of basic services and infrastructure need to be addressed, to alleviate conditions of poverty (worst-off areas).
- Large parts of the study area (extensively in the eastern half of the study area) do not receive water from a formal supply scheme.
- Smaller stand-alone schemes, communal portable and borehole-fed systems serve certain rural settlements and supply larger services such as hotels/lodges at coastal towns (nodes), and at hospitals, clinics, police stations in rural areas.
- Formal bulk sanitation services are present in the towns (Dutywa, Gatyana, Xhorha).
- Localised “package treatment plants”, and basic RDP levels of sanitation services are present in rural settlements, resort areas and larger service centres (hospitals, etc.)

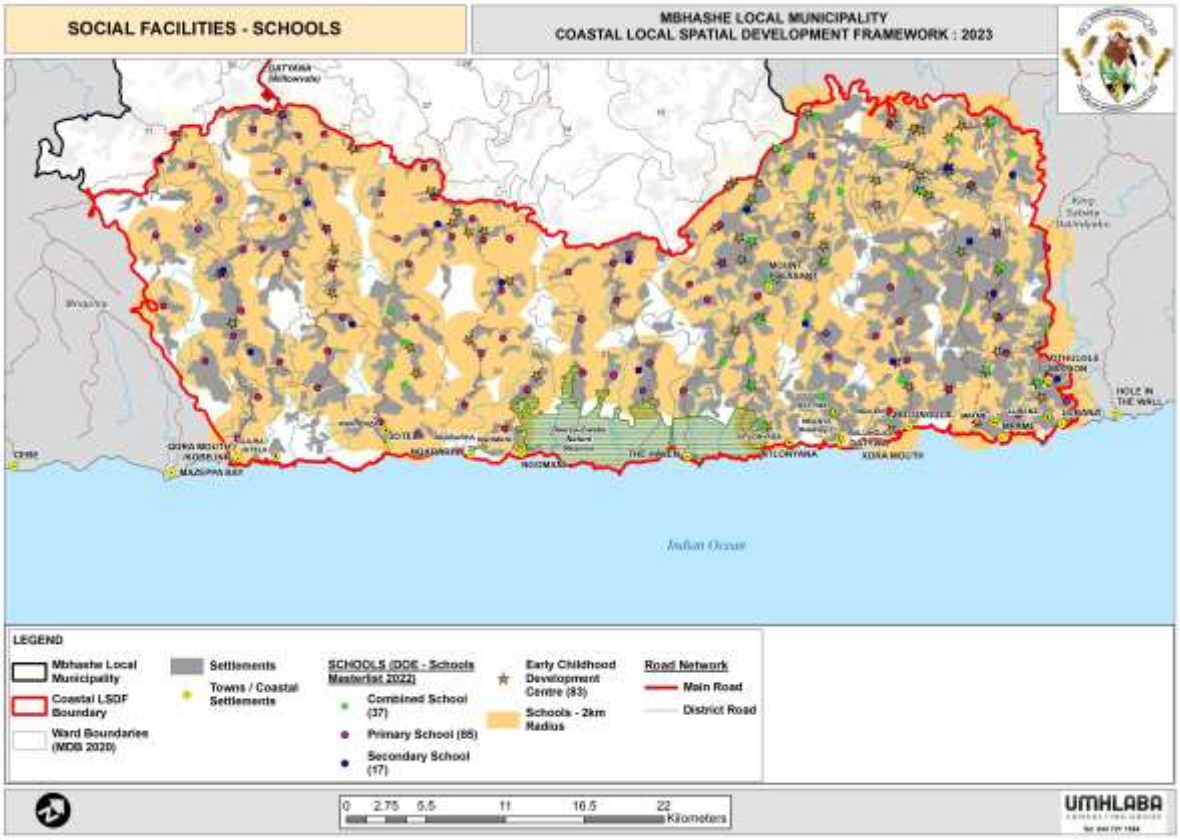
4.5 SOCIAL INFRASTRUCTURE AND SERVICES

4.5.1 HOUSING

Awaiting Census 2022 information

4.5.2 DISTRIBUTION AND LEVEL OF ACCESS TO SCHOOLS

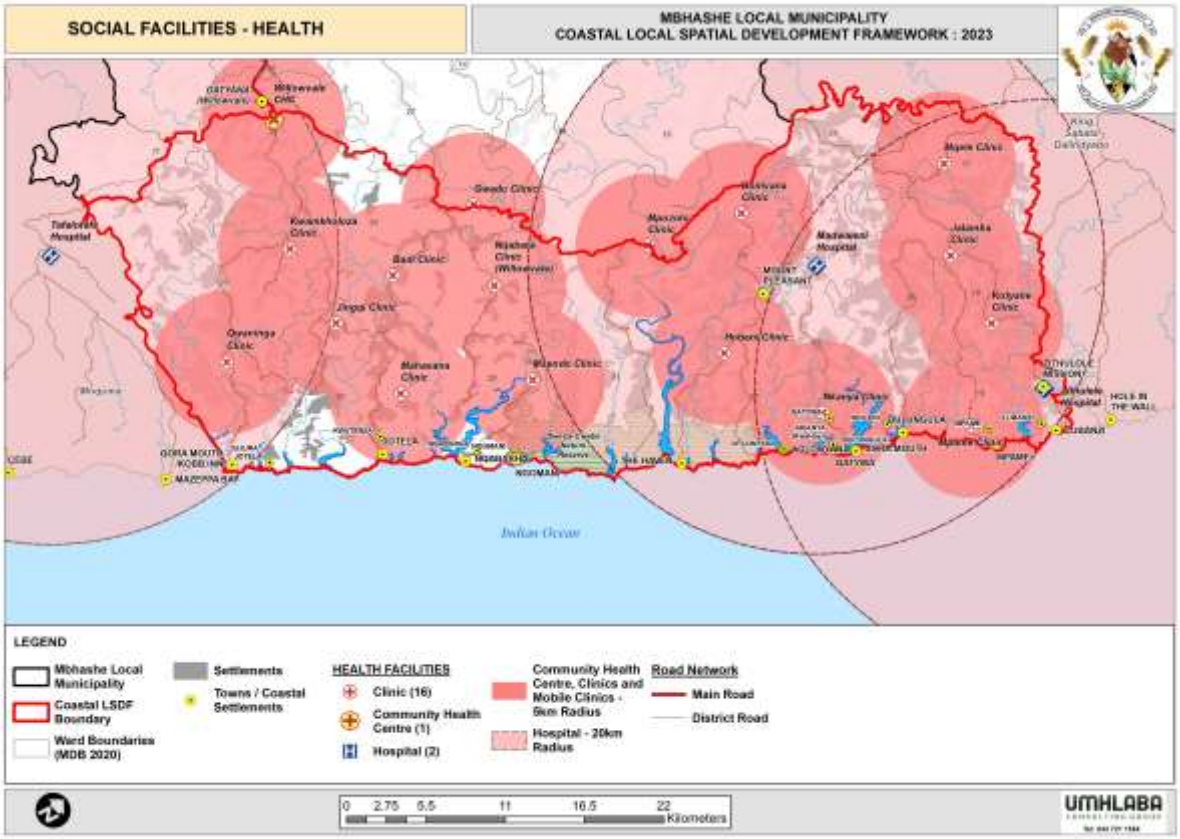
- The plan following indicates a fairly good distribution of schools throughout the study area that is within a 2-km radius of the settlement (village).
- Primary schools (85) are widespread throughout the study area. Combined schools and secondary schools amount to 54 facilities in the study area. The shortfall of secondary schools, compared to primary schools suggests that secondary level school goers have to leave the area to complete their higher education.
- There are fewer combined and secondary schools in the western half of the study area compared to the eastern half of the study area.
- The greater supply of schools in the eastern half of the study area corresponds with the larger concentration of the population in this part of the study area.



Plan 26: Distribution and Level of Access to Schools

4.5.3 DISTRIBUTION AND LEVEL OF ACCESS HEALTH FACILITIES (HOSPITALS & CLINICS)

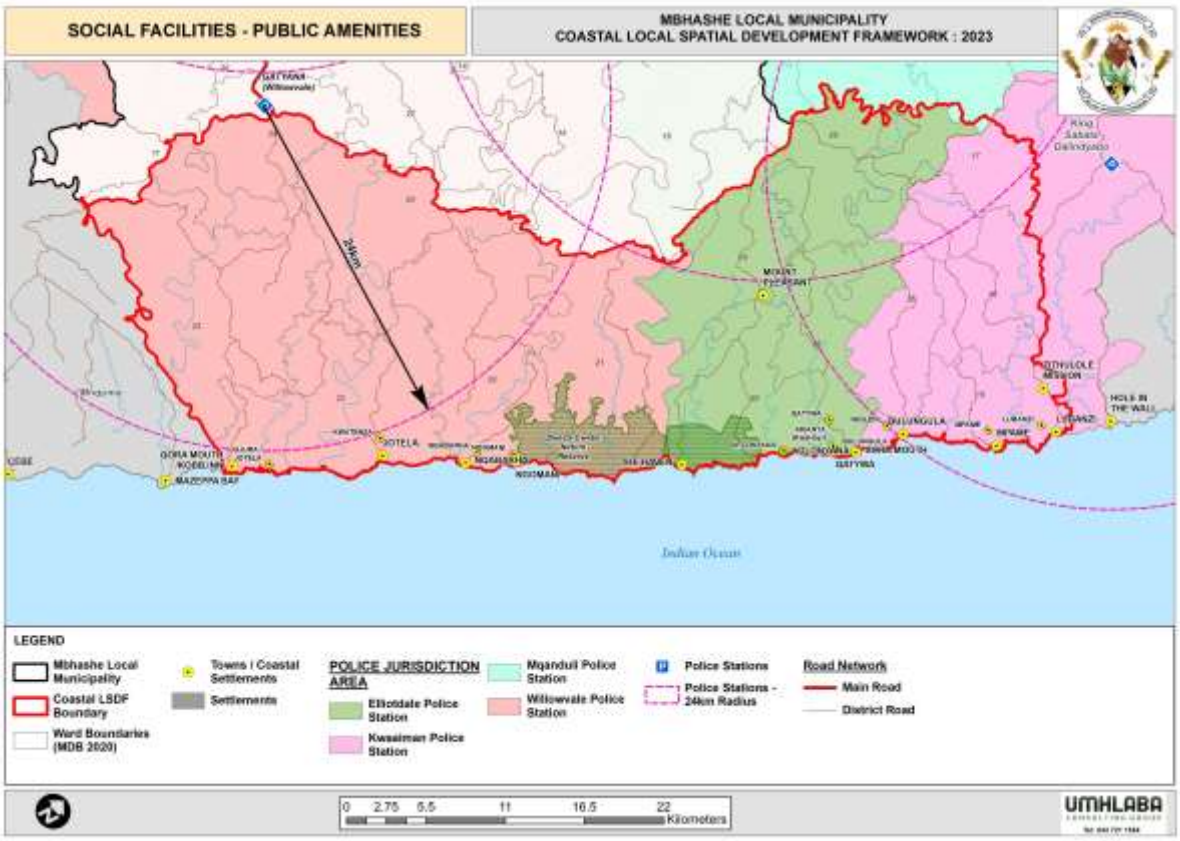
- Sixteen (16) clinics, one (1) community health centre and two (2) hospitals provide health services within the study area.
- Most of the settlements are within a 5-km distance to a clinic, although this does not take into account steep topography and rivers that hinder accessibility to these services.
- Certain settlements in Ward 21, 22 and 26 (central eastern part of the study area), settlements near KwaTenza and Jotela at the coast, and settlements in the north western extent (wards 11 and 23) do not have access to a clinic within a 5km radius of their village (settlement).



Plan 27: Distribution and level of access to Health Facilities (Clinics and Hospitals)

4.5.4 DISTRIBUTION AND LEVEL OF ACCESS TO POLICE STATIONS

- Coastal areas of Wards 29, 21 and 20 (that straddle Dwesa-Cwebe Nature Reserve) do not fall within a 24-km of the nearest police station.



Plan 30: Distribution and Level of Access to Police Stations

Key Considerations

- Poor quality roads and mountainous terrain dissected by numerous large rivers significantly hampers access to schools and critical services (health and safety)
  - Satellite and mobile services are necessary to augment and provide critical services to rural/remote communities.
  - Upgrade and maintenance of roads that provide access to schools and critical services is to be prioritised

4.6 Summary of Key Issues, Spatial Implications & Recommendations

PROVINCIAL AND REGIONAL STRATEGIC DEVELOPMENT PROPOSALS	
Strategic Development Proposals	**Spatial Implications / Recommendations**
❑ Existing and Proposed Linkages: Major transportation routes: The proposed Wild Coast Meander and the N2 National Route (both cross Mbhashe LM). The intended growth along these routes is a key informant in identifying areas for targeted development. ❑ Proposed Future Metro Region (FMR): Mbhashe LM (Dutywa) – Mnquma LM (Gcuwa, Ndabakazi) – Intsika Yethu (Nqamakwe). An FMR "can be defined as a region which is envisaged to grow into each other and functioning collaboratively by the year 2050" (PSDP, 2017) – targeted for high levels of services, access and infrastructure and incorporates the Small Town Regeneration Programme. ❑ Railway line and N2 route and Proposed Wild Coast Meander Route form strategic freight and mobility corridors within the FMR ❑ Local Service Centres: Gatyana (Willowvale), Xhorxha (Elliotdale) and Dutywa	❑ Importance for aligning spatial structuring proposals with those used in Provincial, Regional and local spatial plans, but also to customise structuring tools for the unique coastal-rural character of the LSDF. ❑ With strategic regional infrastructure and development initiatives / proposals (such as the N2 upgrade, the Wild Coast Meander route, future metro regions, IDZ's etc.) falling outside the Coastal zone, it is important to consider strategic transport linkages from the coastal zone to connect with these in order to optimise beneficial spin-offs from these regional initiatives for the coastal zone. ❑ Identified Strategic transport linkages are equally important for accessing higher order social, administrative and commercial facilities and services in the urban service centres nearest to each section of the coast. ❑ Whilst the strategic regional and other catalytic initiatives by National and Provincial Government are important and noted as important for long term economic growth, local development needs require urgent short term localised interventions.

BIOPHYSICAL ELEMENT	
Key findings and issues	**Implications / Recommendations**
TEMPERATURE, RAINFALL	
❑ Sub-tropical and temperate climate with good coastal rainfall favours agricultural crop production	❑ Emphasis to be placed on optimising use and conservation of productive agricultural land.
CLIMATE CHANGE IMPACTS	
❑ Climate change: Numerous risks associated with expected severe weather	❑ Whilst the risks associated with of climate change are expected to increase in years

occurrences and rising sea levels. ○ Heat waves that may increase heat stress to plants, animals and humans and will increased fire risk. ○ Erratic rainfall patterns / potential extended periods of drought resulting in water shortages. ○ Increased frequency of storms – damage to buildings and property, flooding.	to come, it is critical to ensure that mitigation strategies are implemented from as early as possible. Spatial structuring / development strategies include: ○ Minimum standards for construction of structures. ○ Adherence to flood lines and restrictions for development. ○ Resource protection / water security
TOPOGRAPHY AND DRAINAGE	
❑ Deep valleys and drainage features impacts on accessibility in terms of available road networks and isolates numerous neighbouring communities, with limited lateral connectivity ❑ Mountainous terrain hampers accessibility to services and renders the provision of infrastructure and services to remote dispersed settlements, inefficient and costly. ❑ Abundance of rivers, wetlands and estuaries contributes to the recognised critical aquatic biodiversity of the area. ❑ Limited flat land as a result of the steep slopes (>1:5) along drainage areas, which contributes to the fragmented settlement patterns spread of large parts of the coastal zone.	❑ Land development on steep terrain and valley slopes need to be discouraged. ❑ Where pedestrian pathways and connections are restricted by streams and rivers, safe crossings need to be constructed. ❑ Spatial proposals need to include recommendations for protection of priority environmental assets.
SOILS AND GEOLOGY	
❑ Shallow, erodible soils with plinthic horizon (an iron-rich, humus-poor mixture of clay with quartz and other highly weathered minerals). Predominance of Mudstone may be suitable for domestic grazing and small scale cultivation, due to the water retention properties. Seasonal hardening of soils can make cultivation and rehabilitation of degraded land difficult.	❑ The largely shallow and erodible soils require appropriate farming practises. Rotation of crops, use of stock grazing camps and land capability-based stocking ratios need to be applied to ensure sustainable use of the land.
LAND COVER, LAND CAPABILITY AND GRAZING CAPACITY	
❑ Extensive light to moderate grazing land is best suited to supporting livestock farming compared to the lesser extent of arable land for crop production. ❑ Arable land: Narrow belts along the rivers and estuaries in the western and central	❑ It is important to ensure efficient productive use of land (mainly for agriculture) to improve yields and to limit the pressure to convert more natural areas to cultivation.

areas are well-adapted for intensive and moderate cultivation. ❑ Pristine riverine areas, protected areas and estuaries in the 1-km coastal setback line and wetlands are of conservation priority. ❑ Village Settlements (mainly subsistence residential) account for 1,33 % of the land cover. ❑ Extensive pockets of fallow land, old fields and temporary croplands (11,26 %) that reflect the rural subsistence-based livelihood of the local inhabitants. ❑ Natural Woodlands make up 48,63% of the study area, which clearly confirms the quality of the natural environment and biodiversity importance thereof.	
VEGETATION AND PROTECTION STATUS	
❑ The Bisho Thornveld and Eastern Valley bushveld (combined make up 60 % of the vegetation cover) are both formally classified as least threatened. ❑ Transkei Coastal Belt (35% coverage)- largely comprised of a variety of grassland vegetation on the higher lying hill tops and upper hill slopes; alternating with small forests (Scarp Forest). ○ Evidence of clearing for settlement and farming expansion. ○ Human activity (settlement and agriculture) has significant impact on forest and vegetation integrity and on the survival of animal and avian species due to destruction of their natural habitats. ❑ Alien plant species invasion – ○ Poses increased fire risk. ○ Where investing drainage lines, impact on water availability. ○ Presents opportunity for biomass production as alternative energy / economic opportunity.	❑ Important to limit expansion / encroachment into demarcated CBA / conservation priority areas. ❑ Resources from the Working for Water Resources program are required for ongoing management to keep areas alien free and to rehabilitate natural vegetation to ensure that water services are maintained. ❑ Opportunities for combining alien vegetation control with biochar / charcoal production will assist in efforts to control alien vegetation.
BIODIVERSITY AND CONSERVATION	
❑ A significant part of the Mbhashe LM coastal area is classified as Terrestrial and Aquatic CBA 1 and CBA 2 areas (ECBCP, 2019). The coastal zone includes 16 estuaries of which 8 are categorised as Estuary Conservation	❑ Substantial areas around and in-between delineated CBA clusters reflect similar characteristics and should be incorporated in a broader conservation network. ❑ Spatial structuring and land use management proposals must be aligned with the

Areas, 1 is classified as an Estuary Protected Area and 7 are classified as Estuary Management Areas. A part of the coastal waters (coinciding with the landward northern and southern boundaries of the Dwesa-Cwebe Reserve is a Marine Protected Area. ❑ A closer assessment of the biodiversity coverage (when overlaid with coverages of steep slopes, existing vegetation, drainage areas et.) confirms that the coverage was created at a broad / rough scale and instead of being used as a hard fixed line, should rather be used as an indicative coverage. ❑ The 1-km coastal conservation zone, with associated development restrictions as per the Transkei Degree, runs along the length of the Mbhashe coastline and estuaries (up to and including their tidal ebb & flow mark). ❑ Dwesa-Cwebe Wildlife Reserve and Marine Protected Area are formally protected areas. The Reserve forms part of the Protected Areas expansion programme of the ECPTA.	guidelines of the Eastern Cape Biodiversity Conservation Plan, to prioritise conservation and preservation of these areas in their near natural state and for zero loss of biodiversity. ❑ Spatial development proposals in this zone need to be aligned with the spatial development proposals and recommendations of the approved WILD Coast SDF. ❑ Internal development and management of the park is regulated by the reserve management plan and not controlled by the Municipal SDF. ❑ Land use management and conservation is critical to ensure protection and sustainable use of valuable natural resources to meet competing demands for its use. ❑ Promote awareness among local community and traditional administration structures of the need for settlement and agricultural development to take into account conservation objectives and priorities around biodiversity conservation areas (both terrestrial and aquatic). ❑ It is important to defining settlement edges to manage settlement growth and prevent encroachment onto valuable natural resource areas, especially along steep valley slopes, concentrations of intact natural vegetation, water resources and CBA1 and CBA 2 areas. Also important to maintain natural corridors that connect these areas. ❑ Minimize land use types that reduce ecological resilience (ability to adapt to change), particularly at the level of water catchments.

SOCIO ECONOMIC ELEMENT	
Key findings and issues	**Implications / Recommendations**
LOCAL ECONOMY	
❑ GVA Sector Contribution shows a strong dependency on the community services sector (largely attributed to government employment sector) which cannot be regarded as a productive economic sector as it is merely dependant on funds from	❑ The municipality, together other government sector departments and traditional structures need to have a united vision to guide efforts and interventions to create an enabling environment that fosters investment in

the government fiscus and does not generate income. ❑ Coastal Tourism o Dwesa Cwebe Eco-Tourism Node ❑ Agri- industry: Willowvale - Macadamia Nut Farming o The substantial investment into creating this asset is under serious threat as a result of instability among groupings within and from outside the community, land rights contestations and vandalism. o Critical to the project is the need for improved road access to transport produce. ❑ Ocean Economy potential along the Wild Coast (including Mbhashe) ❑ Agriculture, mining, forestry and fishing sectors, recognised as potential economic growth sectors in the region and study area, made little or no contribution to the formal reported GVA in 2018. ❑ Approximately 381 hectares of land is under macadamia nut cultivation for commercial production in coastal Ward 22 (Shixini). ❑ In certain instances, the complex land tenure and administration systems hamper investor confidence in the area, limiting opportunity for large scale formal investment into economic development in the area. ❑ SEZ and Agri-Park Initiatives, whilst mainly outside the coastal study area, may offer significant opportunity to the rural area.	development projects in agricultural, forestry, tourism sectors, etc. ❑ To support and promote community development projects, issues around land tenure arrangements may be mitigated through the establishment of community trusts with clearly defined land rights, or through long term lease agreements between the local community and the land owning authority.6 ❑ Investment in irrigation infrastructure to expand crop production potential. ❑ Land use management guidelines and regulations governing critical protected areas, conservation areas, wetlands, coastal conservation setback lines, critically biodiverse areas, need to be implemented to regulate the type and locality of developments that may or may not be permitted in these areas. ❑ Developments along the Wild Coast to be guided by the prescripts of the Wild Coast Environment Environmental Management Plan, 2014 (Gazette No. 3210, July 2014) ❑ Critical to mitigate encroachment onto natural resource areas (valuable agricultural lands) and that they are managed and utilised sustainably. ❑ It is critical for improved road linkages (surfacing of strategic routes / Wild Coast Meander) to improve linkages to strategic economic development Zones, Hubs, Markets and/or incubators for deep rural locations to be able to benefit / exploit the opportunities these may create. ❑ Importance of encouraging diversity in the rural economy – to not focus exclusively on agriculture and tourism. ❑ Support existing small scale agriculture / improved production methods and linkages to markets. ❑ To support community development projects, issues around land tenure arrangements may be mitigated through the establishment of community trusts with clearly defined land rights, or through long term lease agreement between the local community and the land owning authority (Wild Coast Conservation &

[6] Wild Coast Conservation & Sustainable Development Projects, Economics Specialist Study, 2005.

	Sustainable Development Projects, Economics Specialist Study, 2005). ❑ Formalisation of water rights / abstraction permits (where excess runoff capacity exists) and mining rights (where suitable deposits of sand and other material exists) in favour of legal entities representing the land-right holder can enable communities to enter into partnerships for sustainable use / exploitation of such resources.
❑ Just less than half the population (40%) are children (0-14 years) and older aged persons (8 %) which indicate a high dependent population on the working age population (52%). ❑ Low functional literacy rate in 2011 – highlights the importance of education and skills development to enable people to meaningfully participate in and grow the local economy. ❑ Declining/smaller household sizes – may suggest an increase in the number of households and associated demand for housing and related services. ❑ Population growth forecasts an average annual growth rate of -0.84 %. Based on this the total population of the study area is expected to decline to 91 408 people in 2040 (14988 fewer people / or 3330 fewer households) that may result in a decrease in demand for land, housing and related services. ❑ Indications of demographic shifts from rural areas to towns point to rural potentially depopulating. In certain cases these shifts may be cyclical, where families relocate temporarily for economic / employment opportunities, whilst retaining strong connections with rural homes (where elderly and younger family members remain). ❑ Low income levels indicate high levels of poverty, and subsequently high dependency on subsistence farming and government remittances (social grants) to survive. ❑ Low affordability level limit the ability and willingness to pay for municipal infrastructure services (resulting in a very low potential revenue base for the municipality to deliver such a services)	❑ With the youthful population, improved access to educational for children spread over a wide area at low densities must be a key priority. Scholar transport, safe stream crossings and road networks are key factors to address. ❑ Notwithstanding longer term population projections, the immediate to short term focus on access to basic services need to remain a priority. ❑ Linkages to the urban areas, locally and at national level) remain important, with investment in improvement of homesteads holding benefit for the local economy. ❑ Ensuring effective social and educational services to a high number of households that exclusively depend of state service is key, with spatial structuring and decision-making for prioritised interventions needing to support that.

THE BUILT ENVIRONMENT	
Challenges	**Spatial Implications / Recommendations**
SETTLEMENT PATTERN	
❑ Dispersed low-density rural settlement pattern, with residential and productive agricultural parcels closely linked / combined. ❑ Settlements separated by mountains and river valleys which hampers lateral access and linkage between settlements. ❑ Larger concentrations of people live in the eastern half of the study area, in proximity to nodal / service areas and alongside main roads and road junctions.	❑ Contrary to the norm of encouraging settlement densification, the close link / combination of the residential and productive arable function of allotments will benefit from de-densification of allotments to increase economic viability of commercial production and subsistence food production activities.
LAND ADMINISTRATION AND TENURE	
❑ Land administration and tenure systems in the study area are complex. The lack of a single system of land administration in rural areas has serious consequences for land administration in the study area, that include: ○ A lack of appropriate spatial management and land use planning in rural areas. ○ In instances where traditional administration systems have collapsed and no other system has taken its place, has led to the uncontrolled allocation of land, often in areas deemed unsuitable ○ Valuable grazing land has been lost to competing land use needs for households (housing). This is detrimental to agricultural development, recognised as a key sector to improve the local economy and socio-economic well-being of the inhabitants ❑ A lack of appropriate coordination of spatial management and land use planning in rural areas. ❑ Issues around land tenure insecurity and related risks are likely to hamper investor confidence, limiting the productive output/development potential of the area and related economic growth	❑ Critical to rural development is ensuring effective functioning systems of use right and tenure security, spatial planning and land administration. ❑ Cooperative governance: government role players and traditional leadership. ❑ With the continuing role of traditional authority administrative systems in land allocations and land use decisions, it is important to ensure buy-in and coordination of roles of traditional authority structures and that of the Municipality.
INFRASTRUCTURE AND SERVICES	
<u>General</u> ❑ Mbhashe LM is ranked 8th out of the top 10 municipalities in most need of	❑ Backlogs in the provision of basic services and infrastructure need to be addressed, to alleviate conditions of poverty (worst-off areas).

infrastructure development.	❑ Focus of investment in infrastructure and services where the demand and need is greatest. ❑ Investment in road and bulk service infrastructure creates an enabling environment for economic development investment.
Access ❑ The topography, high rainfall and absence of surfaced / paved roads result in roads generally being in a poor condition and requiring continues maintenance. ❑ This in turn makes access to and from the area difficult, time consuming and costly (which is considered as one of the primary limiting factors to economic development and access to higher order social and commercial facilities and services.	❑ The Wild Coast Meander is of critical importance to allow access to the coastal areas and other tourism routes. ❑ Prioritise roads for upgrade and maintenance that will improve access to key service areas (hospitals, towns, schools, etc.) and to improve linkage between settlements. ❑ Priority to upgrade access roads to critical services and potential markets within and outside of the study area.
Water ❑ Extensive backlogs in water service provision prevail in the study area. ❑ Large parts of the study area (extensively in the eastern half of the study area) do not receive water from a formal supply scheme. Smaller stand-alone schemes and borehole-fed systems supply larger services such as hotels/lodges at coastal towns, and at hospitals, clinics, police stations in rural areas.	❑ Over and above the need to ensure household access basic infrastructure services, agricultural and tourism related infrastructure investment need to be prioritised (incl. transport, electricity, water and localised waste-water treatment for nodal development areas) ❑ Alternative water sources need to be explored: E.g. groundwater development (new resources and artificial recharge areas).
Sanitation ❑ Extensive backlogs in sanitation service provision prevail in the study area. ❑ Rudimentary and basic RDP levels of sanitation services are present in rural settlements ❑ Private localised sanitation systems (septic tanks, package plants, conservancy tanks, etc.) serve coastal resort areas and larger remote service centres (hospitals, clinics, schools, etc.)	❑ Focus of investment in infrastructure and services where the demand and need is greatest.
ACCESS TO SOCIAL FACILITIES	
❑ Poor quality roads and mountainous terrain dissected by numerous large rivers significantly hampers access to schools and critical services (health and safety).	➢ A priority intervention would be to upgrade access roads to critical services and potential markets within and outside of the study area. ➢ Satellite and mobile services are necessary to augment and provide critical services to rural/remote communities.

5 Strategic Spatial Framework

5.1 Key spatial Development Issues

Key Spatial Development Issues	
Provision of Basic Infrastructure	Given the prevailing levels of poverty, social need and youthful age structure, which is particularly emphasised in the more rural coastal area, much of the developmental focus for the Municipality must be directed to the improvement of basic services and facilities, prioritizing worst-off communities.
Sustainability	There are high levels of unemployment and very low levels of income in the area, which impacts on the levels of affordability and type of development needed. The provision of services and infrastructure should not be undertaken at a level that is likely to undermine the longer-term financial and environmental sustainability in the area. It is therefore crucial that an appropriate Level of Service linked to the ability to sustain the maintenance and operations of new networks is pursued.
Land ownership and Tenure	The complex tenure arrangement in the communal land areas hinders development and investment and appropriate planning in the area. The focus in this area therefore, needs to be placed on establishment of appropriate systems and institutional arrangements to oversee and manage land use rights and use allocations.
Settlement Patterns	The current settlement pattern within the area is fragmented, where concentrations / higher densities of settlement appear to be directly correlated to proximity to surfaced roads and higher order gravel roads. Spatial distribution of settlements is influenced by the topography, with more than 50% of the study area having slopes of 1:5 and steeper. This fragmentation mirrors differences in levels of infrastructure provision, and socio-economic well-being. It is essential, therefore, that strategies to overcome this spatial and socio-economic fragmentation be implemented where physically and fiscally (financially) possible.
Nodal Development	Gatyana and Xhorha area the main service centres to the southern and northern parts of the coastal region, with key coastal tourism nodes along the length of the coastline. The spatial development emphasis in these nodal areas should be on ensuring that there is the infrastructure and services in place to support their development and that there are adequate linkages between these nodes and surrounding settlements. Systematic expansion of these nodes needs to be carefully managed within sensitive coastal environments.
Identifying Areas of Greatest Opportunity	Government (including the Municipality as Local Authority) has limited resources. These resources therefore need to be focused in areas that will provide the greatest return on investments (both economic and social returns). The core focus should remain that of playing a facilitative role to encourage development.

Ocean Economy and Tourism	The unique coastline with many tourism assets such as waterfalls, pristine beaches needs to be harnessed and potentials in the ocean economy sector (proposals to develop small harbours). In order to do this basic infrastructure such as access roads, water, sanitation, tourism facilities at coastal nodes needs to be in place (requiring significant capital investment).
Opportunity in Agriculture (including Aquaculture) and Forestry	Agriculture (including aquaculture) and forestry have been identified as the sectors with developmental potential in the coastal area. Important to look at the value of small scale/subsistence agricultural producers, looking at how these can be assisted and improved and not only focus on large scale agricultural projects. Areas with identified development potential need to be conserved and managed in order to be best utilised in a sustainable manner. In order to harness the natural resource potential in these sectors, it is very likely that the municipality will need engage in and/or participate in partnerships with Community / Traditional Authority structures and other spheres of government.
Natural Resource Management (Environmental Management)	The natural resources, scenic assets and prime forestry/agricultural land that exist in the coastal area need to be carefully managed in order to ensure their appropriate development and sustainable use. The forestry, agriculture and ocean economy/tourism sectors have been highlighted as sectors for potential growth. These sectors are largely dependent on Natural Resources (assets) and therefore it is essential that these resources are properly managements in order for these sectors to function as best possible.
Climate Change Mitigation	Mbhashe is an important Water Resource Region • Water resource loss – mitigation strategies o Development planning & design to ensure reduced water loss (hard services / groundwater infiltration) o Rehabilitation & protection of water resources (wetlands /rivers / estuaries / catchment areas) o Coastal buffers & setbacks: Appropriate setbacks/no- go development zones to be determined and applied in areas to mitigate potential climate change related impacts.

5.2 Final Vision Statement for Spatial Development

Vision:

A municipality that excels in promoting social cohesion, stimulates economic growth and sustainable development

Mission:

By becoming an effective and efficient municipality with accountable leadership that is able to involve communities in the provision of quality services.

6 Spatial Strategies

6.1 Key Structuring Elements

This section focuses on the identification of Spatial Structuring Elements within the coastal area.

These "structuring elements" are "planning tools" that, in line with the identified spatial objectives and associated strategies, will enable the Municipality to manage identified areas towards particular spatial outcomes.

The following spatial structuring elements are proposed: -

- Nodes and associated Nodal Edges
- Settlement Hierarchy and appropriate Settlement Edges
- Movement routes and roads
- Strategic Development Areas
    - Areas of environmental importance / conservation priority
    - Areas of particular economic potential (Agriculture & Forestry and Tourism)
    - Management for specific socio economic outcome

This section will set out to define the following for each Structuring element and associated informants:

- Statement of Intent
- Criteria for Spatial Structuring and Outcome Management
- Land Use Management Guidelines
- Roles and Responsibilities

The concept of Development Nodes and Nodal Edges

Development nodes are categorised as those areas where a significant number of functions, commonly deemed to be higher order functions, are found. These functions would include public administration facilities/institutions, business activities, social and recreational facilities and other existing or potential economic enterprises (including tourism-related enterprises). Such nodes are often located on main transport routes or intersections of such routes, to offer maximum accessibility and act as catalysts for new growth and development.

As such, these are areas where the following should be prioritised: -

- Appropriate levels of development investment in infrastructure.
- Appropriate land use management to promote preferred development outcomes.

The Spatial Development Framework proposes that nodal edges be defined around nodes to contain and manage development and land use within these areas. The areas beyond the nodal edge are defined as rural, which implies a lower intensity use.

The concept of a Settlement Hierarchy and Edges

The Spatial Development Framework proposes that the particular role and function of various settlement types be considered. This will allow for appropriate settlement and spatial structuring principles to be devised to promote optimisation of function and sustainability. Where appropriate, where a clear distinction can be drawn between settlement and agricultural functions, settlement

edges need to be defined. Where the predominant focus of the residential function is primarily linked to agricultural productions, such areas are not to be confused to be residential settlements.

The concept of Development Corridors

An efficient and accessible transportation network is vital for successful spatial development, especially in this rural coastal part of the Mbhashe LM, where access to higher level goods and services in the rural settlements is limited and the need for residents of these areas to be able to travel relatively easily to places where such goods and services can be obtained is important from a socio-economic as well as developmental perspective. Development corridors are those routes that have particular importance at a coastal regional level.

The concept of Strategic Development Areas

Areas identified for specific socio-economic outcome: The municipality needs to identify areas of key development need (i.e. areas where infrastructure backlogs persist), or areas with natural characteristics and associated development considerations need to be prioritised.

Areas of environmental importance / conservation priority: Within the municipality, biodiversity conservation and environmental management have been identified as a priority. Based on this, all natural forests, nature reserves, rivers and flood plains, wetlands, steep slopes in excess of 1 in 5 gradient and fragile ecosystems have been identified for primarily conservation purposes.

Areas of economic importance: Likewise, areas of potential for forestry, agriculture and marine economy and tourism have been prioritised for economic investment prioritisation. This supports the phased approach to development, targeting areas of greatest potential first as promoted in the National Spatial Development Perspective and the Eastern Cape Provincial Spatial Development Plan.

6.1.1 Nodes

HIERARCHY OF NODES

- Local / Service Node: Gatyana (being on the Wild Coast Meander Route)
- Coastal Nodes (marine economy / tourism)
- Future strategic nodes based on accessibility (services, transport and trade)

STATEMENT OF INTENT: To identify & designate a hierarchy of nodes based on spatial and functional norms and standards, guided by: ○ The extent of the nodal catchment area and the service range of a facility ○ Level of accessibility in terms of transport networks ○ Current distribution/location and availability of higher order facilities and services. ○ Spatial planning policy frameworks proposals	**STRUCTURING INFORMANTS: Hierarchical Classification of Nodes includes:** • Primary Local and Sub-Local Nodes and Nodes within the Coastal Area • Future strategic nodes based on accessibility (transport) and impact of catalytic projects (proposed Wild Coast Meander Route)

STRUCTURING ELEMENT: Nodes

NODES	NAME	ROLE
Local Service Node[7]	• **Gatyana (Willowvale)**	• Local-scale service centre for commercial and social goods and services • Towns require significant basic needs infrastructure but in terms of their strategic position / role, would benefit from and generate spin-offs from higher order levels of investment. • Residential development covering limited range of economic bands (Middle-income – Low-income) • Potential for value-adding agro-industrial processes ○ Gatyana (Willowvale) as Farmer Production Support Unit (FPSU)
***Proposed (new) S*ettlement of Importance**	• **Madwaleni (new proposed)**	• Minor administrative functions • Minor service centre for social goods and services ○ Madwaleni Provincial Hospital

[7] Ibid, 2020 Composite Plan, Chapter 3 and Amathole DM SDF, 2020

COASTAL NODES (TOURISM)	NAME	ROLE
1st Order Coastal Node (Tourism) **(Wild Coast SDF, 2014)**	• **Qora (Kobb Inn) (WCSDP, 2014)**	• Low density coastal rural settlement • Tourism Resort • Private Cottages *Areas that in terms of low environmental sensitivity and existing infrastructure and or the feasibility of providing infrastructure can accommodate more intensive development. Actual or proven potential supply of municipal services such as bulk water, sewerage and waste management is a basic condition for any area to have 1st Order Node status. Developments that do not need to be in the coastal zone should however still wherever possible be placed outside the immediate coastal zone, inclusive of a buffer with estuaries.* [8]
2nd Order Coastal Node (Tourism) **(Wild Coast SDF, 2014)**	• **The Haven** • **Breezy Point**	• Tourism Resort • Private Cottages *Areas with significant constraints to development, e.g. and which can accommodate moderate levels of tourism, resort and cottage development. One key difference between a Second Order Node and a Third Order Node would be that in a Second Order Node more than one fairly substantial development could take place, whilst only one development will generally be permitted in a 3rd Order Node.* [9]
***Proposed* 2nd Order Coastal Node (Tourism)** *(Not formally approved ito of Wild Coast SDF, 2014)*	• **Nqabarha** • **Xora River Mouth (Cottages)**	
3rd Order Coastal Node / Tourism Zones *(As proposed in the Wild Coast SDF, 2014)*	• **Bulungula (Folokwe)** (Ward 19 – 3rd order node LSDF. • **Mpame** (Ward 19 LSDF – 3rd order node) • **Nqabarha Peninsula (Point)** • **Nkanya (KwaHayi) River/Estuary** • **Beechamwood**	• Private Cottages and tourism facility (lodges/backpacker, etc.) • Identified for low impact /limited tourism & resort development o Mpame - (Mpame Bungalows & Bulls Inn Fishing Lodge) o Bulungula Lodge o Beechamwood en-route to Tenza Beach (few private cottages) o Nkanya (KwaHayi) o Lubanzi (proposed new): Wild Lubanzi EcoArt Backpackers & The Wilds Lodge

[8] DEDEAT. NEMA (198) – Wild Coast Environmental Management Plan Guidelines, Government. Gazette No. 3210 (July 2014)
[9] DEDEAT. NEMA (198) – Wild Coast Environmental Management Plan Guidelines, Government. Gazette No. 3210 (July 2014)

***New Proposed* 3rd Order Coastal Node / Tourism Zones**	• **Lubanzi** (access from future N2 Wild Coast Meander Route, close to Zithulele Hospital – priority District Route (DR08323) for upgrade and ongoing maintenance	*Areas within Biodiversity and Landscape Management Areas that have been specifically identified as suitable for tourism/resort developments. The scale of development will be determined by the nature of the receiving environment, but 3rd Order Nodes should not be located in green-fields areas. Except in areas that already contain substantial existing development, e.g. cottages, there should not be more than one resort/tourism development in a specific 3rd Order Node. All pristine and undeveloped estuaries to be retained as such. All development to have suitable buffer (e.g. 100m buffer).*[10]
COASTAL SETTLEMENTS		**ROLE**
Coastal Settlements are recorded within the 1km Wild Coast Coastal Zone (Corridor) include (Wild Coast SDF, 2014):	• **Coastal Settlements** ○ Jotela ○ Nqabarha ○ Ngomane ○ Ntlonyana ○ Qatywa ○ Bulugula ○ Mpame ○ KwaTenza ○ Jujura (KuLojingqi) / Jotela ○ Bulungula ○ Lubanzi ○ Nkanya (KwaHayi)	• Residential & subsistence-based agricultural function • Basic provision of limited social goods and services • Potential agro-industrial and tourism related initiatives *These are settlement areas in which coastal communities were historically settled, i.e. occupied before 1992 when the Transkei Decree took effect. Only local residential and agricultural use permitted, subject to a Local Area Plan agreed between DEDEAT and the local community. Local Area Plans must as a minimum requirement limit the further spread of settlement in the 1km Coastal Corridor*[11]*.*

[10] Wild Coast Spatial Development Framework Plan (WSDP, 2014).
[11] Ibid.

STRUCTURING INFORMANTS

Coastal (Tourism) Service Nodes

- Tourism Resource Areas
  - Caters for holiday and leisure activities with hotels and clustered developments.
  - Private sector investment encouraged in a diverse range of holiday products, facilities and enterprises.
  - Focused on 'family holiday' tourism and recreation amenities provided by both the built and natural environments. (WCTDP)
- Subject to availability of infrastructure services (Water, Sanitation, Electricity, housing)
- Location at intersection of main routes: provides ease of access & enhances spatial integration between nodes of varying levels of hierarchy.

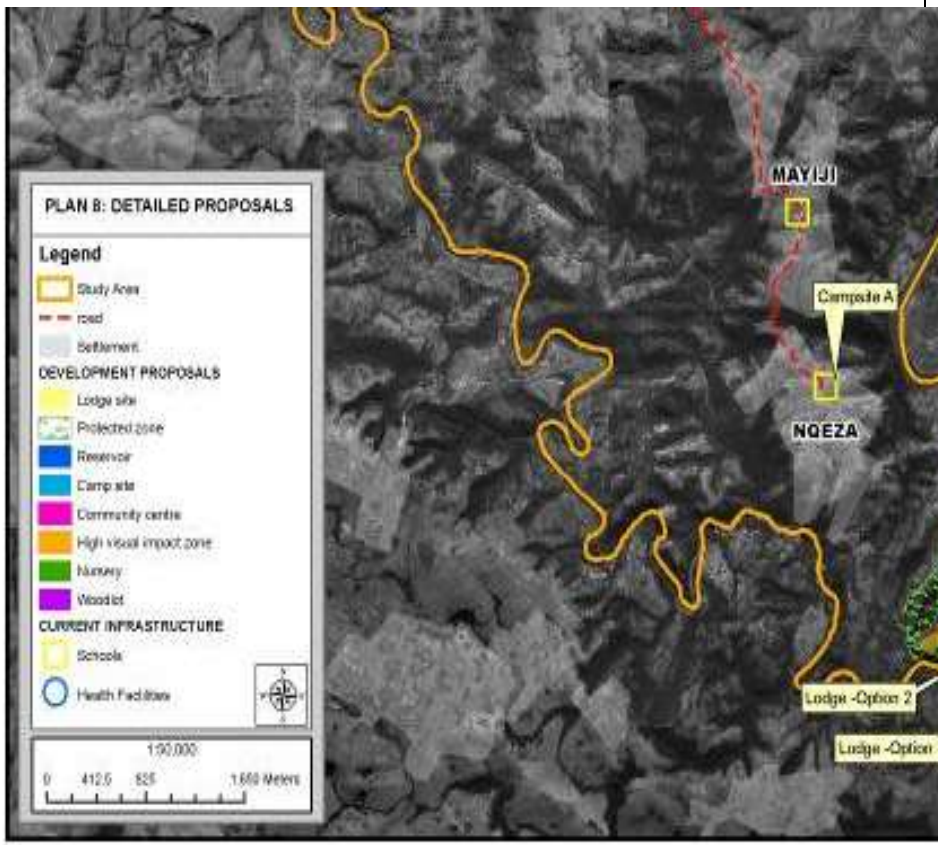
DESCRIPTION	SPATIAL STRATEGIES AND DEVELOPMENT PROPOSALS	
1st Order Coastal Node (Tourism) **QORA (KOBB INN)** • Kobb Inn Hotel • Private Holiday Cottages ○ Tourism resort/Private Holiday Cottages ○ Limited to existing footprint ○ Significant constraints to development ○ Intensive levels of resort / cottage development – subject to availability of infrastructure & services	• Promote tourism and encourage the development of a greater diversity of holiday and leisure products, facilities and enterprises. • Earmarked for intensive development, subject to proven adequate infrastructure services is available or can be made available to support proposed developments ○ Can accommodate varying forms of residential use, tourism and recreation facilities, hotels and other tourist accommodations. ○ Walking and horse-riding trails. ○ Commercial and service facilities that support holiday and leisure type development. ○ Boat launching sites may be considered subject to a full EIA. • Provide appropriate level of services and facilities to attract developers and tourists. • Protection of sensitive, vulnerable, highly dynamic or stressed ecosystems. • The outer limits of these nodes should be defined, surveyed and the area administered by the responsible local municipality • Development density limits (mitigate over-development causing strain on social facilities / services); • Must have adequate infrastructure and services to supply and	

	treat effluent and manage solid waste. ○ Minimum plot size: where septic tank is used to be determined through geo-technical study ○ Solid Waste – municipal collection to transfer station and from there to a licensed disposal site ○ Storm water - measures to deal with increased run-off due to development • Key Mobility Routes: DR018045: direct link from Gatyana (Willowvale Town) to Qora River Mouth ○ Priority to upgrade to improve accessibility to tourism site and higher order service nodes ○ Internal traffic flow should be minimized and pedestrian access prioritised	

DESCRIPTION	SPATIAL STRATEGIES AND DEVELOPMENT PROPOSALS	

2nd Order Coastal Nodes (Tourism)
 	
• **THE HAVEN (Haven Hotel and Holiday Cottages) – Cwebe Nature Reserve**
 	
• **BREEZY POINT (Private Holiday Cottages) – Cwebe Nature Reserve**
 	
  ○ Tourism resort/private holiday cottages
	• Promote tourism and encourage the development of a greater diversity of holiday and leisure products, facilities and enterprises.
	• Significant constraints to development
	• Moderate levels of resort / cottage development
	• Limited to existing footprint
	• Protection of sensitive, vulnerable, highly dynamic or stressed ecosystems.
	• Boat launching sites may be considered subject to a full EIA.
	• Development density limits (to mitigate over-development causing strain on social facilities / services);
	• Adequate infrastructure and services to supply and treat effluent and manage solid waste disposal.
	  ○ Minimum plot size: where septic tank is used to be determined through geotechnical study
	  ○ Solid Waste – municipal collection to transfer station and from there to a licensed disposal site	

	○ Storm water - measures to deal with increased run-off due to development • Key Mobility Routes: • DR018045: direct link from Gatyana (Willowvale Town) to Qora River Mouth ○ Priority to upgrade to improve accessibility to tourism site and higher order service nodes ○ Internal traffic flow should be minimized and pedestrian access prioritised	

DESCRIPTION	SPATIAL STRATEGIES AND DEVELOPMENT PROPOSALS	
***Proposed* 2nd Order Coastal Nodes (Tourism)** *Not yet approved ito of the Wild Coast SDF, 2014* • **NQARARHA RIVER MOUTH** • **XORA RIVER MOUTH** ○Tourism resorts ○Private Holiday Cottages ➢ Significant constraints to development ➢ Moderate levels of resort / cottage development ➢ Limited to existing footprint	**<u>NQABARHA RIVER MOUTH 2nd ORDER COASTAL NODE</u>** **Proposals: Nqabarha Nature Tourism Precinct Area (Nqabara LSDF, 2005)** • For limited coastal tourism development • Nqabarha Private Holiday Cottages (east bank of river) • Nqabarha Eco River Lodge (west bank of river) • Wild Coast Conservation & Tourism Zone (SEZ) ○ Coastal Conservation Setback Zone (1km – no go development) ○ River and estuary buffer zones – priority protection status ○ Valuable and sacred forests (protected) – for sustainable community use (fuel, weaving, medical) ○ Adjacent Dwesa Nature Reserve (protected area) • Facilities ○ 1 Lodge (limited capacity) – completed and operational ○ Campsite -Potential for tented camp • Key Mobility Routes: DR018044: Links Gatyana (Willowvale Town) to Nqabarha River Mouth via Fort Malan • Priority upgrade to improve accessibility to tourism site and higher order service nodes • Internal traffic flow / road development to be minimized and pedestrian access prioritised	

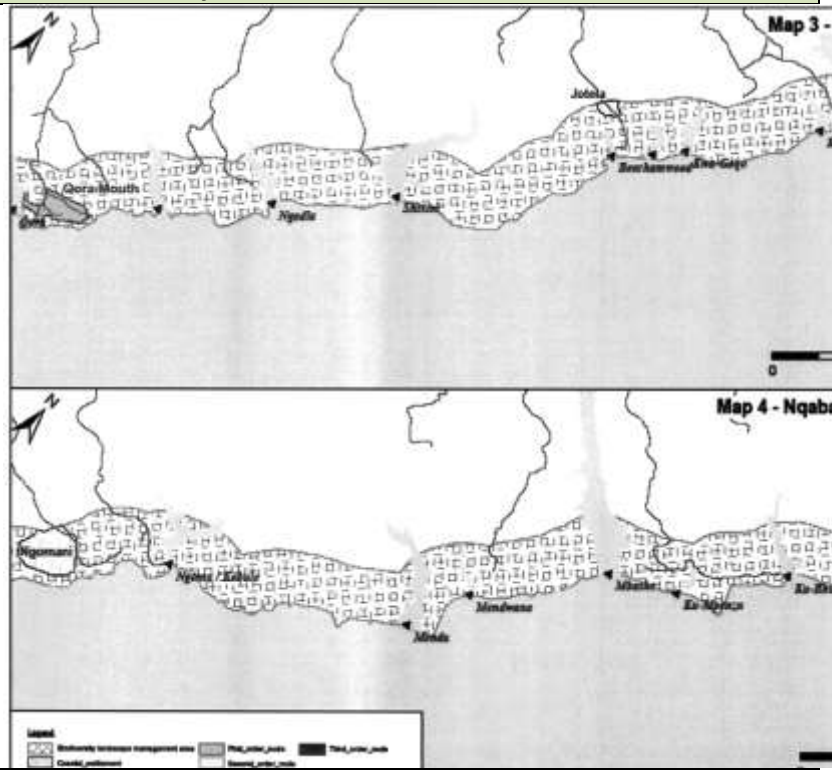
XORA RIVER MOUTH

- Private Holiday Cottages
- Low Density Rural Settlement Area

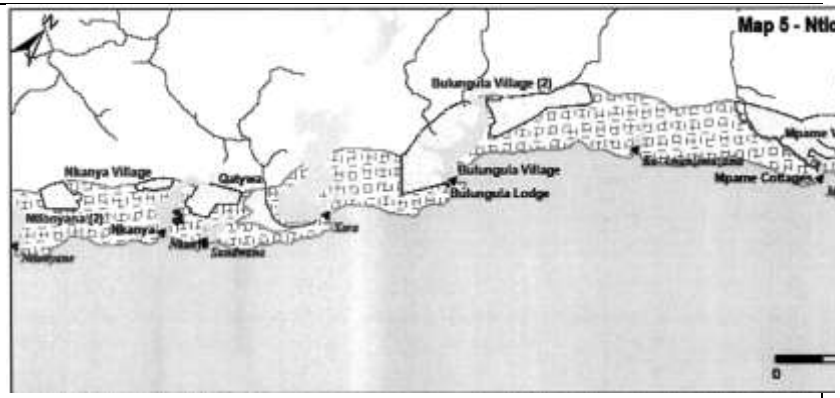
Xora River Mouth Proposals (Mbhashe Ward 32 LSDF, 2018)

- Xora River Mouth Development Plan (2nd and 3rd order nodal development areas): for settlement planning, tourism, LED and job creation aligned to environmental development constraints/restrictions
- Small Boat and Xora River Mouth Ferry Service
- Explore ocean economy potential
- Unlock investment for completion of Nkanya Lodge Development
- Nkanya Beach (proposed 3rd order nodal development area)
- Settlement densification/expansion within defined settlement edges
- Improved access to Xhora River – but internal traffic minimized and pedestrian access prioritised
- Implement the Wild Coast Management Plan Guidelines: Coastal Conservation Setback Zone (1km no-go development), River and Estuary Buffer Zones

DESCRIPTION	SPATIAL STRATEGIES AND DEVELOPMENT PROPOSALS	*Source: WC RSDF 2014 & WC EMP, 2014 (EC Prov. Gazette Notice 189, 3 July 2014*

Proposed 3rd Order Coastal Nodes (Tourism)[12]
 	
• **MPAME**
(Private Cottages, Bulls Inn Fishing Lodge, Mpame Bungalows)
• **BULUNGULA**
(Bulungula Xhosa Community Eco Lodge)
• **NQABARHA POINT (PENINSULA)**
• **BEECHAMWOOD**
• **NKANYA (KWAHAYI) River / Estuary**
• **LUBANZI (PROPOSED NEW)**
(Wild Lubanzi EcoArt Backpackers Accommodation)
	• Nature tourism areas
	• Pristine estuaries and beaches
	• Identified as suitable for limited tourism/resort developments.
	• Areas that fall within the Wild Coast Biodiversity and Landscape Management Areas (WC Environmental Management Plan (EMP), 2014 & WCR SDF, 2014)
	  ○ The scale of development will be determined by the nature of the receiving environment
	  ○ 3rd Order Nodes should <u>not be located in green-fields areas</u>, only in areas that already contain substantial existing development, e.g. private cottages
	  ○ Only one resort/tourism development permitted in a specific 3rd Order Node.
	• Appropriate amenity and infrastructure upgrades
	• Improved accessibility to coastal nodal areas and to social and critical service areas (health and safety)
	• Limited internal road development, with pedestrianized focus
		

[12] Wild Coast Regional SDF, 2014 and Wild Coast Environmental Management Plan, 2014

Coastal Settlements ○ Jotela ○ Nqabarha ○ Ngomane ○ Ntlonyana ○ Qatywa ○ Bulugula ○ Mpame ○ KwaTenza ○ Jujura (KuLojingqi) / Jotela ○ Bulungula ○ Lubanzi ○ Nkanya (KwaHayi)	• Areas in which coastal communities were historically settled, i.e. occupied before 1992 when the Transkei Decree took effect. • Areas that fall within the Wild Coast Biodiversity and Landscape Management Areas (WC EMP, 2014 & WCR SDF, 2014) • Development is subject to a Local Area Plan agreed between DEDEAT and community. ○ Only local residential and agricultural use permitted ○ Basic infrastructure provision and limited social goods and services and that can support planned LED projects in accordance with environmental management controls • Improve, ensure accessibility to critical services (social, health, safety)	 **Plan 28: Coastal nodes & settlements identified within the 1km Wild Coast Zone.**

LAND USE MANAGEMENT GUIDELINES AND PROVISIONS PERTAINING TO THE SPATIAL ASPECTS OF ENVIRONMENTAL MANAGEMENT OF COASTAL NODES AND SETTLEMENTS ALONG THE WILD COAST[13]	

1ST ORDER COASTAL NODES / FORMAL RESORT TOWNS	• Areas that in terms of low environmental sensitivity and existing infrastructure and/or the feasibility of providing infrastructure can accommodate intensive development. Actual or proven potential supply of municipal services such as bulk water, sewerage and waste management is a basic condition for any area to have 1st Order Node status.
	• Developments that do not need to be in the coastal zone should however still wherever possible be placed outside the immediate coastal zone.
	• Where there is an intention to undertake larger scale development associated with proposed Second Order Nodes, tangible, credible infrastructure development plans must be in place BEFORE investment is invited or development planned. Such plans would include:
	  ○ Credible Water Services Development Plans, with special emphasis on bulk water supply.
	  ○ Clear reflection in the IDP's and SDF's of Local Authorities, with credible evidence of associated budget.
	  ○ Integrated Waste Management Plans for Local Authorities, again with credible evidence of feasibility in terms of funding.
	• All pristine & undeveloped estuaries to be retained as such and all development to have suitable buffers (e.g. 100m buffer).[14]
	• Land use management in terms of the Local Area Environmental Management Plan
	• Defined nodal/settlement edges to prevent encroachment into natural resource and critically biodiverse areas
	• Any First Order Node can be considered for formal town establishment.
	• A formalized Resort Town will no longer be subject to the Wild Coast Environmental Plan, 2014 and will then essentially become a local authority responsibility.
	• Once an area has been formalized as a Resort Town it will be an urban aria for the purposes of the NEMA EIA Regulations, meaning that EIA requirements will then be reduced.
	• Land tenure & administration requires cooperation between various government sector departments and local traditional authorities to ensure best land development outcomes

[13] DEDEAT, NEMA (107/1998) – Wild Coast Environmental Management Plan, Government Gazette No. 3210, 3 July 2014. S1.3 Pg.6
[14] Wild Coast Spatial Development Framework Plan (WSDP, 2014).

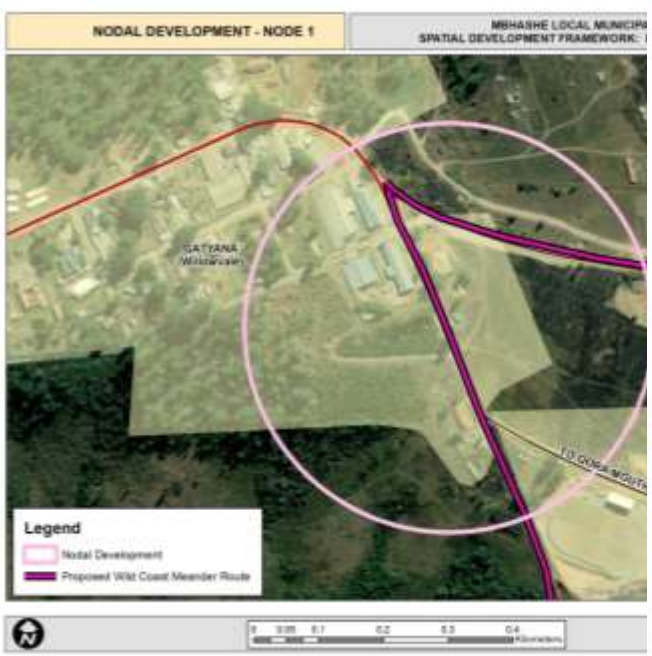
2ND ORDER COASTAL NODES	• Areas with significant constraints to development, e.g. and which can accommodate moderate levels of tourism, resort and cottage development. • More than one fairly substantial development may be permitted in a 2nd Order node (subject to local area assessment / plans) • Appropriate level of infrastructure to support moderate tourism development: Second Order Nodes will generally require substantial provision of infrastructure and services, including roads, bulk water, waste water treatment and waste management systems and facilities. DEDEAT will not authorize development in Second Order Nodes unless there is convincing proof that infrastructure can and will be provided. • Where there is an intention to undertake larger scale development associated with proposed Second Order Nodes, tangible, credible infrastructure development plans must be in place BEFORE investment is invited or development planned. Such plans would include: o Credible Water Services Development Plans, with special emphasis on bulk water supply. o Clear reflection in the IDP's and SDF's of Local Authorities, with credible evidence of associated budget. o Integrated Waste Management Plans for Local Authorities, again with credible evidence of feasibility in terms of funding. • Defined nodal/settlement edges to prevent encroachment into natural resource and critically biodiverse areas • All pristine & undeveloped estuaries to be retained as such and all development to have suitable buffers (e.g. 100m buffer).[15] • Land Use Management in terms of a Local Area Environmental Management Plan
3RD ORDER COASTAL NODES	• Areas that fall within Biodiversity and Landscape Management Areas specifically identified as suitable for tourism/resort developments. • The scale of development will be determined by the nature of the receiving environment, but 3rd Order Nodes should not be located in green-fields areas. • Where a Third Order Node consists of a group of holiday cottages the establishment of ONE resort/tourism development in addition to the cottages will be considered in that node. In this case the establishment of additional cottage sites could be considered, provided that this takes place within the defined nodal area and promotes equity. • Land Use Management applied in terms of a Local Area Environmental Management Plan. Development to be assessed on a site to site basis • Facilities, infrastructure, design elements - to be in harmony with the environment, limiting negative environmental impacts [including visual impact] as far as possible. • Excepting in areas that already contain substantial existing development, e.g. cottages, there should not be more than one resort/tourism development in a specific 3rd Order Node. • Expansion of current facilities will only be considered if there is credible, independent evidence that the current scale of the development is no longer financially viable.

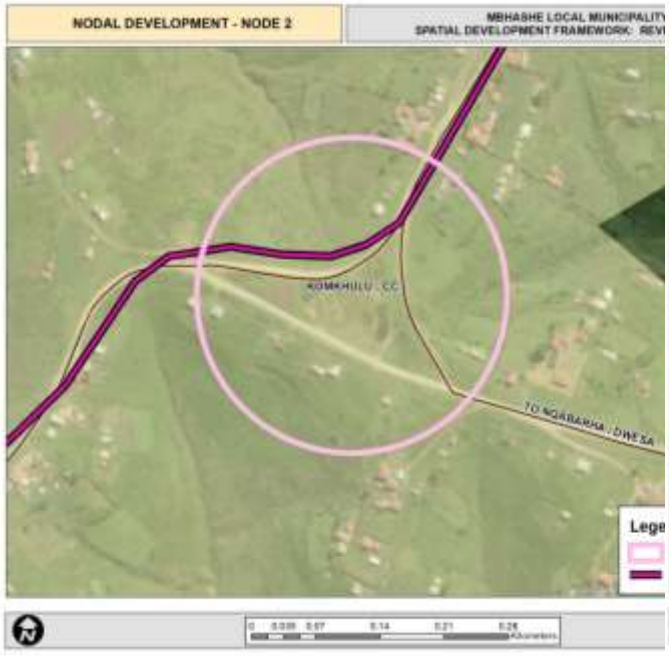
[15] Wild Coast Spatial Development Framework Plan (WSDP, 2014).

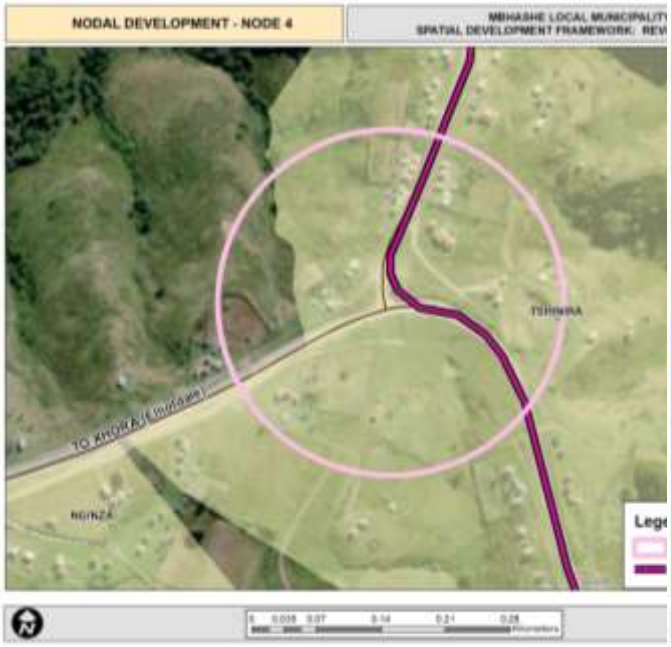
	• Double-story structures are not permitted. Structures such as small wind-turbines and solar panels must be camouflaged and located on sites where visual impact will be minimized. • In Third Order Nodes no development setback-lines in terms of the EIA Regulations will be determined, meaning that all new structures and expansions to existing structures will remain fully subject to normal authorization processes. • All reports, EIA's, submitted in support of applications for development in 3rd Order Nodes must address the matters raised above, be credible and independent assessments of the scale of development in relation to financial viability.
COASTAL SETTLEMENTS	• Areas in which coastal communities were historically settled, i.e. occupied before 1992 when the Transkei Decree No 9 of 1992 took effect. Only these settlement areas, within a defined settlement edge, will be formally, but conditionally, recognized and authorized by DEDEAT, subject to Local Area Plans to be drawn up in consultation with coastal communities. • Settlement edges to management settlement growth and encroachment in natural resource areas/ conservation areas. Protect valuable agricultural holdings • Only local residential and agricultural use permitted, subject to a Local Area Plan agreed between DEDEAT and community. • Local Area Plans must as a minimum requirement limit the further spread of settlement in the Coastal Corridor (Wild Coast EMP Plan, 2014). • Outside the boundaries of authorized Coastal Settlements agricultural use of the 1km coastal corridor shall be limited to live-stock grazing only, crop farming must take place inside settlement boundaries and/or outside the coastal corridor. • In authorized Coastal Settlements the allocation of residential sites to bona fide local residents shall not be subject to further authorization by DEDEAT, provided that structures to be constructed are not located within 100 meters of the High Water Mark of the Sea or an Estuary, in which case the EIA Regulations will apply. • Any allocation of sites to persons who are not bona fide current residents, or immediate family members of local residents, will however remain subject to authorization by DEDEAT. • The establishment of village based accommodation facilities will only require DEDEAT authorization if listed activities in the EIA Regulations are triggered, which will happen when structures are located within 100 meters of the High Water Mark of the Sea or an Estuary or when more than 15 beds are provided in a specific structure. • Coastal settlements will remain subject to the 100m buffers between development and estuaries and the sea, unless for extremely good reasons parts of the buffer areas have been including in the settlement under a Local Area Plan.

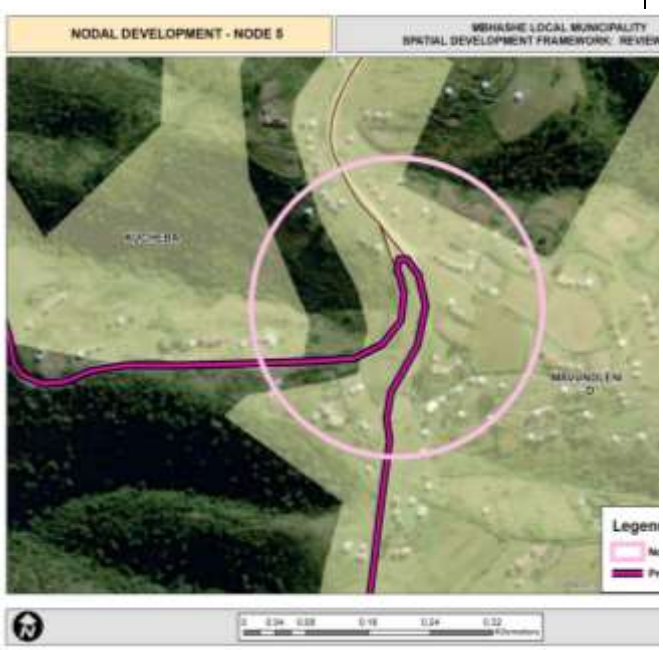
ADDITIONAL LAND USE MANAGEMENT & SPATIAL PLANNING PROVISIONS *These provisions, where relevant, are included in Sections following.*	**Additional land use management and planning provisions described in the Wild Coast Environment Management Plan, 2014, include:** • Holiday cottages held under the former Permission to Occupy [PTO] system of land tenure • Camping and Picnic Areas • Hiking and Horse Trails • Off-road vehicle areas • Boast launching sites • Biodiversity and Land Use Management Areas (B&LMAs): Areas located within the 1 km coastal corridor, but outside Development Nodes, Coastal Settlements or Protected Areas • Protected Areas, Identified Protected Area Expansion Areas and Indigenous State Forests **Wild Coast Development in relation to:** • Climate Change • Development and maintenance of road infrastructure • Energy: current and future potential renewable energy infrastructure • Water Services: water supply, sewerage and sanitation • Mining within the Wild Coast Coastal Corridor • Waste Management • Heritage Issues

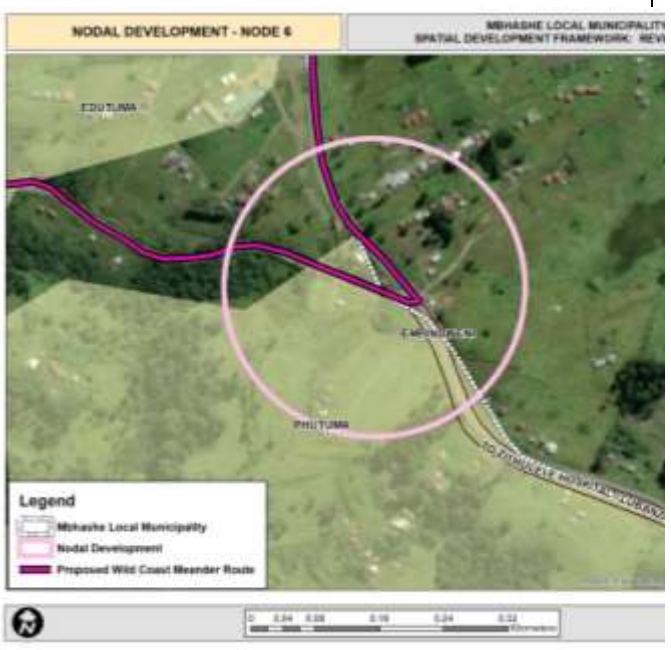
FUTURE POTENTIAL SMALLER NODAL DEVELOPMENTS – (DUE TO IMPACT OF THE PROPOSED WILD COAST MEANDER ROUTE)	
As indicated in the Mbhashe LM SDF, 2014-2015 - it is envisaged that the intersections between the proposed Wild Coast Meander Route (lateral road link) and key regional access routes to coastal destinations will likely become the focus of <u>future smaller nodal developments</u> (Nodes 1-6). These are presented on Nodal Images following and the Composite <u>Nodes Plan…/Overleaf</u>.	• *Careful consideration of the physical characteristics and existing use rights in each future potential nodal locality will be required before detailed proposals are formulated for possible developments.*

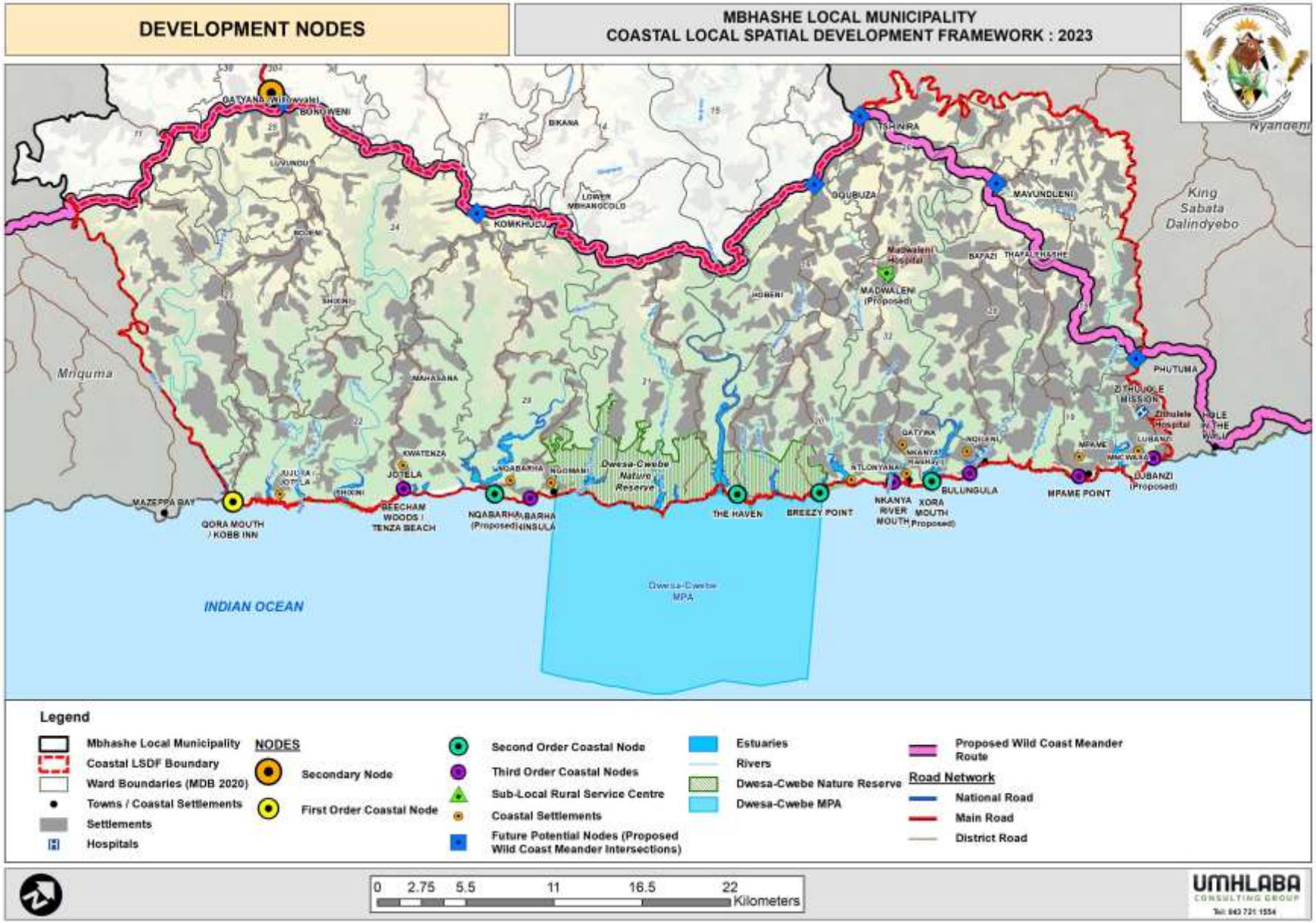





NODAL DEVELOPMENT - NODE 4
MBHASHE LOCAL MUNICIPALITY
SPATIAL DEVELOPMENT FRAMEWORK: REV
TSHIMIRA
NDINZA


NODAL DEVELOPMENT - NODE 5
MBHASHE LOCAL MUNICIPALITY
SPATIAL DEVELOPMENT FRAMEWORK: REVIEW


NODAL DEVELOPMENT - NODE 6
EDUTUMA
PHUTUMA
Legend
Mbhashe Local Municipality
Nodal Development
Proposed Wild Coast Meander Route



Plan 29: Development Nodes

6.1.2 Corridors: Mobility Routes of Importance

STATEMENT OF INTENT:	**STRUCTURING INFORMANTS:**
Clear categorization in line with the primary function of each road category. The function of each road needs to be optimized, supported and secured by appropriate spatial design and management criteria (that includes access control, set back/building lines, pedestrian/non-motorized control, functional transport system), in accordance with relevant legislation.	• District Roads (Tertiary Corridor) • Local Roads • Internal Access Road

STRUCTURING ELEMENT

Development corridors and roads of significance at local level, that:

- Facilitate movement of people and goods to and from an area - "movement corridors"
- Create a focus for activity (e.g. tourism, commercial farming, agro-industry)
- Accommodate development of different levels of intensity and a mix of land uses at certain points along the route

Road Categorization	Road Description	Road Function
PRIMARY AND SECONDARY CORRIDOR	**Proposed Wild Coast Meander Route (Secondary Corridor)[16]:** • Upgrade of a prioritized route consisting of a network of district and access roads near the coast to form the "Wild Coast Meander". • To serve as a low volume, low design speed route to improve access to tourism destinations along the coast and provide residents of outlying coastal settlement access to higher order social infrastructure. • Will boost economic growth in coastal areas – e.g. providing access between agricultural production areas (haulage of goods) and urban markets. • Will increase traffic at main nodal junctions such as Willowvale – May attract business, influx of people that will require urban restructuring / upgrade of Willowvale Town. • May increase opportunity for tourism sites and market/trade clusters along the route	• Corridors of district and municipal-level importance (impact) • These routes carry passing traffic and provide access between local areas within Mbhashe LM and other centres further afield. • Spatial planning priority is to manage settlement development along movement corridors to mitigate impacts of settlement adjacent the road (ribbon development) • Implement development controls and setback implementation (road reserves/pedestrian walkways). • Implementation of appropriate land use management scheme

[16] Wild Coast Spatial Development Plan, 2014

TERTIARY CORRIDOR	1. **DR08045 & DR18045** linking Willowvale – to the coast (Qora / Kobb Inn) 2. **DR08044** linking Dutywa to the coast (Nqabarha River Mouth and Dwesa Nature Reserve) 3. **DR18033** linking Elliotdale to the Coast (Haven Hotel – Cwebe Nature Reserve) 4. **DR08328** linking Elliotdale to the Coast (Xora Mouth) via Madwaleni Provincial Hospital and settlement	• Strategic linear zones of local-level importance • Settlements (nodal areas) intersected by or lying adjacent to these proposed strategic linear development zones are favoured for development. • Favourable in that investment of funds to areas which serve as significant commuter transport routes which link areas of key development potential (strategic development nodes and areas) are considered more feasible for development and are more likely to generate spin-off effects from investment. • This supports the phased approach to development, targeting areas of greatest potential first.
STRATEGIC ACCESS ROUTES	• **DR08329** from DR18033 intersection: To Breezy Point • Access roads from junctions along the proposed Wild Coast Meander Route to coastal tourism sites: o Bulungula (DR08326) o Mpame (DR08324) o Nkanya (via DR08328) o Zithulele Hospital and on to the coast at Lubanzi (DR08323) o Tenza Beach (DR08345)	• Special routes of social and economic importance • Linking settlements to social and critical services (health, education and safety) • Support specific local economic outcomes: Tourism, Agriculture, Forestry

SPATIAL STRUCTURE AND OUTCOME MANAGEMENT	KEY CONSIDERATIONS

• Appropriate alignment and design criteria are informed by the road status
• Adequate hierarchy of roads to ensure functioning road network / avoid undesirable or conflicting use.
• Topography and existing built environment will largely determine optimal routing of road
• Management of space around higher order roads and mobility routes need to focus on the following:
  ○ Restricting direct access
  ○ Introduction of setback lines
  ○ Restricting pedestrian activity
  ○ Appropriate public transport collection and transfer points
  ○ Safe intersections
  ▪ Sight distance
  ▪ Limiting number of intersections / spacing
  ▪ Intersection alignments
  ○ Protecting sensitive, vulnerable and highly dynamic eco-systems.
  ○ Discouraging the use of informal tracks, promote desirable routes
	Key considerations relating to undesirable and unsustainable development along main transportation routes:
	• The proposed Wild Coast Meander Upgrade Route along the coast; and in particular:
	  ○ Anticipated nodal development at intersections- likely to attract business: Gatyana (Willowvale) Interchange and future potential nodes along the Wild Coast Meander Route
	  ○ Pressure for ribbon development / sprawl along new major route alignments
	  ○ Uncontrolled access (onto the Wild Coast Meander Route) from ribbon development
	Stringent land use management controls and road design solutions need to be applied in areas where the proposed Wild Coast Meander Upgrade Route traverses rural settlement, communal & valuable natural resource areas.

LAND USE MANAGEMENT GUIDELINES: ROAD RESERVE AND BUILDING LINES

		RECOMMENDED	
Road Level	**Road Type**	**Road Reserve**	**Building Line**
PROVINCIAL	Trunk road	30 m*	5 m***
	Main road	25 m*	5 m***
	District road	20 m*	5 m***
	***Rural areas** Building restriction 95 m of the centre line of the road		
MUNICIPAL	Bus routes – arterial (four lanes with median island)	32 m	5 m
	Bus route – collector (two lanes)	20 m	5 m
	Taxi routes	16 m	5 m

Notes:

** As per clause 6(2) of the Eastern Cape Road Act (Act 3 of 2003)*

*** The South African national Roads Agency Limited and National Roads Act (Act 7 of 1998)*

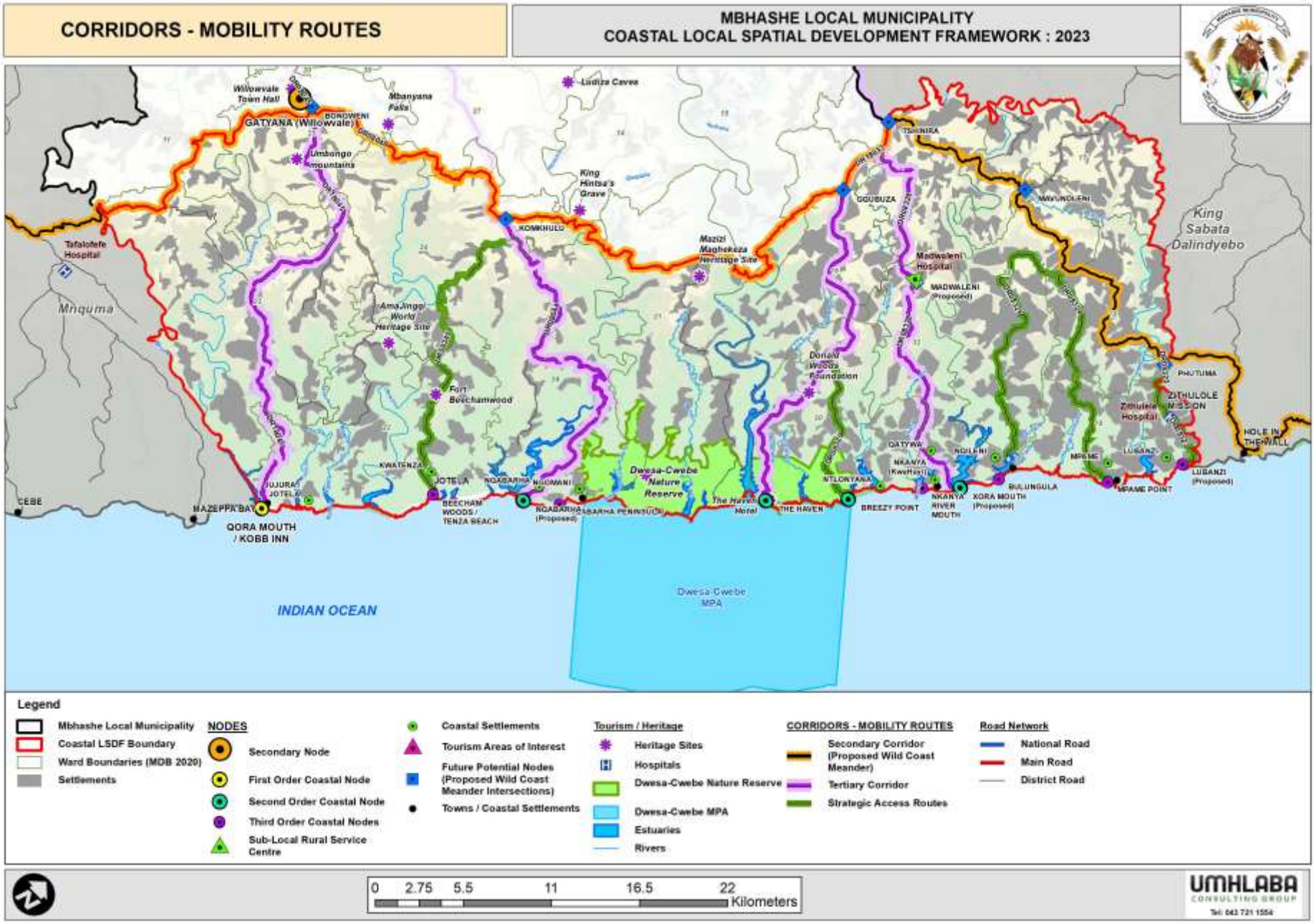
****Advertising of Roads and Ribbon Development Act 21 of 1940 and Section 17 of the Roads Ordinance No. 19 of 1976*

Roles and Responsibilities:

Responsibility for management and maintenance of movement routes are determined by the road status, in line with the following:

- District Roads– Department of Transport – Eastern Cape
- Local Access roads and internal urban roads – Municipalities

Management of land use and development along registered roads remain the responsibility of Municipalities, in consultation with the relevant roads authority in terms of relevant road legislation. It is however critical for Roads Authorities and municipalities to engage with Traditional Councils (and relevant local community structures under traditional councils) to create awareness of the spatial structuring elements and reach agreement on management arrangements for areas along transport routes.


CORRIDORS - MOBILITY ROUTES
MBHASHE LOCAL MUNICIPALITY
COASTAL LOCAL SPATIAL DEVELOPMENT FRAMEWORK : 2023
Willowvale Town Hall
GATYANA (Willowvale)
BONGWENI
Mbanyana Falls
Ludiza Caves
Umbongo mountains
King Hintsa's Grave
KOMKHULU
Tafalofefe Hospital
Mnquma
Mazizi Maghekeza Heritage Site
TSHINIRA
GQUBUZA
MAVUNOLENI
King Sabata Dalindyebo
Madwaleni Hospital
MADWALENI (Proposed)
AmaJingqi World Heritage Site
Donald Woods Foundation
Fort Beechamwood
PHUTUMA
ZITHULOLE MISSION
Zithulele Hospital
HOLE IN THE WALL
KWATENZA
JOTELA
NQABARHA
NGOMANI
Dwesa-Cwebe Nature Reserve
QATYWA
NGILENI
NKANYA (Kwetsya)
NTLONYANA
MPAME
LUBANZI
LUBANZI (Proposed)
MPAME POINT
BULUNGULA
XORA MOUTH (Proposed)
NKANYA RIVER MOUTH
BREEZY POINT
THE HAVEN
The Haven Hotel
NQABARHA PENINSULA
NQABARHA (Proposed)
BEECHAM WOODS / TENZA BEACH
JUJURA / JOTELA
MAZEPPA BAY
QORA MOUTH / KOBB INN
CEBE
INDIAN OCEAN
Dwesa-Cwebe MPA
Legend
Mbhashe Local Municipality
Coastal LSDF Boundary
Ward Boundaries (MDB 2020)
Settlements
NODES
Secondary Node
First Order Coastal Node
Second Order Coastal Node
Third Order Coastal Nodes
Sub-Local Rural Service Centre
Coastal Settlements
Tourism Areas of Interest
Future Potential Nodes (Proposed Wild Coast Meander Intersections)
Towns / Coastal Settlements
Tourism / Heritage
Heritage Sites
Hospitals
Dwesa-Cwebe Nature Reserve
Dwesa-Cwebe MPA
Estuaries
Rivers
CORRIDORS - MOBILITY ROUTES
Secondary Corridor (Proposed Wild Coast Meander)
Tertiary Corridor
Strategic Access Routes
Road Network
National Road
Main Road
District Road
0 2.75 5.5 11 16.5 22 Kilometers
UMHLABA CONSULTING GROUP
Tel: 043 721 1554

6.1.3 Special Development Areas

- Ocean Economy
    - Upgrade / improvement of boat launch sites
        - Tourism related activities such as fishing charters, sardine run tours and whale watching.
        - Local small scale fishing
    - Mari-culture and Aquaculture development potential
- Tourism
    - Coastal Holiday destinations for tourists
        - Coastal Nodes
        - Dwesa-Cwebe Reserve
    - Local coastal recreational areas / visitor sites
- Agricultural / Forestry
    - High potential arable and grazing land
    - Irrigation potential (potential for determining reserve capacity of rivers and securing permits / water licenses for abstraction)
    - Critical importance of stabilising the macadamia farm production (intervention in conflict resolution around land disputes)
    - Forestry (local building material supply and commercial forestry)
    - Value addition (pole plant, bio-char production)
- Mining
    - Granite
    - Quarry material
    - Sand Mining

6.1.3.1 Agriculture, Forestry and Mining Potential

Statement of Intent • To secure and protect areas considered valuable and high potential economic resource areas (with particular characteristics, natural potential or infrastructure capacity) from developments that will render the land less suitable for its optimal development. **Spatial Structuring and Outcome Management** • Through appropriate resource and land use management and investment, to enable optimal development potential. • Complementary activities can assist in ensuring the viability of enterprises. Value addition and compatible uses should be encouraged, provided these do not detract from the core productive / development potential or function of areas.	**Structuring Informants**: • Moderate to high value land capability for agriculture and forestry production • Existing agricultural and forestry activity • Potential irrigation production • Priority Conservation Areas: (CBA, Protected Areas, Indigenous Forests, Coastal Zone)

Strategic Planning Focus Areas
• Wild Coast SDF: Agriculture, Forestry and Tourism along the Coastal Zone
• Wild Coast Industrial Development Zone(IDZ): focus on Agro-processing along the Wild Coast
  ○ Farmer Production Support Unit (FPSUGatyana (Willowvale)
• Wild Coast Meander and Proposed N2 Alignment along the coast – will improve linkage to coastal resource areas (agriculture/forestry) and coastal towns (tourism). Potentially attract investment and growth in these sectors.
Land Cover / Land Capability
• Majority of the land is utilized for agricultural purposes and to a lesser extent forestry.
• Favourable Grazing Land: dominant in the coastal extent
• Favourable Arable Land: Appropriate land use management and administration is critical to ensure corresponding pockets of vulnerable grasslands and critically biodiverse areas are conserved.
	Mining /Mineral Resources: Potential exists for stone- , sand- and granite mining. Granite deposits can be found in Luvundu, Bojini and Weza areas[17].
	
	Renewable Energy: Potential renewable energy generation (whilst bearing in mind the restriction buffer arounf Vulture Colonies (Collywobbles)
	Proposed area-specific economic development programmes / initiatives[18]:
	• Mbhangcolo Area (Proposed Agriculture & Agri-Value Chain). Situated near the coast of Gatyana Town (Willowvale) covers seven locations endowed with pristine natural and heritage assets that offer potential for development of the area into an *"industrial base". The Mbhangcolo community has registered a trust called "Mbhangcolo Development Trust".*
	  ○ *The proposed development includes:- tunnel farming, hydroponics and*

[17] Mbhashe LM SDF, 2017 (cited from Mbhashe LM LED Strategy, 2015)
[18] Mbhashe LM IDP, 2023-2027. Pg. 157

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- Small Holder Agriculture (temporary & permanent crops - subsistence farming)
- Forestry Plantations: makes up the small pockets of DWAF plantations dispersed throughout the LM
- Indigenous Forests: Land use management is critical to ensure that indigenous forests – a valuable natural resource to local communities is protected and sustainably used (harvesting of medicinal plants/herbs).

Biodiversity Importance: Extensive CBA 1 and 2 Areas /Protected Areas – Irreplaceable for meeting biodiversity targets: These areas are to be maintained in natural or near natural ecological condition. Land uses limited to:

- Open space
- Low impact ecotourism or recreation
- 1km Coastal Zone including buffers for estuaries: Restricted – no go development areas (WC EMP, 2014)

Current Commercial Production Areas

- Macadamia Nut Farm (Shixini – Ward 22)
- Forestry – Pockets of commercial forestry near Gatyana, Ntlonyana Forest (N of Madwaleni)

Irrigation potential along main rivers.

Current area-specific - smaller scale farmer support programs / projects

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aqua-hydroponic farming - 10 000 ha; Mbhangcolo Irrigation Scheme

- Nqabarha Area (Multi-Purpose Centre & Agricultural Development). Situated along the coast, SE of Gatyana Town (Willowvale). Endowed with a pristine estuary and coastal lowland forests. Thirteen villages are involved in this development that forms the greater Nqabarha Administrative Area.
  - *Proposed development includes: Construction of a shopping / village square; office infrastructure; farming production; planting of Soya beans for diesel.*
- Hobeni area: Hobeni Rural Development Intervention Program (DRDLR) to improve food security and conditions of poverty: "One Household One Hector'', "One Household Two Dairy Cows'', "One Rural Ward One Integrated Development Centre", "Land Rights Management Committees".
  - *Interventions include: Fencing land for maize production of 200 hectors.*

Other project proposals include:

- Potential Eucalyptus Forest Woodlot Project (200 Ha) – Shixini (Ward 22)

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<td colspan="2">Outcome Management / Land Use Management Guidelines</td>
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- Recognition, demarcation & protection of areas with high agriculture/forestry development potential.
- Identification of a clear spatial focus for smallholder agricultural support and identification of central collection/distribution points and priority routes linking collection/distribution points.
- Infrastructure development required to achieve primary resource development and associated value-added industries.
- Restrict developments that will render valuable resource areas less suitable for optimal development potential.
- Settlement planning and defined settlement edges to prevent encroachment on valuable resource areas
- Upgrade of roads to ensure access to markets/production areas & higher order service nodes
- Integrated sector (investment) plans, structuring interventions along spatial priorities. Need to consider ADM Water Services Development Planning inputs prior to developments such as irrigation schemes
- Land-legal processes to enable appropriate secure tenure / use-right alternatives that will accommodate the requirements of investors / foster economic development projects.
- Natural resource harvesting (medicinal/home consumption) to be legislated – (licensing and harvesting controls) to mitigate depletion of natural resources / indigenous forests (Nqabara LSDF, 2005)
- Environmental Conservation: Adherence to Wild Coast Environmental Management Plan (EMP), 2014: 1km setback (no development zone), priority conservation of critical biodiverse areas; indigenous forests, protected areas, recommended estuarine and river buffer zones
- Mining[19]
    - Large Scale Mining: There are no areas on the Wild Coast that could be considered to be less environmentally sensitive and therefore more suitable for large-scale mining than other areas. Any proposals for large-scale mining of titanium group minerals should therefore be considered and assessed on a case-by-case basis. In all cases a comprehensive Environmental Impact Assessment must provide all the information needed to weigh up economic benefit against adverse environmental impacts.
    - It is suggested that Tourism and Conservation should remain the priority land-uses for the Wild Coast.
    - Sand-mining for construction and related purposes: extensive unregulated sand/sabunga mining is having a devastating negative environmental impact, while also impacting adversely on tourism in certain areas.
    - Some of the existing informal (illegal) sand-mining sites must be closed and land rehabilitated, while it is proposed that some strategically located sites should be legalized and properly managed.

[19] Wild Coast Environmental Management Plan, 2014 S.8, Pg. 22

Roles and Responsibilities:

- It is critical for the integration of multi-sector participation in the management of resources within the region, to ensure that the spatial criteria and thresholds can be incorporated in land use management guidelines.
- A co-operative governance agreement (Protocol) on the ongoing management of land use must be negotiated between the Traditional Leaders and the Local Municipalities. Relevant local community forums and ward committees should play an integral role to guide and inform land use/development in the area

6.1.3.2 Tourism and Marine Economy

Statement of Intent • To secure and protect areas considered as valuable and high potential economic resource areas (with particular characteristics, natural potential or infrastructure capacity) from developments that will render the land/tourism assets less suitable for its optimal development. **Spatial Structuring and Outcome Management** • To enable optimal development potential through appropriate resource & land use management & investment • Complementary activities can assist in ensuring the viability of enterprises. Value addition & compatible uses should be encouraged, provided these do not detract from the core productive / development potential or function of areas.	**Structuring Informants:** • Tourism Routes and Nodes • Areas of particular tourism interest and related economic potential • Critical Conservation / Protected Areas
Mbhashe LM's beautiful natural landscapes, situated along the coast and cultural heritage assets offers significant opportunity for growth in the tourism sector. **Coastal Nodes (as discussed under Section 6.1.1)** **Strategic Tourism Routes (Heritage Routes)** o Wild Coast Meander Route (Secondary Corridor) o Tertiary Corridors & Strategic Access Routes: provide access to key tourism features & coastal nodes o Mandela and Phalo Heritage Route	**Eco-adventure tourism** o Wild Coast Meander Hiking Trail, Waterfalls, Forests o Dwesa-Cwebe Nature Reserve (Campsite& Lodge). Conference / recreation facilities – need developer o Nqabara Lodge – completed and operating o Qatywa Community Lodge – DBSA implementing agent (Blue Flag Pilot) o Tenza Beach – Precinct planning for tourism (Blue Flag Pilot) o Boat launch sites: Qora, Nqabarha, Mpame and Xhora Mouth

Heritage Sites /Cultural Tourism ○ Fort Beechamwood, ○ AmaJingqi World Heritage Site (Natural/Cultural) ○ Qora: Craft centre constructed and operating, with longer term aim to develop cultural village **Agri-based tourism areas of interest** Macadamia Nut Plantations (Shixini – KuJulungisi Area - Ward 22)	**Marine economy and recreational fishing. Areas of opportunity include**[20]: ○ Area between the Qhora River and Zithulele River. ○ Shixini (suitable estuary for recreational fishery) ○ Xhora (suitable for community- based fishing, canoe hire and ghillies) ○ Nqabara Mouth (conservation area / protected zone) ○ Jujura Mouth (angling destination) ○ Qora Mouth (boat house and sea launching is possible) ○ KuJotela (recreational fishery) ○ Proposed Aquaculture – Mahasana Community (Shixing/Nqabarhana) ○ Qora: MarineTalapia Aqua-culture Project – current consultation with community
Community driven tourism-related economic development initiative: ***Mahasana Area:*** *The Mahasana Community (Trust) request support for a single plan to support growing tourism interest in the Tenza area. They would like to control / manage the area from Shixini to Nqabarhana River; to mitigate illegal mining activities, promote tourism and explore aqua-culture farming opportunities. Mbhashe LM supports the community and proposes the area as a 1st or 2nd order node for infrastructure investment and improved access to Tenza area (i.t.o the Wild Coast EMP, 2014)*[21]*.*	
Land Use Management Guidelines:	
• Scale and level of nodal development – to adhere to environmental guidelines, as provided for in the Wild Coast Environmental Management Plan (EMP), 2014 • The 1km conservation setback line (coastal corridor) runs along the length of the coastline from the high water mark inland and includes a 100 m setback line along protected estuaries up to and including their tidal ebb and flow mark. ○ A 100m buffer must be maintained between the high-water mark of the sea / tidal river and any development site; ○ No clearing/disbursement of coastal forests, dunes/ dune vegetation permitted in this buffer area; ○ Steep slopes in excess of 1:5 to be excluded from development. ○ BLMCA 1 & 2 land – critical conservation focus for zero loss of biodiversity. ○ Any new developments within the defined Nodal boundary are subject to environmental and land use authorization. ○ Development that does not need to be in the coastal zone shall, wherever possible, be placed outside the immediate coastal zone, inclusive of a 100m setback (buffer) along estuaries[22].	

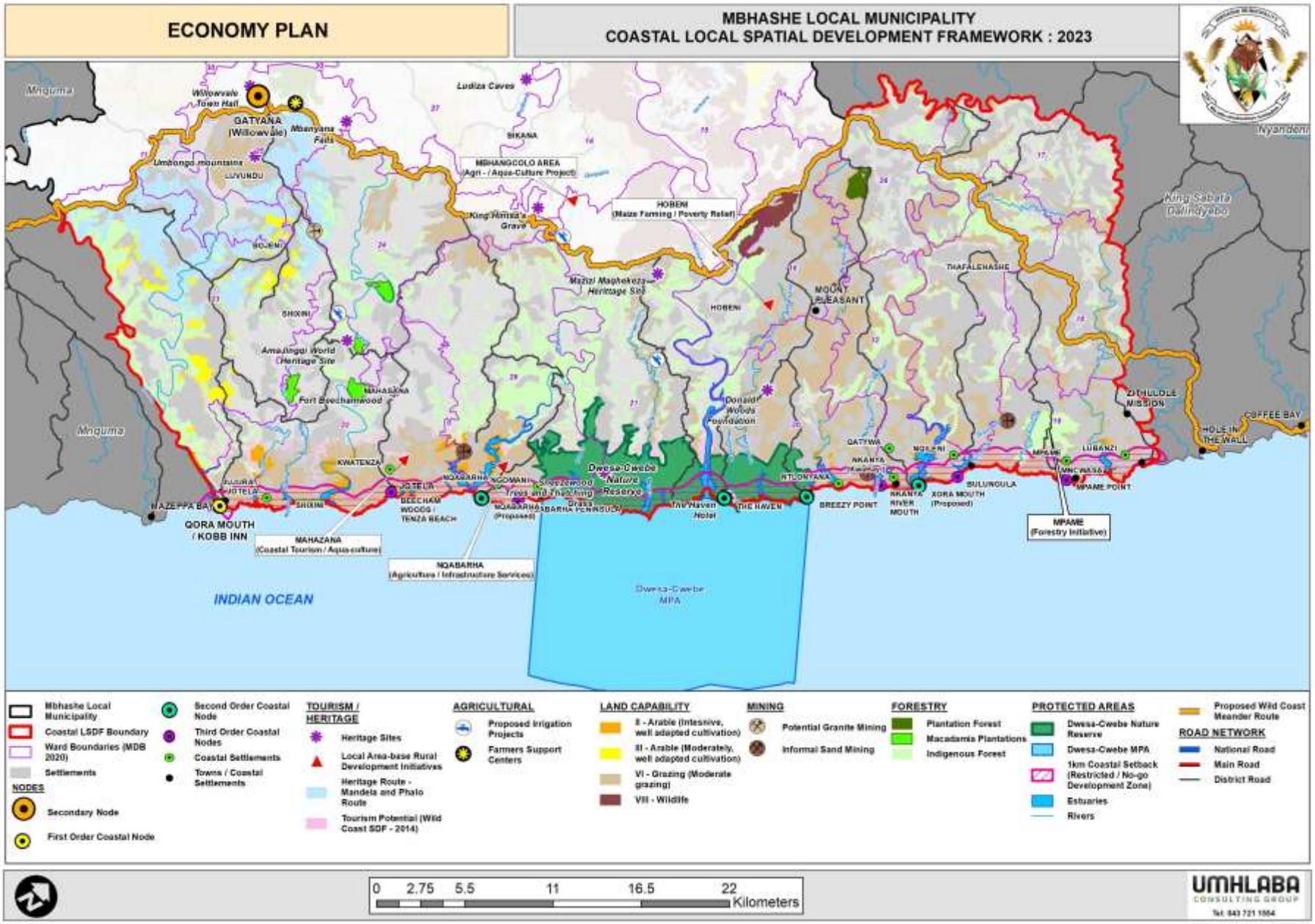
[20] Mbhashe LM SDF, 2017
[21] Mbhashe LM IDP, 2023-2027. Pg. 158
[22] Wild Coast Environmental Management Plan, 2014

- Infrastructure solutions (demand calculation and supply options) to be confirmed and approved prior to any new development being permitted

- Biodiversity and Land Use Management Areas (BLMAs) along the coast: These are areas located within the 1 km coastal corridor, but outside Development Nodes, Coastal Settlements or Protected Areas. Generally these areas are still in a relatively natural state, without significant settlement. In terms of the Wild Coast EMP (2014), no development or land-use other than live-stock grazing will be permitted, except in identified 3rd Order Nodes. Some BLMAs will contain one or more 3rd Order Nodes and in other BLMA's no development will be permitted, as there are no areas deemed to be suitable for development.
- Land use management in accordance with Local Area Environmental Management Plans
- Restrict developments that will render the resource less suitable for its optimal development potential.
- Protection of the environment and natural heritage sites is critical. Identification of areas to be considered for formal conservation proclamation
- The Wild Coast Environmental Management Plan, 2014 provides the following planning provisions for proposed mari-culture, aquaculture and fish processing activities:
  - The development of large mari-culture ventures such as finfish and abalone farms should only take place within or very closely aligned to Towns and First Order Nodes, especially where major infrastructure such as roads and electricity is already in place or could readily be provided.
  - Mari-culture ventures such as oyster-farming on floating rafts should not be considered in pristine estuaries that are located in Protected Areas, Protected Area Expansion Areas or BLMA's.
  - Freshwater aquaculture facilities have no need to be in the coastal corridor and should therefore be located in appropriate inland sites.
- Rehabilitation of degraded areas (encroaching settlements, poor farming practice, and uncontrolled mining activity)
- Defined settlement and nodal edges to be determined to limit settlement sprawl into critically biodiverse and valuable natural resource areas
- Appropriate amenity and infrastructure upgrades. Infrastructure provision must be focused within development nodes.
- Priority road upgrade: to access areas of strategic importance, higher order nodes and critical services (health and safety)

Roles and Responsibilities

- It is critical for the integration of multi-sector participation in the management of resources within the region, to ensure that the spatial criteria and thresholds can be incorporated in land use management guidelines.
- The cooperation between Sector Departments, Municipalities and Traditional Council Structures is critical for firstly achieving consensus and secondly, for realization of desired management outcomes.


ECONOMY PLAN
MBHASHE LOCAL MUNICIPALITY
COASTAL LOCAL SPATIAL DEVELOPMENT FRAMEWORK : 2023
Maguma
Willowvale Town Hall
GATYANA (Willowvale)
Mbanyana Falls
Ludiza Caves
SIKANA
Umbongo mountains
LUVUNDU
MBHANGCOLO AREA (Agri - / Aqua-Culture Project)
King Hintsa's Grave
HOBENI (Maize Farming / Poverty Relief)
King Sabata Dalindyebo
BOJENI
Mazizi Maghekeza Heritage Site
MOUNT PLEASANT
THAFALEHASHE
SHIXINI
Amajingqi World Heritage Site
MAHASANA
Fort Beechamwood
Donald Woods Foundation
ZITHULOLE MISSION
COFFEE BAY
HOLE IN THE WALL
KWATENZA
GATYWA
NGILENI
LUBANZI
MPAME
MNCWASA
MPAME POINT
NTLONYANA
BULUNGULA
BREEZY POINT
NKANYA RIVER MOUTH
XORA MOUTH (Proposed)
THE HAVEN
Dwesa-Cwebe Nature Reserve
Sheezewood Trees and Thatching Grass
NGOMANI
NQABARHA
NQABARHA PENINSULA
(Proposed)
BEECHAM WOODS / TENZA BEACH
JOTELA
MAZEPPA BAY
QORA MOUTH / KOBB INN
MAHAZANA (Coastal Tourism / Aqua-culture)
NQABARHA (Agriculture / Infrastructure Services)
MPAME (Forestry Initiative)
INDIAN OCEAN
Dwesa-Cwebe MPA
Mbhashe Local Municipality
Coastal LSDF Boundary
Ward Boundaries (MDB 2020)
Settlements
NODES
Secondary Node
First Order Coastal Node
Second Order Coastal Node
Third Order Coastal Nodes
Coastal Settlements
Towns / Coastal Settlements
TOURISM / HERITAGE
Heritage Sites
Local Area-base Rural Development Initiatives
Heritage Route - Mandela and Phalo Route
Tourism Potential (Wild Coast SDF - 2014)
AGRICULTURAL
Proposed Irrigation Projects
Farmers Support Centers
LAND CAPABILITY
II - Arable (Intesnive, well adapted cultivation)
III - Arable (Moderately, well adapted cultivation)
VI - Grazing (Moderate grazing)
VIII - Wildlife
MINING
Potential Granite Mining
Informal Sand Mining
FORESTRY
Plantation Forest
Macadamia Plantations
Indigenous Forest
PROTECTED AREAS
Dwesa-Cwebe Nature Reserve
Dwesa-Cwebe MPA
1km Coastal Setback (Restricted / No-go Development Zone)
Estuaries
Rivers
Proposed Wild Coast Meander Route
ROAD NETWORK
National Road
Main Road
District Road
0 2.75 5.5 11 16.5 22 Kilometers
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6.1.3.3 Environmental

Statement of Intent • Provision is to be made for areas to be set aside as sensitive areas due to specific biodiversity characteristics including conservation areas (proclaimed nature reserves/nature parks). • Although associated compatible uses and activities may be considered, the primary intent is that development is discouraged with the primary intent being to maintain the land in its natural state, preserving the bio-physical characteristics of the land, including the flora and fauna. **Spatial Structuring Outcome Management (WC Regional SDF, 2014)** • Verification and refinement of indicative demarcation coverages of environmental sensitivity categories. • Clear demarcation of all areas considered as environmentally sensitive	**Structuring Informants:** • Terrestrial and Aquatic Critically Biodiverse Areas: CBA 1& 2 • Terrestrial and Aquatic Environmental Support Areas (ESA 1 & 2) • Proclaimed protected areas , wetlands, drainage lines, rivers and estuaries • Coastal Conservation Priority Areas • Steep Slopes • Heritage Sites (conservation priority)

• **Extensive coverage of CBA 1 and 2 biodiversity and indigenous forest coverage in the central and coastal environment – to be maintained in natural or near natural ecological conditions. Land uses include:**
  ○ Open space
  ○ Low impact ecotourism or recreation
• **Indigenous Forests** – to be protected.
• **Steep Slopes** with a gradient greater than 1:5, no-go development areas
• **Certain Wetlands, Rivers and Estuaries** – classified as vulnerable/ critically vulnerable
• **Priority Coastal Conservation Areas**[23]
  ○ Qora Priority Area (capturing the Qora River & Estuary, as well as a section of its tributary, the Qwaninga River)
  ○ Dweza Cwebe Expansion Area (small expansion area to the existing reserve, including Transkei Scarp Forest and Grassland).
  ○ Xora River Priority Area (the full length of the Xora River within the terrestrial planning domain).
  ○ Mpame Forest Priority Area (near the mouth of the Mncwasa River)
	• **Protected Areas:**
	  ○ Dwesa – Cwebe Nature Reserve and Marine Protected Area
	  ○ Protected areas: 5 525,38 Ha (1.67%) - Formally protected in terms of the Protected Areas Act. Each protected area has a management plan to guide conservation related land uses
	• **Heritage Routes and Heritage Sites (Tourism Assets): e.g.: Socio-political heritage sites and buildings preserved and managed in terms of the National Heritage Resources Act, 1999.**
	  ○ Fort Beechamwood
	  ○ AmaJingqi World Heritage Site (Natural/Cultural)

[23] The Wild Coast SEA and Conservation Assessment as cited in the Mbhashe LM SDF, 2014

LAND USE MANAGEMENT GUIDELINES	
• Permission of land development use should be considered on the basis of compatibility, whilst the primary intent should remain to be the maintenance of land in its natural state and preserving the bio-physical characteristics • Integration of appropriate spatial design criteria aimed at limiting negative impact on sensitive environments. Criteria to include: o Restricted areas/activities o Set-back lines o Limitation on expansion of existing activities o Minimum levels of infrastructure o Appropriate design requirement to mitigate potential impact o Preservation / conservation of heritage sites and routes	
WILD COAST ENVIRONMENTAL MANAGEMENT PLAN, 2014 – POLICY PRINCIPLES UNDERPINNING THE PLAN, LAND USE CATEGORIES AND RELATED PLANNING PROVISIONS[24&25]	
Promote holistic spatial planning and equitable access	• The immediate coastal zone is a resource common to all and should not be exclusively occupied by large developments that prevent public use of the coastal area. • The rights of communities that have historically occupied and used the coastal corridor must be acknowledged. Such communities should however not expand within the coastal corridor. • Spatial Planning and Environmental management must attempt to redress imbalances of the past, and must promote equity. • Spatial Planning & Environmental management for the Wild Coast must be aligned with existing plans and policies, including the EC Provincial SDP and the SDF's of coastal Municipalities.
Promote Local Economic Development	• Development along the Wild Coast and in Wild Coast communities is to be accelerated. If endemic poverty persists, efforts to protect the environment will in the long term not succeed. • In order to facilitate essential development more development nodes must be created and the size of some nodes increased. • Development should be nodal in nature, meaning that there should also be areas that remain undeveloped. Development nodes should cater for a range of types and scale of development. • Infrastructure provision must be focused on development nodes. • Developments and economic activities that do not specifically need to be in a coastal location should be located outside the Coastal

[24] DEDEAT, NEMA (107/1998) – Wild Coast Environmental Management Plan, Government Gazette No. 3210, 3 July 2014. S1.3 Pg.6
[25] Wild Coast Regional SDP, 2014. S3.1.8. Pg.97

	Corridor, in this case more than 1 kilometer from the coast.
Protected Areas	• Formally proclaimed Protected Areas. These areas are included for mapping purposes, but are not subject to the EMF/Policy, but to the policies of the applicable area's management plan /management agency. Compatible land uses are conservation-related land uses.
Protected Area Expansion Areas	• Areas that are formally approved by a Protected Area Management Agency. Existing formal protected areas must be expanded and new formal protected areas be established. • Generally the provisions applicable to a B&LMA will apply to these areas. Should Protected Area Expansion for such an area not be successful, it will revert to the status of a Biodiversity and Landscape Management Area. • Where possible, the following areas should be incorporated into core protected areas[26]: o All demarcated forests; o The remnant examples of swamp forest; o All estuaries and mangrove communities, o All remnant dune forests o The scenic wonders of the coastline and the contiguous grasslands, and o The forested river gorges such as Mtentu
Indigenous State Forests	• Areas that are under the jurisdiction of DAFF and therefore not the sole mandate of DEDEAT or ECPTA. Any development in these areas generally requires two authorizations, one from DAFF and one from DEDEAT. In the interim these forests have been included in the B&LMA and Protected Area Expansion categories above. • Remaining Indigenous Forest on the Wild Coast must be protected and forest clearing of any kind should only be permitted under exceptional circumstances. Indigenous Forest rehabilitation projects are strongly encouraged.
Heritage Routes	• All development initiatives planned for Wild Coast must consider possible impacts, both positive and negative on these routes.

1 km Coastal Corridor

Biodiversity & Landuse Management Areas (BLMAs)[27]

- BLMAs are areas that fall within the 1 km coastal corridor but outside of development nodes, authorized coastal settlements and protected areas (Pas). Generally these areas are still in a relatively natural state, without significant settlement. These areas should be maintained in a state as near natural as possible.
- No development or land-use other than live-stock grazing and perhaps harvesting of thatching grass is permitted, except in identified 3rd Order Nodes. Crop farming must take place inside settlement boundaries and/or outside the coastal corridor.
- The spread of settlements and cultivated lands into these areas must be avoided.
- Some BLMAs will contain one or more 3rd Order Node, whilst in other B&LMA's no development will be permitted (as no areas are deemed suitable for development).
- The establishment of permanent infrastructure in a BLMA will not be permitted, unless this takes place within a Third Order Node or within a Protected Area Expansion Area with the formal written concurrence of a Protected Area Management Agency, such as ECPTA.
- BLM areas are recognised as a "draw-card" for tourism on the Wild Coast, while also providing the primary resource for eco-tourism activities such as hiking trails, horse trails and camping.
- Local Area Plans must be developed, in consultation with communities, in order to agree on the use of these areas.
- Where hiking trails, horse-trails and similar traverses a BLMA infrastructure such as overnight huts and ablution facilities must comprise of temporary structures, such as tents or screens, unless existing structures [e.g. old trail huts] are renovated and utilized for this purpose.
- Construction of new roads and tracks in a BLMA will not be permitted, unless this is to serve a recognized development node, a camping area or a recognized scenic point or tourism attraction.
- The development of new recreational infrastructure such as picnic spots, braai-areas, beach ablutions and the like will not be permitted in a BLMA, unless such facilities are located within or immediately adjacent to a Third Order Node, in an approved camping area or are serviced by existing declared roads into the coastal zone.
- Small resort developments that comprise tented camps and other non-permanent structures will be considered in a BLMA, subject to normal authorization processes.
- The EC Biodiversity Conservation Plan (ECBCP, 2019) provides the following land use categories and related guidelines for incorporation into land use management schemes (LUMS):

CBA Map Category[28]	Description	Desired State	Examples of Compatible Land Uses.
Critical Biodiversity Area 1 (CBA 1)	**Areas those are irreplaceable for meeting biodiversity targets. There are no other option s for conserving the ecosystems, species or ecological processes in these areas**	**Maintain in natural or near natural ecological conditions**	**Open space, low impact ecotourism or recreation**

[27] Wild Coast Environmental Management Plan (EMP), 2014. S3.14. Pg. 16

[28] South African National Biodiversity Institute (SANBI), Guidelines for incorporating biodiversity into land use schemes. Addendum to the national Land Use Scheme Guidelines

	Critical Biodiversity Area 2 (CBA 2)	**Areas that are the best option for meeting biodiversity targets, in the smallest areas, while avoiding conflict with other land uses.**		
	Ecological Support Area 1 (ESA 1)	**Areas that support the ecological functioning of protected areas or CBAs or provide important ecological infrastructure. ESA 1s are areas that are currently in a natural or semi-natural state. ESA 2s are areas that have been intensively modified (e.g. cultivated) but are nevertheless important for ecological processes.**	**Maintain in at least semi-natural ecological condition**	**Low impact ecotourism or recreation. Sustainably managed rangelands. Certain forms of low-density housing**
	Ecological Support Area 2 (ESA 2)		**No further intensification of land use**	**Intensive agriculture**
	Other Natural Areas (ONA)	**Natural or semi-natural areas that are not required to meet biodiversity targets or support natural ecological processes.**	**Best determined through multi-sectoral planning processes**	**From a biodiversity perspective, these areas can be used for a range of intensive land uses**
	No Natural Remaining Areas (NNR)	**Areas in which no natural habitat remains.**		

Prioritise Estuaries Wetlands Rivers

- Rivers/Estuaries that are still pristine and undeveloped should be retained in that state. Included in protected expansion areas above.
- All development should have a suitable buffer zone surrounding water resource areas. There is a range of management measures required to establish an appropriate buffer zone to protect water resources areas. Developments and economic activities that are potentially polluting should not be located near rivers and estuaries.
    a. No development within the 1:100 year flood line or within 100 m of the high flood level.
    b. There is no single accepted priority ranking system for wetlands. Until such a system is developed, it is recommended that a 50 m buffer be set for all wetlands
- An example of buffer zone requirements for water resource protection is shown in the images following[29].

River Criterion Used for recommended buffer widths	Buffer Width (m)	Rationale
Mountain streams and upper foothills of all 1:500 000 rivers	50	These longitudinal zones generally have more confined riparian zones than lower foothills and lowland rivers and are generally less threatened by agricultural practices.
Lower foothills and lowland rivers of all 1:500 000 rivers	100	These longitudinal zones generally have less confined riparian zones than mountain streams and upper foothills and are generally more threatened by agricultural practices. These larger buffers are particularly important to lower the amount of crop-spray reaching the river
All remaining 1: 50 0000 streams	32	Generally smaller upland streams corresponding to mountain streams and upper foothills, smaller than those designated in the 1:500 000 rivers layer. They are assigned the riparian buffer required under South African legislation.

[29] Water Research Commission, Buffer zone guidelines for wetlands, rivers and estuaries. Part 1 Technical Manual. Douglas Macfarlane and Ian Bredin. May 2017. Pg. 58

Image 1: Example of Buffer Zone requirements for water resource protection in a built-up residential area

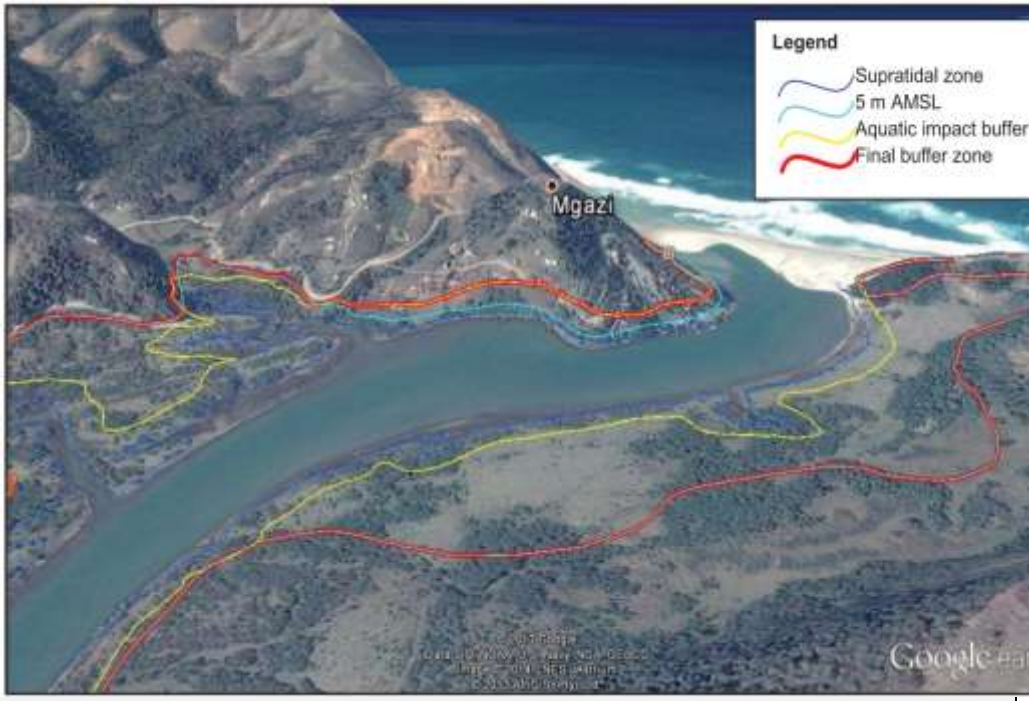
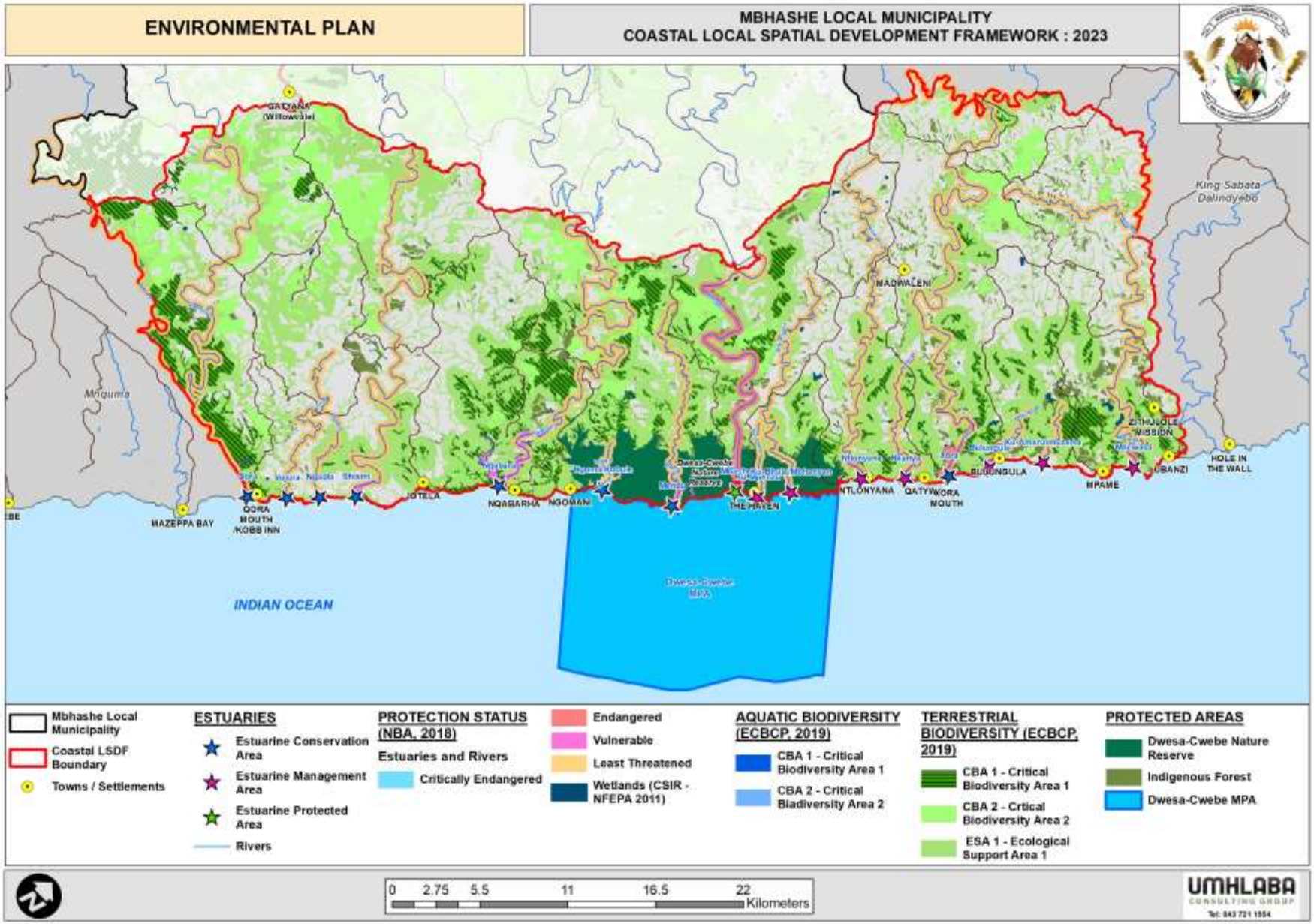


Image 2: Example of a Buffer Zone requirements for water resource protection with the edge of a supra-tidal zone, estuary boundary


ENVIRONMENTAL PLAN
MBHASHE LOCAL MUNICIPALITY
COASTAL LOCAL SPATIAL DEVELOPMENT FRAMEWORK : 2023
GATYANA (Willowvale)
King Sabata Dalindyebo
MADWAKENI
Mnquma
MAZEPPA BAY
QORA MOUTH
KOBB INN
JOTELA
NQABARHA
NGOMAN
THE HAVEN
NTLONYANA
QATYWORA MOUTH
BUDONGULA
MPAME
ZITHULELE MISSION
HOLE IN THE WALL
INDIAN OCEAN
Dwesa-Cwebe MPA
Mbhashe Local Municipality
Coastal LSDF Boundary
Towns / Settlements
ESTUARIES
Estuarine Conservation Area
Estuarine Management Area
Estuarine Protected Area
Rivers
PROTECTION STATUS (NBA, 2018)
Estuaries and Rivers
Critically Endangered
Endangered
Vulnerable
Least Threatened
Wetlands (CSIR - NFEPA 2011)
AQUATIC BIODIVERSITY (ECBCP, 2019)
CBA 1 - Critical Biodiversity Area 1
CBA 2 - Critical Biadiversity Area 2
TERRESTRIAL BIODIVERSITY (ECBCP, 2019)
CBA 1 - Critical Biodiversity Area 1
CBA 2 - Crtical Biodiversity Area 2
ESA 1 - Ecological Support Area 1
PROTECTED AREAS
Dwesa-Cwebe Nature Reserve
Indigenous Forest
Dwesa-Cwebe MPA
0 2.75 5.5 11 16.5 22
Kilometers
UMHLABA
CONSULTING GROUP

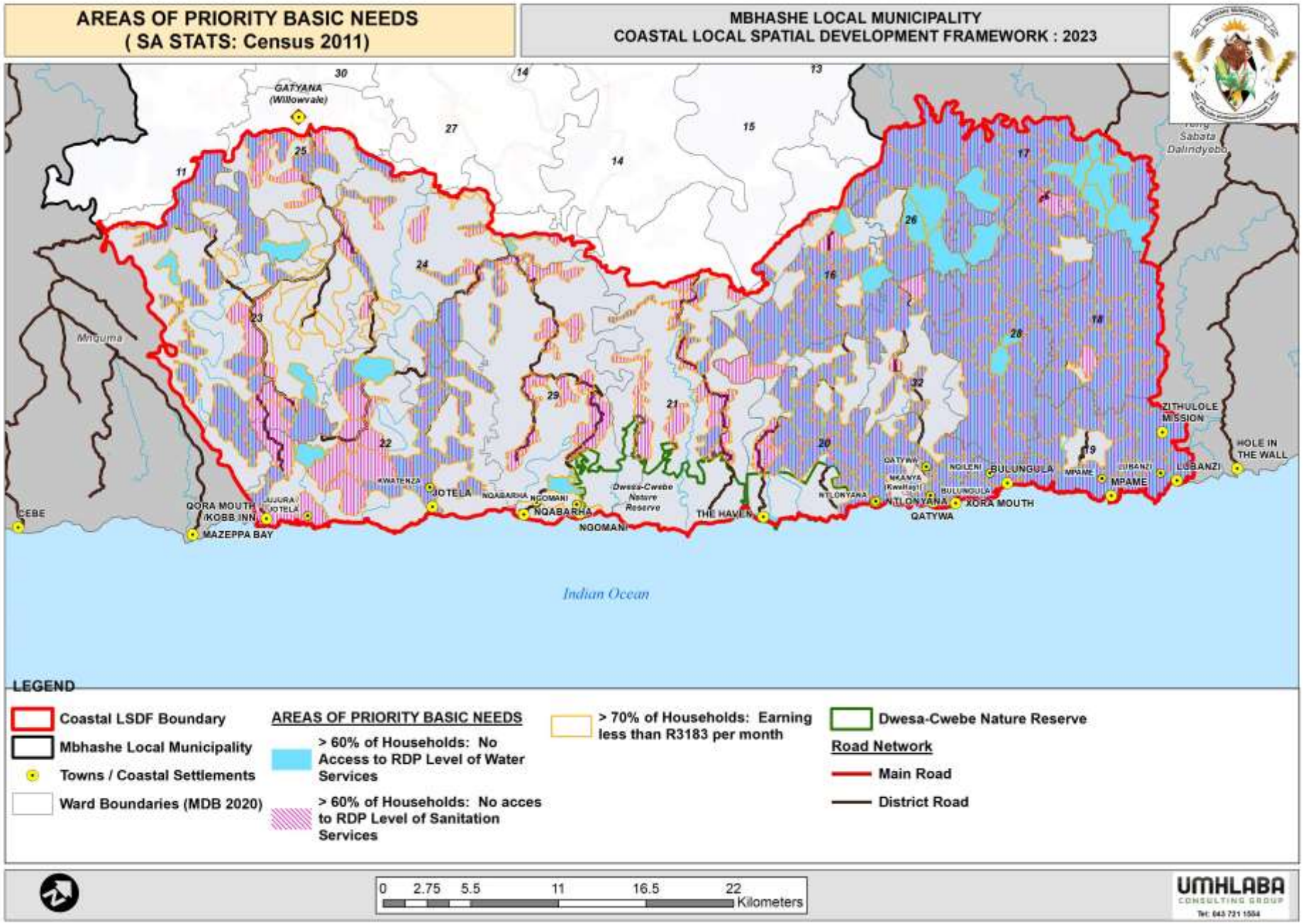
6.1.3.4 Worst off areas – poverty alleviation

These areas require priority basic needs intervention and strategic proposals to improve the level of their well-being (priority poverty alleviation programs and basic infrastructure investment).

Statement Of Intent	**Structuring Informants:**
❑ To improve the level of wellbeing of communities in worst-off areas ❑ To ensure basic human needs are met in terms of access to minimum levels of infrastructure, shelter, healthcare, education and safety, especially in those areas regarded as worst-off.	• Levels of hardship • Poverty • Lowest levels of access to basic services (social) and infrastructure
Spatial Structuring And Outcome Management ❑ Although clear guidelines exist for urban environments, achieving appropriate levels of access to infrastructure and basic services in rural areas and often inaccessible localities will require innovative solutions. ❑ Prioritization of intervention areas to be based on lowest levels of economic wellbeing or access to economic opportunities, infrastructure and social services. ❑ This should again be refined and reviewed at each level of spatial planning (municipal-wide, ward level and local precinct level), with particular reference to settlement typology, population density and accessibility.	
Worst-Off Areas: Priority Areas for Basic Needs Intervention. The plan following indicates that "Worst-Off Areas" in terms of access to basic levels of infrastructure and service provision (i.e. areas that receive minimum RDP standard of water and sanitation services and do not have access to a formal electricity supply network (Eskom). It is clear that poverty is widespread throughout the municipal area: ❑ The majority of Mbhashe LM households in rural areas do not receive a minimum RDP level of sanitation service (i.e. Ventilated Pit Latrines). Dutywa Town has a formal sanitation supply network. ❑ Backlog in formal water services provision is high. The north eastern/coastal areas show significant backlog. Areas also indicate no formal water services provision. ❑ Eskom network coverage is widespread.	
Land Use Guidelines ❑ Spatial guidelines are contained in government policy (minimum standards for human settlement development and delivery of social services). ❑ Spatial guidelines however require review based on the unique characteristics encountered in the study area (low density rural settlement, agricultural settlement and accessibility of areas). ❑ Consideration needs to be given to new technology that can be applied to overcome physical and spatial challenges to service delivery.	

Roles and Responsibilities:

- Although the particular roles and responsibilities will depend on the identified need in each locality, the principle of formulating an integrated approach to addressing socio economic challenges, social service limitations or infrastructure backlogs is accepted as a key element of the SDF.
- It remains important for Sector Departments and the Municipality to engage with Traditional Councils (and relevant local community structures under traditional councils) to consider ways of improving the status quo in identified worst-off areas.


AREAS OF PRIORITY BASIC NEEDS
(SA STATS: Census 2011)
MBHASHE LOCAL MUNICIPALITY
COASTAL LOCAL SPATIAL DEVELOPMENT FRAMEWORK : 2023
GATYANA (Willowvale)
Mnquma
Indian Ocean
Dwesa-Cwebe Nature Reserve
CEBE
QORA MOUTH (KOBB INN)
MAZEPPA BAY
JOTELA
NQABARHA
NGOMANI
THE HAVEN
NTLONYANA
QATYWA
XORA MOUTH
BULUNGULA
MPAME
LUBANZI
ZITHULOLE MISSION
HOLE IN THE WALL
Sabata Dalindyebo
LEGEND
Coastal LSDF Boundary
Mbhashe Local Municipality
Towns / Coastal Settlements
Ward Boundaries (MDB 2020)
AREAS OF PRIORITY BASIC NEEDS
> 60% of Households: No Access to RDP Level of Water Services
> 60% of Households: No acces to RDP Level of Sanitation Services
> 70% of Households: Earning less than R3183 per month
Dwesa-Cwebe Nature Reserve
Road Network
Main Road
District Road
0 2.75 5.5 11 16.5 22
Kilometers
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