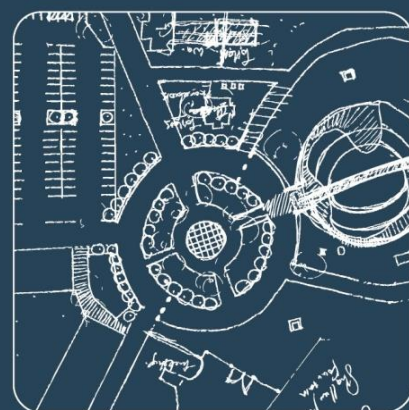
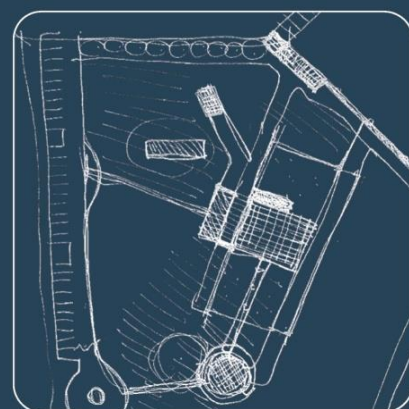
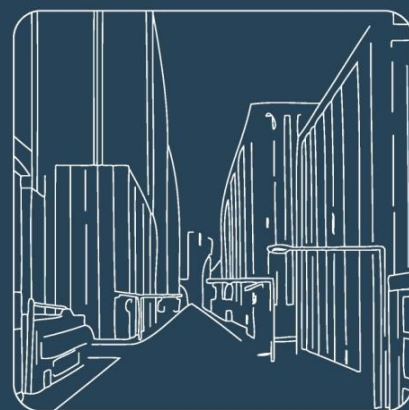


**MATATIELE LOCAL
MUNICIPALITY
SPATIAL DEVELOPMENT
FRAMEWORK REVIEW**

JUNE 2014



MATATIELE MUNICIPALITY: SPATIAL DEVELOPMENT FRAMEWORK 2014/2015

JUNE 2014

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SECTION A: INTRODUCTION

MATATIELE MUNICIPALITY requested quotations from suitable qualified individuals to assist with the **Review of their Spatial Development Framework**. After an adjudication process, **Tshani Consulting CC** was the successful bidder and was subsequently appointed.

The Review of the Spatial Development Framework is being completed in the following five phases:

Phase 1: Pre-planning and Inception

Phase 2: Situation Analysis

Phase 3: Draft Spatial Development Framework Review

Phase 4: Achieving Support for the Draft SDF: Public Participation

Phase 5: Finalization and Approval

This document has been prepared to provide an analysis of the Situation Analysis (Phase 2) with regard to spatial planning within Matatiele Municipality.

A1. BACKGROUND

Matatiele Local Municipality is intending to review the 2011 Spatial Development Framework. Section 26 (e) of the Local Government: Municipal Systems Act 32 of 2000 (the “MSA”) requires all municipalities to compile Spatial Development Framework (the SDF) as a core component of Integrated Development Plans (the IDP).

The Matatiele Local Municipality (MLM) SDF was developed and adopted in May 2011. Even though it was found to be credible in the Provincial Assessment in 2012, there are areas of improvement which need to be addressed.

A2. SCOPE OF WORK

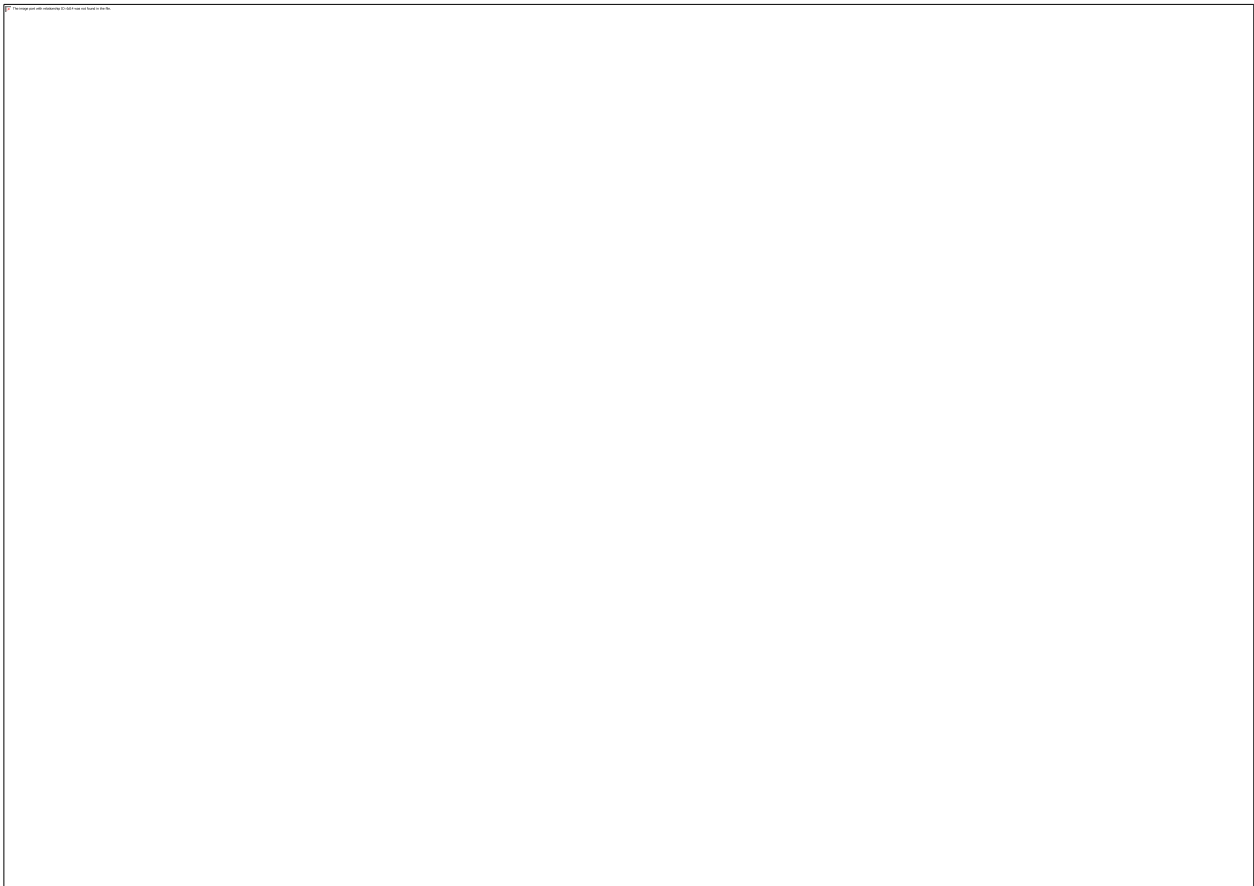
- ▶ *The SDF review should respond to the government strategic priorities (NSDP, PGDP and ECPSDP etc.) it shall demonstrate how job creation in the respective municipalities is facilitated through spatial planning. The end product must contribute positively towards local economic development, sustainable livelihoods in rural areas and poverty alleviation.*
- ▶ *SDF must have a more comprehensive horizontal alignment in the local municipality and cross boundary issues.*
- ▶ *The SDF must include a SWOT (Strengths Opportunities, Weaknesses and Threats) analysis, which will act as a guide to the municipality analysis of the area to identify advantages and pitfalls, which contribute to the current status quo of the municipality and also use these to find a structured way forward/response to the municipality weaknesses.*
- ▶ *SDF must establish integration strategies for the rural and urban areas. The SDF must include detailed spatial proposals.*

- ▶ *The Matatiele SDF must be both a vertical and horizontal alignment tool for government wide spatial activities, sector department plans, policies and legislation. This must be a tool to facilities structured implementation on programmes, and be an effective decision-making instrument.*
- ▶ *Improve comprehensive SDF guidelines are expected out of the process.*
- ▶ *All objectives of the project as stipulated in this Terms of Reference should be met. A document with clear deliverables is expected and should be moulded around what is issues, challenges and alignment of programmes shared with neighbouring municipalities, provinces and countries.*
- ▶ *Submission should be in form of both hard and electronic versions of the SDF. All spatial information collected should be submitted in GIS capable file format (Shapefiles, layer files, mxd files) for use in a GIS environment. The shapefiles must have clear attribute information that differentiates each SDF construct and its purpose, for example a service node shape-file should have an attribute called 'description' with the value 'service node'. The project steering committee will comment on the SDF (review) and the service provider shall make amendments where necessary.*
- ▶ *It is recommended that more visual representation (maps, graphics and photographs) form the bulk part of the spatial analysis/current reality and the conceptual framework section of the SDF Review. A text box or other mechanisms may be used to provide an explanation, relevant information or analysis.*
- ▶ *Compliance with the provisions of the Municipal Systems Act (No 32 of 2000) and the municipal Planning and Performance Management Regulations, 2001 as provided for in the SDF guidelines is Mandatory.*

A3. LOCALITY

Regional Locality

Matatiele Local Municipality (MLM) is located in the Northern part of the Eastern Cape Province. It adjoins onto Elundini Municipality to the South West, Greater Kokstad Municipality (KZN) to the East, Umzimvubu Municipality to the South, and Lesotho to the North. Traversing the local municipality in an east-west direction is the R56 road, linking Matatiele with Kokstad to the east and Mount Fletcher to the west. This roadway links the Municipality with KwaZulu-Natal Province and parts of the Eastern Cape Province located south of Matatiele Municipality.



PLAN NO. 1: REGIONAL LOCALITY PLAN

Municipal Locality

Matatiele Local Municipality is \one of four (4) Local municipalities situated within the Alfred Nzo District Municipality. Alfred Nzo District Municipality consists of Matatiele, uMzimvubu, Mbizana and Ntabankulu Local Municipalities.

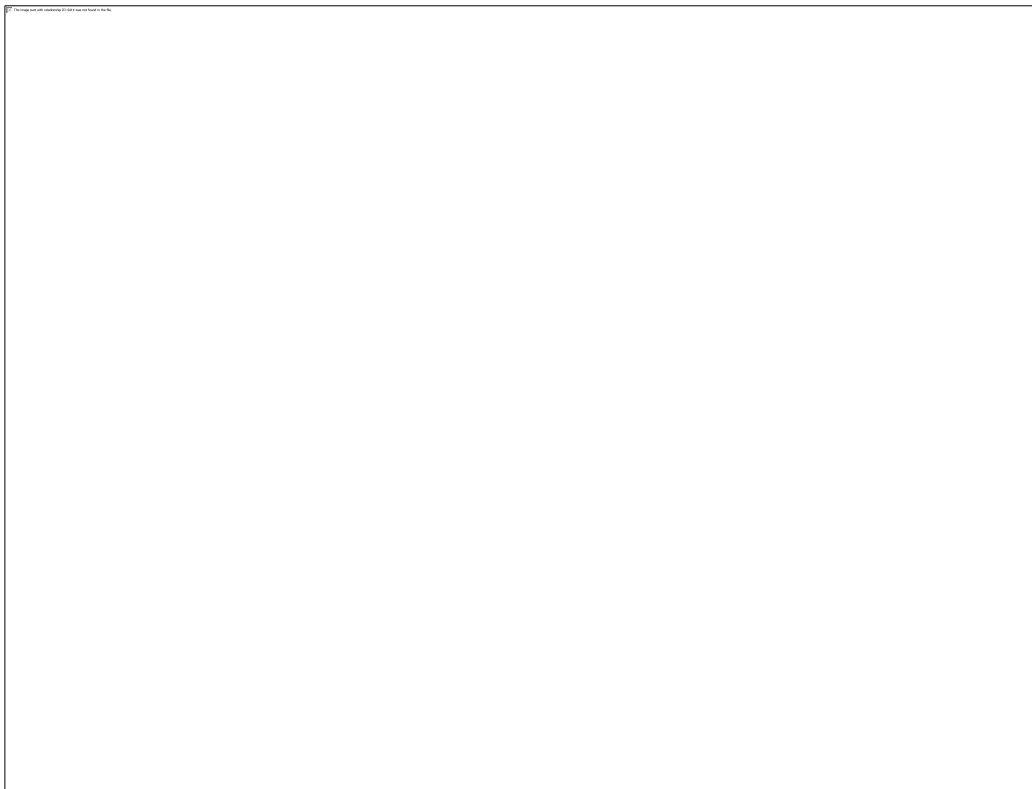
The Alfred Nzo District Municipality is situated within the Eastern Cape Province; and is surrounded by OR Tambo District Municipality to the east, Joe Gqabi District Municipality to the west, Sisonke District Municipality to the north-east, Ugu District Municipality to the east and Lesotho to the north.



PLAN NO. 2: MUNICIPAL LOCALITY PLAN

Matatiele Local Municipality comprises commercial farmlands surrounding the service centre of Matatiele, the town of Cedarville together with the R293 township of Maluti.

Matatiele consists of 26 municipal wards with a population of 203 843 people.



PLAN NO. 3: WARD PLAN

A4. ALIGNMENT WITH PROVINCIAL SPATIAL DEVELOPMENT PLAN (PSDP)

This **Eastern Cape Provincial Spatial Development Plan (ECPSPD) Review** has been undertaken in the form of spatial themes connected to the Provincial Growth and Development Plan (PGDP) pillars, so as to facilitate alignment between the goals of that Plan and the Provincial Spatial Development Plan (PSDP), in terms of various spatial development frameworks and institutional proposals. These ‘**six pillars**’ (see below) involve:

- ▶ *Social Protection and Basic Service Delivery;*
- ▶ *Agrarian Reform and Rural Development;*
- ▶ *Human Resource Development and Education;*
- ▶ *Infrastructure*
- ▶ *Manufacturing Diversification; and*
- ▶ *Public Sector and Institutional Transformation.*

The strategic focus of the PGDP is centred on the poverty alleviation and the areas having the greatest impact on changing the social and economic structure are education, agriculture and industry, complimented by social protection measures such as social grants, access to water, sanitation, housing and public health. The ECPSPD supports the various programmes of the PGDP by providing spatial guidelines to achieving co-ordinated investment of public resources to achieve the greatest impact possible in agreed shared impact areas.

A Poverty Free Eastern Cape PGDP REVISED PILLARS				
Social Protection and Basic Service Delivery <u>KPAs</u> <ul style="list-style-type: none"> Income Security Municipal Services Housing Comprehensive healthcare Expand EPWP towards sustainability Community safety Gender based violence Nutrition 	Agrarian Transformation & Rural Development <u>KPAs</u> <ul style="list-style-type: none"> Land Reform (redistribution, redress, tenure, land use) Area based planning Food security Agricultural infrastructure Agro processing Institution building 	Human Resource Development and Education <u>KPAs</u> <ul style="list-style-type: none"> HRD plan ECD Improve access, throughput and quality of GET education band Improve quality and status of FET ABET and literacy Public service (provincial and local) skills and training 	Infrastructure <u>KPAs</u> <ul style="list-style-type: none"> Integrated infrastructure plan Establish project preparation fund Infrastructure finance strategy Strengthen state capacity Technical support centre 	Manufacturing Diversification <u>KPAs</u> <ul style="list-style-type: none"> Industrial Development Development finance Tourism Development Local Economic Development Cooperatives development Innovation and R+D Institutional building and reconfiguration
Public Sector and Institutional Transformation <u>KPAs</u> <ul style="list-style-type: none"> Institutional arrangements for PGDP Improved research and M&E Stakeholder participation and coordination Central Planning Strategic repositioning of Local Government Organisational/Institutional gearing 				

The Provincial Growth and Development Plan (PGDP) pillars (refer to Figure 1 below), are to facilitate alignment between the goals of such Plan and the ECPSPD. These goals or ‘pillars’ involve Environmental, Social Development and Human Settlements, Rural Development, Infrastructure, Socio Demographic and Economic Situation, Human Resources; and Governance. *The strategic focus of the PGDP is centered around*

poverty alleviation; and the areas having the greatest impact on changing the social and economic structure are education, agriculture and industry, complimented by social protection measures, such as social grants, access to water, sanitation, housing and public health.

The ECPSDP supported the various programmes of the PGDP by providing spatial guidelines to achieving coordinated investment of public resources to achieve the greatest impact possible in agreed shared impact areas.

The MLM SDF Review is undertaken in the form of spatial themes so as to facilitate alignment between the goals of the ECPSDP, in terms of various spatial development frameworks and institutional proposals. These adopted seven ‘pillars’ involve:

- ▶ ENVIRONMENTAL
- ▶ SOCIAL DEVELOPMENT AND HUMAN SETTLEMENTS
- ▶ RURAL DEVELOPMENT
- ▶ INFRASTRUCTURE
- ▶ ECONOMIC DEVELOPMENT
- ▶ HUMAN RESOURCES; AND
- ▶ GOVERNANCE

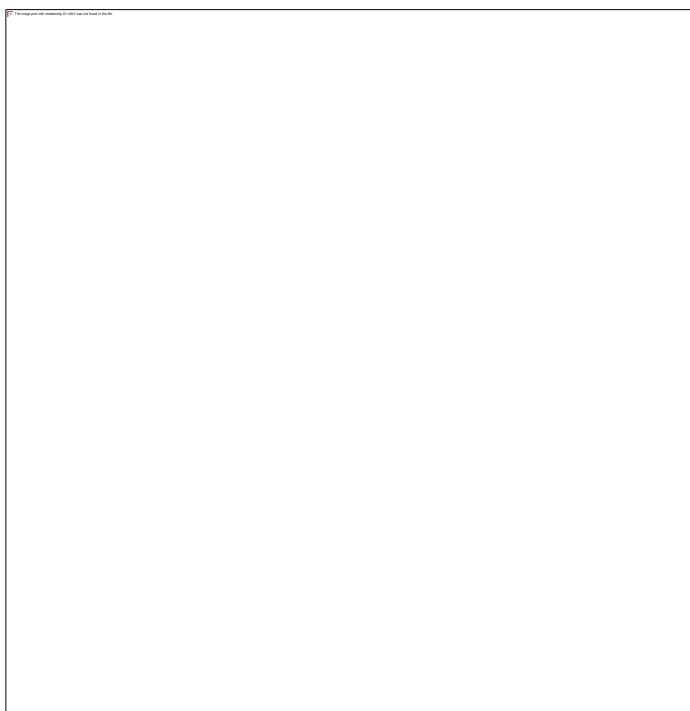


FIGURE NO. 1: ECPSDP PILLARS

It is believed that Spatial Development Framework Plans are Integrated Spatial Development Plans (ISDPs) linked to IDPs and Sectoral Programmes, providing multi-sectoral development management at different levels of detail across each municipality, in accordance with the requirements of each municipality, sector department, agency, parastatal, traditional authority and community. In an ideal situation the IDP is the overall plan with all PGDP pillars/frameworks/sector plans feeding into it; and the SDF gives spatial dimension to each framework, as indicated below. (*Sourced from: ECPSDP 2010*).

SECTION B: KEY ISSUES

B1. ENVIRONMENTAL ISSUES

- The lack of proper Management of wetlands.
- Climate conditions like drought, hailstorms, commodity price fluctuations, fires influence the agriculture sector negatively.
- Alien plants invade ecological depressed grasslands.
- Wetlands along Ongeluksnek valley are subject to abuse through farming practices etc.
- Settlements located close to springs threatened the quality of the water because of the VIP and graveyards located close to springs.
- Poor soils and highly eroded soils contribute to land degradation and poor crop yield.

B2. SOCIAL FACILITIES AND HUMAN SETTLEMENT

- Unemployment rate is high.
- There is a high dependency on social grants.
- Poverty level is high (the figure in 2010 was 58.5%)
- There are no tertiary facilities within Matatiele LM.
- Lack of safety in low cost townships, lack of streetlights to reduce crime activates.
- High levels of substance abuse under the youth.
- The number of existing Education Faculties is not consistent and this needs to investigate by the Department of Education on the exact number of School within the municipal area.
- Poor tourism infrastructure along the R56: Lack of services that most tourists require, such as fuel, banks, restaurants, etc. Matatiele does offer some of these facilities, but is still lacking in certain of these aspects.
- Lack of tourist facilities: A general lack of outlets that cater for the foreign tourist market, including backpackers and adventure travelers.
- There is a shortage of middle income housing in Matatiele, Maluti and Cedarville towns.
- There is a delay in implementation of housing projects.
- Uncontrolled settlements expansion.
- The number of existing Education Faculties is not consistent and this needs to investigated by the Department of Education on the exact number of schools within the municipal area.
- Poor tourism infrastructure along the R56:
 - Lack of services that most tourists require, such as fuel, banks, restaurants, etc.
 - Matatiele does offer some of these facilities, but is still lacking in certain of these aspects.

- Lack of tourist facilities for example outlets that cater for the foreign tourist market, including backpackers and adventure travelers.
- Public transportation problems which have an impact on tourism enhancement.
- The shortage of proper signage and the bad conditions of roads:
- The lack of knowledge or understanding of tourism opportunities.

B3. RURAL DEVELOPMENT

- Land disputes: Land disputes has led to the slow allocation of land for development,
- Unresolved land issues.
- There is a problem around development of settlement on agricultural potential land.
- There is a lack of access to resources to develop arable land
- ▶ Land restitution numbers is high 118 claims.

B4. INFRASTRUCTURE

- Public transportation problems: Lack of public transportation hampers tourism progress. There are no well-defined places for vehicles to stop; for tourists to get out and stretch their legs.
- Signage and conditions of roads: The poor condition of many local roads and the lack of signage discourages self-drive.
- Poor state of roads – that provide access to Lesotho.
- Bad roads which provide access to Rural settlements.
- Settlements located on hilltops, challenges to access service.
- Infrastructure: Generally poor infrastructure (roads, water, information, communications, shopping, quality of accommodation, etc.) and the lack of maintenance thereof, has discouraged tourism in the area,
- 64% of Matatiele Im households do not have access to water at acceptable RDP standards

B5. ECONOMIC ISSUES

- Land rights issues – potential investors and business people are not comfortable with the uncertainty
- Under development of economic opportunities.
- Lack of knowledge or understanding: The lack of knowledge or understanding of the tourism opportunities and threats faced by the local people.
- Lack of private sector investment.
- The heritage tourism potential is not fully harnessed.
- Lack of access to markets for SMME is evident.
- The absence of an Information Centre in Matatiele town is an issue.

SECTION C: SWOT ANALYSIS (STRENGTHS, WEAKNESS, OPPORTUNITIES, THREATS)

This section of the report is based on the key findings in terms of the characteristics of the study area, its positioning and present function. The SWOT Analysis reflects on the Strengths, Weaknesses, Opportunities and Threats found within the district. This assessment also serves as a guide on the issues that should be considered when developing Matatiele Local Municipality.

TABLE NO. 1: SWOT ANALYSIS				
ISSUE	STRENGTH	WEAKNESS	OPPORTUNITIES	THREATS
ENVIRONMENT	<ul style="list-style-type: none"> ■ Irrigation estates along the major rivers. ■ Huge wetlands system. 	<ul style="list-style-type: none"> ■ 	<ul style="list-style-type: none"> ■ The environment within Matatiele Municipality provides several opportunities for eco-tourism development provided these would be harnessed appropriately and utilized on a sustainable basis. ■ Rugged terrain with its relatively undisturbed and water sources environment for biodiversity conservation initiatives. ■ Huge wetlands system that provide suitable habitats for wildlife and raw materials for 	<ul style="list-style-type: none"> ■ The absence of a wetland management, unmanaged development could happen in close proximate of these wetlands.

			local economic activities.	
SOCIAL DEVELOPMENT & HUMAN SETTLEMENT	<ul style="list-style-type: none"> ■ Although limited, social Facilities area available. ■ The Drakensberg mountain and the wetlands is a strength for eco-tourism development. ■ Lesotho Border post exist within this municipality. 	<ul style="list-style-type: none"> ■ High dependency on social grants means people live below the poverty line. ■ The conditions of these facilities are not all acceptable. ■ The encroachment of settlements on agricultural land. 	<ul style="list-style-type: none"> ■ Matatiele CBD as a potential vibrant and dynamic rural centre. ■ There are opportunities for small town regeneration strategies for the town of Maluti and Cedarville. 	<ul style="list-style-type: none"> ■ The high unemployment rate is a threat to the municipality it can lead to substance abuse. ■ Delays in housing projects can lead to growth in unsurveyed settlement expansion.
RURAL DEVELOPMENT	<ul style="list-style-type: none"> ■ Irrigation estates along the major rivers. ■ High agriculture potential areas available. ■ Although limited, sale pens are available in Cedarville. ■ Pastures and dairy in and around Cedarville 	<ul style="list-style-type: none"> ■ Climate change. ■ Limited marketing for agriculture products available within the municipal area 	<ul style="list-style-type: none"> ■ High potential agricultural areas offer unique opportunities for cultivation and food security. Areas of high agricultural potential are identified as areas with inherent potential for cultivation based on the soil, slopes and climate of the area. ■ There is an opportunity to do Rural Planning within rural area. 	<ul style="list-style-type: none"> ■ The shortage of sales pens is a threat to farmers. ■ The unresolved land issues are also considered to be a threat as it delays development.

<p>ECONOMIC DEVELOPMENT</p>	<ul style="list-style-type: none"> ■ The municipal area has great for heritage and eco-tourism. ■ Large rural wilderness areas. ■ Municipal Led strategy available. 	<ul style="list-style-type: none"> ■ Local resources are underutilised because of poor skills base. ■ The tourism sector is not fully harnessed. 	<ul style="list-style-type: none"> ■ Heritage and eco-tourism opportunities ■ The heritage resources in the municipality that could augment tourism and education. ■ The LED Strategy identified a strong potential for the development and promotion of winter tourism, cultural tourism, eco-tourism, agricultural tourism, adventure tourism, avi-tourism (e.g. bird-watching) and water sports facilities for supporting tourism. ■ There is a strong potential for large-scale production, processing and marketing of local products in external markets. ■ The opportunities also exist for establishing and identifying new markets for locally-produced products and services. 	<ul style="list-style-type: none"> ■ Lack of access to market for SMME's is evident. ■ The lack of an information centre within the main towns is a threat to the tourism development.
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INFRASTRUCTURE	<ul style="list-style-type: none">▪ Water is available in the municipality.▪ R56 provide access into the municipality.	<ul style="list-style-type: none">▪ Water with RDP standards not available in rural areas.▪ Poor road signage	<ul style="list-style-type: none">▪ Opportunities to upgrade the R56 can enhance development along the corridor.	<ul style="list-style-type: none">▪ Bad road conditions are a treat to investment.
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SECTION D: STRATEGIC FRAMEWORK FOR SPATIAL DEVELOPMENT

D1. INTRODUCTION

This section outlines the how the Spatial Development Framework has taken its guidance from the Matatiele Municipality's IDP.

In addition, this section affirms the alignment of the Matatiele Municipality Spatial Development Framework with the Integrated Development Plan and related spatial planning processes of other planning authorities, including the Province, the Alfred Nzo District Municipality and neighbouring local municipalities.

The Spatial Development Framework is proposed in the context of the over-arching policy context of the Municipal Systems Act, National Spatial Development Plan and Provincial Spatial Development Plan.

D2. DIRECTION FROM THE IDP

MATATIELE IDP VISION

“WHERE NATURE, AGRICULTURE, TOURISM ARE INVESTMENTS OF CHOICE”

MISSION

Matatiele Local Municipality will strive to become a benchmark institution in the country in respect of good quality and affordable service through efficient resource mobilization and management, stimulation of economic growth and good governance practices

The vision is guided by the constitutional imperatives, which generally require all local governments' structures to be service delivery driven in nature, and continuously strive to empower their communities socially and economically.

Matatiele Local Municipality's mission is:

- To create an awareness on nature conservation;
- To promote and support agricultural activities;
- To promote and market Local Tourism organizations and Small, Medium and Micro Enterprises;
- To create an environment conducive for investment.

OBJECTIVES

Integrated development planning is a process whereby municipalities prepare strategic development plans for a five-year period. These plans should inform planning, decision making, budgeting, land management, promotion of local economic development, and institutional transformation in a consultative systematic and strategic manner.

This Integrated Development Plan (IDP) seeks to achieve the following:-

- Speed up delivery through making more effective use of scarce resources
- Attract additional funds
- Strengthen democracy
- Overcome the apartheid legacy at local level
- Promote intergovernmental co-ordination

This IDP also aims to:-

- Create a higher level of focus and thereby improve the strategic nature of the document;
- Align this strategic document with the limited financial and human resources
- Align the IDP with the activities of the municipality's departments and other service providers in other spheres of government
- Align the IDP with the various sector and management plans of the municipality.

D3. METHODOLOGY

The preparation of this IDP is based on a Process Plan which Matatiele Municipality adopted by council in terms of the Systems Act, 32 of 2000 at the beginning of the review process. The plan establishes a firm foundation for the alignment of the IDP and budget preparation processes. As such, one all-encompassing Process Plan was prepared for these two processes and adopted by Council to ensure proper management of the IDP planning process.

In addition, the preparation of the IDP preparation process took cognisance of the following:

- Preparation of the Executive Summary indicating the issues facing the municipality, development opportunities, municipal plans to address opportunities and constraints, institutional development programmes and five year service delivery programme.
- A shared and detailed analysis of the current situation. This should form the basis for the identification of key development issues, development opportunities and review of the strategic framework.
- Appropriate mechanisms, processes and procedures for consultation and participation of local communities, organs of state, traditional authorities, and other role players in the IDP drafting process.
- Development strategy clearly indicating the long, medium and short terms development vision. These are expressed in the form of long term vision, medium term development strategies and short term interventions – projects.
- An indication of the organisational arrangements for the IDP process.

-
- Binding plans and planning requirements, i.e. policy and legislation and mechanisms and procedures for vertical and horizontal alignment.
 - Alignment of the budget and the IDP expressed in the form of a medium term (3 years) capital programme corresponding with the medium term expenditure framework, one year capital programme indicating the projects to be implemented in this financial year, etc.
 - Spatial development framework indicating a link between the IDP policy framework and the site specific Land Use Management System (LUMS).

Further, the preparation of this IDP considered Section 26 of the Municipal Systems Act prescribes the key components of an IDP. In keeping consistency with this section of the Act, Matatiele Municipality IDP is presented four main sections as follows:

The Executive summary which gives the municipal overview and developmental challenges

- An outline of the key development issues and trends based on an analysis of the current level of development (Situational Analysis).
- A strategic framework which outlines a Council long term vision with specific emphasis on the municipality's most critical development objectives, actions plans and strategies.
- A capital program including a one year program, three year program aligned to the Medium Term Expenditure Framework and the Five (5) Year Plan.
- Implementation framework which includes sector plans particularly the financial plan, spatial development framework, organizational performance management system and an organizational transformation and institutional development plan.

D4. ALIGNMENT WITH NATIONAL AND PROVINCIAL PLANS

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

D4.1. National Spatial Development Plan (2006)

The following strategies adopted from the NSDP are relevant to Matatiele Local Municipality:-

- ▶ *Prioritise investment in areas and sectors of productive potential;*
- ▶ *Partner with government institutions to alleviate backlogs on basic service delivery;*
- ▶ *Plan to integrate peripheral areas and improve the value and quality of social goods (education and training, health service etc.) and access to opportunities (Roads upgrade and maintenance etc.) in these areas.*
- ▶ *Lobby government (National and Provincial) to acknowledge the Districts status as a key element of the national economy that requires sustained support and intervention.*

Principles

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

National Outcomes

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

D4.2. National Development Plan, 2011: Vision for 2030

The National Development Plan 2030 seeks to eliminate poverty and reduce inequality, achieving full employment and sustainable livelihoods is the only way to improve living standards. Steps were identified so as to broaden opportunities for people that would make a significant impact on inequality and the efficiency of the economy. This will ultimately be achieved by expanding the economy to absorb labour; and improving the ability of South Africa's people and institutions, to respond to opportunities and challenges.

D4.3. The Eastern Cape Provincial Spatial Development Plan, 2010 (ECPSDP)

The spatial vision of the ECPSDP is:

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

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

The core values relating to the ECPSDP are as follows:

- Environmental integrity and sustainability
- Safeguarding all natural resources
- Densification
- Integrated Land Use
- Economy and efficiency of development
- Achieving synergy and linkages between urban and rural areas
- Participatory community based planning as a basis of going forward
- Emphasis being placed on “Brownfield” development before adopting “greenfield” development.

The following principles outline the fundamental strategy promoted by the Eastern Cape Province, in the Eastern Cape Provincial Spatial Plan:

- Conserving Natural Resource Areas
- Embracing Settlement Regions
- The importance of Human Settlements – focus on “livelihood zones” i.e. potential not size of node
- Compact settlement using “settlement edge”
- Integrated “shared impact” focus areas i.e. infrastructure development
- Strategic transport routes to focus on development

The above spatial vision, core values and principles suggest that, the approach to development is to ensure that development occurs in strategic areas that will benefit most people and allow for sustainability by efficient maintenance of resources. The challenge that confronts the Matatiele Local Municipality is the ability to adopt the spatial vision, core values and principles of the ECPSDP in the development of its areas. As such, development that focuses on the following ought to be prioritized:

- Development that promotes the creation of compact spatially unified urban entities.
- Development that ensures that all people living within the municipal area of Matatiele LM have access to resources.

-
- Development that ensures the optimal use of resources.
 - Development that is based on principles of environmental sustainability, where the resources are managed in such a manner to ensure sufficient reserves for future generations.
 - Development that is based on economic growth with an aim to reduce poverty.
 - Development that socially integrates communities.

D5. KEY NATIONAL AND PROVINCIAL POLICY INFORMANTS

D5.1 General Development Facilitation Act Principles

- Provide for urban and rural, formal and informal and existing and new development.
- Discourage illegal land occupation (land invasions) but acknowledge informal development.
- Stimulate and promote efficient and integrated development through:-
 - Integrating the socio-economic, institutional and physical aspects of development;
 - Promoting integrated development in urban and rural areas in support of each other;
 - Rationalizing residential and work areas (work close to home);
 - Optimal use of existing resources;
 - Diverse combination of land uses (mixed land uses);
 - Discourage urban sprawl and promote (appropriate) greater densification resulting in more compact cities and towns and thus better use of existing infrastructure;
 - Rectify historically skewed/distorted infrastructural and service provision and maximise use of existing infrastructure and services; and
 - Sponsor environmentally sustainable development practices and processes.
- Allow for active and direct community participation in development and assist in mobilising resources.
- Assist in developing community and individual skills and capacity, particularly those from disadvantaged backgrounds, who are involved in development.
- Encourage and optimise the participation and involvement of all sectors of the economy (public and private sectors).
 - Promote sustainable development at the required scaled, vis-à-vis:-
 - Within fiscal, institutional and administrative means;
 - Establish viable communities;
 - Sustained protection of the environment; and
 - Safe utilisation of land (geo-technical, undermined, etc).
- Provide that any and all development will be adjudged on its own merits and no preferences will be given to any particular type of development or land use.
- Promote and provide security of tenure in any form, be it freehold (individual) or communal, and in case of upgrading development should not deprive beneficial occupiers and in the event of them requiring to be moved then their interests should be accommodated where they are settled.
- Promote and provide for the effective functioning of a development market, based on open competition between supply and demand.

D5.2 The Municipal Systems Act

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

One of the core components of the Integrated Development Plan as set out in Part 2, 26(e) of the act, read as follows: ***“a spatial development framework which must include the provision of basic guidelines for a land use management system for the municipality.”***

It should be noted that the IDP and its components, once adopted by the Council of the Municipality, ***“is the principle strategic planning instrument which guides and informs all planning and development, and all decisions with regard to planning, management and development, in the municipality and it also indicates that a spatial development framework contained in an integrated development plan prevails over a plan as defined in section 1 of the Physical Planning Act. 1991 (Act No. 125 of 1991)”***.

D5.3 The Spatial Planning & Land Use Management Act (Act 16 of 2013)

The Spatial Planning and Land Use Management Act (Act No. 16 of 2013) was signed into law by the president on 5 August 2013.

Whilst the Act is yet to be operationalised and much work needs to be done to prepare the different spheres of government for its use, the Act is to become the framework legislation guiding the practice of Spatial Planning and Land Use Management in South Africa in the future. As such, the Act is to be noted at this juncture. In particular the following elements are of important to the Review of the Matatiele Spatial Development Framework:

- The Act provides a new framework of Development Principles and Norms and Standards, which will become compulsory once the Development Facilitation Act is repealed and that Act's Chapter 1 General Principles are no longer applicable;
- The Act makes provision for the formulation of Spatial Development Frameworks at National, Provincial, Regional and Municipal level and recommend that all these different levels of SDF are harmonized and consistent with each other;
- The Act further illustrates what the minimum content of a Municipal SDF should be, and;
- The Act provides that any Municipal SDF that is formally adopted by a Municipal Council shall be a statutory document and, therefore, no land use management decision-making body may make a decision that is contrary to or inconsistent with the approved SDF.

SECTION E: STRATEGIC FRAMEWORK

E1. MATATIELE SPATIAL PLANNING VISION

“A unified municipality which is sustainable, result driven, service oriented and community centred”.

The development vision illustrated above was adopted from the Matatiele Integrated Development Plan. The vision commits the municipality to sustainable development and the creation of a safe environment. This is interpreted to include social, economic, physical, financial and institutional sustainability, and is in line with Local Agenda 21 interpretation of sustainability-commitment to future generations.

To accomplish this vision requires the municipality to facilitate the development of a spatial system that:

- Provides for an efficient movement system, use of scarce resources and decision making processes;
- Is sustainable from a social, economic, financial, physical and institutional perspective;
- Promotes integrated development; and provides for an equitable access to development opportunities.

Such a spatial system will create an environment conducive to economic development and growth. It will promote social and economic development and contribute to the achievement of the development objectives as outlined in the IDP.

E2. OBJECTIVES

The primary aim of the SDF is to guide the spatial form and location of future developments within the municipality area of jurisdiction. Its objectives are as follows:

- giving a spatial expression of the development vision and strategy as outlined in the IDP;
- Identifying areas where development should or should not go guiding the municipality in the coordination of development within its area of jurisdiction;
- giving spatial effect to multi-sectoral projects identified in the IDP promoting sustainable utilisation of natural resources.

More specifically, the SDF seeks to influence directly the substantive outcomes of planning decisions, whether they relate to the refinement of the SDF through framework and precinct plans or decisions on land use change or development applications and to achieve planning outcomes that:

- facilitates restructuring of spatially inefficient settlements;
- promote the sustainable use of the land; channel resources to areas of greatest need and development potential;
- redress the inequitable historical treatment of marginalized areas;

-
- take into account the fiscal, institutional and administrative capacities of role players, the needs of communities and the environment; stimulate economic development opportunities in rural and urban areas; and support an equitable protection of rights to and in land.

In addition, Matatiele Municipality SDF promotes:

- accountable spatial planning, land use management and land development decision-making by organs of state;
- cooperative governance and wider information sharing in plan-making and implementation;
- and maximum openness and transparency in decision-making.

E3. SPATIAL PLANNING PRINCIPLES

Matatiele Municipality SDF is underpinned by concerning principles reflected in various policy documents and pieces of legislation including new the Spatial Planning and Land Use Management Act and the National Environmental Management Act (NEMA).

The following principles have been extracted from these sources and are considered appropriate to guide the preparation, review and implementation of Matatiele Municipality SDF.

- The normative principles are focused on and correlated to the field of spatial planning, land use management and land development, but, as is the case with all principles and norms, need further actualization in specific, concrete contexts. Thus, in the practical implementation of the principles spatial planning, land use management and land development in Matatiele will be guided by the following overarching concerns: Equitable distribution of development, resources and opportunities. This principle featured prominently in the Redistribution and Development Program (RDP) and it is again a central concern in the Growth, Employment and Redistribution (GEAR).
- Sustainability emanates from Local Agenda 21 and in South African. The National Environmental Management Act (NEMA) provides a legislative framework in this regard. Redress, addressed in the Land Reform Program and various, associated pieces of legislation. The focus in this regard is to correct the wrongs of the past. Efficiency, dealing mainly with, the creation of efficiently functioning environments scaled to the needs of the local people and role-players.
- The principles and norms collectively form a vision for land use and planning in Matatiele. They constitute a single point of reference, and an overarching coherent set of policy guides to direct and steer land development, planning and decision-making in land use so that outcomes thereof are consistent with the development objectives as outlined in the IDP.

E4. APPROACH

Although the boundary of Matatiele Municipality is mainly for local governance and service delivery purposes, its delineation was based on a number of factors including population movement patterns, lines of investment and sphere of influence of the existing regional or sub-regional centres. As such, the area could be regarded as a system of interests with a number of sub-systems operating within it.

The emphasis of the SDF is not so much on defining and interpreting the manner of operation of the entire system, but to re-enforce linkages and interdependence between the constituent parts, clearly articulating

the role of each part and providing for feedback loops. An efficiently functioning spatial system would perform in line with the spatial development norms and standards, and would generate predictable.

Matatiele spatial system comprises of the following main components:

- Development nodes with varying levels of impact and spheres of influence.
- Development corridors defined in terms of the associated economic development sectors, land use pattern and role in the sub-regional economy.
- Settlements located in different environments including urban, peri-urban and rural areas.
- Agricultural land.
- Environmentally sensitive areas.

Each of these plays an important role in the functioning of the spatial system.

E5. SPATIAL PLANNING STRATEGIES

Further to the above outlined objectives and the associated approach, the municipality will give effect to the intentions of the SDF through a set of spatial planning strategies that indicates the desired future spatial situation, and broad policy positions to guide decision-making.

E5.1 Enhancing the Quality of the Environment

The district municipality has made substantial progress in mapping the environmentally sensitive areas. However, this information needs to be refined and complemented by localised investigations and strategic assessments at a local level. Environmentally sensitive areas provide opportunities for tourism, irrigation and sports development. Similarly, ecological zones such as wetlands, areas where there are endemic species, scenic areas, etc, provides opportunities for environmental conservation and tourism development, and should not be subjected to development pressure.

E5.2 Protection of High Value Agricultural Land

A sizeable amount of land in Matatiele is generally classified as having high and good potential for agriculture. It is important to note that high potential agricultural land has become a scarce and an ever-dwindling resource. Its protection is high on the agenda for the Department of Agriculture. Encroachment of development onto agricultural land poses a number of challenges, namely:

- low density urban sprawl which encourages development of inefficient urban spatial systems; declining performance and contribution of agriculture into the district and provincial economy; reduction of land available for food production and against the increasing problem of food shortages and increase in food prices; and need to target high production potential land for the settlement of small and emerging farmers in terms of the land redistribution program.
- Sub-division and change of land use on agricultural land is governed in terms of the Sub-division of agricultural Land Act (SALA), Act No. 70 of 1970, and is administered nationally. At present, there is no coherent provincial policy that guides assessment of Act 70 of 70 applications. As such, it is critically

important for Matatiele Municipality to develop its own guidelines (as part of the SDF) for managing development on agricultural land.

E5.3 Supporting an Efficient Movement System

The Movement strategy is premised on the provision and maintenance of a highly accessible movement system and network that supports a range of modes of transport (road and rail, public and private) and activities at various levels, intensity and scale. It specifically endorses the promotion of the public transport as the means to increase accessibility of opportunities to all parts of the area.

The efficiency of the sub-region relates directly to the efficiency of its movement system i.e. the ability to move goods and people within and beyond the municipal boundary. By providing an affordable, area wide network of transport routes that facilitates linkages between places of residence and economic opportunities (nodes) this development strategy will actively support the following development paradigms: proactive absorption of the poor; balanced and shared growth; facilitated social mobility; and settlement restructuring

The Movement Strategy for Matatiele Municipality is based on the recognition of the role of different movement routes, and a need for the provision and maintenance of a highly accessible movement system and network. It specifically endorses the promotion of the improved accessibility to areas of opportunity as a key to economic development and growth. While this involves reinforcing the role of the existing road networks, it also seeks to open new movement routes and refine the role of some of the existing roads.

E5.4 Development Corridors as Investment Routes

A public investment approach, which views urban centres as inward oriented spatial systems linked to the rural hinterland by the high-speed regional movement routes, is inappropriate and undesirable. Regional transport routes, which link a number of areas, should be viewed as the logical focus areas of an ordered strategy for rural development. These routes should be seen as activity and investment lines. The structure they give to the area is articulated in the form of movement patterns and systematic distribution of land uses in space.

However, not all regional routes are the same in terms of the intensity of use and ability to attract investment, services, economic activities and settlement. Generally, larger routes linking generators of movement and investment have a greater generative capacity than smaller routes. It thus follows that regional facilities and services should gravitate towards these areas. Smaller facilities requiring smaller thresholds should be located along smaller routes.

Viewed in this way, the issue of regional and rural spatial organization becomes one of creating a systemic framework of interlocking activity routes over time. This has an impact of: reducing spatial marginalization; increasing equitable access to all level of services; and promoting investment.

Location of facilities along major routes recognizes the importance of choice to the rural communities with respect to services such as education, health and welfare facilities.

E5.5 Focusing Development in Strategic Nodal Points

The clustering of various activities at appropriate and accessible nodal locations provides the sub-region with a network of opportunity centres. Some of these nodes have benefited from significant public and private sector investment in services and infrastructure, which needs to be managed, maintained and protected. Others are located in previously disadvantaged areas, which have suffered from institutionalised neglect. Although the nodes have contrasting characters, profiles and management issues cumulatively, they accommodate the majority of economic activities, employment prospects, an existing/growing residential stock, and access to community facilities. As such, the strength and

feasibility of the nodal points is directly linked to the functioning and health of the sub-region as a whole.

The equitable distribution of services and facilities is one of many issues, which Integrated Development Plans seek to address. This has a spatial impact in a municipal area in that the ordering and location of services and facilities, in a manner that promotes accessibility and efficiency in service delivery, is required. This is critical for the performance of the municipal area as a whole and land use integration. The following planning areas have been identified: Primary node provides higher order services and facilities. This is a centre of municipal wide significance and attracts movement from all over Matatiele and beyond. Secondary nodes serve the hinterland population in terms of social facilities, and basic retail facilities. Tertiary nodes provide access to services and facilities at a local scale. Settlement webs and complexes located in both rural and urban areas serves as the basis for the coordination of the delivery of services.

These nodes will form the focal points for the clustering of development and service provision, and will ensure access to social and economic opportunities for the entire municipal region. The concentration of activities in and around these areas will stimulate further development of higher order activities.

E5.6 Integration of Different Landscapes and Land Use Zones

The intention with the built environment should be the creation of large continuous precincts of built form, rather than it occurring in spatially discreet pockets or cells, as is commonly the case in the rural parts of Matatiele. This is necessary in order to generate economies of scale. The benefits of mixed development are as follows: More convenient access to facilities. Travel-to-work congestion is minimised. Greater opportunities for social interaction. Socially diverse communities. Greater energy efficiency and more efficient use of space and buildings. More consumer choice of lifestyle and location. Increased viability of urban and public facilities and support for small business (such as corner shops).

A more vibrant and sustainable spatial structure and form results from blurring the distinction between uses and designing places that make walking to the local centre, and bus stop or taxi rank, as convenient and comfortable as possible.

E5.7 Developing Sustainable Human Settlements

Settlement pattern in Matatiele Municipality occurs in the form of low-density urban and rural sprawl reflecting the texture of the existing urban centres and rural villages. This pattern is not sustainable and renders service delivery and development ineffective. While this is critical in defining the structure and behavior of settlements, it has given rise to a continuum of rural settlement that range from low density remotely located agrarian communities to centrally located relatively high-density urban settlements.

A detailed consideration of the settlement pattern reveals a high level of disintegration and fragmentation. Higher density settlements should be located along the main transportation routes and held together by a web of local access roads and public facilities. At a regional level, they should be knit together by a system of regional access routes. However, settlements are also not static. They respond to change and are continuously in the process of transformation. The key challenge is to turn them from being creations and remnants of the apartheid regime into sustainable human settlements. This has serious implications for detailed planning and development of these settlements: Centrally located settlement should provide improved access to higher order public facilities, intensive agriculture and other urban services. They should generate a wide range of opportunities. Sparsely populated settlements are opportunity areas for agricultural development such as crop production and livestock farming.

A convenient settlement improves the level of choice, encourages creativity and investment while a less convenient settlement imposes a lifestyle on people and results in unnecessary expenses.

Settlements should be equitable in the sense that they should provide a reasonable access to opportunities and facilities to all. It is neither possible nor desirable for settlements to be homogenous hence an emphasis on choice.

E5.8 Establishing Framework for Growth and Development

Development within Matatiele Municipality raises an issue of the traditional dichotomy between urban and rural, town and countryside. While areas such as Matatiele Town are considered urban, they are located in a generally rural region and form part of a rural economy. The structure of the local economy blurs the distinction between urban and rural. These realities underscore the necessity of putting together a spatial strategy within the broader development context. It should thus focus on managing the form and texture of development, in a manner that contributes to the following performance criteria:

- Creating a more efficient and productive sub-region through the development adoption of policies that seek to build the competitive advantages while also unlocking new opportunities.
- Improving the overall quality of the urban environment by better integrating environmental concerns within development planning and urban management practices.
- Developing an inclusive spatial system that promotes integration of the previously disparate areas and eliminates the mismatch between where people live and where they work.
- Creating the base for efficiency in the delivery of services (water, electricity, sanitation, etc), movement, investment and decision-making.
- Promoting integrated and coordinated development with all stakeholders working towards a common development vision and agenda.

E6. DEVELOPMENT SCENARIOS

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

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

E6.1 Development Scenario No 1: Status Quo

This scenario looks at no new development taking place and the area stays as it is ***“in a state of decline”*** where there would be:

- Decrease in population;
- Foreign nationals settling within the municipality;
- Uncontrolled settlements;
- Invasion on agricultural land;
- Relocation of agriculture activities;
- Declining development;
- Inadequate service delivery;
- Poor quality of life;
- No economic growth.

This above scenario is unacceptable and the continuation of the above scenario will result in an unsatisfactory socio-economic situation with deterioration in the agriculture sector and the environment. The residents in the area will suffer as a result of inadequate or no basic services, no or minimal access to social facilities and no job opportunities. In the interest of the residents in the study area it should be avoided.

E6.2 Development Scenario No 2: Managed Development

The second and preferred scenario looks at the optimum potential of Agricultural and Tourism development in the area. This scenario will create jobs and subsequently have a ripple effect to its surrounding areas. The development of the area will be managed through consultation, participation, work-shopping and training of role players and communities, which will ultimately improve the capacity of the residents. In order to protect the environment and the area from harsh developments, management of land uses and development in the following manner is preferred.

- Settlement upgrading;
- Community agricultural enterprises;
- Guide the municipality in terms of suitable land uses in nodal areas;
- Creation of jobs in tourism and agriculture;
- Awareness in environmental management;
- Managed Nodal Growth.

This is considered to be the preferred scenario whereby development; infrastructure and service demand would be concentrated in the areas of higher density development.

E7. CONCEPTUAL FRAMEWORK

The conceptual development framework (refer to figure 2 below) simply represents a combination of Primary and Secondary nodal areas, Agricultural Potential, Eco-Tourism and Managed Rural development, which is divided by Primary and Secondary development corridors. The nodal areas are earmarked for further growth and development; and managed development is therefore encouraged around these nodal areas.

Moderate potential for arable agriculture and forestry exist west of the town of Matatiele. The nature reserve and the Drakensberg Mountains provide excellent opportunities agriculture, forestry and tourism activities. A maize production programme was established by asgisa, proposed milling facilities will enhance this established initiative.

Managed development and investment is encouraged along development corridors between the nodal areas.

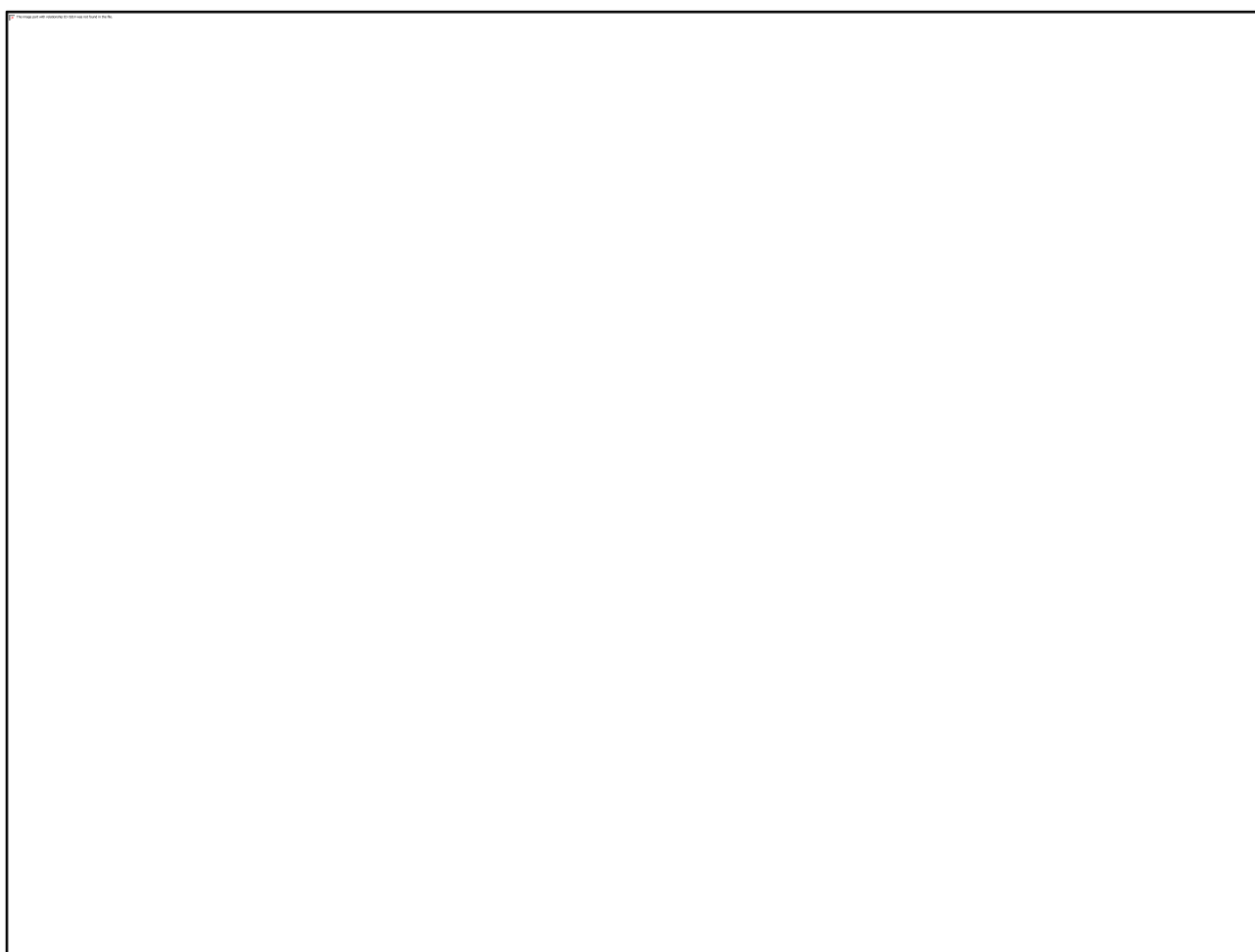


FIGURE NO. 2: CONCEPTUAL DEVELOPMENT FRAMEWORK

The Matatiele Municipality has also adopted a strategy of dividing the municipal wards into **CLUSTERS** to effectively ensure efficient service delivery. In line with this strategy of the Municipality, which aligns with its Integrated Development Planning (IDP) process, the Spatial Development Framework Review will also adapt this strategy to ensure effective Land Use Management and Implementation of Spatial Proposals.

The Clusters were identified because of the similarity of the wards within them, as well as their similar dependence and reliance. Their unique offerings to their residents as well as the tourism and agricultural opportunities were also major contributing factors to forming a cluster.

The following clusters have been identified: -

TABLE NO. 2: CLUSTERS
<p>Drakensberg Cluster</p> <p>(This area is situated under the foothills of the Ukhahlamba)Drakensburg Mountains.)</p> <p>Wards included: 11, 12, 13 and 14.</p>
<p>Southern Cluster</p> <p>(This areas is situated on the southern side of Matatiele Local Municipality)</p> <p>Wards included: 17, 18, and 22.</p>
<p>Western Cluster</p> <p>Wards included: 15,16, 23 and 24</p>
<p>Northern Cluster</p> <p>Wards included: 3,4,5,7 and 9</p>
<p>Eastern Cluster</p> <p>(This area encompasses the area located north east of Matatiele towards Lesotho including Maluti)</p> <p>Wards included: 1,2,8 and 25</p>
<p>Central Cluster</p> <p>(This area includes the CBD of Matatiele and Cederville)</p> <p>Wards included: 6, 10, 19, 20, 21and 26</p>

The above-mentioned clusters also share the following common strengths depicted in the table below: -

TABLE NO. 3: COMMON STRENGTHS	
CLUSTERS	STRENGTHS
Drakensberg Cluster (This area is situated under the foothills of the Ukhahlamba)Drakensburg Mountains.) Wards included: 11, 12, 13 and 14.	Tourism Agriculture Nature Reserve Wetlands
Southern Cluster (This areas is situated on the southern side of Matatiele Local Municipality) Wards included: 17, 18, and 22.	Forestry Arable Agriculture Existing Access Road
Western Cluster Wards included: 15,16, 23 and 24	Tourism Agriculture
Northern Cluster Wards included: 3,4,5,7 and 9	Link Road to Ramatseliso Border Existing Agriculture
Eastern Cluster (This area encompasses the area located north east of Matatiele towards Lesotho including Maluti) Wards included: 1,2,8 and 25	Existing Government infrastructure Access road to Qacha's Nek Border Existing Tourism
Central Cluster (This area includes the CBD of Matatiele and Cederville) Wards included: 6, 10, 19, 20, 21and 26	Commercial Node Existing Urban Agriculture Farming Sports Tourism Existing Hospitality Sector

It was therefore agreed that the conceptual framework developed would further be aligned to incorporate the above-mentioned clusters. The plan below depicts the clusters identified: -

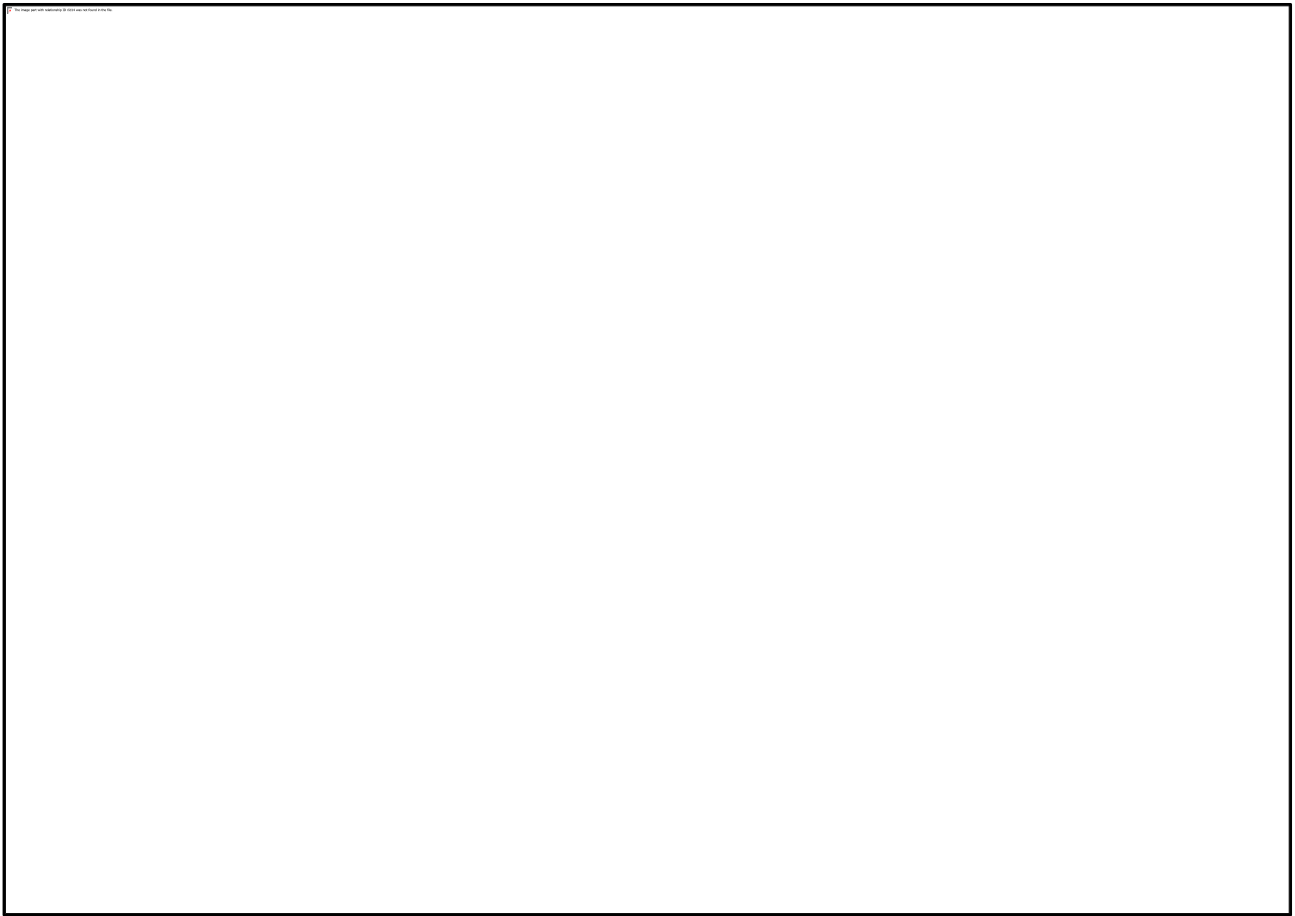


FIGURE NO. 3: PLAN SHOWING CLUSTERS

SECTION F: PROPOSED SPATIAL FRAMEWORKS

F1. ENVIRONMENT FRAMEWORK

Part of planning spatially is also our approach and responsibility towards the environment. We need to make sure that development within Matatiele Local Municipality takes cognisance of all existing Environmental Policies available to that specific area.

F1.1 Environment Policy Context

The Eastern Cape Provincial Spatial Development Plan anticipated that each Environmental Spatial Framework prepared for a municipal area, should be founded on the Eastern Cape Biodiversity Conservation Plan, recognizing biodiversity corridors, core and buffer areas, coastal sanctities and sub-tropical thicket corridor concept. In addition the framework should emphasize the need to safeguard natural resources, achieve food security by preventing loss of valuable high potential agricultural land and connect development to the availability of sustainable water resources.

F1.2 NEMA Principles

The National Environmental Management Act (NEMA) requires that all development must be economically, socially and environmentally sustainable. A key aspect of NEMA is that it provides a set of environmental management principles that apply throughout the Republic to the actions that may significantly affect the environment.

The following provides a summary of the NEMA principles most relevant to the MLM SDF and proposed activities:

- Development must be socially, environmentally and economically sustainable.
- Avoid, or minimise and remedy:
 - Disturbance to ecosystems
 - Loss of bio-diversity
 - Pollution
 - Degradation of the environment
 - Disturbance of cultural heritage sites and landscapes
 - Waste and promotion of recycling
- Practice risk aversion, adhere to the precautionary principle and acknowledge the limits of our knowledge.
- Pre-assess risks and avoid, minimise and mitigate impacts
- Selection of the “best practicable environmental option”.
- Comprehensive “cradle to the grave” accounting of environmental consequences.
- Decisions based on social, economic and environmental impact assessment.

-
- Promote environmental health in the workplace.
 - Stewardship – the environment is a public resource to be protected and managed in the interests of the public.
 - Polluter pays.

F1.3 Eastern Cape Biodiversity Conservation Plan

The Eastern Cape Biodiversity Conservation Plan (ECBCP) identifies Critical Biodiversity Areas and provides for Biodiversity Land Management Classes (BLMC) or guidelines of permissible land use to conserve biodiversity.

The main outputs of the ECBCP are "critical biodiversity areas" or CBAs. Some of the different CBA's evident in the study area include:

- CBA 1 = Maintain in a natural state (dark green)
- CBA 2 = Maintain in a near-natural state (light green)
- CBA 3 = Towns and Settlements
- CBA 4 = Cultivated land

The critical biodiversity information for the **Matatiele Municipal area** is depicted on the Plan 4.

The ECBCP designates land use guidelines, which are based on ten principles, described below:

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

To facilitate the use of the ECBCP information, a land management objectives-based approach has been adopted. This approach rests on the concept of Biodiversity Land Management Classes (BLMCs). Each BLMC sets out the desired ecological state that an area should be kept in to ensure biodiversity conservation.

The table below sets out the Terrestrial BLMCs and the recommended land use objective for each class. The BLMCs can be used to "red flag" areas where land use changes that occur may require environmental authorization (e.g. an EIA).

TABLE NO. 4: POTENTIAL LAND USES PER BIODIVERSITY LAND MANAGEMENT CLASS				
LAND USE	BLMC 1	BLMC 2	BLMC 3	BLMC 4
Conservation	yes	yes	yes	yes
Game Farming	no	yes	yes	yes
Communal livestock	no	yes	yes	yes
Commercial livestock	no	no	yes	yes
Dry land Cropping	no	no	Conditional	yes
Irrigated cropping	no	no	Conditional	yes
Dairy Farming	no	no	Conditional	yes
Timber	no	no	Conditional	yes
Settlement	no	no	Conditional	yes
Source: ECBCP, 2007				

F1.4 Climate Change

Climate Change is regarded by many as the most important environmental challenge in our era. Climate Change is defined by the United Nations Framework Convention on Climate Change (UNFCCC) as *"a change of climate which is attributed directly or indirectly to human activity that alters the composition of the global atmosphere and which is in addition to natural climate variability over comparable time periods"*. Global Warming has been blamed as that human activity, which has had the most influential impact on climate change. Global warming is defined by the UNFCCC as *"the increase in the earth's temperature, in part due to emissions of greenhouse gases (GHG's) associated with human activities such as burning fossil fuels, biomass burning, cement manufacture, cow and sheep rearing, deforestation and other land-use changes."*

Climate change is already having and will continue to have far reaching impacts on human livelihoods. As a result, policy and development plans must take cognizance of the implications of a changing climate and develop strategies for both mitigation and adaptation for a changing climate.

Recent studies within South Africa which involve climate change modeling and associated projections all show conclusively that the symptoms of climate change in South Africa are likely to include:

- Higher temperatures.
- Altered rainfall patterns.
- More frequent or intense extreme weather events, including heat-waves, droughts, storms and floods.
- Rising sea levels along Coastal Municipal areas.

The implications of the above predicted weather and climatic changes will impact on the physical environment which will ultimately impact on the sustainability of human livelihoods. It is crucial that future planning initiative programmes take into consideration the risks, impacts and limitations imposed by

climate change, such as increased temperatures; changes in precipitation levels; increased storm events; tidal surges and sea-level rise; and consider adaptation measures.

The above climate changes could imply that Matatiele Local Municipality will be faced with:'

- More frequent and severe flooding as a result of higher intensity storm events and possibly more frequent hail events. This will impact on human settlements, infrastructure, human health and place a greater burden on particularly impoverished communities.
- Higher rainfall may increase agricultural production but water availability could become a limiting factor, requiring increased irrigation. Ground and surface water systems are vulnerable. In this regard small scale farming is likely to be most affected.
- Heat waves may result in increased heat stress to plants, animals and humans and will increase associated fire risk placing livestock and grazing capacity under threat.

While the current predicted models show relatively marginal changes to the climate within the Matatiele Local Municipality, the consequences of the predicted impacts are severe and require management action. From a spatial planning perspective, responses are largely focused around avoiding new development and insisting on development controls around flood prone and coastal low-lying areas. Other responses are generally considered good practice and regardless of climate change, they will generally lead to an improved standard of living. These mentioned responses, if implemented should increase the resilience of vulnerable communities to climate change.

F1.5 Environmentally Sensitive Areas

With respect to the SDF, the following general environmental guidelines for spatial planning are proposed:-

TABLE NO. 5: GENERAL ENVIRONMENTAL GUIDELINES FOR SPATIAL PLANNING		
NO-GO AREAS	GO-BUT AREAS	
No Development Areas	Inside Urban Edges	Limited Development Areas Outside Urban Edge (rural context)
<ul style="list-style-type: none"> ▶ Areas of high environmental sensitivity and conservation value ▶ Critically Biodiversity Areas ▶ Preferably within 100 metres (but at least 50 metres) of a water course (rivers, stream or wetland) and any undisturbed riparian zones 	<ul style="list-style-type: none"> ▶ Urban Settlement ▶ Residential ▶ Public-Funded Housing ▶ Resort Development ▶ Business and Trade ▶ Other ▶ Develop from Inside – Outward (Phasing) <p><u>BUT, no for</u></p> <ul style="list-style-type: none"> ▶ Environmentally sensitive 	<p><u>Limited by</u></p> <ul style="list-style-type: none"> ▶ EIA process ▶ Low density ▶ Density/footprint/impact restrictions ▶ Not in areas of environmental sensitivity ▶ Unique & Sustainable Developments ▶ Must show tangible economic

<ul style="list-style-type: none"> ▶ Diverse grasslands and thicket vegetation types ▶ Within 500 metres of a sewage treatment facility 	<p>areas within the urban edge</p> <ul style="list-style-type: none"> ▶ Lack of services 	<p>benefits to broader community</p> <ul style="list-style-type: none"> ▶ Clustering of built form ▶ Aesthetic controls ▶ Mitigate impacts ▶ Show net gains for the environment ▶ Provision of services
Zoning: Open Space Zone III (nature reserve) or Special Zone: Conservation	Zoning: Various	Zoning: Mixed - Agriculture Zone I/Resort Zone I or II/Residential/ Open Space Zone III /Special Zone: Conservation

F1.6 Environmental Impact Assessments

The following table provides an indication of some of the probable triggers for a **Basic Assessment** or **Full EIA** (incorporating comprehensive Scoping and Impact Assessment components)

TABLE NO. 6: PROBABLE TRIGGERS FOR A BASIC ASSESSMENT OF FULL EIA		
Government Notice Number	Activity No(s)	Description of listed activity
GN No R.544 BASIC ASSESSMENT	9	The construction of facilities or infrastructure exceeding 1000 meters in length for the bulk transportation of water, sewage or storm water- <ul style="list-style-type: none"> (i) With an internal diameter of 0.36 metres or more; or (ii) With a peak throughput of 120 litres per second or more.
	10	The construction of facilities or infrastructure for the transmission and distribution of electricity – <ul style="list-style-type: none"> (i) Outside urban areas or industrial complexes with a capacity of more than 33 but less than 275 kilovolts.
	11	The construction of: <ul style="list-style-type: none"> (i) canals; (ii) channels; (iii) bridges; ▶ bulk storm water outlet structures; (x) buildings exceeding 50 square metres in size; or (xi) infrastructure or structures covering 50 square metres or more, <p>Where such construction occurs within a watercourse or within 32 metres of a watercourse, measured from the edge of a watercourse, excluding where</p>

TABLE NO. 6: PROBABLE TRIGGERS FOR A BASIC ASSESSMENT OF FULL EIA

Government Notice Number	Activity No(s)	Description of listed activity
		such construction will occur behind the development setback line.
	12	The construction of facilities for the off-stream storage of water, including dams and reservoirs, with a combined capacity of 50 000 cubic metres or more, unless such storage falls within the ambit of activity 19 of Notice 545 of 2010.
	22	The construction of a road, outside urban areas, <ul style="list-style-type: none"> (i) with a reserve wider than 13.5 metres or, (ii) where no reserve exists where the road is wider than 8 metres, or (iii) for which an environmental authorisation was obtained for the route determination in terms of activity 5 in Government Notice 387 of 2006 or activity in Notice 545 of 2010.
	23	The transformation of undeveloped, vacant or derelict land to: <ul style="list-style-type: none"> - Residential, retail, commercial, industrial or institutional use, <u>inside an urban area</u>, and where the total area to be transformed is 5 Ha or more, but less than 20 Ha, or - Residential, retail, commercial, industrial or institutional use, <u>outside an urban area</u>, and where the total area to be transformed is bigger than 1 Ha, but less than 20 Ha. <p>Except where such transformation takes place for linear activities.</p>
GN No R.545 FULL SCOPING AND EIR	3	The construction of facilities or infrastructure for the storage, or storage and handling of a dangerous good, where such storage occurs in containers with a combined capacity of more than 500 cubic metres.
	15	Physical alteration of undeveloped, vacant or derelict land for residential, retail, commercial, recreational, industrial or institutional use where the total area to be transformed is 20 hectares or more.
GN R. No. 546 BASIC ASSESSMENT	14	The clearance of an area of 5 hectares or more of vegetation where 75% or more of the vegetative cover constitutes indigenous vegetation <ul style="list-style-type: none"> (a) In Eastern Cape, Free State, KwaZulu-Natal, Gauteng, Limpopo, Mpumalanga, Northern Cape, Northwest and Western Cape: <ul style="list-style-type: none"> (i) All areas outside urban areas.
GN R. 718 (Waste Act)	Category A (11)	The treatment of effluent, wastewater or sewage with an annual throughput capacity of more than 2000 cubic meters but less than 15 000 cubic meters.
	Category B (7)	The treatment of effluent, wastewater or sewage with an annual throughput capacity of 15 000 cubic meters or more.

Matatiele Municipality is located along the Drakensberg and Maluti Mountain Range, in an area that is characterised by relatively high level of environmental sensitivity and highly endangered species. Umzimvubu River rises from this region, and its feeder tributaries are endowed with major wetlands which serve as habitat for rare and endangered species, and a source of water for a large number of people within the entire catchment. In addition, there is also a large number of historical and heritage sites that should be considered for conservation.

Over the years, local communities have engaged with the environment in a manner that enables them to meet their immediate needs, but along the process substantial damage has occurred. This includes soil erosion, loss of bio-diversity, degradation of water quality and increase in invasive species. Settlement in the region also continues to increase thus exerting more pressure on the already depleting natural resources. The ability of the future generations to use the natural resources to meet their needs cannot be guaranteed unless this situation is arrested and stringent measures designed to promote sustainable development are introduced.

Secondly any land planning and development initiative needs to take into account the following environmental aspects: Ecosystems and resources in the target area (wetlands, perennial rivers, etc); existing activities (e.g. communal grazing, conservation, tourism, industry) and associated outputs such as effluent, livestock production, jobs etc); and presence of any threatened elements such as rare bird species nesting in the area or particularly erodible soils

This is irrespective of whether the development requires a simple environmental scoping exercise or a full Environmental Impact Assessment (EIA). In the absence of a municipal specific Environmental Management Plan, it follows that all land development initiatives should substantially comply with the provisions of the Alfred Nzo Environmental Management Plan (EMP).

F1.7 Areas where development should not occur

Areas of environmental sensitivity in which development should be avoided, or conducted under strict environmental guidelines, include the following: Maluti-Drakensberg Centre of Endemism: The Maluti Drakensberg Centre of Endemism occurs at the centre of a grouping of unique biological species, which if lost in that area, will effectively become extinct. Wetlands: **Wetlands are vital components of hydrological and terrestrial ecosystems. They form a vital function in terms of storing, releasing and cleaning water for continuous flow in rivers, while they contain unique plant, invertebrate and bird species.** However, wetlands are sensitive and vulnerable to exploitation such as draining for cultivation, or for forestry.

These areas of sensitivity represent constraints on certain kinds of development which will heavily impact the natural state of the landscape. However, these areas also represent opportunities which may be embraced, such as eco- and cultural- tourism. If development does take place within sensitive areas, it should occur under carefully drafted environmental management guidelines or plans.

F1.8 Protected Areas

ONGELUKSNEK NATURE RESERVE

Ongeluksnek Nature Reserve measures approximately 13 000ha. It is located in the steep mountain grassland of the Southern Drakensberg, on the Lesotho border. The area lies in rugged mountainous terrain, dropping-off steeply from the

Maluti/Drakensberg Escarpment. It is mainly underlain by basaltic lavas of the Drakensberg Group of the Karoo Super group.

It was proclaimed as a protected area in 1976, and forms an important part of the upper catchment of the Kinira River, which feeds the greater Umzimvubu basin. The reserve is drained by the perennial Lebelle and Jordan Rivers. The four neighbouring villages are Motseng, Letlapeng, Moiketsi and Masupha.

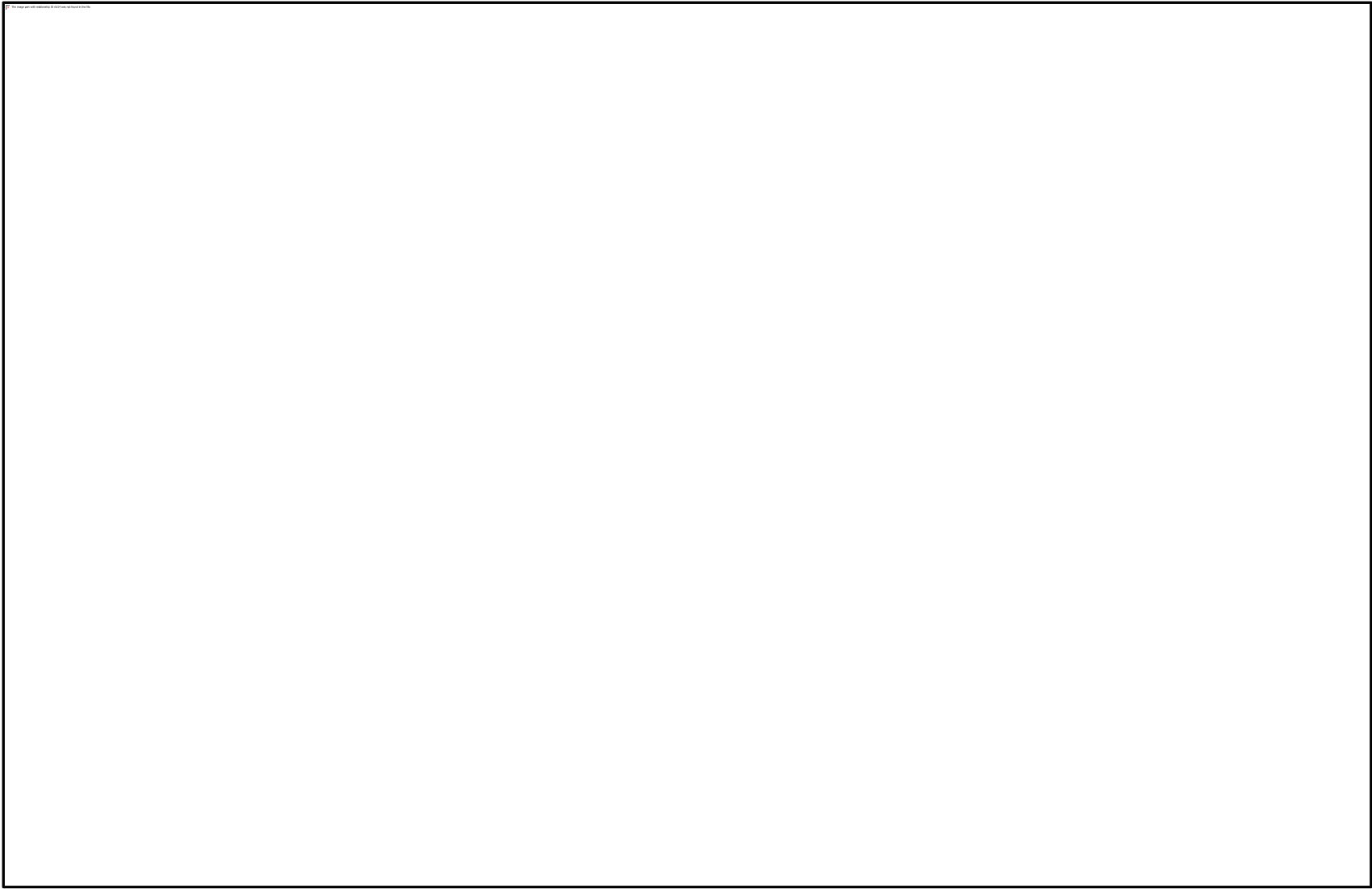
The Reserve has never been stocked with wildlife, but has provided a fairly safe habitat for existing species in the upper catchment. The Reserve has a range of raptors and large birds, including the Bearded and Cape Vulture

MATATIELE NATURE RESERVE

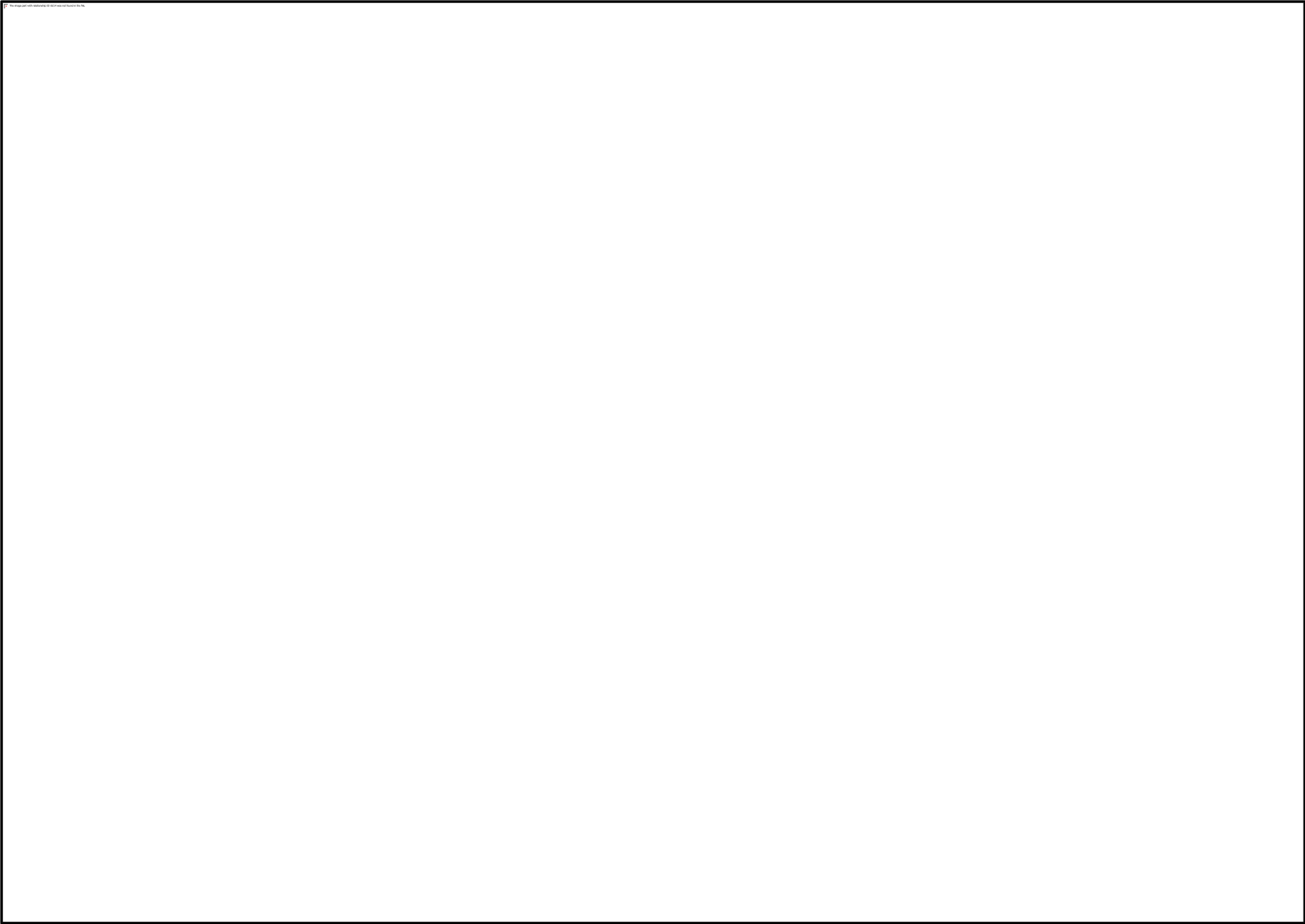
The Matatiele Nature Reserve (MNR) was declared in terms of the National Environmental Management: Protected Areas Act, No. 57 of 2003 by the Eastern Cape Provincial Member of the Executive Council for Economic Development and Environmental Affairs by Provincial Notice 25 in the Provincial Gazette for Eastern Cape No. 1767 of 6 September 2007 (MNR EMP, 2008:18). Matatiele Local Municipality is the designated Management Authority for the reserve and has the mandate to manage and sustainably develop the Nature Reserve to realise its ecological, cultural, tourism and economic development potential. The southern sector of Matatiele Nature Reserve forms the major part of the mountain catchment area for the Mountain Dam which is situated within MNR. Mountain Dam that supplies the town of Matatiele and the surrounding area with water is located within Matatiele Nature Reserve. MNR is a core conservation area and integral part of the MDTFCA.

The EMP notes that since declaration: The northern sector of Matatiele Nature Reserve (MNR) that presently managed as a nature reserve is significantly larger than the declared area. The portion that is not declared, however effectively protects a natural fountain and wetland south of the declared area. The declared northern boundary of the southern sector of MNR includes a large operational quarry just east of the town. This situation is untenable as the operation of such a large quarry within a declared nature reserve is not compatible with the objectives of MNR.

In the light of this, it recommends amendments to the declared MNR boundaries and the imminent boundary fence that must be constructed, there is an urgent need to amend the declaration of Matatiele Nature Reserve. In terms of zonation, MNR is divided into two, that is: Development zone: This zone consists of a number of Development Nodes, which permits more intensive infrastructure development. Design of development projects should meet the basic management and eco-cultural tourism needs within the bounds of generally accepted ecological, aesthetic and architectural standards. Natural zone, which is further, divided into medium and low intensity utilization zones.



PLAN NO. 4: CRITICAL BIODIVERSITY AREAS



PLAN NO. 5: ENVIRONMENTAL FRAMEWORK

F2. SOCIAL DEVELOPMENT AND HUMAN SETTLEMENT FRAMEWORK

The Social Development and Human Settlement Framework focuses on spatial proposals and how to manage the development of human settlements within the municipal boundaries, with associated and appropriate social infrastructure and facilities. This section deals with:

- ▶ *Social Development*
 - *Social Facilities*
 - *Schools;*
 - *Clinics;*
 - *Hospitals*
 - *Post Office*
 - *Police Station*
- ▶ *Human Settlement*
 - *Proposed Spatial Structuring Elements*
 - *Housing*
 - *Densification*
 - *Provisional Restructuring Zone*
 - *Urban Development Zone*
 - *Spatial Priority Areas*
 - *Other Development Areas*
 - *Land*

F2.1 Social Facilities

Social Infrastructure within Matatiele Municipality is limited, with the majority of facilities being located within the towns of **Matatiele**, **Cedarville** and **Maluti**. Also, the existing poor conditions of some of the facilities were highlighted as a Key Issue in the Ward Based Planning exercise.

An analysis of the threshold of facilities, in terms of the CSIR Human Settlement Guidelines, depicted below, was completed of the facilities available in the Municipal area. This table depicts ideally, what the walking distances should be, to identified social facilities.

TABLE NO. 7: SOCIAL FACILITIES		
GROUP	CSIR STANDARDS	ACCESS DISTANCE
Crèche	Small – 1 per 1000 Large – 1 per 2000	2km
Primary School	1 for every 5500	15min in vehicle and 1km walking distance
Secondary School	1 for every 12500	15min in vehicle and 1km

		walking distance
Further Education and Tertiary Institution	Smaller FET Colleges and other learning centres +5000	N/A
University	University +1 000 000 people	N/A
Clinic	1 for every 5000	15 min in vehicle and 1.5km walking distance
Sports Field and Facilities	1 for every 1400	N/A
Community Hall	1 for every 30 000	15min in vehicle (urban) 30 min urban and walking distance(rural)
Children's Home	1 for every 60 000	N/A
Hospital L1	1 for every 450 000	5km/30 minutes in vehicle
Old Age Homes	1 for every 50 000	N/A
Cemeteries	1 for 100 000	
Police Stations	1 for 60 000	5km
Post Offices	10 000	2km

Due to the predominantly rural nature topography of the municipality, access to Social Facilities is extremely difficult. The "CSIR Human Settlement Guidelines" especially for rural areas, does not take cognizance of local conditions i.e. low density of rural settlements, road conditions vs. traveling time, etc.

The following is strategic proposals based on the assessment of the CSIR Guidelines for the various Social Facilities identified within the municipal area.

PRIMARY SCHOOLS

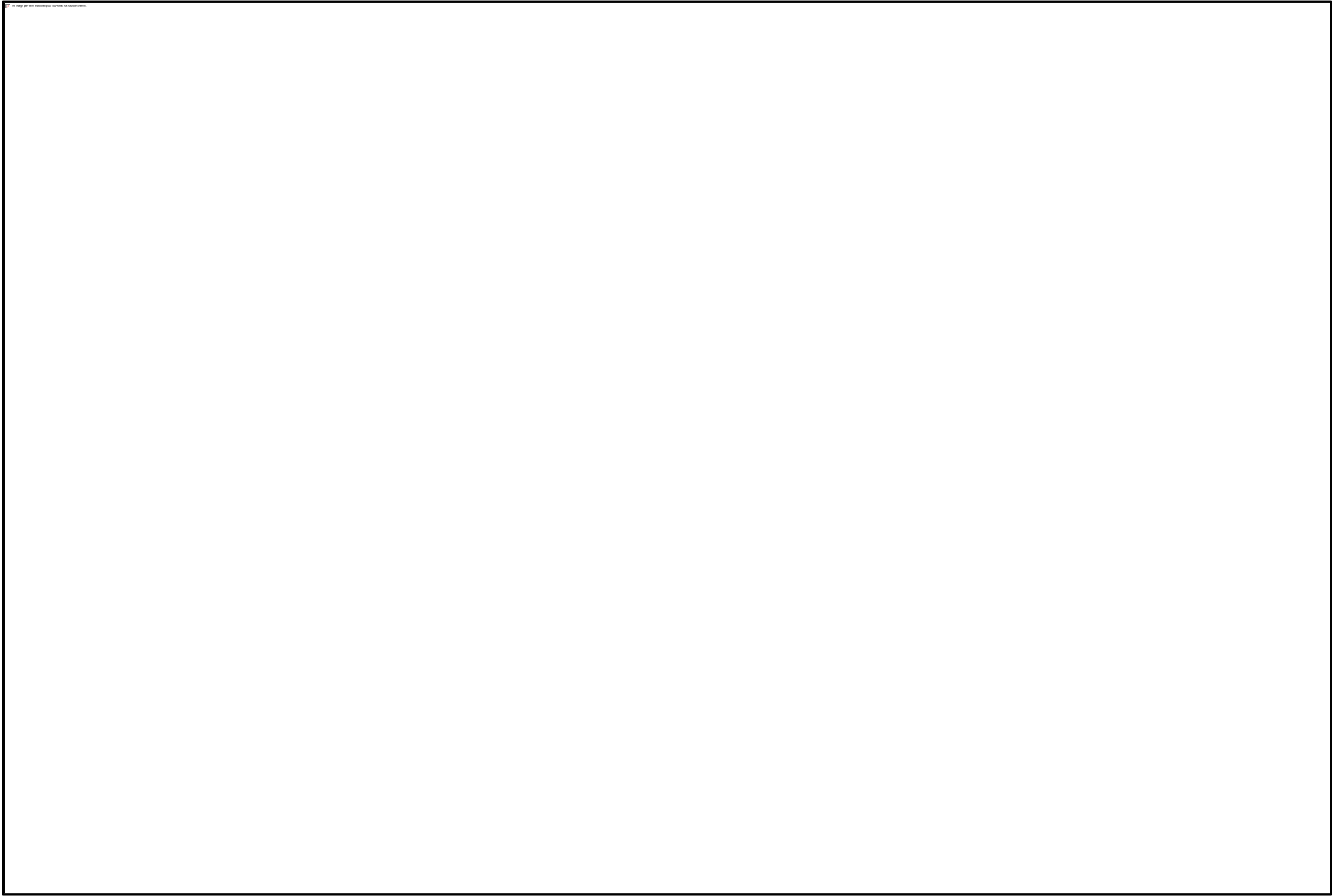
In terms of the CSIR Guidelines and Standards, a Primary School should serve a population of at least 5 500 people, and the table below represents the outcome of the Matatiele Ward Base Plan 2014 with regard to existing Primary Schools. In terms of a theoretical analysis completed, all wards have sufficient Primary Schools.

TABLE NO. 8: PRIMARY SCHOOLS		
WARD NO	EXISTING	POPULATION
Ward 1	3	6,383
Ward 2	5	13,5341

Ward 3	7	7,785
Ward 4	3	8,305
Ward 5	1	8,358
Ward 6	4	7,369
Ward 7	2	7,585
Ward 8	7	9,722
Ward 9	3	6,581
Ward 10	6	8,842
Ward 11	6	11,392
Ward 12	8	6,588
Ward 13	6	8,198
Ward 14	8	6,546
Ward 15	9	6,691
Ward 16	7	6,394
Ward 17	10	8,500
Ward 18	4	7,226
Ward 19	1	2,292
Ward 20	2	11,578
Ward 21	1	7,066
Ward 22		6,255
Ward 23	8	6,335
Ward 24	10	5,560
Ward 25	4	7,031

Ward 26	13	7,870
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However, considering the circumstances of the rural nature of the municipality and the wards, The plan below indicates the spatial spread of the Primary Schools within the municipal area. A 2km radius indicates the access/walking distance to a Primary School in terms of the Human Settlement Planning and Design (CSIR) Guidelines.



PLAN NO. 6: PRIMARY SCHOOL COVERAGE

The table below provides an analysis of villages with wards which do not have access to Primary School facilities:

TABLE NO. 9: ANALYSIS OF VILLAGES WHICH DO NOT HAVE ACCESS TO PRIMARY SCHOOLS				
WARD NO	EXISTING	POPULATION	SUFFICIENT	INSUFFICIENT
Ward 1	3	6,383	x	
Ward 2	5	13,5341	x	
Ward 3	7	7,785	x	
Ward 4	3	8,305		x
Ward 5	1	8,358		x
Ward 6	4	7,369	x	
Ward 7	2	7,585	x	
Ward 8	7	9,722	x	
Ward 9	3	6,581	x	
Ward 10	6	8,842	x	
Ward 11	6	11,392	x	
Ward 12	8	6,588	x	
Ward 13	6	8,198	x	
Ward 14	8	6,546	x	
Ward 15	9	6,691		x
Ward 16	7	6,394	x	
Ward 17	10	8,500		x
Ward 18	4	7,226	x	
Ward 19	1	2,292	x	
Ward 20	2	11,578	x	

Ward 21	1	7,066		x
Ward 22		6,255	x	
Ward 23	8	6,335		x
Ward 24	10	5,560	x	
Ward 25	4	7,031	x	
Ward 26	13	7,870	x	

SECONDARY SCHOOLS

In terms of the CSIR Guidelines and Standards, a Secondary School should serve a population of at least 12 500 people. The table below represents the outcome of the Matatiele Ward Base Plan 2014 with regard to existing number Secondary Schools. The provision of Secondary Schools in terms of the CSIR standards indicates that there is sufficient provision within Matatiele Local Municipality.

TABLE NO. 10: SECONDARY SCHOOLS		
WARD NO	EXISTING	POPULATION
Ward 1	2	6,383
Ward 2	1	13,5341
Ward 3	1	7,785
Ward 4	1	8,305
Ward 5	1	8,358
Ward 6	0	7,369
Ward 7	1	7,585
Ward 8	1	9,722
Ward 9	0	6,581
Ward 10	1	8,842
Ward 11	0	11,392
Ward 12	1	6,588

Ward 13	0	8,198
Ward 14	2	6,546
Ward 15	2	6,691
Ward 16	1	6,394
Ward 17	2	8,500
Ward 18	2	7,226
Ward 19	0	2,292
Ward 20	0	11,578
Ward 21	1	7,066
Ward 22		6,255
Ward 23	0	6,335
Ward 24	2	5,560
Ward 25	2	7,031
Ward 26	1	7,870

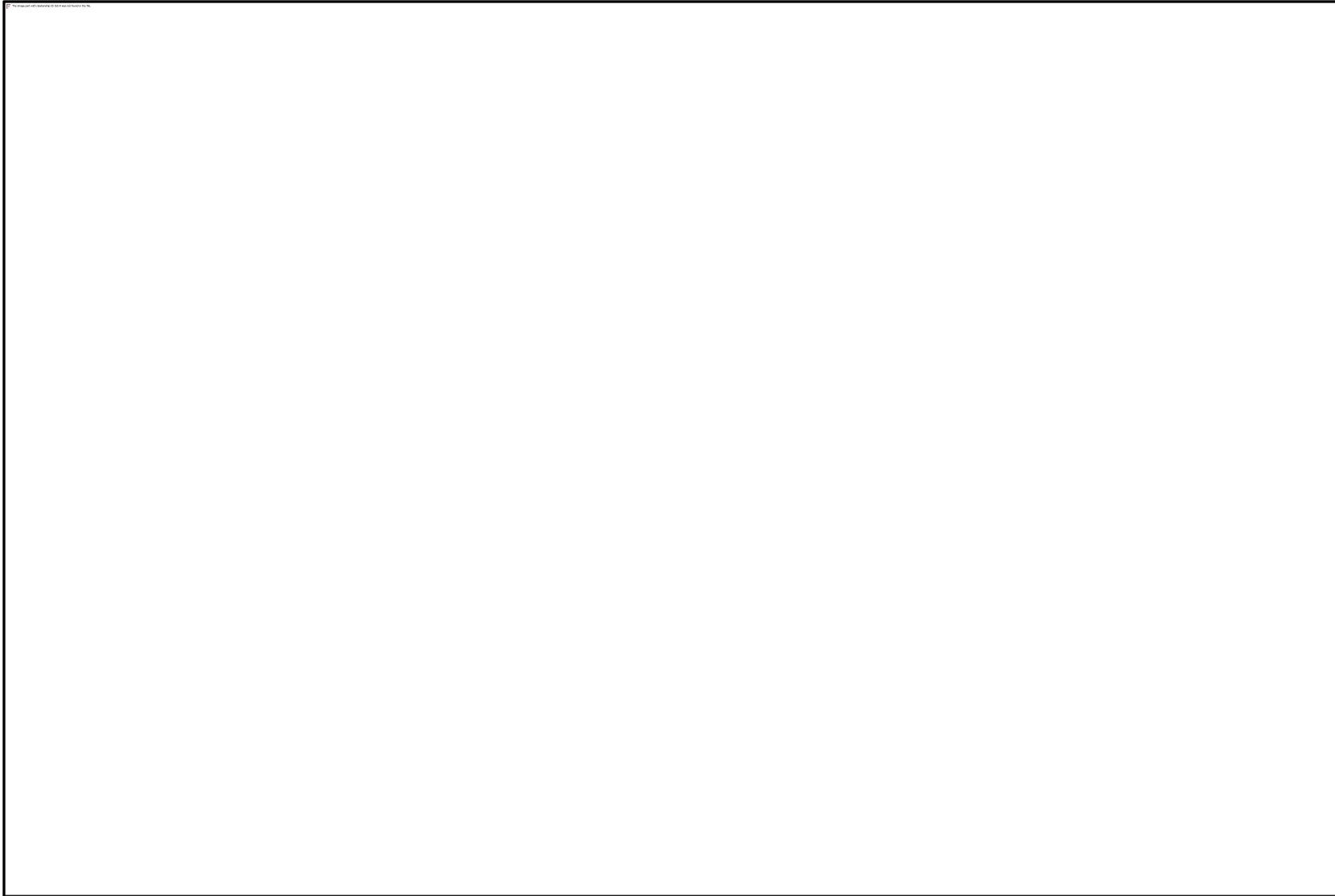
The plan below indicates the spatial spread of the Secondary Schools in the municipal area. A 2km radius indicates the access distance for a Secondary School in terms of the Human Settlement Planning and Design (CSIR GUIDELINES). With reference to the table above it demonstrates that the Secondary School provision for Matatiele Municipality area is sufficient although the infrastructure and conditions of the buildings needs to be upgraded.

The walking distance to the Secondary Schools are a problem, and although information extracted from the Ward Based Planning exercise completed in March 2014 indicated that the Secondary Schools are sufficient, the following table provides an indication of which wards should get additional secondary schools: -

TABLE NO. 11: ADDITIONAL SECONDARY SCHOOLS REQUIRED				
WARD NO	EXISTING	POPULATION	SUFFICIENT	INSUFFICIENT
Ward 1	2	6,383	x	
Ward 2	1	13,5341		x

Ward 3	1	7,785	x	
Ward 4	1	8,305	x	
Ward 5	1	8,358	x	
Ward 6	0	7,369	x	
Ward 7	1	7,585	x	
Ward 8	1	9,722	x	
Ward 9	0	6,581	x	
Ward 10	1	8,842	x	
Ward 11	0	11,392		x
Ward 12	1	6,588	x	
Ward 13	0	8,198		x
Ward 14	2	6,546	x	
Ward 15	2	6,691	x	
Ward 16	1	6,394		x
Ward 17	2	8,500	x	
Ward 18	2	7,226		x
Ward 19	0	2,292		x
Ward 20	0	11,578		x
Ward 21	1	7,066	x	
Ward 22	0	6,255	x	
Ward 23	0	6,335		x
Ward 24	2	5,560	x	
Ward 25	2	7,031	x	

Ward 26	1	7,870	x	
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PLAN NO. 7: SECONDARY SCHOOL COVERAGE

POST OFFICES

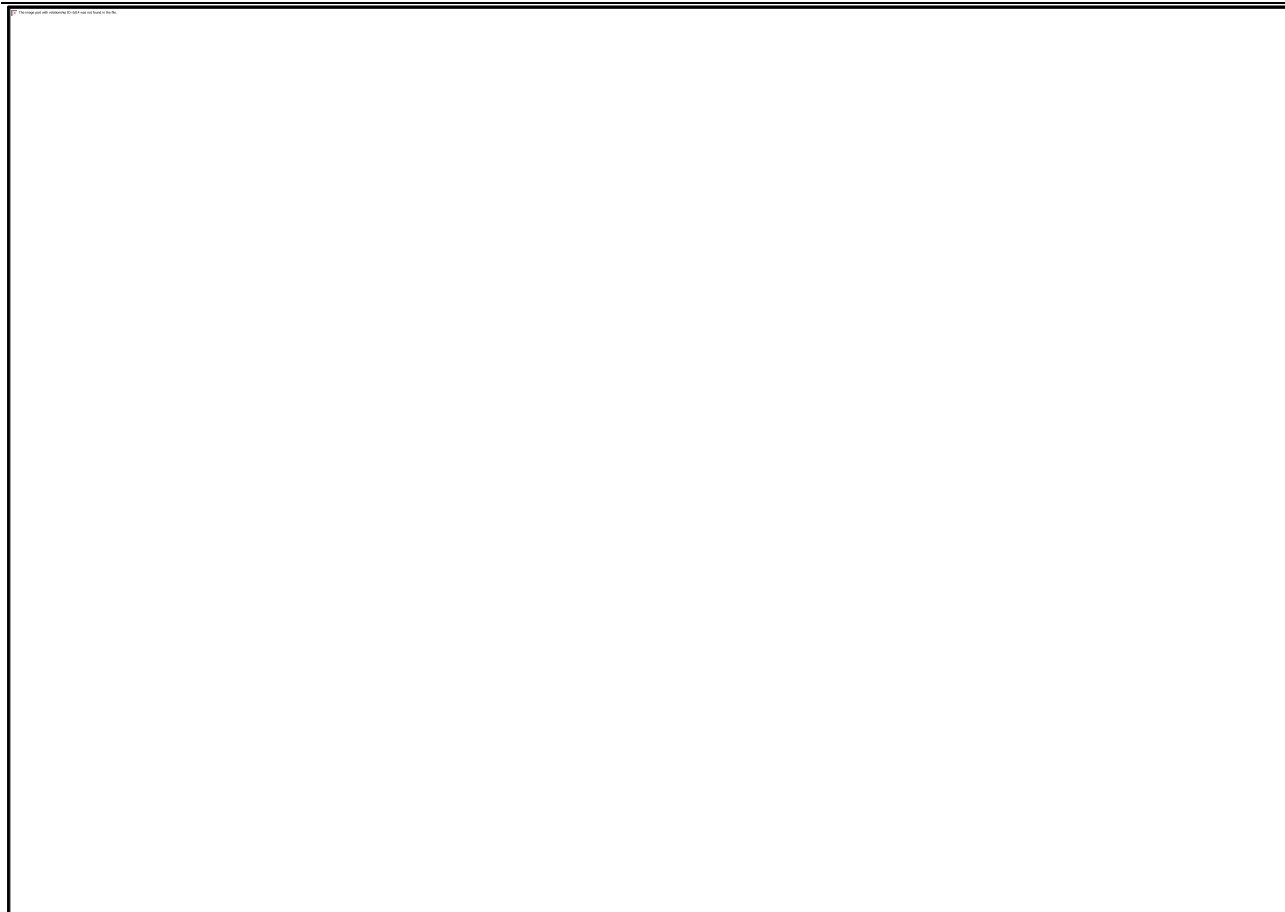
The plan below indicates the location of the two Post Offices within the municipal area. A 2km radius indicates access/walking distance for a Post Office in terms of the Human Settlement Planning and Design (CSIR Guidelines). The Post Office service is insufficient for the population of the municipality, as One Post Office should serve a population of at least 11 000 people. It is proposed that at least more post offices or satellite post offices be established in the Municipal area. Also post boxes in more remote areas should be provided and an efficient pick up and drop off/distribution of mail should be implemented by the South Africa Postal Service.



PLAN NO. 8: POST OFFICE COVERAGE

POLICE STATIONS

The plan below indicates the location of Police Stations within the municipal area. A 5km radius indicates access/walking distance for a Police Station in terms of the Human Settlement Planning and Design (CSIR) Guidelines. The Police Station service is **insufficient** for the population of the municipality, as One Police Station should serve a population of at least 25 000 people. The police stations are scattered and road access is extremely poor. It is proposed that road access to these services be upgraded.



PLAN NO. 9: POLICE STATION

CEMETERIES

There is not enough information available on a municipal level regarding the spatial location of cemeteries throughout the municipal area.

The Matatiele IDP 2012-2017 indicates that cemeteries also need to be secured in order to ensure preservation of heritage and prevent vandalism of graves and tombstones. The areas of prioritised intervention include the identification of all rural cemeteries, which must be fenced and maintained.

Proposal

There is a need to look at options to expand current capacity or identify new sites in Matatiele, Cedarville and Maluti (LUMS and Environmental Impact Assessment where necessary) and investigate the provision of extended cemetery services to ensure that entire area has access to services.

F2.2 Spatial Structuring Elements

This section focuses on the basic structuring elements identified for the Matatiele Local Municipal area which have been adopted from the Eastern Cape Provincial Spatial Development Plan. Spatial **Structuring Elements** are used to manage and guide spatial development decision-making in the municipal area. These elements are:

- ▶ *Development Nodes;*
- ▶ *Urban Edge;*
- ▶ *Development Corridors; and*
- ▶ *Environmental Area;*
- ▶ *Settlement Edges.*

DEVELOPMENT NODES

Node: - is a term usually ascribed to cities, towns and villages. This tends to work against the need to achieve rural development through integration of urban and rural areas. Nodes are generally described as areas of mixed use development, usually having a higher intensity of activities involving retail, traffic, office, industry and residential land uses. These are the places where most interaction takes place between people and organisations, enabling most efficient transactions and exchange of goods and services. Nodes are usually located at nodal interchanges to provide maximum access and usually act as catalysts for new growth and development.

The table below represents all the nodes identified within Matatiele Local Municipality and should be read in conjunction with the Nodal Plan which is Plan 11 below.

TABLE NO. 12: NODES	
NODE TYPE	AREA
Local Centre (Existing Primary Urban Node)	<ul style="list-style-type: none"> ■ Matatiele
Sub Local Centre (Existing Secondary Coastal Node)	<ul style="list-style-type: none"> ■ Maluti ■ Cedarville
Rural Centres	<ul style="list-style-type: none"> ■ Ndakeni, Hillside ■ Ongeluksnek ■ Nkau ■ Queens Mercy ■ Thabachitja ■ Peballong ■ Kwamango
Villages	<ul style="list-style-type: none"> ■ All settlement within Matatiele Local

	Municipality
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The plan below spatially depicts all nodes mentioned in the table above. **Matatiele** the **Local Centre** for Matatiele Local Municipality should allow for a travel distance of 20km which is 30 minutes in a vehicle on rural roads to access its higher order public facilities. As the Local Centre (Primary Node), Matatiele should at least provide access to the facilities listed below in order to enhance the lives of the people within these nodes:

- ▶ *Retail Facilities*
- ▶ *Public Transport Interchange and well-connected road network;*
- ▶ *Tertiary Educational facilities such as:*
 - ▶ *Adult Basic Education and Training Centre*
 - ▶ *Computer Training Centre/Facilities;*
 - ▶ *Business Support (opening a business);*
 - ▶ *Information and Communication Technologies Centre;*
- ▶ *Community Library;*
- ▶ *Community Information Centre;*
- ▶ *Municipal offices and pay points;*
- ▶ *Magistrate court;*
- ▶ *Police Station;*
- ▶ *Fire Station;*
- ▶ *Agriculture Resource Centre;*
- ▶ *Co-operative Centre;*
- ▶ *Parks;*
- ▶ *Hospital;*
- ▶ *Regional Sports and Recreational Facilities.*

Sub Local Centre which is **Maluti and Cedarville** should allow for a travel distance of 10km which is 15 minute drive in a vehicle on rural roads in order to give the people access to its public facilities. Maluti and Cedarville should include the following:

- ▶ *High School;*
- ▶ *Primary School;*
- ▶ *Recreational/sporting facilities (multi-purpose sports hall and swimming pool;*
- ▶ *Community centre/hall;*
- ▶ *Skills development facilities;*
- ▶ *Public Transport point;*
- ▶ *Health Care Centre;*
- ▶ *Post Office;*
- ▶ *Convenience Retail with Banking Facility*
- ▶ *Police Satellite Station*
- ▶ *24hour Clinic*

The **Rural Centre** which is **Hillside, Ndakeni, Ongeluksnek, Nkau, Queens Mercy, Thabachicha; Peballong and Kwamango** should serve to provide convenient services to the community. The following facilities should be:

- ▶ *Mobile Clinic*
- ▶ *High School;*
- ▶ *Primary School;*
- ▶ *Community halls*
- ▶ *Postal Services*
- ▶ *Recreational/sporting facilities (multi-purpose sports hall).*

Figure 10: Nodes in the Spatial Development Framework

PLAN NO. 10: NODES

URBAN EDGE

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

Figures 3, 4 and 5 below indicate the proposed urban edge for *Matatiele*, *Maluti* and *Cedarville*. This will assist the municipality to manage development and control future expansion of the three towns.



FIGURE NO. 4: MATATIELE URBAN EDGE

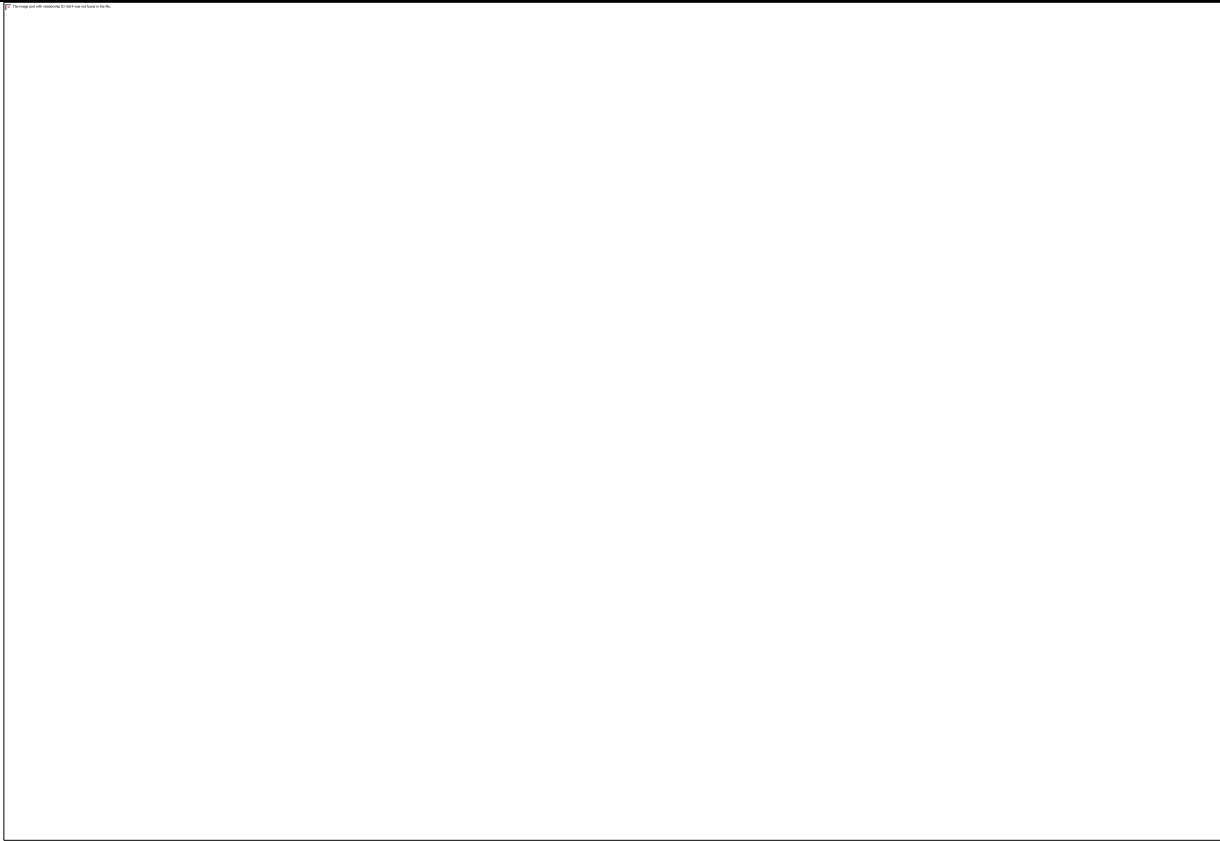


FIGURE NO. 5: MALUTI URBAN EDGE

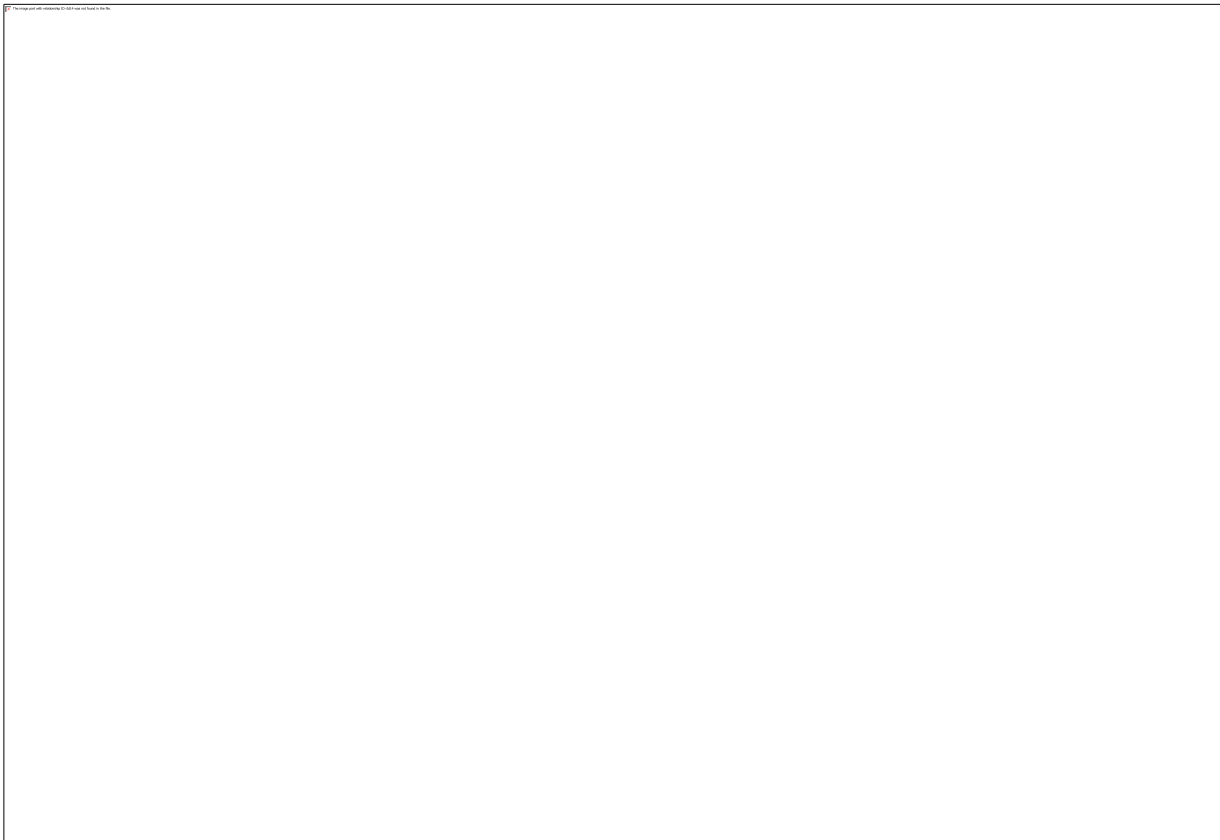


FIGURE NO. 6: CEDARVILLE URBAN EDGE

Settlement Edges

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

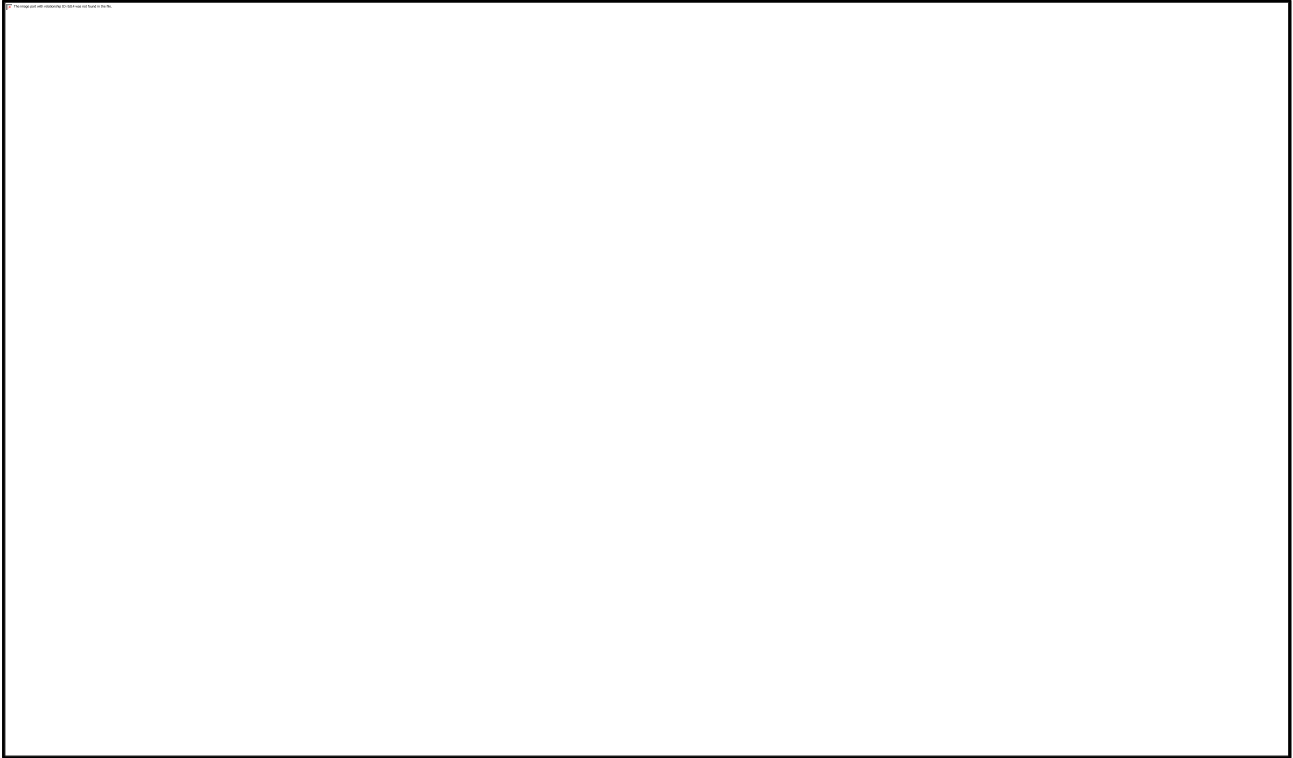


FIGURE NO. 7: SETTLEMENT EDGE

GUIDELINES FOR DETERMINING A SETTLEMENT EDGE

Function and position of a Settlement Edge

The function of a settlement (urban or built up area) edge must be continuously evaluated as part of preparing SDFs, namely as:

Firstly - *A purpose drawn and defensible line used as a means of restructuring the built up area and integrating the currently segregated social groups and urban uses;*

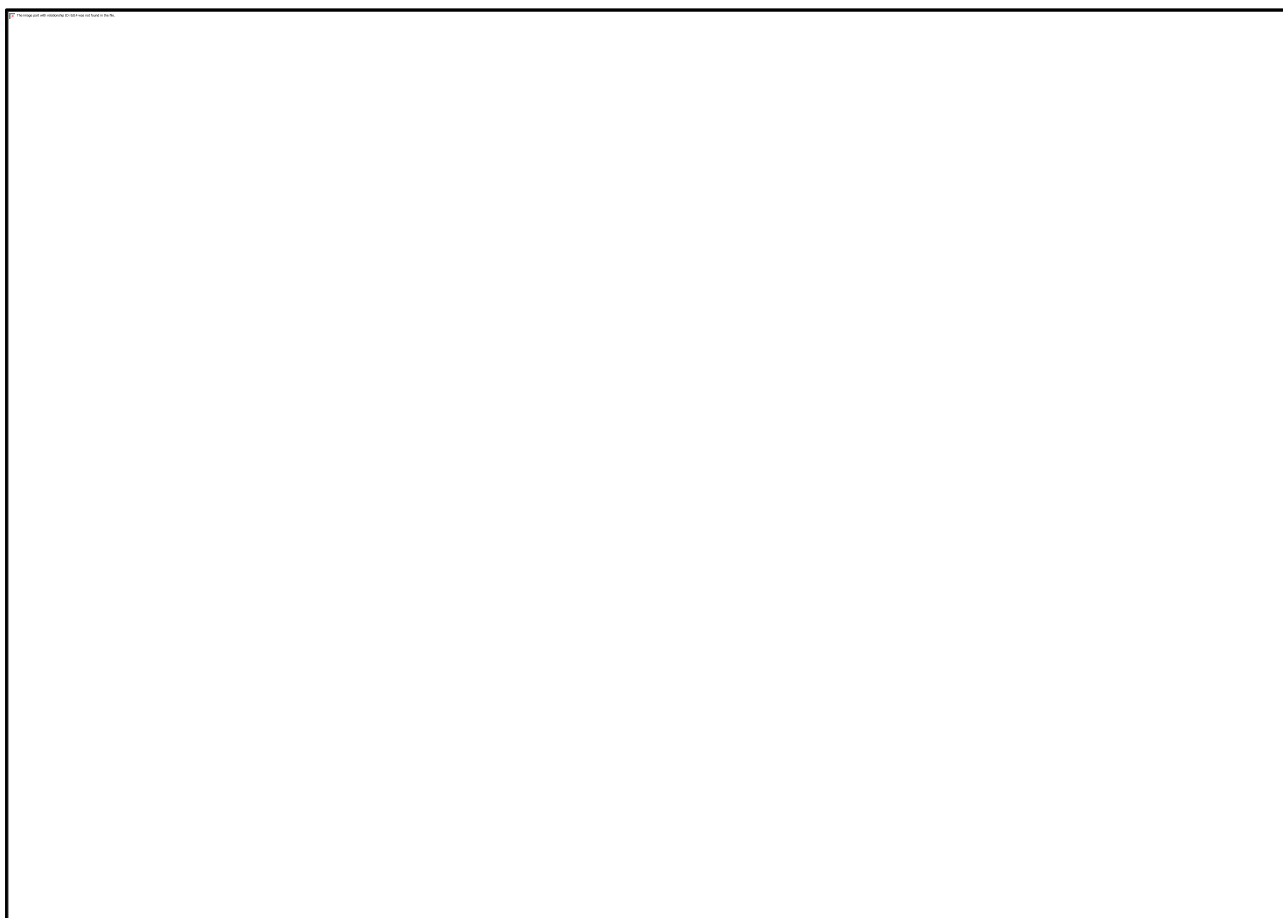
Secondly - *A growth management tool used to limit sprawl and the outward growth of a settlement area, in favour of densification and infill development to ensure the more efficient use of resources and land within the built up area; and*

Thirdly - *A conservation tool used to exclude certain elements of the environment from the settlement, in order to protect or preserve it, or to discourage its development in the short and medium term while the long term implications are uncertain.*

In determining the position of a settlement edge, consideration needs to be taken of the availability of vacant or underused land within the settlement in question, compared to the desired future development needs of the community. This, in turn, needs to be evaluated in comparison with the undeveloped surroundings, their environmental and resource characteristics; and ecological potential. This evaluation would enable planning decisions as to the amount of additional “greenfield” land that should be included inside a settlement edge to allow for expansion.

The edge is recommended to be drawn as close as possible to the edge of built up areas, using cadastral boundaries, hard infrastructure as barriers and other physical boundaries, so as to achieve the spatial development principles of limiting sprawl and inefficient settlement development.

The plan below show the settlement edges of all the settlements in Matatiele Local Municipality.



PLAN NO. 11: Settlement Edges

PROPOSALS

It is proposed that the municipality complete a Rural Settlement Plan study for the Rural areas of Matatiele Local Municipality.

DEVELOPMENT CORRIDORS

“A Development Corridor” is normally used to symbolise the area where important economic activities are to be encouraged along a particular transport route.

A Development Corridor can also be identified as a **Transport Route** and it places emphasis on the transportation activity, which is critical for economic clusters to grow in both urban and rural environments

Activity Street is defined as a local street that is located within the sphere of influence of an activity corridor and reinforces it to be classified as an activity street, vehicle and pedestrian access to a mix of land uses, as a priority.

Mobility Routes are defined as roads with limited access that principally carries traffic between major routes.



PLAN NO. 12: CORRIDOR PLAN

TABLE NO. 13: CORRIDORS	
Corridor Type	Description
Transport Corridor	<ul style="list-style-type: none"> R56 is a regional limited access and high speed public transport route, as such direct access onto this road is subject to the provincial road transport regulations.
Primary Corridor	<ul style="list-style-type: none"> Road linking Matatiele and Ongeluksnek Road linking Swartberg with both Matatiele and Cedarville.

	<ul style="list-style-type: none"> ■ The road from Matatiele to Lesotho through Maluti is one of the roads that carry huge volumes of vehicular and trade related traffic. It also provides access to a large number of peri-urban and rural settlements located just outside of Maluti. This road requires regular maintenance and upgrade as it has huge volumes of traffic. ■ Road to Ongeluksnek which branches nearly 15km outside of Matatiele. This road provides access to a tourist destination (tourism node) and block of high potential agricultural land located in the area. It also requires substantial upgrading and maintenance. ■ Proposed Maluti – Kingscote link road. This road will run along the foothills of the Drakensburg Range and thus provide strategic linkages and unlock tourism development potential of this area. ■ Link road to Qachasnek
Secondary Corridor	<ul style="list-style-type: none"> ■ Other district roads providing access to clusters of settlements.

ENVIRONMENT AREA

An ‘environmental area or no development zone’ targets the non-negotiable preserved areas, where development of any kind would not be considered under any circumstances.

The provincial approach to spatial planning tools is to require standardization of such tools, their terminology and use. This will enable easier integration between local and district SDFs; and make it easier for stakeholders to interpret the planning proposals.

F2.3 Housing

This Section of the report is aligned to the recently completed Housing Sector Plan (HSP) which is to guide the Local municipality to deliver housing in a planned and coordinated manner. The HSP enables the municipality to correct the spatial disparities of the apartheid era and ensure the integration of housing with other service provisions to maximise the use of limited resources.

HOUSING VISION AND MISSION

The Vision

“Integrated efficient settlements that offer maximum choice to the community within the sustainable human settlements concerns.”

In order to realize the vision of HSP there needs to be strategies on how this vision will be achieved. The Municipality has to support the notion of productivity, inclusivity, good governance and sustainability. Given the demand profile, the provision of a suitable Rural Housing programme is core to this plan.

CONSOLIDATED STRATEGIC PROGRAMME

The table below represents the consolidated strategic programme of the Matatiele Housing Sector Plan.

TABLE NO. 14: CONSOLIDATION STRATEGIC PROGRAMME	
Strategic goal	Objective
To declare demand	Prepare for (methodology and process steps) and undertake Housing Consumer Education / awareness and the Housing voice in the next IDP planning cycle
	Install, train staff and implement Housing Needs Register
	Engage social welfare / SPU to cater for child headed households and orphans
Scaled up delivery of subsidised housing	Undertake annual Strategic planning that includes an environment analysis to inform strategic priorities
	Credible project pipeline: <ul style="list-style-type: none"> ■ Install project tracking tool, ■ Train staff on the use thereof, ■ Collect and input all the information from the relevant sources including importantly sections in the municipality, the district and the ECDoHS, ■ All the additional projects or changes in status and information of existing entered and quarterly report for management and council. Informed annual review reports. ■ To plan new projects against sustainability criteria ■ To submit project applications to the Province for funding approval and technical support
	Land and land packaging <ul style="list-style-type: none"> ■ Undertake a land audit and feasibilities studies to establish land pipeline for housing development ■ Secure Land, Municipal, state (undertake feasibilities and prepare business plans for identified land on offer from Provincial Government), land reform ■ Package land, town planning etc.
	Infrastructure <ul style="list-style-type: none"> ■ Initiate processes to prioritise and align infrastructure development to housing delivery programme

There is evidence of informal housing in Matatiele, Maluti and Cedarville. No information was available on any blocked projects in the Municipality. It is important that such projects be identified and prioritised in order for the Department of Housing to unblock and complete these projects.

PLANNED PROJECTS

The Department's overall project list reflects the following projects for Matatiele Local Municipality.

TABLE NO. 15: OVERALL PROJECT LIST			
Description	Subsidies	Project No	Approval Date
Matatiele–Queensmercy	300	C09070002/1	06-Jul-08
Matatiele Harry Gwala (Topstructure)	583	C08090003/1	22-Sep-08
Matatiele Harry Gwala (services only)	583	C08090004/1	22-Sep-08
Matatiele Rectification	306	C09080003/1	03-Jul-09
Matatiele–Mafube	300	C09070001/1	07-Jul-09
Matatiele – Harry Gwala Rectification	1110	C11020004/1	31-Jul-09
Cedarville Rectification	201	C11020005/1	31-Jul-09
Matatiele–Cabamdeni	300	C09060008/1	28-Aug-09
Matatiele–Masakala	500	C10070004/1	23-Mar-10
Matatiele–Thaba-chicha	500	C10070005/1	23-Mar-10
Matatiele–Mvenyane	500	C10090015/1	23-Mar-10
Matatiele–Maritseng	1500	C10070003/1	11-May-10
Matatiele–Kwa-sibi Village	16	C10120008/1	25-Nov-10
Matatiele – Mehloloaneng	989		

The Municipality's overall project list reflects the following additional projects to be implemented between 2012 and 2017.

TABLE NO. 16: ADDITIONAL PROJECTS		
Description	Units	Ward
Matatiele - Outspan Rural	1000	03
Matatiele - Khauoe Rural	1000	25
Matatiele - Mpharane Rural	1000	13
Matatiele - Bubesi Rural	1000	18

Matatiele - Cedarville urban	1000	26
Matatiele - Pifane Rural	1000	22
Matatiele - Tshisa Rural	1000	18
Matatiele - Zazingeni Rural	1000	04
Matatiele - Mgeni Rural	1000	07

Below are special Intervention projects to address prevailing situations.

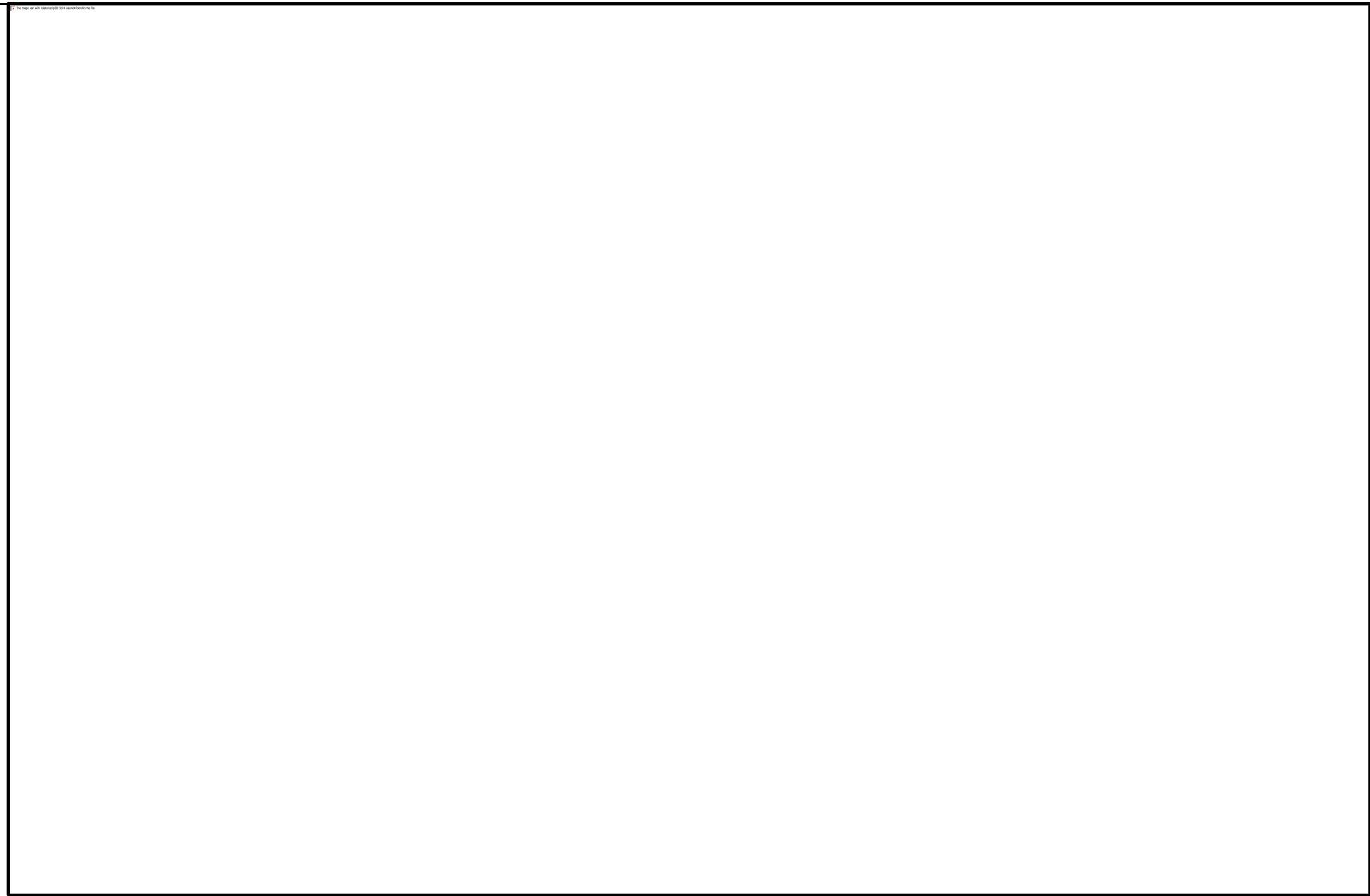
TABLE NO. 17: SPECIAL INTERVENTION PROJECTS		
Description	Units	Wards
Matatiele – Pote Rural (Relocation)	21	07
Matatiele Social and Rental Housing& CRU	370	19
Itsokolele EDBS (Transfers and maintenance)		19
Alfred Nzo Disaster	Under study	Various wards
Matatiele – Provision of Social and Economic Facilities	Under study	To be considered

PROPOSALS

The following are proposals from the Housing Sector Plan that will strengthen the possibility of an implementable strategy for this housing chapter.

- Research on the baseline documents including Provincial MTEF, land reform stats and basic infrastructure information + discussion with municipalities on summarised information
- Using the information from above and then linking this to specific priority geographical areas that can have more intensive information gathering. Closer planning linkage with ECDoHS and Dept. of Land Affairs to develop responses
- Use of supplied template to co-ordinate information from different sources and then updating and completing this in contact with key local and provincial stakeholders. Possibly a provincial project.
- Source from provincial government documents and use local municipality to link with existing priority areas of housing need. Important to link this back to the housing project pipeline to identify where there are direct linkages.
- From the provincial MTEF and land reform MTEF + linkage back to defined housing priorities in the area.

Matatiele Housing Sector Plan 2012-2017



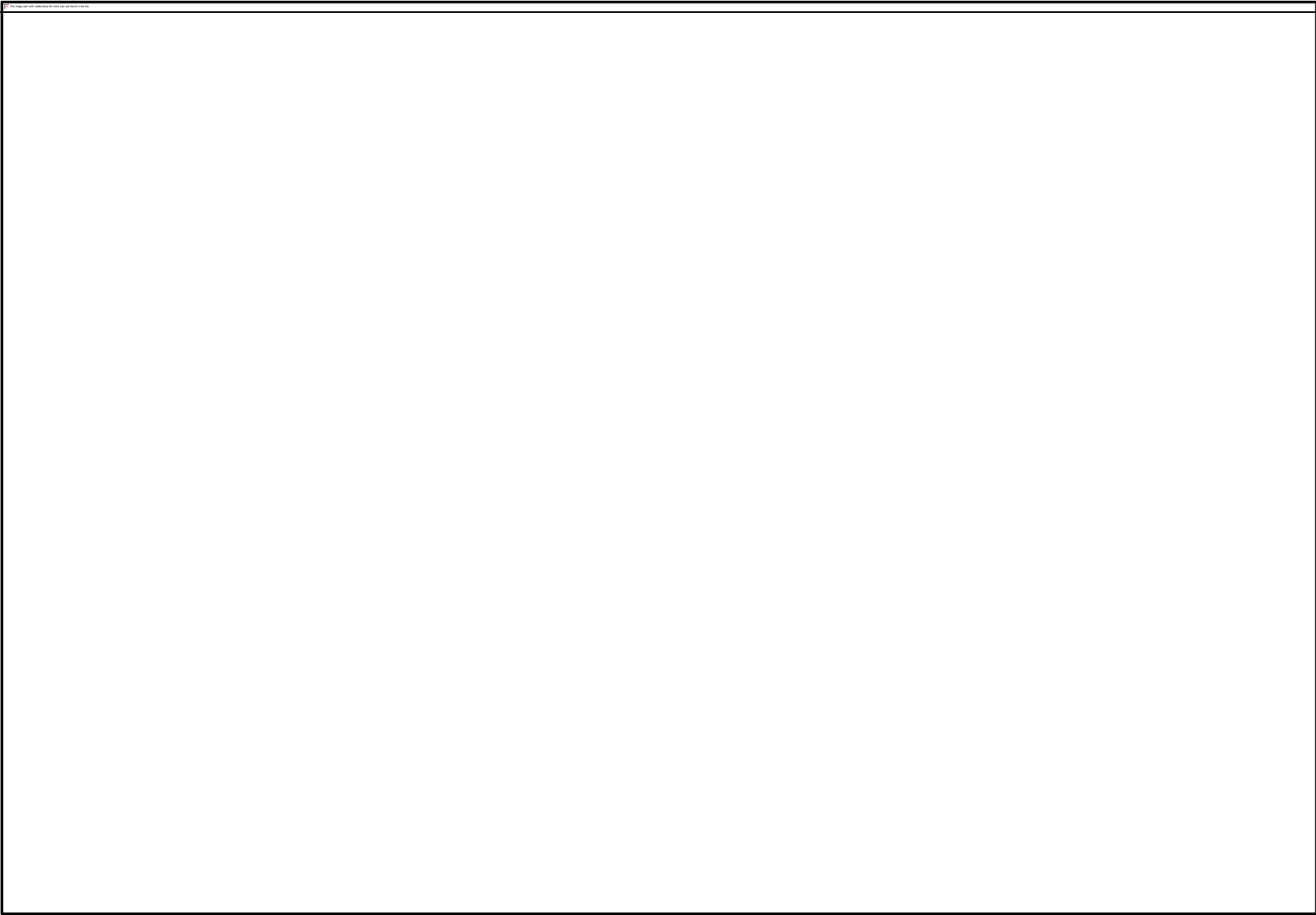
PLAN NO. 13: HOUSING PLAN

LAND USE PROPOSALS FOR MATATIELE TOWN

Matatiele is the economic hub of the Municipal area and proposals for this town is towards enhancing the existing “business”, “industrial” and “tourism facilities”. There is a need for middle income housing within Matatiele town. There are also proposals to upgrade the existing roadways and regeneration of the town.

In order to realise the development vision of Matatiele town the following should be considered:

- Enhance the opportunities originating from the location of Matatiele town.
- Creating a more functional, efficient and attractive urban environment by integrating the various components of the town.
- Upgrading and integrating the natural environment into the urban development.
- Implement proposals from the Matatiele LSDF.



PLAN NO. 14: MATATIEL LAND USE PROPOSALS

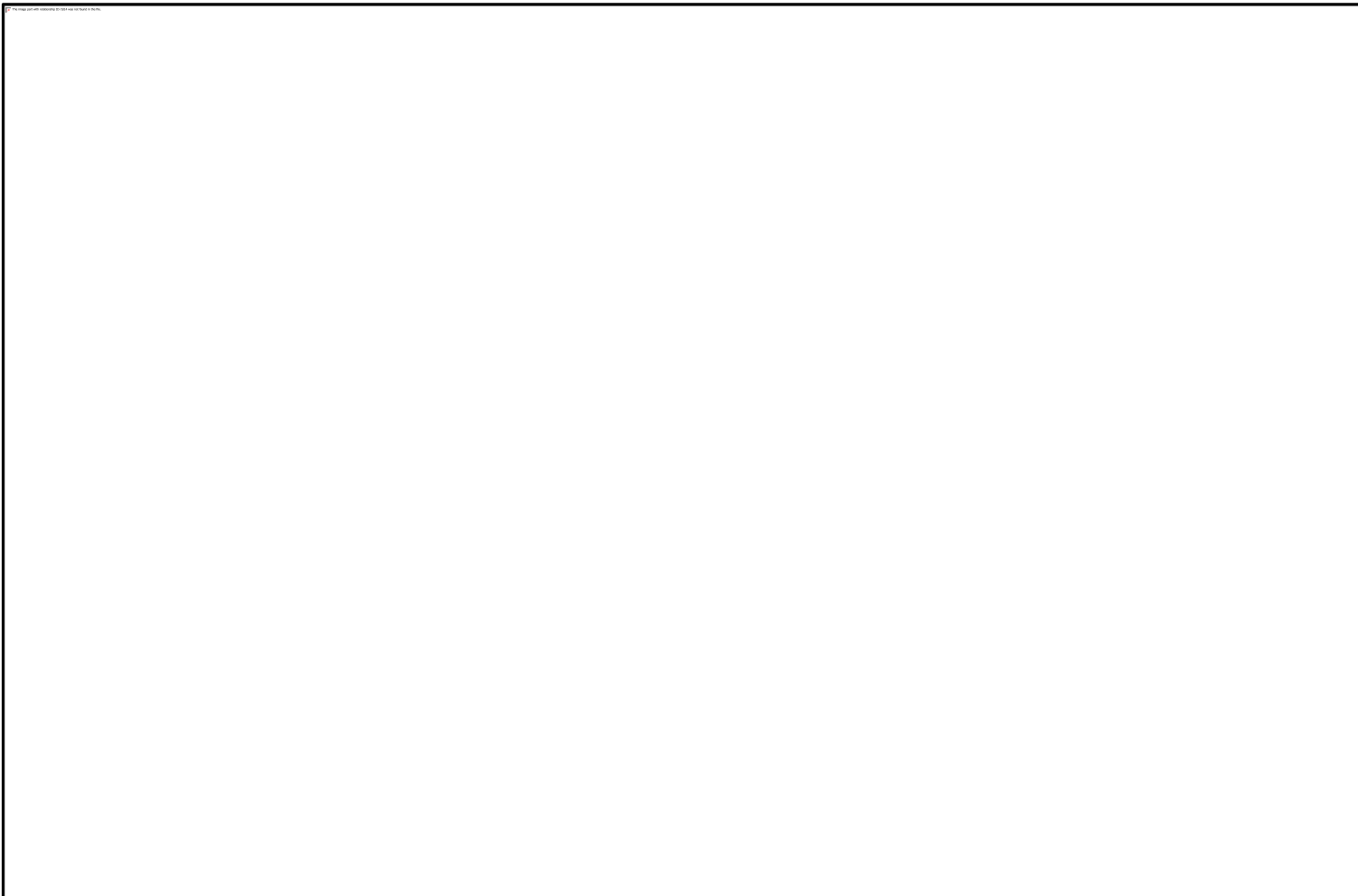
LAND USE PROPOSALS IN CEDARVILLE



The land use proposal for Cedarville is towards strengthening the Agricultural Sector, as the Cedarville Node serves the farmers within the immediate surrounding area, as well as the municipal area. Agricultural is one of the biggest sectors in terms of Economic Development within the municipal area. There are also proposals for middle-income housing and plans are underway for a school to be built.

PLAN NO. 15: CEDARVILLE LAND USE PROPOSALS

LAND USE PROPOSALS IN MALUTI



Land use proposals for Maluti are one's that will strengthen the town in terms of government offices. Maluti is also a Gateway to Lesotho, as well as the widespread settlement located along the route into Lesotho.

PLAN NO. 16: MALUTI LAND USE PROPOSALS

F3. RURAL DEVELOPMENT FRAMEWORK

The Eastern Cape Provincial Spatial Development Plan adopted, Agrarian Transformation and Rural Development Strategy, and is focused on key interventions like promoting food security, effective land reform and increasing the use of land for agriculture.

F3.1 Land Ownership

Most of the commercial agricultural land in the municipal area is owned by white commercial farmers. The majority of the population within Matatiele Local Municipality resides in rural villages, which are situated on state owned land. The following categories of state owned land has been identified as:

- State owned land held in trust by the Minister of Rural Development and Land Reform (Formerly the Minister of Land Affairs). Some state owned land is surveyed and registered, but most communal land, has only recently been surveyed and is still unregistered in the Deeds Registry (PSDP, Vol 1: 60).
- State forest, which is also referred to as state owned land, is managed by Department Agriculture, Forestry and Fisheries, however any change of tenure requires the agreement of the Minister of Rural Development and Land Reform.
- Other forms of land ownership includes the following:
 - Municipal land includes commonage in Matatiele, Maluti and Cedarville.
 - Freehold ownership covers properties located in Matatiele, Maluti, Cedarville and commercial farmlands.
 - Communal land held by communal property associations, on behalf of their members. These land parcels were transferred to communities through the land reform program.

F3.2 Communal Land

Although 'communal' land is held in trust by the Minister of Rural Development and Land Reform and formerly registered in the name of the state, it is occupied by individual members of the respective communities under Permission to Occupy (PTO) and/or customary tenure commonly referred to as beneficial occupation rights. Communal areas are governed by a series of proclamations such as Proclamation 174 of 1921, Proclamation 26 of 1936 (commonly known as PTO or Permission to Occupy legislation).

Individual's rights on the land are protected in terms of the Interim Protection of Informal Land Rights Act, Act No. 31 of 1996 also known as IPILRA. It is expected that a new comprehensive tenure reform legislation will provide for the transfer of land from the state to the communities.

F3.3 Land Reform

The implementation of the Land Reform Programme in Matatiele Municipality has progressed very slowly. The area is characterised by a relatively large number of complex and overlapping land claims.

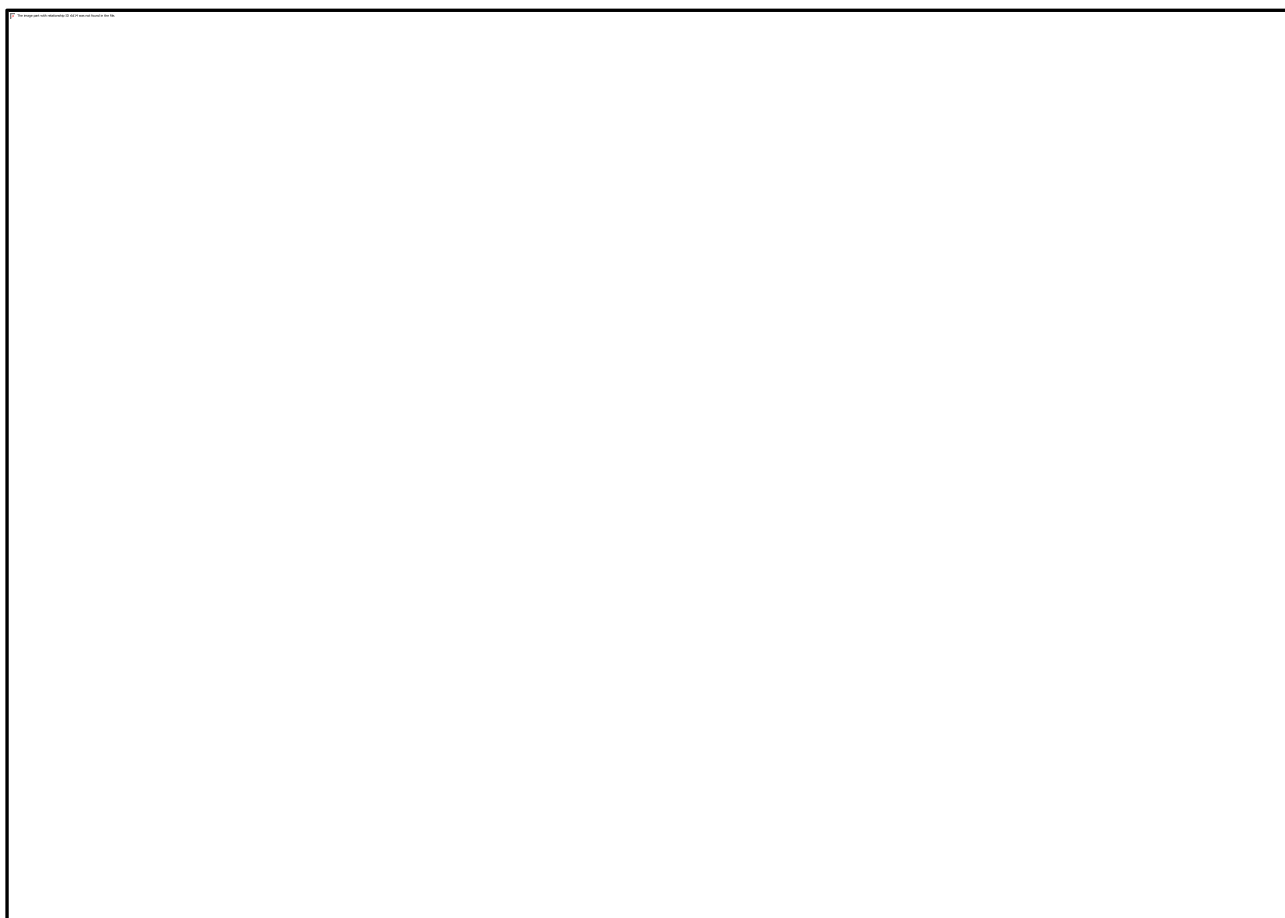
F3.4 Land Restitution

Records indicate that 118 land restitution claims were lodged with Rural Land Claims Commissioner (RLCC), of which 83 were lodged with the Eastern Cape RLCC.

As stipulated in the Matatiele Municipality SDF 2011, land claims were lodged against 23 farms by Chief Lepenya.

As a result of unsettled land claims, farmers are reluctant to invest in development of the farms. The KwaZulu-Natal RLCC confirmed that there are land claims in Matatiele-Cedarville area.

Plan 18 below spatially represents the land claims recorded by the Eastern Cape Department of Rural Development and Land Reform.



PLAN NO. 17: LAND CLAIMS

F3.5 Land Redistribution

Approximately 3 448Ha of land has been transferred to the emerging farmers in terms of the Land Redistribution for Agricultural Development (LRAD) program.

F3.6 Land Tenure Upgrading

Upgrading of land tenure rights in Matatiele occurs at two levels. Through Deeds of Grant and in urban and rural areas and land tenure rights that pertain on communal land in the rural hinterland include Permission

to Occupy (PTOs) and beneficial occupation rights. The declaration of the Communal Land Rights Act, Act No. 11 of 2004 (CLARA) as unconstitutional means that the status quo will remain in the rural areas until a new land rights legislation is enacted. This has denied local communities an opportunity to benefit from localised spatial planning and exercise their land tenure rights (CLaRA provided a continuum of tenure security from communal through to titling paradigm).

F3.7 Land Capability

Land Capability is determined by the collective effects of soil, terrain and climate features. It indicates the most intensive long-term and sustainable use of land for rain-fed agriculture and at the same time highlights the permanent limitations associated with the different land use classes. It is therefore a more general term and conservation orientated than land suitability.

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

TABLE NO. 18: POTENTIAL LAND USE PER LAND CAPABILITY CLASS (SOURCE: AGRICULTURAL RESEARCH COUNCIL)											
Land Capability			Intensity of use for rain-fed agriculture								
Orders	Classes	Wildlife	Grazing & Forestry				Crop Production				
			Forestry	Veld	Veld Reinforcement	Pastures	Limited	Moderate	Intensive	Very Intensive	
Arable	A	I	x	x	X	x	x	x	x	x	
		II	x	x	X	x	x	x	x		
	B	III	x	x	X	x	x	x			
		IV	x	x	X	x	x				
		V	X	x	X	x					
Non arable	C	VI	X	x	X	x					
		VII	X	x	X						
		VIII	X								
	D										

The plan below gives a spatial illustration of the table above and the following classes shows the different potential for agriculture.

- Classes I II and III have good potential for Agriculture
- Class IV has moderate potential for Agriculture
- Class V VI has low potential for Agriculture
- Class VII VIII have a restriction on Agriculture development
-

F3.8 Agriculture

Matatiele's good quality of soil and favorable rainfall conditions suggest that its agricultural sector has the potential to be more productive, efficient and competitive.

Commercial agriculture and subsistence agriculture are the two forms of agriculture that occur in Matatiele Local Municipality. The most common farming activities are livestock (cattle, sheep and goat) and crop farming. Other existing agricultural activities are:

- ▶ *Dairy*
- ▶ *Pasture production*
- ▶ *Tourism agriculture*

SUBSISTENCE AGRICULTURE

Subsistence farming is practiced in the municipal area although it is affected by a number of various issues, such as heavy winter frost/snow and soil erosion.

Arable land is allocated to families by a Traditional Authority; however grazing land is utilized in a free range management system. Fences are mostly absent and land is utilized without any grazing management strategy.

Table 19 below indicates availability of agricultural land in communal areas.

TABLE NO. 19: AGRICULTURAL LAND BY TRADITIONAL AUTHORITIES			
AREA	AGRICULTURAL LAND (HA)	VILLAGE (HA)	OTHER LAND USES (HA)
Bakoena-Fle	15468	4722	55984
Ludidi-Kwab	2283	2564	22247
Lupindo-Mata	1343	2009	15722
Malubelube-Mata	308	1533	5939
Manguzela-Mata	2647	1661	7795
Matandela-Kwab	0	628	5910
Matandela-Mata	1269	307	2171
Mosesh-Basoto-Mata	4175	4407	52798
Mzongwana-Mata	4270	2531	16328
Sibi-Bahlakoana-Mata	2821	1199	11947
Sibi-Mata	2115	2590	9808
MATATIELE AGRICULTURAL AREA	17976	747	175523

COMPREHENSIVE AGRICULTURAL SUPPORT PROGRAMME (CASP)

The Department of Agriculture provides support for emerging livestock farming in the area through the Comprehensive Agricultural Support Programme (CASP). This programme targets emerging farmers who occupy private farms. Its support comes in the form of stock water-dams and boreholes, dipping tanks, shearing sheds, fencing, divisions of livestock camps and veterinary services. Poultry farming, fruit production and bee farming are also common in certain parts of the municipality.

Cattle Farming - Many emerging livestock farmers in urban Matatiele raise cattle on their farms mainly for their beef and their biggest customers, which they sell to local slaughter-houses, supermarkets and individuals. Some of them also sell their cattle to buyers from Durban, Howick and Pietermaritzburg in KwaZulu-Natal, and Port Elizabeth in the Eastern Cape through auctions organised by the Cedarville Farmers Association. A smaller number of them also sell their milk. Among their customers are local institutions, such as crèches and individuals in both urban and rural areas. Cattle farming is also a popular economic activity in rural Matatiele. However, commercial cattle farming activities are very limited in these areas. There are a number of challenges that these farmers experience when trying to sell their cattle through these auctions. One of them is lack of ownership of selling facilities.

Since emerging Matatiele farmers do not own selling facilities, such as sale pens, they incur the costs of transporting their cattle to sales pens in Cedarville. Furthermore, since these sales pens are owned by the Cedarville Farmers Association, they are charged for keeping their cattle in them during auctions. In addition, they have to wait for the members of the Cedarville Farmers Association to sell their cows first during the auction sales. As a result, sometimes their cattle do not get sold because the buyers buy all the cattle that they want from the members of the association before their turn to sell theirs comes. In an effort to avoid paying for the transportation of these cattle back to their farms, they often end up settling for the next best solution, which is to sell them at low prices. In addition to these challenges, emerging cattle farmers in Matatiele generally face a number of difficulties that compromise the productivity of their cattle. They are:

- Lack of proper stock-handling facilities,
- Lack of dipping facilities for protecting cows against diseases,
- Need for bulls to improve certain types of breeds and perpetuate those that are not found in large numbers, such as the Nguni breed,
- Shortage of grazing land for some cattle including Nguni cattle,
- Need for a feedlot for cows that are raised for commercial purposes,
- Lack of modern milking parlour,
- Poor access to economic-enabling physical infrastructure, such as electricity, roads and water infrastructure, which hamper productivity,
- Limited understanding of modern farming methods and practices, which compromises the quality of the cattle raised in the municipal area, especially in the rural areas, and
- Overgrazing, which increase the risks of:
 - Decreased grass or plant growth and reproduction,
 - Declining land or soil productivity,
 - Soil erosion, and
 - Desertification.

Goat and Sheep Farming – are important economic activities among the emerging farmers of Matatiele. They sell live goats and sheep to consumers and slaughter houses in Matatiele and some of its surrounding areas, such as Mount Ayliff. Some of them farmers in the area also shear mohair/wool from the animals and sell them through brokers such as BKB Limited/Beperk to local manufacturers in Port Elizabeth and Durban and to those based in other countries. A number of emerging goat producers and goat producers"

organisations exist in the area. However, commercial goat product processing activities are very limited. Some of them were members of the Umzimvubu Goat Project, which collapsed recently. Through the project, the meat from the goats was processed into various meat products and sold to local hypermarkets, such as Shoprite and Spar. The meat and/or meat products were also sold in various parts of Matatiele, including its rural areas. They were also sold in Umzimvubu Local Municipality. Wool was also sheared from them and processed into fibre. It would then be sold to manufactures in China for further processing. Their skins were also processed into belts and shoes. Although many emerging goat producers in Matatiele would like to see a similar project started in Matatiele, it will be difficult to do so unless a number of challenges are first addressed. They include:

- Lack of machinery for meat and skin processing and for wool selection, grading and packing,
- Skill shortages,
- Shortage of land space for establishing a slaughter-house and processing plant(s), and
- A generally low demand for goat and sheep products.

Emerging goat and sheep producers in the area need to take advantage of the fact that no value is currently added to their farming activities by expanding them to include milk-processing. However, one of the biggest challenges that they are currently facing is that lack of modern milking facilities may compromise the quality of the milk that they may decide to produce. Available opportunities in livestock farming in Matatiele include:

- Dairy production
- Red meat production (beef, mutton and goat meat)
- Other cattle, sheep and goat products (leather products, wool, mohair, etc.)

Crop Farming – These include maize, wheat, sorghum, beans, soya beans, canola, potatoes, butternut, green leafy vegetables (cabbage, spinach, turnip etc.), green, red and yellow pepper and sunflower. Many emerging farmers grow a variety various crops. They include grains (maize, wheat, and sorghum), highly perishable vegetables such as green, leafy vegetables (cabbage, spinach, turnip, etc.), other vegetables such as red, yellow and green pepper, as well as beans, potatoes, canola, butternut, sunflower sorghum beans, soya beans and hemp.

The markets for those who sell vegetables include local formal businesses, such as hypermarkets, including Shoprite and Pick'n'Pay, local vegetable vendors and vegetable traders from Lesotho. In addition, there are opportunities for them to supply of crops/vegetables to local orphanages, hospitals and some primary schools. The availability of water resources in various parts of Matatiele, such as rivers, streams and wetlands, the good quality of its soil and rainfall render the area suitable for large-scale production of the above-mentioned crops. Despite this potential, Matatiele's agricultural crop sales have been ranked among the lowest in the country for many years. Among the challenges that emerging crop farmers experience are:

- Lack of storage facilities for the preservation of crop products, especially maize: Many rural farmers who produce excess maize are forced to sell it at prices lower than its market value because they do not have storage facilities to protect it against harsh weather conditions and some insects,
- Lack of fuel (e.g. diesel) and/or electricity for the very few who own farming equipment

- Absence of milling plants in areas where they are needed the most: Mafube, Belfort in Ward 16 are among the areas that can benefit greatly from milling facilities,
- The existence of a vast area of under-utilised agricultural land under-utilised in many parts of the municipal area: Limited access to land to lack of title deeds and on-going land hamper crop production and productivity in this municipal area,
- Many emerging farmers who have been granted permission to use land in the rural areas for growing crops do not have modern farming machinery such as tractors and implements: As a result, they do not participate in most local projects, including those in the rural areas,
- Subsistence crop farming, especially in the rural areas,

Fruit Production – Matatiele’s fertile soil, particularly in the Ongeluksnek area, is good for a variety of fruits. There is good potential for large-scale production of a variety of fruits for commercial purposes. They include:

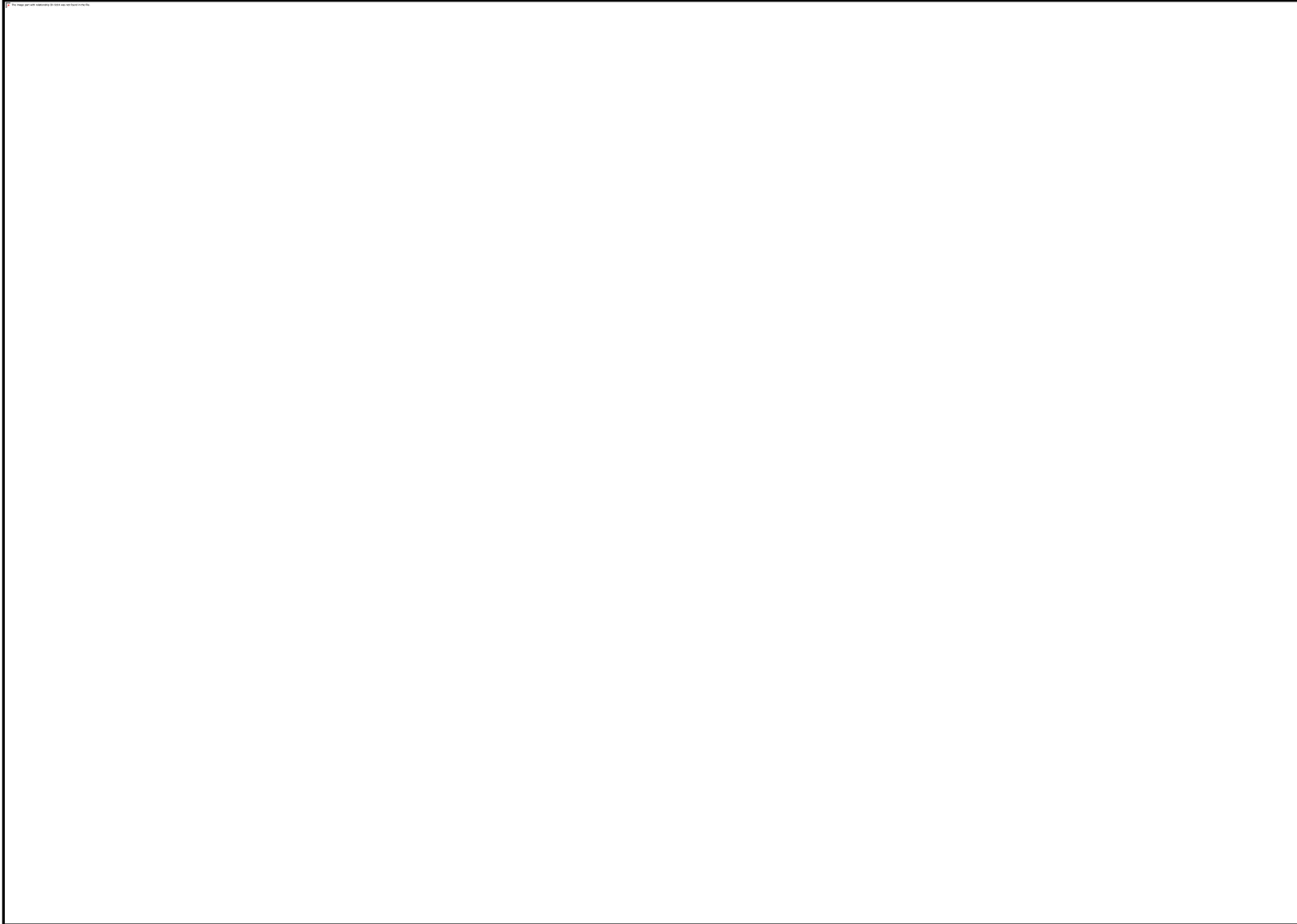
- Apples,
- Citrus fruit, and
- Peaches

Honey Production – Matatiele also has the potential to benefit economically from bee farming. There are many bees living in the mountains that surround the municipal area, including those closest to the Matatiele town area. They are of three types. Several business people are already involved in the bee production business. However, the honey production sub-sector is hugely underdeveloped. For example, efforts have not yet been made to retain them, since they move from place to place. One way of doing this is to plant sunflowers where they are found in large numbers.

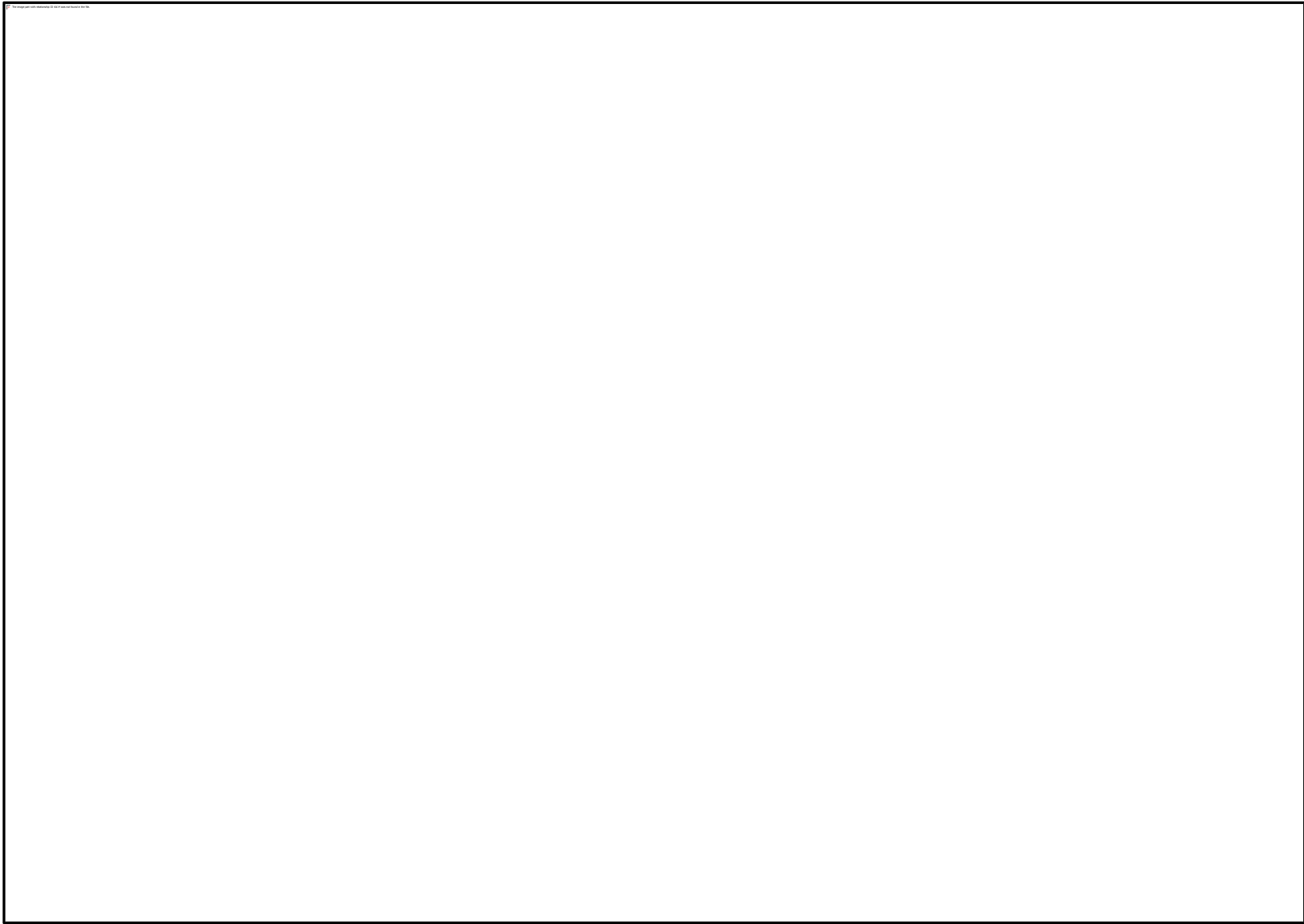
OTHER AGRICULTURE PROPOSALS

Agricultural development should be promoted because there is high production potential land being reserved mainly for agricultural purposes. The following agricultural activities are prevalent in the area:

- **Timber plantations** should be established in areas where the opposing effects on the environment will be easily mitigated. Otherwise the area is too environmentally sensitive for timber plantations.
- **Extensive livestock** farming should be promoted, particularly in communal areas. But, grazing land management programmes should also be introduced to address the increasing problem of soil erosion.
- **Crop production** (irrigated and dry land) should be promoted in low - lying areas and irrigation along the main river tributaries.
- **Irrigation estates** along the major rivers.
- **Pastures and dairy** in and around Cedarville.
- **Farms stay** within a five to ten kilometre radius from Matatiele Town and Cedarville should be considered for the establishment of smallholdings where limited processing of agricultural products and tourism facilities should be allowed. The same applies to farms located immediately along development corridors.
- **Enhance Forestry** development in ward 14, 18, 21 and 22.
- **Develop Nodal Areas** to support the agricultural sector.



PLAN NO. 18: LAND CAPABILITY



PLAN NO. 19: AGRICULTURE POTENTIAL AREA PLAN

F4. INFRASTRUCTURE FRAMEWORK

This section covers the Infrastructure Strategy for Matatiele Municipality. Infrastructure is one of the key aspects to unlock development within the Municipal area.

F4.1 Road Network

Matatiele Municipality has a generally good and well established road system comprising provincial, district and local access roads, as follows:

- R56 serves as the main arterial route and a link road between KwaZulu-Natal and Eastern Cape provinces through Matatiele.
- All the urban nodes and major settlements in Matatiele are also located along this road thus establishing it as one of the key regional structuring elements.
- Provincial roads include P612, which links Matatiele with Lesotho.
- Other important provincial routes serve as a link between different parts of municipal area. These include P607, P604, P649 and P605.
- Clusters of rural villages are located along these roads. District roads connect different settlements and provide access to public facilities. The majority of rural villages are located along these roads.
- Local Access Roads provide access within each settlement.

Proposals

While the quality of the R56 and other access roads is generally good, the majority of district and local access roads requires substantial upgrading and maintenance.

New roads are required to provide access to some of the settlements.

The Department of Roads and Transport did initiate the following rural transport initiatives:

- The Shova Kalula bicycle project which benefited a number of schools in the District
- The AB 350 which established 16 buses on various routes in Matatiele
- Scholar transport was operated by a number of schools in the Municipal area.
- Areas of prioritised intervention include improving pedestrian signs, markings and off-loading areas especially in the urban areas. Investigate traffic calming measures within areas of high accidents, provision of additional traffic lights, and facilitate the provision of adequate public transport facilities especially for the disabled. Improve cooperation between public transport operators, the municipal authorities. Build and improve institutional capacity at Local and District Municipal level to manage transport planning and implementation. Create and update information in respect of the taxi registrar.

F4.2 Railway System

Matatiele does not have an operational public and goods rail transport system. However, a railway line runs through the area connecting the area with the KwaZulu-Natal town of Kokstad and beyond. It appears

as though this transport service was discontinued some time ago. The railway line provides an opportunity for the integration of ***Matatiele LM into the KZN Midlands Rail Tourism initiative.***

Proposal

The reconnection of the railway line in Cedarville provides an opportunity for the integration of Matatiele LM into the KZN Midlands Rail Tourism initiative.

F4.3 Airstrip

Matatiele does not have an established and operational air transport system. Small landing strips (airstrips) exist within both Matatiele and Cedarville. The IDP noted that both these are currently in a bad condition and requires upgrading. The municipality has attempted to solicit support from the Department of Roads and Transport in order to upgrade these facilities.

Proposal

- Upgrade landing strips in Matatiele and Cedarville for future use.

F4.4 Public Transport

Public transport in Matatiele is provided mainly through taxis, buses and bakkies. Land use studies have revealed that there are two formal taxi ranks in Matatiele. There is also a bus rank and two bakkie ranks (i.e. Matatiele and Drakensberg).

Proposal

- The municipality must establish an Integrated Public Transport System especially for areas along corridor routes.
- Improve access to public transport, especially in rural areas.

F4.5 Water

Access to water is considered to be one of the serious concerns within Matatiele Municipality. Approximately 64% (43 469) of households do not have water at the acceptable RDP standard. In fact, they still use rivers and springs as source of water. Over the last few years, there has been an increase in the use of boreholes in the area.

Provision of water is the responsibility of the Water Services Authority, which is the Alfred Nzo District Municipality, so Matatiele Municipality has to constantly liaise with the district and also has no control on budget allocations for the upgrading of water supply.

Proposal

- The municipality with the help of Department of Water Affairs must improve the access to water especially to the rural areas of the municipality.

F4.6 Water Schemes

Water schemes in Matatiele Municipality are developed based on both ground and surface water sources (refer to Table 20 and 21 below). The following water schemes are available within the municipal area.

TABLE NO. 20: WATER SCHEMES	
WATER SCHEME NAME	SOURCE
Maluti Water Supply	Belfort Dam
Madlangala Ext.	Weir
Madlangala Makomereng	Weir
Tsitsa Water Supply	Weir
Makhoba Water Supply	Weir
George Moshesh Water Supply	Weir
Nkaus Water Supply	Weir
Thaba Chicha Water Supply	Weir
Matatiele Water Supply	Mountain Dam and Town Dam

TABLE NO. 21: GROUNDWATER SOURCES			
SCHEME NAME	WARD	NO. OF GROUND SOURCE	
		BOREHOLES	SPRINGS
Maluti Water Supply	1,2,3,6,8,10,20	2	0
Masalaka Water Supply	2,20	2	5
Pamlaville Water Supply	7	2	0
Mzongwana Water Supply	7	2	0
Makoba Water Supply	9	0	3
Thaba Chicha (Ext) WS	14,16	0	1
Liketlane Water Supply	16	2	0
Bubesi-A Water Supply	18	1	0
Bubesi-B Water Supply	18	1	0
Moyeni Water Supply	18	1	0
Kwaqili Water Supply	18	1	0
Fiva Water Supply	18	1	0
Rolweni Water Supply	18	1	0
Mjikelwe-A Water Supply	18	1	0
Emnyamaneni Water Supply	18	1	0
Lukholweni-B Water Supply	18	1	0
Matatiele Water Supply	19	3	0
Ndumndum Area Water Supply	21	1	0
Ndakeni Water Supply	22	1	0
Epiphany Water Supply	22	1	0
Phalane Water Supply	22	1	0

F4.7 Internal and Connector Water Infrastructure Reticulation

Alfred Nzo District Municipality, as the Water Services Authority, is currently implementing a programme of water services infrastructure projects to address the backlogs in current service delivery. Most of these projects are being funded through the Municipal Infrastructure Grant (MIG) programme.

The latest trend is for water services infrastructure projects to consist of stand-alone water supply schemes supplying individual communities or discrete clusters of communities. These schemes have usually been supplied from local surface (i.e. springs, weirs or small dams) or groundwater (borehole) sources. Currently there are a number of funding initiatives to support the “roll-out” of services infrastructure close to the end consumer. Such funding includes Municipal Infrastructure Grant (MIG) and funding linked to housing projects. While such funding is focused on “end user” infrastructure, it often does not accommodate the development of the required bulk water service infrastructure.

The result is that new service infrastructure (i.e. water reticulation, water borne sewers, housing estates) is often constructed without the necessary bulk water services infrastructure. Even in situations where spare bulk water infrastructure currently exists, a lack of integrated planning can mean that the same bulk water capacity is “ear-marked” for separate “end user” services. Such duplication clearly can put severe strain on the bulk water infrastructure. The numerous, separate standalone schemes also present the municipality with severe logistical and practical challenges in terms of sustaining efficient operation and maintenance procedures. The trend is therefore to move away from these stand-alone “internal and connector” infrastructure schemes towards a regional approach based on large bulk infrastructure.

F4.8 Future Bulk Water Supply Infrastructure

The district municipality has undertaken an extensive planning process required for bulk infrastructure development. This planning is required in order to access funding from the **Regional Bulk Infrastructure Grant (RBIG)** that the DWA has made available for bulk infrastructure. This funding is in the form of a project-specific capital grant that will contribute towards the development of such infrastructure. It is envisaged that this current trend of moving towards the development of regional bulk water infrastructure will continue in Alfred Nzo District. Phase B of the Regional Bulk Infrastructure Implementation Readiness Study for Alfred Nzo District, has recommended three major regional schemes focusing on the growth nodes of Mount Ayliff, Matatiele and Mount Frere.

In respect of Matatiele, the project involves development of Kinira River Dam preceded by development of well-field in Kinira Valley. The proposed dam will have the capacity of approximately 15,000 Mℓ per year, and will be used to address domestic and institutional water demand.

There are a number of Boreholes situated throughout the municipality on both private commercial farms as well as on state owned land and within rural settlements. The infrastructure Plan depicts where all the boreholes are situated. This data was obtained from the Department of Water Affairs.

F4.9 Sanitation

Waterborne sanitation is only provided in Matatiele and Cedarville urban areas. Toilets in rural areas mainly comprise of VIP latrines. The bucket sanitation system has been successfully eradicated. There are very few parts of the municipal area that make use of septic tanks. The backlogs for sanitation are currently

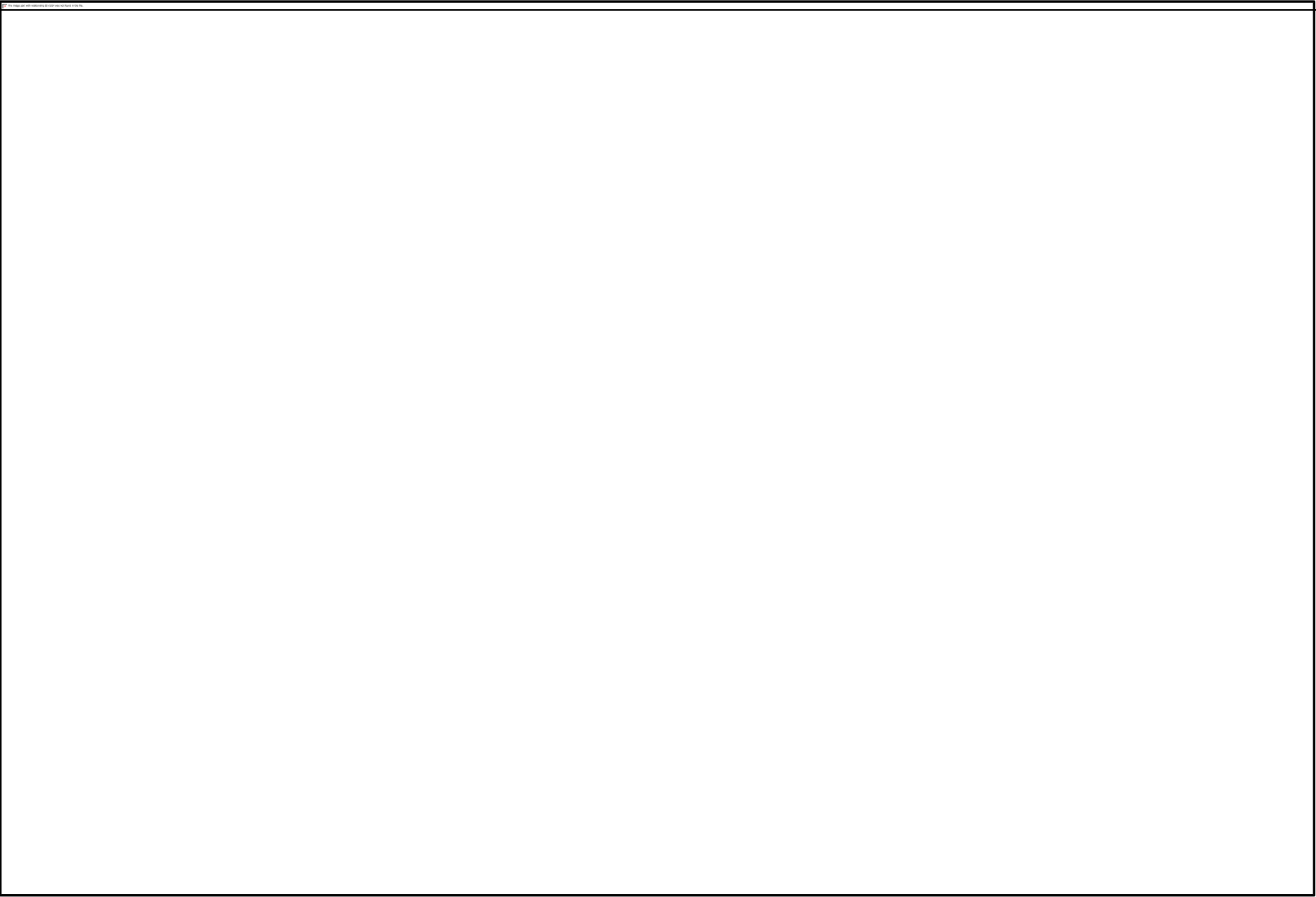
estimated at 84% (57662 households). This reflect that a substantial amount of work is still required in order address such infrastructure shortages. With reference to the map below, the district municipality has identified the areas that do not have sanitation infrastructure at the appropriate level. The majority of the areas that require sanitation are the rural villages.

There are two Sanitation Schemes in use in Matatiele Local Municipality which are also indicated on the Infrastructre Framework Plan below, known as the:

- Madiba Sanitation Scheme, and
- Maggie Resha Sanitation Scheme

F4.10 Access to Electricity

High level electricity provision and connection is mainly in the nodal areas of Matatiele Town, Maluti and Cederville. According to the IDP, electrification undertaken by Matatiele Local Municipality is moving slowly because local demand for electricity has outstripped the available supply. Information on the location of substations and villages that could potentially be supplied with power from these stations could not be obtained. It is however, evident that remote settlements should be considered for non-grid electricity.



PLAN NO. 20: INFRASTRUCTURE FRAMEWORK

F5. ECONOMIC FRAMEWORK

F5.1 Municipal Economic Activity

This section describes the main drivers and contributors of employment, the economic growth and how to improve the quality of life of people living within Matatiele Local Municipality.

F5.1.1 Agriculture

Agriculture currently contributes to 12.1% of the local economy. The most common farming activities are livestock farming and crop farming. The main livestock farming activities in this municipality are cattle farming, sheep farming and goat farming.

TYPES OF CURRENT FARMING ACTIVITIES

Cattle Farming	<ul style="list-style-type: none"> ■ Emerging livestock farmers sell beef to local slaughter-houses, supermarkets and individuals. ■ Cattle are also sold by auctions organized by the Cedarville Farmers Association to buyers from Durban, Howick and Pietermaritzburg in KwaZulu-Natal and Port Elizabeth in the Eastern Cape. ■ Milk is also sold to local institutions, such as crèches and individuals in both urban and rural areas. ■ Commercial cattle farming activities is popular, but limited in rural Matatiele areas.
Goat and Sheep Farming	<ul style="list-style-type: none"> ■ Live goats and sheep are sold to consumers and slaughter houses in Matatiele and some surrounding areas, such as Mount Ayliff. ■ Sheared mohair/wool is sold through brokers, such as BKB Limited/Beperk to local manufacturers in Port Elizabeth and Durban. ■ Commercial goat product processing activities are very limited. ■ Wool is sheared and processed into fiber, then sold to manufactures in China for further processing. ■ Skins are also processed into belts and shoes.
Crop Farming	<ul style="list-style-type: none"> ■ Crop farming includes maize, wheat, sorghum, beans, soya beans, canola, potatoes, butternut, green leafy vegetables (cabbage, spinach, turnip etc.), green, red and yellow pepper and sunflower. ■ Vegetables are sold to local formal businesses, such as hypermarkets, including Shoprite and Pick'n'Pay, local vegetable vendors and vegetable traders from Lesotho.
Fruit Production	<ul style="list-style-type: none"> ■ There is good potential for large-scale production of a variety of fruits for commercial purposes. They include apples, citrus fruit and peaches

Honey Production	<ul style="list-style-type: none"> ■ Bee farming has good potential, as there are many bees living in the mountains surrounding Matatiele. ■ There are a number of businesses already involved in the bee production, however it is still underdeveloped.
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FORESTRY SECTOR

Matatiele Local Municipality has areas that are biophysically suitable for commercial forestry. In 2007, the total number of community forestry plantations in Matatiele Local Municipality was 408, of which 400 are state owned and only 8 are owned by local communities. None of the forestry plantations are privately owned.

The government, being the main facilitator of development and owner of the majority of forestry plantations, has an essential role to play in the development of the local forestry sector. This includes expediting the process of converting plantations into commercial forestry plantations through:

- Speedy processing of applications for commercialization of forests,
- Expediting the process of transferring forests to private operators,
- Feasibility studies and environmental impact assessments, and
- The development of policies and by-laws.

The following are forestry products that can be produced from forestry plantations within the municipal area:

- Timber Products
 - Manufacture of furniture, poles (e.g. sign-posts), etc.
 - Manufacture of charcoal from timber waste products
- Non-Timber Forest Products (closely related to natural forests and forestry plantations)
 - Beekeeping and honey production
 - Basket-making
 - Picking and packaging of edible plants
 - Ferns, foliage and flowers
 - Hiking trails
 - Medicinal plants
 - Picking and packaging of mushrooms

F5.1.2 Tourism

The municipal area has great potential for tourism and among its attractive features are its wide, open spaces, mountainous terrain, rivers, scenic botanic features, flora and fauna (biodiversity), wetlands, picnic spots, birds, including special bird species, and snowy winters. In addition, Matatiele Local Municipality is home to diverse cultures.

Access

Matatiele Local Municipality is located on the Eastern seaboard of South Africa and the municipality is bounded by Lesotho to the northwest and north; KwaZulu Natal to the north east; Umzimvubu Local Municipality to the south and Mount Fletcher in the west.

Matatiele Local Municipality is directly linked and dissected by the R56 that connects to Mount Fletcher to the West and Kokstad to the east, which is known as the shortest route between the Western Cape and Natal. Further Matatiele can serve as the gateway to the Lesotho Highlands

There are three South African-Lesotho Border Posts and scenic mountain passes- Qachas Nek, Ramatseliso and Ongeluksnek which are untarred and do require urgent intervention. Border post information shows that they experience peak seasons as well and on average 700 vehicles pass through the posts that can positively impact on the areas socio economic status. From local surveys completed it was found that travelers generally travel in sedan vehicles with a minimal 4x4 usage and therefore do affect accessibility to the area and its tourist products.

Matetiele also has a small airfield capable of handling emergency cases.

Tourist Establishments

The following tourism establishments and activities are recorded for Matatiele area under the website called the R56 Route.

- ▶ *Bunduboy Adventures, offers 4x4 Routes with your own vehicle;*
- ▶ *EG Hunting Adventures offers Horse Riding and Hunting;*
- ▶ *Matatiele Mountain Lake Fishing Club offers trout fishing and accommodation;*
- ▶ *Mehlodong Community Tourism Trust offers accommodation and 4 day hiking trial with overnight accommodation in the foothills of the Southern Drakensberg.*
- ▶ *Route 56 Matatiele Bike Adventures offers Motor biking and bike tours;*
- ▶ *Spin n Win Entertainment World offers sports bar, sports betting and live entertainment.*
- ▶ *Matatiele Golf Club have nine holes and offers restaurant facilities as well.*

(Source www.route56matat.co.za)

Activities

- ▶ **Nature-based tourism:** *The municipality boasts several unspoiled environments with a diversity of naturally occurring attractions.*
- ▶ **Cultural tourism:** *There are opportunities for the showcasing of the various cultures that exist in the municipality.*
- ▶ **Agricultural tourism:** *A number of festivals, all of which are associated with farms and agriculture, have been held in the municipality. They include agricultural shows, pumpkin festivals, fruit festivals, flower festivals, bird watching trips, hikes and wagon rides. The development of the educational aspect of this form of tourism should be considered since it has the potential to attract more tourists.*
- ▶ **Bird-watching/ Avitourism:** *Since bird-watching has become one of the fastest growing recreational activities that attract international tourists, it can be used for boosting the economic performance of the*

municipality. One of the conditions for the success of avi-tourism in this municipality is that habitat protection and environmental education are incorporated into the strategic documents of the municipality.

- ▶ **Eco and Adventure Tourism:** *The area has the potential to become one of the most important eco-tourism and adventure travel tourist destinations in the country. Existing activities include rafting, hiking and 4X4 trips through the mountain passes that form the border between the municipality and the Southern districts of Lesotho. **Qacha"s Nek, Ramats"eliso"s Pass and Ongeluksnek** provide access to Lesotho.*
- ▶ **Winter Tourism:** *Since snow is often experienced in winter, the municipality may consider exploring the possibility of introducing skiing as one of the tourism activities in the municipal area. The Rural Nature of Matatiele: The rural setting of Matatiele renders it suitable for the development of tourism that is nature based, utilises the environment as a key resource, and places people development at the core of the planned tourism enterprises*

Amenities

Basic services do exist within Matatiele that include traffic control, emergency services, hospital, filling stations as well as shops. For tourists there is an information desk at the Museum operational office hours. The town has a number of specialist shops and also has an indoor entertainment centre for less favorable days. Visitors choosing to stop over or stay longer within the town can stay at one of many hospitable accommodation establishments. There are a total of 14 establishments the level of service also ranges from basic camping facilities to self-catering and catered 5 star facilities as well as conference facilities.

There are also 6 specialist operators that specialize in in the following:-

- 4x4 trails
- Fly fishing
- Mountain biking
- Off road Motorcycle tours
- Rock art
- Eco tours
- Cultural tours

Attractions

Matatiele has a lot to offer to visitors apart from the mountainous scenery the following can be listed:

- Gateway to Lesotho;
- 3 Mountain Passes – OngeluksNek, QachasNek and Ramatseliso's Post;
- Scenic and shortest route between Western Cape and Natal;
- Rock art;
- Fly fishing;
- 4x4 and off road motor biking terrain;

-
- Mountain Lake Nature Reserve;
 - Malekgonyane (Ongeluk's) Nek Nature Reserve;
 - Eco tourism activity such as hiking, biking, birding, fauna and flora;
 - Reknown dairy and meat products
 - Cultural heritage
 - Historical heritage
 - Matatiele Museum
 - Maloti Drakensberg Route

Existing Tourism Market

Due to the lack of local information, a random sample survey was conducted with the identified tourism products using local guides/information, publications to investigate current offering and the markets that frequent the area.

10 surveys were completed. 100% of the respondents identified that they cater for tourist accommodation as core business. 40% showed that they engaged in tours, 90% offered food and drink as part of their service, 20 % offer trails. None identified involvement with agro tourism. One establishment offered hunting and three offered conferences at their facilities.

The Accommodation sector is dominated by Bed and Breakfasts sector with 80% response rate one backpacker and one lodge was identified. A total of 94 rooms were found in the area which is able to cater for 213 persons.

Tourism establishments are well dispersed with regards to years of operation with 80% being regarded as mature tourism businesses being 3 plus years. Recent growth has allowed 2 new establishments within the area. Good value for money and service is key to operation of tourism businesses. 4 were found to have affiliations to grading establishments such as AA and Tourism Grading Council and the graded establishments were dominated by 3 star facilities being the highest grade and 2 star lowest.

60% of respondents supplemented their services due to seasonality – 40% offered conference facilities, 30% hiking and amongst others included hiking, birding activities.

The majority of respondents 70% had no formal tourism or hospitality qualification occupancies are relatively high with annual average of 54% - peaks are experienced in April up to June ranging between 58-62% drops towards middle of the year that can possibly be influence through winter tourism opportunities. The weekly occupancy shows a average occupancy of 50% with higher occupancies during the week showing that business tourism has a huge impact possibly due to border trade and due to location.

Tourism businesses on average charge between R250- R650 per person making the pricing of businesses reasonable considered to more urban locations that start at R500-900 per person.

Marketing is dominated by Word of Mouth 45% followed by Internet Usage 35%, Brochures 17% and magazine adverts at 3%. Word of Mouth is a good marketing tool for businesses that offer good service and value for money, internet usage is also more cost effective and the market reach is far greater than any

other media. The traditional methods are more costly and limited to specific areas possibly the reason for the low utilisation percentages found.

The Market is dominated by domestic markets with 95% of total visitors and 5% international 75% of foreign visitor originated from Lesotho. This figure excludes day trips. Improved linkages and marketing to Lesotho can improve this figure. High percentage from KZN 50%, 30% Free State and 20% Gauteng show that the area can potentially benefit more from its strategic position and access to mobility routes. On a local front large number of East London, Mthatha Port Elizabeth and Queenstown were found to overnight within the Municipality

On average 70% of visitors stay between 1-4 days that also support the weekly occupancy and high percent for purpose of visit – business 90% followed by leisure visitors at 70% others included 30% for study purposes, 20 % agricultural related.

90 % of visitors were found between 25-44 age groups showing the young work class as frequent travelers that would include family market as well. Therefore activities need to be provided to suit these groups.

Accessibility was shown generally by a sedan vehicle 80% and balance included 4x4 vehicles. However under challenges for tourism businesses accessibility and quality of roads were identified major challenges. If improved the visitor numbers and revenue to the area could be improved.

The revenue spent according to respondents in the area showed that 70% of visitors spent between R0-R900 per stay whereas national statistics show that a domestic visitor can spend up to R1500 per stay showing that much more activities need to be offered that can potentially benefit local communities.

Opportunities

- Linking with other attractions information offices
- Linkage to the Ukhahlamba Drakensburg World Heritage site
- Broaden the information base
- Assistance for upcoming SMME's
- Tourism Awareness in communities
- Organising of events
- Development of community based enterprises bead work, food, traditional home stays
- Established formalised market area for traders
- Avi Tourism
- Opportunities for family activities
- Adventure tourism opportunities
- Winter tourism Opportunities
- Eco tourism opportunities – wetland awareness and conservation
- Landscape Tourism – natural settings such as mountains lakes etc.

Tourism Recommendations

Tourist facilities need to be regulated with standards to ensure good service to the existing markets and traffic passing through. The overall appearance of the town and cleanliness needs to be addressed through clean-up projects that can be accessed through the Department of Environmental Affairs and tourism infrastructure can be assisted by the Department of Tourism.

The Local municipality needs to provide a supporting role for the existing tourism ventures to address infrastructural issues.

Should the infrastructure gaps be addressed with high volumes of traffic it can be advised that information offices need to be strategically placed or signboards located among major mobility routes. Tourism infrastructure is also needed along the mayor road ways to pull off and to enjoy the scenery in the area.

Information offices have many challenges that also need to be addressed such as being located off the beaten track, inadequately signposted, bound to office hours, under stocked with information or staff lack capacity to deal with tourists and their queries. The information office can also have brochure stands at the various filling stations for 24 hour self-help service. Constant information provision is needed as well as exposure to tourism related events. Linking with other information offices are also essential as it complements the level of service and builds relations with information offices that extends beyond the municipal boundaries and enables further networking and marketing opportunities.

Community trading stands can be developed as well and agricultural crops or crafts can be sold that would support the SMME's within the municipality as its found that many small businesses struggle to find a marketplace that is strategically positioned. More needs to be done on the development of community based tourism to extend benefits to rural communities. Assistance can be achieved through EPWP projects and through the Eastern Cape Parks and Tourism Agency.

Eco tourism opportunities are advised as the area is dominated by majestic and scenic mountains two nature reserves also need to be promoted and through improved infrastructure and target marketing projected occupancies can be reached. Family related activities such as canoeing, bird watching, trails etc need to be considered as the majority of the market is of domestic origin. 4x4 and off road routes need to be monitored that it does not lead to environmental damages or to disturbances for existing eco-tourism ventures.

Linkages or association to other major attractions also need to be made that tourists in transit can also be reached, such attractions/features can be identified as the following:-

- Border posts;
- Filling Stations;
- Moorosi Fort (Lesotho);
- Qanatu Falls (Lesotho);
- Katse Dam (Lesotho);
- Ukahlamba Nature Reserve;
- Sehlabathebe National Park (Lesotho);

- Aliwal North Tourism office;
- Maloti Drakensberg Route;
- Mthatha Eastern Cape Parks and Tourism Agency and
- South Coast Tourism (KZN).

F5.1.3 Commerce

Formal business in Matatiele consists mainly of retail and commercial farming businesses. Supermarkets, clothing stores and spaza shops are the most common types of businesses in the rural areas. Matatiele CBD is also a service centre for the southern areas of Lesotho. Residents and traders from Lesotho travel to Matatiele frequently to replenish their goods. The table below indicates some of the most common business types in the urban areas.

TABLE NO. 22: TYPES OF ENTREPRENEURS IN MATATIELE		
Type of Business	Type of Business (cont.)	Type of Business (cont.)
Retail (Take-away, liquor stores, wholesalers, bakeries, clothing stores, butcheries, etc.)	Catering businesses	Architects
Hair salons	Carpentry	Painting contractors
Petrol filling stations	Bed and Breakfast	Newspaper vendors
Cell phone shops	Internet cafes	Manufactures (cleaning detergents)
Repair services	Driving schools	Appliances repairs
Dress-makers	Pharmacies	Shoe repairs
Internet café/ printing/ copying, stationery	Tent hire	Car repair shops (mechanics, panel beaters, etc.)
Book stores	Tourism agents	Furniture shops
Photo studios	Video hire	Estate agents
Property leasing agents	Taverns	Funeral parlours
Jewellers	Spaza shops	Bed and Breakfasts/Guesthouses
Private Doctors/Surgeries	Butcheries	Hardware centres
Driving schools	Funeral parlors	Petrol filling stations

Source: Urban-Econ Matatiele Business Survey, August 2009

Preferred Shopping Areas

In terms of a 'Shopper Survey' undertaken during 2008, the majority of shoppers who reside in Matatiele and neighbouring areas do their shopping in Matatiele Town. 'Monthly groceries' and 'daily top-up groceries' top the list of items bought. 83% of the respondents indicated that they buy 'monthly groceries' from Matatiele; and 87% buy 'daily top-up groceries'. The second most preferred shopping area is Kokstad, where 'clothing' is the most preferred item (40%), followed by 'shoes' (39%) and 'furniture' (30%). Very few of the respondents buy shopping items from Cedarville and Maluti. This result implies that the variety of goods and services sold in these towns is very limited. The table below is a tabular representation of this information.

TABLE NO. 23: % RESPONSE TO PLACE OF CONSUMER PURCHASES (% OF RESPONDENTS)

Shopping Items	Matatiele Town	Cedarville	Maluti	Kokstad	Durban	Pietermaritzburg	IXopo	Gauteng	Qumbu	Total
Monthly Grocery	83	1	2	10	1	0	1	1	0	100
Daily Top-up Groceries	87	1	3	6	0	0	1	1	0	100
Clothing	53	1	0	40	0	2	1	1	1	100
Shoes	38	1	1	39	17	3	0	1	0	100
Furniture	50	1	1	30	14	1	1	1	1	100
Take-away / Restaurant food	68	1	1	22	6	0	0	1	1	100
Gifts	73	1	3	16	2	1	0	1	1	100
Personal Care	71	1	0	21	5	0	0	1	0	100
Entertainment	48	2	0	41	6	0	0	2	1	100
Pharmacy	71	1	1	15	10	0	0	1	0	100
Bank	83	1	0	12	1	0	0	1	1	100
ATM	81	1	1	13	1	1	0	1	0	100
Cell phones	75	1	1	14	4	1	0	1	1	100
Special Goods	60	1	1	26	8	0	0	1	1	100
School Supplies	62	2	0	24	7	2	2	2	0	100

Source: Urban-Econ Shopper Survey, 2009

Challenges Faced by Local Entrepreneurs

The efforts by the Department of Trade and Industry to promote co-operatives throughout the country have received a positive response from many local business people, however many co-operatives have not yet made a significant positive impact on economic development in the municipality. A major challenge is the limited support received from the local municipality.

The table below indicates the challenges that the representatives of the surveyed local businesses regarded as obstacles to the successful operations of their businesses.

TABLE NO. 24: CHALLENGES EXPERIENCED BY LOCAL BUSINESS

Challenges	Percentage	Challenge	Percentage
Financial problems/Inadequate funding	11.32	Transport problems	3.77
Stiff Competition	13.21	Untrustworthy customers	4.72
Lack of customers/low demand	6.60	Untrustworthy staff	2.83
Lack of access to municipal services, especially water and electricity	8.49	Lack of security	2.83
Low profitability	4.72	High cost of living	1.89
Unskilled skilled staff	1.89	Strikes in Matatiele	2.83
Shoplifting	5.66	No response	5.66
Lack of access to financial assistance (loans)	4.72	Irrelevant answers	5.66
Poor budgeting	3.77	No challenges	3.77
Suppliers too far away	5.66		

TABLE NO. 24: CHALLENGES EXPERIENCED BY LOCAL BUSINESS

Challenges	Percentage	Challenge	Percentage
Total = 100%			
Source: Urban-Econ, Matatiele Business Survey, 2009			

Business in Rural Matatiele

The dominant businesses in the rural areas are spaza shops (general dealers), transport businesses, cultural and eco-tourism activities, small-scale agricultural production and wood processing.

F5.1.4 Construction

Construction activities include road construction and the building of houses. This industry has the potential to provide more job opportunities in the future.

F5.1.5 Mining

Quarrying

The majority of quarry mining operators are not registered. The stone that is extracted is used in road construction and for building houses.

Sand Mining

Sand mining is a common activity in the municipal area. Sand obtained from local river banks is exported to other municipalities for construction purposes.

F5.1.6 Manufacturing

Matatiele's manufacturing sector offers a number of services, of which agri-processing is one. Existing activities that fall under agri-processing include yoghurt-making and small scale dairy product production.

F6. HUMAN RESOURCE FRAMEWORK

In order to achieve the vision and objectives related to professional spatial planning and land use management, there are several strategies proposed for implementation. The ECPSDP proposed the following action plan for all municipalities.

F6.1 KEY PROPOSALS

- ▶ *Co-ordinated district by district building support to all municipalities until all municipalities achieve adequate capacity and skills level;*
- ▶ *Training and mentoring Town Planning staff linked to monitoring system which gauge the level of performance and achievement at both local and district municipality level;*
- ▶ *Increasing capacity of municipal staff in order to meet the requirement of SPLUMA in terms of Local Municipality having a wall to wall scheme.*
- ▶ *Recruitment and appointment of professional and technical planning staff to municipalities;*
- ▶ *Ongoing education of decision makers linked to awareness and understanding of spatial planning and land use management values, principles and procedures; and*
- ▶ *Preparation and distribution of a user friendly toolkit to assist in SDF preparation.*

F7. GOVERNANCE FRAMEWORK

Governance's ace planning action plan:

- ▶ *Limiting peri-urban sprawl through strong local land use and settlement planning and building codes;*
- ▶ *The active engagement of stakeholders involved in technical and traditional/indigenous land use management to achieve an understanding of the common values, principles and practices in order to devise a unique land use planning and management system appropriate for the eastern cape;*
- ▶ *Uplift the quality and character of SDF's to become the primary integrating spatial management tool for all municipalities; underpinning integrated development plans and spatially co-ordinating the service delivery programmes of sector government departments, parastatal organisation, development agencies and entities;*
- ▶ *Prepare wall to wall credible SDF's according to agreed criteria and requirements for accreditation;*
- ▶ *Ensure standardization of SDF's an enforcement of laid down criteria;*
- ▶ *Encourage mixed land uses to facilitate access to land infrastructure an economic opportunities, manage transitional change and achieve integration between urban and rural communities;*
- ▶ *Establish an integrated Land use Management system in the provinces involving all stakeholders, linked to an effective information management and communications system; and*
- ▶ *Establish an evaluation monitoring and research process to achieve an effective and effective measure of spatial development trends, dynamics and change.*

-
- ▶ *Initiating operational detailed planning for establishment of a Municipal wide Integrated Land use Management System with associated information management, communications, monitoring and evaluation;*
 - ▶ *Formulate a unique spatial planning and land use management system which embraces the fusion of indigenous and conventional technical principles, procedures and practices of the communities in the Eastern Cape. This would assist in enhancing the role and involvement of communities and Traditional Authorities in spatial planning and land use management;*
 - ▶ *Establish an evaluation and monitoring system for spatial planning, land use management and stakeholders participation and engagement; and*
 - ▶ *Formulate and enact an appropriate and relevant Provincial Spatial Planning and Land use Management Act.*

SECTION G: IMPLEMENTATION FRAMEWORK

G1. SUB REGIONAL ECONOMIC CLUSTERS

OPPORTUNITIES AND STRENGTHS

In terms of this study, the following six Sub-Regional Economic Clusters have been identified. The clusters were chosen to align with the proposals of the EPWP Programme for the municipal area, in order to encourage aligned spatial development to happen within the municipal area. The clusters were first looked at in terms of their opportunities and strengths. The plan below illustrates the opportunities and strengths of the cluster.

OPPORTUNITIES AND STRENGTHS PLAN

PROPOSALS

In terms of the proposals for the Economic Development Clusters, cognizance was taken of all the plans prepared for the municipality like the Local Economic Strategy, the Integrated Development Plan, the Ward Base Plan and the Area Based plan for Alfred Nzo. Although it not always easy to place all the projects spatially, this document pursues to do just that.

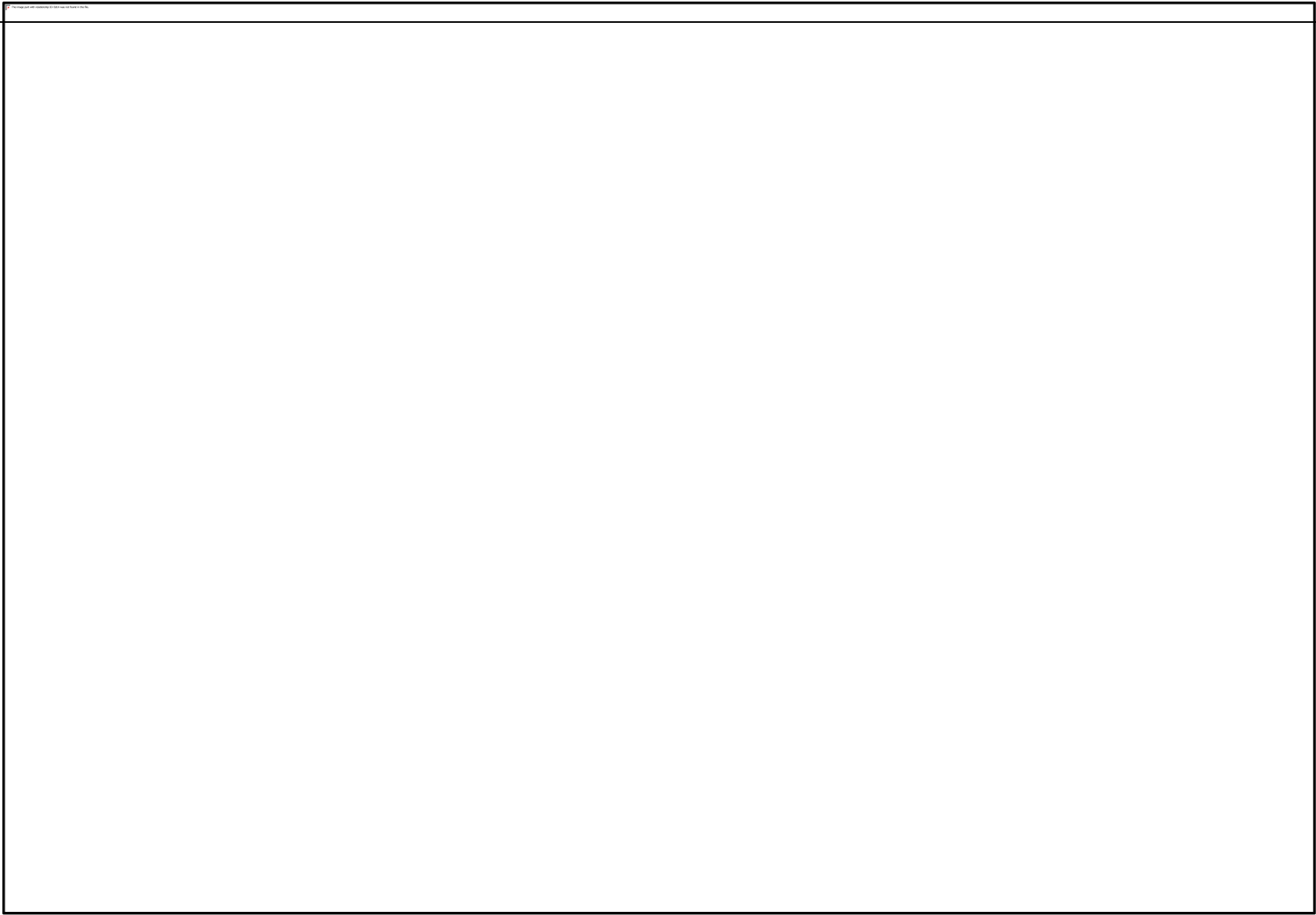
It should be noted that these clusters requires spatial planning and land use management control. The six economic clusters are described in the table below.

TABLE NO. 25: SIX ECONOMIC CLUSTERS			
SUB-REGIONAL ECONOMIC CLUSTERS	NODE	STRENGTHS	PROPOSALS FOR THE AREA
Drakensberg Cluster (This area is situated under the foothills of the Ukhahlamba)Drakensburg Mountains.) Wards included: 11, 12, 13 and 14.	Ward 14 Ongeluksnek	Tourism Agriculture Nature Reserve Wetlands	<ul style="list-style-type: none"> Electricity in some sub-villages (Wards 13 and 14) Upgrade of Road infrastructure (Ward 13& 14,16) Upgrade access to water. This area has good potential for agriculture, forestry and tourism activities. Enhance the Asgi-SA Eastern Cape substantial maize production programme in the central valley area and focus on establishing a maize milling facility in the vicinity of Matatiele. Queens Mercy Zone Development Framework. Thabachitja Zone Development Framework
Southern Cluster (This areas is situated on the southern side of Matatiele Local Municipality) Wards included: 17, 18, and 22.	Ward 18	Forestry Arable Agriculture Existing Access Road	<ul style="list-style-type: none"> Unlock the development potential of the newly constructed road between Mount Frere and Matatiele. Enhance and unlock the forestry and arable agriculture potential. Ndakeni Zone Development Framework Upgrade the Sijoka Access road Upgrade the Ndzondweni Access road Silindini electrification

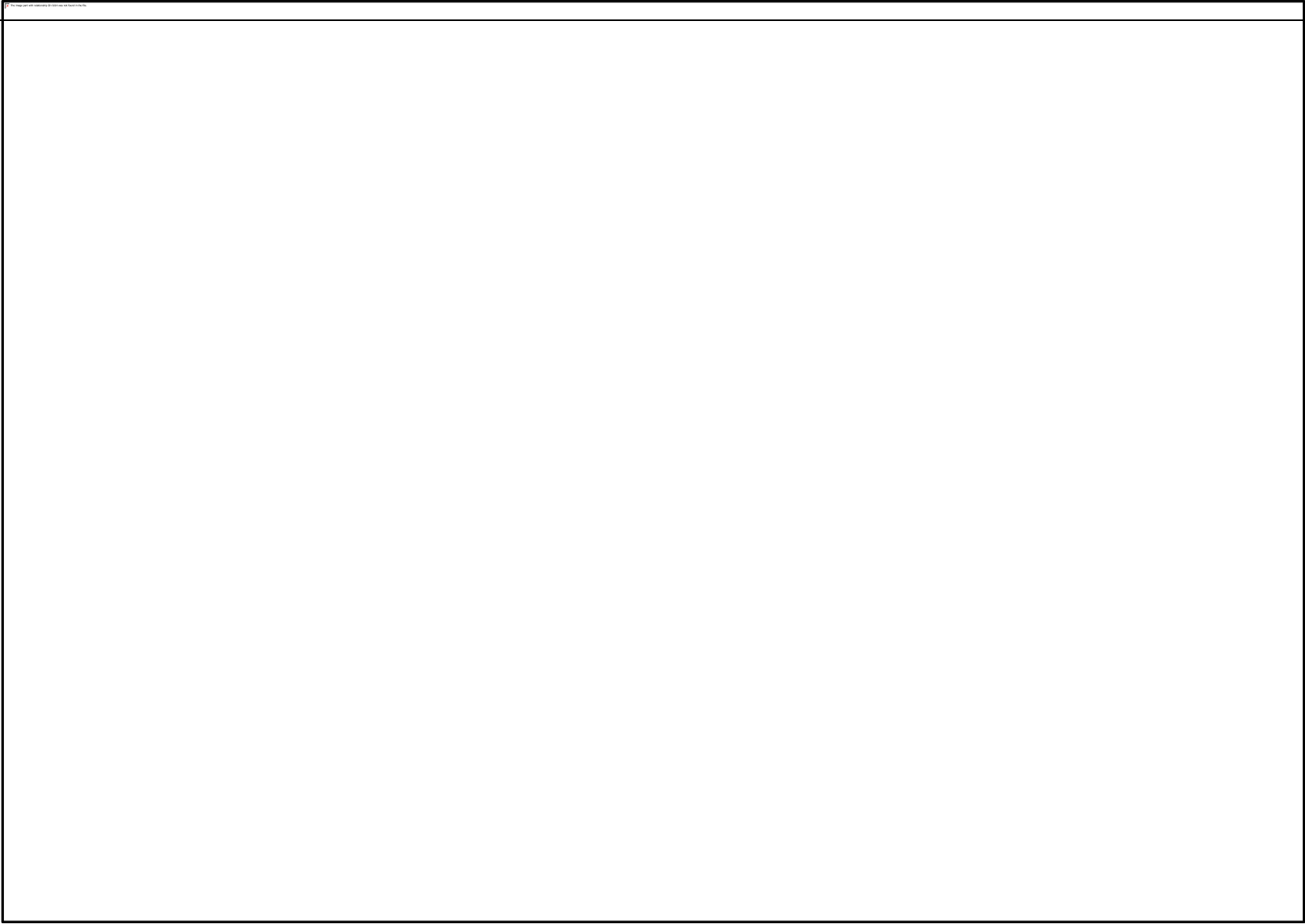
			<ul style="list-style-type: none"> ■ Upgrade roads and electricity in all the wards. ■ Upgrade health facilities. ■ Enhance Agriculture in Hillside.
Western Cluster Wards included: 15,16, 23 and 24	Ward 15 Paballong	Tourism Agriculture	<ul style="list-style-type: none"> ■ This area has moderate potential for arable agriculture. ■ The forestry project also extends across the municipal boundary into Elundini Municipal area, to the west. ■ RDP Houses ■ Upgrade water, roads, sanitation and infrastructure in all the wards ■ Upgrade access road in ward 16 leading to Ongeluksnek Nature Reserve. ■ Paballong Zone Development Framework. ■ Sheering shed in Ward 16. ■ Ematolweni Zone Development Framework.
Northern Cluster Wards included: 3,4,5,7 and 9	Ward 5 Nkau	Link Road to Ramatseliso Border Existing Agriculture	<ul style="list-style-type: none"> ■ Nkau Zone Development Framework. ■ Upgrade access to water, electricity and sanitation. ■ Upgrade road infrastructure. ■ Police together with the municipality to look into crime intervention. ■ RDP Houses. ■ Training of fire fighters ■ Municipality to assist local with obtaining sand mining rights. ■ Establish higher learning facilities. ■ Enhance Agriculture Development (LED). ■ Maintain bridges.
Eastern Cluster (This area encompasses the area located north east of Matatiele towards	Ward 1 Maluti	Existing Government infrastructure Access road	<ul style="list-style-type: none"> ■ This focus area has a high degree of settlement and there is intense pressure on land resources. ■ Upgrade link road to Qhachasnek border

<p>Lesotho including Maluti)</p> <p>Wards included: 1,2,8 and 25</p>		<p>to Qacha's Nek Border</p> <p>Existing Tourism</p>	<p>to Lesotho.</p> <ul style="list-style-type: none"> Maluti Town Local Spatial Development Framework. RDP Houses. Police together with the community to look into crime prevention methods. Municipality to assist locals with obtaining sand mining rights. Establish higher learning facilities.
<p>Central Cluster</p> <p>(This area includes the CBD of Matatiele and Cederville)</p> <p>Wards included: 6, 10, 19, 20, 21 and 26</p>	<p>Ward 26: Cedarville</p> <p>Ward 19: Matatiele Town</p>	<p>Commercial Node</p> <p>Existing Urban Agriculture</p> <p>Farming</p> <p>Sports Tourism</p> <p>Existing Hospitality Sector</p>	<ul style="list-style-type: none"> Upgrade farming infrastructure. FET College in Matatiele town. Matatiele CBD Local Spatial Development Framework. Road construction and access roads in Masakala(20) Itsokolele bridge (ward 20) Street lights in Harry Gwala (ward 20) Middle income Housing. Invest in high schools Upgrade road infrastructure. Intervention from Department of Land. Claims on existing land claims, restitution and agrarian land reform on commercial farms in this area. Sijoko Access Road upgrade. Nolzondweni Access Road upgrade. Arts and culture development in Matatiele Town. Wood processing facilities in Cedarville. Diary processing facilities in Matatiele town. Agriculture cold storage facilities in Matatiele town. Tannery facilities in Cedarville. Built a Clinic in ward 26.

			<ul style="list-style-type: none"> ■ Upgrade access to Electricity in ward 26 and 5. ■ Upgrade access to Water in ward 26 and 5. ■ Skills development in Ward 21. ■ Agriculture in Mvenyana. ■ Upgrade main road in ward 5 ■ Cedarville/R56 Local Spatial Development Framework.
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PLAN NO. 21: SUB REGIONAL ECONOMIC CLUSTERS PROPOSALS



PLAN NO. 22: SPATIAL DEVELOPMENT FRAMEWORK PLAN

SECTION H: LAND USE MANAGEMENT GUIDELINES

H1. GUIDELINES

A Land Use Management System simply assists a Municipality in managing all development. As indicated in the Municipal Systems Act (Act No. 32 of 2000) a Spatial Development Framework is to be prepared in conjunction with Municipalities Integrated Development Plan.

Keeping in line with the Matatiele Municipality Spatial Development Framework Review, the following list of Municipal Policies and Guidelines will apply to all settlement planning and Land Use Management processes within Matatiele Municipality.

- ▶ *No development should take place on land within the 1 in 100 year floodline. In certain cases, exemption may be granted for development up to the 1 in 50year flood line;*
- ▶ *Development is prohibited on slopes steeper than 15% (or 1m : 6m), with exemptions in certain cases being permitted for development on slopes up to 18% (or 1m : 5m) or more (but not for public-funded housing development);*
- ▶ *Engineering Geotechnical reports should be undertaken prior to planning of new areas for settlement/development; and*
- ▶ *Wherever possible mitigation steps should be taken to prevent informal settlement development within 1: 100 year flood areas. Where such settlement has occurred, appropriate steps should be taken to clear the area and secure it from future settlement.*

H2. BROAD LAND USE MANAGEMENT GUIDELINES FOR EASTERN CAPE

The PSDP uses four main land use categories. (Environmental, human settlement, resource area and infrastructure) From a ECPSDP point of view the table of guidelines (below) may be developed in more detail to suit individual requirements of each municipality.

The schedule below sets out the broad guidelines and/or land use objectives related to those land use categories. Adjustments will need to be made to suit particular circumstances in each municipality or portion of each municipality. Of significance is the need to achieve a fusion of indigenous land use management systems with the conventional/technical approach used to date. This adapted system will need to be the outcome of ongoing stakeholder engagement under the auspices of a specific project in future.

SDF Land Use Category	Development Objective	PSDP Land Use Type	Common Terms	Land Use Management Guidelines on Preferred Outcomes
Environmental Areas	Protection of the core bio - diversity areas, natural resources and the ecological system through integration and alignment of SDFs with the environmental policy and spatial frameworks.	Core	Biodiversity Category 1, Wetlands, Coastal Zone, Protected Reserves	<p><u>Land Use:</u></p> <ul style="list-style-type: none"> Limited buildings, tented camps or huts. Only walking and horse-riding trails; Includes the natural landscapes as reflected in the EC Bio-Diversity Conservation Plan (BLMC 1); No agricultural uses. Limited development such as eco-tourism and soft-adventure activities <p><u>Level of Infrastructure and Services:</u></p> <ul style="list-style-type: none"> Limited infrastructure or services required for sustainability of the environmental area. Only management activities should be maintenance of the trails, collection of sites of cultural and historical significance; <p>Access along existing paths/trails only.</p>
		Conservation	Nature reserves, Floodplain, River corridor, Indigenous forest, Heritage site	
Human Settlements	Managed development of compact and sustainable human settlements with	Major Settlements / City Region (e.g. Nelson Mandela Bay, Buffalo City,	Cities, Large towns, Large urban built-up areas with CBDs, Industrial development zones, Industrial	<p><u>Typical Land Uses:</u></p> <p>Residential, business and offices, CBDs / mixed use zones, industrial, Government and municipal purposes, civic</p>

SDF Land Use Category	Development Objective	PSDP Land Use Type	Common Terms	Land Use Management Guidelines on Preferred Outcomes
	appropriate infrastructure, amenities and socio-economic opportunities.	Greater Mthatha, Greater Queenstown)	complexes, Peri-urban interface	and social, small-scale urban agriculture, transport and access, utilities and services, sport, leisure and recreation , tourism facilities (including hotels, resorts, bed and breakfast accommodation, camp sites and caravan parks). <u>Level of infrastructure and services: Full Municipal Services according to available resources</u>
		Towns and Settlements Regions (e.g. Lusikisiki, Stutterheim, Peddie Mt.Frere, Willomore)	Local service centres / Small towns, and transitional or interface areas / peri-urban areas	<u>Typical Land Uses:</u> Residential, business and offices, CBDs / mixed use, industrial, Government and municipal purposes, civic and social uses, agriculture, transport and access, utilities and services, sport, leisure and recreation , tourism facilities. <u>Level of infrastructure and services: Basic to Full Municipal Services according to available resources</u>
		Dispersed settlement / villages (e.g Newlands (BCM),	Scattered or dispersed settlements/ villages / , homestead, resorts	<u>Typical Land Use:</u> Residential, agriculture, woodlots, social facilities, recreational facilities, shops, taverns, small-scale commercial activities, tourism and

SDF Land Use Category	Development Objective	PSDP Land Use Type	Common Terms	Land Use Management Guidelines on Preferred Outcomes
				<p>nature reserves.</p> <p><u>Level of infrastructure and services: At Least Basic level as Resources Permit</u></p>
Resource Areas	Integrated and broad based agrarian transformation leading to sustainable livelihoods, increased rural economic development and improved land reform.	<p>Agriculture (arable and grazing), forestry, tourism, mining and quarrying</p> <p>renewable energy potential areas.</p>	<p>Subsistence / commercial farming, rural areas, commercial plantation , indigenous forest, heritage resources and attractions, lodges, holiday resorts/camps, tourist routes,</p> <p>sand and mineral mining, wind farms, nuclear, bio-gas, hydro-electric, solar energy areas</p>	<p>Agricultural activities, tourism, resorts, nature reserves (public and private)</p> <p>Afforested areas and associated infrastructure</p> <p>Tourism attractions, accommodation and infrastructure.</p> <p>A positive RoD for an EIA and a permit from DME are a pre-requisite for an application for sand and mineral mining.</p> <p>Managed construction of legal roads to legal sand mining sites will significantly reduce the incidence of illegal activities and the environmental degradation associated with sand mining</p> <p>A positive RoD for an EIA and a permit from DME are a pre-requisite for an application for renewable energy provision.</p>
Infrastructure	Efficient, integrated spatial	Strategic transport routes,	Higher order infrastructure (roads, rail, sea and	Requirements of the National Environmental Management Act apply.

SDF Land Use Category	Development Objective	PSDP Land Use Type	Common Terms	Land Use Management Guidelines on Preferred Outcomes
	development of infrastructure and transport systems in shared focus areas	Communications, Alternative energy, Municipal	air) Cellular masts, radio telecommunication wind turbines, solar panels, electrical facilities, etc Water services, cemeteries, etc	<p>Certain applications, such as, cellular masts and radio telecommunication facilities, and solar panels, require an EIA and special consent of the Municipality.</p> <p>Cellular masts and radio telecommunication facilities, and solar panels must be carefully placed to avoid visual impacts on landscapes of significant symbolic, aesthetic, cultural or historic value and should blend in with the surrounding as far as possible.</p> <p>A positive RoD for an EIA and a permit from DME and or DEDEA are a pre-requisite for an application for alternative energy installation</p>
<i>Source: Eastern Cape Spatial Development Plan</i>				

The purpose of a Land Use Management System is to promote coordinated, harmonious and environmentally sustainable development. Appropriate Land Use Management Guidelines pertaining to areas inside and outside the urban edges of Matatiele, Maluti, Cedarville will be formulated as part of the Local Spatial Development Frameworks.

The following is a summary of the proposed Land Use Management Guidelines for each spatial land use area.

H3. GENERAL GUIDELINES APPLICABLE TO ALL DEVELOPMENT

Any prospective applicant or developer is required to comply with the requirements of the Community Land Rights Act (CLARA) in terms of procedures and protocols described in Section 20.5. In all aspects they must fully inform the affected communities by means of advertisements in the press and public meetings where any development type as described below is contemplated. The following general guidelines apply:-

-
- ▶ *The abstraction of water for any use from any river within the study area must have prior approval from DWAF and should require a full EIA to ensure that environmental impacts are negligible;*
 - ▶ *The erection of tunnels for farming as well as the clearing of land where indigenous vegetation is affected is to be subject to an EIA.*
 - ▶ *A suitable setback for development from any identified Sub Tropical Thicket Biome and/or indigenous vegetation corridors (conservation area) shall be determined in the EIA process; and*
 - ▶ *Should rezoning and subdivision applications be submitted separately for the same property, environmental scoping/EIA's will be required.*
 - ▶ *The Motivation Report of any application for development must motivate how the application complies with the principles of the Development Facilitation Act, the development principles, the conceptual framework and the guidelines contained in this framework plan;.*
 - ▶ *The motivation Report must be supported by a report confirming availability of a sustainable water supply must be submitted as part of any land use application, a storm water management plan, an agricultural assessment report which considers current and future agricultural potential, with written comment obtained from the Department of Agriculture (if applicable);*
 - ▶ *Environmental Impact Assessment/Scoping Reports will be required.*
 - ▶ *A Site Development Plan for all development (including subdivisions) must contain details of proposed development density, coverage, layout, land-scaping, building design, position of all structures, stands, the 100 year flood line above any water course, proposed parking and internal roads.*

H4. ENVIRONMENTAL REQUIREMENTS

- ▶ *Sub-Tropical Thicket Biome and Indigenous Vegetation Conservancy areas: All applications for development (including subdivisions) within the STEP (Subtropical Thicket Biome) area and outside of the Urban Edge require a Special EIA as contemplated in the STEP Guidelines.*
- ▶ *Coastal Zone Management Principles: All developments are to comply with the Coastal Zone Management Plan and Coastal Zone Management Act.*
- ▶ *National Environmental Management Act: Any application must comply with NEMA (as amended) and the relevant regulations (especially Chapter 4).*
- ▶ *To ensure quality of EIA's the following is proposed: A review consultant may be appointed at the discretion of DEDEA and at the developers expense, to confirm/review inter alia*
 - *Whether a sustainable water source is available*
 - *Whether sufficient areas for endangered, indigenous vegetation (forming part of the no-development zone on the property concerned) has been retained/rehabilitated.*
- ▶ *With regard to the policy on the subdivision/development of sensitive environmental areas and agricultural land, including the conservation of Prime and Unique Agricultural Land, the local Department of Agriculture should assist in the identification of Prime and Unique Agricultural Land and land that has irrigation potential;*

H5. GUIDELINES APPLICABLE TO SPATIAL LAND USE AREAS

DEFINED NODES OUTSIDE OF THE URBAN EDGE

These encompass the proposed rural service centres and exclude the coastal nodes. Shops; service industries, offices and limited size tourist related businesses could be allowed at such nodes. In addition, social, health, education and safety and security facilities are to be encouraged to locate in these nodes. Standard provisions of approved policies, Town Planning controls, building by-laws, aesthetic and signage controls are in place for these areas as defined in municipal policy documents and this SDF.

NATURE TOURISM AREAS

These are areas where limited development may occur subject to an environmental assessment and management plan, the STEP guidelines. .

- ▶ *Limited and regulated tourism facilities; Small accommodation facilities that are low-key, low-impact and in harmony with the natural environment;*
- ▶ *Agricultural activities;*
- ▶ *Existing rural settlement.*

Any development contemplated in the Nature Tourism Areas would need to adhere to the following guidelines:

- ▶ *The development of a site must not be dependent on the creation of a new road. Existing roads may be upgraded to improve access but where there is no existing road, this should inform the type of tourism facility that is developed.*
- ▶ *The maximum carrying capacity for all development sites, until an SEA or EIA has taken place, is 36 beds or 20 small units. All development sites should be well located in the Nature Tourism buffer area to safeguard the sense of place and eco-tourism opportunities available to that site.*
- ▶ *Development of these sites requires a full EIA and a live Environmental Management Plan that addresses, inter alia, the disposal of solid waste.*
- ▶ *Full IEM procedures are to precede any development whereby the precautionary principle shall apply with approval conditions requiring rehabilitation of the environment and specifications regarding the use of the remainder (for example; conservation, private nature reserve etc);*

NO DEVELOPMENT AREAS

These areas are where no development is to be contemplated:

- ▶ *All river valleys and ground with slopes equal to or exceeding 1 in 3 should be demarcated as no-development zones.*

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- ▶ *All estuaries within the study area should be given protected status and development of the banks of the estuaries prohibited to a distance of 100 metres from the high flood level. It is recommended that access to estuaries be limited and that boat launching only be allowed where the estuaries are permanently open and of sufficient depth.*
 - ▶ *The locality of launching sites is to be determined by DEDEA.*
 - ▶ *Areas below the 1 in 100-year flood line are excluded from development (including boundary walls and fences). The practice of raising the floor level of buildings above the 1:100 year flood line is not favoured from a flood risk point of view.*
 - ▶ *Areas required for the rehabilitation of indigenous vegetation identified in the environmental management plan are excluded from development;*
 - ▶ *Areas that are developable, but cannot be accessed without going through undevelopable land are also regarded as undevelopable.*
 - ▶ *Any other areas as determined by DEDEA (such as coastal grasslands).*
 - ▶ *Access to rivers is only to be created after specialist evaluation and prior approval from the relevant authorities.*

SECTION I: IMPLEMENTATION PLAN

The Implementation of the Matatiele Local Municipality SDF is expected to involve a three phased approach over the next six years. The relevant projects priorities, timeframes, costs and funding sources are depicted on the programme spreadsheets below.

Name of Project	Possible Funder	Budget	2014-2016	2016-2018	2018-2020
Matatiele Town Development Framework	MLM/DLG&TA	R450,000	R250, 000	R200,000	
Matatiele CBD Regeneration Framework (Enhance the opportunities originating from the location of Matatiele town.)	MLM/DLG&TA	R450,000	R300,000		
Cedarville Development Framework	MLM	R450,000	R450,000		
Maluti Development Framework	MLM	R450,000	R450,000		
Maluti Land Tenure Upgrade and Development Framework	DLA /DRDLR	R4 000 000	R2 000,000		
Preparation of an Environmental Management Framework	MLM	R450,000	R450,000		
Matatiele Municipality Aerial Photographs	DLG&TA/MLM	R5 000,000	R5 000,000		
Land Audit	ANDM/MLM/DLA	R800,000	R800,000		
Development of a GIS System	DLG&TA & MLM	R500,000	R500,000		
Community Based Resource Management	DLG&TA & MLM	R500,000		R500,000	
Rural Settlement Development Plan	DLG&TA/MLM/ANDM	R2,000,000	R2,000,000		
Land Identification and Packaging Exercise	DLG&TA & MLM	R600,000		R600,000	
Preparation of Spatial Planning Policies and Guidelines	MLM/DLG&TA	R500 000			
Improve access to water in Rural Areas	DRDLR/DWA / MLM	R800,000		R800,000	
Integrated Public Transport	MLM	R500,000		R500,000	

System along corridor routes					
Improve access to public transport, especially in rural areas	MLM/DOT	R5,000,000	R1,000,000	R1,000,000	R3,000,000
Upgrade landing strips in Mataiele and Cedarville for future use.	MLM	R500,000	R500,00		
The reconnection of the railway line in Cedarville	MLM	R1,000,000		R1,000,000	
District and local access roads requires substantial upgrading and maintenance.	MLM/ANDM/MIG	R5,000,000	R5,000,000		
New roads are required to provide access to some of the settlements	ANDM/MLM/MIG	R10,000,000		R10,000,000	
Extensive livestock farming should be promoted	DOA/MLM	R1,000,000	R1,000,000		
Crop production (irrigated and dry land) should be promoted in low - lying areas	DOA/MLM	R2,000,000		R2,000,000	
Irrigation estates along the major rivers.	DOA/MLM	R2,000,000	R2,000,000		
Pastures and dairy in and around Cedarville.	DOA/MLM	R1,000,000	R1,000,000		
Farms stay development to enhance tourism development	DOA/DEDEA	R10,000,000		R10,000,000	
Enhance Forestry development in ward 14, 18, 21 and 22.	DOA/MLM/ANDM	R4,000,000	R2,000,000	R2,000,000	
Develop Nodal Areas to support the agricultural sector.	DOA/MLM/ANDM	R10,000,000	R5,000,000	R5,000,000	
Creating a more functional,	MLM	R3,000,000	R3,000,000		

efficient and attractive urban environment by integrating the various components of the town					
Upgrading and integrating the natural environment into the urban development.	DEDEA.MLM	R1,000,000	R1,000,000		
Road linking Matatiele and Ongeluksnek	DOT/MLM	R10,000,000	R5,000,000	R5,000,000	
Road linking Swartberg with both Matatiele and Cedarville.	DOT/MLM	R5,000,000	R3,000,000	R2,000,000	
Proposed Maluti – Kingscote link road.	DOT/MLM	R2,000,000	R2,000,000		
Link road to Qachasnek	DOT/MLM/ANDM	R10,000,000	R5,000,000	R5,000,000	
Feasibility study to Identify new sites in Matatiele, Cedarville and Maluti for cemetery sites.	DEA/ANDM/MLM	R950,000	R950,000		
Rehabilitation of erosion land	DOT/MLM	R500,000	R500,000		
Remove alien plant	DEA/MLM	R500,000	R500,000		
Sewer management plans	MLM/ANDM	R600,000	R600,000		
Waste management plans	MIG/MLM	R600,000	R600,000		
Wetlands management	MIG/MLM	R700,000	R700,000		
Feasibility study for ecotourism development	DEDEA/MLM	R400,000	R400,000		
Develop integrated open space system	DEA/MLM/ANDM	R650,000	R650,000		

FET college in Matatiele	PRIVATE	R20,000,000	R20,000,000		
Upgrade farming infrastructure	PRIVATE	R1,000,000		R1,000,000	
Proper running water	MLM	R100 000 000	R50,000,000	R50,000,000	
Sanitation	MLM	R 110 000 000	R50,000,000	R50,000,000	R10,000,000
Electrification	ESKOM	R200 000 000	R100,000,000	R100,000,000	
Crime prevention	SAPS	R1 000 000	R1 000 000		
Building of RDP houses	DEPT OF HUMAN SETTLEMENTS	R220 000 000	R100,000,000	R100,000,00	R20,000,000
Training of fire fighters	MLM	R500 000	R500 000		
Sijoka Access road	MLM	R5,000,000	R2,000,000	R3,000,000	
Ndzondweni Access road	MLM	R5,000,000	R3,000,000	R2,000,000	
Silindini electrification	ESKOM/MLM	R20 000 000	R10,000,000	R5,000,000	R5,000,000
Electricity at Nkau/Sera	ESKOM/MLM	R20 000 000	R10,000,00	R10,000,00	
Road construction and access roads in Masakala	DEPT OF TRANSPORT/MLM	R20 000 000		R10,000,00	R10,000,000
Itsokolele bridge	DEPT OF TRANSPORT	R11 500 000	R7,000,00	R4,500,000	
Street lights in Harry Gwala	MLM	R10 000 000	R10,000,000		
Skills development	Department of Social Development	R1 000 000	R1 000 000		
Arts and Culture in Matatiele	DoAC/MLM	R500,000	R500,000		
Wood processing facility in Cedarville	DOA/MLM	R800,000	R800,000		
Diary processing facility in	DOA/MLM	R600,000	R600,000		

Matatiele					
Leather tannery in Cedarville	DOA/MLM	R800,000	R800,000		
Agriculture cold storage facilities in Matatiele	DOA/MLM	R700,000	R700,000		
Layout Planning for Middle income in Matatiele and Cedarville	MLM DOH	R1,500,000	R1,500,000		
Agriculture in Mvenyana	DOA/MLM	R1,000,000	R1,000,000		
Agriculture in Hillside	DOA/MLM	R900,000	R900,000		
Pabalong Zone Development Plan	MLM/DLG&TA	R600,000	R600,000		
Ematolweni Zone Development Plan	MLM/DLG&TA	R600,000	R600,000		
Queens Mercy Zone Development Plan	MLM/DLG&TA	R600,000	R600,000		
Thabachitja Zone Development Plan	MLM/DLG&TA	R600,000	R600,000		
Enhance Agriculture and Forestry in Ward 14	DOA/MLM	R1,000,000	R1,000,000		
Establish maize milling facilities in Drakensberg Cluster	DOA/MLM	R1,000,000	R1,000,000		
Enhance maize production in Drakensberg Cluster	DOA/MLM	R800,000	R800,000		