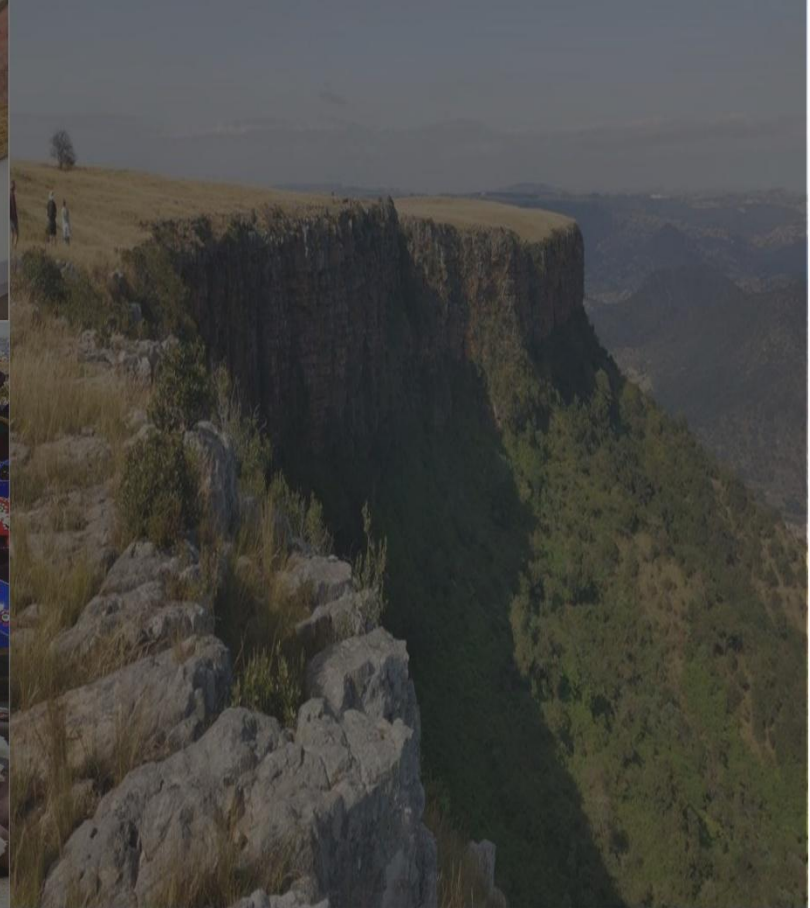
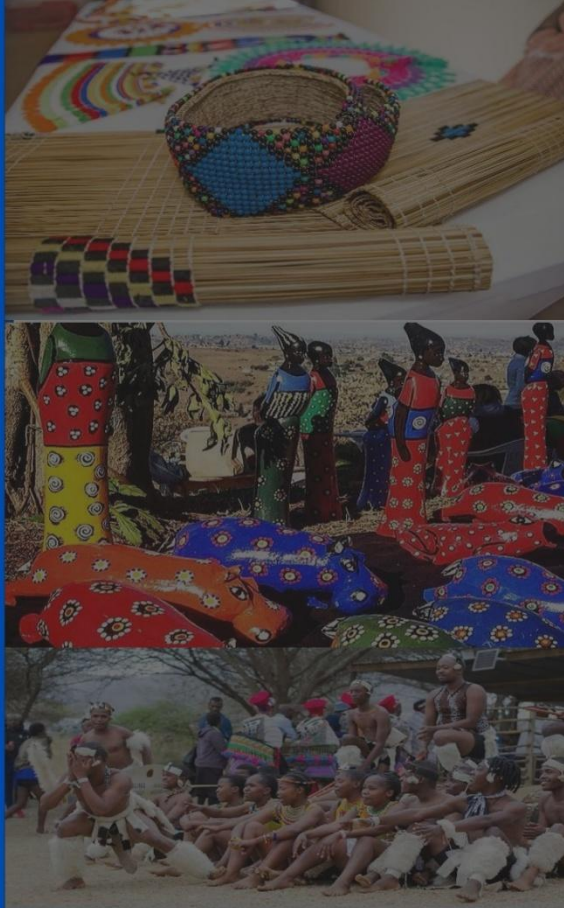




MKHAMBATHINI LOCAL MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK

DRAFT SPATIAL
DEVELOPMENT
FRAMEWORK

MARCH 2026



FORWARD

This document is referred to as the Long-Term (20 year) Spatial Development Framework (SDF) for Mkhambathini Local Municipality. It is a principal spatial planning instrument which guides and informs all planning, land management, development and spatial decision-making within the municipality. According to the SDF 2017 guidelines “A municipal Spatial Development Framework must assist in integrating, coordinating, aligning and expressing development policies and plans emanating from the various sectors of the spheres of government as they apply within the municipal area” SPLUMA Chapter 4 Part A 12 (2) (b).

This document contains divergent chapters providing clear details set therein. Firstly, it introduces the background of the project highlighting the important legal element that municipalities are obligated to comply with the statute to formulate an SDF that will guide the overall spatial distribution of current and desirable land uses within, in order to give effect to the vision, goals and objectives of the municipality. In this document, the purpose and role of municipal SDF is clarified. The second phase which is referred to as the situational analysis, or rather the status quo, among other things examined the policy and legislative review from an international, national, provincial, district and local plans, with implications enticed for Mkhambathini Local Municipality.

More analysis which was conducted included the cross-border alignment, the demographics and population growth estimates, the space economy, infrastructure assessment, public amenities, spatial analysis, the landscape character, and the state of the environment which incorporates the ecological mechanisms. The spatial opportunities and challenges latter culminated the affair state of the segment. Following the analysis of the current situation are proposals to redress, address and mitigate the spatial issues reflected in the situational analysis. Now this gives birth to a new phase in this paper, which is referred to as the spatial strategy. Enlisted

strategies have been spatially depicted. The chapter includes a longer-term spatial development vision statement for the municipal area which indicates a desired spatial growth and development pattern for the next 20 years. Later, in the last section, is an implementation framework chapter surfacing the linkage between the SDF, land use framework and the scheme.

Again, inter alia, this phase will provide a list of strategic spatial planning projects Mkhambathini Local Municipality will need to consider and budget for. Other elements that are emphasized in this segment are areas that need to be carefully managed especially where development pressures can be expected to occur in the future.

The main objective of the project, is to create credible SDF that is based on an agreed vision and planning principles that promote equity and sustainability, that is, by assisting with restructuring spatial inefficient settlements, channelling resources to areas of greatest need and development potential and stimulating economic opportunities in rural and urban areas. This project for the preparation of Spatial Development Framework is submitted to:

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LIST OF ACRONYMS

APAP	AGRICULTURE POLICY ACTION PLAN	LUS	LAND USE SCHEME
BNG	BREAKING NEW GROUND	MDB	MUNICIPAL DEMARCATION BOARD
CBA	CRITICAL BIODIVERSITY AREAS	MLM	MKHAMBATHINI LOCAL MUNICIPALITY
CRDP	COMPREHENSIVE RURAL DEVELOPMENT PROGRAMME	MSA	MUNICIPAL SYSTEMS ACT
DLRRD	DEPARTMENT OF LAND REFORM AND RURAL DEVELOPMENT	MSP	MASTER SPATIAL PLAN
DM	DISTRICT MUNICIPALITY	MV	MEDIUM VOLTAGE
DOT	DEPARTMENT OF TRANSPORT	NDP	NATIONAL DEVELOPMENT PLAN
ESA	ECOLOGICAL SUPPORT AREAS	NEMA	NATIONAL ENVIRONMENTAL ACT
ERP	ECONOMIC RECOVERY PLAN	NEMPA	NATIONAL ENVIRONMENTAL MANAGEMENT PROTECTED AREAS ACT
FLISP	FINANCIAL LINKED INDIVIDUAL SUBSIDY PROGRAMME	NIP	NATIONAL INFRASTRUCTURE PLAN
GDPR	GROSS DOMESTIC PRODUCT PER REGION	NSDF	NATIONAL SPATIAL DEVELOPMENT FRAMEWORK
GFCF	GROSS FIXED CAPITAL FORMATION	NSSD	NATIONAL STRATEGY FOR SUSTAINABLE DEVELOPMENT
HDI	HUMAN DEVELOPMENT INDEX	PGDP	PROVINCIAL GROWTH AND DEVELOPMENT PLAN
HSSP	HUMAN SETTLEMENTS SECTOR PLAN	PGDS	PROVINCIAL GROWTH AND DEVELOPMENT STRATEGY
HV	HIGH VOLTAGE	PSDF	PROVINCIAL SPATIAL DEVELOPMENT FRAMEWORK
ICT	INFORMATION AND COMMUNICATION TECHNOLOGY	SDF	SPATIAL DEVELOPMENT FRAMEWORK
IDP	INTEGRATED DEVELOPMENT PLAN	SDG	SUSTAINABLE DEVELOPMENT GOALS
IGR	INTERGOVERNMENTAL RELATIONS	SIP	STRATEGIC INFRASTRUCTURE PROJECTS
IPAP	INDUSTRIAL POLICY ACTION PLAN	SPLUMA	SPATIAL PLANNING AND LAND USE MANAGEMENT ACT
IUDF	INTEGRATED URBAN DEVELOPMENT FRAMEWORK	UMDM	UMGUNGUNDLOVU DISTRICT MUNICIPALITY
KZN	KWAZULU NATAL	WTP	WATER TREATMENT PLANT
LED	LOCAL ECONOMIC DEVELOPMENT	WWTW	WASTEWATER TREATMENT WORKS
LM	LOCAL MUNICIPALITY		

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1. INTRODUCTION

1.1. BACKGROUND TO THE PROJECT

The Municipal Systems Act, 2000 (Act 32 of 2000) (herein referred to as “MSA”), requires that each Municipality prepares an Integrated Development Plan (herein referred to as “IDP”) and a Spatial Development Framework (herein referred to as “SDF”) as a core component of the IDP to realize the spatial vision of the Municipality. Section 26e of the MSA states that the Municipality must prepare “a spatial development framework which must include the provision of basic guidelines for a land use management system for the municipality”.

The IDP is a five-year plan which is linked to the term of office of the Municipal Council and as such the SDF is developed to comply with the requirements of the MSA for the Municipality to have an SDF which will be a core component of a Municipality’s economic, sectorial, spatial, social, institutional, environmental vision. In other words, it is a tool to achieve the desired spatial form of the Municipality.

The Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (herein referred to as “SPLUMA”) requires municipalities to prepare and adopt a Municipal Spatial Development Framework (SDF) and further provides the contents of the SDF in section 21 of the said Act to be the following: The Mkhambathini Local Municipality (herein referred to as “Mkhambathini” or “MLM” or “the Municipality”) SDF will serve as a strategic framework that directs the implementation of the IDP and guides the overall spatial distribution of current and desirable land uses within a Municipality in order to give effect to the vision, goals and objectives of the municipal IDP whilst also taking a long terms view as envisaged in SPLUMA

requirements above. The SDF will represent a long term (+20 years) plan and will be revised in line with the IDP 5-year cycles or annually if required by the municipality. The Constitution of the Republic of South Africa, 1996 (Act 108 of 1996) (herein referred to as “the Constitution”) confers to municipalities major developmental responsibilities intended to improve quality of life people residing and/or working within a municipality’s area of jurisdiction. An SDF, therefore, forms part of the systems and procedures at the disposal of the municipality to perform on its developmental mandate and facilitate removal of spatial remnants of the apartheid past. The main purpose of the SDF is to guide the form and location of future spatial development within the Municipality. It is a legislative requirement and has a legal status. In summary, the SDF has the following benefits:

- It facilitates decision making regarding the location of service delivery projects and guides public and private sector investment.
- It strengthens democracy and spatial transformation and facilitates effective use of scarce land resources.
- It promotes intergovernmental coordination on spatial issues and serves as a framework for the development of detailed Land Use Scheme (LUS) and other lower order plans.
- It guides and informs the spatial location of municipal infrastructure investment and spatial priorities.
- Provides visual representation of the desired urban form of the municipality in the short, medium and long term. Ultimately, the SDF and accompanying package of plans, defines and facilitates a progressive move towards the attainment of an agreed upon desired spatial form within the municipality’s area of jurisdiction.

1.2. PROJECT LOCALITY

1.2.1. PROVINCIAL LOCALITY

Mkhambathini Local Municipality is located in the south-western region of the KwaZulu-Natal Province (herein referred to as “KZN”). It is located 25km from the City of Pietermaritzburg and approximately 56km from the City of Durban.

1.2.2. REGIONAL LOCALITY

From a regional perspective, Mkhambathini Municipality is located along the south-eastern boundary of the uMgungundlovu District in the KwaZulu-Natal province. It is the second-smallest municipality of seven (7) in the district. Mkhambathini shares the district with the following local municipalities:

- UMshwathi Local Municipality
- UMngeni Local Municipality
- Mpofana Local Municipality
- Impendle Local Municipality
- Msunduzi Municipality
- Richmond Municipality

1.2.3. SUB-REGIONAL LOCALITY

From a sub-regional locality, the municipality is bordered by the Ugu District Municipality along the south boundary, Richmond LM on the west boundary, Msunduzi LM on the north-west boundary, uMshwathi LM on the north boundary and eThekwin Municipality along the east boundary. It is

well-served by provincial and regional roads, and is well located in relation to Durban and Pietermaritzburg and adjoins Cato Ridge, a potential industrial node. The N3, which is identified in the Spatial Growth and Development Strategy as a Provincial Corridor, runs east-west through the central part of the municipal area.

Significant portions of the municipality fall within the Valley of a Thousand Hills (with Table Mountain a major landmark), an area with high potential for ecotourism, and in the Midlands Mist Belt, which has a well-established agricultural economy. Mkhambathini is an isiZulu word derived from eMkhambathini, which means ‘the place of acacia trees’

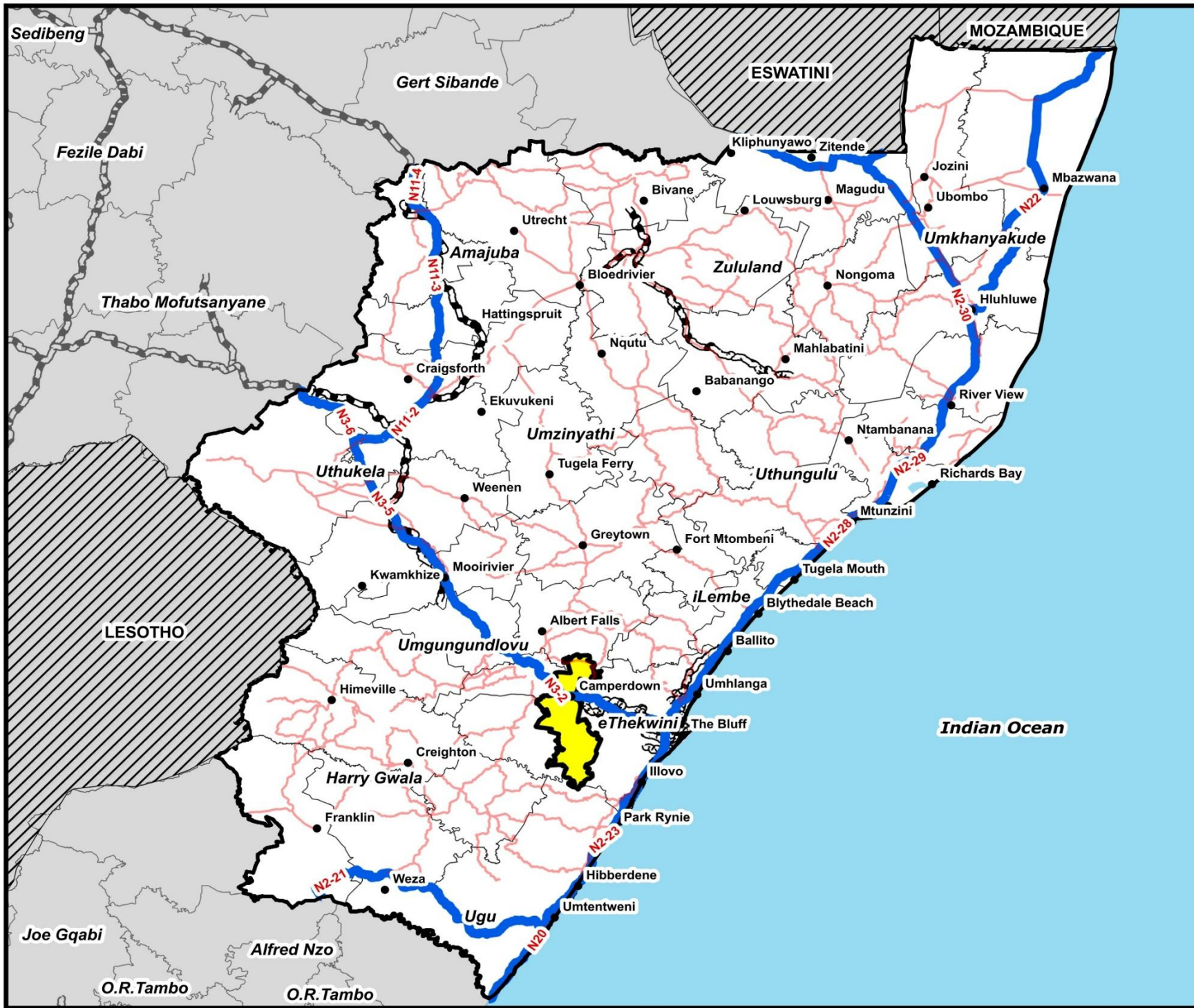
1.2.4. TRADITIONAL AUTHORITIES

Mkhambathini LM comprises of six (6) traditional authority areas, namely:

- Mapumulo Traditional Authority;
- MaNyavu Traditional Authority;
- Macala-Gwala Traditional Authority;
- Embo-Thimuni Traditional Authority;
- Isimahla Traditional Authority; and the
- Sobonanakhona Traditional Authority

1.2.5. WARDS

The Mkhambathini Local Municipality comprises of seven (7) wards, with a large part of the municipality being rural in nature and underdeveloped. These wards have been demarcated according to the 2021 ward delineations by the Municipal Demarcation Board.



Mkhambathini Local Municipality

Provincial Locality

Legend

- Places
- National Road
- Provincial Road
- Railways
- Mkhambathini Municipality
- KZN Province
- Local Municipalities
- ▨ Countries
- Indian Ocean

DATA SOURCES:
 Towns: COGTA
 Roads: DOT
 Municipal/Ward Boundaries: MDB
 State: STATSSA
 Agricultural/Geological Data: DALRRD
 Environmental Data: KZN Wildlife 2019
 Hydrological Data: SANBI
 Land Reform: DALRRD
 Cadastral: KZN SGO

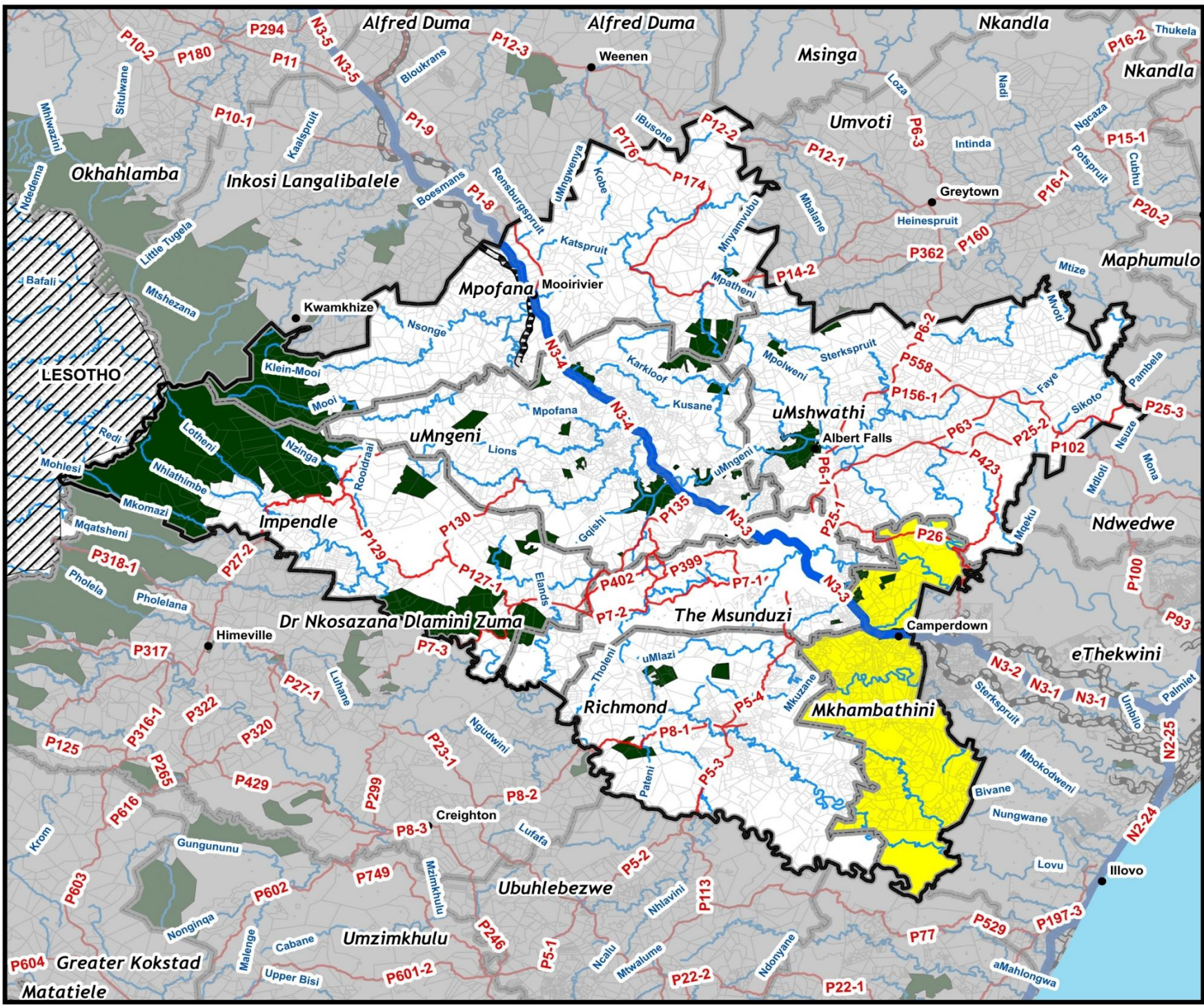
North Arrow

TPS

DEVELOPMENT PROJECTS
DEVELOPMENT PLANNING

0 12,5 25 50 75 100
Kilometers

Map 1: Provincial Locality

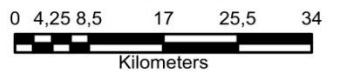


Mkhambathini Local Municipality Regional Locality

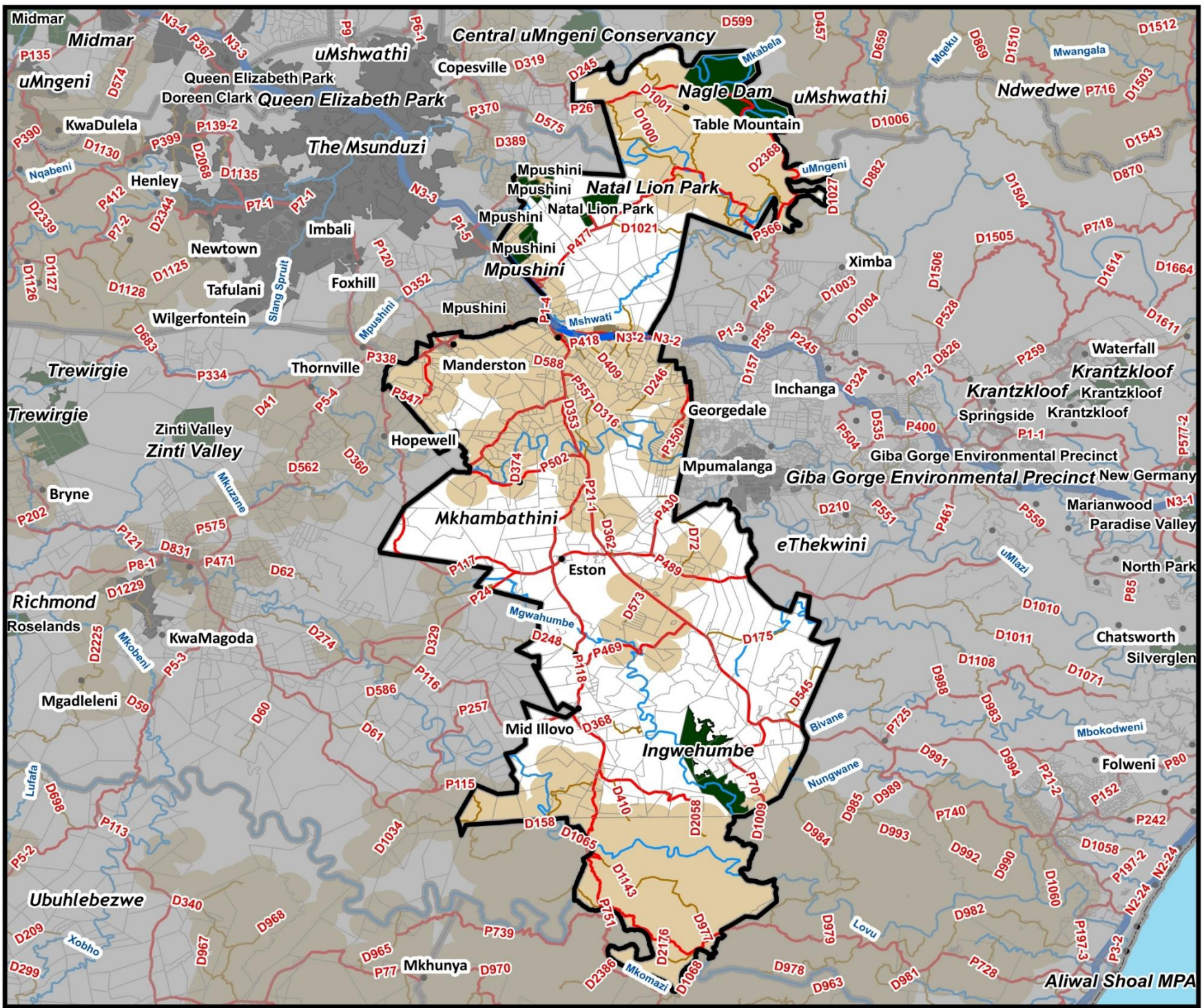
Legend

- Places
- National Road
- Provincial Road
- NFEPA_Rivers
- Railways
- Mkhambathini Municipality
- UMgungundlovu DM
- Local Municipalities
- Protected Areas
- Cadastral

DATA SOURCES:
 Towns: COGTA
 Roads: DOT
 Municipal/Ward Boundaries: MDB
 Stats: STATSSA
 Agricultural/Geological Data: DALRRD
 Environmental Data: KZN Wildlife 2019
 Hydrological Data: SANBI
 Land Reform: DALRRD
 Cadastral: KZN SGO



Map 2: Regional Locality Map

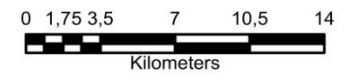


Mkhambathini Local Municipality
Sub-Regional Locality

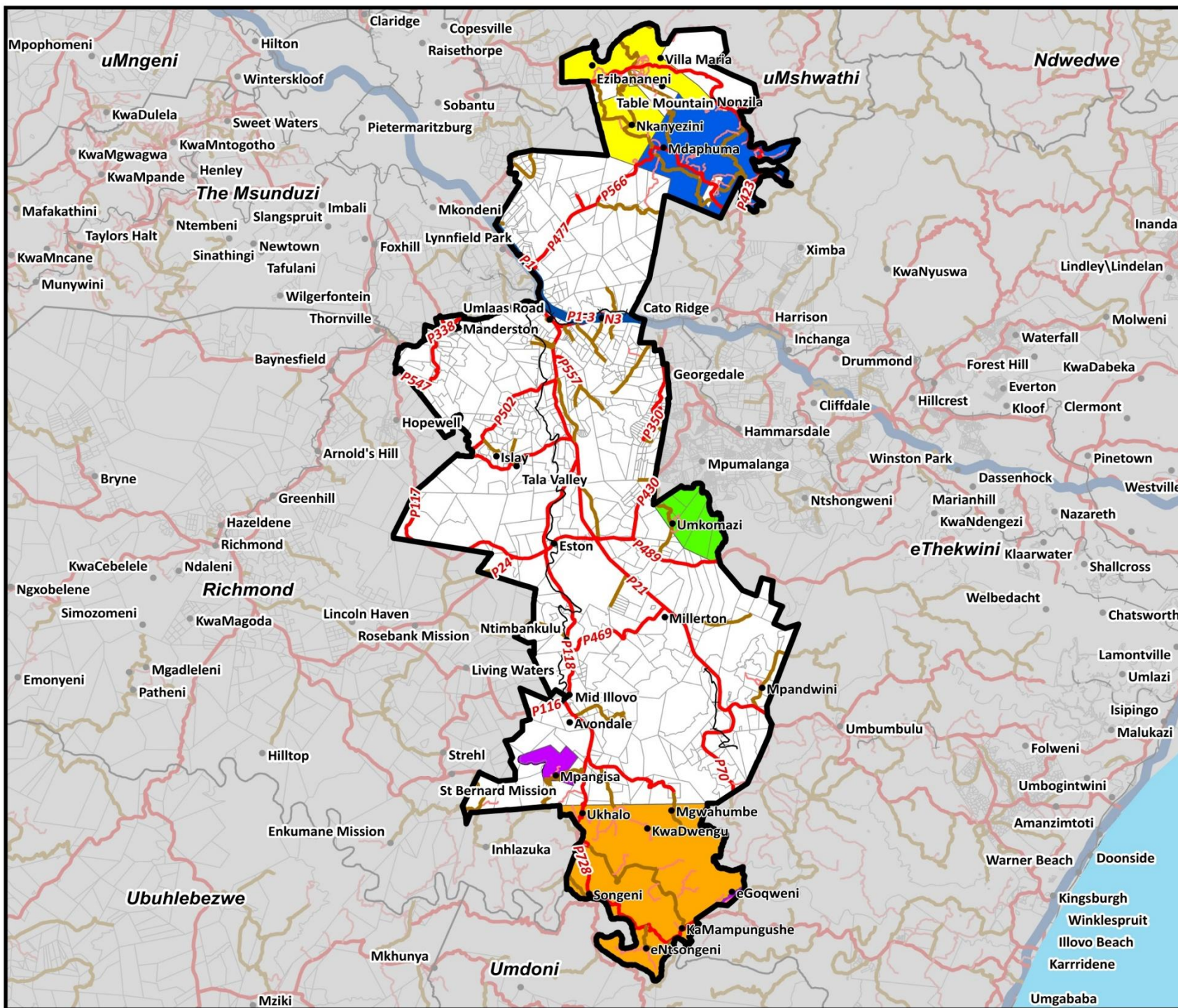
Legend

- Places
- National Road
- Provincial Road
- District Road
- NFEPA_Rivers
- ▭ Mkhambathini Municipality
- ▭ Local Municipalities
- ▭ Protected Areas
- ▭ Settlements
- ▭ Cadastral

DATA SOURCES:
 Towns: COGTA
 Roads: DOT
 Municipal/Ward Boundaries: MDB
 Stats: STATA
 Agricultural/Geological Data: DALRRD
 Environmental Data: KZN Wildlife 2019
 Hydrological Data: SANBI
 Land Reform: DALRRD
 Cadastral: KZN SGO



Map 3: Sub-regional Locality



Mkhambathini Local Municipality

Traditional Authority Areas

Legend

- Places
- National Road
- Provincial Road
- District Road
- Local Road
- Railway Lines
- Local Municipalities
- Embo-Timuni T.A.
- Isimahlha T.A.
- Manyavu T.A.
- MAPUMULO T.A.
- UMACALA-GWALA T.A.
- Mkhambathini Boundary
- Cadastral

DATA SOURCES:
 Towns: COGTA
 Roads: DOT
 Municipal/Ward Boundaries: MDB
 Stats: STATSSA
 Agricultural/Geological Data: DALRRD
 Environmental Data: KZN Wildlife 2019
 Hydrological Data: SANBI
 Land Reform: DALRRD
 Cadastral: KZN SGO



Map 4: Traditional Authorities



MKHAMBATHINI LOCAL MUNICIPALITY
SPATIAL DEVELOPMENT FRAMEWORK

POLICY CONTEXT AND VISION DIRECTIVES

2. LEGISLATIVE FRAMEWORK AND POLICY ALIGNMENT

2.1. INTERNATIONAL DEVELOPMENT FRAMEWORK

The spatial development of MLM must align not only with national, provincial, and district frameworks, but also with broader international development agendas. These international frameworks provide guiding principles for sustainable urbanization, climate resilience, poverty reduction, and inclusive economic development.

2.1.1. SUSTAINABLE DEVELOPMENT GOALS (SDGS) – UNITED NATIONS (2015–2030)



The SDGs are a universal call to action to end poverty, protect the planet, and ensure peace and prosperity for all by 2030. There are 17 interconnected goals addressing economic, social, and environmental development. Key goals relevant to spatial planning include sustainable cities and communities (Goal 11), clean water and sanitation (Goal 6), affordable and clean energy (Goal 7), climate action (Goal 13), and sustainable economic growth and employment (Goal 8).

SPATIAL DIRECTIVES: MLM must promote sustainable urbanization and integrated human settlement development, prioritize access to clean water, sanitation, and affordable energy in all towns and villages, and protect ecological assets and promote green infrastructure to enhance climate resilience. The municipality must also support inclusive economic growth through spatially integrated local economic development initiatives.

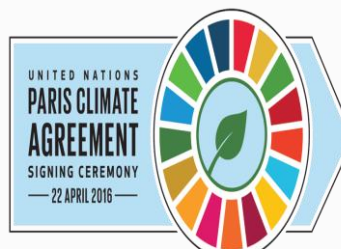
2.1.2. NEW URBAN AGENDA (NUA) – UN HABITAT (2016)



The New Urban Agenda is a global framework for sustainable urbanization adopted at the UN Conference on Housing and Sustainable Urban Development (Habitat III). It seeks to guide efforts to achieve cities and human settlements that are inclusive, safe, resilient, and sustainable. It promotes urban-rural linkages, compact and connected urban development, participatory spatial planning, and the prioritization of affordable housing and infrastructure access.

SPATIAL DIRECTIVES: The municipality must act to promote compact urban development in Camperdown, Ophokweni, Eston, Mid-Illovo and Ngiyanyoni. It must additionally strengthen urban-rural linkages by reinforcing secondary rural service hubs and enhance participatory planning and spatial inclusion of marginalized communities.

2.1.3. PARIS AGREEMENT ON CLIMATE CHANGE (2015)

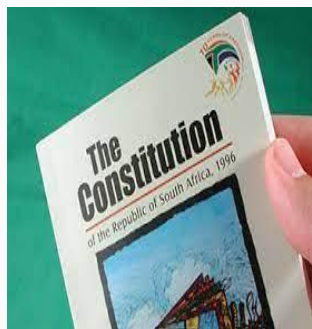


The Paris Agreement is an international treaty under the UN Framework Convention on Climate Change, aiming to limit global warming to below 2°C and pursue efforts to limit the increase to 1.5°C. It calls for climate-resilient development, carbon emission reductions, renewable energy transitions, and the protection of natural carbon sinks like forests and wetlands.

SPATIAL DIRECTIVES: Climate change adaptation strategies must be integrated into land use planning and infrastructure development. Renewable energy options and energy-efficient design within settlements must be prioritised. Ecological corridors and water catchment areas must be protected to support climate resilience. New housing and economic development must be designed with low carbon footprints and resilient infrastructure standards.

2.2. NATIONAL LEGISLATIVE FRAMEWORK

2.2.1. CONSTITUTION OF THE REPUBLIC OF SOUTH AFRICA, ACT NO. 108 OF 1996



The Constitution is the supreme law of South Africa, forming the cornerstone of democracy and governance. It sets out the objectives of local government (Section 152), including providing democratic and accountable governance, ensuring service delivery, promoting social and economic development, encouraging community involvement, and promoting a safe and healthy environment. In terms of spatial planning, the Constitution enforces the importance of integrated development, spatial transformation, access to land, housing, basic services, and environmental sustainability as rights to be progressively realized.

SPATIAL DIRECTIVES: Ensure equitable access to land, housing, and infrastructure in both the urban, and rural areas. Strengthen public participation in planning decisions, particularly in traditional authority

areas. Avoid development that compromises environmental rights, especially along estuaries, floodplains and wetlands.

2.2.2. MUNICIPAL SYSTEMS, ACT NO. 32 OF 2000

The MSA regulates how municipalities must perform their functions and exercise their powers. It mandates the preparation of Integrated Development Plans (IDPs) and Spatial Development Frameworks (SDFs) as strategic planning tools. The Act places emphasis on participatory governance, sustainability, integrated development, environmental protection, financial viability, and spatial planning to redress apartheid-era imbalances.

SPATIAL DIRECTIVES: In terms of Section 25(1) of the MSA, the Mkhambathini Municipal Council must adopt a single, inclusive IDP for the development of the municipality. Section 26(e) requires that the IDP must include a SDF as a core component. Section 34 further requires that the IDP be reviewed annually and amended in accordance with changing circumstances, while Section 35(1) provides that an adopted IDP binds the municipality in the exercise of its executive authority. The development approach for MLM must align with national and provincial planning frameworks in terms of Chapter 5 of the Municipal Systems Act and ensure coordination with neighbouring municipalities. In line with Section 23(1), municipal planning must be developmentally oriented, supporting socio-economic growth while protecting natural resources. As a core component of the IDP, the growth methodology must comply with Section 26(e) by providing clear land use management guidance, including zoning categories, land use controls, and development parameters across urban and rural areas

2.2.3. SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, ACT NO. 16 OF 2013



SPLUMA establishes a unified framework for spatial planning and land use management across South Africa. It introduces principles of spatial justice, spatial sustainability, spatial resilience, efficiency, and good administration. The Act mandates the development of municipal SDFs and Land Use Schemes, ensuring integrated, sustainable, and

inclusive spatial development. It aims to dismantle historical spatial disparities by promoting transformation and effective land use governance.

SPATIAL DIRECTIVES: In alignment with SPLUMA, equitable access to land and resources must be promoted and high-value agricultural land must be protected from urban encroachment, and support the establishment of an Agri-Hub to modernise agriculture and stimulate the local economy. Spatial optimisation along the N3 corridor and secondary nodes such as Eston and Ophokweni, coupled with infrastructure upgrades including road networks and the Umlaas Road railway station, is essential to improve accessibility and economic efficiency. Compact settlement must be encouraged in aid to limit urban sprawl into agricultural and environmentally sensitive areas, while streamlined land acquisition processes and proactive marketing of the municipality’s strategic location are critical to attracting investment and improving service delivery.

2.2.4. TRADITIONAL AND KHOI-SAN LEADERSHIP ACT 3 OF 2019

The Traditional and Khoi-San Leadership Act, 3 of 2019 (TKLA), which repealed the Traditional Leadership and Governance Framework Act, 41 of 2003, provides the current legal framework for the recognition and functioning of traditional leadership structures. The Act recognises Traditional Councils as statutory governance bodies with roles in land administration, customary governance, and development coordination within traditional areas. In KZN, traditional leadership operates within provincial governance arrangements coordinated through COGTA and aligned with the Intergovernmental Relations Framework Act, 13 of 2005.



SPATIAL DIRECTIVES: The municipality includes tracts of land registered in the name of the Ingonyama Trust and falling under the jurisdiction of Traditional Councils. Almost all the rural settlements are located under traditional council areas and subject to the traditional policies of traditional councils thereof. Incremental upgrading, rural settlement consolidation, and service delivery must be spatially coordinated with Traditional Councils to prevent unplanned expansion and infrastructure inefficiencies. Where land allocation creates spatial risk (e.g., environmentally sensitive or disaster-prone areas), the Municipality must engage Traditional Councils to implement preventative spatial controls.

1.3.5. SUBDIVISION OF AGRICULTURAL LAND ACT 70 OF 1970 (SALA)



The Subdivision of Agricultural Land Act, 1970 (herein referred to as “SALA”) was enacted for the purpose of preserving and protecting agricultural land to ensure food security and the protection of prime agricultural land. The act was also put in place to control the subdivision of agricultural land in South Africa.

SPATIAL DIRECTIVES: Although municipal spatial planning is now primarily governed by SPLUMA, SALA continues to apply in certain circumstances, and land historically regulated under SALA may still be subject to subdivision controls and national agricultural oversight. Mkhambathini has several parcels of agricultural land that were under the abovementioned act, as well as households situated on such land. In alignment with the SALA, high-value agricultural land must be protected through appropriate urban edge management and land use scheme controls that discourage non-agricultural subdivision and incompatible development. The support of emerging farmers and cooperatives must be prioritised. Mechanisms are to include infrastructure support such as irrigation schemes, tunnels, and dip tanks, while enhancing access to agricultural markets and processing facilities.

1.3.6. NATIONAL ENVIRONMENTAL MANAGEMENT ACT NO. 107 OF 1998, (NEMA)



The objective of the statute is to provide for co-operative, environmental governance by establishing principles for decision-making on matters affecting the environment, institutions that will promote co-operative governance and procedures for coordinating environmental functions exercised by organs of state; and to provide for matters connected therewith.

SPATIAL DIRECTIVES: Priority conservation areas have been identified within the municipal area and their sustainability is depended on the application of NEMA to ensure that they are use sustainably. Notably, there are few areas within the municipality that have been identified by Ezemvelo KZN Wildlife as KZN CBA Irreplaceable and are located along the northern and southern entities of the municipality. In accordance to the NEMA guidelines, it is important to ensure that these areas are protected by the community and that suitable land uses, economic activities and tourism opportunities are realised in and around these areas.

1.3.7. NATIONAL ENVIRONMENTAL MANAGEMENT: PROTECTED AREAS ACT 57 OF 2003, (NEM:PA)

The National Environmental Management: Protected Areas Act (NEM:PA) provides the legislative framework for the conservation and sustainable management of South Africa’s protected areas, including national parks, nature reserves, and other ecologically significant areas. Enacted in 2003 and subsequently amended, the Act strengthens the protection of

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biodiversity, ecosystems, and cultural heritage by regulating the declaration, management, and administration of protected areas and controlling activities within them to ensure long-term environmental sustainability for present and future generations.



SPATIAL DIRECTIVES: The municipality has four areas identified as protected under the act. In aid to adequately align with the NEM:PA, existing protected areas such as Mpushini Protected Reserve, Nagle Dam, Natal Lion Park, and Gwahumbe Game Reserve must be prioritised for biodiversity conservation. Buffer zones should be maintained around these areas to regulate land use and prevent ecological degradation. Sustainable eco-tourism initiatives should be promoted to support economic development without compromising ecological integrity, alongside community participation programs to ensure local benefits from conservation.

1.3.8. NATIONAL ENVIRONMENTAL MANAGEMENT: WASTE ACT 59 OF 2008 (NEM:WA)

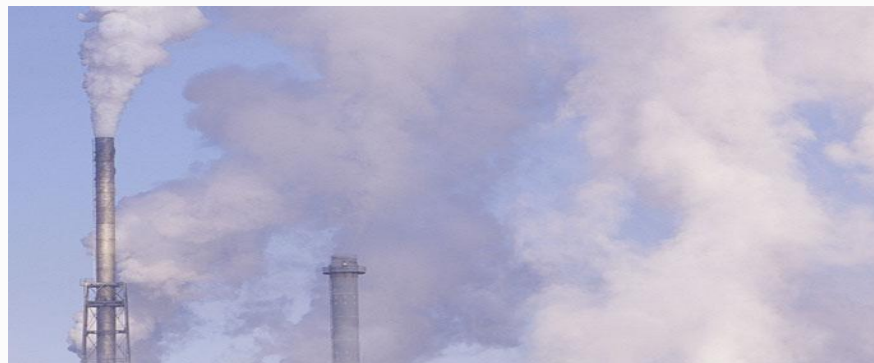
The National Environmental Management: Waste Act, 2008 establishes a national framework for regulating waste management to protect human health and the environment through pollution prevention, standardised

norms, and controlled waste management activities across all spheres of government.

SPATIAL DIRECTIVES: To address waste management challenges and align with NEM:WA, priority should be placed in the establishment of a waste sorting and materials recovery facility (MRF) on strategically identified land. This facility should be centrally located to serve urban and rural areas efficiently, reducing reliance on the Msunduzi Municipality's New England landfill site. Priority should also be placed in increasing waste management coverage to underserved areas, particularly, those located in the more rural counterparts of the municipal area.

1.3.9. NATIONAL ENVIRONMENTAL MANAGEMENT: AIR QUALITY ACT 39 OF 2004, NEM:AQA

The National Environmental Management: Air Quality Act, 2004 provides the legislative framework for protecting human health and the environment by regulating air pollution through national standards, emissions licensing, air quality management planning, monitoring, and enforcement across all spheres of government.



SPATIAL DIRECTIVES: In accordance with NEM:AQA, priority must be placed in the regulation and monitoring of industrial areas, particularly Camperdown and Umlaas Road, given their strategic location along key transport corridors and their concentration of agro-processing, logistics, manufacturing, and warehousing activities. To prevent the deterioration of ambient air quality, industrial development within these areas must comply with emission control requirements, Atmospheric Emission Licensing where applicable, and ongoing air quality monitoring.

1.3.10. NATIONAL ENVIRONMENTAL MANAGEMENT: BIODIVERSITY ACT 10 OF 2004 (NEM:BA)

The NEM: BA provides the legislative framework for the conservation, sustainable use, and protection of South Africa’s biodiversity, including indigenous species and ecosystems, regulates bioprospecting and benefit-sharing, and establishes SANBI to oversee biodiversity management within the broader environmental governance system.



SPATIAL DIRECTIVES: The Municipality must integrate CBAs identified through Ezemvelo Wildlife’s Minset mapping by designating Biodiversity Priority 1 areas as strict conservation zones and allowing controlled, sustainable development within Biodiversity Priority 3 areas. Transformed

areas in the central municipality require targeted ecological restoration, including habitat rehabilitation and invasive species management, in line with the NEM: BA. Ongoing cleaning, greening, and the establishment of biodiversity corridors are essential to reconnect fragmented habitats, enhance ecological resilience, and deliver both environmental and socio-economic benefits.

1.3.11. NATIONAL WATER ACT NO. 36 OF 1998 (NWA)



The NWA provides the legislative framework for the equitable, sustainable, and integrated management of South Africa’s water resources by regulating water use through licensing, protecting water quality, and promoting conservation to support social, economic, and environmental needs.

SPATIAL DIRECTIVES: Mkhambathini relies on major river systems within the Umgeni catchment, as well as Nagle Dam, making effective water resource management critical for long-term sustainability and resilience. Given the widespread reliance on septic tanks, soak-aways, and limited wastewater treatment capacity, the planned 2 ML Wastewater Treatment Works is essential to meet current service backlogs and support future development associated with growth along the N3 corridor. Wetlands and riparian systems, which are vital for water filtration, flood attenuation, and biodiversity, are increasingly threatened by agricultural activities such as sugarcane and timber cultivation. Priority must therefore be placed in wetland protection and rehabilitation through strict land-use controls, re-establishment of riparian buffers, and conservation measures to prevent further ecological degradation.

1.3.12. INTERGOVERNMENTAL RELATIONS FRAMEWORK ACT, 2005 (ACT NO. 13 OF 2005) (IGR)

The purpose of the act is to development a framework for all spheres of government to promote and facilitate intergovernmental relations; to provide for mechanisms and procedures to facilitate the settlement of intergovernmental disputes; and to provide for matters connected therewith.

SPATIAL DIRECTIVES: The projects to be proposed and implemented as part of this SDF will require the cooperation and coordination of all three government spheres. These will include projects such as, inter alia, human settlements projects, (which will involve the collaborative effort of MLM, HDA and the KZN DoHS), local economic development projects as well as roads maintenance and upgrading projects (which will require the collaborative effort of the MLM, UMDM, SANDRAL and the DoT). The coordination of all such as projects will be undertaken using the framework provided for in this act.

2.2.5. WHITE PAPER OF LAND POLICY AND RELATED POLICIES

The White Paper on Land Policy is the result of a two-and-a-half-year process of policy development, consultation and lessons from early implementation. The current patterns of land ownership strongly reflect the political and economic conditions of the apartheid era. Racially based land policies were a cause of insecurity, landlessness and poverty amongst black people, and a cause of inefficient land administration and land use. The White Paper mandates all land policies to deal with the following:

- The injustices of racially based land dispossession
- The inequitable distribution of land ownership

- The need for security of tenure for all
- The need for sustainable use of land
- The need for rapid release of land for development
- The need to record and register all rights in property.
- The need to administer public land in an effective manner.

SPATIAL DIRECTIVES: A vast proportion of Mkhambathini’s housing need is located in traditional rural areas where households rely on insecure tenure arrangements such as protected informal rights, rentals, or permission-to-occupy agreements. In line with the White Paper on South African Land Policy and related land reform policies, spatial planning must prioritise the strengthening and legal recognition of tenure security in rural areas to support access to services and livelihoods. Addressing these housing needs further requires equitable land redistribution, improved administration of public land, and the strategic release of underutilised land for settlement development, while aligning with sustainable land use principles. Integrating these priorities into the Spatial Development Framework will support equitable and sustainable rural development in Mkhambathini.

2.2.6. NATIONAL DEVELOPMENT PLAN: VISION 2030



The NDP is South Africa’s overarching long-term development framework aimed at eliminating poverty and reducing inequality by 2030 through inclusive economic growth, employment creation, state capacity building, and social cohesion. It proposes the creation of 11 million jobs to reduce unemployment to 6% by 2030, supported by strategies that strengthen export-led growth, small and medium enterprises, innovation, infrastructure investment, skills

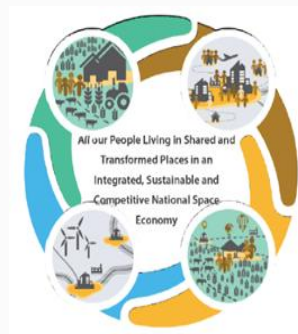
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development, regulatory certainty, improved public services, effective welfare systems, and integrated urban and rural development to promote nation-building and inclusive prosperity.

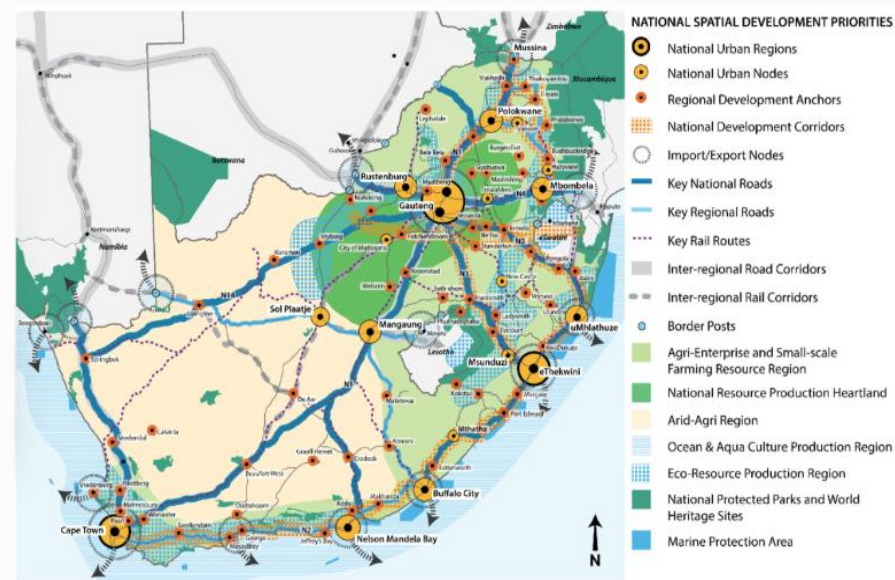
SPATIAL DIRECTIVES: Although the NDP does not explicitly reference Mkhambathini, it identifies KwaZulu-Natal as a high-growth province with implications for municipal service delivery. Interpreted through local conditions, Mkhambathini’s development approach must align with the NDP’s priorities of inclusive economic growth, rural development, environmental sustainability, and spatial transformation. Given the municipality’s strong agricultural base within the Midlands Mist Belt, priority should be placed in supporting both commercial and subsistence agriculture, agro-processing and inclusive value chains, and link land redistribution to skills development. In line with the NDP’s focus on spatial efficiency and human capability development, the priority should also support improved access to education, healthcare, digital infrastructure, and coordinated cross-boundary planning to enable inclusive, sustainable, and resilient development.

2.2.7. NATIONAL SPATIAL DEVELOPMENT FRAMEWORK, (NSDF), 2022



The NSDF was approved by Cabinet on 23 March 2022 for the purpose of creating a more equal and equitable South Africa post-apartheid. The NSDF recognizes the impacts of the apartheid regime seeks to foster development that will enhance the country’s economy, as well as create employment and economic development. The Spatial Vision is thus:

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



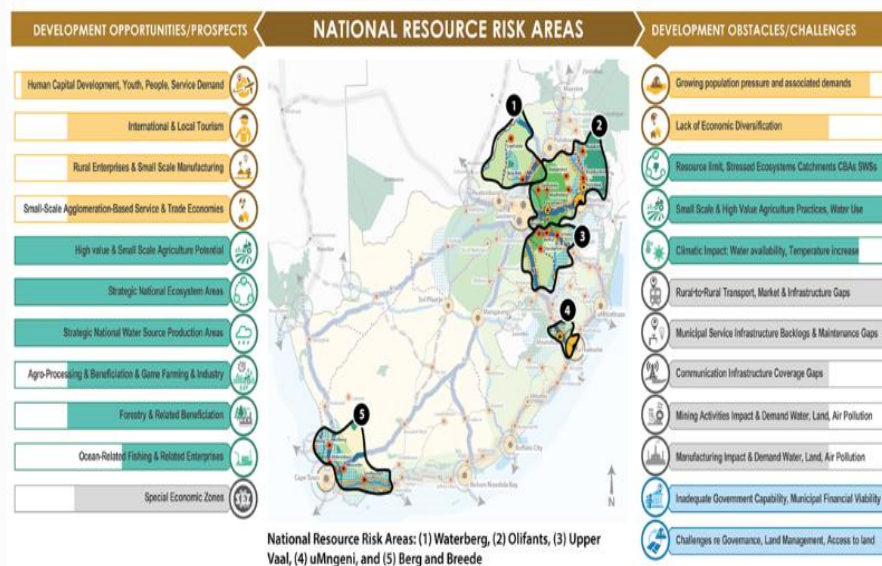
SPATIAL DIRECTIVES: Although the municipality is not specifically mentioned in the National SDF, it is identified as an Agri-Enterprise and Small-Scale Farming Region to which the following is proposed:

- Productive use of high value agricultural land to support national food security.
- Enhance connectivity through well-planned infrastructure investment and settlement consolidation in well-connected regional anchor towns.
- Enhance and extend the role of small-and-medium scale farming through rural land reform, to alleviate unemployment and poverty, and contribute to national food security.

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- Rehabilitation of degraded land
- Effective land-use management
- Improve rural-to-rural connections, market accessibility and necessary agricultural production infrastructure



In alignment with the NSDF, Mkhambathini must be directed toward reinforcing its role along the N3 national development corridor. Priority must be placed on compact, nodal, and corridor-based development around strategic areas such as Camperdown and Umlaas Road, with a focus on logistics-related, agro-processing, and service-industrial activities, while avoiding uncontrolled linear sprawl. Development is guided by water-sensitive planning and the protection of ecological infrastructure in recognition of the municipality's location within the uMngeni River catchment, identified as a national resource-risk area.

2.2.8. BREAKING NEW GROUND POLICY, 2004, BNG



The BNG Policy provides a national framework for the development of sustainable human settlements through a holistic approach that integrates housing delivery with social and economic infrastructure. It promotes safe and secure living environments, diverse housing and tenure options, reliable access to basic and social services, compact and mixed-use settlement forms, proximity of low-income housing to economic opportunities, and environmentally sustainable, well-integrated towns and cities, including support for social housing and alternative building technologies.

SPATIAL DIRECTIVES: Mkhambathini is characterised by profoundly welfare dependent communities, where a proportion of the municipal population faces triple challenges of poverty, inequality and unemployment. Statistical data reveals that majority of the population is either not economically active or falls in the R4800 per annum income bracket. This suggests a need for low-income housing options for MLM communities, thus presenting a need for BNG housing in the region.

2.2.9. SOCIAL HOUSING POLICY

The Social Housing Policy, given legislative effect through the Social Housing Act, 2008, provides a framework for the development and management of affordable, medium-density rental housing for low- to moderate-income households in well-located urban areas. It aims to promote spatial integration, densification, and access to economic opportunities by supporting accredited Social Housing Institutions within designated

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Restructuring Zones, with oversight by the SHRHA, thereby contributing to sustainable, inclusive human settlements.



SPATIAL DIRECTIVES: The current demand for housing in Mkhambathini Municipality is largely made up of low income housing in rural settlements. However, a need has been identified for other rental and affordable type housing instruments in nodal regions such as Umlaas Road-Camperdown, which is the major region of economic opportunity in the municipal area. Portions of well-located land within nodal areas can be identified as possible middle income housing development areas, with the inclusion of social housing.

2.2.10. NATIONAL INFRASTRUCTURE PLAN, 2050, NIP



The NIP 2050 sets a long-term, coordinated national framework for the development, maintenance and upgrading of South Africa's energy, water, transport, digital and social infrastructure. It aims to improve economic productivity, enhance resilience, support compact settlement development, and ensure that infrastructure investment is sequenced, prioritised and fiscally sustainable.

SPATIAL DIRECTIVES: In alignment with the NIP, infrastructure interventions in Mkhambathini should respond to a predominantly rural settlement pattern marked by dispersed traditional authority areas, limited reticulated services, and development pressure along the N3 and R603 corridors. Water security efforts should prioritise strengthening bulk supply reliability, targeted reticulation to key rural service nodes such as Ophokweni, Ngilanyoni, and Maqongqo, and loss reduction through demand management rather than large-scale augmentation. Energy provision should focus on small-scale embedded renewable systems, particularly solar PV, to support rural settlements, agriculture, tourism facilities, and municipal buildings, improving service resilience and reducing reliance on constrained grid infrastructure.



2.2.11. INDUSTRIAL POLICY ACTION PLAN (IPAP)



The IPAP outlines South Africa's industrialization and economic diversification strategy, focusing on strengthening key sectors such as agro-processing, manufacturing, tourism, and mining. It promotes localized economic development, innovation, value-adding industries, and regional

economic hubs. The IPAP aims to stimulate job creation, enhance global competitiveness, and foster inclusive growth.

SPATIAL DIRECTIVES: Mkhambathini’s economic and industrial activity is shaped by its position along the N3 corridor, with activity concentrated in Camperdown and Umlaas Road. These areas function primarily as logistics and service-industrial nodes, characterised by warehousing, storage, packaging, agro-support, and limited light industrial uses rather than diversified manufacturing. Umlaas Road’s rail access supports freight handling and agro-logistics, while Camperdown’s connectivity to the N3 and R603 reinforces its distribution role. Agriculture (particularly sugarcane) remains a dominant land use, with most value-added processing occurring outside the municipality. Industrial development is constrained by limited bulk infrastructure, dispersed rural settlement patterns, and the absence of fully serviced industrial estates, resulting in a logistics- and agro-support-oriented economy rather than a manufacturing-led one.

2.2.12. NATIONAL TRANSPORT MASTER PLAN, 2050, NATMA

The NATMAP is a strategic framework developed by the South African government to guide the development of the country’s transportation system through to the year 2050. It seeks to ensure an efficient, accessible, and sustainable transportation system that supports economic growth, social integration, and environmental sustainability. It aims to create a transport system that can sustainably meet the needs of the growing population and economy over the next few decades.

SPATIAL DIRECTIVES: In alignment with NATMAP, Mkhambathini should recognise its primary role as a through-movement area along the N3 national freight corridor. Logistics and distribution activity is concentrated

around Camperdown and Umlaas Road, where access to the N3, R603, and rail infrastructure supports freight functions. Land-use decisions must protect the mobility of the N3 by limiting direct access, discouraging ribbon development, and consolidating logistics-support activities within defined settlements, while safeguarding rail infrastructure at Umlaas Road from incompatible uses. Settlement growth and public facilities should align with dominant taxi and bus routes along the R603, Umlaas Road, and key collector roads, with transport investment in traditional authority areas prioritised along strategic links connecting dispersed settlements to established service centres.

2.2.13. INTEGRATED URBAN DEVELOPMENT FRAMEWORK



IUDF

The IUDF is South Africa’s national urban policy, aimed at guiding urban growth toward compact, integrated, connected, inclusive, and resilient cities and towns. It emphasizes spatial transformation through restructuring urban forms, connecting and densifying settlements, promoting economic dynamism, ensuring integrated governance. The IUDF targets strategic investment in infrastructure, affordable housing, transport networks, and public spaces.

SPATIAL DIRECTIVES: In alignment with the IUDF, development in uMkhambathini should be consolidated within existing settlement concentrations (particularly Camperdown, Umlaas Road, and Eston, where infrastructure, economic activity, and accessibility can be efficiently supported). Higher-density housing, public facilities, and employment uses should align with dominant movement corridors, including the N3 interface, R603, Umlaas Road, and established taxi routes, to improve rural–urban

connectivity. In predominantly rural areas, spatial interventions should prioritise incremental upgrading and strengthened linkages rather than full urbanisation. Economic activity should focus on logistics-support, agro-processing, and service-industrial functions within defined nodes, while compact settlement form and managed expansion protect high-value agricultural land, water catchments, and ecological systems.

2.2.14. COMPREHENSIVE RURAL DEVELOPMENT PROGRAMME 2009



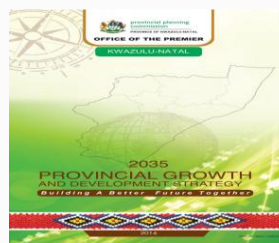
The CRDP is based on land reform, agrarian transformation, and rural development, and promotes a participatory, multi-stakeholder approach to improving livelihoods, food security, and job creation in rural areas. It acts as a catalyst for sustainable rural development by addressing basic services and skills development, including targeted youth empowerment through the National Youth Rural Services Corps.

SPATIAL DIRECTIVES: Formalise Ngiyanyoni, Ophokweni and Maqongqo as rural service nodes with clearly defined settlement boundaries. Rural development efforts should be spatially focused along secondary and local movement corridors such as the R603, P338 and P477, where settlement densities, access to facilities, and agricultural activity already converge. Agrarian transformation initiatives should prioritise areas of high-value and productive agricultural land, supporting both commercial and subsistence farming while preventing fragmentation and inappropriate land conversion. Rural settlements beyond Camperdown, including Eston, Manderston, Mid-Illovo and surrounding traditional authority areas, should be strengthened

through clustered provision of basic services and access to local economic opportunities, rather than full urbanisation.

2.3. KZN PROVINCIAL POLICY FRAMEWORK

2.3.1. KZN PROVINCIAL GROWTH AND DEVELOPMENT STRATEGY, VISION 2035



The PGDS is a comprehensive long-term plan developed by the government of KZN, to guide its economic and social development over a 25-year period. The strategy is aimed at achieving sustainable economic growth, job creation, and poverty reduction in the province. It is based on a vision of KZN as a prosperous and inclusive province, where all citizens have access to opportunities and quality services.

SPATIAL DIRECTIVES: The PGDS identifies the N3 corridor as KZN's primary economic and logistics spine. Mkhambathini should therefore leverage its position along this corridor by concentrating economic activity, logistics support, and employment-generating uses within Camperdown and Umlaas Road, while protecting the N3 from unmanaged access and ribbon development. The PGDS further identifies the Midlands as a priority area for urban-rural integration and agro-processing, requiring strengthened linkages between rural traditional authority areas and the Camperdown-Umlaas Road node through corridors such as the R603, P338, and P477, to connect agricultural production areas to markets, services, and logistics infrastructure.

2.3.2. KZN MEDIUM-TERM DEVELOPMENT PLAN, 2024-2029, (MTDP)

The MTDP is the KZN provincial government's five-year implementation framework that translates long-term strategies such as the PGDS and national priorities under the MTSF into actionable programmes, projects, and budgets. It sets out clear priorities, targets, and responsibilities for provincial departments and entities, guiding infrastructure investment, service delivery, economic development, and spatial transformation over the medium term.

SPATIAL DIRECTIVES: While the KZN does not reference Mkhambathini explicitly, it identifies priority investment areas and corridors that directly shape the municipality's spatial role. Mkhambathini falls within the N3 provincial freight corridor and the Midlands agro-economic zone, positioning it as a corridor interface area where logistics-support activity, agriculture, and rural development intersect. The function of the N3 should therefore be protected. Economic and infrastructure investment in Camperdown and Umlaas Road should be encouraged, as well as the strengthening of rural–urban linkages along routes such as the R603, and safeguard high-value agricultural land and water catchments.

2.3.3. KZN PROVINCIAL SPATIAL DEVELOPMENT FRAMEWORK, 2022

The KZN PSDF is the statutory provincial spatial planning instrument that translates national and provincial development priorities into a coherent spatial structure for the province. It identifies strategic development corridors, nodes, rural and urban investment areas, and environmentally sensitive zones, and provides guidance on where growth should be promoted, managed, or restricted.

SPATIAL DIRECTIVES: According to the PSDF, Camperdown is identified as a Small Town, which is a centre that provides services to the local economy. The PSDF proposes the following interventions for small towns:

- Secondary economic growth areas.
- Promote as secondary node in support of corridor development.
- Promote compact urban development & combat urban sprawl.
- Promote focused investment & managed growth.
- Promote densification (brown agenda) & infill development.
- Provide economies of scale for effective & affordable service delivery.
- Infill where high levels of services are available (restructuring nodes).
- Increased residential density (number of dwellings).
- Promote socio-economic upliftment.
- Promote provision of sufficient bulk infrastructure services (demand & supply).
- Priority spending on infrastructural upgrading needs (new & maintain).
- Single land use management system (township formalisation).

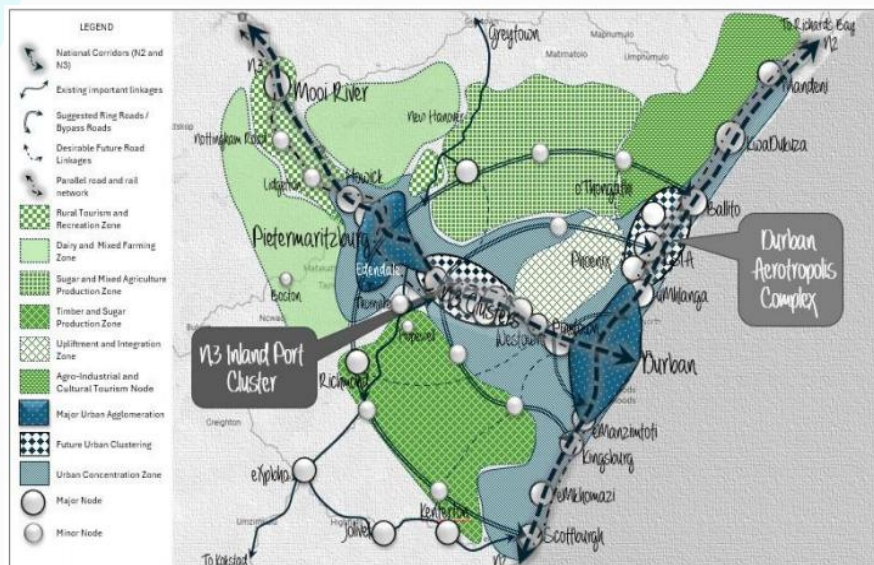
2.3.4. KZN GREATER REGIONAL SPATIAL DEVELOPMENT FRAMEWORK, 2025

The KZN Greater RSDP is a regional, cross-boundary spatial planning framework prepared in terms of SPLUMA to guide spatial transformation, economic transition, and infrastructure coordination across the Greater KZN region. It provides a long-term regional spatial logic that integrates national spatial priorities (including the NSDF's National Spatial Action Areas), provincial policies, and municipal planning by identifying strategic

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corridors, multi-nodal development patterns, environmental and agricultural protection areas, and priority investment zones.



SPATIAL DIRECTIVES: Spatial development in Mkhambathini should reflect its role within the Greater KZN multi-nodal city-region by reinforcing a network of corridors, service centres, and rural production areas, rather than concentrating growth in a single node. Movement and investment should be structured along the N3, R603, R624, P338, and P477, which function as freight alternatives, agricultural connectors, rural service spines, and tourism access routes supporting regional decongestion and rural-urban integration. Settlement growth and public investment should be consolidated within existing service centres and settlement clusters (Eston–Maqongqo, Mid-Illovo–Manderston, Ophokweni, and Ngilanyoni–Tilongo) and other corridor-linked settlements to improve service access and infrastructure efficiency. Development within the uMngeni catchment must

be tightly managed to protect water security, ecological systems, and climate resilience, while tourism and recreation growth should be channelled along established routes to assets such as Nagle Dam, with strict gateway controls to prevent ribbon development.

2.4. DISTRICT POLICIES AND SECTOR PLANS

2.4.1. UMGUNGUNDLOVU DISTRICT MUNICIPALITY INTEGRATED DEVELOPMENT PLAN, 2024/25



The UMDM IDP is the District's statutory five-year planning framework that guides service delivery, infrastructure investment, spatial coordination, and economic development across its local municipalities. The 2024/2025 IDP aligns district priorities with national and provincial frameworks and places strong emphasis on water and sanitation services, environmental health, disaster management, spatial planning alignment, and coordinated support to local municipalities through the DDM.

SPATIAL DIRECTIVES: Spatial development in Mkhambathini should align with the District's role as Water Services Authority by concentrating settlement growth and densification within existing settlement clusters and corridor-linked areas where bulk water and sanitation can be sustainably supported, rather than dispersed traditional authority homesteads. Development must be sequenced with district bulk infrastructure planning through the DDM to avoid growth beyond servicing capacity. Land-use decisions should protect river systems, wetlands, and the uMngeni catchment, while settlement planning integrates disaster risk and climate

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vulnerability by steering growth away from flood-prone and environmentally sensitive areas that place pressure on water quality and service delivery.

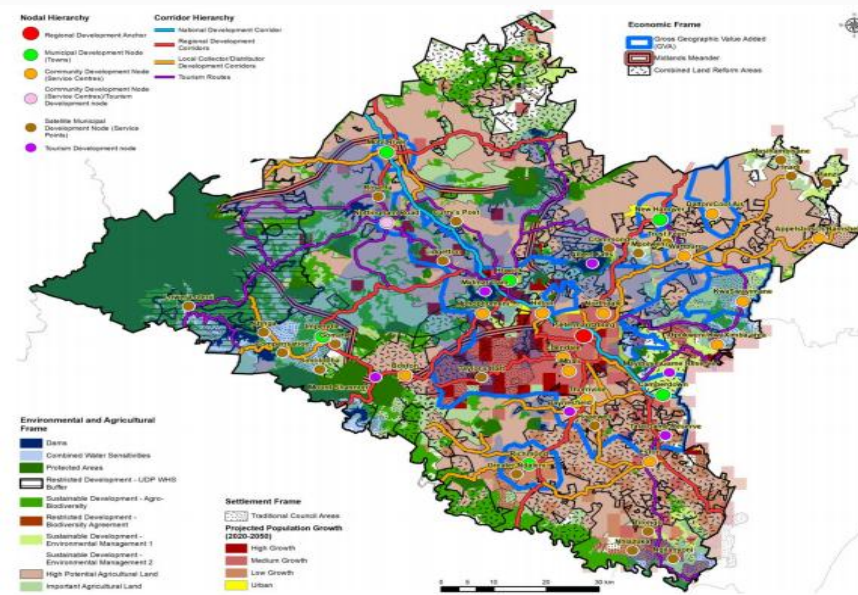
2.4.2. UMGUNGUNDOVU DISTRICT MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK, 2022



The UMDM SDF is the District’s statutory spatial planning framework, prepared in terms of SPLUMA that provides a long-term spatial vision and development logic for the entire district and its seven local municipalities. It identifies the district-wide spatial structure, including development corridors, settlement hierarchies, environmental and agricultural protection areas, and priority investment zones, to guide coordinated land use, infrastructure planning, and development decision-making.

SPATIAL DIRECTIVES: The UMDM SDF directs that development in Mkhambathini be structured around an existing hierarchy of settlements and corridors, with Camperdown functioning as the municipality’s only small town, supported by Eston and Mid-Illovo as rural service centres, and a wider network of dispersed rural settlements. Growth and public investment are to be consolidated within these centres and along the R603, R624 and associated connector routes. Settlement expansion outside defined centres is to remain low-intensity and rural in character, supported by appropriate service standards rather than full urban reticulation. This spatial logic positions Mkhambathini as a rural–agricultural support municipality within the district system, reinforcing agriculture, corridor-

based access, and rural service delivery rather than metropolitan-scale growth



2.4.3. UMGUNGUNDOVU DISTRICT GROWTH AND DEVELOPMENT PLAN

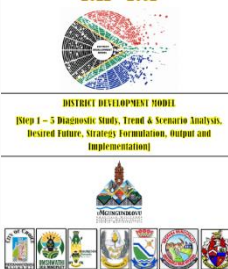


The UMDM DGDP has been prepared with the core objective of establishing a long term vision and direction for development in the district. It provides an overarching and coordinating framework for planning and development initiatives within each of the local municipalities and across municipal boundaries. It essentially provides a spatial context and justification for priority interventions.

SPATIAL DIRECTIVES: The UMDM DGDP positions Mkhambathini as a corridor-linked, agriculture-driven municipality along the N3, located approximately 30 minutes from Durban’s port and airport. Its economy is anchored in vegetable, maize and sugarcane production, with a globally significant concentration of poultry producers, alongside pig and beef farming. The DGDP identifies Eston as a priority area for poultry-related agro-processing and hub development, supported by value-chain linkages to the N3 corridor. Manufacturing is framed as value-adding to agricultural and timber resources, while tourism development is linked to assets such as Tala Game Reserve, Nagle Dam and the Umgeni Valley, reinforcing Mkhambathini’s role as a rural-productive support municipality rather than a primary urban growth centre.

2.4.4. UMGUNGUNDLOVU DISTRICT MUNICIPALITY DEVELOPMENT MODEL (ONE PLAN), 2022-2052

UMGUNGUNDLOVU DISTRICT ONE PLAN 2022 – 2052



The UMDM DDM has been adopted to transform the economy and to improve the quality of life of citizens. The DDM embodies an approach by which the three spheres of government and state entities work in unison with other development partners in an impact-oriented way and where there is higher performance and accountability for coherent service delivery and development outcomes.

SPATIAL DIRECTIVES: The UMDM DDM positions MLM as a rural–peri-urban municipality within the Msunduzi-centred district system, where development supports corridor access, agriculture, and rural service provision rather than metropolitan growth. Spatial development should be consolidated within existing settlement clusters and areas of service

concentration, avoiding further dispersal into environmentally sensitive or infrastructure-constrained land. Growth must be managed within the uMngeni catchment to protect water quality and ecological systems, and sequenced with district bulk infrastructure capacity in line with the “One Plan–One Budget” approach, focusing development along established strategic corridors and access routes.

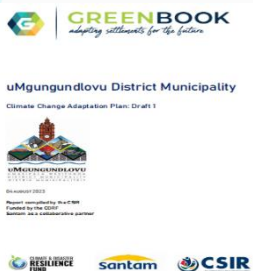
2.4.5. UMGUNGUNDLOVU DISTRICT MUNICIPALITY ENVIRONMENTAL MANAGEMENT FRAMEWORK, 2017



The UMDM EMF is a statutory environmental planning instrument, prepared in terms of the NEMA that maps environmental sensitivities, constraints, and opportunities across the entire UMDM to guide land-use planning and development decision-making. It provides spatially explicit environmental sensitivity zones, development guidelines, and performance standards to indicate where different land uses are appropriate, restricted, or require additional assessment.

SPATIAL DIRECTIVES: The District EMF identifies Mkhambathini as lying within high-sensitivity agricultural, biodiversity, and water-resource landscapes, where land transformation poses significant risks to food security, water quality, and ecosystem function. Settlement expansion catchment areas, wetlands, flood-risk areas, and agro-biodiversity zones is therefore highly constrained and may trigger additional environmental authorisation requirements. The EMF further highlights dispersed rural settlement as a key driver of environmental degradation and service inefficiency, implying that development in Mkhambathini should be consolidated within existing settlement clusters and guided by appropriate rural service standards.

2.4.6. UMGUNGUNDOLOVU DISTRICT MUNICIPALITY CLIMATE CHANGE ADAPTATION PLAN, 2023



The Draft Climate Change Adaptation Plan, was developed in August 2023, specifically for UMDM, in aid to support its strategic climate change response agenda. The purpose and strategic objectives of the Climate Change Adaptation Plan are to build and further the climate change response agenda, identify and prioritise risks and vulnerabilities, and Guide and enable the mainstreaming of climate change response, particularly adaptation.

SPATIAL DIRECTIVES: The UMDM Climate Change Adaptation Plan identifies uMkhambathini as vulnerable to increasing flood risk, climate-driven water insecurity, and dispersed rural settlement patterns. Development within river corridors, wetlands, and low-lying catchments is therefore highly constrained, requiring flood-resilient design and avoidance of further expansion in high-risk areas. Future development must align with water conservation, protection of the uMngeni catchment, and climate-resilient agriculture, with settlement consolidation and ecosystem protection prioritised as key adaptation measures.

2.4.7. UMGUNGUNDOLOVU DISTRICT MUNICIPALITY DRAFT MASTERPLAN FOR CEMETERIES AND CREMATORIA PLAN, 2024-2053

The UMDM Cemeteries and Crematoria Master Plan is a long-term planning framework that uses mortality projections, cultural burial practices, and land-suitability analysis to guide the provision and location of cemeteries and crematoria across the district. It identifies future land requirements,

suitable areas, and environmental constraints to ensure burial infrastructure is planned proactively, aligned with spatial planning and environmental regulations, and does not conflict with housing, agriculture, or other critical land uses

SPATIAL DIRECTIVES: The UMDM Cemeteries and Crematoria Master Plan identifies Mkhambathini as facing a critical shortage of formal burial capacity, with no currently permitted municipal cemeteries and an estimated requirement of 8–10 hectares of cemetery land by 2054. The Plan assumes that approximately 70% of burials will continue to occur on traditional authority land, reflecting the municipality’s rural settlement pattern, while increasing urbanisation along the N3 corridor is intensifying competition for suitable land. This implies the need for early identification, protection, and phased development of suitable cemetery sites within Mkhambathini to avoid future burial shortfalls and conflict with housing, agriculture, and infrastructure development

2.5. LOCAL POLICIES AND SECTOR PLANS

2.5.1. MKHAMBATHINI LOCAL MUNICIPALITY INTEGRATED DEVELOPMENT PLAN, 2024/25



The MLM IDP is a statutory five-year strategic plan, prepared in terms of Section 25 of the Municipal Systems Act (Act 32 of 2000), that guides municipal development priorities, investment, and service delivery across sectors including infrastructure, social development, environmental management, and economic development. Developed through a participatory process and aligned with national and provincial priorities, the IDP provides a

DEVELOPMENT OF A SPATIAL DEVELOPMENT FRAMEWORK FOR THE MKHAMBATHINI LOCAL MUNICIPALITY

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framework for achieving the municipality's long-term vision of becoming KwaZulu-Natal's mega-hub for industry, tourism, and agriculture along the N3 Corridor by 2030, within a socially cohesive environment.

SPATIAL DIRECTIVES: The Mkhambathini IDP implies a development trajectory anchored on the N3 corridor, where economic growth, infrastructure investment, and land-use decisions are spatially targeted to support industry, agriculture, and tourism. Development is required to be infrastructure-led and phased, with growth directed to areas that can be serviced sustainably, while rural and traditional authority areas are integrated into the local economy through improved access, services, and value-chain participation. The IDP further implies the protection of high-potential agricultural land, the promotion of agro-processing and tourism linked to existing assets, and strict alignment of all municipal planning and investment with higher-order government priorities.

2.5.2. MKHAMBATHINI LOCAL MUNICIPALITY DRAFT HOUSING SECTOR PLAN, 2024/25

The MLM HSP provides a strategic framework for addressing housing needs and guiding the development of sustainable human settlements, in line with the National Housing Act (Act 107 of 1998). It directs the municipality beyond basic shelter provision toward integrated, efficient, and sustainable settlement and spatial systems.

SPATIAL DIRECTIVES: The MLM HSP implies that housing demand in the municipality is predominantly rural and tenure-driven, requiring incremental and rural-appropriate housing solutions rather than large-scale urban expansion. Housing development should be consolidated within the established settlement hierarchy, with Camperdown as the primary node,

Eston and Ophokweni as secondary service centres, and Maqongqo, Mid-Illovo, Tilongo, Ngilanyoni and Ezimwini as tertiary nodes. The R603 is identified as the primary housing and service corridor, while the N3 is not intended to accommodate local housing development. Housing delivery must avoid high-potential agricultural land, environmentally sensitive areas, steep terrain and flood-prone valleys, and be aligned with infrastructure capacity, environmental constraints, and disaster risk considerations



2.5.3. MKHAMBATHINI LOCAL MUNICIPALITY INTEGRATED WASTE MANAGEMENT PLAN, 2022 - 2027



The MLM IWMP outlines a comprehensive strategy to manage waste sustainably, aligning with NEM: WA. The plan aims to extend waste collection services to underserved areas, establish recycling programs, and improve waste disposal infrastructure while addressing illegal dumping and protecting sensitive ecosystems such as wetlands, rivers, and vegetation. It promotes waste minimization through reduction, reuse, and recycling, with a focus on creating jobs and fostering partnerships with private entities and community cooperatives.

SPATIAL DIRECTIVES: Spatial development in Mkhambathini must be consolidated within serviceable settlement clusters to enable effective waste collection and reduce illegal dumping. Land must be reserved for waste transfer stations, recycling facilities, and composting sites in priority areas such as Maqongqo, Ophokweni, Eston and Nkanyezini, while development must be phased in line with limited landfill capacity and waste diversion objectives. All land-use decisions must integrate waste management requirements and avoid environmentally sensitive areas where waste impacts pose risks to water quality and public health

SPATIAL DIRECTIVES: The Disaster Management Sector Plan identifies Mkhambathini as highly exposed to flooding, severe storms, lightning, veld fires, and increasing drought, particularly in rural and traditional authority areas. Development must avoid flood-prone river valleys, wetlands, and environmentally sensitive areas, while prioritising consolidation within existing settlement clusters to improve access and emergency response. Spatial planning should integrate fire-risk buffers, fuel-load management, protection of critical access routes, and climate-resilient land-use measures that limit water-intensive development in high-risk areas.

2.5.4. MKHAMBATHINI LOCAL MUNICIPALITY DISASTER MANAGEMENT SECTOR PLAN, 2025/26



In terms of Section 53 of the Disaster Management Act (Act 57 of 2002), the MLM Disaster Management Sector Plan aims to prevent, mitigate, and reduce disaster risks, while ensuring municipal preparedness for effective response and rapid recovery to minimise loss of life and property damage at a local level.

MKHAMABATHI LOCAL MUNICIPALITY
SPATIAL DEVELOPMENT FRAMEWORK

SUMMARY OF STATUS QUO

3. SOCIO-ECONOMIC ASSESSMENT

The demographics reflected in this section are based on a statistical analysis of the project area and surrounding context. These statistics are based primarily on the following data:

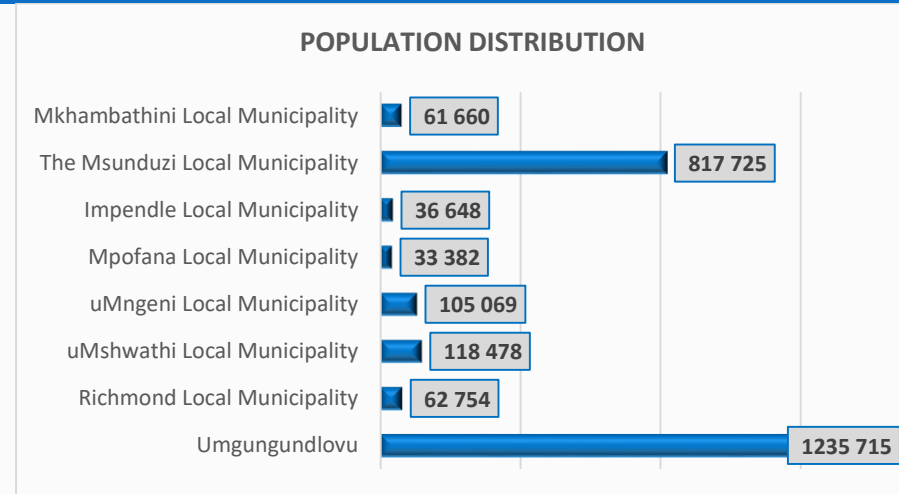
1. Census 1996, 2001, and 2011
2. Community surveys 2007 and 2016
3. Census 2022 Phase 1 Release

StatSA Census 2022 (Phase 2) data, as the most recent municipal-level dataset available, is used where applicable, supplemented by selected indicators from Census 2011 and the 2016 Community Survey where more recent data is not yet available.

3.1. POPULATION DISTRIBUTION

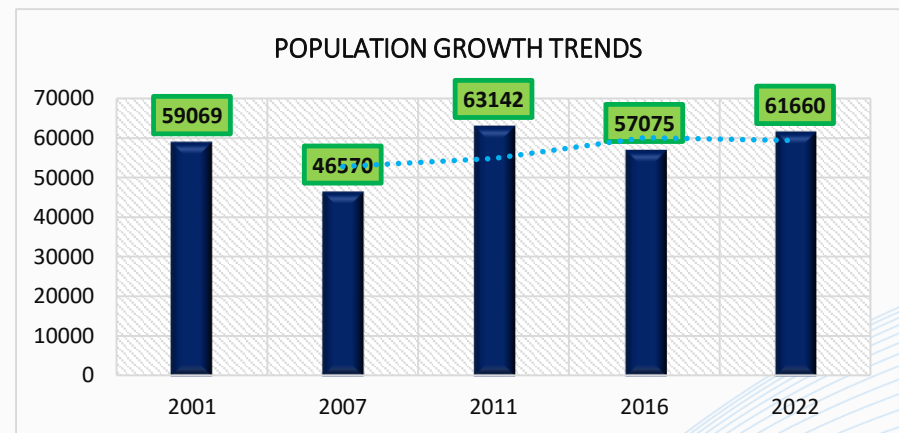
Graph 1 illustrates the population distribution of Mkhambathini Municipality relative to other municipalities within the uMgungundlovu District. Mkhambathini is the third smallest municipality, with a population of 6 660, representing approximately 5% of the district total.

According to Statistics South Africa’s 2025 Mid-Year Population Estimates, Mkhambathini Local Municipality has an estimated population of approximately 73 800, reflecting a modest increase consistent with its long-term pattern of slow but steady growth. Population distribution remains uneven, with higher concentrations in Camperdown, the Ophokweni and Maqongqo, and the urbanised N3 corridor, while rural and agricultural areas remain sparsely populated.



Graph 1: Population distribution, Census 2022

3.2. POPULATION GROWTH TRENDS AND PROJECTIONS

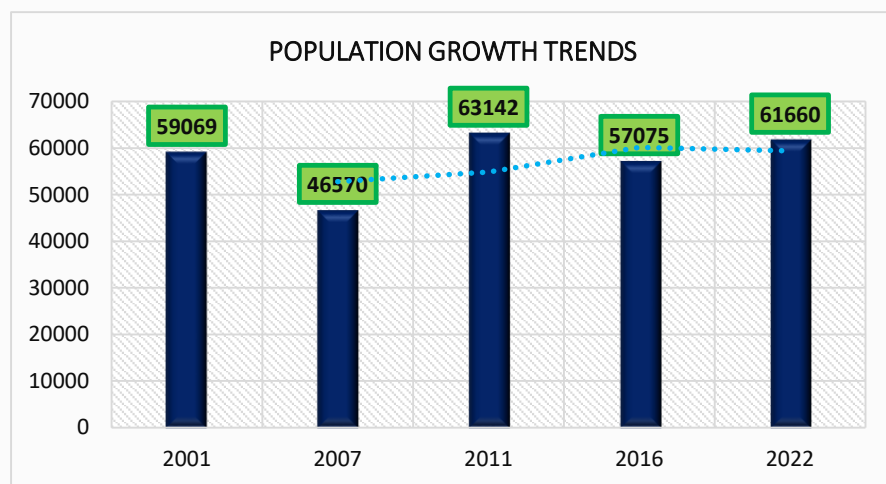


Graph 2: Population growth trends, Census 2011 & 2022, CS 2007 & 2016

DEVELOPMENT OF A SPATIAL DEVELOPMENT FRAMEWORK FOR THE MKHAMBATHINI LOCAL MUNICIPALITY

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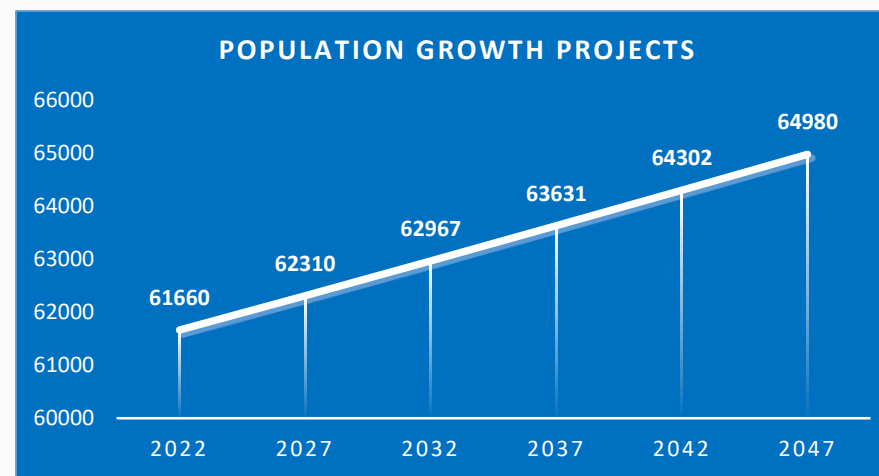
Graph 2 depicts population trends in Mkhambathini between 2001 and 2022. The municipality experienced a sharp population decline between 2001 and 2007 (CAGR: -3.89%), followed by a substantial increase of approximately 16,572 people between 2007 and 2011. Population numbers then declined again by about 6 067 between 2011 and 2016. Despite these fluctuations, Mkhambathini recorded net positive growth over the 21-year period. According to the 2022 Statistics South Africa Census, the population stood at 61660 and is projected to increase to approximately 64,980 by 047, at an average annual growth rate of 0.21%. Graphs 3 and 4 present the historical census data and corresponding population projections.



Graph 3: Population growth trends, Census 2011 & 2022, CS 2007 & 2016

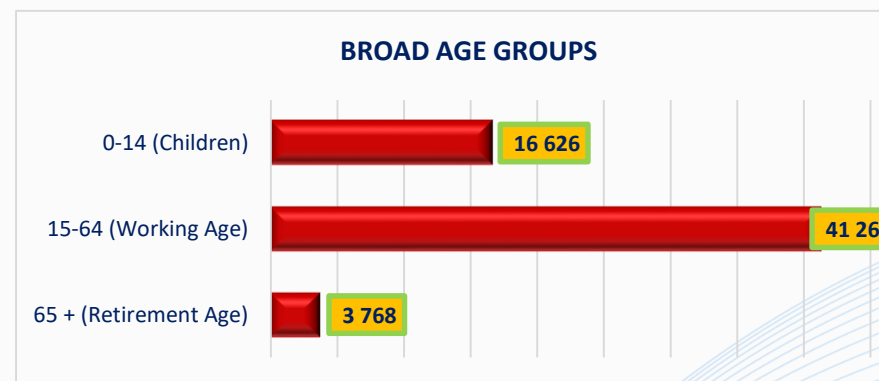
Population growth in Mkhambathini has remained moderate over the past decade, with an average annual growth rate of 1.1% between 2015 and 2025 based on Statistics South Africa's 2025 Mid-Year Estimates. This growth is driven by urbanisation along the N3 corridor, natural population increase, and in-migration to peri-urban areas. If current trends persist, the

population is projected to exceed 82 000 by 2030. These projections align with national and provincial planning frameworks and inform the municipality's long-term planning vision.



Graph 4: Population growth projections

3.3. AGE STRUCTURE

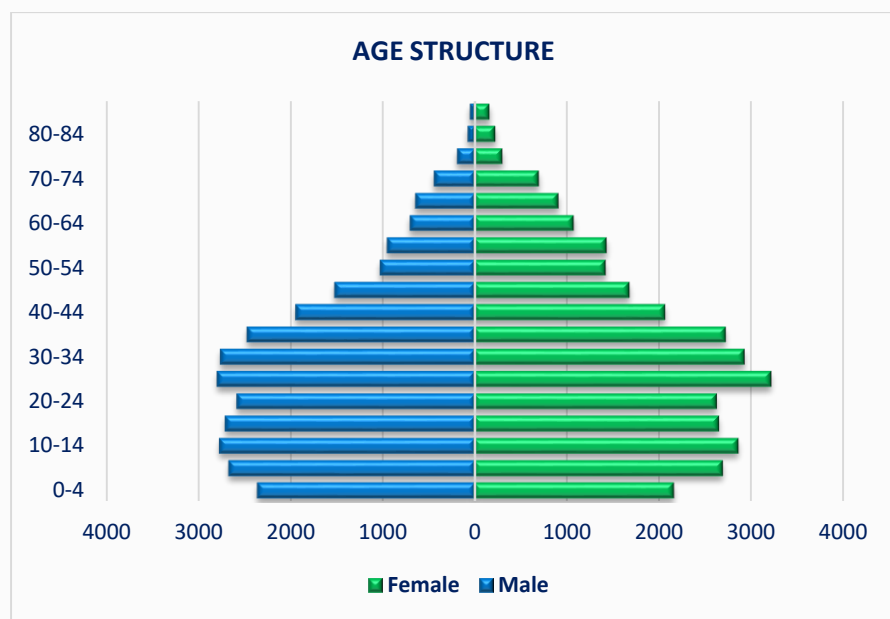


Graph 5: Broad age groups

DEVELOPMENT OF A SPATIAL DEVELOPMENT FRAMEWORK FOR THE MKHAMBATHINI LOCAL MUNICIPALITY

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Graph 5 shows that most of Mkhambathini’s population falls within the working-age group (15–64 years), while the elderly population is relatively small. At the same time, the municipality has a substantial youth cohort, with approximately 26.96% of residents aged 0–14 years, resulting in a high dependency ratio. This demographic structure places pressure on the working-age population, potentially constraining labour-market performance, productivity, and economic growth, while limiting the municipality’s capacity to generate sufficient employment and tax revenue. The large child population (16,626) increases demand for early childhood development, schooling, and youth-focused services, whereas the smaller retirement-age population (3,768) suggests lower immediate pressure on aged-care facilities.



Graph 6: Age structure - Census 2022

3.4. DEPENDENCY RATIO

Table 1: Dependency Ratio, 2016-2026, Quantec 2020

MUNICIPALITY	2016	2020	2026
Mkhambathini	59.7	60.9	61.0
Umgungundlovu	51.6	52.0	52.5

In 2020, Mkhambathini recorded a dependency ratio of 60.91%, equating to approximately 61 dependents per 100 working-age residents, and this is projected to increase marginally to 61.01% by 2026. This ratio is higher than that of the UMDM, indicating comparatively greater demographic pressure. A high dependency ratio places strain on public services, particularly healthcare, education, and childcare. In response, the municipality may need to strengthen revenue sustainability through employment growth, economic diversification and the attraction of new investment.

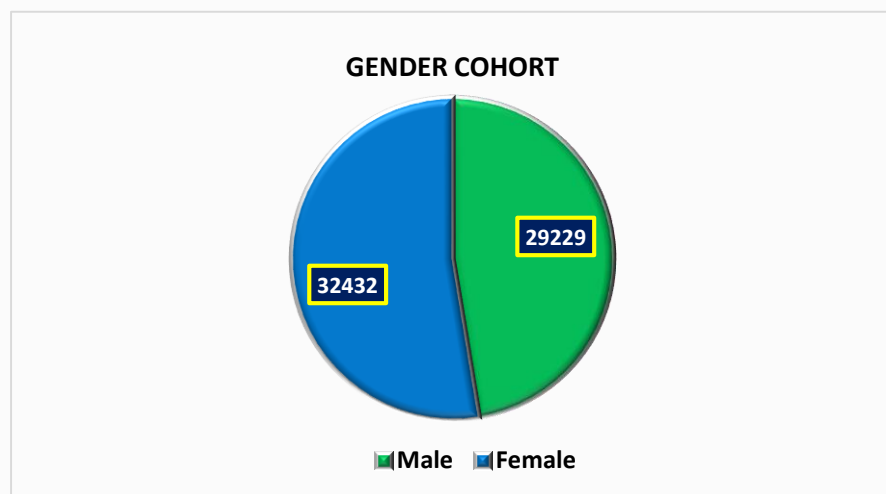
3.5. POPULATION GROUPS

Table 2: Population Groups - Census 2022

POPULATION GROUP	NO. OF PEOPLE	%
Black African	59 009	95.70
Coloured	196	0.32
Indian or Asian	580	0.94
White	1 793	2.91
Other	66	0.11
Unspecified	16	0.03
TOTAL	61 660	100

As evident from the table above, the predominant population group is Black African with 99.71%, followed by Whites, Indians and then Colours. Majority of the black community are located in the rural/tribal areas, whereas the rest of the groups are located in urban areas such as Camperdown. Historically the black community has been subjected to apartheid policies of discrimination where the poor were pushed dislocated rural area. As such, majority of the black community have experienced poverty, lack of employment opportunities, lack of infrastructure and basic services.

3.6. GENDER COHORT



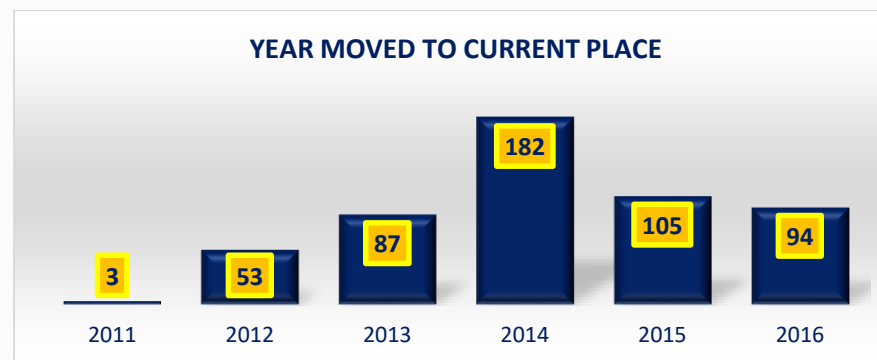
Graph 7: Gender Cohort – Census 2022

The municipal area is largely dominated by females, constituting 52.60% of the total population, while males 47.40%. This is assumed to be related to males who migrate to seek employment opportunities outside the municipal boundaries, which, in assumption based on 2022 StatsSA data, has translated to majority of households in the municipal area being female

headed. This female domination in the municipality is contributed by amongst others male migrating to the big cities in search of greener pastures or good living conditions thereby living their spouses as household heads.

3.7. MIGRATION TRENDS

Migration is the movement of people from one permanent home to another. Between the years of 2011 and 2016, there has been a fluctuating number of people moving into the Mkhambathini boundaries. This is seen with 3 people having moved to the municipality in 2011. This then increased to 53 people in 2012. The following year experienced a slight increase in people moving into the Mkhambathini. The highest in-migration the municipality has experienced is 182 people in the year 2014. This number however decreased in 2016 with only 94 people having moved in.



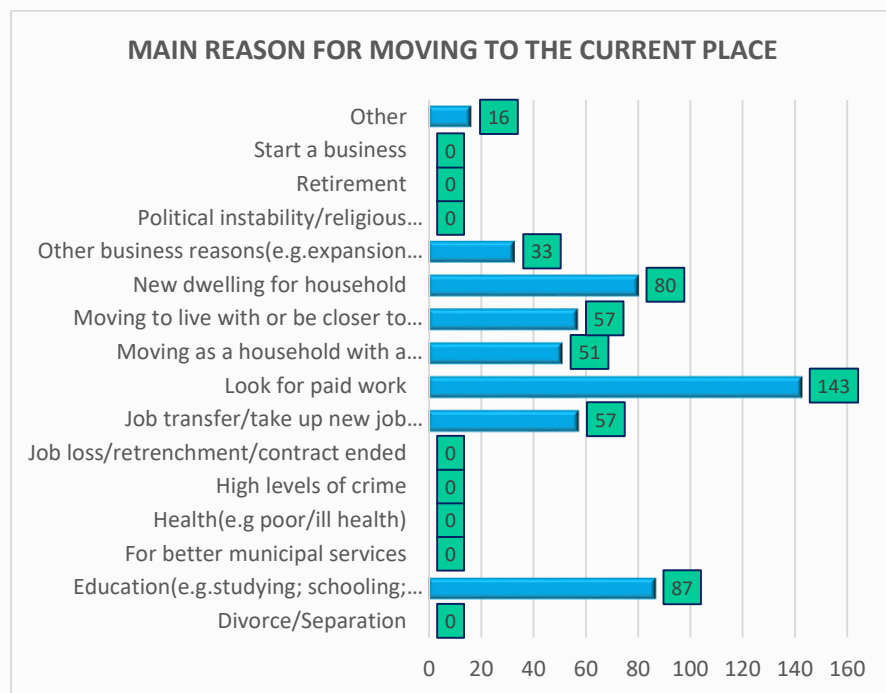
Graph 8: Year moved to current place, CS 2016

The growing number of migrants (many of whom are looking for work or access to education) places increased pressure on housing demand, especially in areas around Camperdown, Eston, and nodes with employment potential. This demand is compounded by existing housing

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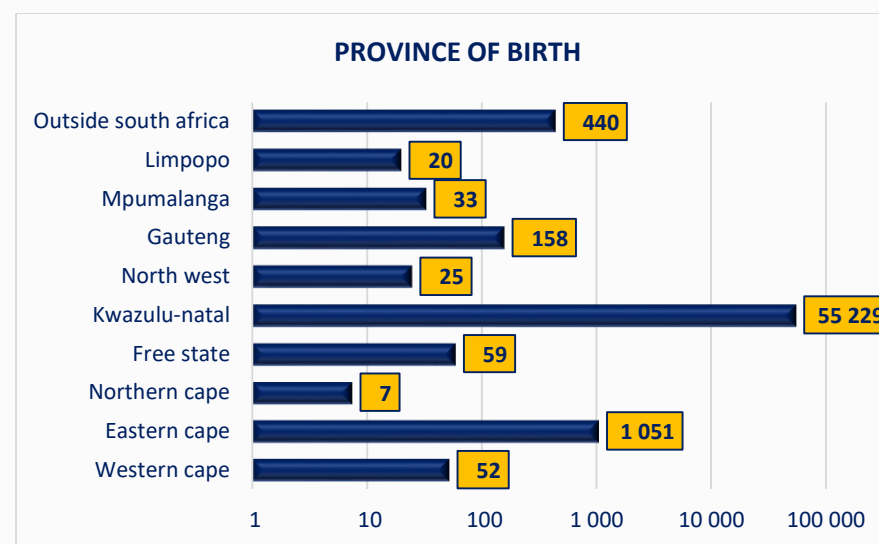
backlogs, limited availability of bulk infrastructure (especially water and sanitation), and constrained institutional capacity within the municipality to plan, coordinate, and deliver adequate human settlements. The increase in population has also contributed to settlement sprawl, particularly in rural and traditional authority areas, often without proper layout planning or access to services.



Graph 9: Main reason for moving to the current place, CS 2016

In-migration to Mkhambathini is predominantly employment-driven. A total of 143 migrants relocated in search of paid work, while a further 57 moved due to job transfers and 51 because a household member secured employment, underscoring the central role of economic opportunity in

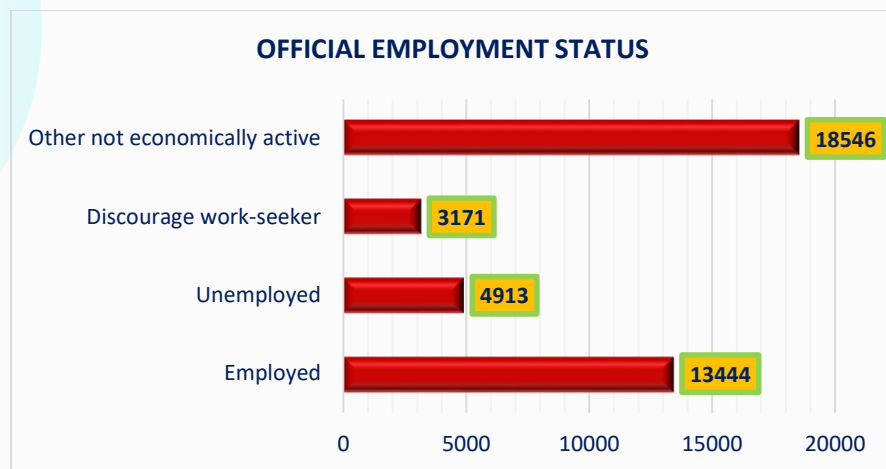
shaping migration patterns. The municipality's strategic location along the N3 corridor, together with growth in agriculture, emerging manufacturing, logistics, and tourism, enhances its attractiveness to job seekers. Migration is therefore a key variable informing population projections. In this context, Graph 9 examines province-of-birth patterns, showing that of the municipality's 61 660 residents, 55 229 were born in other provinces, while 440 were born outside South Africa.



Graph 10: Province of birth, CS 2016

3.8. EMPLOYMENT STATUS

Graph 10 below reflects that while a significant number of persons in the municipality are employed, a vast majority are not economically active. Unemployment is still rife in the region. This is reflected in the significant proportion of persons in the local municipality who are wither unemployed, or fall under the category of discouraged work seekers.



Graph 11: Official employment status - Census 2011

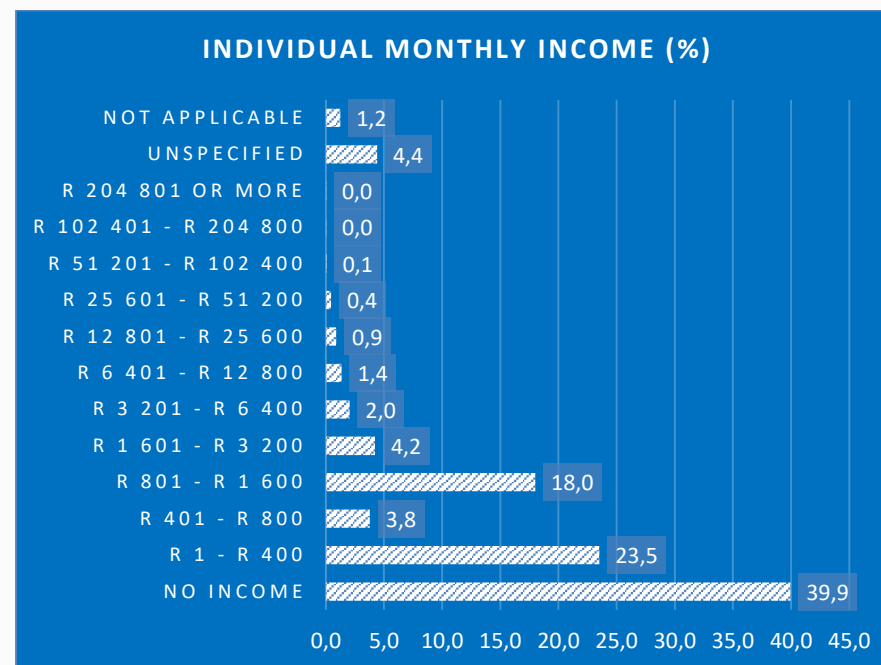
Mkhambathini is characterized by the three-prong challenge of poverty, inequality and unemployment, which is reflected in the relatively high number of persons living in the Municipality who are not economically active. As a result, the Municipality has a higher rate of persons that are highly dependent on Government Social Grants.

3.9. INDIVIDUAL MONTHLY INCOME BRACKETS

The income distribution in the municipality indicates significant inequality. A considerable portion of the population (39.9%) reports having no monthly income, highlighting a segment of the community that may be unemployed or reliant on social assistance. On the other hand, a small percentage of individuals (0.5%) report earning R 25 601 or more per month, reflecting a stark contrast in income levels.

Despite the presence of middle-income earners, a significant proportion of individuals earn relatively low incomes. For instance, 23.5% earn between

R 1 and R 400 per month, and 3.8% earn between R 401 and R 800 per month. These lower-income segments may face challenges in meeting basic needs such as food, shelter, and healthcare, indicating potential poverty and socio-economic vulnerability.



Graph 12: Individual Monthly Income (%), Census 2011

3.10. EDUCATION AND SKILLS COMPETITIVENESS

3.10.1. SKILL LEVELS

Skill levels within the municipal area are depicted in the table below. Skill levels can be used as an indicator for the level of education within an area or region

Table 3: Skills levels – MSEP 2021

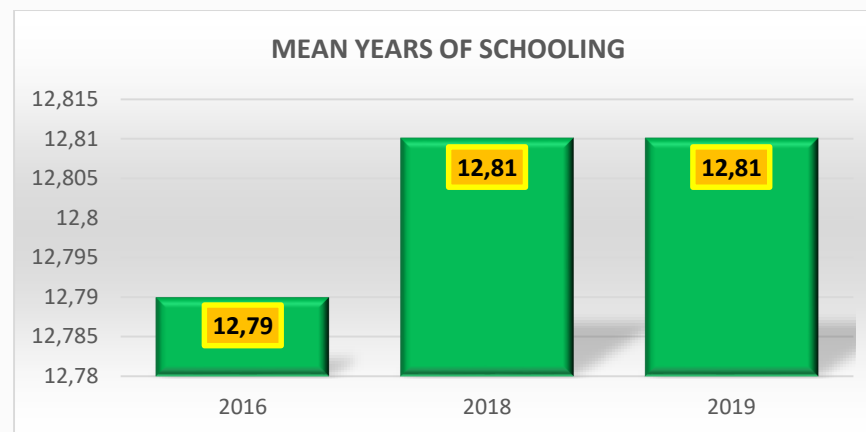
MKHAMBATHINI MUNICIPALITY	NO. OF WORKERS 2016	NO. OF WORKERS 2019
Low Skills	5 472	5 537
Semi-Skilled	4 676	4 777
Skilled	1 169	1 231
TOTAL	11 317	11 545

In 2019, the Mkhambathini Municipality had 5 537 low-skilled workers, 4 777 semi-skilled workers, and 1 231 skilled workers. Overall, between 2016 and 2019 the number of jobs in all categories increased. The dominance of a low-skilled (47.96%) and semi-skilled (41.38%) workforce in Mkhambathini may limit the municipality's ability to diversify its economic activities. Given the low rate (only 10.66%) of a skilled labor force, it can be difficult to explore alternative industries or develop value-added products related to a diversified range of sectors.

3.10.2. MEAN YEARS OF SCHOOLING

Mean years of schooling is the average number of completed years of education of a population, and is widely used measure of an area or regions human capital. Since 2016 the mean years of schooling in the Mkhambathini has increased from 6.63 years to 6.73 years in 2019. Compared to UMDM, Mkhambathini had a lower average years of schooling completed in 2019.

Education is closely linked to economic development. An increase in the rate of mean years of schooling in Mkhambathini indicates a more educated population, which contributes to higher productivity, innovation, and overall economic growth.



Graph 13: Mean years of schooling – MSEP 2021

3.10.3. EXPECTED YEARS OF SCHOOLING

Expected years of schooling are based on the duration of schooling at each level of education, and take into account the enrolment by age at all levels of education and the number of children of school age in the population or each level of education.

Table 4: Expected years of schooling, 2019 – MSEP 2021

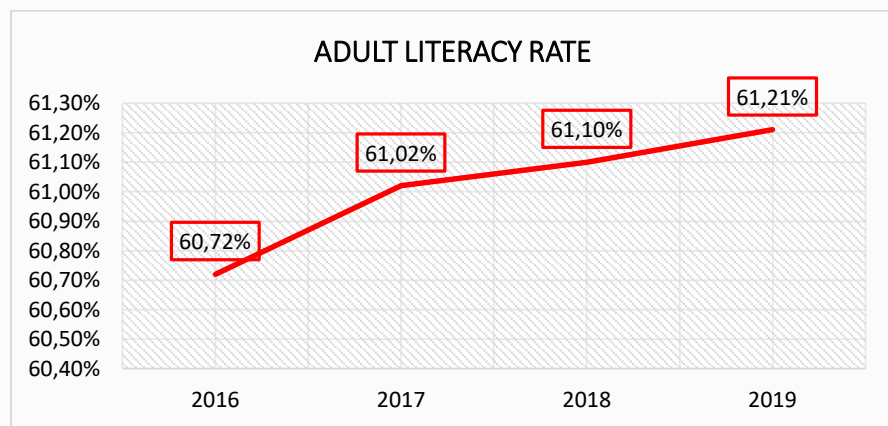
MUNICIPALITY	2016	2018	2019
Mkhambathini LM	12.79	12.81	12.81
Umgungundlovu DM	12.75	12.75	12.75

Over the period 2016 to 2019 expected years of schooling in the Mkhambathini Municipality has increased. Compared to the Umgungundlovu District, Mkhambathini had a higher expected years of schooling in 2019.

An increase in expected years of schooling suggests that more individuals in the municipality are receiving formal education and staying in school for longer periods. This leads to an increase in human capital, as individuals acquire knowledge, skills, and qualifications that can contribute to their personal development and the overall socio-economic progress of the municipality.

3.10.4. ADULT LITERACY

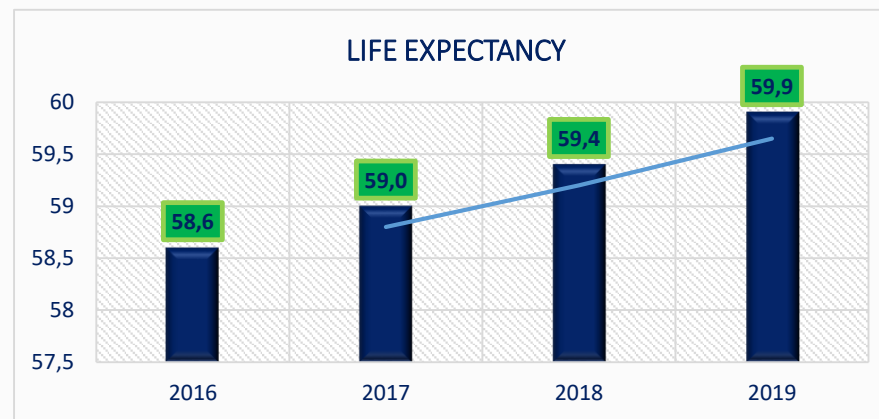
The functional adult literacy rate of the population is the percentage of persons older than 20 with the highest level of education being Grade 7 and higher (those that have less than Grade 7 as the highest level of education are classified as illiterate). The literacy rate of the population influences the employability of the local labour force. In 2016, the Mkhambathini had an adult literacy rate of 60.7 % which improved to 61.2 % in 2019. Overall, the adult literacy rate in the Mkhambathini Municipality increased over the period 2016 to 2019. This has resulted in an increase in the number of skilled workers within the area from 1 169 in 2016 to 1 231 in 2019.



Graph 14: Adult Literacy Rate, 2016 - 2019 – MSEP 2021

3.11. HEALTH INDICATORS

3.11.1. LIFE EXPECTANCY



Graph 15: Life expectancy – MSEP 2021

Life expectancy is the number of years a new-born would live if prevailing patterns of age-specific mortality rates at the time of birth were to stay the same throughout the child’s life (DPME, 2017). The life expectancy in the municipality has increased from 58.6 to 59.9 years between 2016 and 2019. Furthermore, the life expectancy in the Mkhambathini is less compared with that of the UMDM. As the elderly population grows, there may be an increased demand for healthcare services to meet the needs of older residents.

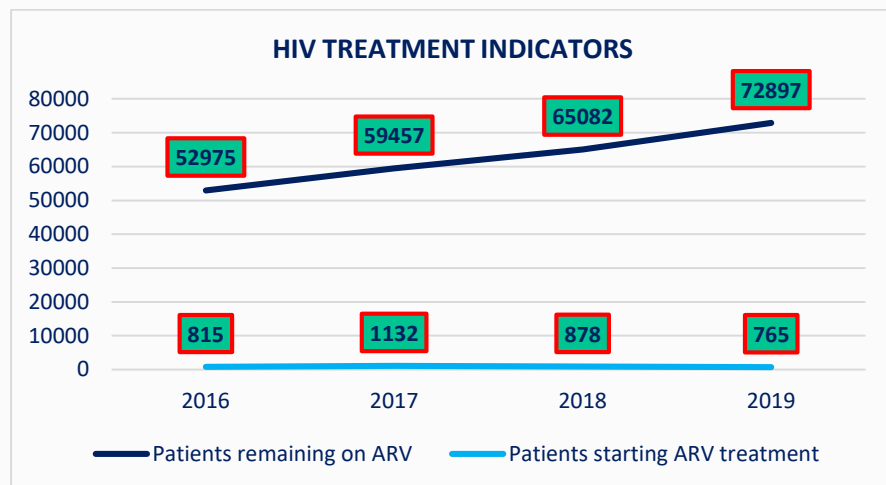
3.11.2. HIV INDICATORS

The graph below are the HIV programmes outcomes for the Mkhambathini Local Municipality between 2016 and 2019.

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In the Mkhambathini, HIV prevalence increased from 52 975 to 72 897 between 2016 and 2019, while the number of clients starting ART decreased from 815 to 765 between 2016 and 2019. In 2016, 3.424 % of people receiving ART in UMDM resided in Mkhambathini. This increased to 3.632 % in 2019.



Graph 16: HIV Treatment Indicators – National Treasury, 2021

3.12. POVERTY INDICATORS

3.12.1. HOUSEHOLD INCOME

The table below depicts the average monthly income (in current prices) of the households within the Mkhambathini as well as the average monthly income in UMDM and that of South Africa. The table further shows the annual household income growth between 2016 and 2019. Households in the Mkhambathini Municipality earned more than the district average. The

average disposable monthly household income increased by an average annual rate of 3% between 2016 and 2019.

Table 5: Average Household Income – MSEP 2021

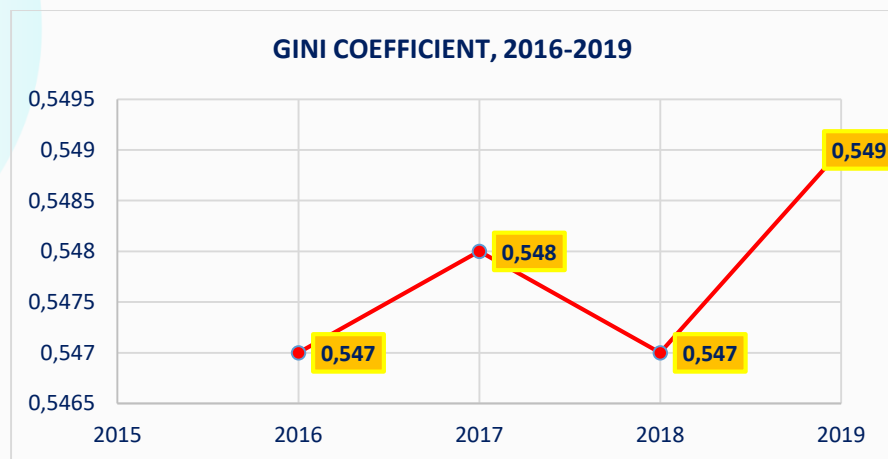
MUNICIPALITY	AVERAGE HOUSEHOLD INCOME (2019)	AVERAGE HOUSEHOLD INCOME GROWTH (2016-2019)
Mkhambathini	R102	2.96%
Umgungundlovu	R2 983	1.94%
RSA	R166 641	1.83%

The average monthly household income growth in the Mkhambathini, was higher than the average household growth in South Africa over the period 2016 to 2019. The rise in the average household income indicates improved economic conditions within the municipality. As household incomes increase, so does the potential for higher tax revenues for the municipality. This can provide additional funds for the Municipality to invest in public services and infrastructure, such as schools, roads and healthcare facilities.

3.12.2. GINI COEFFICIENT

The Gini coefficient is a measure of income inequality. The Gini coefficient measures the deviation of the distribution of income among households from a perfectly equal distribution. A value of 0 represents absolute equality while a value of 1 represents absolute inequality.

In 2019, the Gini coefficient in the Mkhambathini was 0.549. This indicates that income inequality is lower compared to that of the UMDM. Furthermore, the Gini coefficient is increasing over the reference period for the Municipality, showing that income inequality is on the rise for the period.



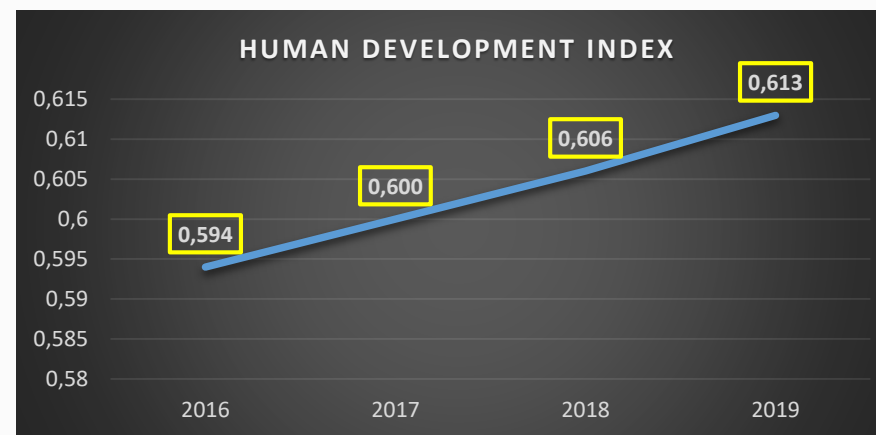
Graph 17: GINI Coefficient, 2016-2019 – MSEP 2021

The fluctuating but consistently high Gini coefficient in Mkhambathini reflects ongoing income inequality, where a small portion of the population holds most of the wealth while many continue to face poverty. For residents, this means unequal access to social services and economic opportunities, which affects their daily lives. Addressing these disparities requires inclusive development approaches that expand affordable housing, improve public transport, and ensure equitable access to services across the municipality.

3.12.3. HUMAN DEVELOPMENT INDEX

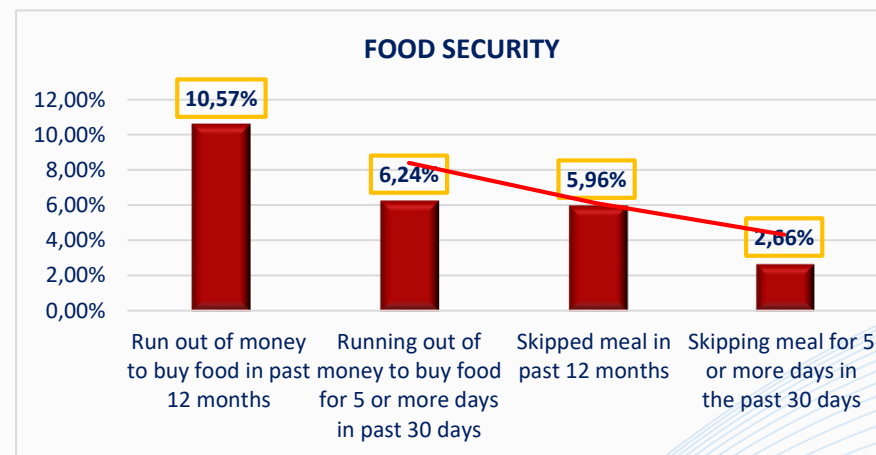
The Human Development Index (HDI) is a composite index which takes into consideration three elements of human development, namely a long and healthy life, access to knowledge and a decent standard of living. Between 2016 and 2019, Mkhambathini’s HDI rose from 0.59 to 0.61, reflecting modest but positive gains in health, education, and living standards. While

the increase is incremental, it signals gradual improvements in human development outcomes across the municipality.



Graph 18: Human Development Index – MSEP 2021

3.12.4. HUNGER (FOOD SECURITY)



Graph 19: Food Security (Hunger) – CS, 2016

The graph above highlights concerning levels of food insecurity within Mkhambathini. Notably, 10.57% of households reported having run out of money to buy food in the past 12 months, an indicator of chronic vulnerability. Furthermore, 6.24% faced similar financial shortages within just the past 30 days, suggesting recent and recurring hardship. Nearly 6% of respondents admitted to having skipped a meal due to lack of food in the past year, while 2.66% reported skipping meals for five or more days in the last month. These figures point to underlying structural poverty and suggest that a significant portion of the population may lack consistent access to adequate nutrition. The implications are far-reaching, particularly in rural households where subsistence farming is not always reliable due to environmental and economic constraints.

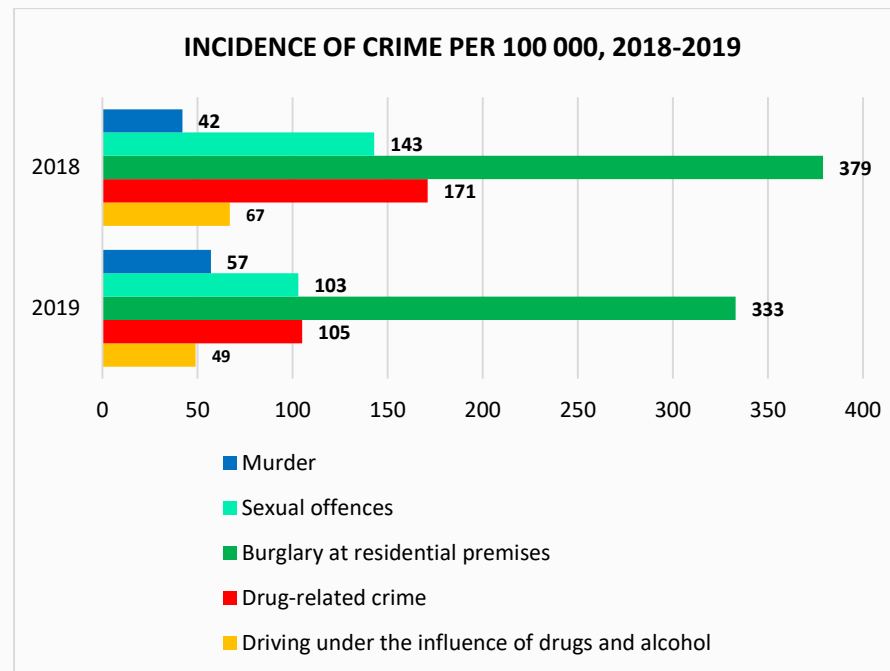
3.12.5. CRIME

Table 6: Incidence of Crime (Number) - SAPS, Quantec, 2020

	2016	2017	2018	2019
Murder	38	51	42	57
Sexual Offences	0	2	1	1
Residential Burglary	437	395	379	333
Drug-Related Crime	326	317	171	105
Driving Under the Influence of Drugs and Alcohol	60	79	67	49

Between 2018 and 2019, in the Mkhambathini, the number of incidences of murders increased sexual offences decreased, burglaries at residential premises decreased, drug-related crime decreased and driving under the influence of drugs or alcohol decreased. In 2019, 9.8 % of murders in the

UMDM occurred in Mkhambathini while 3.8 % of burglaries at a residential property in the UMDM occurred in the Mkhambathini Municipality.

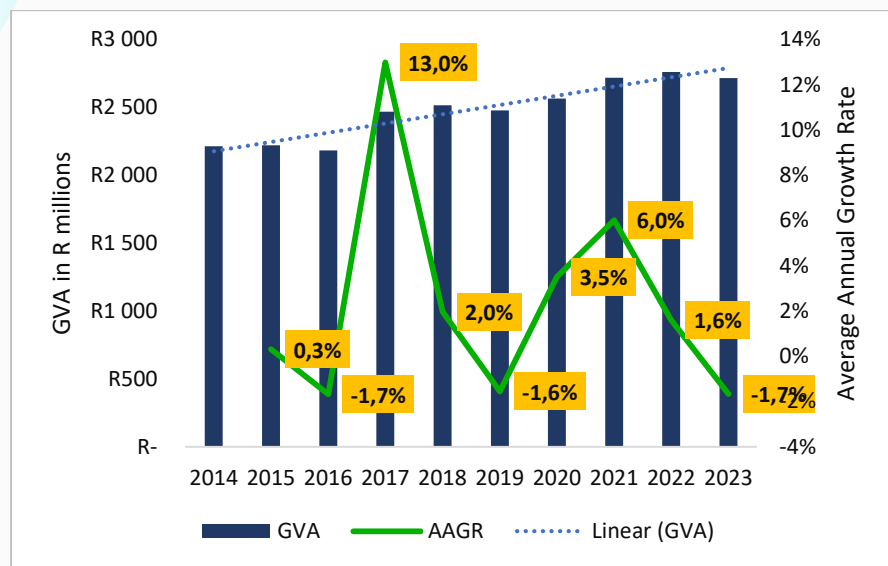


Graph 20: Incidence of crime per 100 000 people - SAPS, Quantec 2020

Between 2018 and 2019, Mkhambathini experienced an increase in murder rates per 100,000 residents, while reported sexual offences, residential burglaries, and drug-related crimes declined. Notably, drug-related crime decreased from 171 to 105 incidents per 100,000 over this period. Spatially, Camperdown and Mid Illovo recorded relatively higher crime levels, particularly for non-residential burglary, carjacking, malicious damage to property, aggravated robbery, sexual offences, and street robbery.

4. ECONOMIC PROFILE

4.1. ECONOMIC SIZE AND GROWTH

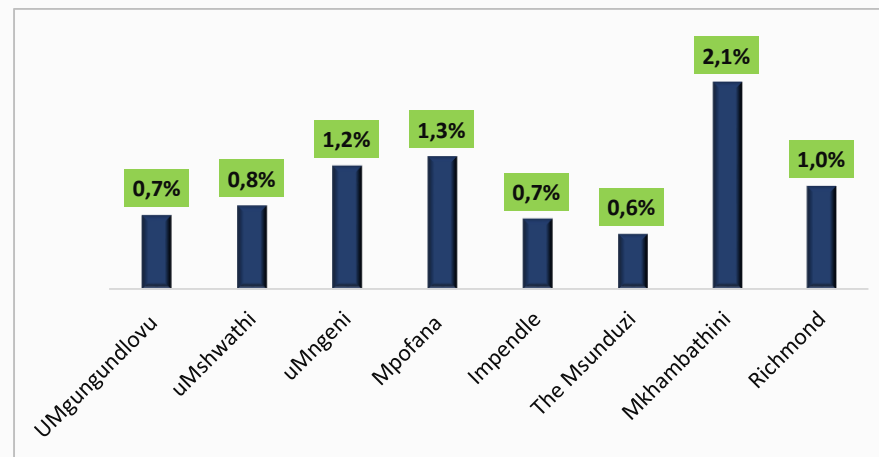


Graph 21: Mkhambathini Economic Size and Growth (GVA at Constant 2015 Prices), 2014 – 2023

Source: Quantec Regional Standardised Dataset, 2025

The size and performance of Mkhambathini’s economy directly influence household well-being. Gross Value Added (GVA), which measures the incremental value created through production while avoiding double counting, provides a useful indicator of the municipality’s economic size, structure, and growth. As reflected in the graph, Mkhambathini’s GVA (at constant 2015 prices) increased steadily from R2.2 billion in 2014 to R2.7 billion in 2023. Although the economy experienced a downturn in 2019 and an average contraction of -1.6% during the COVID-19 period, growth resumed thereafter before declining again by -1.7% between 2022 and 2023.

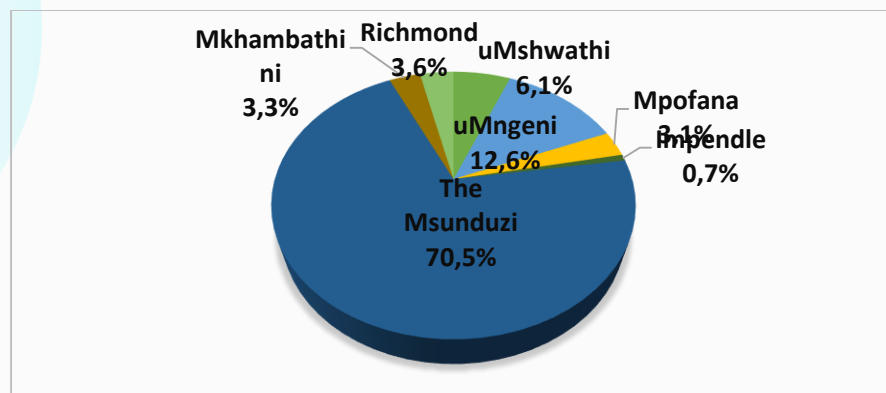
Over the past decade, Mkhambathini recorded the fastest economic growth rate among municipalities in the uMgungundlovu District, yet remains the fifth-largest economy, reflecting its relatively small economic base. This indicates strong growth potential but continued vulnerability to external shocks. Spatial Economic Activity Data (SEAD, 2024) shows that economic activity is concentrated along the N3 corridor, particularly around Camperdown and adjacent industrial areas, with registered enterprises dominated by agriculture, construction, and transport-related sectors. This spatial concentration highlights the importance of corridor-based and location-sensitive economic planning.



Graph 22: Comparative Compound Average Annual Regional Growth Rates (GVA in constant 2015 terms) over 10 years, 2014 – 2023

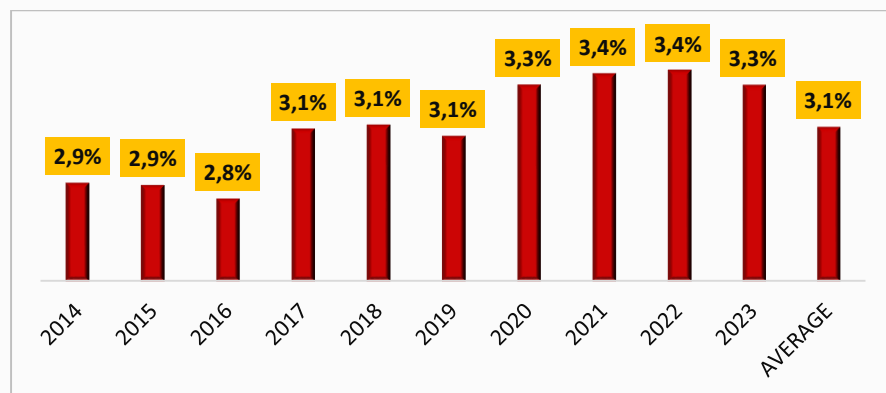
Source: Quantec Regional Standardised Dataset, 2025

The following graph shows the relative economic contribution of each of the seven local municipalities in Umgungundlovu to the district economy.



Graph 23: Relative economic contribution of Mkhambathini to the regional economy (GVA at constant 2015 prices), 2023

The Mkhambathini local economy is the fifth largest economy in UMDM in GVA terms. Mkhambathini contributes about 3.3% of the total district GVA as shown in the Figure below. This structure has remained relatively stable over the past 10 years with an average percentage composition of about 3.1% of the district economy as shown in the figure below.

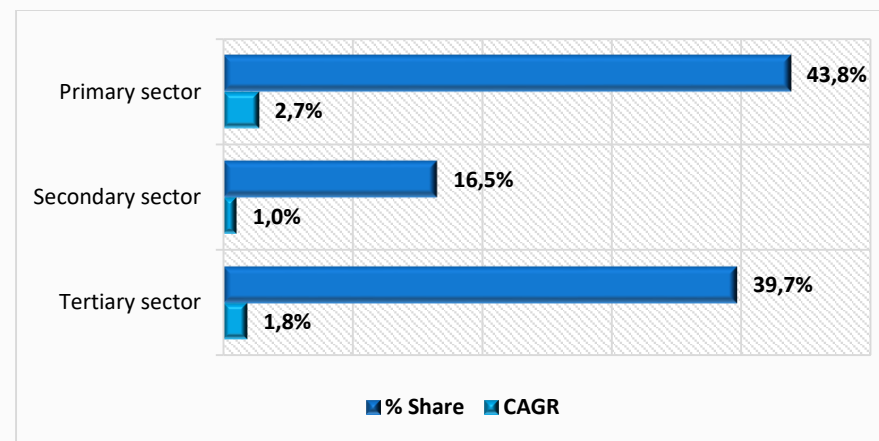


Graph 24: Average relative contribution of Mkhambathini to District GVA (Constant 2015 Prices), 2014 – 2023

Source: Quantec Regional Standardised Dataset, 2025

4.2. ECONOMIC STRUCTURE

Mkhambathini’s economy is concentrated in the primary and tertiary sectors, with agriculture as the dominant driver. Secondary activities, including manufacturing and wholesale and retail trade, account for only 16.5% of the local economy. While the formal economic base remains relatively small, SEAD (2024) shows it is strategically clustered along provincial corridors and within key nodes such as Eston and Camperdown. Commercial sugarcane farming and agro-processing underpin agricultural dominance, although opportunities for diversification are emerging in tourism and manufacturing.



Graph 25: Sectoral Structure of the Mkhambathini Economy in GVA terms at constant 2015 prices, 2023

Source: Quantec Regional Standardised Dataset, 2025

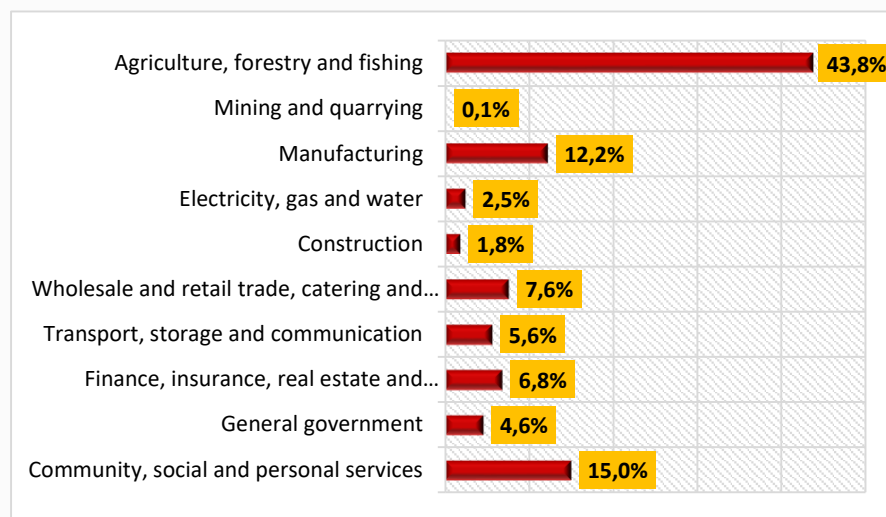
The primary sector has recorded the strongest growth, outperforming the overall economic compound growth rate of 2.1%. At the same time, the economy is showing signs of gradual structural diversification toward service-oriented activities, with the tertiary sector emerging as a close

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second in size to the primary sector. Growth in services (particularly e-commerce, technology, finance, and business services) is expected to continue, supported by broader shifts toward a knowledge- and service-based regional and national economy.

The following figure outlines the structure of Mkhambathini’s economy indicating the largest industries based on respective contribution per industry to total GVA.



Graph 26: Structure of Mkhambathini Economy in GVA terms at Constant 2015 Prices, 2023

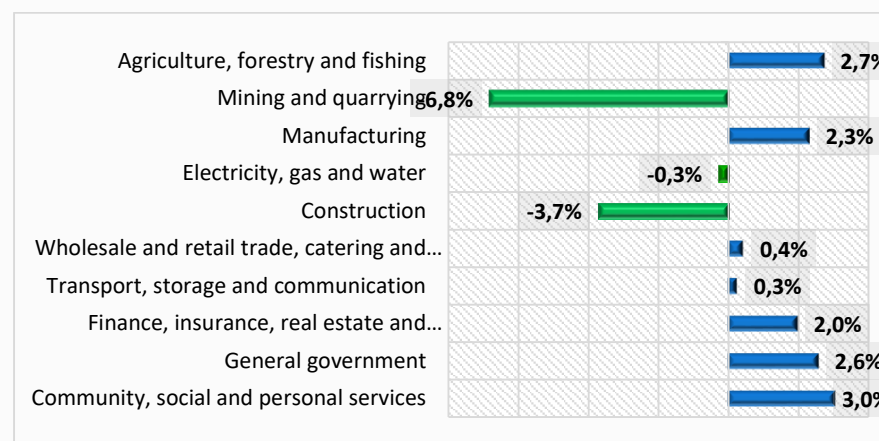
Source: Quantec Regional Standardised Dataset, 2025

The Agriculture industry dominates the Mkhambathini local economy making up 43.8% of all economic activities in the Municipality. The second largest industry is Community, social and personal services making up about 15% of the Municipal GVA, followed by Manufacturing as the third largest at 12.2% of total GVA. Other significant industries fall within the service industries namely Wholesale and retail trade, catering and accommodation

(which is in part representative of the tourism industry) and the Finance and business services which make up about 7.6% and 6.8% of economic activity in Mkhambathini respectively.

4.3. ECONOMIC PERFORMANCE

The following graph shows the relative performance by CAGR of the individual industries in the Mkhambathini Municipality.



Graph 27: Performance of Mkhambathini Economy by Industry in GVA terms at constant 2015 Prices, 2014 - 2023

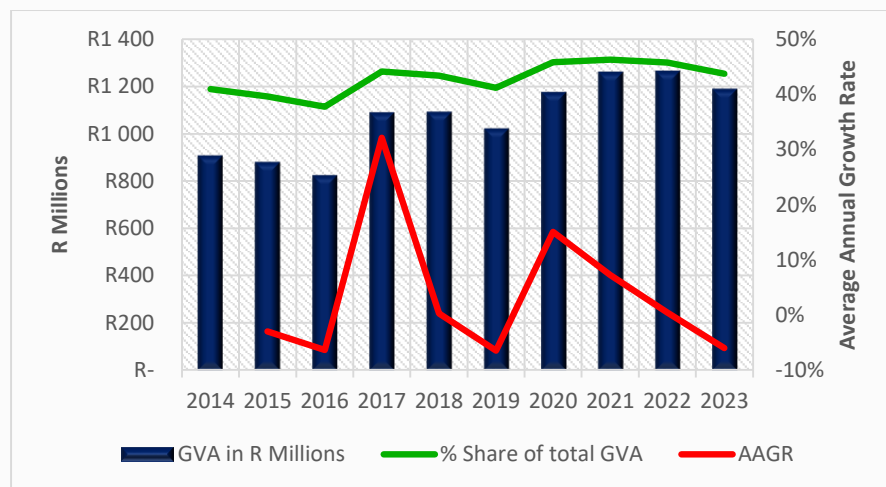
Source: Quantec Regional Standardised Dataset, 2025

Regarding the individual growth per industry in 2023, the Community, social and personal services is the fastest growing industry in GVA terms from 2014 – 2023 with a CAGR of 3%. Agriculture also had significant growth rates over the same period with a CAGR of 2.7%. On the other hand, Mining which is virtually non-existent in the Municipality, continues to shrink and suffered the highest contraction over the same period (-6.8%). The Construction industry also had a negative CAGR of -3.7% over the same period indicating that the industry requires significant investment support to stabilise.

4.4. SECTORAL ECONOMIC ANALYSIS

4.4.1. AGRICULTURE

Agriculture is the dominant sector in Mkhambathini, contributing 43.8% of local GVA and approximately 15.6% of district agricultural GVA, making it the third-largest agricultural contributor within uMgungundlovu. The sector has shown stable growth over the past decade, supports manufacturing, wholesale, and retail value chains, and is the municipality’s largest employer, accounting for about 47.5% of formal employment. Amid declining labour absorption in other sectors and rising reliance on social grants, agriculture remains a critical stabilising force in the local economy.



Graph 28: Performance of Agricultural Sector in Mkhambathini in GVA Terms at Constant 2015 Prices, 2014-2023

Mkhambathini’s agricultural sector is diverse and highly networked, encompassing sugarcane, forestry, vegetables, maize, beef, pig farming, and one of the highest concentrations of poultry production globally. A

dense agri-industrial ecosystem, supported by organised business structures aligned to KwaNalu, strengthens sectoral synergies and comparative advantage. Agricultural production is spatially anchored around commercial sugarcane estates, particularly near Eston and Camperdown, while poultry production is supported by major operators such as National Chicks and Astral, alongside cooperatives and emerging farmers. Although poultry site closures in 2017 resulted in significant job losses, the sector has since shown signs of recovery driven by renewed local interest and emerging producers.

The agricultural landscape remains deeply unequal, reflecting apartheid-era spatial and economic divides. Well-capitalised commercial agriculture dominates Wards 3 and 4, while subsistence farming prevails in Wards 1, 2, 5, 6, and 7. Central and southern areas are largely characterised by Class IV and VI land suited to grazing, forestry, and limited cultivation, whereas the northern parts contain Class II land with high agricultural potential for intensive cultivation. Despite this potential, commercial agricultural activity remains spatially concentrated, excluding most rural households in Traditional Authority areas. While opportunities exist for outgrower schemes and partnerships, particularly within poultry production, the subsistence agricultural sector remains largely absent from formal municipal strategies, limiting its visibility and support despite its critical role in sustaining livelihoods on Ingonyama Trust land.

Challenges facing the Agriculture sector include: Limited financial and market support for small-scale and emerging farmers; Limited critical skills amongst farmers thus a need for skills development and capacity building support exists; Low access to agricultural infrastructure (i.e. irrigation systems, fencing, sustainable water and electricity supply, good road infrastructure); Highly erodible land soils within the catchment areas

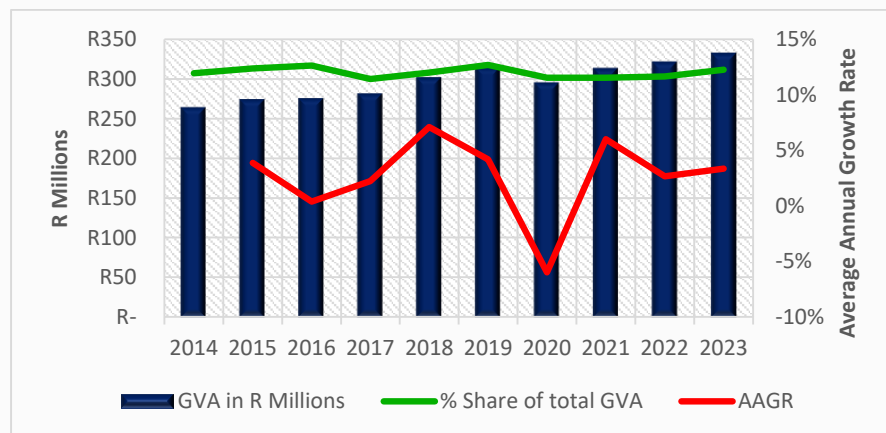
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aggravated by overgrazing; Poor communication and networking between key institutional role players in agriculture; Rise in informal residential settlement in rural farming areas; Slow pace in resolution of land claims and subsequent lack of post settlement support; Slow pace in regenerating vacant farms; and Environmental issues i.e. droughts which ultimately impact on overall production.

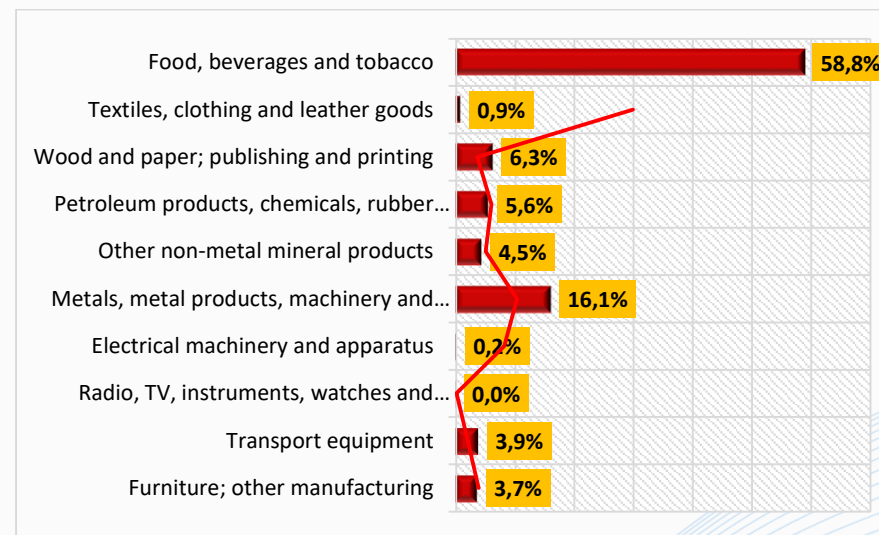
4.4.2. MANUFACTURING

Manufacturing is the third-largest contributor to Mkhambathini's economy and the fourth-largest employer, although its relative share has declined over recent decades. As a secondary sector, it remains critical for job creation and for supporting value chains linked to other local industries. Mkhambathini has become increasingly attractive to industrial investors due to comparatively lower electricity and land costs than eThekweni and Msunduzi, as well as its strategic location along the N3 corridor with direct access to Durban and export markets.



Graph 29: Performance of the Manufacturing Sector in Mkhambathini in GVA terms at Constant 2015 Prices, 2014 – 2023

The graph below shows that manufacturing in Mkhambathini is highly concentrated in agro-processing, with the food, beverages, and tobacco subsector accounting for 58.8% of total manufacturing GVA. This reflects the dominance of sugarcane- and poultry-related industries within the local economy. Other notable contributors include metals, metal products, machinery, and equipment (16.1%) and wood, paper, publishing, and printing (6.3%), indicating a degree of diversification linked to agricultural machinery, packaging, and value-chain support. Smaller subsectors, such as petroleum, chemicals, rubber and plastics (5.6%) and transport equipment (3.9%), play a secondary role but reflect integration into logistics, automotive supply chains, and export-oriented networks supported by proximity to Durban's port and logistics infrastructure. Overall, manufacturing remains agro-processing-led, with growth prospects closely tied to agriculture, logistics, and transport-related industries.



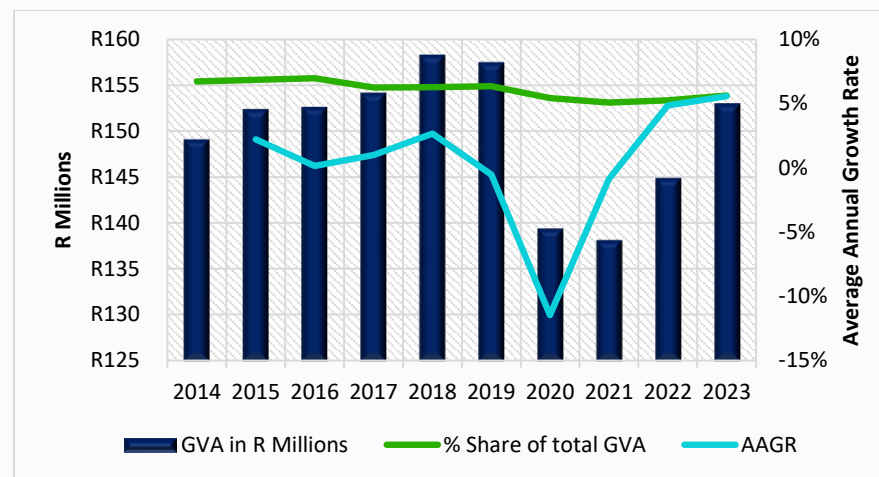
Graph 30: Relative Contribution of Manufacturing Subsectors to Total Manufacturing in GVA terms at Constant 2015 Prices, 2023

Manufacturing activity in Mkhambathini is primarily concentrated around Umlaas Road and the Eston Sugar Mill, reflecting the strategic influence of the N3 corridor and the proximity of these nodes to regional markets. The Camperdown–Umlaas Road area is currently dominated by dry industries due to limited sewer infrastructure, which constrains the range of industrial activities that can be accommodated. Despite this, industrial presence in and around Camperdown continues to expand, presenting opportunities for job creation and local economic growth.

Key constraints affecting the manufacturing sector include limited technical support for small-scale manufacturers, insufficient zoned industrial land (particularly in rural areas) restricted access to finance, low awareness of industry support programmes, weak investment facilitation, limited innovation and technology uptake, and poorly managed industrial areas. These challenges highlight the need for a focused industrial development approach to convert existing locational and cost advantages into sustained competitiveness, expand manufacturing capacity, unlock new industrial opportunities, and strengthen linkages with logistics and transport sectors. While current economic strategies provide limited guidance on industrial recovery, existing infrastructure, market demand, and corridor accessibility indicate scope for renewed manufacturing growth and diversification.

4.4.3. TRANSPORT, STORAGE AND COMMUNICATION

The graph below illustrates the GVA in R millions for Mkhambathini, along with the percentage share of total GVA and the AAGR over the period from 2014 to 2023.



Graph 31: Performance of the transport sector in Mkhambathini in GVA terms at constant 2015 prices, 2014 – 2023

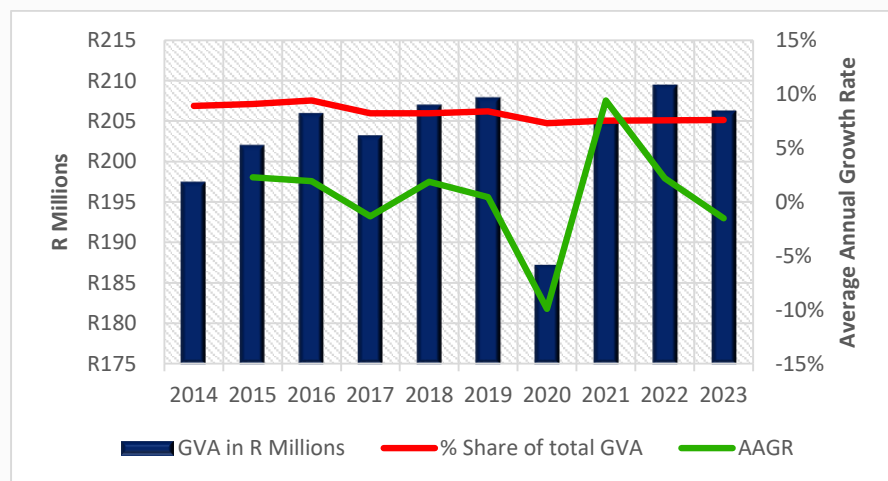
Source: Quantec Regional Standardised Dataset, 2025

Mkhambathini’s transport sector GVA has fluctuated over time, with a notable surge in 2017 followed by a decline, but has since stabilised, indicating sectoral resilience and steady output. The municipality’s strategic proximity to major logistics infrastructure (including King Shaka International Airport and the Port of Durban) positions it well for growth in logistics and transport, particularly in support of its agro-processing and manufacturing base. This potential is spatially concentrated along the N3 corridor, especially between Camperdown and the Umlaas Road interchange, where logistics-related activities are expanding. Recent investments, such as the 270,000 m² Grindrod Autoport Camperdown facility completed in 2021, underscore the area’s growing role in vehicle logistics, storage, and distribution.

Despite these advantages, the sector faces persistent constraints, including transport infrastructure backlogs, inadequate maintenance and upgrades, limited community access roads and public transport in some areas, and high infrastructure maintenance costs.

4.4.4. WHOLESALE AND RETAIL TRADE

The wholesale and retail trade sector is a significant employer in Mkhambathini, accounting for approximately 12% of total employment, and is the fourth-largest contributor to local GVA. The sector recorded steady growth between 2010 and 2019 but experienced a sharp contraction from 2020 due to the impacts of COVID-19 lockdown restrictions. Spatially, wholesale and retail activity is concentrated in Camperdown, Eston, Mid-Illovo, and Maqonqo (Ward 1) within Traditional Authority areas, while the catering and accommodation sub-sector consists mainly of bed-and-breakfast establishments located on privately owned farmland.



Graph 32: Performance of the Wholesale and Retail Trade Sector in Mkhambathini in GVA terms at constant 2015 prices, 2014 - 2023

4.4.5. TOURISM

Tourism is a strategic economic sector with strong multiplier effects across retail, finance, and employment, particularly in rural areas. Mkhambathini holds a comparative advantage due to its proximity to Durban and Pietermaritzburg, combined with distinctive natural, landscape, and cultural assets. Tourism resources are widely distributed across the municipality and include game and nature reserves, water-based attractions, and heritage sites such as Tala Valley Game Ranch, Nagle Dam, Msinsi Resort, and Table Mountain. Approximately 60% of the municipal area comprises natural forest, shrub, and bushland, supporting adventure and eco-tourism, while the municipality’s varied topography and water bodies further enhance tourism potential. Scenic motor routes, agro-tourism initiatives, and cultural activities (including African heritage experiences) reinforce this base. Despite these strengths, heritage and cultural tourism remain underdeveloped, indicating a need for targeted identification and activation of heritage assets to maximise local economic benefits. The main features of the existing tourism sector are listed below. These are generally found closer proximity to the N3 route.

Eco-tourism in Mkhambathini is anchored by privately owned game ranches and conservancies offering upmarket accommodation, wildlife experiences, and nature-based recreation. Key assets include Tala Valley Game Ranch, Mpushini Conservancy, Table Mountain, Umgeni Valley, Nagle Dam, and associated lodges and reserves. A proposed game reserve between the N3 and Cato Ridge could further strengthen this offering, although implementation progress remains unclear.

Agro-tourism is organised around scenic autoroutes such as the Sakabula Circuit, which links Mkhambathini with surrounding areas including

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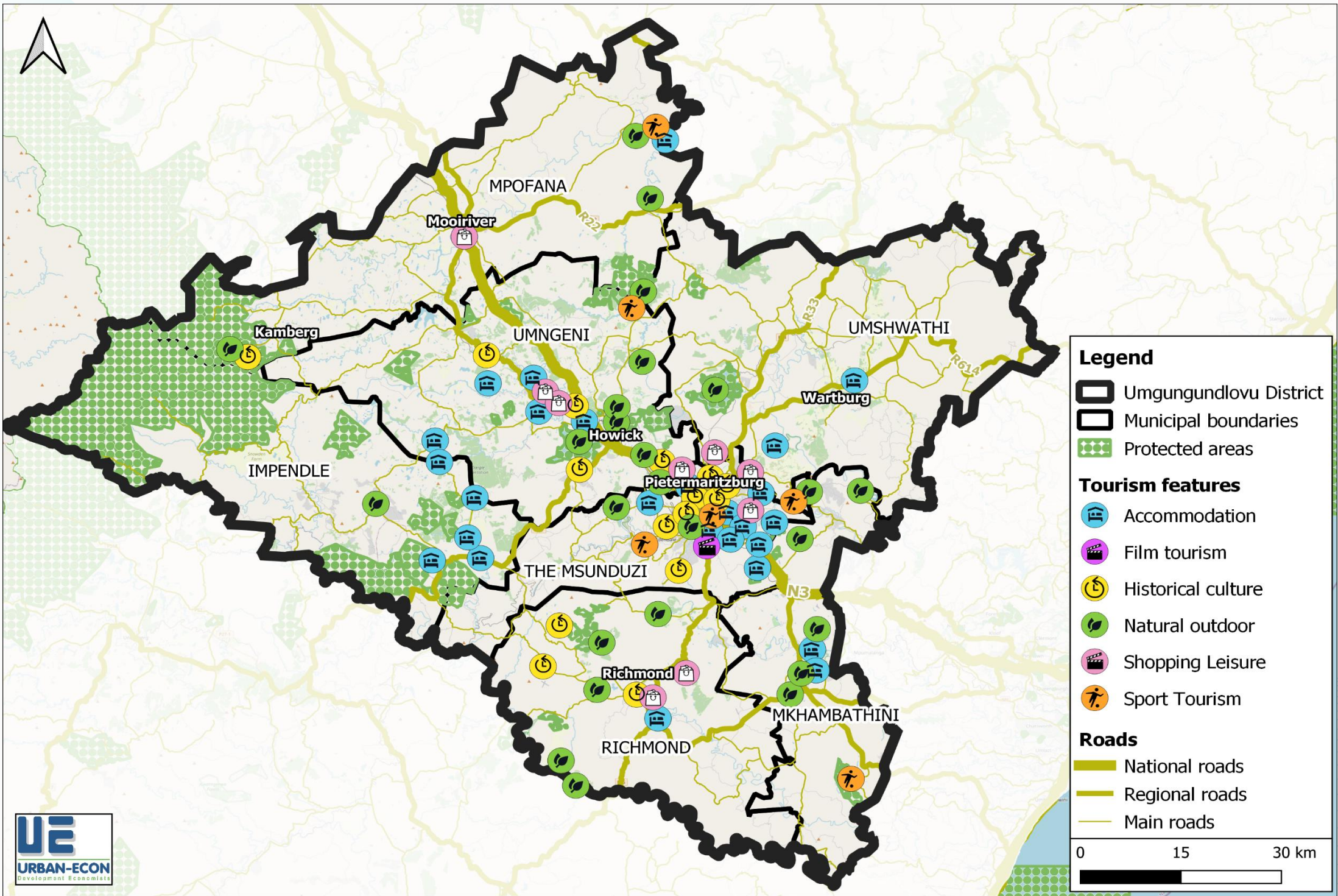
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Thornville, Baynesfield, Richmond, and Byrne Valley. This tourism stream integrates farm-based activities, local produce, and rural events such as the Eston Show, reinforcing linkages between agriculture and tourism.

Adventure tourism is well established and diverse, encompassing off-road motor and car racing, canoeing on Nagle Dam, mountain biking, hiking, water-skiing, skydiving, microlighting, and hot-air ballooning. These activities are supported by natural assets, varied topography, and established venues such as game reserves and dam-based recreation areas.

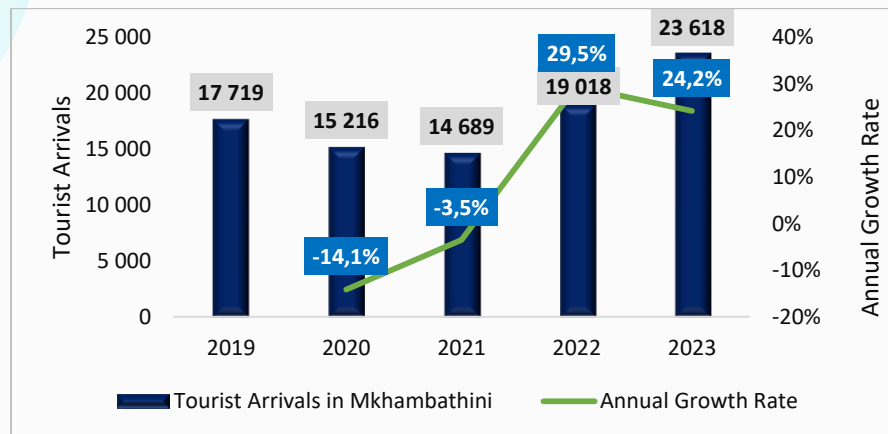
Event tourism further strengthens the municipal tourism profile through nationally significant events, including the Comrades Marathon, Duzi Canoe Marathon, Amashova Cycling Race, and recurring outdoor and motorsport events centred on Nagle Dam and surrounding rural landscapes.





Map 7: Tourism Features

The figure below depicts tourist arrivals trends in Mkhambathini between 2019 and 2023.

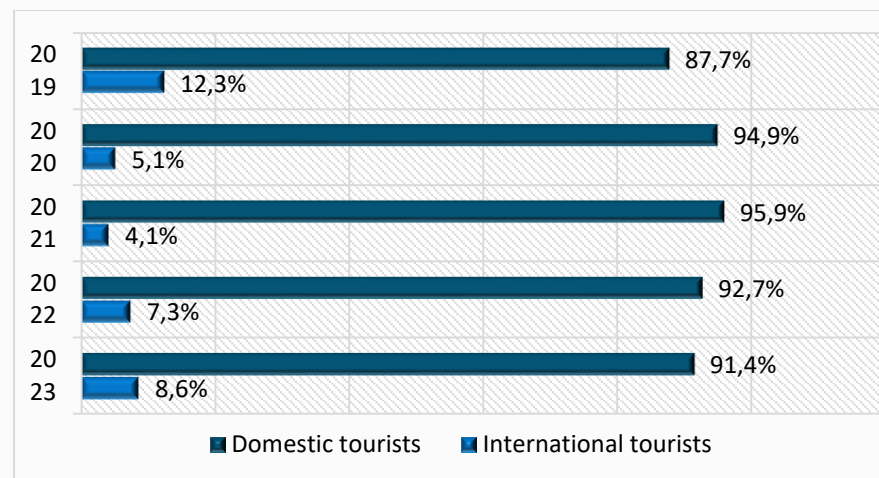


Graph 33: Tourist Arrivals and Growth in Mkhambathini, 2019 – 2023

Source: TKZN, 2024

As per the figure above, tourist arrivals in Mkhambathini have displayed various trends in the last five years. Arrivals stood at 17 719 in 2019, dropping by 14.1% in 2020, likely due to global travel restrictions and the impact of the COVID-19 pandemic on tourism. However, there was a major rebound in 2022 with a 29.5% increase in arrivals indicating a strong recovery post-pandemic and potentially improved marketing efforts for the Municipality.

The graph below depicts the tourism trends in Mkhambathini from 2019 to 2023, showing fluctuations in the composition of international and domestic tourists.



Graph 34: Tourist arrivals by source markets, 2019 – 2023

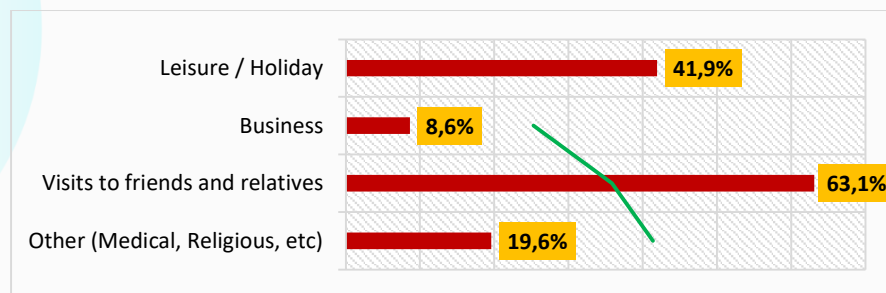
Source: TKZN, 2024

As per the figure above domestic tourism remains dominant in Mkhambathini with a smaller share of international visitors coming to the Municipality. Therefore, this signifies the need to diversify marketing efforts to attract more international tourists, leveraging on the tourism potential of the area. This could involve targeted campaigns highlighting unique attractions and experiences to appeal to global travellers. Simultaneously, maintaining and enhancing offerings for domestic tourists remains crucial, possibly through tailored promotions and infrastructure improvements that cater to local preferences and travel patterns.

The graph below depicts the main purpose of visits for both domestic and international visits into Mkhambathini.

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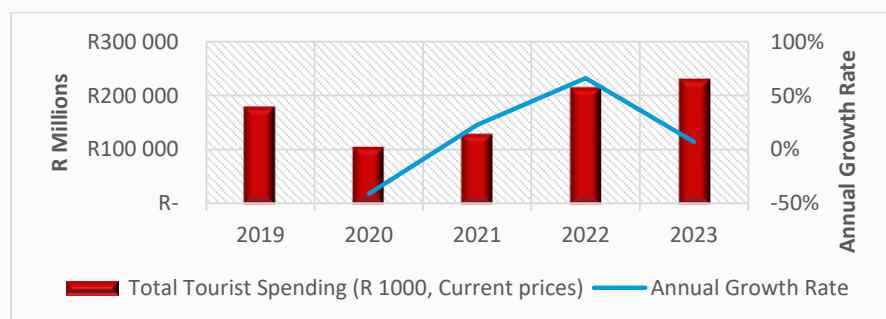
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Graph 35: Purpose of visits for both domestic and international visits into Mkhambathini, 2023

Source: TKZN, 2024

A significant majority, 63.1% of visits into Mkhambathini were for visiting friends and relatives which is in line with the high volumes of domestic travellers into the Municipality. Leisure and holiday purposes accounted for the second highest purpose of visit accounting for 41.9% of visits, suggesting a growing interest in leisure and recreational activities in the area. Other purposes inclusive of medical and religious tourism accounted for about 19.6% of visits into the area indicating a potential area for growth and highlights niche markets that could be further explored for tourism development.



Graph 36: Mkhambathini Tourist Expenditure (R1000 current prices), 2019 – 2023

Source: TKZN, 2024

The tourist expenditure in Mkhambathini has shown varying trends over the past five years, as illustrated in the Graph above. Tourist expenditure has rebounded in 2023 to over R2 million per annum. These fluctuations suggest a recovery and growth trajectory in tourism spending within the Municipality post-pandemic, potentially indicating increased visitor confidence and economic resilience. Investment in infrastructure, untapped tourism markets and sustainable tourism practices could also help maintain this positive momentum in tourist expenditure.

Challenges facing the Tourism sector include:

- Inadequate promotion and support for tourism and ecotourism in the rural areas and townships and lack of art and cultural support;
- Limited funding and skills training and development;
- Limited access to proper market stalls for informal tourism traders;
- Poor road infrastructure, inadequate infrastructure maintenance and inconsistent service provision;
- Access to funding for tourism development (maintenance, infrastructure upgrades, and new facilities);
- Under-exploitation of key resources poor marketing of already existing tourism resources (business, rail and event tourism within the locality).

Although Mkhambathini has an extensive network of operators which provide an institutional base within which tourism as a sector can be promoted and developed however there is no properly recognised tourism body such as Msunduzi Tourism found in other areas. There is however a Tourism Plan in place which is incorporated in the LED Strategy of Mkhambathini Municipality. This plan highlights several advantages which both existing and new entrants in the sector could take full advantage of.

The municipality has a number of cultural, historical and natural assets, which have begun to form the basis of an emerging tourism sector. It is envisaged that the Mkhambathini SDF would need to consider the access to and integration of these various tourism attractions in order to stimulate the further development of this sector as well as an increase in potential local benefits from the industry.

4.4.6. GREEN ECONOMY

The green economy is defined as an economy that results in improved human well-being and social equity, while significantly reducing environmental risks and ecological scarcities. A green economy approach recognises that the environmental system has that the economic sub-system should be embedded within, and shaped by, the environmental assets and services available in a particular region. A shift to the green economy thus involves the restructuring of business, infrastructure, and institutions towards more sustainable (green) production, consumption and distribution processes, creating new economic opportunities and green jobs.

The green economy in Mkhambathini has been identified by the IDP as a niche sector with tremendous opportunities for growth for the local economy. Preliminary investigations have begun into existing opportunities to invest in alternative energy generation. For example, electricity co-generation through Eston Sugar Mill.

The municipality also has abundant sugar and timber resources, all located in rural areas, which via waste to energy programmes, could produce energy for local consumption and create jobs. The smart city and green city concepts have much in common in terms of their origins and mutual

influence on progress. Waste management is an important element in the concepts of both smart and green cities in order to solve problems such as adapting to climatic change in terms of intelligent security systems and protecting and conserving the urban ecosystem. Projects such as providing support to informal recycling by assisting those that are participating with PPE, trolleys and land, creating space for green economy through training of young people on clean energy and its associated businesses and establishing partnerships with stakeholders that are in Research and Development to unlock economic opportunities that are in the green could be part of the SDF process.

Mkhambathini considers the green economy to be an important sector that could lead to new jobs and local economic development. The Municipality must in this regard pursue funding opportunities from National and Provincial Departments for the implementation of green economy initiatives.

4.4.7. INFORMAL ECONOMY

Mkhambathini Municipality has informal traders that are trading within Camperdown Main Taxi Rank, Eston crossroad, Mid Illovo station and have street traders that are trading illegally to undesignated spaces opposite the municipal building, outside Parak Supermarket, next to ANC offices, along R603 and at P338 road towards Manderstone. Apart from the above-mentioned areas, trading also occurs at numerous wards next to the roads i.e., ward 2 main road towards Nagle Dam.

In South Africa, government recognises the importance of this segment of business activity, so much so that a new Ministry of Small Business Development was established in early 2014. The definition for SMMEs

encompasses a very broad range of firms, some of which includes formally registered, informal and non-VAT registered organisations. Small businesses range from medium sized enterprises, such as established traditional family businesses employing over a hundred people, to informal micro-enterprises.

There are several small and medium scale emerging businesses, enterprises and cooperatives that are operating with Mkhambathini jurisdiction. These play an important role in an economy and can be key drivers of economic growth, innovation and job creation in Mkhambathini. Informal micro-enterprises include survivalist self-employed persons from the poorest layers of the population which can take the form of street trading enterprises, backyard manufacturing and services, and occasional home-based evening jobs. In Mkhambathini, SMMEs participate in a diverse number of services including construction, catering, block making, tire changing, clothing and textile, wedding, furniture manufacturing, filming production, Architects and small businesses involved in detergents manufacturing.

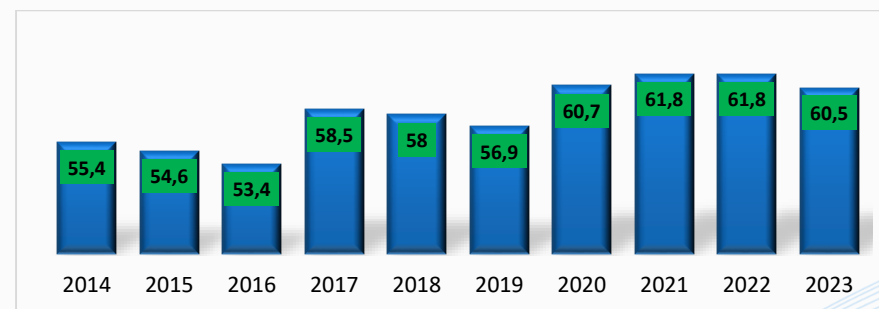
The municipality is supporting the SMME enterprises with working equipment every year to develop their business and to assist them to create more jobs opportunities within the area or communities. Further initiatives and support can also be facilitated through the SDF by making provision for additional spatial transformation opportunities that diversify economic opportunities away from main business centres to more rural and township areas of the Municipality.

4.5. ECONOMIC DIVERSIFICATION

The economic performance of a region can be measured by the level of concentration for the given economy reflected in the Tress Index as measurement of a region's economic diversification. To determine comparative advantage of the sectors is measured in terms of the Location Quotient (LQ).

4.5.1. TRESS INDEX

The Tress Index measures the level of diversification within an economy by ranking different sectors based on their contribution to GVA or employment. It ranges from 0 to 100, where 0 represents a more diversified economy with economic activity spread across a wider range of sectors, and 100 indicates a high concentration of economic activity in a few dominant sectors, potentially making the economy vulnerable to fluctuations in those sectors. The graph below illustrates the economic concentration trends within the Mkhambathini LM over a 10 year period.



Graph 37: Mkhambathini LM tress index over 10 industries trends from 2014 to 2023

Source: Quantec Regional Standardised Dataset, 2025

Between 2014 and 2016, the Tress index declined from 55.4 to 53.4, suggesting a slight diversification of the economy. However, in 2017, the index spiked to 58.5 indicating a sudden increase in economic concentration. After this peak, the index fluctuated, experiencing minor declines in 2018 and 2019 before rising significantly again in 2020 to 60.7. The index remained high in 2021 and 2022, reaching 61.8, before dropping slightly to 60.5 in 2023. These trends suggest that Mkhambathini's economy has generally become more concentrated over time, increasing its vulnerability to external economic shocks. The diversification seen in certain years (2015, 2016, 2018, and 2019) was short-lived, with the overall trend showing increasing concentration of the economy in a few economic sectors. This indicates a potential need for the SDF to include policies aimed at broadening the economic base to enhance resilience and reduce dependency on a few dominant industries.

An analysis using the SEAD 2024 database reveals a low-to-moderate Tress Index for Mkhambathini, indicating limited economic diversification. The municipality's Location Quotient remains high in agricultural subsectors but low in tertiary sectors. This points to a dependency on a few key industries, increasing the area's vulnerability to external shocks such as droughts or price volatility in commodity markets.

4.5.2. LOCATION QUOTIENT

The location quotient (LQ) is a statistical measure used to determine how concentrated a particular industry or sector is in a specific region compared to a larger reference area (such as a province or country). In simple terms, LQ is a way of seeing if a region has a higher or lower share of a certain industry compared to the national or provincial average.

- **LQ = 1:** Suggests the industry's share in the region is the same as in the larger area.
- **LQ > 1:** Indicates that the industry is more concentrated in the region, meaning it could be a key sector or competitive advantage.
- **LQ < 1:** Indicates the industry is less concentrated, meaning the region is not specialized in that sector.

For example, if an area has a high LQ in agriculture, it means farming is much more important there compared to the country as a whole. If it has a low LQ in manufacturing, it means that industry is not a big part of the local economy.

The table below presents Mkhambathini LM's LQ in comparison to the Umgungundlovu District, KwaZulu-Natal Province, and South Africa for various industries in 2023. The LQ values indicate the relative concentration of each industry in Mkhambathini compared to the broader regions.

Table 7: Mkhambathini's LQ relative to the Umgungundlovu DM, KZN Province and South Africa, 2023

INDUSTRY	MKHAMBATHINI'S LQ RELATIVE TO:		
	UMDM	KZN	SA
Agriculture, forestry and fishing	4.70	9.13	14.53
Mining and quarrying	0.30	0.07	0.01
Manufacturing	0.92	0.82	0.98
Electricity, gas and water	0.75	1.08	1.06
Construction	0.74	0.65	0.70
Wholesale and retail trade, catering and accommodation	0.74	0.60	0.60
Transport, storage and communication	0.75	0.54	0.62
Finance, insurance, real estate and business services	0.36	0.33	0.26
General government	0.51	0.58	0.52

INDUSTRY	MKHAMBATHINI'S LQ RELATIVE TO:		
	UMDM	KZN	SA
Community, social and personal services	0.58	0.66	0.85

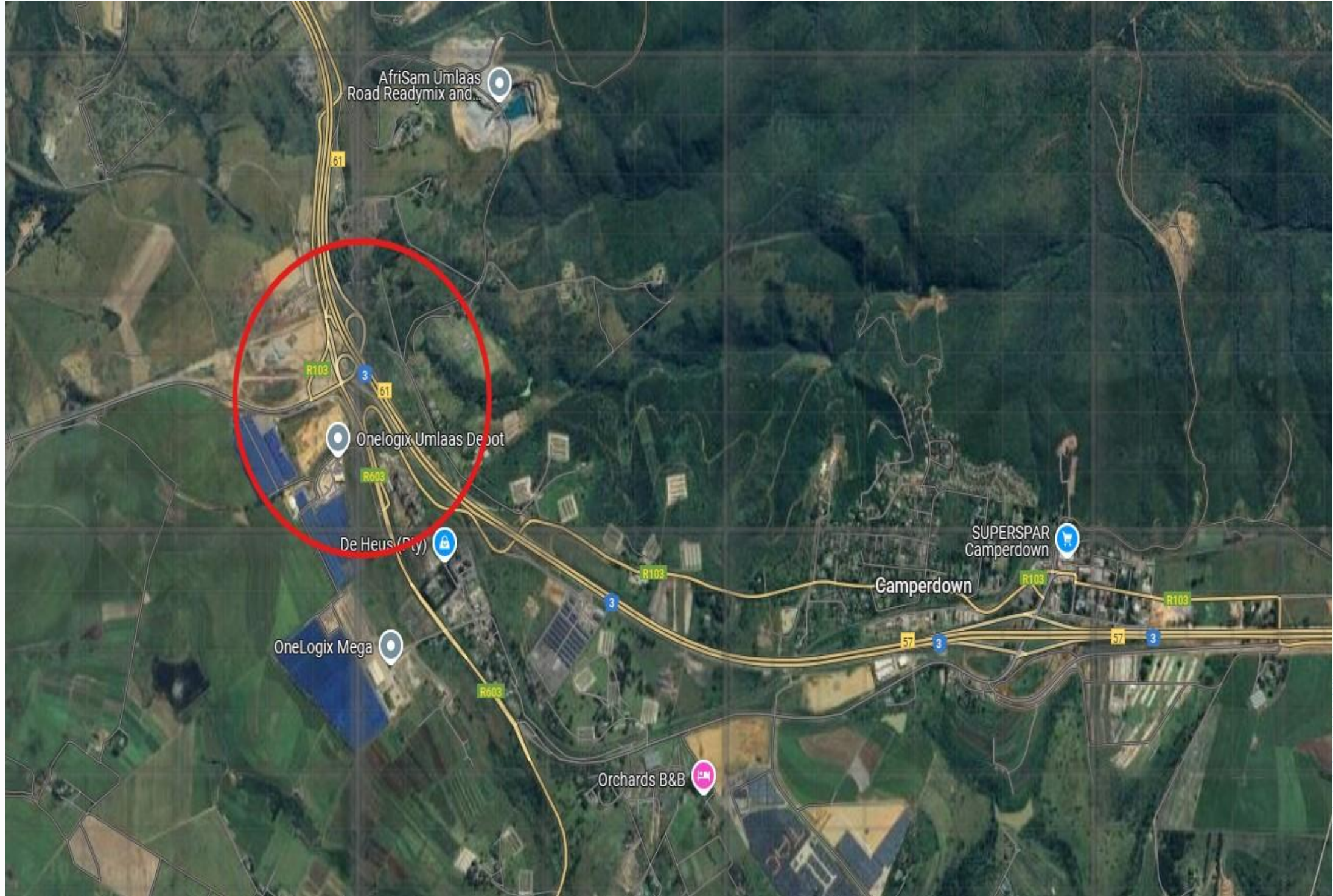
The table reveals that Mkhambathini has a clear comparative advantage in Agriculture, forestry, and fishing with an LQ of 4.70 relative to Umgungundlovu, 9.13 relative to KwaZulu-Natal, and 14.53 relative to South Africa. This indicates that the local economy is highly specialized in agriculture compared to the broader regions. Other key industries such as mining, manufacturing, construction, and trade have LQ values below 1, showing that Mkhambathini has limited specialization in these sectors.

The finance, insurance, real estate, and business services sector has particularly low LQ values (0.36, 0.33, and 0.26), indicating an underdeveloped financial sector in the municipality. Similarly, general government services and community, social, and personal services also have low LQs, reflecting limited public sector employment and social services. Additionally, wholesale and retail trade, transport, and construction have values below 1, suggesting that these sectors are underrepresented in the local economy.

To promote economic diversification and resilience in Mkhambathini LM, the SDF should prioritize developing industrial and manufacturing capacity in order to reduce economic dependency on the agricultural industry. Establishing industrial hubs or special economic zones can attract investment and stimulate local production. The municipality should also provide incentives for small-scale manufacturing businesses, especially those linked to agriculture, such as food processing and machinery

production. Furthermore, infrastructure improvements—including better roads, reliable electricity, and sufficient water supply—are crucial for supporting industrial activities and attracting investors. To enhance the trade and service economy, the SDF should focus on developing commercial hubs that support retail and business growth. Expanding transport and logistics infrastructure will improve accessibility and facilitate trade between Mkhambathini and other economic centers. Additionally, efforts should be made to increase access to financial services, such as banking facilities and digital finance solutions, which are currently underdeveloped in the municipality. This will support local businesses and encourage entrepreneurship.

Mkhambathini has potential for tourism and community service development, particularly in eco-tourism and heritage tourism. The SDF should promote the area’s natural and cultural assets to attract visitors and create employment in the hospitality sector. Furthermore, public sector expansion is necessary to improve government services and increase employment opportunities. Encouraging the establishment of government offices, service centers, and municipal facilities within Mkhambathini can enhance service delivery and create stable jobs. Additionally, public-private partnerships should be promoted to drive infrastructure development and improve social services. Strengthening the presence of public institutions will also contribute to a more balanced economic structure by reducing reliance on agriculture. Possible commercial hubs are aligned with the existing established economic nodes and development corridors, with Camperdown serving as the primary commercial hub. The intersection of the N3 and R603 area would be a good logistics hub area. Refer to attached areal map below that indicates a good potential location to expand the logistics base in Camperdown.



Map 8: Commercial Hubs

4.6. ECONOMIC VULNERABILITY

Economic Vulnerability Index (EVI) measures the resilience of an economy and its ability to effectively absorb external economic shocks and hazards on economic assets. Potential economic shocks can be job losses, increased poverty, and interruptions in business activities, protests and civil unrest, natural disasters and global recessions. It integrates various economic indicators including the lack of diversity of a local economy and a dependency on declining sectors.

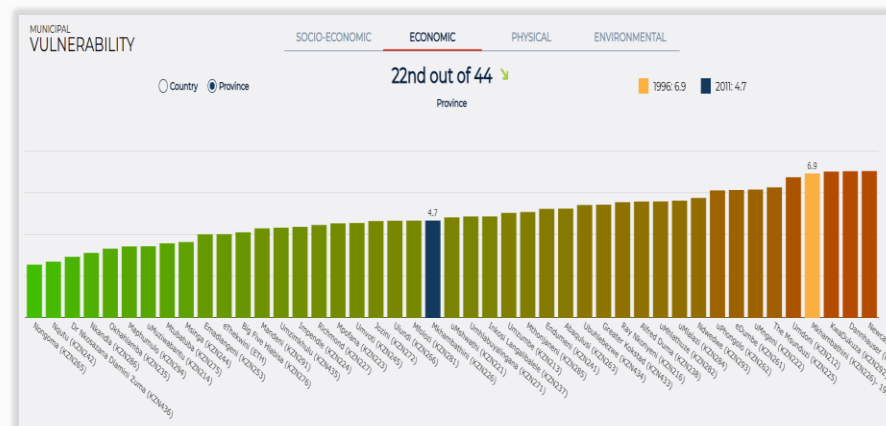
EVI is calculated as an index on a scale of between 1 and 10. The higher the economic vulnerability (closer to 10) the more susceptible the municipality is to external shocks.

The graph below illustrates the economic vulnerability ranking of Mkhambathini LM in relation to other local municipalities in KZN. As evident in the graph below, Mkhambathini has an EVI of 4.7 which is moderately high. The Municipality is at risk of susceptibility to external shocks. This is most likely due to the concentration of the economy and an overreliance on a few economic sectors namely Agriculture and Personal Services.

In relation to the other municipalities in the District, Mkhambathini ranks fourth in terms of Economic Vulnerability and 22nd out of 44 municipalities in the Province.

Mkhambathini’s economic vulnerability has also improved from 6.9 in 1996. The declining economic vulnerability index score suggests that Mkhambathini has made progress in stabilizing its economic conditions. Factors such as reliance on agriculture, limited industrial diversification, and vulnerability to external trade or climate risks may still pose challenges. The SDF must therefore focus on strategies that further strengthen economic

resilience. These should include diversifying the local economy beyond agriculture, promoting small and medium enterprises (SMEs), enhancing infrastructure, and improving connectivity to economic hubs. Additionally, the SDF must incorporate disaster risk reduction strategies, and investment incentives to attract businesses and create sustainable employment opportunities.



Graph 38: Mkhambathini Economic Vulnerability Index, 1996 and 2011

Source: CSIR Greenbook, 2024

4.7. INVESTMENT

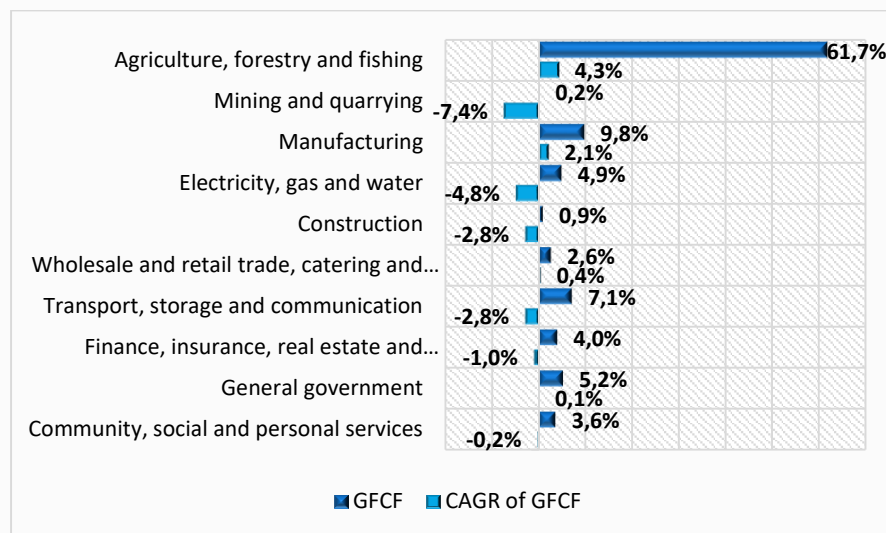
Investment and business activity can be measured through the formation of fixed capital. Gross Fixed Capital Formation (GFCF) refers to the process of increasing the stock of fixed capital assets, such as buildings, machinery, equipment, and infrastructure. It is a macroeconomic indicator that represents the total value of acquisitions of new or existing fixed assets by the business sector, government, and households in an economy over a specific period, minus the value of disposals. It essentially measures the investment in physical assets.

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This process contributes significantly to economic growth and development by enhancing the capacity for future production and productivity. The allocation of GFCF across diverse sectors offers valuable insights into investment patterns and economic priorities. It signifies the sectors' preferences for capital investment, revealing where resources are directed to foster future growth and sustainability. Moreover, changes in GFCF distribution over time indicate evolving economic priorities and strategies for development.

The following graph presents the distribution of GFCF by industry in Mkhambathini for 2023, along with the ten-year CAGR of GFCF for each sector.



Graph 39: GFCF and the changes in GFCF distribution by industry in Mkhambathini, 2023

The largest portion of GFCF, accounting for 61.7%, is directed towards the agriculture, forestry, and fishing sector. This is in line with the municipality's economic structure, where agriculture plays a dominant role. The sector

shows a 4.3% CAGR in GFCF, indicating that there continues to be a steady flow of investments aimed at improving agricultural practices, enhancing productivity, and supporting the growth of the agro-processing industry.

The manufacturing sector receives 9.8% of GFCF, with a CAGR of 2.1%. While manufacturing does not dominate the overall GFCF distribution, the steady growth in this sector suggests that there is a strategic focus on expanding this area, particularly in industries related to agriculture, such as food processing, poultry production, and other manufacturing activities linked to farming. Mkhambathini's strategic location, with access to major transport infrastructure like the N3, offers further opportunities for growth in manufacturing, particularly in industries such as transport equipment or agricultural machinery.

Investment in transport, storage, and communication accounts for 7.1% of the GFCF, with a CAGR of 4.0%. Given Mkhambathini's strategic location near important transport hubs, this growth is significant. The investment in logistics and infrastructure will be key to supporting the region's agricultural sector by ensuring the smooth movement of goods, including poultry, sugar, and other agricultural products. These investments are likely aimed at strengthening the supply chain and ensuring that Mkhambathini becomes a key player in the regional logistics network.

Overall, the allocation of GFCF in Mkhambathini highlights the municipality's focus on strengthening its agricultural base and expanding manufacturing and logistics sectors. With agriculture, especially agro processing, remaining central to the economy, the investment in these areas suggests a strategy aimed at boosting production, modernising processes, and supporting regional economic integration. The focus on infrastructure development, particularly in logistics, also signals the

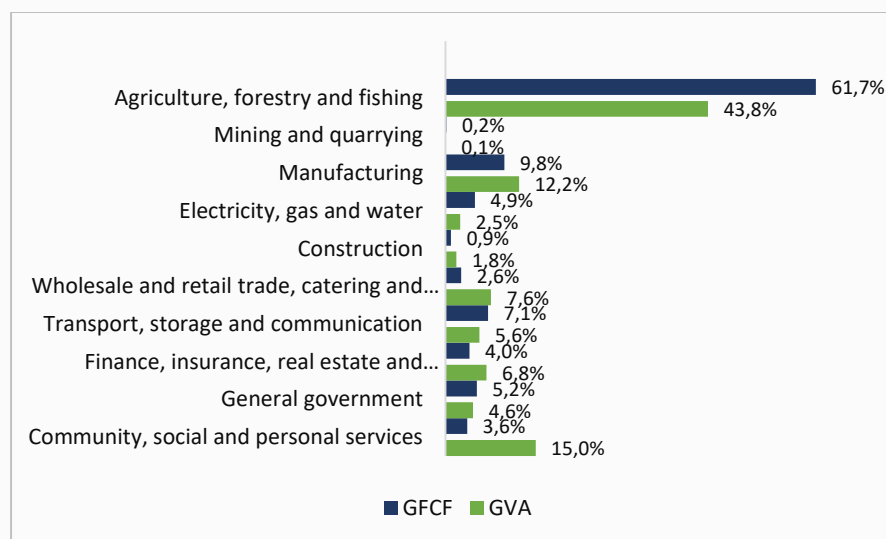
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municipality's readiness to capitalise on its strategic location to support its agricultural industries and further stimulate economic.

GFCF and GVA are important economic indicators that provide insights into the investment and productivity aspects of an economy. The relationship between GFCF and GVA is crucial for understanding the efficiency and productivity of an economy.

The following graph shows compares the distribution of GFCF and GVA by industry in Mkhambathini for 2023, offering valuable insights into the relationship between investment (GFCF) and productivity (GVA) across various sectors.



Graph 40: GFCF vs GVA distribution by industry in Mkhambathini, 2023

Agriculture, forestry, and fishing is by far the dominant sector in terms of GFCF, receiving 61.7% of total investment. However, in terms of GVA, this sector contributes 43.8%, indicating that while it receives the largest share

of investment, its productivity is not as high in comparison to the level of capital directed towards it. This suggests that while the agricultural sector is crucial for economic growth in Mkhambathini, there may be a need to improve the efficiency of capital usage within this sector. It could be that despite large investments, the returns in terms of value added to the economy are relatively lower, possibly due to factors such as lower productivity in some agricultural practices or the need for more advanced technologies and better practices in agro processing.

The manufacturing sector receives 9.8% of GFCF yet contributes 12.2% to GVA. This indicates that the manufacturing sector is highly productive relative to the capital invested in it. The sector appears to be an efficient user of capital, generating a higher return in terms of value added to the economy. The efficiency seen in this sector suggests that continued investment in manufacturing, particularly related to agriculture, could yield significant returns. In transport, storage, and communication, which receives 7.6% of GFCF, the sector contributes 5.6% to GVA. This shows that the sector is important for the economy, but its contribution to productivity is slightly less than the capital it attracts. This could be indicative of ongoing investment in transport infrastructure and logistics, which is vital given Mkhambathini's strategic location near key transport hubs. These investments are likely aimed at expanding the logistics and transportation capacity to support the movement of goods and services, and while it is essential for economic integration, the returns may not yet fully match the capital investment.

Moving forward, improving the productivity of sectors with high investment, particularly agriculture, while continuing to support efficient sectors like manufacturing, could help to enhance Mkhambathini's overall economic performance.

5. BUILT ENVIRONMENT

5.1. SETTLEMENT ROLE, HIERARCHY AND FUNCTION

Mkhambathini is characterised by a predominantly rural settlement structure consisting of a limited number of urban centres and an extensive network of rural settlements located within traditional authority areas and agricultural landscapes. The municipal settlement pattern can broadly be categorised into the following typologies:

- Town
- Urban settlements
- Peri-urban / transitional settlements
- Rural settlements in traditional authority areas
- Informal settlements
- Farming areas and smallholdings
- Rural service centres

Towns/ urban settlements in the municipal area include:

- Camperdown – primary administrative, commercial and service node of the municipality.
- It is located along the N3 national corridor, providing regional accessibility to Durban, Pietermaritzburg and the South Coast via the R603.
- Camperdown hosts major municipal services and facilities including municipal offices, schools, police station, and retail activities.
- The nearby Umlaas Road industrial area supports manufacturing and logistics activities linked primarily to agro-processing industries such as poultry and sugar production.

5.1.1. TOWN / PRIMARY URBAN REGION



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Camperdown functions as the primary urban node and economic centre within the municipality. The town concentrates administrative functions, retail activities, and public facilities and acts as the primary service centre for surrounding rural communities. Its strategic location along the N3 and regional road network strengthens its role as a key gateway and logistics corridor within the municipality. Future development should reinforce Camperdown as the municipality's main service hub while preserving its existing "village in the countryside" character.

5.1.2. FORMAL URBAN RESIDENTIAL AREAS

Formal urban settlements in the municipal area include:

- A small formal urban residential areas are located adjacent to Camperdown and represents the municipality's primary suburban neighbourhood.
- These low-density suburban housing are characterised by single residential dwellings per erf (traditional suburban layout)
- Social facilities include a primary school and several churches.

These areas represent the municipality's formal urban residential environment, characterised by relatively good infrastructure provision and organised spatial layouts. Residential expansion in these areas should prioritise compact development and integration with existing urban services and facilities.

5.1.3. RURAL SERVICE CENTRES (FARMING COMMUNITIES)

Rural service centres provide essential commercial and social services to surrounding commercial farming areas and agricultural communities. These include:

- Eston, which is located at the intersection of the P21 and P489. Local commercial and social activities concentrated along the P489 corridor. Facilities include a school, church with crèche, and small commercial outlets. The rural service centre hosts the Eston Sugar Mill, a major agro-processing facility serving the regional sugar cane industry.
- Eston functions as a key agricultural service centre, supporting surrounding commercial farming activities and agro-processing industries. The presence of the sugar mill strengthens the local agricultural economy and reinforces Eston's role as a rural economic node.



- Mid-Illovo is located near the intersection of the P118 and P116. Built environment concentrated within a small central settlement area. Facilities include limited residential development, small commercial activities, and a filling station. Surrounding land uses dominated by commercial agriculture.
- Mid-Illovo serves as a small rural service centre within the agricultural landscape of the municipality. The area provides limited services to surrounding farming communities and functions primarily as an agricultural support settlement.



5.1.4. FARMING AREAS AND SMALLHOLDINGS

Agricultural land uses dominate large portions of the municipality and form a critical component of the local economy. Key farming areas include:

- Manderston
- Eston

- Mid-Illovo
- Various commercial farms throughout the municipality

Characteristics of these areas include:

- Large agricultural land parcels used primarily for sugar cane production.
- Presence of livestock farming and wildlife breeding activities.
- Smallholdings and farm worker housing scattered throughout agricultural land.
- Generally good infrastructure associated with commercial farming operations.

These areas support the municipality's agricultural production systems and agro-processing economy, particularly within the central regions of the municipality.

5.1.5. RURAL SERVICE CENTRES (TRADITIONAL AUTHORITY AREAS)

Within traditional authority areas, fully developed service centres are limited. However, several settlements function as informal service centres providing basic commercial and social facilities to surrounding rural communities. Key rural service centres include:

- Ophokweni, which is located in the north-eastern portion of the municipality under the Manyavu Traditional Authority. Ophokweni is accessible via the P423 which connects to the P1-3 and N3. It is a densely settled eastern portion with steep bushland terrain to the west. Facilities include schools, community hall, small commercial

outlets, and sports fields. The area is bordered by the Msunduzi and uMngeni Rivers.

- Maqongqo is located in the northern portion of the municipality under the Maphumulo Traditional Authority. It is accessible via the



P26 and P501. Settlement development concentrated along flatter terrain. Facilities include schools, clinic, shops, sports field and daycare facilities. It is bordered by the uMngeni River and Nagle Dam.

- Tilongo is located along the south-western boundary of the municipality and is accessible via P118 and P116. It is characterised by dispersed settlements within dense vegetation and agricultural landscapes. Facilities include a school and a small supermarket.
- Ngilanyoni is located in the southern portion of the municipality within the Embo-Thimuni Traditional Authority and is accessible via

the P571 and P118 road network. Ngilanyoni is characterised by dispersed settlements, steep terrain and dense vegetation. Facilities include primary and secondary schools, a health facility and small commercial outlets.

5.1.6. PERI-URBAN / TRANSITIONAL SETTLEMENTS

A transitional peri-urban settlement has developed along the P566 corridor towards the Nkanyezi area east of Lion Park. This area is characterised by modern residential dwellings with middle- to upper-income housing typologies. It is located within an area traditionally classified as agricultural land. The area is known locally by several names including Lion Park, Nkanyezi, Majozi and Emasayithini.

This settlement reflects emerging peri-urban development trends where higher-income residential development occurs within traditionally rural areas. Similar patterns have been observed in other parts of the province such as Adams Mission within eThekweni Municipality.

5.1.7. RURAL SETTLEMENTS IN TRADITIONAL AUTHORITY AREAS

The majority of settlements within Mkhambathini occur within traditional authority areas including:

- Embo-Thimuni Traditional Authority
- Manyavu Traditional Authority
- Maphumulo Traditional Authority
- uMacala-Gwala Traditional Authority

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Rural settlements are particularly concentrated in the north-central and south-eastern portions of the municipality, where subsistence farming forms an important component of household livelihoods. The dispersed nature of these settlements and the challenging terrain create significant constraints for the provision of bulk infrastructure and services.



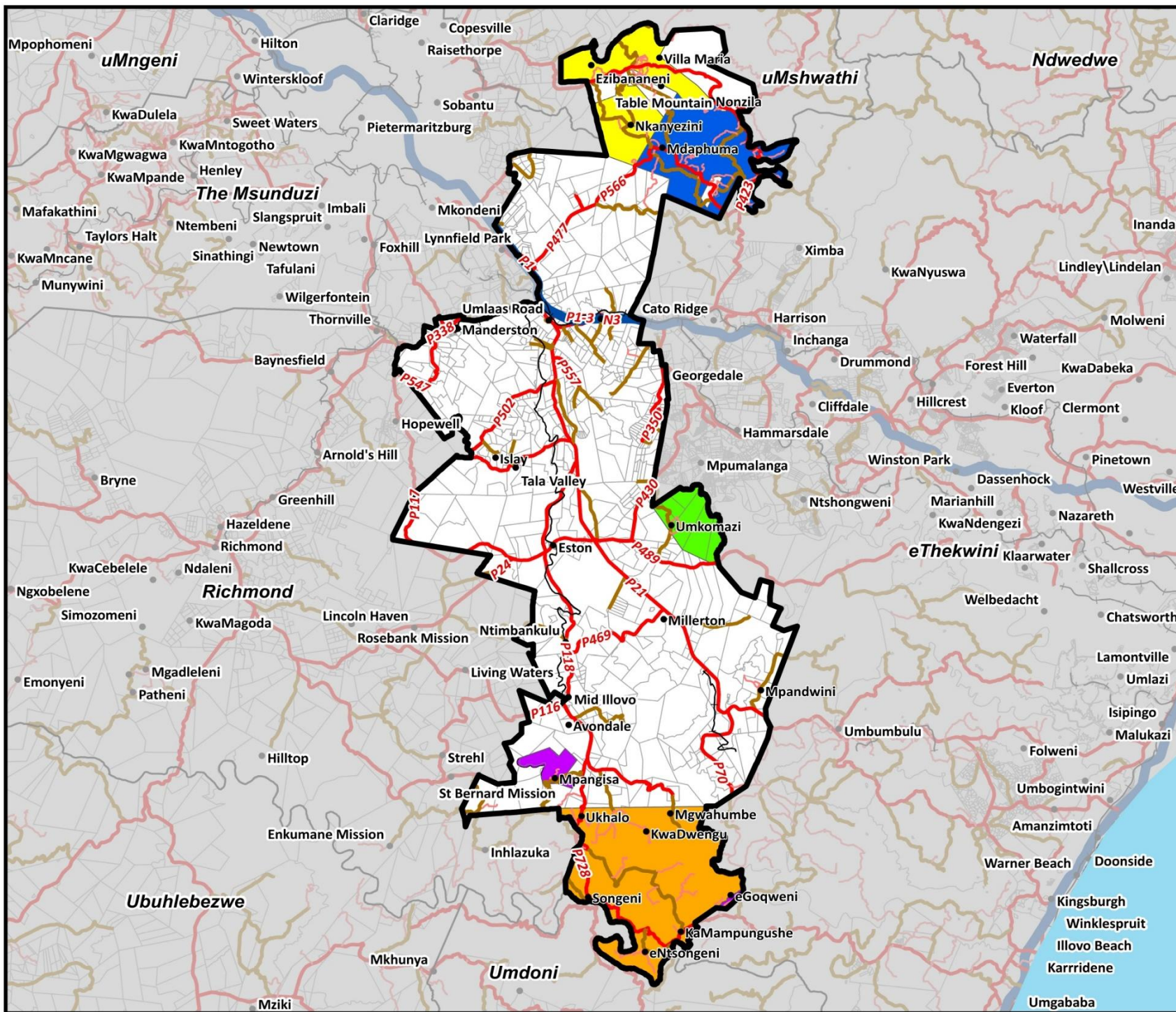
- Informal Settlement along P338
- Poortjie Informal Settlement
- Moodley Informal Settlement

These informal settlements reflect housing pressures within the municipality, particularly within areas that provide access to employment and transport networks. These areas require targeted upgrading, service provision, and improved spatial integration with surrounding settlements.

5.1.8. INFORMAL SETTLEMENTS

Informal settlements within the municipality are primarily concentrated around Camperdown and the central economic corridor, often located near transport routes, industrial activities and agricultural farms. Key informal settlements include:

- Camperdown Informal Settlement (R103)
- Camperdown Informal Settlement (Umlaas Road)
- Mandalay Informal Settlement

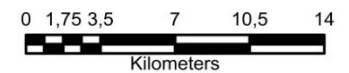


Mkhambathini Local Municipality
Traditional Authority Areas

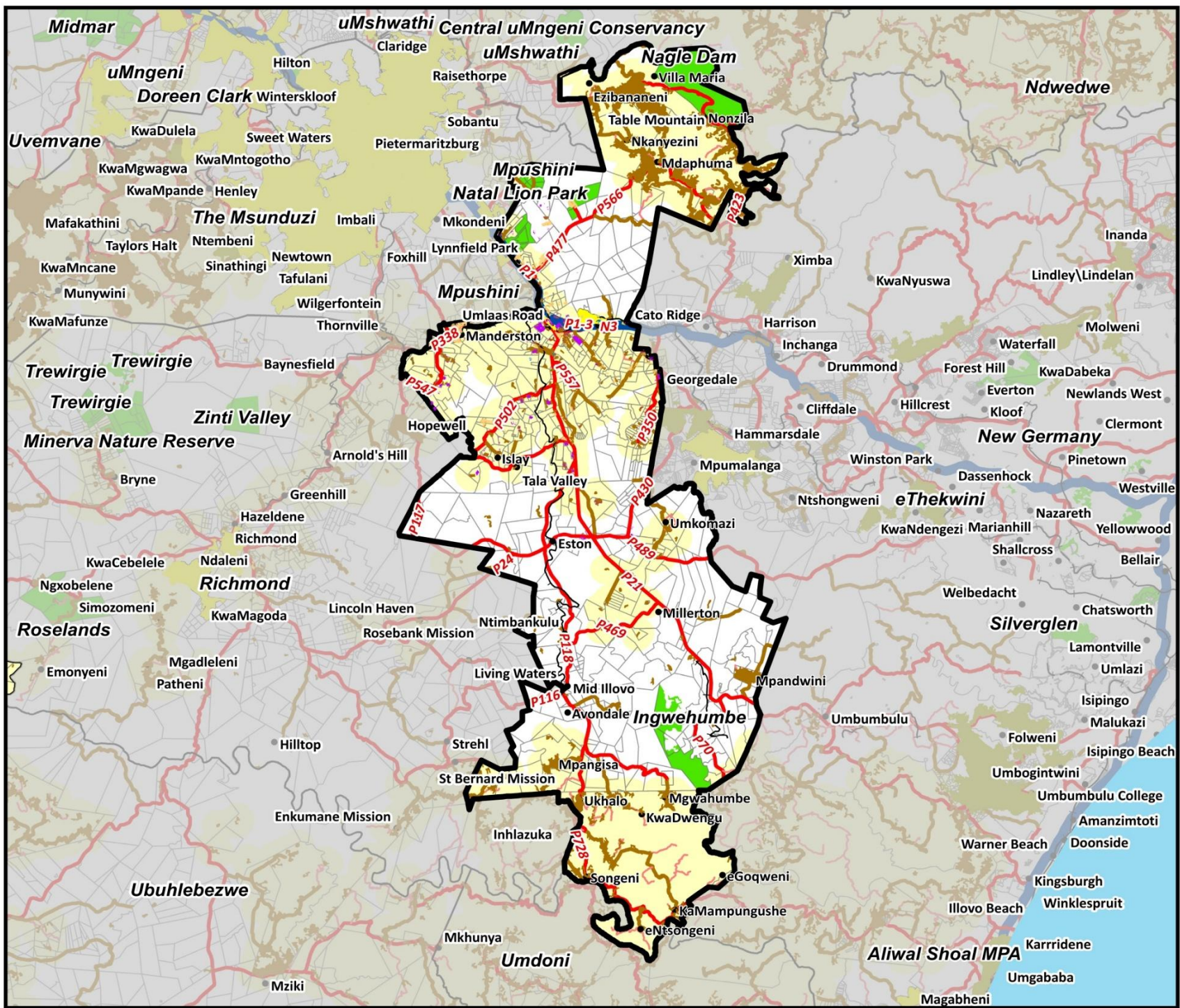
Legend

- Places
- Blue line: National Road
- Red line: Provincial Road
- Yellow line: District Road
- Light red line: Local Road
- Black line with cross-ticks: Railway Lines
- Black outline: Local Municipalities
- Orange fill: Embo-Timuni T.A.
- Purple fill: Isimahla T.A.
- Blue fill: Manyavu T.A.
- Yellow fill: MAPUMULO T.A.
- Green fill: UMACALA-GWALA T.A.
- Thick black outline: Mkhambathini Boundary
- Thin black outline: Cadastral

DATA SOURCES:
 Towns: COGTA
 Roads: DOT
 Municipal/Ward Boundaries: MDB
 Stats: STATSSA
 Agricultural/Geological Data: DALRRD
 Environmental Data: KZN Wildlife 2019
 Hydrological Data: SANBI
 Land Reform: DALRRD
 Cadastral: KZN SGO



Map 9: Traditional Authority Areas



Mkhambathini Local Municipality

Settlement Typologies

Legend

- Places
- National Road
- Provincial Road
- District Road
- Local Road
- Railway Lines
- Ecologically Significant Areas
- Urban Areas
- Peri-urban Areas
- Settlements
- Rural Settlements
- Mkhambathini Boundary
- Cadastral

DATA SOURCES:
 Towns: COGTA
 Roads: DOT
 Municipal/Ward Boundaries: MDB
 Stats: STATSSA
 Agricultural/Geological Data: DALRRD
 Environmental Data: KZN Wildlife 2019
 Hydrological Data: SANBI
 Land Reform: DALRRD
 Cadastral: KZN SGO



Map 10: Settlement Typologies

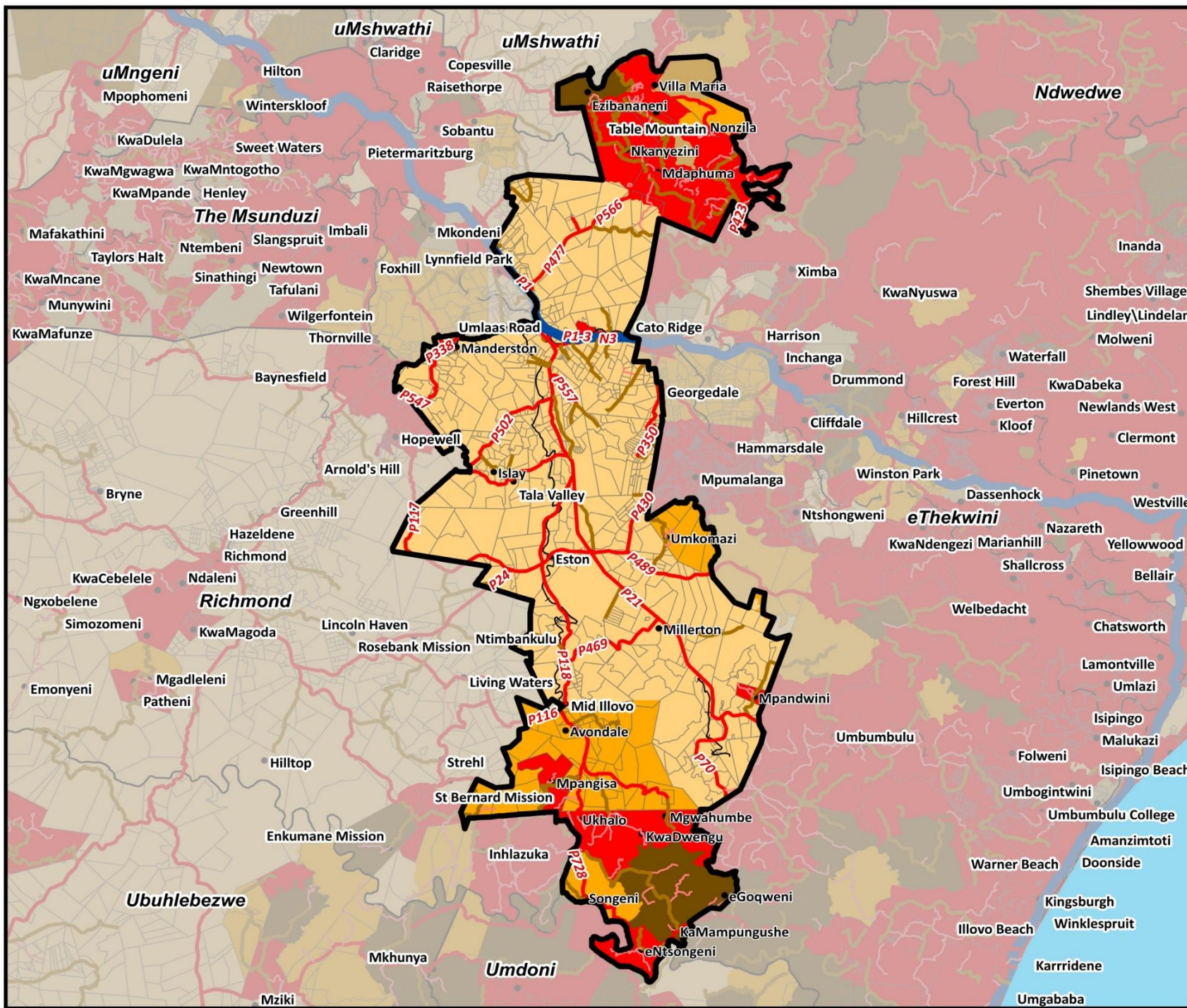
5.2. SETTLEMENT DENSITIES

The Municipality has generally low-medium densities with isolated pockets of high densities, such as those found in Camperdown. The central portions of the Municipality, which is mostly made up of commercial agriculture, has very low density, which increases along main roads and intersections as these areas have smallholdings, residential settlements, and agriculture-related enterprises. Rural settlements in Traditional Council areas also have varying degrees of settlement densities driven by several factors, including location, dominant land usages, proximity to transportation routes, and the demand for development.

Camperdown has the highest density in the Municipality due to the central business district of the Municipality, the Umlaas Road industrial area, and the residential suburb within the area. It is followed by small pockets of densities of about 2,2 -3,6 dwelling units per hectare, and these areas are characterised by their location along the main roads and intersections in the Municipality, areas such as Tala Valley, Manderston, and clusters of agricultural-related business enterprises.

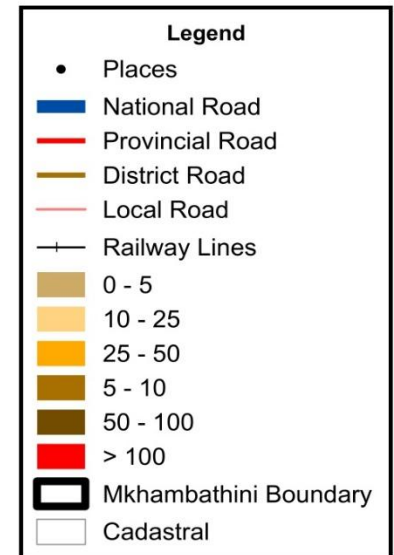
Densities of about 1, 2 to 2 hectares per household occur in the Table Mountain area, eNkanyezi to the north and Tilongo and Ngilanyoni to the south and also in the Camperdown agricultural industry area. Densities of 0-1, 25 dwelling units per hectare in the Nkanyezi and Manyavu to the north and sections of Ngilanyoni and Tilongo in the southern section of the Municipality.



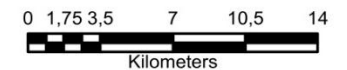


Mkhambathini Local Municipality

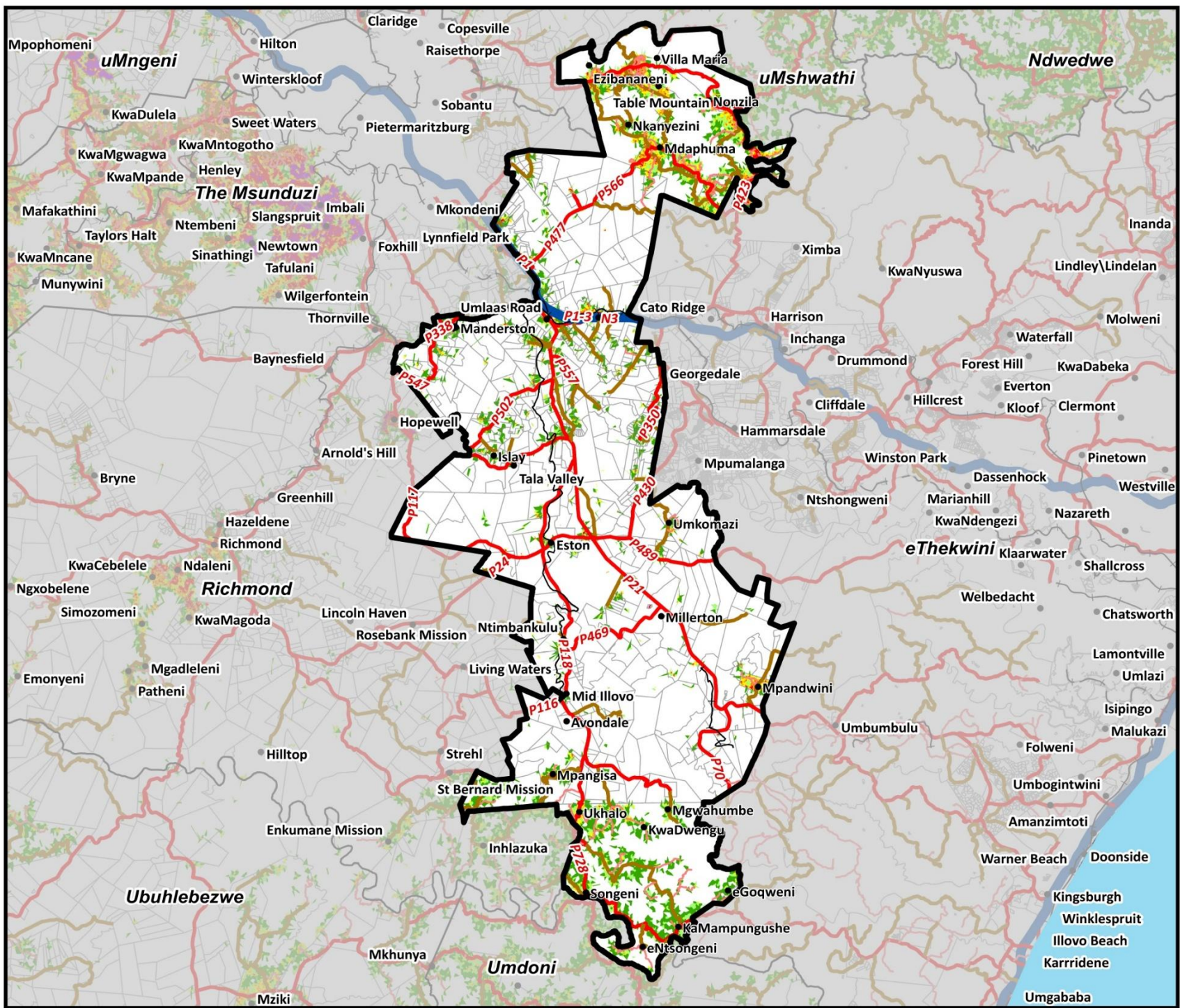
Population Density Per Sub-Place



DATA SOURCES:
 Towns: COGTA
 Roads: DOT
 Municipal/Ward Boundaries: MDB
 Stats: STATSSA
 Agricultural/Geological Data: DALRRD
 Environmental Data: KZN Wildlife 2019
 Hydrological Data: SANBI
 Land Reform: DALRRD
 Cadastral: KZN SGO



Map 11: Population Density Per Sub-Place



Mkhambathini Local Municipality
Settlement Density

Legend

- Places
- National Road
- Provincial Road
- District Road
- Local Road
- +— Railway Lines
- Local Municipalities
- > 8 Dwelling units/ha
- 4 Dwelling units/ha
- 2 Dwelling units/ha
- 1 Dwelling units/ha
- 1 Dwelling units/ 2 ha
- 1 Dwelling units/10 ha
- < 1 Dwelling units/10 ha
- ▭ Mkhambathini Boundary
- ▭ Cadastral

DATA SOURCES:
Towns: COGTA
Roads: DOT
Municipal/Ward Boundaries: MDB
Stats: STATSSA
Agricultural/ Geological Data: DALRRD
Environmental Data: KZN Wildlife 2019
Hydrological Data: SANBI
Land Reform: DALRRD
Cadastral: KZN SGO



Map 12: Settlement Density

5.3. LANDSCAPE, ARCHITECTURE AND BUILT FORM

5.3.1. ARCHITECTURAL STYLE

The architectural style in Mkhambathini varies across different settlement types, reflecting a mix of formal, informal, and traditional structures. In urban areas, formal dwellings are dominant, characterized by concrete or brick houses with proper roofing and access to basic infrastructure such as water, electricity, and sanitation. Informal settlements, often found in high-density areas, consist of makeshift structures built from corrugated iron, wood, and other temporary materials, lacking structural stability and essential services.

In rural and Tribal Authority areas, traditional homesteads are common, typically consisting of clusters of thatched-roof huts arranged in a communal setting. These structures are often built using mud, clay, and natural materials, with limited access to modern infrastructure. This diverse architectural landscape highlights the contrast between urban and rural development patterns, emphasizing the need for improved housing and infrastructure integration across the municipality.

5.3.2. HEIGHT OF BUILDINGS

The study area consists mainly of single-story buildings, resulting in minimal variation in building height. However, certain structures, such as churches, stand out due to their traditional architectural design, which emphasizes verticality despite being single-story. This design element introduces contrast and visual interest, breaking the uniformity of the surrounding built environment.

5.3.3. STREETScape AND LANDSCAPE

Mkhambathini's landscape is marked by steep slopes, particularly in Wards 1, 2, and 3, which are part of the Valley of a Thousand Hills. This terrain offers stunning views and supports ecotourism but faces environmental challenges such as erosion and illegal sand mining. While the area's natural beauty, including vegetation, water bodies, and parks, is attractive, it is under threat from development pressures. The streetscape consists of gravel roads, many of which need re-gravelling and improved stormwater drainage due to damage from heavy rains. Most households are within 1km of road access, thanks to a network of provincial, district, and local roads. The N3 highway, along with the R103 and R106, connects Mkhambathini to eThekweni and surrounding regions, but ongoing maintenance and infrastructure investment are needed to ensure safe and efficient movement within the municipality.



5.4. HISTORICAL PLACES AND OTHER PLACES OF INTEREST

5.4.1. NATIONAL LION PARK



The Umkhambathini National Lion Park, located in Mkhambathini Municipality near Cato Ridge, is a key eco-tourism and conservation asset contributing to regional economic growth and environmental sustainability. The park, along with the adjacent African Bird of Prey Sanctuary, which houses over 180 indigenous raptors, and the Tala Private Game Reserve, spanning 3,000 hectares with diverse wildlife, plays a vital role in biodiversity conservation and sustainable tourism.

5.4.2. THE TALA COLLECTION GAME RESERVE

The Tala Game Reserve, spanning approximately 3,000 hectares within the Mkhambathini Municipality, is a key conservation and eco-tourism destination supporting biodiversity protection and regional economic development. The reserve is home to diverse wildlife, including rhinos, giraffes, hippos, and over 370 bird species, making it an important ecological asset.



5.4.3. NAGLE DAM



The Nagle Dam, located within the Mkhambathini Municipality, is a critical water resource that supports both environmental conservation and socio-economic development. Serving as a key water supply for surrounding communities and agricultural activities, the dam plays a vital role in regional water security. Additionally, it is an important eco-tourism and recreational destination, offering activities such as fishing, boating, and wildlife viewing within its scenic natural surroundings.

5.4.4. GWAHUMBE RESERVE AND SPA

The Gwahumbe Game Reserve, situated within the Mkhambathini Municipality, is a significant conservation and eco-tourism destination that contributes to biodiversity protection and local economic development. The

reserve features diverse landscapes, including riverine forests, grasslands, and valleys, and is home to a variety of wildlife such as giraffes, zebras, hippos, and numerous bird species.



5.5. QUALITY OF THE BUILT ENVIRONMENT

5.5.1. ILLEGAL BUILDINGS AND USES

In the Mkhambathini Local Municipality, illegal buildings are those that have been constructed without the proper approval from the municipality or the traditional council. These buildings are subject to inspection by municipal building inspectors, who are required by law to ensure compliance with relevant policies and regulations. Traditional leaders also have the authority to enforce these regulations within their jurisdiction.

The study area includes buildings that may not comply with the National Building Regulations and could be classified as illegal during site inspections. Illegal dumping in uMkhambathini is a growing concern, affecting both the environment and public health. The accumulation of waste in open spaces pollutes the land, harms biodiversity, and creates breeding grounds for disease-carrying pests. This issue is often driven by inadequate waste disposal facilities, lack of awareness, and weak enforcement of bylaws. Addressing illegal dumping requires a multi-faceted approach, including stricter regulations, improved waste management services, and community education on responsible disposal practices. Encouraging local participation in clean-up initiatives and reporting illegal dumping sites can also help mitigate the problem, ensuring a cleaner and healthier environment for residents.

An example of this issue is the Coco Rico Farm Informal Settlement, which has been built within the servitude of the Transnet pipeline. The Transnet pipeline, a major transporter of hazardous chemicals and fuels, runs through the municipality. In the past financial year, the municipality, in partnership with Transnet, launched a training program to raise awareness

among informal dwellers about the dangers of building near or on the pipeline. This initiative also included providing safety measures to manage associated risks.



5.6. AREAS OF DENSIFICATION AND INFILL

In Mkhambathini Municipality, densification and infill development should be strategically concentrated within key development nodes, public transport interchanges, and major corridors to promote higher residential densities, mixed land uses, and efficient infrastructure use.

The primary node in Camperdown/Umlaas Road serves as the main development hub, supporting vertical and high-density growth. Secondary nodes such as Maqongqo, Opokweni, and Eston should also be prioritized to ensure balanced development.

Public transport interchanges, including the N3/Umlaas Road intersection, N3/Lion Park (Gateway node), and R603/P21-R489 (Eston), present opportunities for higher-density developments due to their accessibility.

Key development corridors, such as the N3 and R103, should support densification, particularly around Lynnfield Park, which has industrial and mixed-use potential, including the possible relocation of Virginia Airport.

Additionally, infill development should be encouraged in existing urban areas to utilize vacant land efficiently, reduce urban sprawl, and align with the municipality's growth strategy.

Focusing on these strategic areas will optimize land use, improve infrastructure, and support sustainable economic and social development in Mkhambathini Municipality.

5.7. GROWTH PRESSURE AREAS

Growth pressure areas refer to the areas where more detailed local plans must be developed due to the following factors:

- Increase in population growth.
- Increase in population and settlement densities.
- Demand for social facilities and infrastructure due to an influx of people into the areas.
- Urban sprawl and conflicting land uses.
- The need for revitalization and regeneration
- The need to protect the natural environment resulting from the pressures.

Growth pressure areas identified in the Municipality include:

- Camperdown
- Eston
- Ophokweni
- Maqongqo
- Mid-Illovo
- Tilongo
- Ngilanyoni
- Ezimwini

Other emerging growth pressure areas identified in the Municipality include:

- Mdaphuna
- Nkanyezi
- Nonzila
- Ezibaneni
- Table Mountain
- Mpandwini

5.8. LAND USE ANALYSIS

The land use pattern of uMkhambathini Municipality is primarily characterized by agriculture, conservation, and rural settlements. The dominant land uses include sugarcane farming and bushland, reflecting the region's reliance on agriculture and ecological preservation. Grasslands, plantations, and subsistence farming further contribute to the agricultural economy. Urbanization remains limited, with settlements scattered across key areas like Camperdown, Eston, and Maqongqo. Infrastructure, including roads and railways, supports connectivity but occupies a small portion of the land. However, the presence of degraded vegetation highlights environmental challenges that require sustainable land management. The balance between development and conservation remains crucial for future spatial planning.

The distribution of land use patterns within the municipal area can be simplified as follows:

- Sugar Cane (44.86%) and Bushland (43.34%) dominate the municipality, covering most of the land.
- Grassland (28.37%) is another significant land cover.
- Settlements (8.78%) indicate urban and rural housing clusters.
- Infrastructure (Roads & Railways) occupies less than 3%.
- Conservation Areas (Forest, Wetlands, Degraded Vegetation) total around 12.85%, highlighting environmental sensitivity.

5.8.1. BUSHLAND (43.34%)

Bushland consists of natural vegetation, including shrubs, small trees, and grasses, often found in undeveloped or minimally disturbed areas. It serves

as an important habitat for wildlife, including birds, insects, and small mammals. Bushland plays a crucial role in maintaining ecological balance by preventing soil erosion, regulating the climate, and supporting biodiversity. It also serves as a carbon sink, absorbing carbon dioxide from the atmosphere. However, bushland is often under threat from deforestation, urban expansion, and agricultural activities.

5.8.2. COMMERCIAL AGRICULTURE (5.37%)

This category includes large-scale farming operations focused on producing crops or livestock for sale in national or international markets. Common commercial agricultural activities may include the cultivation of cash crops like maize, wheat, citrus, and vegetables, as well as livestock farming. While commercial agriculture contributes significantly to economic development and food security, it also poses environmental challenges such as soil degradation, deforestation, and water resource depletion. Sustainable farming practices, such as crop rotation, conservation tillage, and precision irrigation, are essential to maintaining soil fertility and minimizing environmental impacts.

5.8.3. DAMS AND WETLANDS (2.07%)

These areas include reservoirs, lakes, ponds, and natural wetlands that store and regulate water resources. Wetlands, in particular, are highly valuable ecosystems that support a wide variety of plant and animal species. They play a key role in water purification by filtering pollutants, controlling floods by absorbing excess rainwater, and maintaining groundwater levels. Dams provide water for irrigation, industrial use, and drinking water supply but can also disrupt natural river systems and aquatic life. Protecting and

managing these water bodies sustainably is essential for long-term environmental health

5.8.4. DEGRADED VEGETATION (8.27%)

Degraded vegetation refers to areas where natural plant cover has been significantly reduced due to human activities such as deforestation, overgrazing, poor agricultural practices, and infrastructure development. Degradation can lead to soil erosion, desertification, and loss of biodiversity. In some cases, invasive plant species may take over, further altering the natural ecosystem. Rehabilitation efforts such as reforestation, controlled grazing, and soil conservation measures can help restore degraded vegetation and improve land productivity.

5.8.5. FOREST AND WOODLAND (2.51%)

Forests and woodlands are characterized by tree-dominated landscapes, offering critical ecosystem services such as carbon sequestration, oxygen production, and wildlife habitat. These areas provide timber, fuelwood, and non-timber forest products like fruits and medicinal plants. They also play a role in climate regulation by absorbing carbon dioxide and influencing rainfall patterns.

5.8.6. GOLF COURSES (0.04%)

Golf courses are recreational green spaces designed for sporting and leisure activities. They typically feature well-maintained grass landscapes, water bodies, and tree-lined fairways. While they contribute to tourism and local economies, golf courses can have environmental concerns, particularly related to high water consumption, chemical fertilizers, and habitat

disruption. Some modern golf course designs incorporate sustainable landscaping practices, such as using native plants and recycled water, to minimize their environmental impact.

5.8.7. GRASSLAND (28.37%)

Grasslands are open landscapes dominated by grasses rather than trees or dense shrubs. These areas serve as grazing land for livestock and support various herbivorous wildlife species, making them ecologically and economically important. Grasslands help in carbon sequestration and play a role in maintaining soil health. However, they are often vulnerable to overgrazing, soil erosion, and conversion to croplands or urban areas.

5.8.8. ROAD NETWORK (2.41%)

This category includes major roads that facilitate transportation and economic activities. Roads are essential for trade, commerce, and connectivity between urban and rural areas. However, road infrastructure can contribute to habitat fragmentation, increased pollution, and roadkill incidents for wildlife.

5.8.9. MINES AND QUARRIES (0.06%)

These areas are dedicated to extracting minerals, stones, and other geological resources for construction, manufacturing, and industrial purposes. Mining and quarrying contribute significantly to economic growth but often lead to environmental issues such as deforestation, soil erosion, and water pollution due to chemical runoff. Abandoned mines can pose safety hazards and become sources of contamination.

5.8.10. PLANTATION (4.89%)

Plantations are areas where trees or crops are grown on a large scale for commercial purposes. These may include timber plantations, fruit orchards, or rubber and oil palm plantations. While they provide economic benefits, monoculture plantations can lead to reduced biodiversity, increased vulnerability to pests and diseases, and soil depletion.

5.8.11. RAILWAY (0.08%)

This land use category includes railway tracks and associated infrastructure that facilitate the movement of goods and people. Rail transport is generally more efficient and environmentally friendly than road transport, as it produces lower greenhouse gas emissions per ton of freight or passenger transported.

5.8.12. SETTLEMENT (8.78%)

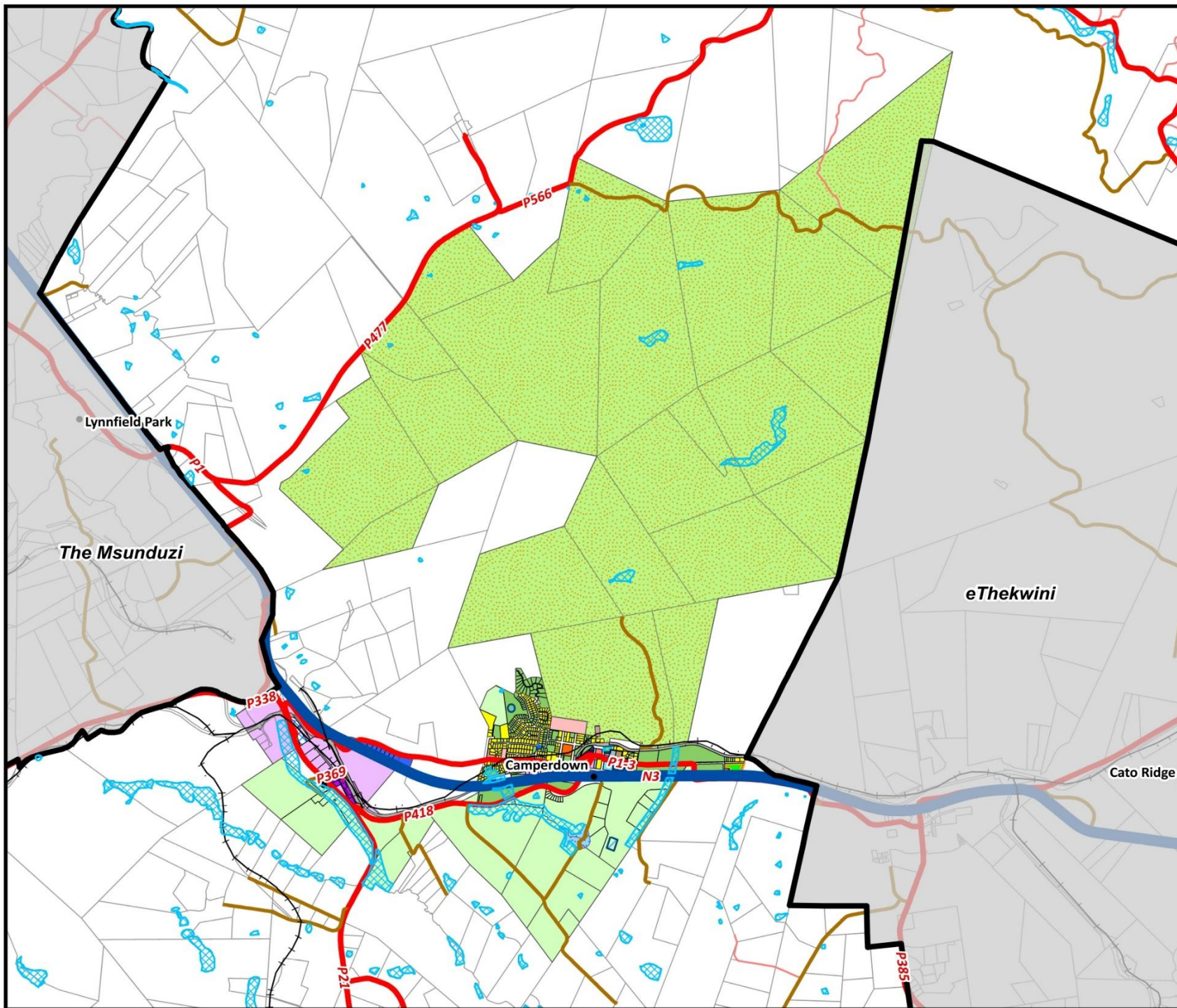
Settlement areas include both urban and rural residential developments where people live and work.

5.8.13. SUGAR CANE (44.86%)

Sugar cane plantations occupy a significant portion of agricultural land and serve as a major source of sugar and biofuels. The industry provides employment opportunities and contributes to economic development.

5.8.14. SUBSISTENCE (RURAL) (3.82%)

Subsistence agriculture refers to small-scale farming where crops and livestock are primarily grown for household consumption rather than for sale. It supports rural communities by providing food security and livelihood opportunities. Traditional farming methods often rely on natural rainfall and minimal external inputs, making them more sustainable than some commercial farming systems. However, subsistence farming faces challenges such as low productivity, vulnerability to climate change, and limited access to modern agricultural techniques. Support programs that provide training, improved seeds, and access to markets can enhance the sustainability and resilience of subsistence farming.

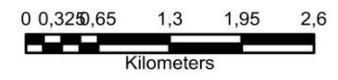


Mkhambathini Local Municipality
Camperdown
Land Use

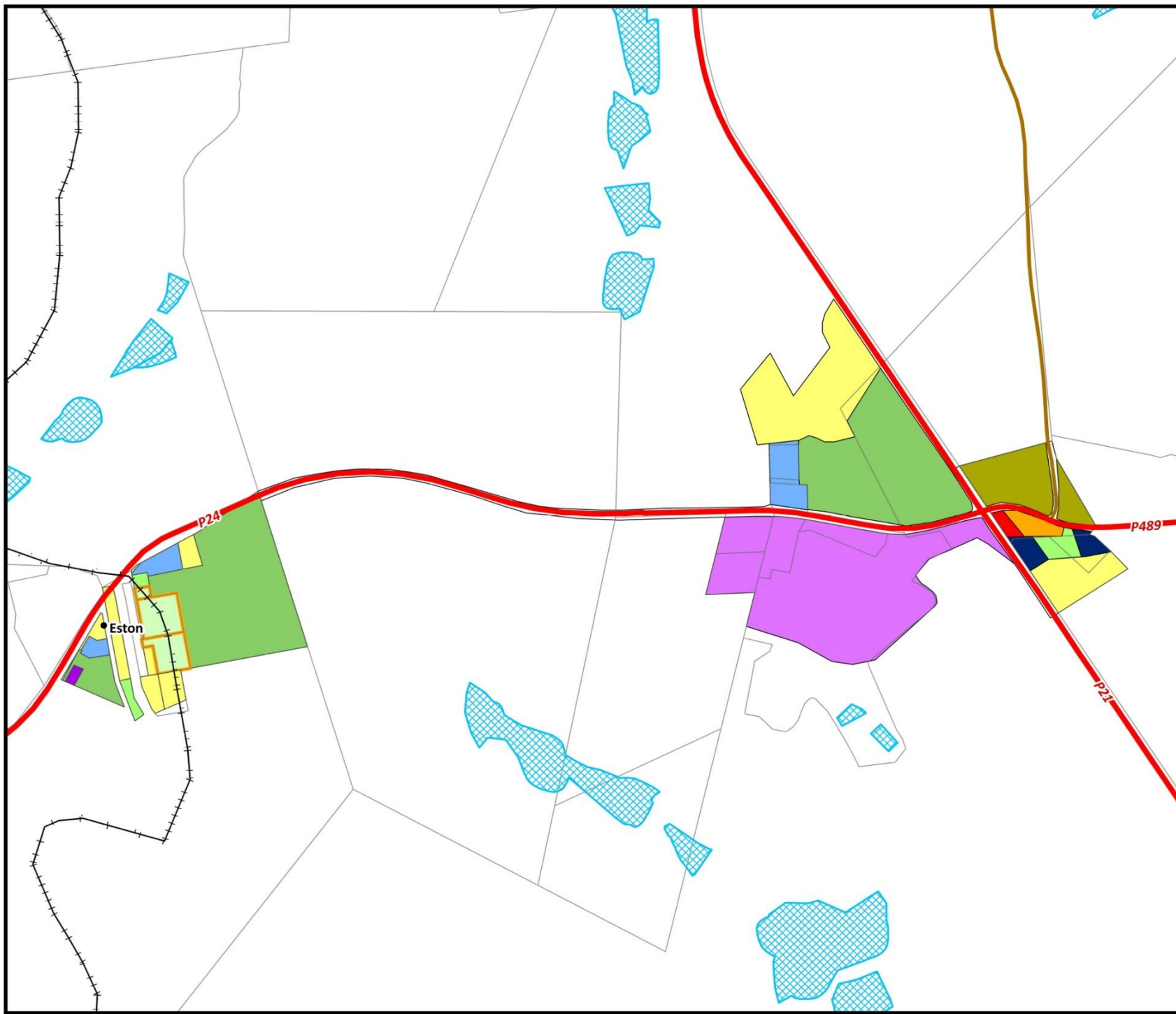
- Legend**
- Places
 - National Road
 - Provincial Road
 - District Road
 - Local Road
 - Railway Lines
 - Agriculture
 - Commercial
 - Commercial/B&B/Service Station
 - Dam
 - Dwelling House
 - Educational Building
 - Funeral Parlor
 - Garage
 - Hotel
 - Industrial Building
 - Informal Dwelling House
 - Medium Density Housing
 - Office
 - Office Building
 - Offices
 - Place of Worship
 - Police Station / Magistrate's
 - Private Game Reserve
 - Public Office
 - Railway Line
 - Recreational Building
 - Road
 - School
 - Service Industry
 - Shop
 - Shopping Centre
 - Utility
 - Vacant
 - Mkhambathini Boundary
 - Cadastral



DATA SOURCES:
 Towns: COGTA
 Roads: DOT
 Municipal/Ward Boundaries: MDB
 Stats: STATSSA
 Agricultural/Geological Data: DALRRD
 Environmental Data: KZN Wildlife 2019
 Hydrological Data: SANBI
 Land Reform: DALRRD
 Cadastral: KZN SGO



Map 13: Camperdown Land Use



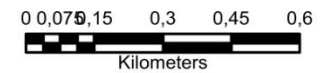
Mkhambathini Local Municipality

Eston Land Use

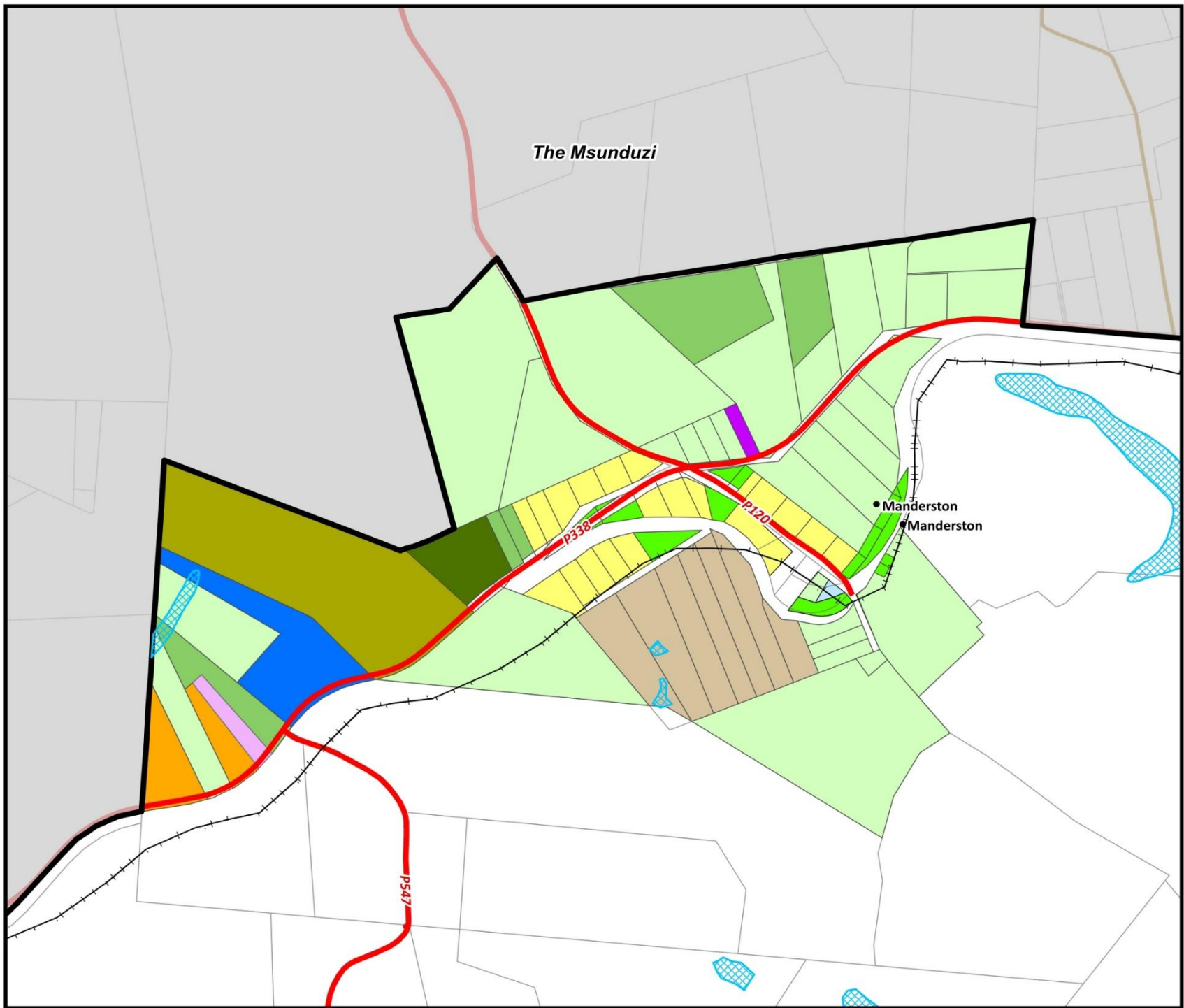
Legend

- Places
- National Road
- Provincial Road
- District Road
- Local Road
- Railway Lines
- Agriculture
- Filling Station
- Informal Taxi rank
- Lodge and B&B
- Primary School
- Residential
- Road
- Shop
- Small Holding
- Sub-Station
- Sugar Mill
- Vacant
- Mkhambathini Boundary
- Cadastral

DATA SOURCES:
 Towns: COGTA
 Roads: DOT
 Municipal/Ward Boundaries: MDB
 Stats: STATSSA
 Agricultural/ Geological Data: DALRRD
 Environmental Data: KZN Wildlife 2019
 Hydrological Data: SANBI
 Land Reform: DALRRD
 Cadastral: KZN SGO



Map 14: Eston Land Use



Mkhambathini Local Municipality
Manderston
Land Use

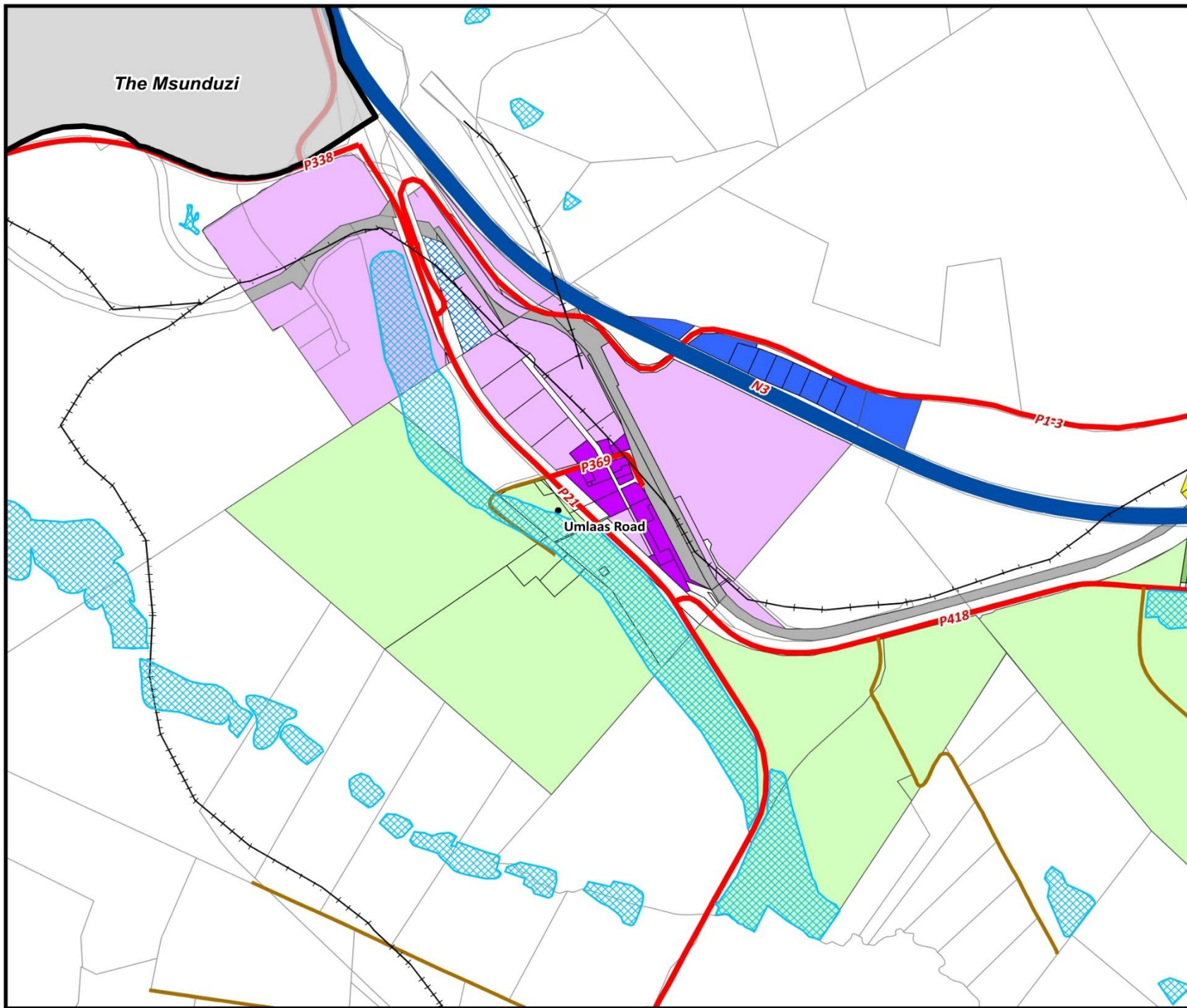
Legend

- Places
- National Road
- Provincial Road
- District Road
- Local Road
- Railway Lines
- Accommodation and Self-Catering
- Agricultural Industry
- Agriculture
- Agriculture Plantation and Livestock
- Bed and Breakfast
- Informal Settlements
- Mixed Use
- Nursery
- Plant Hire
- Residential
- Road
- Small Holding
- Vacant
- ▭ Mkhambathini Boundary
- ▭ Cadastral

DATA SOURCES:
Towns: COGTA
Roads: DOT
Municipal/Ward Boundaries: MDB
Stats: STATSSA
Agricultural/Geological Data: DALRRD
Environmental Data: KZN Wildlife 2019
Hydrological Data: SANBI
Land Reform: DALRRD
Cadastral: KZN SGO

0 0,075 0,15 0,3 0,45 0,6
Kilometers

Map 15: Manderston Land Use

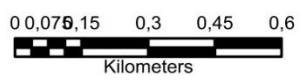


Mkhambathini Local Municipality
Umlaas Road
Land Use

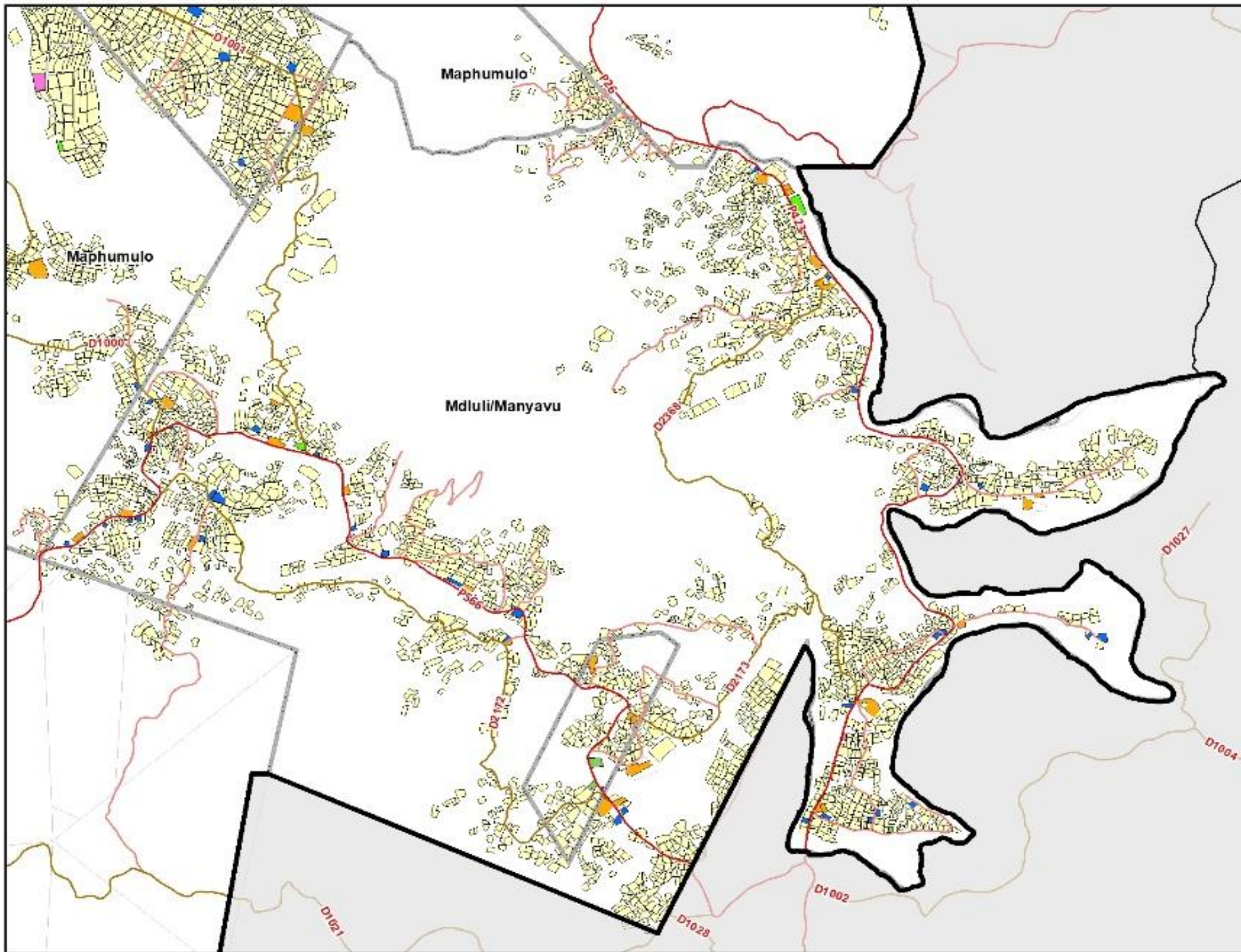
Legend

- Places
- National Road
- Provincial Road
- District Road
- Local Road
- Railway Lines
- Agriculture
- Commercial
- Commercial/B&B/Service Station
- Dwelling House
- Industrial Building
- Railway Line
- Road
- Service Industry
- Vacant
- Mkhambathini Boundary
- Cadastral

DATA SOURCES:
 Towns: COGTA
 Roads: DOT
 Municipal/Ward Boundaries: MDB
 Stats: STATSSA
 Agricultural/ Geological Data: DALRRD
 Environmental Data: KZN Wildlife 2019
 Hydrological Data: SANBI
 Land Reform: DALRRD
 Cadastral: KZN SGO



Map 16: Umlaas road land use

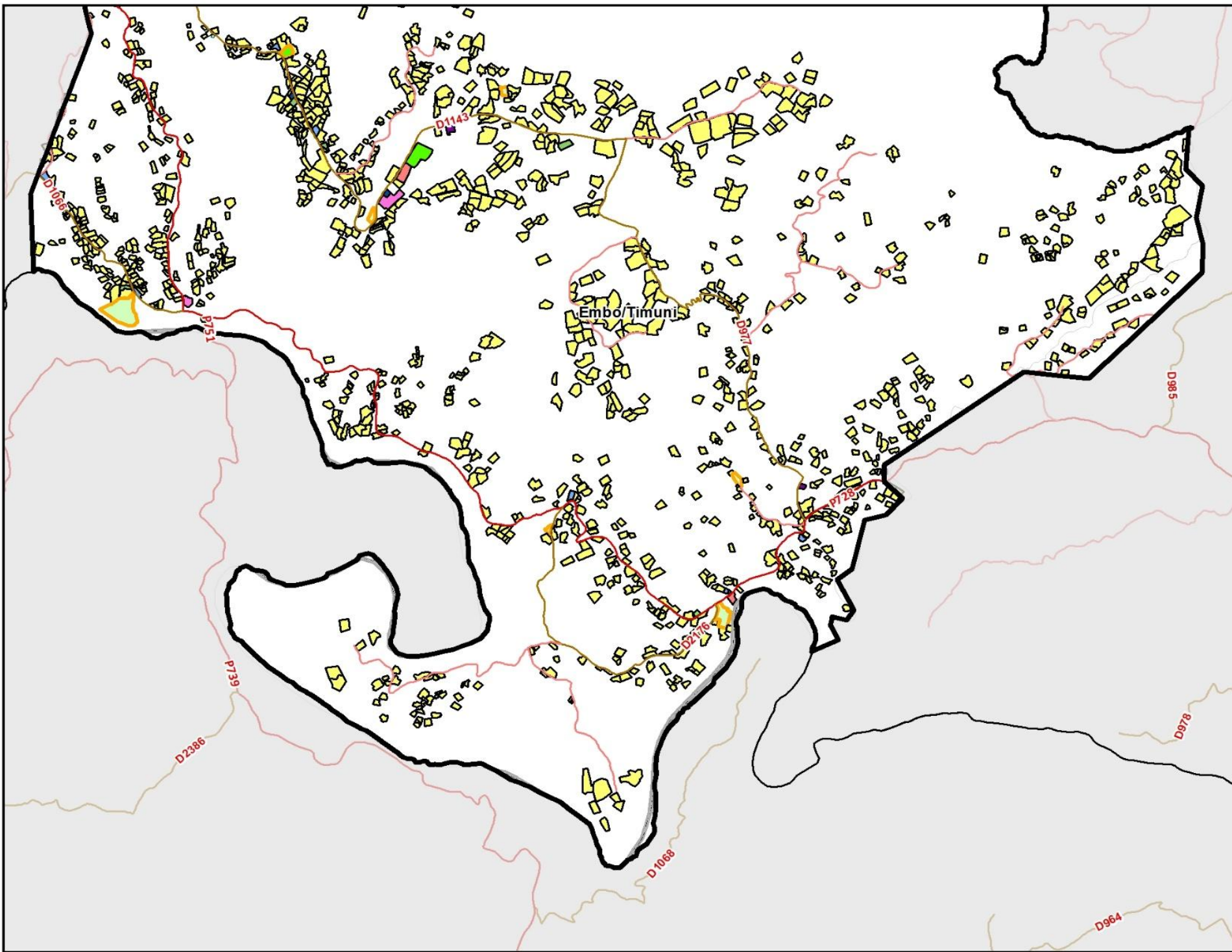


**MANYAVU
Traditional
Authorities
Land Use**

Legend	
	Mkhambathini Boundary
	Local Municipalities
	Provincial Road
	District Road
	Local Road
	Traditional Authorities
	Agriculture
	Business
	Community Facilities
	Rural Residential
	Sports and Recreation
	Warehousing and Storage

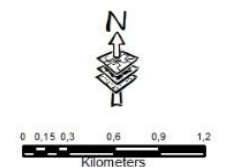


Map 17: Manyavu Land Use



EMBO Authorities Land Use

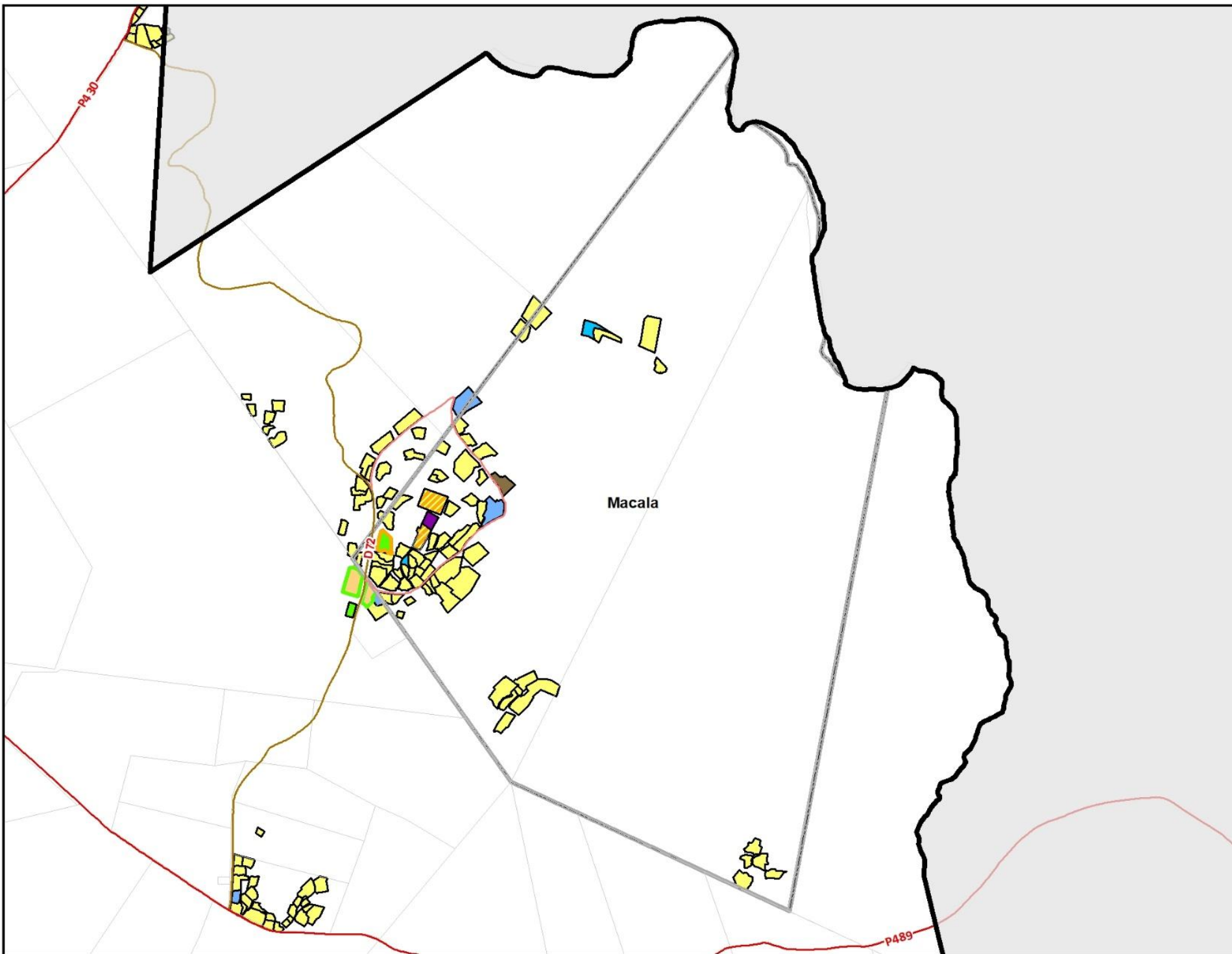
- Legend**
- Mkhambathini Boundary
 - Local Municipalities
 - Provincial Road
 - District Road
 - Local Road
 - Cadastral
 - Traditional Authorities
 - bottle_store
 - clinic
 - confectionarybakerycatering
 - outdoor_storage
 - preprimary_education
 - religious_centres
 - reservoirs
 - residential
 - school
 - shops
 - spaza_shop
 - sports_arena_stadium
 - sugar cane



TPS
DEVELOPMENT PROJECTS
 DEVELOPMENT PLANNING

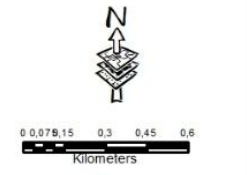
1001 Grootvlei Road, Grootvlei, Durbanville, Western Cape 7800
 Tel: +27 (0) 21 953 1000
 Fax: +27 (0) 21 953 1001
 Email: info@tps.co.za
 Website: www.tps.co.za

Map 18: Embo Land Use



**MACALA
Authorities
Land Use**

- Legend**
- Mkhambathini Boundary
 - Local Municipalities
 - Provincial Road
 - District Road
 - Local Road
 - Cadastral
 - Traditional Authorities
 - community_centres
 - higher_education_institutions
 - outdoor_storage
 - poultry
 - preprimary_education
 - residential
 - shops
 - spaza_shop
 - sports_arena_stadium

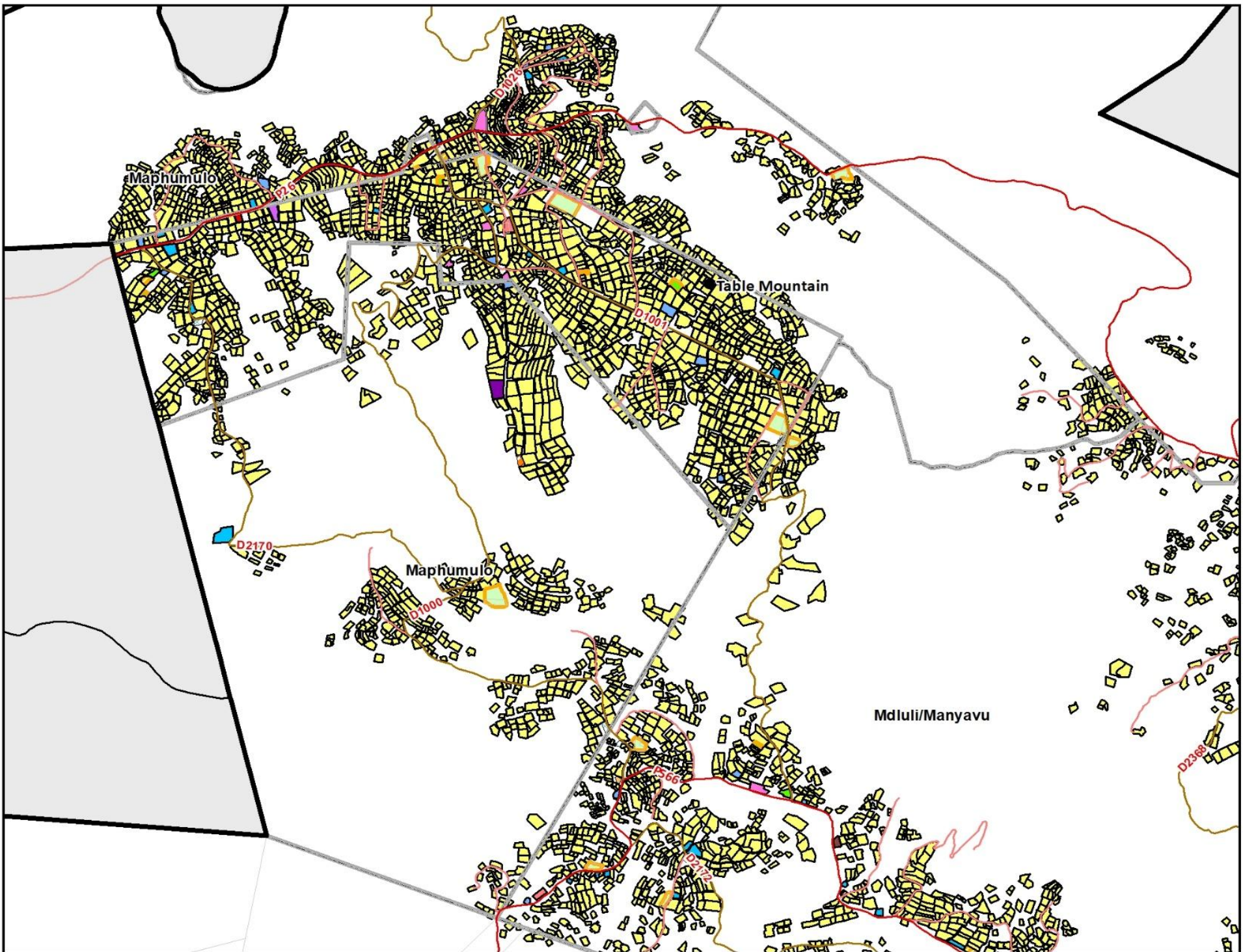
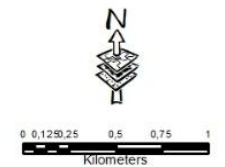


Map 19: Macala Land Use



MAPHUMULO Authorities Land Use

- Legend**
- Mkhambathini Boundary
 - Local Municipalities
 - Places
 - Provincial Road
 - District Road
 - Local Road
 - Cadastral
 - Traditional Authorities
 - Amusements_show_grounds
 - bottle_store
 - cattle
 - clinic
 - community_centres
 - library
 - machinery_manufacturing
 - municipal_admin_building
 - outdoor_storage
 - preprimary_education
 - religious_centres
 - reservoirs
 - residential
 - school
 - shopping_centre_mall
 - shops
 - spa_shop
 - sports_arena_stadium
 - supermarket
 - tavern
 - vehicle_repairs_centres
 - veterinary_care



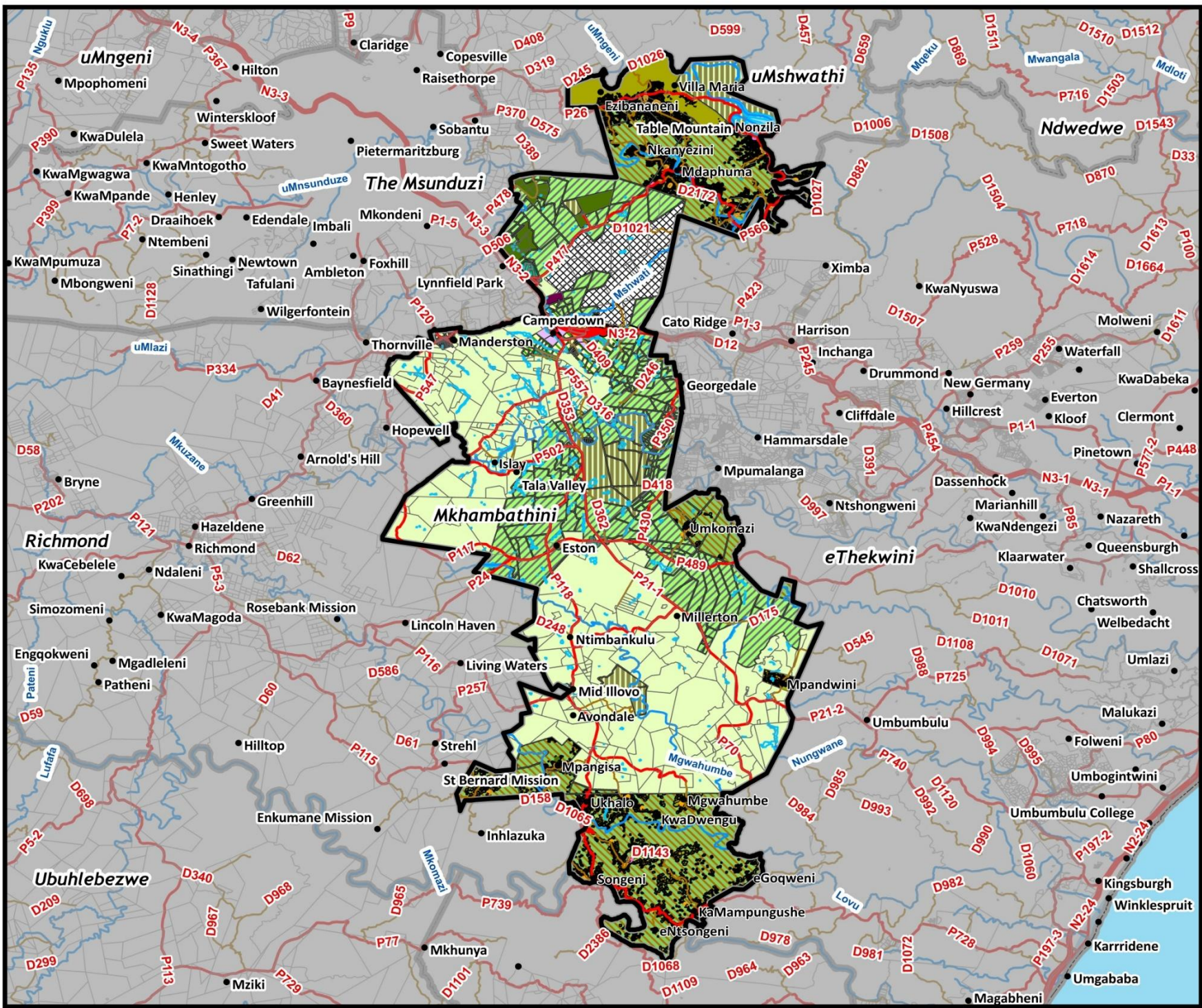
Map 20: Maphumulo Land Use

5.9. LAND USE MANAGEMENT

5.9.1. MKHAMBATHINI LAND USE SCHEME

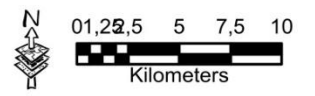
The Mkhambathini Municipality has adopted a single land use scheme in accordance with the provisions of Section 43 of the Mkhambathini SPLUMA By-Law. The by-law governs the procedure for adopting the scheme, ensuring that all updates to scheme clauses and maps are properly managed. It also mandates the keeping of all planning approvals and regulates access to planning-related information. The Municipal Planning Registrar, Municipal Planning Appeal Registrar, and Municipal Manager are responsible for maintaining these records and providing access to relevant information as required.

The Mkhambathini Land Use Scheme establishes designated zones for managing land use within Mkhambathini town and its surrounding areas. It introduces a structured land use management system tailored to the region. The scheme was developed with careful consideration of the town's characteristics, the rural nature of its surroundings, and traditional land use management practices.



Mkhambathini Local Municipality Zoning

- Legend**
- Places
 - National Road
 - Provincial Road
 - District Road
 - NFEPA Rivers
 - Residential Only Detached (300m2)
 - Residential Only Detached (1300m2)
 - Residential Only Medium Density
 - Residential Only High Density
 - Small Holdings
 - Rural Residential (Imizi)
 - Education
 - Health and Welfare
 - Administration
 - Worship
 - Cemetery
 - Core Mixed Use
 - Medium Impact Mixed Use
 - Low Impact Mixed Use
 - Petrol Filling Station
 - Service Industry
 - Light Industry
 - Extractive Industry
 - Protected Area
 - Conservation
 - Private Open Space
 - Public Open Space
 - Active Open Space
 - Dam
 - Agriculture 1 (Agriculture Only)
 - Agriculture 2 (Communal)
 - Agriculture 3 (Limited Tourism)
 - Agriculture 4 (Opportunity Areas)
 - Road
 - Railway Reserve
 - Utility and Services
 - Special Zone 1 (Mixed Use)
 - Special Zone 2 (Mayibuye Community Game Reserve)
 - Mkhambathini Municipality



Map 21: Zoning

5.9.2. LAND USE MANAGEMENT ISSUES

The Mkhambathini Municipality faces several land use management challenges that affect sustainable development, planning efficiency, and compliance with regulatory frameworks. These issues include:

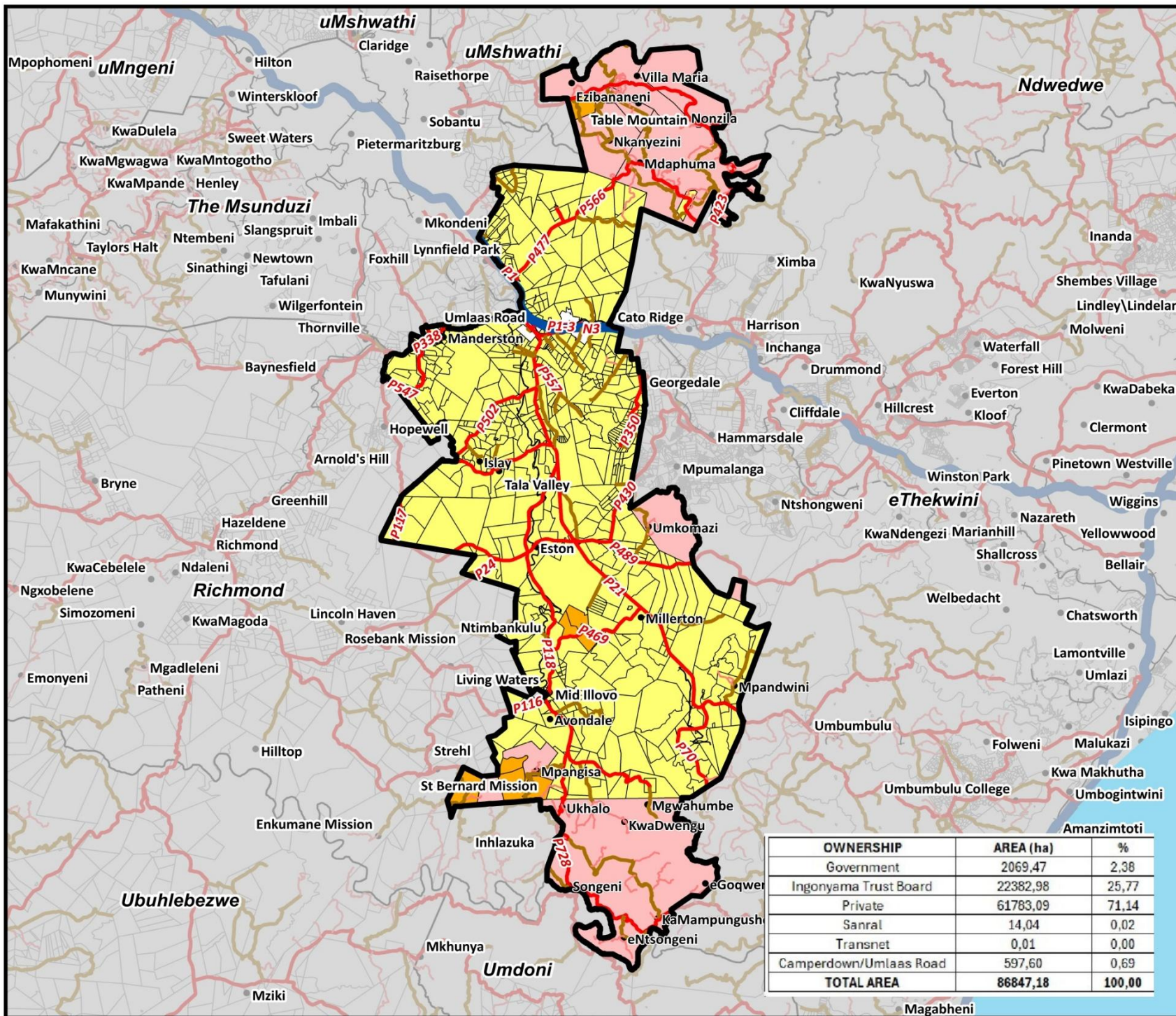
Table 8: Land use management issues

LAND USE MANAGEMENT ISSUES	DESCRIPTION
Informal and Unregulated Land Use	<ul style="list-style-type: none"> • There is a significant presence of informal trading and unregulated land use, particularly in rural areas and urban nodes. • Illegal street trading occurs in undesignated spaces, such as outside municipal buildings, supermarkets, and along main roads.
Agricultural Land Protection and Subdivision	<ul style="list-style-type: none"> • A large portion of land in Mkhambathini is agricultural, requiring adherence to the Subdivision of Agricultural Land Act (No. 70 of 1970). • The increasing demand for development pressures agricultural zones, leading to potential loss of prime agricultural land
Infrastructure Limitations and Development Pressure	<ul style="list-style-type: none"> • The main urban node, Camperdown/Umlaas Road, is experiencing increased investment and development, but infrastructure upgrades have not kept pace. • Secondary nodes like Maqongqo, Opokweni, and Eston require better infrastructure to support densification and economic activities.
Environmental and Regulatory Compliance	<ul style="list-style-type: none"> • Development proposals must comply with environmental laws such as the National Environmental Management Act (NEMA, Act No. 107 of 1998) and the National Forestry Act (Act No. 84 of 1998), which regulate land use near sensitive ecosystems. • There is a need for better enforcement of these regulations to prevent illegal development and environmental degradation.
Road and Transport-Related Constraints	<ul style="list-style-type: none"> • The KZN Provincial Roads Act (No. of 2001) restricts certain developments near provincial roads, requiring approvals from the Department of Transport. • Poor access to transport infrastructure in rural areas limits connectivity and economic opportunities

5.10. LAND OWNERSHIP AUDIT

Land ownership within the municipality is distributed as follows:

- Land owned by the Government covers an estimated area of 2069.47 Ha (2.38%). These properties are owned by Republic of South Africa and the Department of Regional and Land Affairs. Prevalent land uses include residential, schools, community centre, shops, spaza shops and creche amongst others. These are predominantly located in Mpangiisa, Ezibaneni and Ntimnbankulu.
- The majority of land in the municipal area is privately owned land and covers an estimated area of 61783.09 Ha (71.14%). This land is owned by individuals, companies, or private institutions. It is used for commercial agriculture, or other private ventures. Often clustered along main roads and in areas with favourable topography for agriculture, residential development, or commercial ventures
- Ingonyama Trust Board landforms the bulk of the municipality (48.30%), indicating a strong need for collaboration with traditional authorities. Prevalent land uses include, residential, agriculture, schools, community centre, church, shops, poultry, clinics and grazing land amongst others. ITB land is located in the following areas: Umkomazi, Table Mountain, St Bernard Mission, Mponyisa, Ngilanyoni, Ntsongeni, Ukhala and Mgwahlumbe (these areas are predominantly rural)
- Land owned by Transnet covers an approximate extent of 159.03 ha which is 0.03% of the total municipal area. Land managed by Transnet, a key state-owned enterprise focusing on rail, port, and pipeline operations.
- Unknown land parcels refer to land parcels that are not registered at the Deeds office. These land parcels are in Camperdown and Umlaas Road. They cover an estimated area of 597.60 Ha (0.69%)



Mkhambathini Local Municipality

Land Ownership

Legend

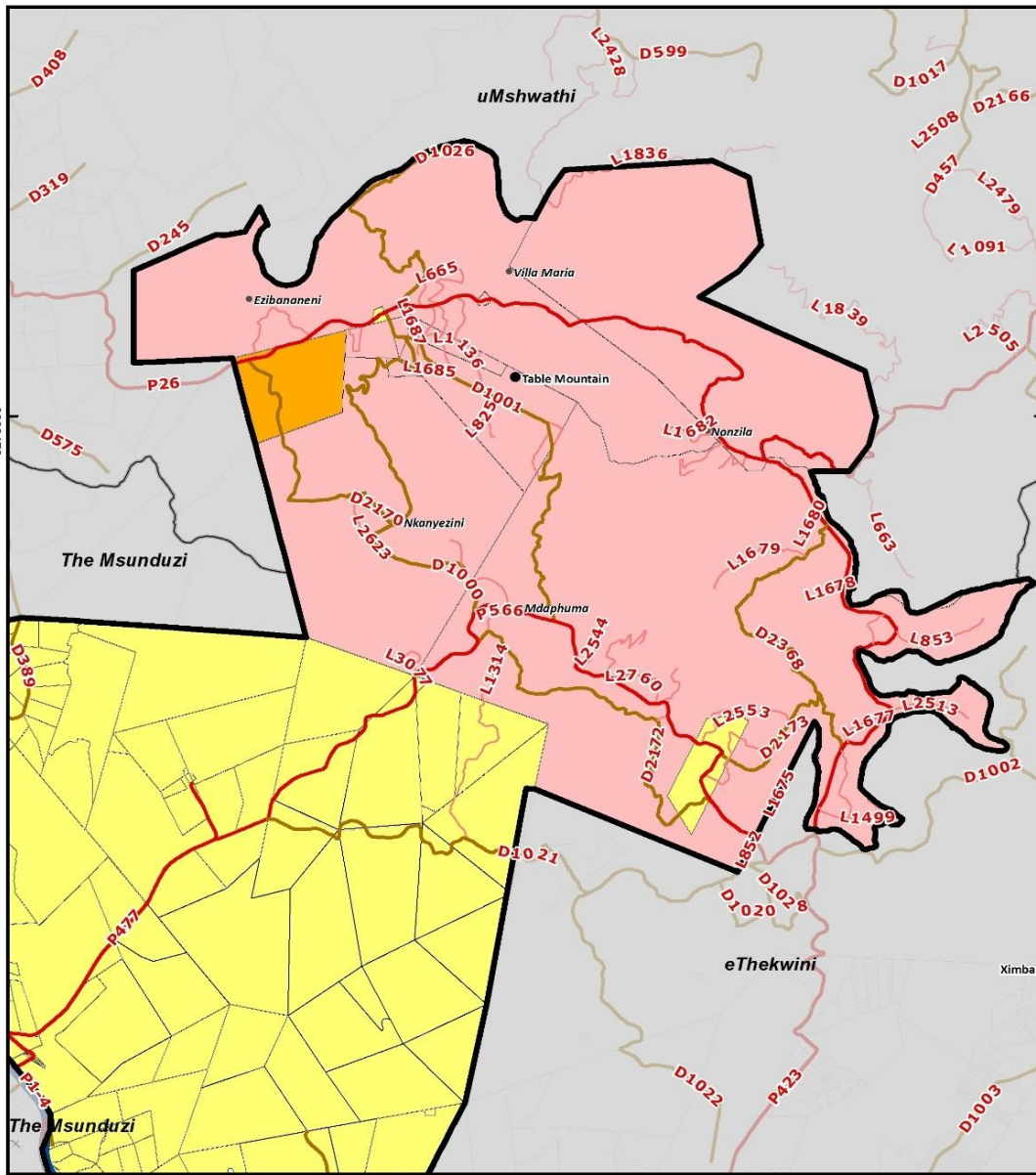
- Places
- National Road
- Provincial Road
- District Road
- Local Road
- Railway Lines
- Government
- Ingonyama Trust Board
- Private
- Sanral
- Transnet
- Mkhambathini Boundary
- Cadastral

DATA SOURCES:
 Towns: COGTA
 Roads: DOT
 Municipal/Ward Boundaries: MDB
 Stats: STATSSA
 Agricultural/Geological Data: DALRRD
 Environmental Data: KZN Wildlife 2019
 Hydrological Data: SANBI
 Land Reform: DALRRD
 Cadastral: KZN SGO



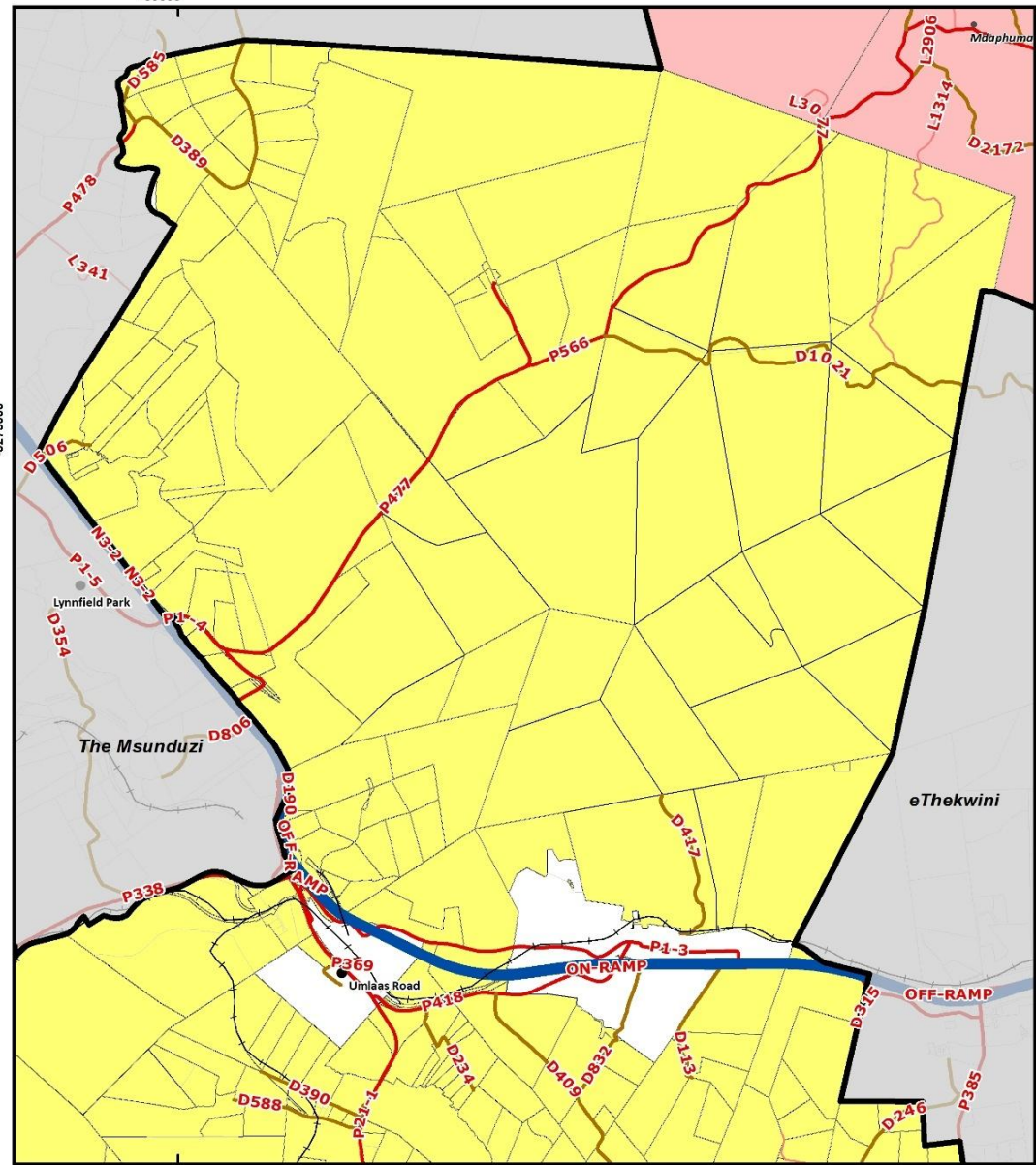
OWNERSHIP	AREA (ha)	%
Government	2069,47	2,38
Ingonyama Trust Board	22382,98	25,77
Private	61783,09	71,14
Sanral	14,04	0,02
Transnet	0,01	0,00
Camperdown/Umlaas Road	597,60	0,69
TOTAL AREA	86847,18	100,00

Map 22: Land Ownership



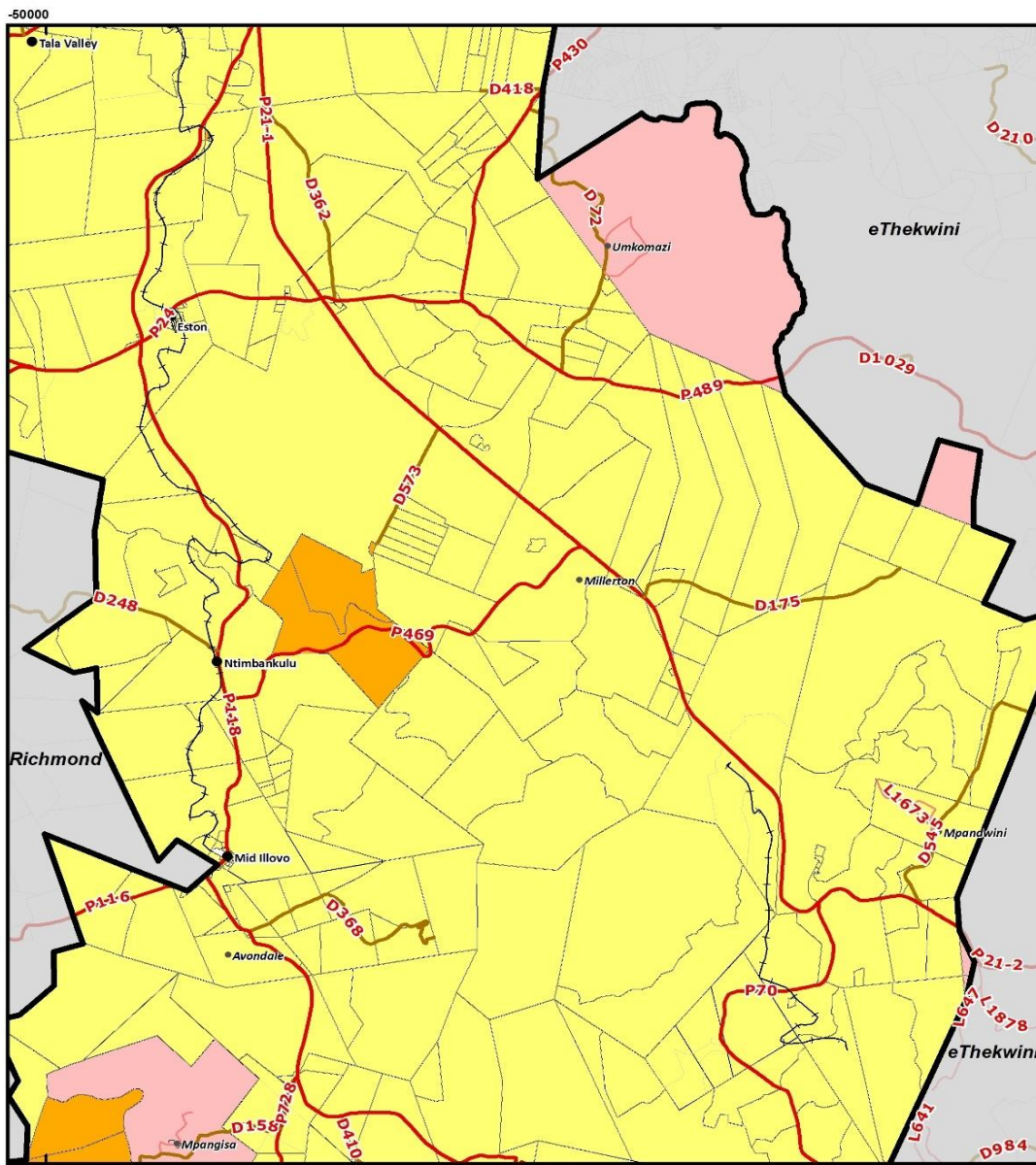
SPATIAL DEVELOPMENT FRAMEWORK : REVIEW 2025		Legend		Datum: WGS84 Date: January 2025 	
Land Ownership		Mkhambathini Boundary Local Municipalities Places Sub-places	National Road Provincial Road District Road Local Road Government Private Sanral Transnet	Cadastral Ingonyama Trust Board	
DATA SOURCES: Towns: COGTA Roads: DOT Municipal/Ward Boundaries: MDB State: STATSSA Agricultural/Geological Data: DALRRD Environmental Data: KZN Wildlife 2024 Hydrological Data: SANBI Land Reform: DALRRD Settlements: DALRRD Cadastral: KZN SGO					

Map 24: Land Ownership Frame 1



SPATIAL DEVELOPMENT FRAMEWORK : REVIEW 2025		Legend		Datum: WGS84 Date: January 2025 	
Land Ownership		Mkhambathini Boundary Local Municipalities Places Sub-places	National Road Provincial Road District Road Local Road Government Private Sanral Transnet	Cadastral Ingonyama Trust Board	
DATA SOURCES: Towns: COGTA Roads: DOT Municipal/Ward Boundaries: MDB State: STATSSA Agricultural/Geological Data: DALRRD Environmental Data: KZN Wildlife 2024 Hydrological Data: SANBI Land Reform: DALRRD Settlements: DALRRD Cadastral: KZN SGO					

Map 23: Land Ownership Frame 2



SPATIAL DEVELOPMENT FRAMEWORK : REVIEW 2025

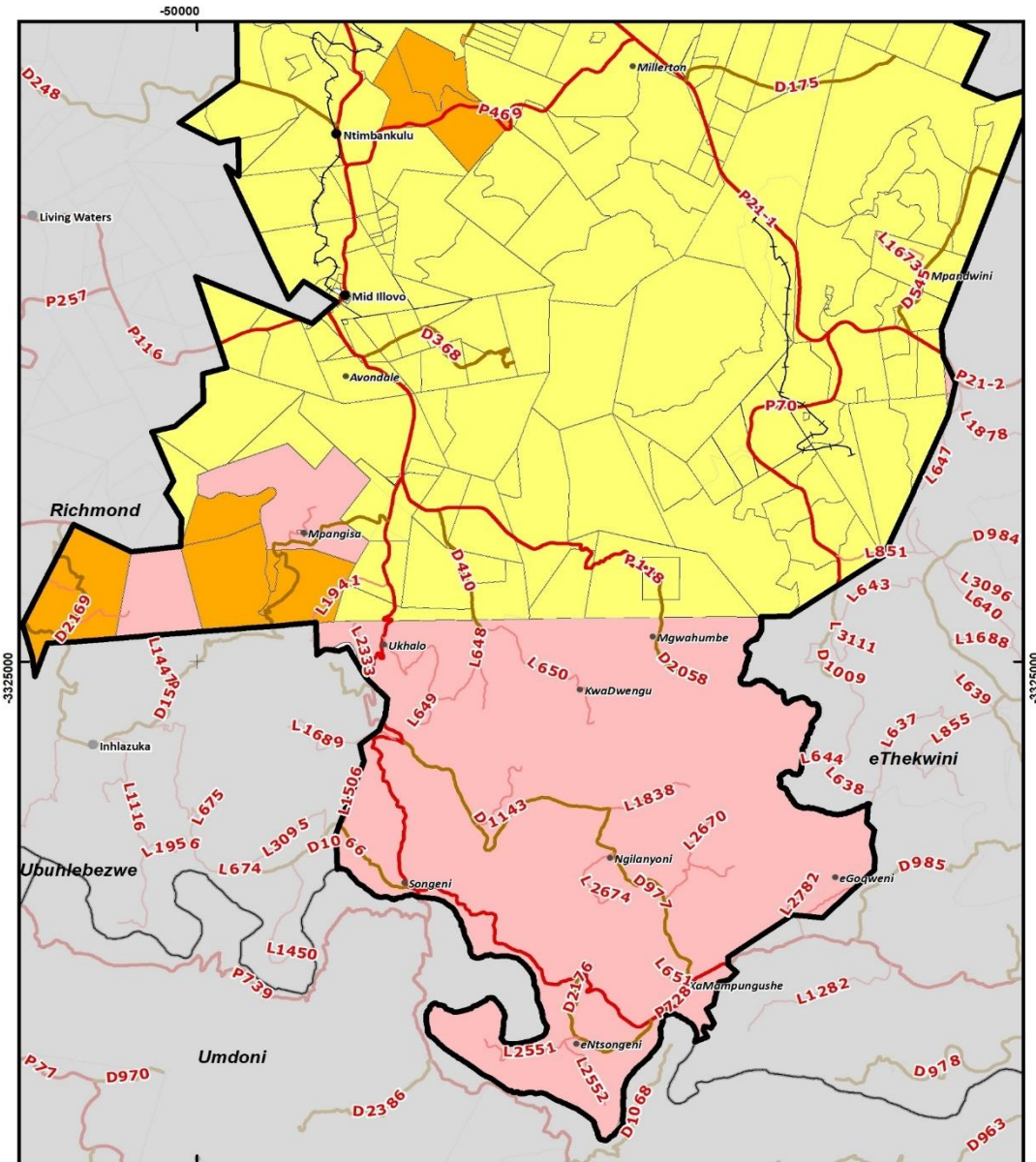
Land Ownership

DATA SOURCES:
 Towns: COGTA
 Roads: DOT
 Municipal/Ward Boundaries: MDB
 State: STATISA
 Agricultural/Geological Data: DALRRD
 Environmental Data: KZN Wildlife 2024
 Hydrological Data: SANBI
 Land Reform: DALRRD
 Settlements: DALRRD
 Cadastral: KZN SGO

Legend		
Mkhambathini Boundary	Railway Lines	Cadastral
Local Municipalities	National Road	Government
Places	Provincial Road	Ingonyama Trust Board
Sub-places	District Road	Private
	Local Road	Sanral
		Transnet

Datum: WGS84
 Date: January 2025

Map 26: Land Ownership Frame 3



SPATIAL DEVELOPMENT FRAMEWORK : REVIEW 2025

Land Ownership

DATA SOURCES:
 Towns: COGTA
 Roads: DOT
 Municipal/Ward Boundaries: MDB
 State: STATISA
 Agricultural/Geological Data: DALRRD
 Environmental Data: KZN Wildlife 2024
 Hydrological Data: SANBI
 Land Reform: DALRRD
 Settlements: DALRRD
 Cadastral: KZN SGO

Legend		
Mkhambathini Boundary	Railway Lines	Cadastral
Local Municipalities	National Road	Government
Places	Provincial Road	Ingonyama Trust Board
Sub-places	District Road	Private
	Local Road	Sanral
		Transnet

Datum: WGS84
 Date: January 2025

Map 25: Land Ownership Frame 4

5.11. LAND REFORM

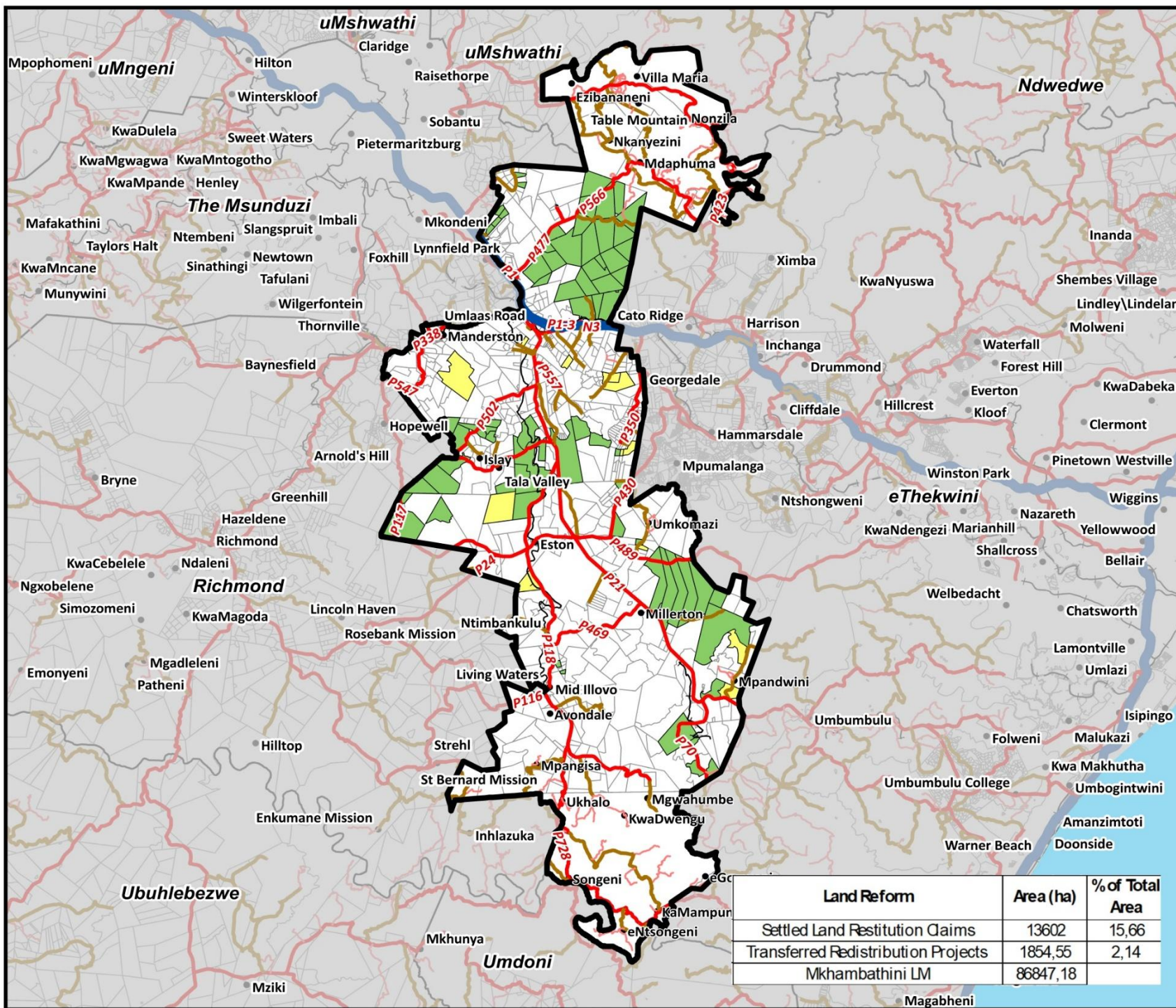
Table 9: Transferred Redistribution Projects

PROJECT NAME	PROPERTY DESCRIPTION	EXTENT	LEGAL NAME	PRODUCT TYPE	YEAR SETTLED	LAND USE
Amadwala Trading CC	Portion 33 of Farm Bredas Fontein No. 1130	20.956 Ha	Amadwala Trading CC	Farming, Chicken, Piggery, Cattle and Goat	2004	Poultry farm
Mr PL Mkhabela	Portion 82 of Farm Camperdown No. 1330	39.897 Ha	PL & DS Mkhabela	Agriculture	2002	Agriculture
The Naba & Nima Trust	Portion 79 of Farm Killarney No. 855	60.4411 Ha	The Naba & Nima Trust	Sugar Farming	2003	Agriculture
Sweethome	Portion 23 of Farm Sweethome No. 1060	163.022 Ha	Zuma Family Trust	Sugarcane	2010	Agriculture
Mbatha Family Trust	Portion 15 of Farm Crookes No. 15723	486.733 Ha	Mbatha Family Trust	Sugarcane	2012	Agriculture
Killarney Labour Tenants	Portion 8 of Farm Killarney No.855	10.3075 Ha	Zungu Family Trust-Trustees	Stock Farming, Cropping & Settlement	2007	Rural Residential and Livestock farming
Inglebrook	Farm Langeodravendel No.111	388.728 Ha	Zibophezele Community Land Trust	Sugarcane & Livestock Farming	2009	Agriculture

DEVELOPMENT OF A SPATIAL DEVELOPMENT FRAMEWORK FOR THE MKHAMBATHINI LOCAL MUNICIPALITY

DRAFT SDF

PROJECT NAME	PROPERTY DESCRIPTION	EXTENT	LEGAL NAME	PRODUCT TYPE	YEAR SETTLED	LAND USE
Alhe Brothers CC	Portion 86 of Farm Camperdown No. 1130	20.63 Ha	Gounder Esaivani	Commercial Farming	2009	Agriculture
Tomboti	Portion 14 of Farm Honig Krantz No. 945	79.7419 Ha	Arbor-Care Proprietary Limited	Agriculture	2004	Agriculture
Tomboti	Portion 79 of Farm Honig Krantz No. 945	161.287 Ha	The Zikr & Shukr Trust	Agriculture	2003	Agriculture
Vaalkop And Dadelfontein	Portion 756 of Farm Vaalkop and Dadelfontein No. 18860	2.51 Ha	Mzomusha CPA	Settlement	2002	Residential
Valsch River Clear Trade	Portion 13 of Farm Valsch Rivier No. 1148	148.1 Ha	Clear Trade 108 CC	Sugarcane Farming	2007	Agriculture
Valsch River TFSL Farming CC		128.149 Ha	Shangase Thomas Mzwenhlanhla	Sugarcane Farming	2006	Agriculture



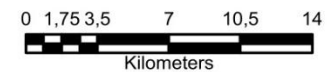
Mkhambathini Local Municipality

Land Reform

Legend

- Places
- National Road
- Provincial Road
- District Road
- Local Road
- Railway Lines
- Settled Land Restitution Claims (March 2023)
- Transferred Redistribution Projects (March 2023)
- Mkhambathini Boundary
- Cadastral

DATA SOURCES:
 Towns: COGTA
 Roads: DOT
 Municipal/Ward Boundaries: MDB
 Stats: STATSSA
 Agricultural/Geological Data: DALRRD
 Environmental Data: KZN Wildlife 2019
 Hydrological Data: SANBI
 Land Reform: DALRRD
 Cadastral: KZN SGO



Land Reform	Area (ha)	% of Total Area
Settled Land Restitution Claims	13602	15,66
Transferred Redistribution Projects	1854,55	2,14
Mkhambathini LM	86847,18	

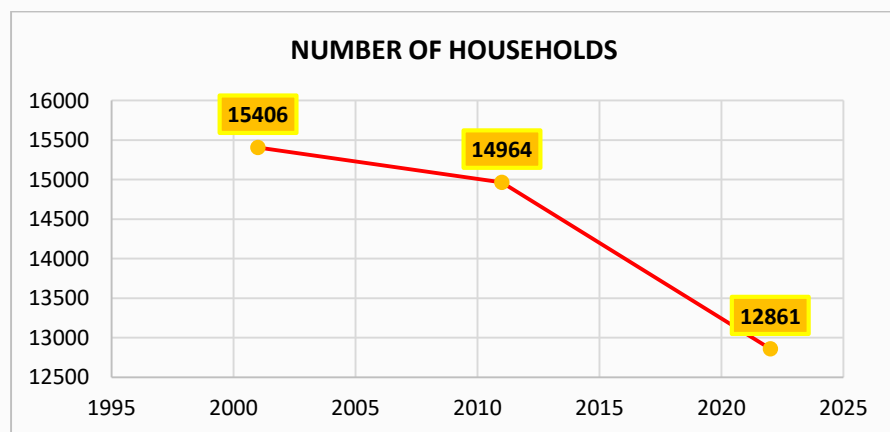
Map 27: Land Reform

6. HUMAN SETTLEMENTS

6.1. NUMBER OF HOUSEHOLDS

The number of households is closely related to the population trends. The municipality has a population of 61 660 residing in 12 861 households. Given the positive population growth trends within the municipality, this number is projected to rise by 0.21%. The municipality is predominantly rural, and is therefore largely dominated by rural households on rural/tribal land situated at lengthy distances from larger-scale, diverse amenities and facilities.

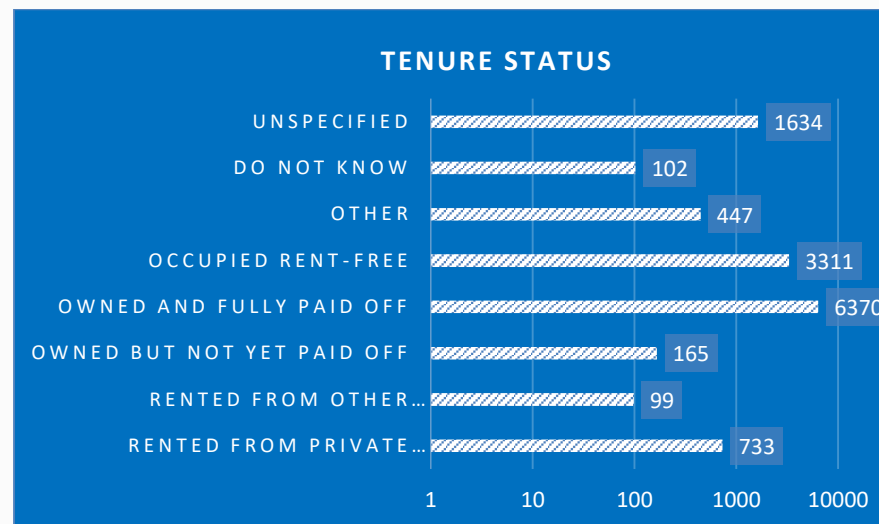
As evident in the graph below, the household count in uMkhambathini fell from 15,412 in 2001 to 12,861 in 2022, likely due to migration, economic factors, or shifting household structures. This decline may reduce housing demand but signals a need for revitalization strategies to retain residents and support sustainable development



Graph 41: Number of households - Census 2001, 2011 and 2022

6.2. TENURE STATUS

Land tenure can be describes as the as the legal regime in which land is owned by an individual, who is said to "hold" the land. Secure land tenure is one of most important issues when dealing with housing provision. There are different tenures within the municipality. A greater share of the population (49.53 percent) reside in households that are owned and fully paid off. This is encouraging given that houses are regarded as an asset. A significant proportion of person within the municipal area occupy housing rent-free. This represents an approximate of 25.74 percent of the municipal population. While most residents have stable housing, challenges remain in affordability, formal rental markets, and informal tenure.



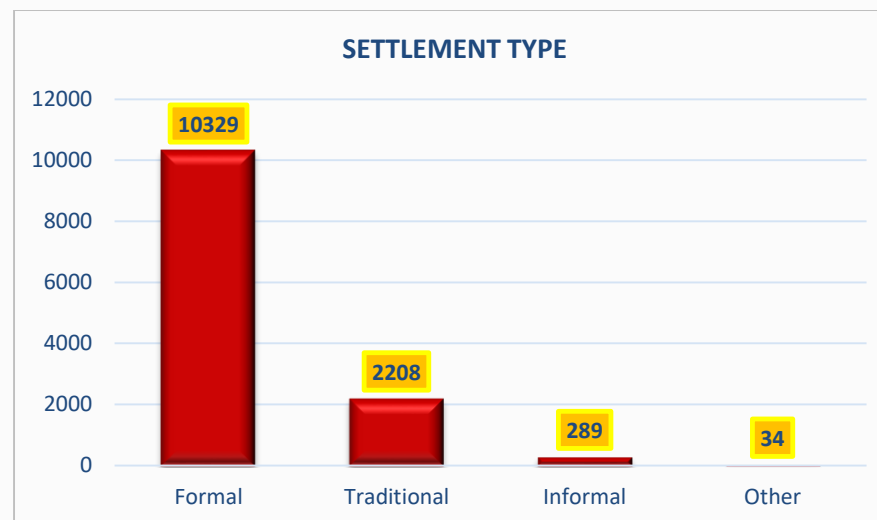
Graph 42: Tenure Status

6.3. SETTLEMENT TYPE

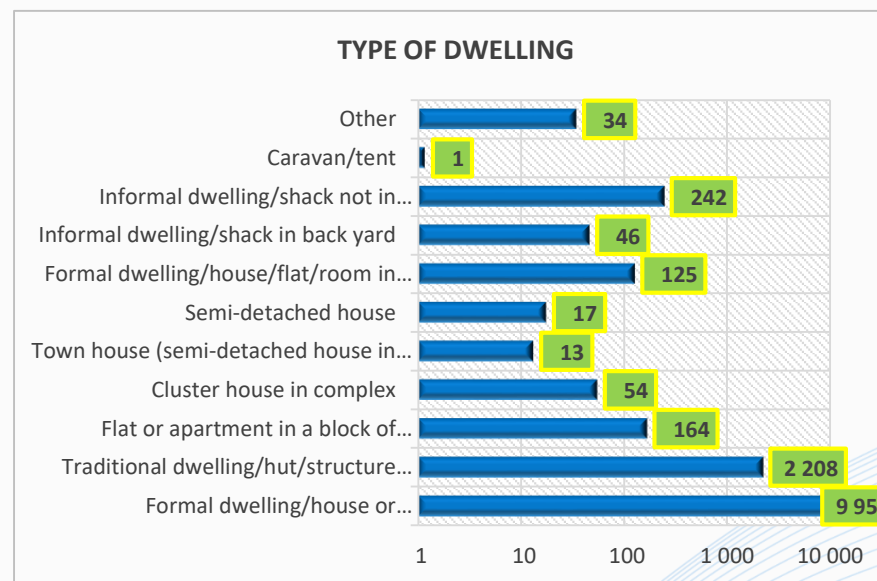
The importance of identifying the settlement type is to ascertain the predominant housing type in various pockets of the municipal area. In addition to the graph above, the existing settlement types within the municipal area are further classified as follows:

- **Formal:** formal dwelling house or brick/ concrete block structure on a separate stand or yard or on a farm, flat apartment in a block of flats, cluster house in complex, townhouse (semi-detached house, formal dwelling housing/flat/room in backyard, room/flatlet on a property or larger dwelling/ servants quarter/granny flat/cottage. Using the StatsSA definition of a household or dwelling unit, it is noteworthy that the category includes structures that are built in accordance to approved plans. These units may range from “very formal” dwelling units or may not have running water and a flushing toilet within the dwelling.
- **Traditional:** Structures made of clay, mud, reeds or other locally available or traditional material. These may otherwise be referred to as huts.
- **Informal:** Shacks or shanties in informal settlements, serviced stands or proclaimed townships, as well as shacks in the backyards or other dwelling types.
- **Other:** Caravan or tents, etc.

The graph below reflects that the predominant settlement type are formal dwellings made of bricks/ concrete. These settlements are characterized by semi-dense rural settlements and some sparse rural settlements.

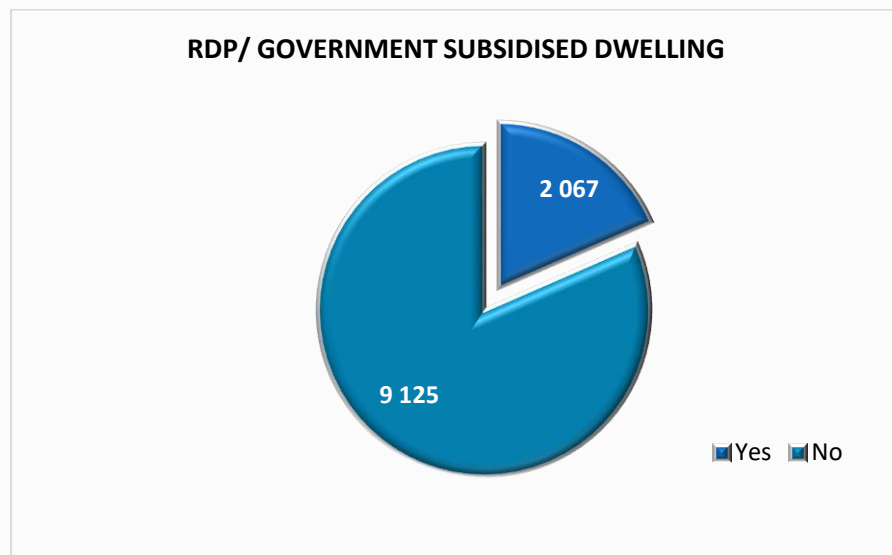


Graph 43: Settlement Type



Graph 44: Type of dwelling

According to Census 2022, approximately 77.41% of residents in the municipal area live in formal brick or concrete dwellings. A further 17.17% reside in traditional dwellings, typically rondavels associated with rural homestead layouts that include izivande (household gardens), amathuna (graves), isibaya (kraals), and izinqolobane (grain storage huts). A key challenge associated with traditional housing relates to construction quality and compliance with NHBRC standards, as some structures may appear formal but do not meet required building norms. In addition, many rural settlements face limited access to basic amenities and services, undermining the development of sustainable human settlements.

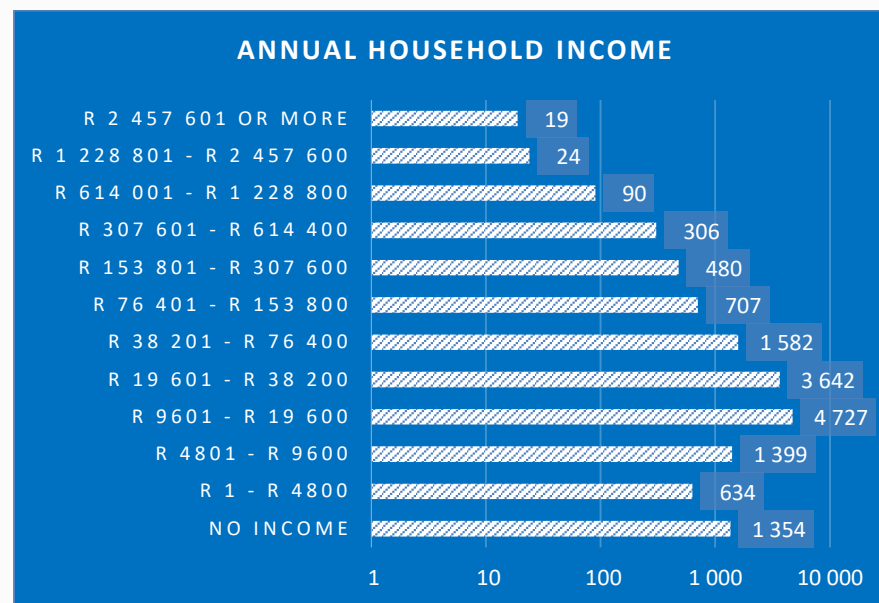


Graph 45: RDP/ Government Subsidised Dwelling

The municipal area is also characterized by low-income (RDP/ government subsidized) dwellings that are provided by government, as stand-alone households. This housing typology represents 16.07% of the total households in the municipality (approximately 2 067 dwellings).

6.4. HOUSEHOLD INCOME LEVELS

The percentage distribution of household income within the market areas is illustrated in the figure below:



Graph 46: Annual Household Income

The figure shows that most households fall within the lower income brackets, which account for 78.53% of households in the municipal area. A notable 9.05% of households report no income, indicating high levels of unemployment or reliance on social grants. The middle-income bracket represents 18.50% of households, reflecting a smaller segment with moderate earnings across varied employment types. By contrast, only 2.93% of households earn above R614 001 annually, demonstrating a very limited high-income base.

Overall, the income distribution is strongly skewed toward the lower end of the scale, highlighting significant inequality and constrained economic opportunities. This pattern places pressure on public services and increases reliance on subsidised housing, social support, and employment interventions.

6.5. CURRENT HOUSING DEMAND/ BACKLOG

The municipality does not have a housing needs register. Calculations of the housing demand in the municipal area are therefore based on:

- An evaluation of the number for inadequate households in the municipal area
- Income eligibility criteria (proportion of households in each dwelling type by annual household income bracket)
- Housing status (RDP or government subsidized dwelling by rating overall quality of RDP or government subsidized dwelling)

For the sake of simplicity, the housing typologies which form the backlog are the following:

Table 100: Housing typologies that make up housing backlog

HOUSING TYPOLOGY	PERCENTAGE	NO. OF UNITS
Traditional dwelling	14.76	2 208
Informal dwelling (shack in backyard)	0.31	46
Informal dwelling (not in the backyard)	1.62	242
Caravan/ Tent	0.01	1
Other	0.23	34
TOTAL	16.93%	2 531

The estimated housing backlog, based on the identified housing typologies, is 2 531 units. Factors such as low household income, dependency levels, and extended family structures further intensify housing demand within the municipality. While several housing projects are currently under construction or in the planning stages, which may reduce the backlog if fully implemented, housing demand is not static. Population growth and changing household dynamics require continuous planning and delivery of housing to ensure that future needs are adequately addressed.

6.6. CURRENT HOUSING PROJECTS / HOUSING SUPPLY

The municipality has initiated a number of housing development projects to address the housing backlog and ensure progressive access to adequate and sustainable human settlements. These are listed in the Table below:

Table 11: Current Housing Projects/ Housing Supply

PROJECT NAME	UNITS	STATUS
PLANNING STAGE		
Portjie Slums Clearance	500	Land issues
Rental Stock	400	Planning
Rural Housing Project Ward 2	1000	Planning
PROJECTS UNDER CONSTRUCTION		
Maqongqo Rural Housing	500	Construction
Kwa-Mahleka Rural Housing	500	Construction
Kwanjobokazi Rural Housing	401	Construction
Phase 2 Ward 7 Housing Project	300	Construction
Ward 2 and 5 OSS 100	106	Construction
OSS 32	26	Construction
Mkhambathini Ward 2, 3 & 5 RHP	2000	Construction

PROJECT NAME	UNITS	STATUS
Stockdale Ward 4	250	Construction
COMPLETED PROJECTS		
Ward 7 Housing Project (Phase 1)	500	Completed
Oss 100 Maqogqo	100	Completed
TOTAL		6583

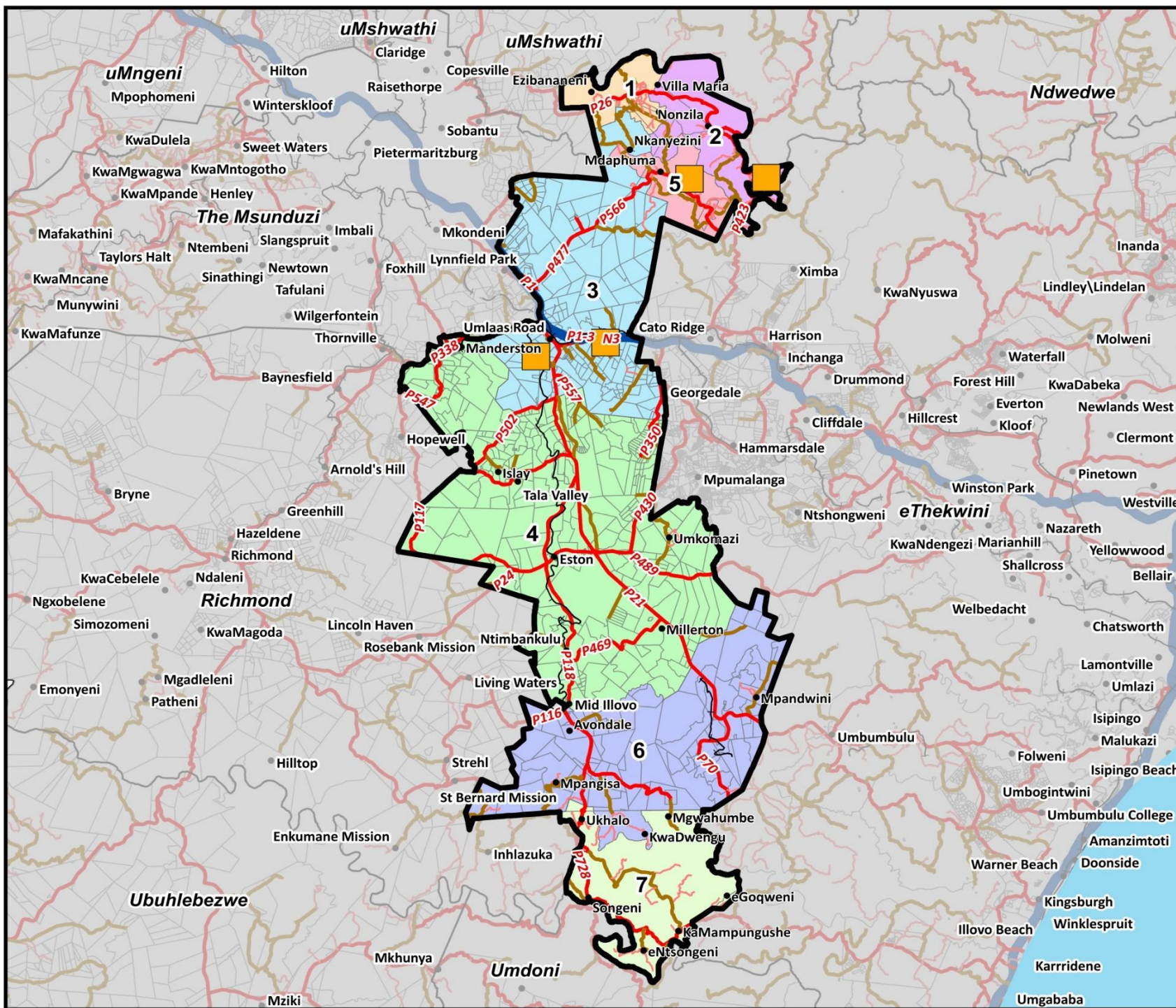
Mkhambathini Municipality is actively addressing housing needs through a series of projects at various stages—under construction, completed, and in the planning phase — as well as targeted interventions in informal settlements. Currently, there are eight projects under construction, providing a total of 4,083 Housing Units. These include rural housing initiatives in Maqongqo, Kwa- Mahleka, Kwanjobokazi, and Stockdale (Ward 4), as well as focused developments in Ward 7 (Phase 2), Wards 2 & 5 (OSS 100), OSS 32, and the expansive Mkhambathini Ward 2, 3 & 5 Rural Housing Project, which alone accounts for 2,000 units.

In terms of completed projects, two initiatives — Ward 7 Housing Project (Phase 1) and OSS 100 Maqongqo — have successfully delivered 600 Units, contributing to the municipality’s efforts to reduce housing backlogs.

Meanwhile, several other projects remain in the planning stage, with a combined potential of 2,900 units. These include the Portjie Slums Clearance Project, which is currently facing land-related challenges. A 400-Unit Rental Stock Initiative, and two large-scale rural housing projects in Wards 2 and 5, each slated for 1,000 Units. Addressing the needs of informal settlements is also a key priority under the Umkhambathini UISP (ISUPG) Program.

The Municipality has identified three settlements — Sotobe Informal Settlement (108 Households), Umlaas Road Informal Settlement (66 Households), and Umlaas Road Informal Settlement 2 (194 Households)— all classified under Category C. ZAI Consulting Has Been Appointed by The KZN Department of Human Settlements to oversee service provision, with inception meetings and initial site visits already conducted. The Municipality is also in the process of engaging with landowners to ensure sustainable solutions for these communities.

Overall, these initiatives reflect a concerted effort by Mkhambathini Municipality to deliver a mix of rural and urban housing options, upgrade informal settlements, and provide rental stock, thereby making significant strides in meeting the housing needs of its residents.



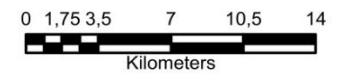
Mkhambathini Local Municipality

Housing Projects

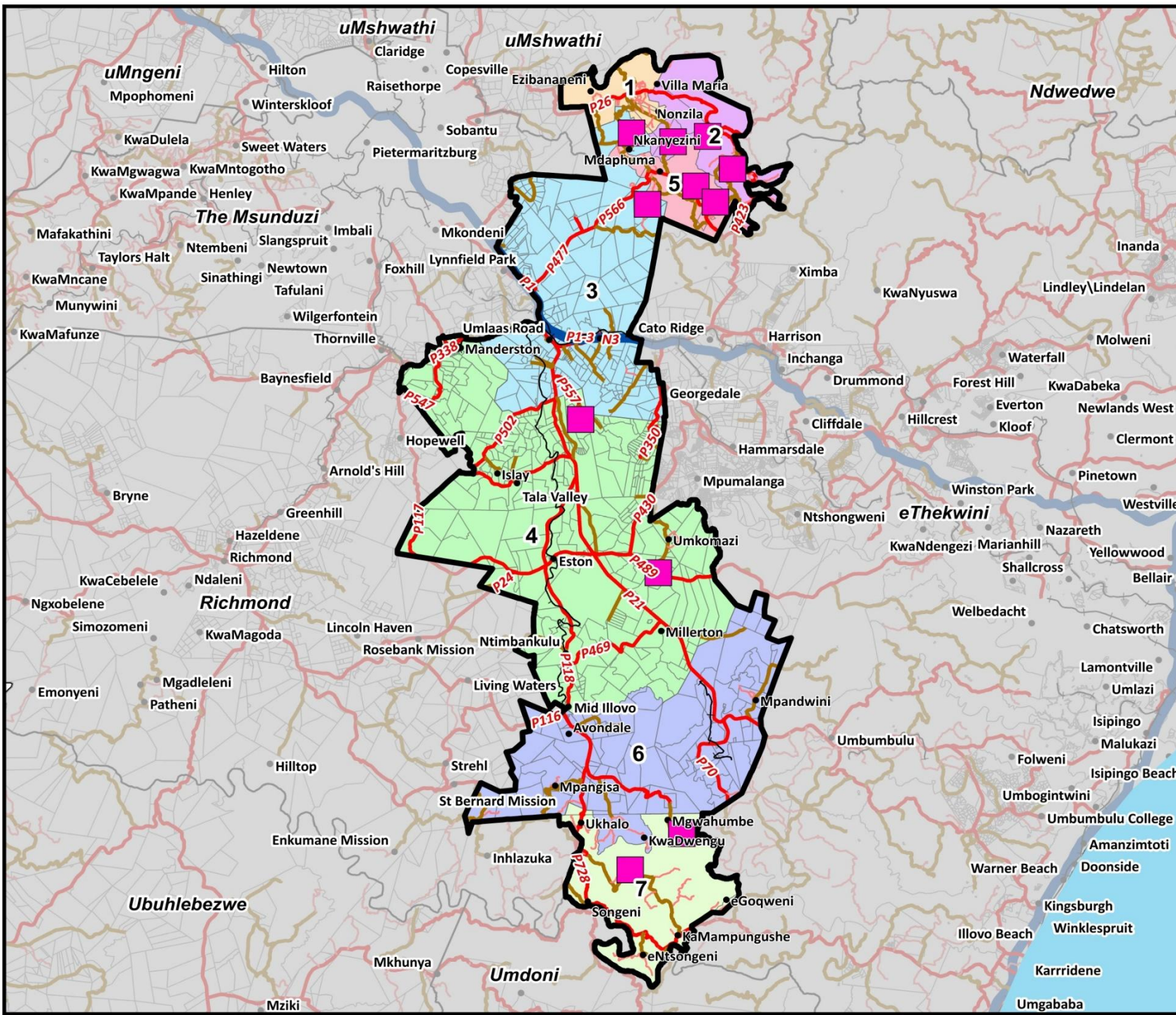
Legend

- Places
- Projects in Planning Stage
- National Road
- Provincial Road
- District Road
- Local Road
- Railway Lines
- Ward 1
- Ward 2
- Ward 3
- Ward 4
- Ward 5
- Ward 6
- Ward 7
- Mkhambathini Boundary
- Cadastral

DATA SOURCES:
 Towns: COGTA
 Roads: DOT
 Municipal/Ward Boundaries: MDB
 Stats: STATSSA
 Agricultural/Geological Data: DALRRD
 Environmental Data: KZN Wildlife 2019
 Hydrological Data: SANBI
 Land Reform: DALRRD
 Cadastral: KZN SGO



Map 28: Projects in Planning Stage

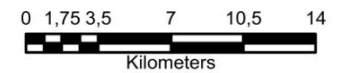


Mkhambathini Local Municipality

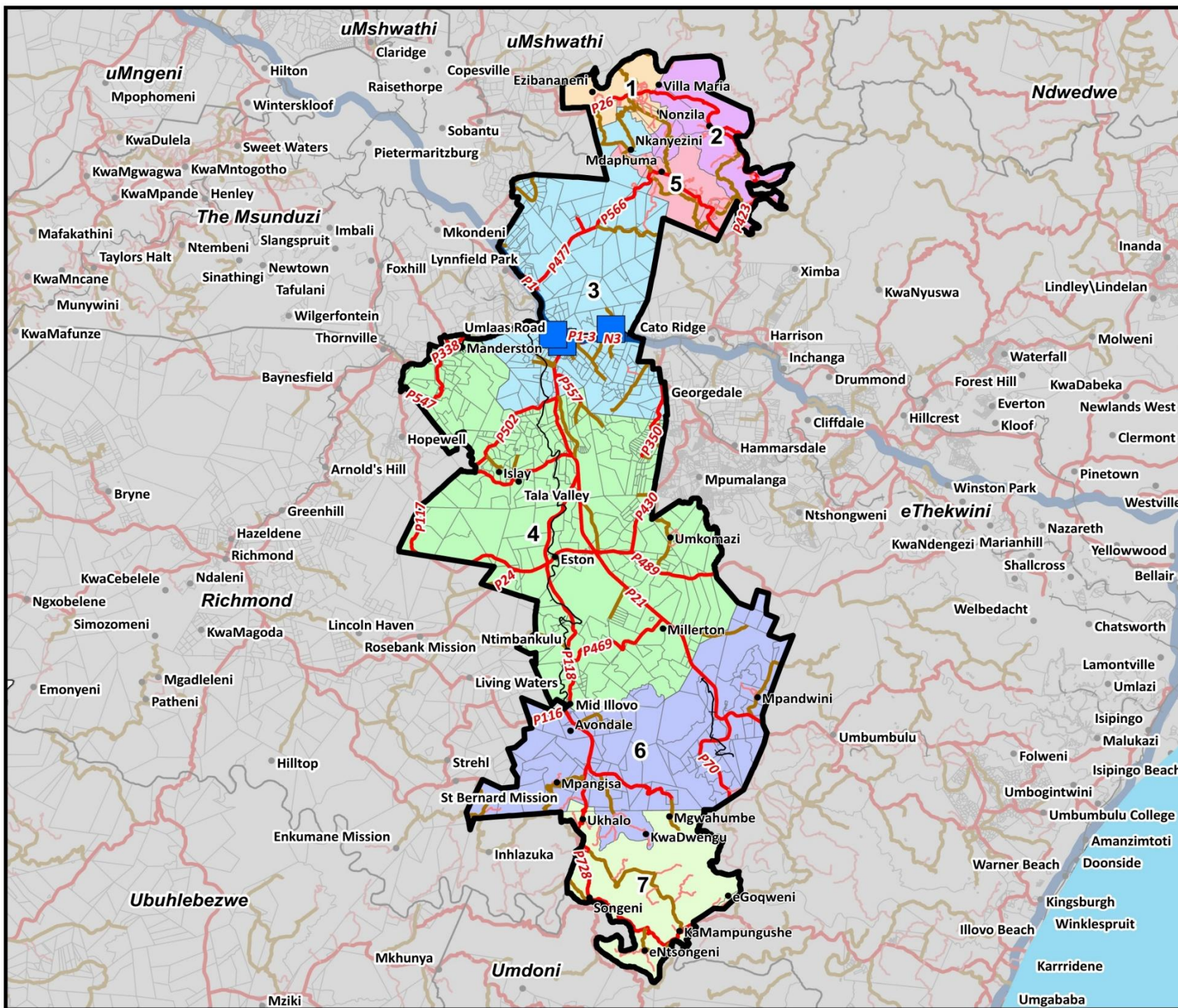
Housing Projects



DATA SOURCES:
 Towns: COGTA
 Roads: DOT
 Municipal/Ward Boundaries: MDB
 Stats: STATSSA
 Agricultural/Geological Data: DALRRD
 Environmental Data: KZN Wildlife 2019
 Hydrological Data: SANBI
 Land Reform: DALRRD
 Cadastral: KZN SGO



Map 29: Projects Under Construction



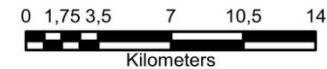
Mkhambathini Local Municipality

Housing Projects

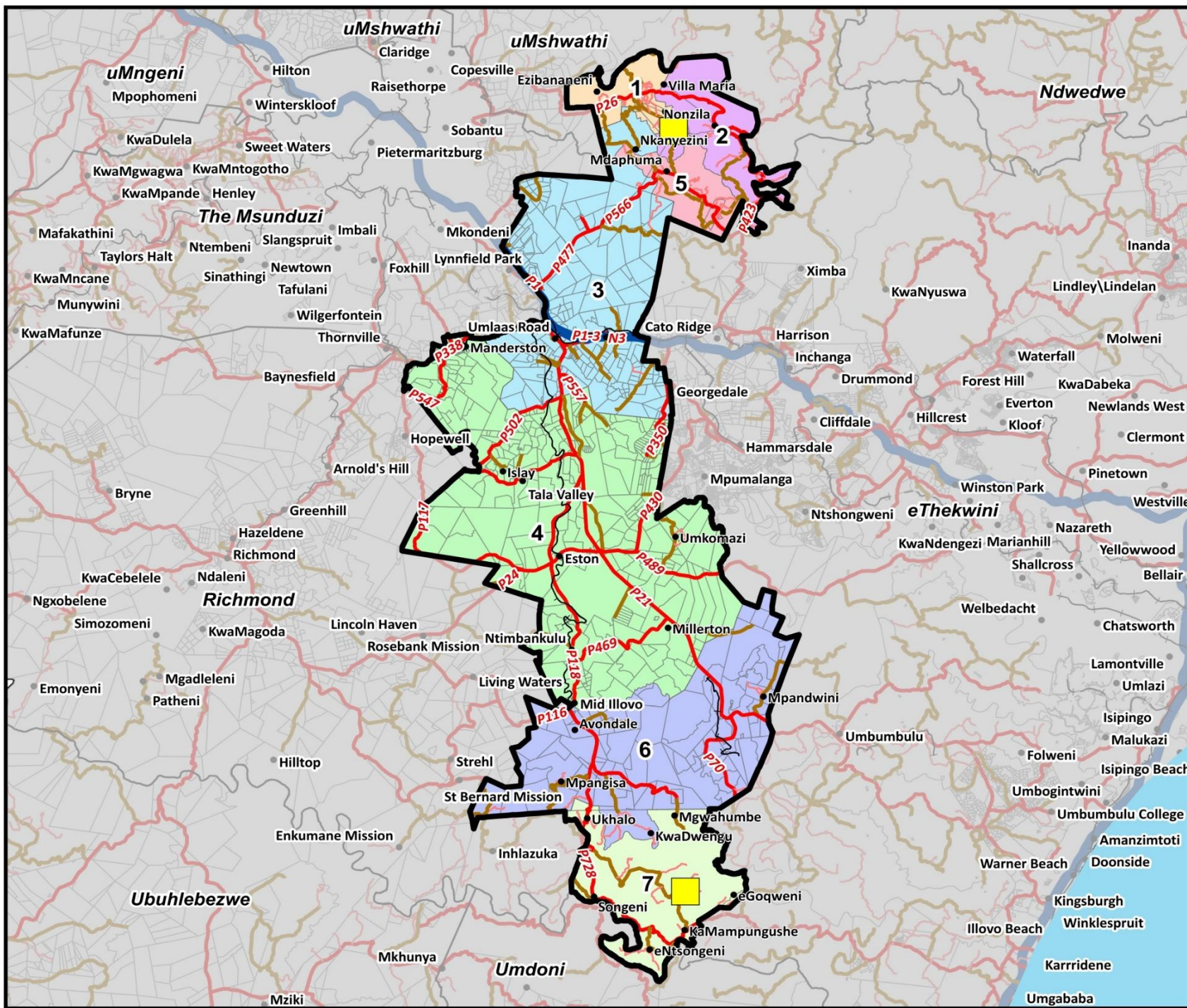
Legend

- Places
- Informal Settlement Projects (UISP-ISUPG)
- National Road
- Provincial Road
- District Road
- Local Road
- Railway Lines
- Ward 1
- Ward 2
- Ward 3
- Ward 4
- Ward 5
- Ward 6
- Ward 7
- ▭ Mkhambathini Boundary
- ▭ Cadastral

DATA SOURCES:
 Towns: COGTA
 Roads: DOT
 Municipal/Ward Boundaries: MDB
 Stats: STATSSA
 Agricultural/Geological Data: DALRRD
 Environmental Data: KZN Wildlife 2019
 Hydrological Data: SANBI
 Land Reform: DALRRD
 Cadastral: KZN SGO



Map 30: Informal Settlement Projects

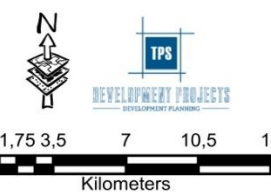


Mkhambathini Local Municipality

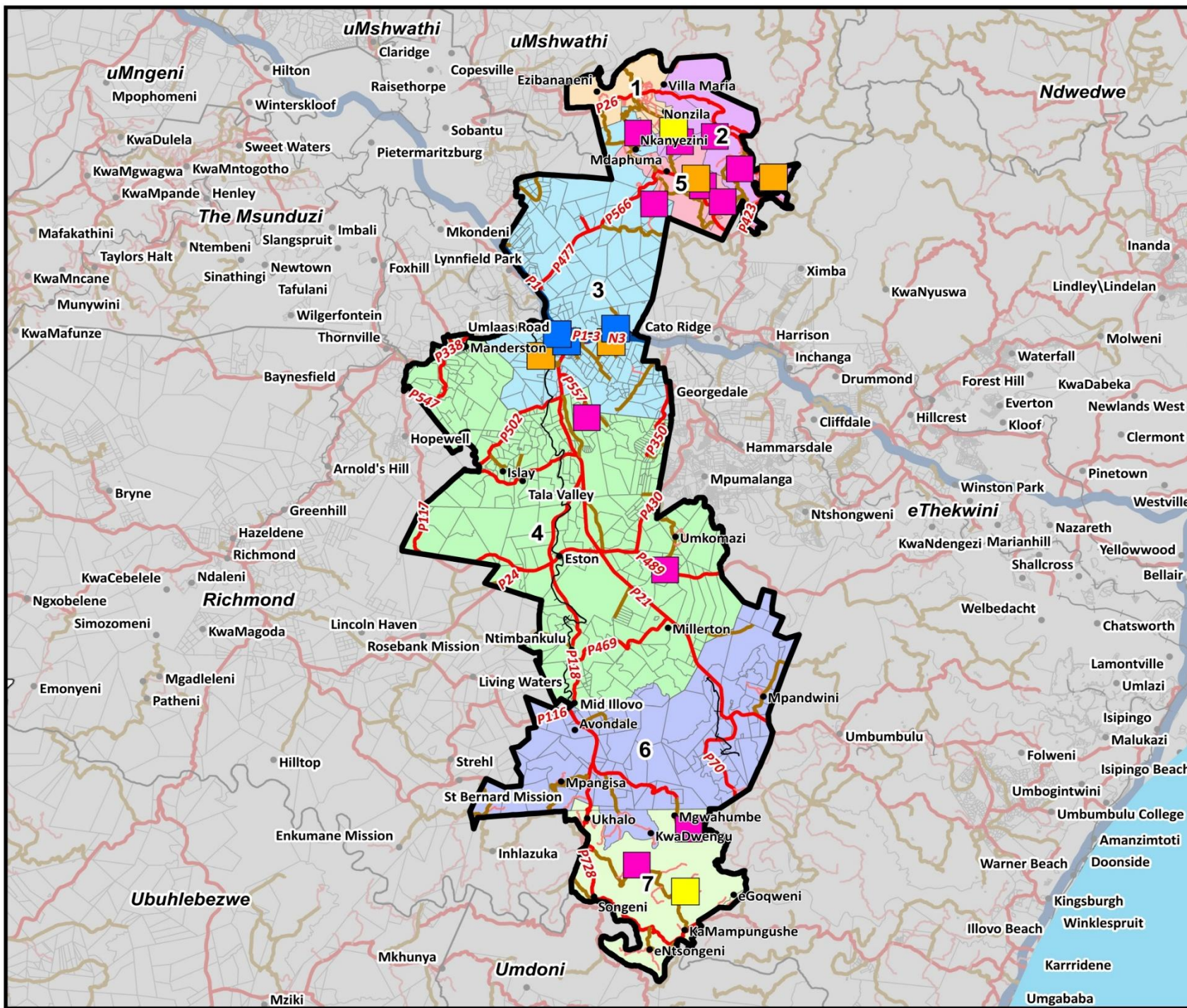
Housing Projects



DATA SOURCES:
 Towns: COGTA
 Roads: DOT
 Municipal/Ward Boundaries: MDB
 Stats: STATSSA
 Agricultural/Geological Data: DALRRD
 Environmental Data: KZN Wildlife 2019
 Hydrological Data: SANBI
 Land Reform: DALRRD
 Cadastral: KZN SGO



Map 31: Completed Projects

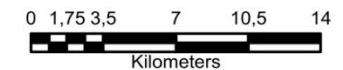


Mkhambathini Local Municipality

Housing Projects



DATA SOURCES:
 Towns: COGTA
 Roads: DOT
 Municipal/Ward Boundaries: MDB
 Stats: STATSSA
 Agricultural/Geological Data: DALRRD
 Environmental Data: KZN Wildlife 2019
 Hydrological Data: SANBI
 Land Reform: DALRRD
 Cadastral: KZN SGO

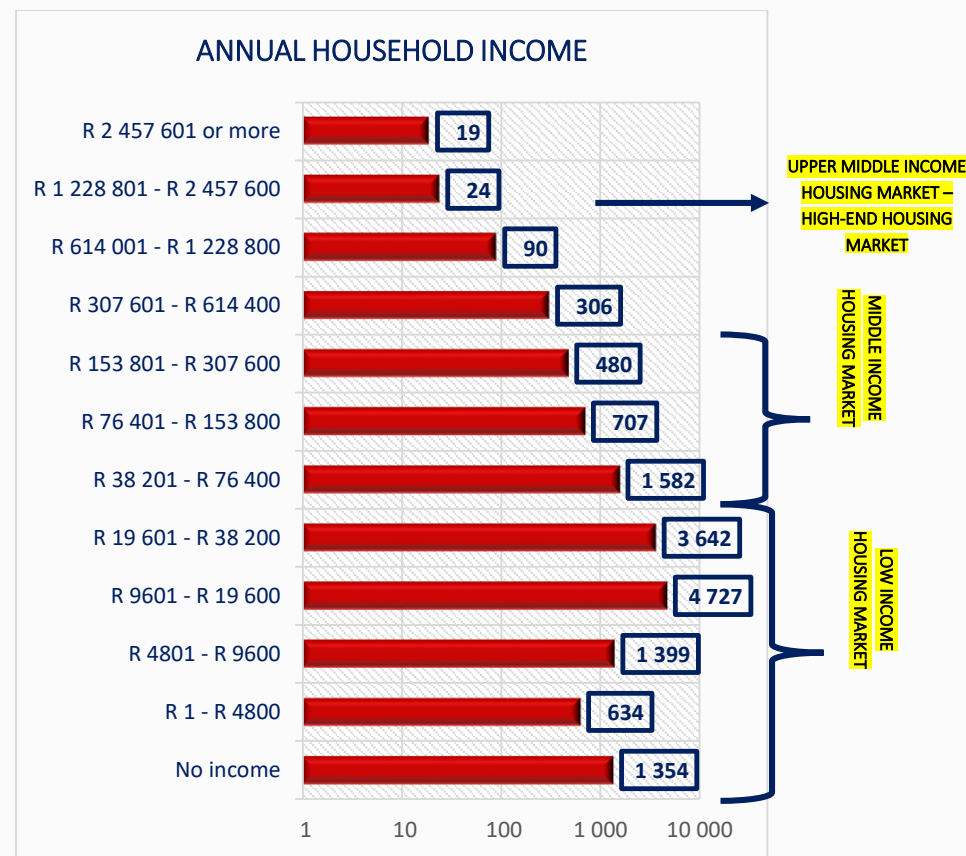


Map 32: Housing Projects

6.7. IMPACT OF POPULATION GROWTH ON DEMAND FOR HOUSING IN MEDIUM TO LONG TERM

Based on available statistics, an estimated 11,756 people in Mkhambathini Local Municipality qualify for low-cost housing subsidies. This includes approximately 1 354 individuals with no disposable income, classified as indigent. A further 2 769 people fall within the Social Housing and Finance Linked Individual Subsidy Programme (FLISP) category, reflecting households that earn too much for free housing but still require financial assistance to access formal housing. The lower and upper middle-income groups account for 18.50% of housing demand, with annual incomes ranging from R38 401 to R307 200, indicating a notable demand for subsidised and gap housing options.

The higher middle to affluent income group represents only 2.93% of households, earning above R307,601 annually, with affluent households exceeding R614,401. This small high-income segment suggests limited demand for high-end housing, although it may support some open-market greenfield developments. These estimates are based on Stats SA Census 2011 income data, and actual beneficiary eligibility must align with Department of Human Settlements subsidy criteria. The municipality should therefore update its housing demand database to accurately plan for future housing needs and delivery.

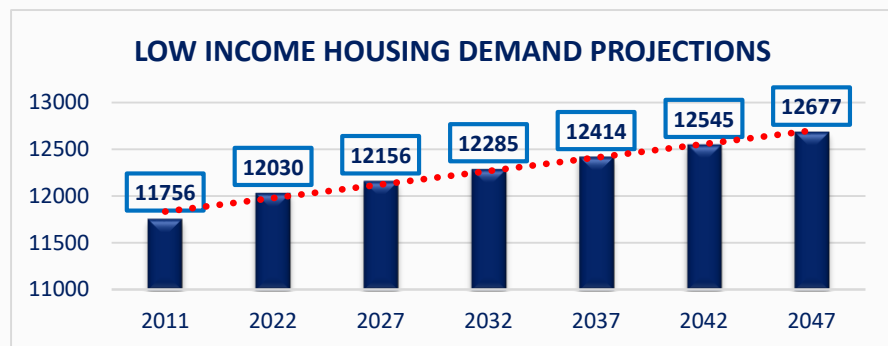


Graph 47: Annual Household Income - Census 2011

6.8. IMPACT OF POPULATION GROWTH ON LAND REQUIREMENTS FOR FUTURE HOUSING

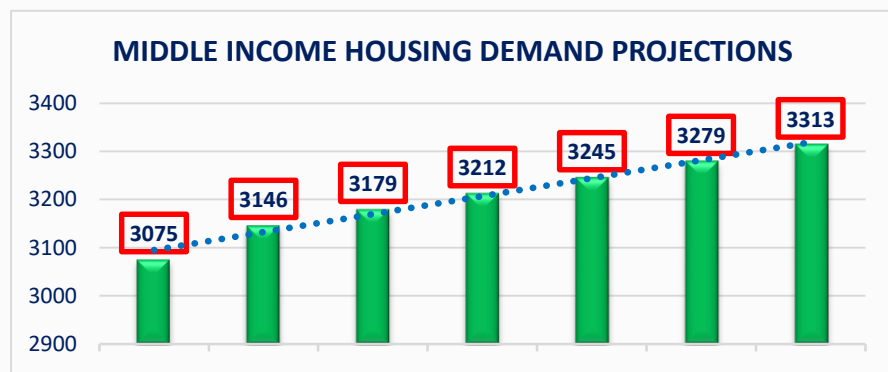
Section 2 above calculated the annual growth rate for the municipal population to be 0.21% (CAGR). From this figure, the housing demand for the municipality can be projected over the next 20 years. This will assist the municipality in identifying future housing demand in the municipality.

6.8.1. PROJECTED HOUSING DEMAND

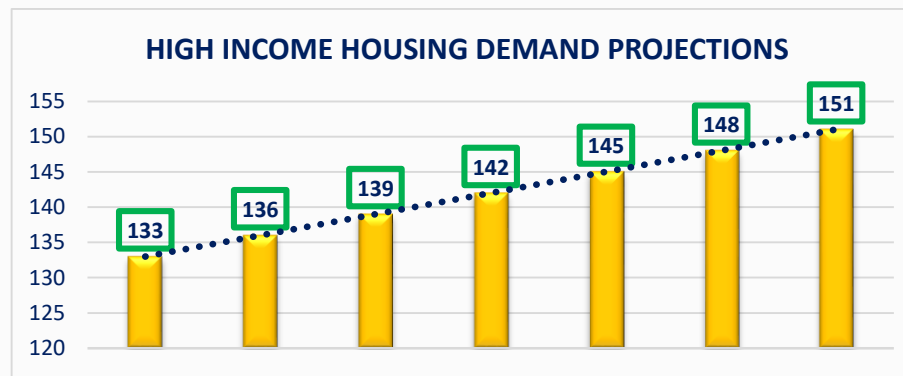


Graph 49: Low income housing demand projections

Using the information above, the following can be deduced:



Graph 50: Middle income housing demand projections



Graph 48: High income housing demand projections

LOW INCOME HOUSING DEMAND: To meet the demand of 12 677 low-cost housing households in 2047, MLM will need to procure or make available approx. 317 hectares of land for green field development. This is calculated using the minimum site size of a low-cost housing project which is 250m².

MIDDLE INCOME HOUSING DEMAND: To meet the middle-income housing demand of 3 313 households in 2047, the Municipality will need to procure or make available approximately 99 hectares of land for green field development. This is calculated using the minimum site size of a FLISP housing project which is 300m².

HIGH-END INCOME HOUSING DEMAND: The high-income market is an open market and as such, there is no actual size for housing project, however it is often not less than 650m² depending on what and how the owner of the land deems to construct a particular housing. To meet the demand of 151 households in 2047, the municipality will need to at least avail 9.8 hectares of green field development land. This is assumed using an average 650m² site size of an open market project.

7. BULK INFRASTRUCTURE ASSESSMENT

7.1. BULK WATER INFRASTRUCTURE

7.1.1. WATER SERVICES AUTHORITY – INSTITUTIONAL ARRANGEMENTS

Water services are the responsibility of uMgungundlovu District Municipality (UMDM), with uMngeni-uThukela Water acting as the Bulk Water Services Provider, abstracting and treating water from Midmar Dam before UMDM distributes it to end users through reticulation systems.

Despite this structured arrangement, institutional coordination remains weak, particularly between spatial planning and infrastructure provision. Population growth and expanding development nodes are increasing pressure on existing infrastructure, while the municipality's limited authority over service management contributes to informal connections and unmanaged water use.

7.1.2. BULK SUPPLY CONSTRAINTS AND NETWORK OVERVIEW

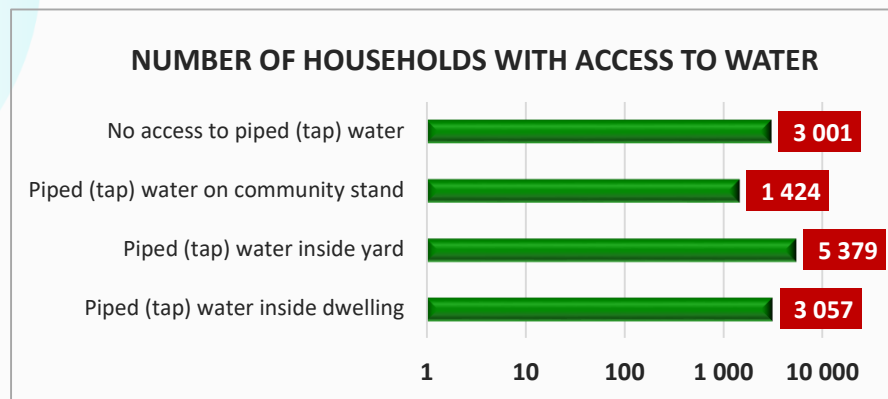
The bulk water supply to Mkhambathini is provided by uMngeni-uThukela Water, with water abstracted and treated at the Midmar Water Treatment Plant (WTP) and the D.V. Harris WTP, located in uMngeni and Msunduzi Municipalities, respectively. These WTPs draw water from Midmar Dam, which is a major component of the uMngeni Water Supply System.

The system is further augmented by upstream sources including Spring Grove Dam and Mearns Weir, which release water into Midmar Dam to stabilise supply across multiple municipalities. The treated water is then conveyed through an extensive pipeline and pump station network that supplies various parts of Mkhambathini LM, including Camperdown and adjacent settlements.

Although Nagle Dam is located within Mkhambathini Municipality, it does not supply the municipality directly. Instead, it forms part of the regional transfer system that serves eThekweni Municipality, delivering water to Durban Heights WTP and indirectly to Wiggins WTP via Inanda Dam. As such, Mkhambathini plays a critical stewardship role in safeguarding this resource through appropriate land use and environmental controls around the catchment.



7.1.3. HOUSEHOLD BACKLOG AND SERVICE GAPS



Graph 51: Number of households with access to water (Census, 2022)

The graph above indicates that 3 001 households in Mkhambathini lack access to piped water, reflecting a significant infrastructure backlog. The most severe backlogs occur in southern and traditional authority wards such as Ukhalo, Esigodini, Dwengu, Shayamoya, Manzamnyama, and Ngilanyoni, where 70–90% of households lack piped connections. Moderate backlog areas (28–49%) include Mid Illovo, Avondale, Table Mountain, Mpangisa, and Millerton, where access is often limited to communal taps or standpipes. As a result, many households rely on boreholes, water tankers, conservancy tanks, and rainwater harvesting, often at their own cost. In some cases, residents have installed informal storage and piping systems, creating parallel infrastructure outside municipal control. This contributes to unaccounted water use and complicates future demand planning..

7.1.4. DEVELOPMENT PRESSURES AND INADEQUATE SUPPLY

Upgrades to the N3 Corridor and rising development interest around Camperdown, Eston, and Umlaas Road have led to an increase in formal

land development applications. While approvals are often granted with conditions, the rollout of supporting infrastructure has not kept pace. This has contributed to informal connections and ad hoc service solutions, particularly on traditional land where enforcement and rates billing are limited. The bulk infrastructure along the N3 corridor also supports the Outer West region of eThekweni Municipality, underscoring Mkhambathini’s strategic role within the regional water supply network.

7.1.5. ILLEGAL CONNECTIONS AND NON-REVENUE WATER

Illegal water connections are an increasing concern in Nkanyezini, Lion Park, Eston, and parts of Wards 3 and 4, where water is extracted from bulk pipelines without metering or payment. This contributes to high non-revenue water losses, reduced pressure for legitimate users, and growing planning challenges.

In several traditional areas, large modern homes with full plumbing are not connected to the billing system, resulting in significant municipal revenue losses. The problem is worsened by limited enforcement capacity from UMDM and weak asset management, while community-led water extensions tapping into bulk pipelines through unapproved fittings increase the risk of system failures and public health hazards.

7.1.6. CURTAILMENTS AND MAINTENANCE CHALLENGES

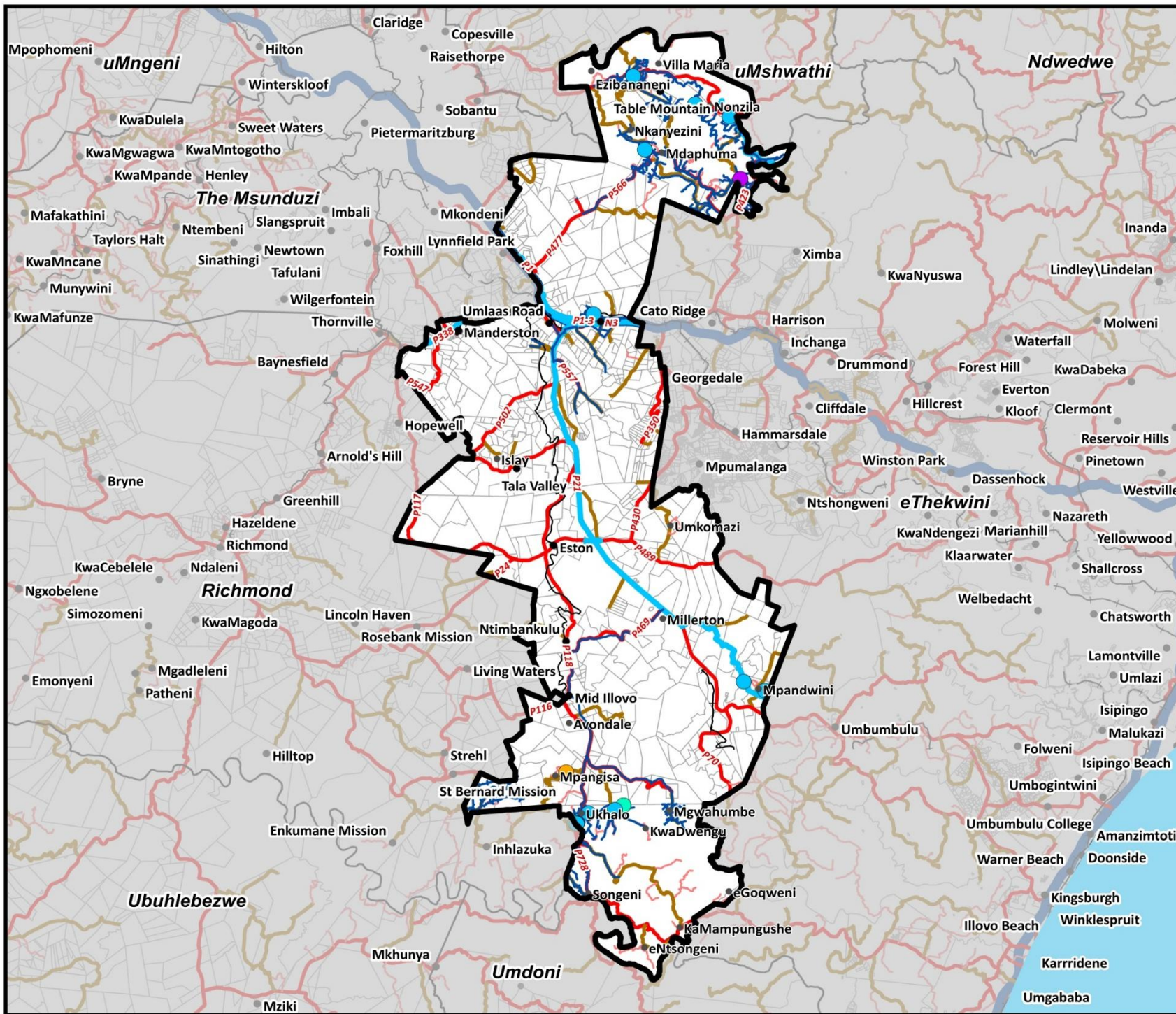
UMDM has introduced water curtailments in parts of Mkhambathini due to infrastructure pressure and abstraction limits within the uMngeni Water Supply System (including Midmar, Albert Falls, Nagle, Inanda, Spring Grove, and Mearns Weir). High non-revenue water losses, driven by leaks and illegal connections, have contributed to abstraction exceeding licensed limits.

Service reliability is further affected by topographic constraints and ageing infrastructure. Elevated settlements such as Nkanyezini, Manyavu, and Shayamoya frequently experience low pressure during curtailments, while deteriorating pipelines, pump stations, and storage facilities increase the risk of supply interruptions. The absence of a comprehensive Infrastructure Asset Management Plan also limits proactive maintenance and infrastructure upgrades.

7.1.1.7. LONG-TERM OPPORTUNITIES: UMKHOMAZI WATER PROJECT

The proposed uMkhomazi Water Project (Phase 1) is a national-scale intervention aimed at increasing water supply capacity to inland municipalities, including Mkhambathini. The project includes a new dam on the uMkhomazi River, a water treatment plant, and a potable water pipeline to connect to the existing bulk infrastructure network near Umlaas Road and Camperdown. A portion of this pipeline is expected to traverse Wards 3 and 4, feeding into the southern zone of Mkhambathini.

However, commissioning is only expected by 2031, and the project is currently in the Design Development Stage (Stage 3). Until then, no short-term relief is expected from this scheme, and the municipality must manage its immediate demand through stricter regulation, leakage control, and more sustainable development approvals.

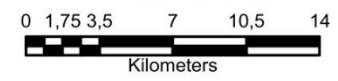


Mkhambathini Local Municipality
Bulk Water Infrastructure

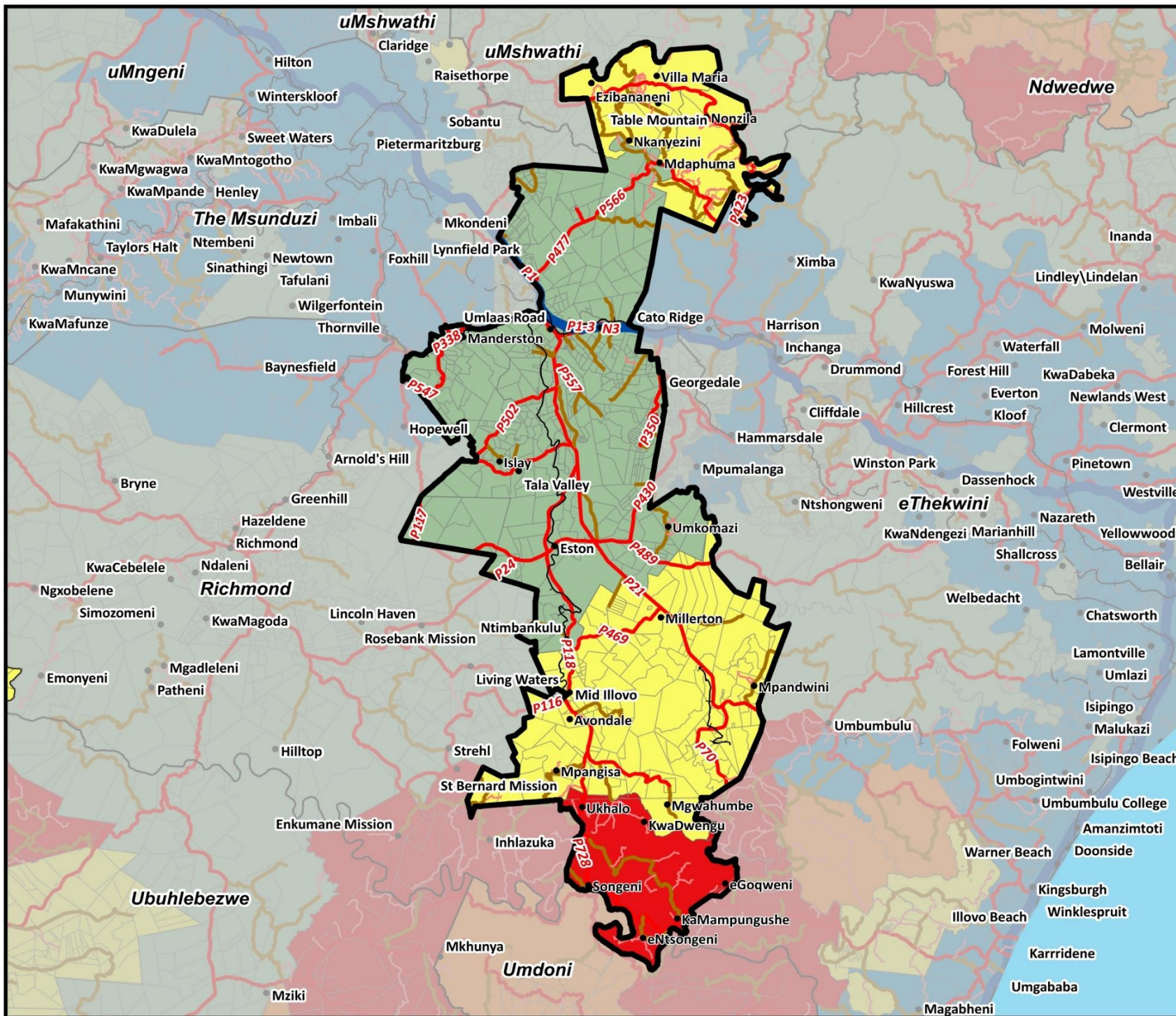
Legend

- Places
- Borehole
- Pump Station
- Reservoir
- WTW
- National Road
- Provincial Road
- District Road
- Local Road
- Water Reticulation
- Umgeni Bulk Pipeline
- Railway Lines
- ▭ Mkhambathini Boundary
- ▭ Local Municipalities
- ▭ Cadastral

DATA SOURCES:
 Towns: COGTA
 Roads: DOT
 Municipal/Ward Boundaries: MDB
 Stats: STATSSA
 Agricultural/Geological Data: DALRRD
 Environmental Data: KZN Wildlife 2019
 Hydrological Data: SANBI
 Land Reform: DALRRD
 Cadastral: KZN SGO



Map 33: Bulk Water Infrastructure



Mkhambathini Local Municipality

% Households with no access to Water

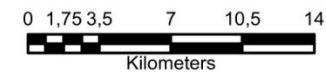
Legend

- Places
- National Road
- Provincial Road
- District Road
- Local Road
- +— Railway Lines
- Mkhambathini Boundary
- Local Municipalities
- Cadastral

% No Water

- 0,06 - 10,88
- 10,89 - 28,36
- 28,37 - 48,77
- 48,78 - 71,10
- 71,11 - 97,80

DATA SOURCES:
 Towns: COGTA
 Roads: DOT
 Municipal/Ward Boundaries: MDB
 Stats: STATSSA
 Agricultural/Geological Data: DALRRD
 Environmental Data: KZN Wildlife 2019
 Hydrological Data: SANBI
 Land Reform: DALRRD
 Cadastral: KZN SGO



Map 34: % Households with No Access to Water

7.2. BULK SANITATION

Sanitation infrastructure in Mkhambathini is limited and poorly distributed, with the municipality relying on a single WWTP in Camperdown. Originally designed to serve a small formal settlement, the plant is outdated and disconnected from expanding development nodes, with several components dating back to around 2005. While minor upgrades have been made to elements such as aerator pumps, drying beds, and pipework, the system remains constrained by the absence of a comprehensive sewer reticulation network across most wards.

The Camperdown WWTP remains operational, but ageing components require phased replacement. Reticulation in Camperdown and pump stations in Eston, Umlaas Road, and Mid Illovo are rated in moderate condition, indicating limited coverage and capacity, with no significant new sewer pipeline installations recorded.

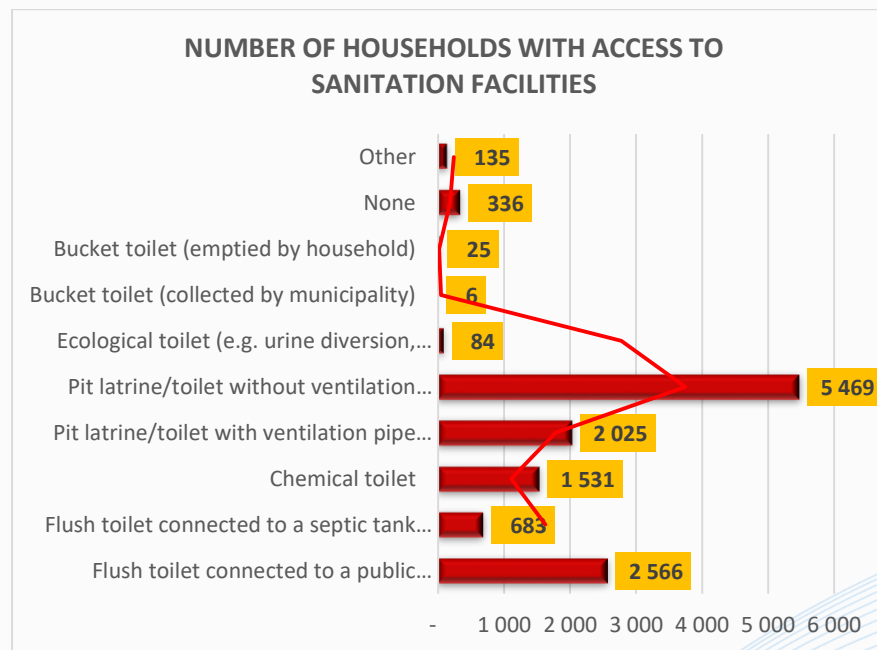
The Camperdown WWTP is currently the only treatment facility in Mkhambathini and serves a limited number of properties. A feasibility study and detailed design for a new WWTP and expanded sewer network has been completed under the uMngeni-uThukela Water Infrastructure Master Plan (2024) to address backlogs and support growth along the N3 corridor. However, implementation is pending funding from UMDM.

Outside Camperdown, most settlements (including Nkanyezini, Table Mountain, Mid Illovo, Manyavu, Mpangisa, Shayamoya, and Esigodini) lack centralised sewer infrastructure and rely on septic tanks, conservancy tanks, VIP toilets, and pit latrines. Increasing development, particularly around Camperdown and Umlaas Road, has created a mismatch between land approvals and sanitation infrastructure, with many properties relying on

informal or privately installed systems that pose environmental and public health risks.

7.2.1. HOUSEHOLD BACKLOG AND SERVICE GAPS

According to the map below, Mkhambathini Municipality appears to have the highest backlog in the northern entity of the municipality in settlements such as Table Mountain, Villa Mana and Ezibanganeni to name a few. Mkhambathini also has a high backlog in the southern entity of the municipality, in settlements such as Ukhalo, Ngilanyoni and eNtshongeni in the south to name a few.



Graph 52: Number of households with access to sanitation facilities

The most affected areas are located in traditional authority zones, where service delivery is fragmented and land tenure complexity restricts infrastructure investment. These include sub-places such as Mpangisa, Manyavu, Ngilanyoni, Dwengu, Shayamoya, Esigodini, and Table Mountain, where more than 70%–90% of households lack access to formal sanitation infrastructure. In many cases, households resort to building their own conservancy or septic tanks without approval or oversight. Even in peri-urban zones like Nkanyezini and Mid Illovo, the growing housing footprint has far outpaced infrastructure provision, resulting in an underserved and unregulated sanitation landscape.

The absence of a functioning sewer network outside of Camperdown further compounds the issue. No municipal sewer pipelines connect households in Wards 2, 3, 5, 6, or 7 to any treatment works. As such, households must manage their effluent independently. In high-density rural settlements, this has led to overloaded pit latrines, uncontrolled greywater runoff, and increasing reliance on unserved conservancy tanks. These conditions directly undermine public health, compromise groundwater safety, and restrict the municipality's ability to manage sanitation holistically.

7.2.2. DEVELOPMENT PRESSURES AND SYSTEMIC RISK

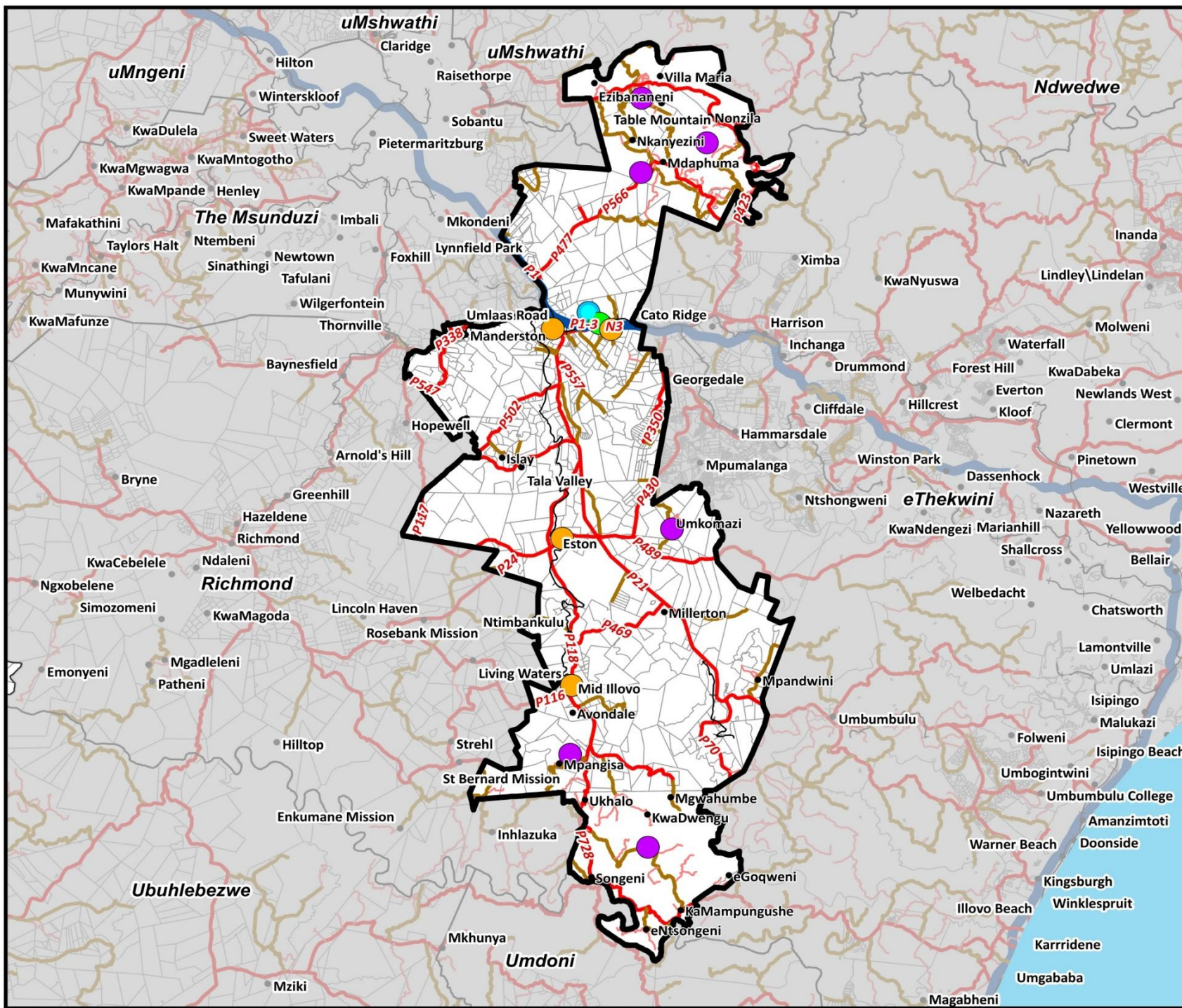
Pressure on sanitation infrastructure in Mkhambathini is increasing due to rapid development applications along the N3 corridor, particularly around Camperdown, Umlaas Road, Eston, and Table Mountain. Many residential, commercial, and agro-logistics projects are being approved through the SPLUMA process, often in areas without bulk sanitation infrastructure or connections to the Camperdown WWTP.

In response, developments increasingly rely on interim sanitation solutions, including conservancy tanks and privately operated package treatment plants. While conservancy tanks can function effectively in low-density areas with proper construction and maintenance, unregulated installations pose environmental and public health risks. Similarly, package treatment plants, often used in industrial and commercial developments, require consistent operation and maintenance; where poorly managed, they can discharge partially treated effluent and become environmental hazards.

7.2.3. ENVIRONMENTAL AND PUBLIC HEALTH IMPLICATIONS

Inadequate sanitation in Mkhambathini poses serious environmental and public health risks. The municipality lies within the uMngeni River catchment, and failures in on-site systems such as conservancy tanks and pit latrines often result in untreated effluent entering nearby streams and wetlands, particularly in settlements like Manyavu, Shayamoya, and Mpangisa.

Although the Camperdown WWTP is operational, it lacks the capacity and network connectivity to treat wastewater from most of the municipality. As a result, much effluent remains untreated, increasing the risk of pollution in surrounding agricultural land, Nagle Dam buffer areas, and groundwater sources, while also elevating the risk of waterborne diseases such as cholera and diarrhoea.

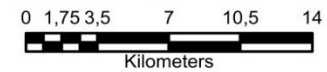


Mkhambathini Local Municipality Bulk Sanitation Infrastructure

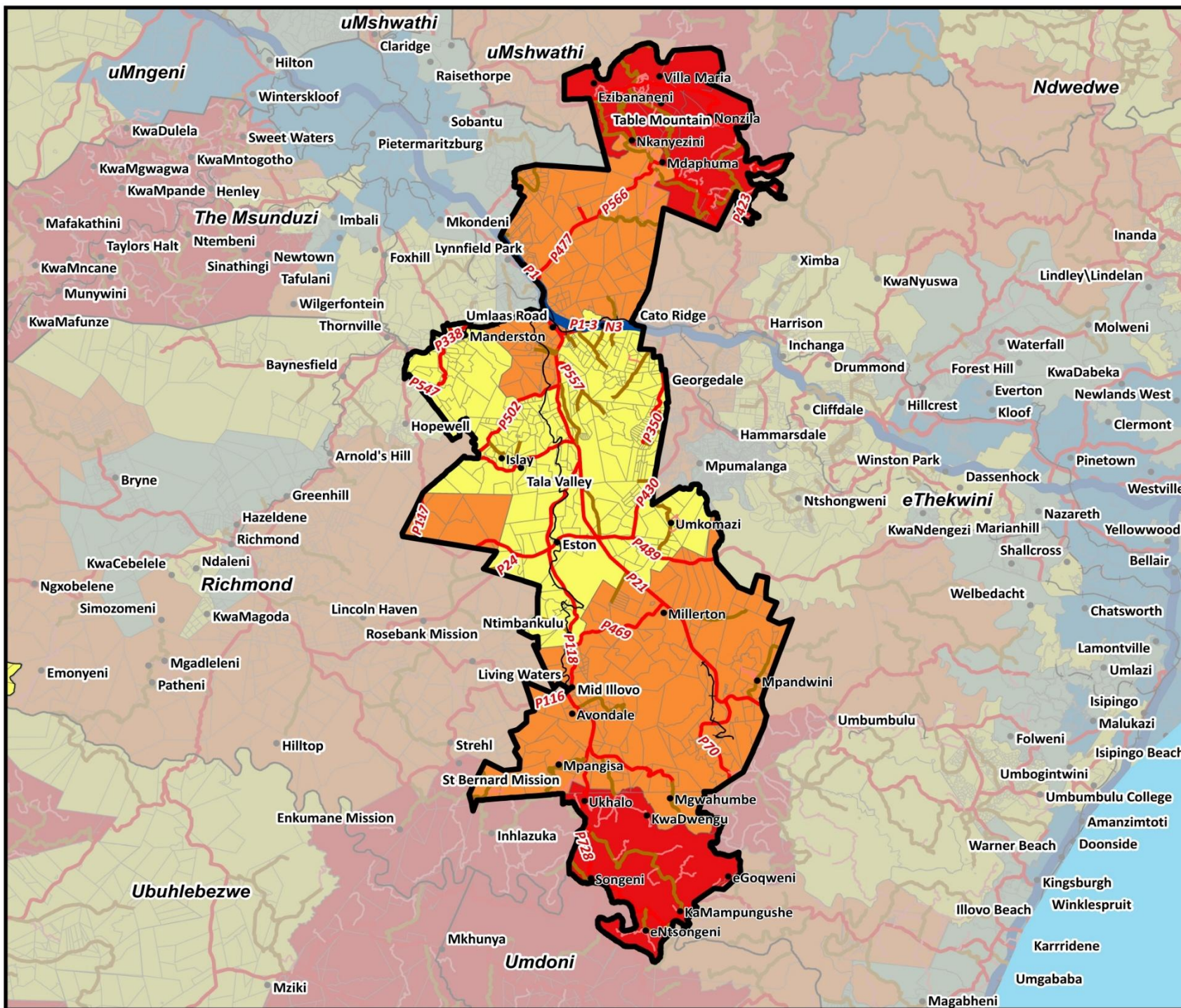
Legend

- Places
- Reticulation
- Septic Tanks
- VIP
- WWTW
- National Road
- Provincial Road
- District Road
- Local Road
- Railway Lines
- ▭ Mkhambathini Boundary
- ▭ Cadastral

DATA SOURCES:
 Towns: COGTA
 Roads: DOT
 Municipal/Ward Boundaries: MDB
 Stats: STATSSA
 Agricultural/ Geological Data: DALRRD
 Environmental Data: KZN Wildlife 2019
 Hydrological Data: SANBI
 Land Reform: DALRRD
 Cadastral: KZN SGO



Map 35: Bulk sanitation infrastructure



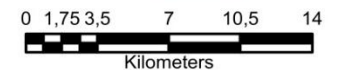
Mkhambathini Local Municipality

% Households with no access to Sanitation

Legend

- Places
- National Road
- Provincial Road
- District Road
- Local Road
- Railway Lines
- Mkhambathini Boundary
- Local Municipalities
- Cadastral
- 0,27 - 16,64
- 16,65 - 41,09
- 41,10 - 65,30
- 65,31 - 85,16
- 85,17 - 99,57

DATA SOURCES:
 Towns: COGTA
 Roads: DOT
 Municipal/Ward Boundaries: MDB
 State: STATSSA
 Agricultural/Geological Data: DALRRD
 Environmental Data: KZN Wildlife 2019
 Hydrological Data: SANBI
 Land Reform: DALRRD
 Cadastral: KZN SGO



Map 36: % Households with no access to Sanitation

7.3. BULK ELECTRICITY INFRASTRUCTURE

Mkhambathini Local Municipality is not a licensed electricity provider, but supports electricity rollout by coordinating funding and infrastructure with the Department of Mineral Resources and Energy and Eskom, which manages electricity distribution. Supply capacities typically range from 20 Amps for INEP-funded projects to 60 Amps for Eskom-funded projects, addressing both basic and higher household energy needs.



7.3.1. BULK ELECTRICITY INFRASTRUCTURE SUPPLY

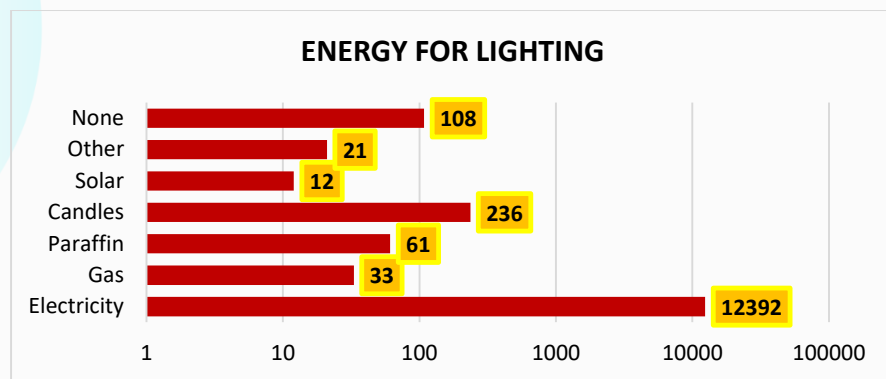
The municipality holds three (3) Eskom points of electrical supply, which include:

- (1) Eston 88kV substation: - Eston substation is located in the centre of the municipal area and supplies various feeders at a 88.00 kV. The substation has been commissioned
- (2) Umlaas Road 88kV Traction Substation: - Umlaas Road Traction substation is located in Umlaas Road and supplies various feeder at a 88.00 kV. The substation has been commissioned
- (3) Umlaas Road 132kV Substation: - Umlaas Road substation is located in Umlaas Road and supplies various feeders at a 132.0 kV. The substation has been commissioned

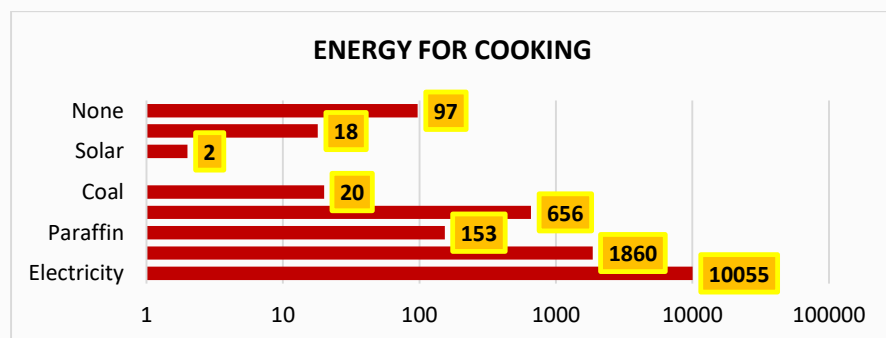
7.3.2. CURRENT ACCESS TO ELECTRICITY

According to Census 2022, electricity access in Mkhambathini is high, with 96.35% of households using mains electricity for lighting, while a small proportion rely on alternatives such as candles, gas, or paraffin. For cooking, 78.18% of households use electricity, with the remainder depending on wood, gas, paraffin, coal, animal dung, or solar energy.

While near-universal access for lighting reflects successful electrification programmes, the lower rate for cooking suggests energy adequacy challenges, including limited amperage, appliance affordability, or intermittent supply. These patterns are more pronounced in rural areas, highlighting the need for electrification strategies that address both grid access and household energy capacity.

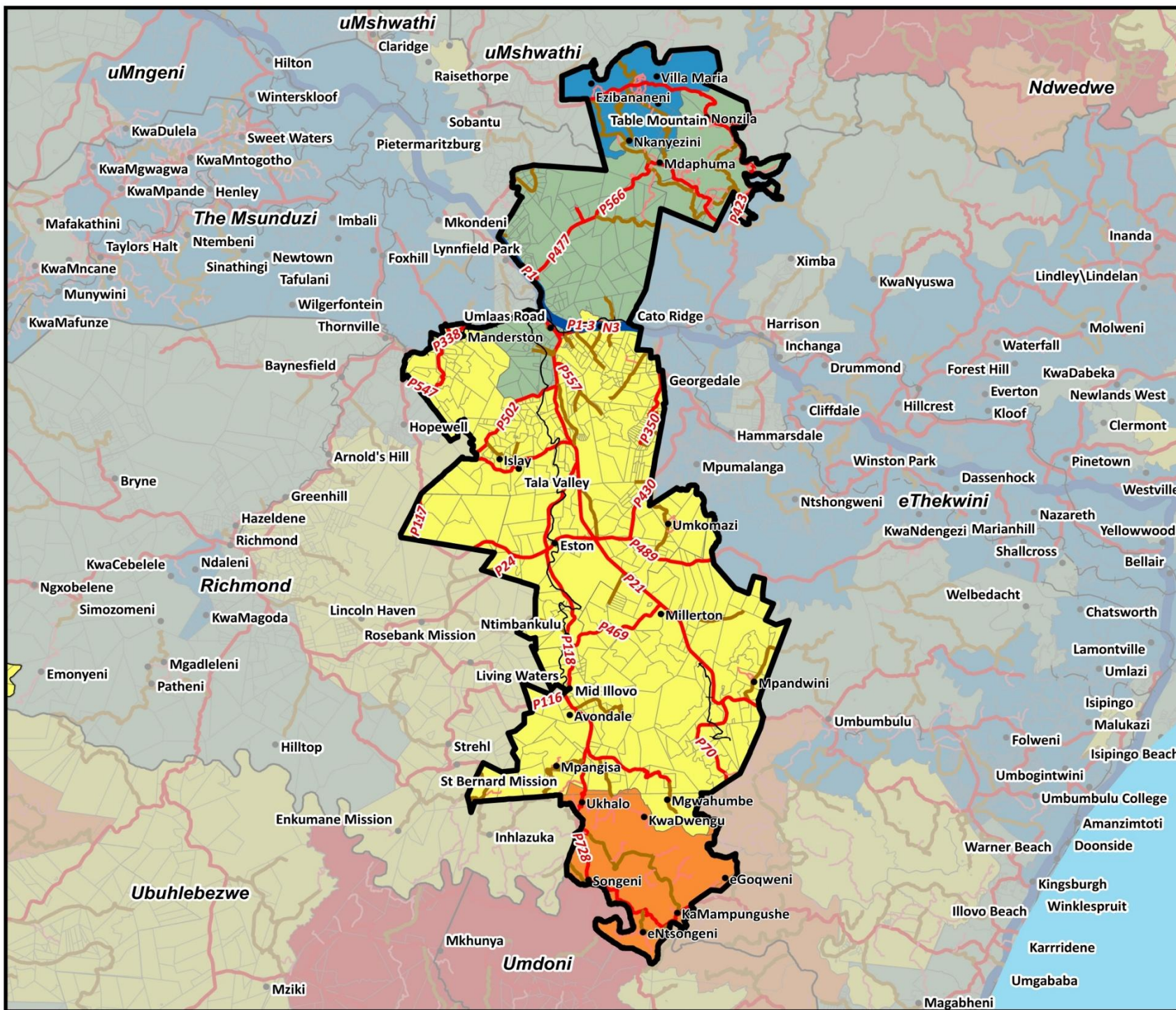


Graph 53: Number of households with access to energy for lighting



Graph 54: Number of households with access to energy for cooking

Electricity deprivation is concentrated in sparsely populated and spatially fragmented wards. For instance, Ward 2's Nagle community has a density of just 5 persons/km², while Ward 5's Mahlabathini sits at 22 persons/km². These characteristics make it financially and logistically difficult to extend the conventional grid. This trend is most evident in settlements such as Ngilanyoni, Ukhalo, and Ntsongeni. Furthermore, many of these settlements fall on communal or private land, requiring negotiated access agreements before infrastructure installation can commence. .



Mkhambathini Local Municipality

% Households with no access to Electricity

Legend

- Places
- National Road
- Provincial Road
- District Road
- Local Road
- +— Railway Lines
- Mkhambathini Boundary
- Local Municipalities
- Cadastral

% No Electricity

- 0,36 - 12,46
- 12,47 - 28,94
- 28,95 - 50,88
- 50,89 - 76,31
- 76,32 - 99,77

DATA SOURCES:
 Towns: COGTA
 Roads: DOT
 Municipal/Ward Boundaries: MDB
 State: STATSSA
 Agricultural/ Geological Data: DALRRD
 Environmental Data: KZN Wildlife 2019
 Hydrological Data: SANBI
 Land Reform: DALRRD
 Cadastral: KZN SGO



7.4. REFUSE REMOVAL

7.4.1. WASTE DISPOSAL/ LANDFILL SITES

Mkhambathini does not have its own landfill disposal site. Instead, all mixed solid domestic waste is transported and disposed of at the New England Landfill Site, which falls under the Msunduzi Local Municipality, approximately 23 km away from Mkhambathini (Camperdown). The municipality incurs monthly charges for waste disposal at this site. Lack of local landfill in Mkhambathini municipality results in increased transportation and disposal costs. Due to limited disposal sites, illegal dumping is a persistent issue, particularly in rural and informal settlement area.

7.4.2. MATERIALS RECOVERY FACILITIES (MRF)

Mkhambathini does not have a MRF. According to the Mkhambathini IWMP the municipality is planning to establish a MRF to improve waste management, reduce illegal dumping, and minimize transportation costs associated with using the New England landfill site in Msunduzi. The MRF will serve as an intermediate facility where waste can be stored and recovered, separating recyclables materials and disposing non-recyclable waste at landfill. The proposed MRF is planned to prioritize sustainable waste management practices in rural areas and informal settlements).

7.4.3. GARDEN WASTE DROP-OFF FACILITY

Mkhambathini does not own a garden waste disposal facility. However the municipality has partnered with a local farmer to dispose all garden waste from municipal operations and illegally dumped garden waste, to the

Willowfileds Farm (Ingomankulu) to be re-purposed for composting. Prior to 2017, the municipality collected garden waste weekly via curbside collection. However, due to financial constraints, this service was discontinued. As a result, illegal dumping of garden waste, including grass, leaves, tree shrubs, and branches, has become a significant challenge.

7.4.4. WASTE COLLECTION



Waste collection in Mkhambathini Municipality is limited to certain areas, mainly urban centers, the CBD, and some farms. Weekly waste removal is currently provided to wards 3, 4, and 6, covering about 396 households and the Camperdown CBD. The municipality has expanded the waste removal and disposal services. The service previously expanded to 3 additional wards

(1, 2, and 5). Due to municipal growth, 411 households and businesses receive removal services and pay for municipal waste management tariffs. Rural areas receive limited waste collection, leading to illegal dumping and burning of waste. Skip bins and bulk waste cages are stationed in the following areas:

- Camperdown – Waste cages and skip bins available at the taxi rank.
- Ward 2 – Bulk waste cage located at the taxi rank.
- Ward 5 – Bulk waste cage placed at the taxi rank.
- Maqongqo (Ward 1) – A waste cage is available for local waste disposal.
- Nkanyezini (Ward 3 and 5) – Waste cages and recycling facilities are being developed
- Eston (Ward 4) – Waste cages planned for bulk waste storage and sorting.

7.4.5. RECYCLING AND WASTE MANAGEMENT INITIATIVES

Mkhambathini Municipality has implemented several programs to promote waste minimization, recycling, and environmental sustainability. These initiatives focus on separation at source, informal waste picker integration, education campaigns, and community-driven projects.

Separation at Source Programs – Implemented in wards 3, 4, and 6, where residents receive clear recycling bags for weekly collection. Bulk waste cages in Camperdown, Maqongqo, and Eston facilitate sorting and recycling.

Informal Waste Picker and SMME Support – The Uthandolwemvelo Recycling Cooperative was formed with support from the municipality and land acquired from the Umhlabunzima Tribal Authority to develop a

Materials Recovery Facility (MRF). Waste pickers are provided with stipends through the EPWP (Expanded Public Works Programme) to encourage participation.

7.4.6. ILLEGAL DUMPING SITES



Illegal dumping is a major challenge in Mkhambathini, particularly in areas with limited waste collection services. Some of the main illegal dumping hotspots include:

- Eston (off R603 Umbumbulu Road, Ward 4), located near the main road, accessible to Eston and Mid-Illovo farmers. Waste types include garden waste, glass, paper, cardboard, mixed domestic

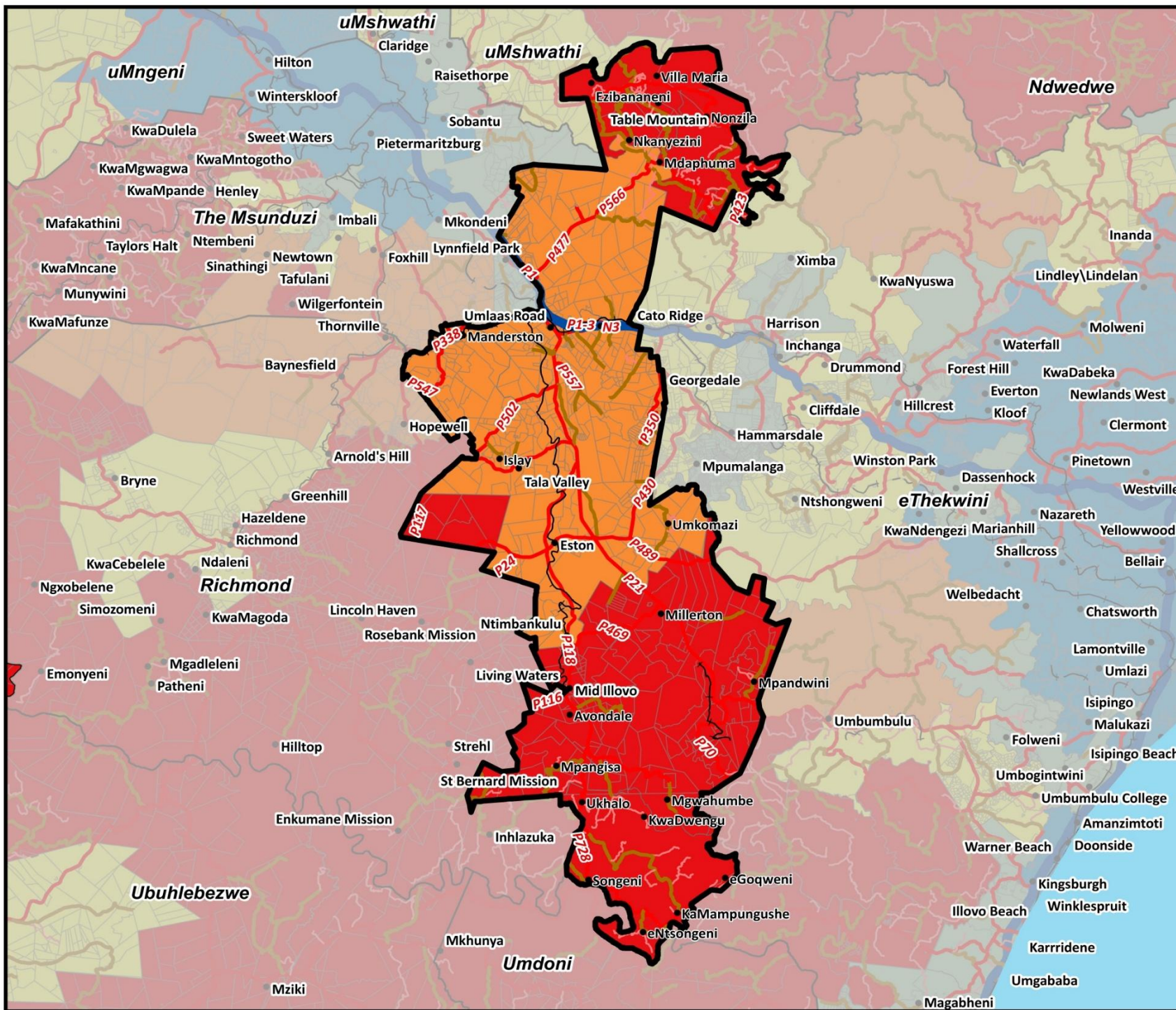
waste, and building rubble. Illegal dump has been cleared and area rehabilitated. Indigenous trees were planted, and open space is maintained monthly. A waste cage has been installed and maintained daily by EPWP and waste is removed to avoid an illegal dump.

- D409 Umlaas Road (Richmond Road intersection, Ward 3). This site has been prioritized for clean-up campaigns but remains a recurring dumping site. Common waste types include household waste, plastic, and rubble.
- Nkanyezini/Lion Park Area (Ward 3) is an emerging illegal dumping site due to increased households and lack of waste collection services.
- Maqongqo Main Road and Umgeni River Tributary (Ward 1), where frequent dumping of organic waste and domestic waste occurs
- Mkhambathini CBD

7.4.7. WASTE MANAGEMENT FLEET

Mkhambathini Municipality operates with a small fleet of waste collection vehicles, which affects service delivery. The fleet consists of: One (1) Waste Compactor Truck (Make & Model: UD Truck- 2017), which is used for daily scheduled waste collection across the municipality; a 4-Ton Open Truck (Make & Model: HINO - 2008) which acts as a backup vehicle when the compactor truck is under maintenance. The 4-Ton Open Truck is also used for scheduled waste removal and disposal in rural areas, garden waste collection from municipal sites and public spaces, and recycling initiatives and support programmes. The 4-ton truck (2008 model) is outdated and not well-suited for waste transportation, as per National Waste Strategy guidelines.





Mkhambathini Local Municipality

% Households with no access to Refuse Removal

Legend

- Places
- National Road
- Provincial Road
- District Road
- Local Road
- +— Railway Lines
- Mkhambathini Boundary
- Local Municipalities
- Cadastral
- 0,039 - 17,72
- 17,73 - 44,45
- 44,46 - 70,05
- 70,06 - 89,46
- 89,47 - 99,88

DATA SOURCES:
 Towns: CGTA
 Roads: DOT
 Municipal/Ward Boundaries: MDB
 State: STATSSA
 Agricultural/Geological Data: DALRRD
 Environmental Data: KZN Wildlife 2019
 Hydrological Data: SANBI
 Land Reform: DALRRD
 Cadastral: KZN SGO



Map 39: % Households with No Access to Refuse Removal

7.5. TELECOMMUNICATION INFRASTRUCTURE

7.5.1. CURRENT ACCESS AND INFRASTRUCTURE GAPS

The bulk of Mkhambathini residents do not have reliable access to the internet. Based on data from the 2016 Community Survey:

- 93.93% of the population had no internet access at all.
- Of the remaining, 14.72% accessed the internet from cafes more than 2 km away.
- A small share (5.05%) relied on public libraries for connectivity.
- Only 49.18% reported accessing the internet using mobile devices, although this does not necessarily reflect signal strength or data affordability

7.5.2. CHALLENGES IN TELECOMMUNICATION INFRASTRUCTURE

Despite the presence of mobile signal in some areas, coverage is fragmented, inconsistent, and often unreliable in large parts of the municipality. The key challenges identified include:

- Poor or no mobile network coverage in deep rural settlements, leading to communication blackouts.
- Limited or no internet infrastructure beyond main service nodes.
- Minimal investment by network providers in expanding coverage to low-income or sparsely populated areas.
- Affordability and accessibility issues related to devices and data costs, further excluding low-income users.

There is also a notable absence of fiber infrastructure or dedicated broadband facilities beyond Camperdown and Eston. Additionally, there are

no confirmed plans for network upgrades from the private sector, worsening spatial inequality in access.

7.5.3. AREAS MOST AFFECTED

The survey and anecdotal feedback consistently indicate that the most underserved areas include:

- Wards 4, 5, 6 and 7, especially in settlements such as Mboyi, Mahlabathini, Mbungwini, Mpukwini, Manzamyama, Ngilanyoni, and Nsongeni.
- Educational and healthcare facilities like Mbutho Primary and Magugu Clinic experience poor signal, affecting administrative communication and emergency response.
- Farm settlements such as Do Vale Farm, Phoswa Farm, and Atlas Farm are largely disconnected, impacting agricultural operations reliant on digital tools and market access.

This poses not only a developmental challenge but also a risk in times of emergency and crisis management.

7.6. ROAD NETWORK



DEVELOPMENT OF A SPATIAL DEVELOPMENT FRAMEWORK FOR THE MKHAMBATHINI LOCAL MUNICIPALITY

DRAFT SDF

The road network in the municipal area consists of national, provincial, district and local roads. These roads give access to various parts of the municipality. These roads include, inter alia:

- The N3 national road serves as a significant economic lifeline within the entire district as part of the National Movement System. This national road passes through Camperdown and Umlass Road in an east-west direction. Advantageous to Camperdown is its location at the focal point of traversing road networks and Umlaas Road to the west of Camperdown, which represents the industrial hub of the Municipality.
- The P70 & R603 linking Camperdown to Mid-Illovo and Eston, towards Umbumbulu is identified in the uMgungundlovu SDF as a Regional Movement System.
- The P728, P116 and P118 which are located in the southern entity of the municipal area, linking settlement areas of Mid-Illovo and Ntimbankulu towards Eston.
- The P26 and P423, which connect settlement areas of Villa Maria and Nonzila, which are located in the north of the municipal area.
- The P477 and P566 provincial roads are also critical roads that traverse through the northern entity of the municipal area.

Noted also in the municipality is that there is a lack of adequate road infrastructure which poses a hindrance to new development which people need to gain access. However, other settlements do exist in the hinterland of the municipality which could potentially have enough threshold to implement public transport facilities. These are Table Mountain, Nkanyezini, Islay, Umkomazi, Mpandwini, and other settlements located in

the southern entity of the municipal area, such as Songeni and Ukhalo, to name a few.



7.6.1. THE N3 UPGRADE PROJECT

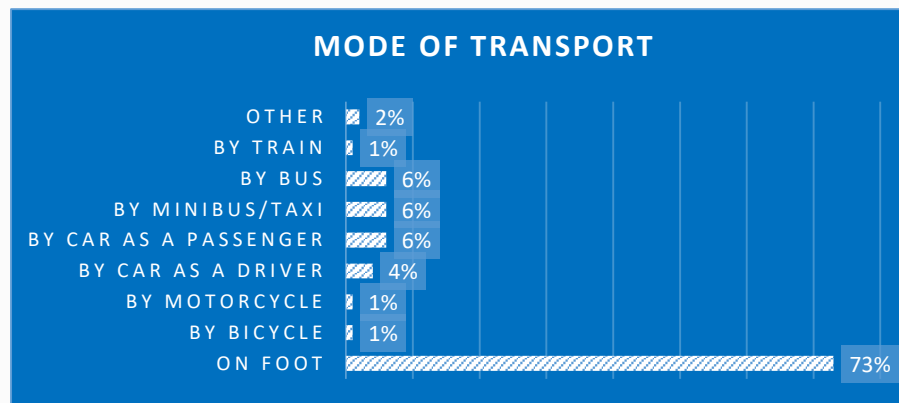
The N3 National Route is a key freight corridor passing through Mkhambathini, linking Durban, Pietermaritzburg, and Gauteng, and carrying over 70 million tons of goods annually. Recognising its national significance, SANRAL is implementing a major upgrade as part of the Durban–Free State–Gauteng Logistics and Industrial Corridor, aimed at improving safety, increasing capacity, and strengthening freight efficiency.

Within Mkhambathini, upgrades focus on the Cato Ridge–Dardanelles–Lynnfield Park section, where the N3 is being expanded from four to eight lanes, with improvements to bridges, lighting, drainage, and the R103 provincial road. These upgrades will enhance access to the Camperdown node, identified as a logistics hub, and improve connectivity for nearby settlements in Wards 1 and 3.

7.6.2. ASSESSMENT OF DAMAGED INFRASTRUCTURE

Comprehensive evaluations have documented extensive damage to access roads throughout Mkhambathini. Many of these roads have been washed away, highlighting the urgent need for re-gravelling and stormwater drainage as immediate remedial measures. Concurrently, plans for reconstruction and resurfacing are being considered to ensure the sustainability of these transport routes. Additionally, several roads and bridges under the jurisdiction of the DOT have sustained severe damage, further emphasizing the necessity for coordinated restoration efforts.

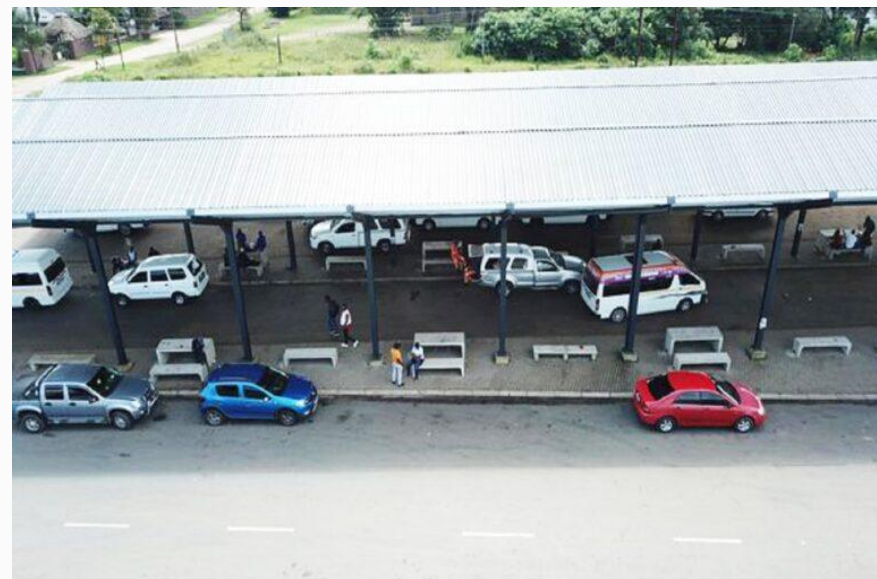
7.6.3. MODE OF TRANSPORTATION



Graph 55: Mode of Transport

Transport statistics show that 73% of residents in Mkhambathini travel on foot, indicating limited access to affordable or available public transport. Bus, minibus taxi, and car passenger travel each account for about 6%, reflecting the remoteness of many settlements and the poor condition or absence of lower-order road infrastructure that restricts vehicle access.

7.6.4. PUBLIC TRANSPORTATION



Public transport infrastructure such as taxi ranks, shelters, drop-off points, and ablution facilities is largely inadequate or absent across the municipality. Conditions are particularly poor in Wards 6 and 7, where commuters often wait in unprotected roadside areas with limited safe boarding zones and no formal routes, schedules, or signage. Camperdown serves as the main taxi hub. Key infrastructure gaps in the public transport system include:

- Lack of dedicated and formal taxi ranks, particularly in rural villages and peri-urban transition areas.
- Inadequate lay-bys and loading bays, forcing taxis and buses to stop on the road shoulder, creating traffic and safety hazards.
- No designated pedestrian paths linking public transport stops to nearby services or residential clusters, making the last-mile connection unsafe and inefficient.
- No integration with other modes such as rail or non-motorised transport (e.g., walking and cycling routes), despite opportunities to do so in nodal areas like Eston and Camperdown.



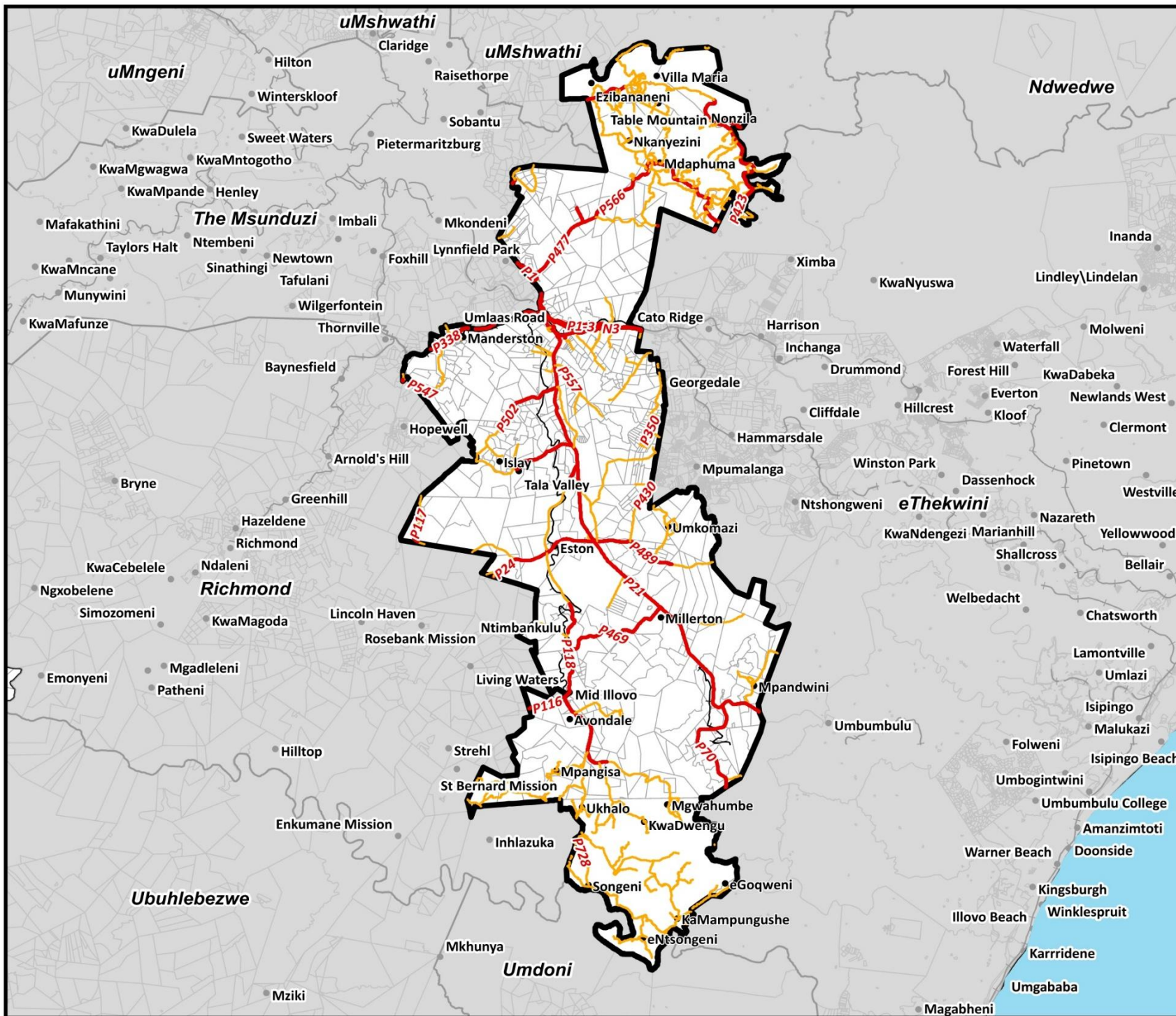
7.6.5. STORMWATER

Stormwater management in Mkhambathini is largely informal and underdeveloped. The municipality has no stormwater master plan, and formal drainage infrastructure is limited mainly to Camperdown, while most rural areas rely on natural runoff pathways that discharge into streams and rivers.

This situation contributes to soil erosion, road damage, and siltation of water bodies, while unmanaged runoff can carry pollutants into rivers and wetlands, degrading water quality. The problem is worsened by increasingly intense rainfall events, which have already led to washed-away roads and damaged bridges. Gravel roads in traditional authority areas are particularly vulnerable due to the absence of side drains, culverts, and attenuation structures, accelerating infrastructure deterioration.

7.6.6. RAIL NETWORK

Mkhambathini has existing railway infrastructure that traverses its municipal area in a north-south direction, from Umlaas Road towards Mid-Illovo. The rail network runs parallel to the P21 and P118 provincial roads. . The railway system provides services mainly for the transportation of goods between Durban and the Witwatersrand. The rail network within the municipal area is currently underutilised and presents an opportunity for passenger and freight transport. As such, the upgrading and maintenance of the core freight network remains important.



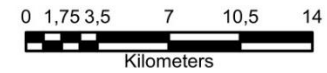
Mkhambathini Local Municipality

Road Conditions

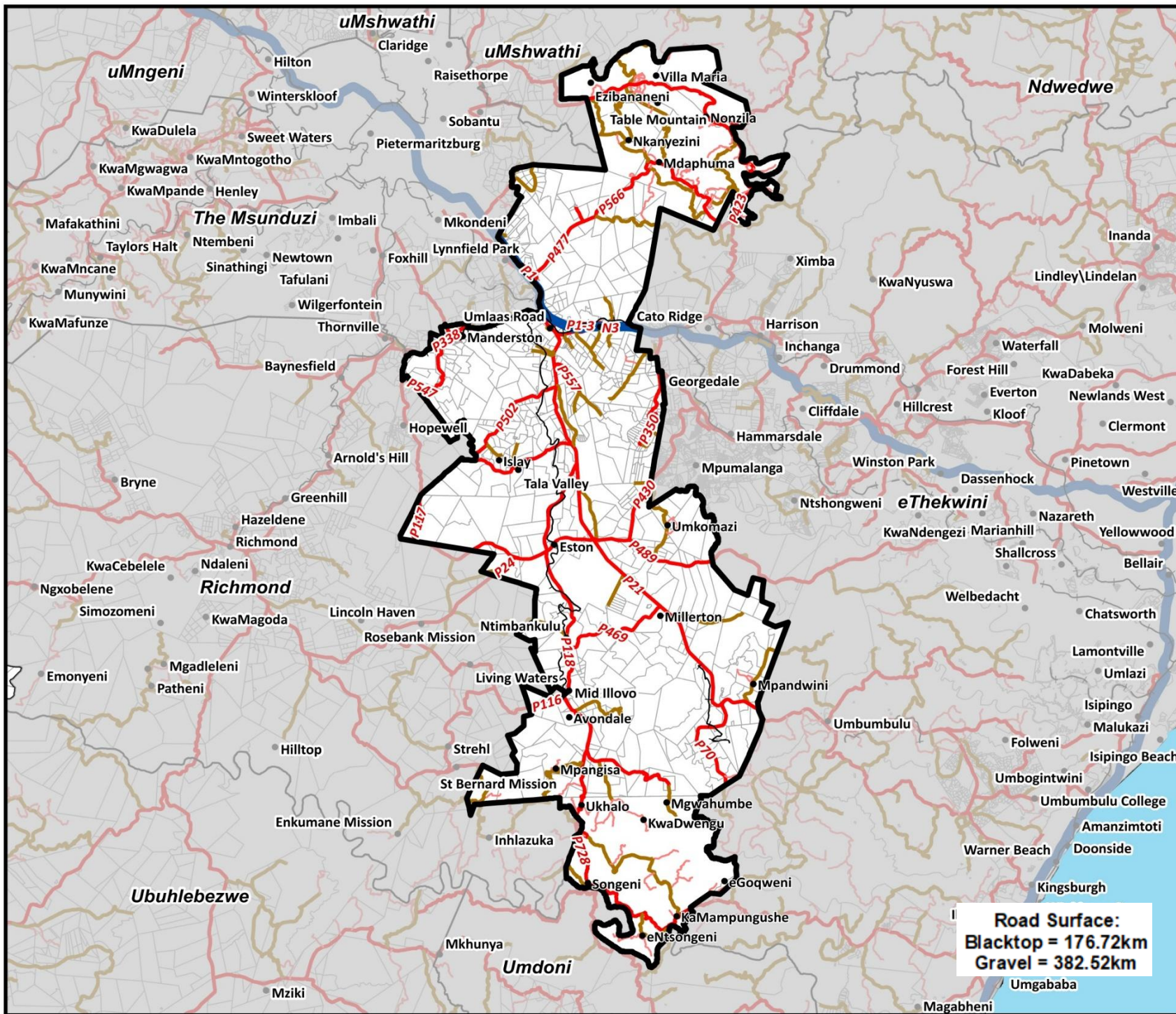
Legend

- Places
- Blacktop
- Gravel
- + Railway Lines
- ▭ Mkhambathini Boundary
- ▭ Local Municipalities
- ▭ Cadastral

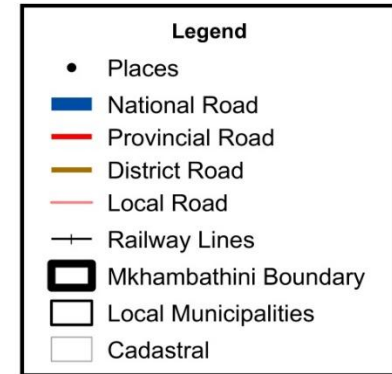
DATA SOURCES:
 Towns: COGTA
 Roads: DOT
 Municipal/Ward Boundaries: MDB
 Stats: STATSSA
 Agricultural/Geological Data: DALRRD
 Environmental Data: KZN Wildlife 2019
 Hydrological Data: SANBI
 Land Reform: DALRRD
 Cadastral: KZN SGO



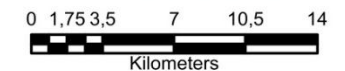
Map 40: Road Conditions



Mkhambathini Local Municipality Road Network



DATA SOURCES:
 Towns: COGTA
 Roads: DOT
 Municipal/Ward Boundaries: MDB
 Stats: STATSSA
 Agricultural/Geological Data: DALRRD
 Environmental Data: KZN Wildlife 2019
 Hydrological Data: SANBI
 Land Reform: DALRRD
 Cadastral: KZN SGO



Map 41: Existing Road Network

7.7. SOCIAL FACILITIES

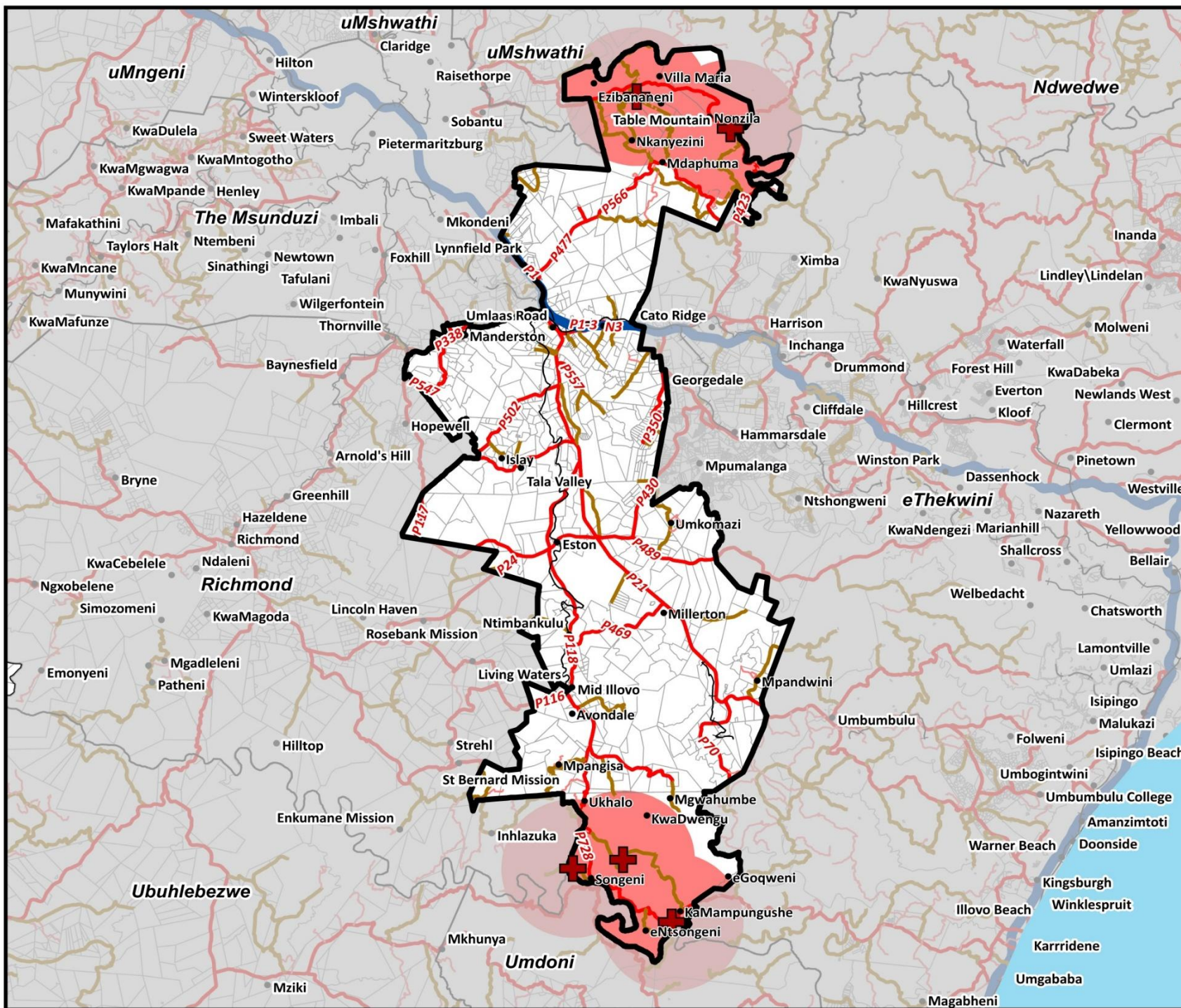
7.7.1. HEALTH FACILITIES

The Mkhambathini Local Municipality has five (5) fixed clinics and mobile clinics – visits occur once per month, providing basic healthcare services to areas with limited access to permanent facilities. These mobile clinics are critical in reaching centrally located or dispersed rural settlements where the walking distance to a fixed clinic may exceed 2.5 km. There are no public hospitals that are located within the boundaries of the municipal area. The table below indicates the existing health facilities within Mkhambathini municipality (as provided by the Department of Health):

Table 12: Health Facilities

HEALTH FACILITY	TYPE	SUBURB	LATITUDE	LONGITUDE	AUTHORITY	HEALTH DISTRICT	SUB DISTRICT
BANIYENA	CLINIC	MOBENI	-30,118716	30,58766	PROVINCIAL	UMGUNGUNDLOVU	MKHAMBATHINI
EMBO	CLINIC	MID ILLOVO	-30,07814	30,552591	PROVINCIAL	UMGUNGUNDLOVU	MKHAMBATHINI
INJABULO	CLINIC	CATO RIDGE	-29,602782	30,632033	PROVINCIAL	UMGUNGUNDLOVU	MKHAMBATHINI
KWA LEMBE	CLINIC	VULAMEHLO (NU)	-30,08365	30,51638	PROVINCIAL	UMGUNGUNDLOVU	MKHAMBATHINI
MAGUZU	CLINIC	PLESSISLAER	-29,581511	30,564617	PROVINCIAL	UMGUNGUNDLOVU	MKHAMBATHINI

Source: Department of Health, ArcGIS

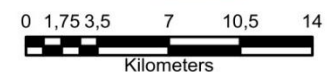


Mkhambathini Local Municipality
Health Facilities

Legend

- Places
- ✚ Clinic (5)
- Blue line National Road
- Red line Provincial Road
- Yellow line District Road
- Light red line Local Road
- Black line with cross Railway Lines
- Red shaded area Health Facilities 5km Buffer
- Black outline Mkhambathini Boundary
- White outline Local Municipalities
- Light grey outline Cadastral

DATA SOURCES:
 Towns: COGTA
 Roads: DOT
 Municipal/Ward Boundaries: MDB
 State: STATSSA
 Agricultural/Geological Data: DALRRD
 Environmental Data: KZN Wildlife 2019
 Hydrological Data: SANBI
 Land Reform: DALRRD
 Cadastral: KZN SGO



Map 42: Health Facilities

7.7.2. EDUCATIONAL FACILITIES

There are fourteen (14) early childhood development centres within the municipal area. These have been tabulated as follows:

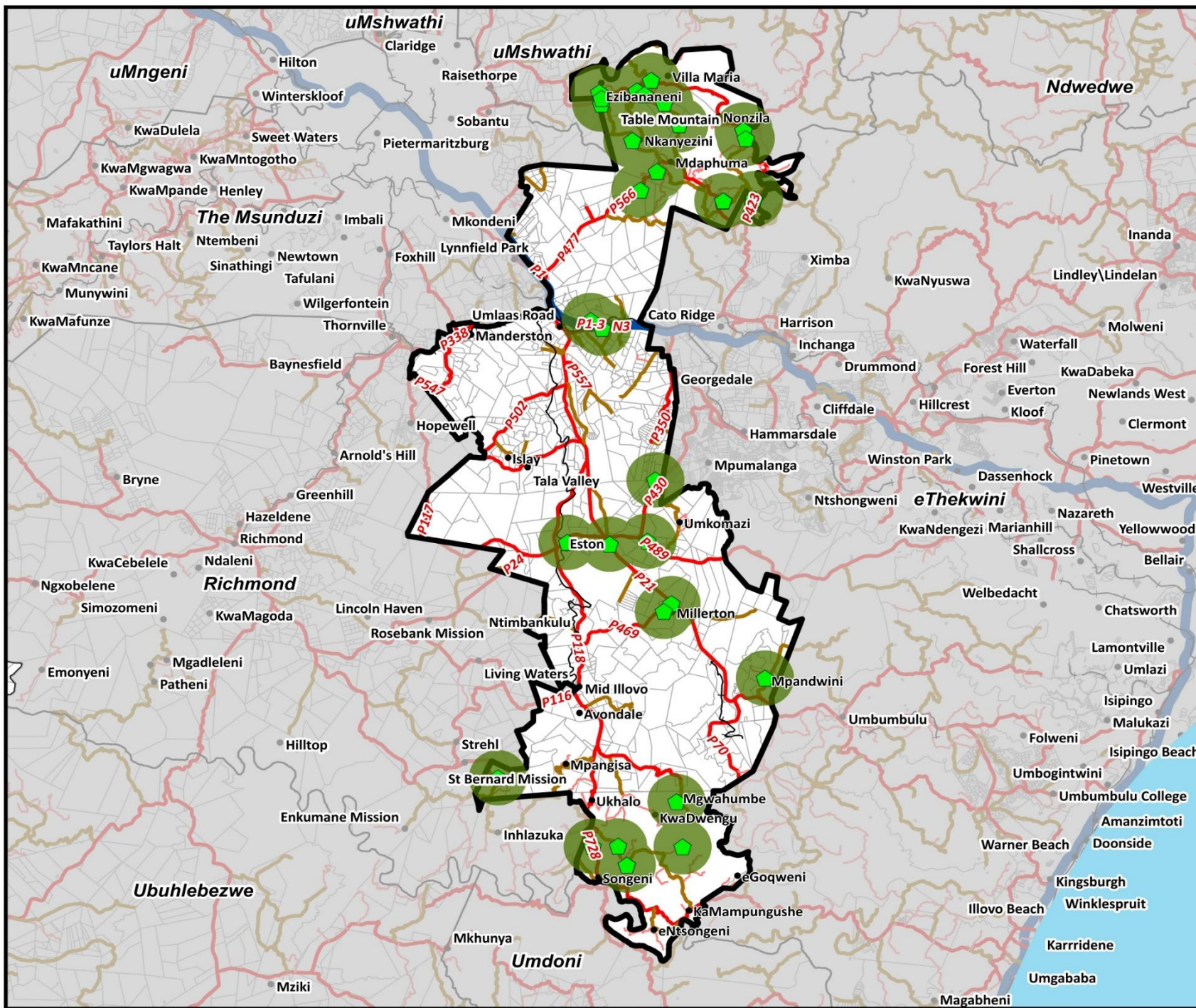
Table 13: Early Childhood Development Centre

INSTITUTION NAME	STATUS	OWNER OF BUILD	LATITUDE	LONGITUDE
AVELA DROPPING CARE CENTRE AND AFTER CARE	Operational	Another private individual	-29,57797	30,55911
CHIBINI CRECHE	Operational	Community Centre	-29,58597	30,57841
INTOKOZO CRECHE	Operational	Municipality	-29,58276	30,53386
KHANYISANI CRECHE	Operational	Religious institution (e.g. church, mosque)	-29,58276	30,53386
KHULISA UMNTWANA CRECHE	Operational	Religious institution (e.g. church, mosque)	-29,58276	30,53386
LITTLE STAR CRECHE	Operational	Community Centre	-29,58647	30,5337
MANGIPHA CHILDREN CARE CENTRE	Operational	The ECD Programme	-29,57797	30,55911
MELOKUHLE CRECHE	Operational	Community Centre	-29,57111	30,56912
NSIMBINI ECD AFTER CARE AND BOARDING CENTRE	Operational	School	-29,57885	30,53227
SINENHLANHLA CRECHE	Operational	Community Centre	-29,58276	30,53386
SIPHATHISIWE CRECHE	Operational	The ECD Programme	-29,58038	30,56431
THOKOZANE BUHLEBAKHE CRECHE	Operational	The person in charge of the programme (e.g. principal, matron, child-minder)	-29,58276	30,53386
GUGULETHU CRECHE	Operational	Community Centre	-29,64844	30,64193
HONEY DEW CRECHE AND PRE-SCHOOL	Operational	Community Centre	-29,60374	30,63468
INTOBEKO CRECHE	Operational	Community Centre	-29,60374	30,63468
KUHLEKONKE CRECHE	Operational	Community Centre	-29,60011	30,58894
SISONKE CRECHE	Operational	The ECD Programme	-29,60916	30,63616
THANDANANI CRECHE	Operational	Municipality	-29,64844	30,64193
GROWING MINDS PRE-PRIMARY SCHOOL	Operational	Another private individual	-29,73241	30,53356
MOTHER GOOSE PRE-SCHOOL	Operational	The ECD Programme	-29,72742	30,52556
THEMBELIHLE CRECHE	Operational	The person in charge of the programme (e.g. principal, matron, child-minder)	-29,64259	30,56119
UTHANDOLWETHU CRECHE	Operational	Community Centre	-29,73241	30,53356

DEVELOPMENT OF A SPATIAL DEVELOPMENT FRAMEWORK FOR THE MKHAMBATHINI LOCAL MUNICIPALITY

DRAFT SDF

INSTITUTION NAME	STATUS	OWNER OF BUILD	LATITUDE	LONGITUDE
ZAMOKUHLE CRECHE	Operational	The ECD Programme	-29,63046	30,57304
EKUJABULENI	Operational	Not-for profit organisation	-29,8313	30,57103
KHULAKAHLE CRECHE AND PRESCHOOL	Operational	Community Centre	-29,87117	30,56523
MSHOLOZI CRECHE	Operational	The person in charge of the programme (e.g. principal, matron, child-minder)	-29,8718	30,50817
NIPPERS PRE-SCHOOL	Operational	School	-29,8718	30,50817
THANDOLWETHU CRECHE	Operational	Another private individual	-29,91191	30,58216
THOKOZANI CRECHE AND PRE-SCHOOL	Operational	The ECD Programme	-29,87309	30,53826
UMTHUNZI WESIZWE	Operational	Religious institution (e.g. church, mosque)	-29,91696	30,57667
EKUKHANYENI PRE-SCHOOL	Operational	The ECD Programme	-29,64972	30,62004
INGQAZA CRECHE	Operational	The ECD Programme	-29,64972	30,62004
MGIJIMI CRECHE	Operational	Municipality	-29,64972	30,62004
SINOTHANDO CRECHE AND PRESCHOOL	Operational	The ECD Programme	-29,61026	30,55565
THEMBELIHLE DAYCARE	Operational	The ECD Programme	-29,61026	30,55565
SIYATHUTHUKA CRECHE	Operational	Community Centre	-30,02485	30,45783
THEMBELA CRECHE	Operational	The ECD Programme	-29,96065	30,64859
BAMBISANANI CRECHE	Operational	The ECD Programme	-30,06962	30,54337
BUHLEBEZWE CRECHE	Operational	Municipality	-30,08201	30,54958
EMANDLENI CRECHE	Operational	The ECD Programme	-30,06977	30,5252
LETHIHEMBA CRECHE	Operational	School	-30,08201	30,54958
PHILISIWE AND NTOMBIFUTHI CRECHE	Operational	Community Centre	-30,04088	30,58521
SIYAZAMA CRECHE	Operational	The person in charge of the programme (e.g. principal, matron, child-minder)	-30,07027	30,58941

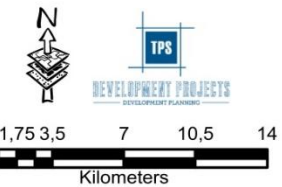


Mkhambathini Local Municipality
Educational Facilities
Early Childhood Development Centres

Legend

- Places
- ◀ Early Childhood Development Centres (43)
- ▬ National Road
- ▬ Provincial Road
- ▬ District Road
- ▬ Local Road
- Railway Lines
- ECD 2km Radius
- ▭ Mkhambathini Boundary
- ▭ Local Municipalities
- ▭ Cadastral

DATA SOURCES:
 Towns: COGTA
 Roads: DOT
 Municipal/Ward Boundaries: MDB
 State: STATSSA
 Agricultural/Geological Data: DALRRD
 Environmental Data: KZN Wildlife 2019
 Hydrological Data: SANBI
 Land Reform: DALRRD
 Cadastral: KZN SGO



Map 43: Early Childhood Development Centres

DEVELOPMENT OF A SPATIAL DEVELOPMENT FRAMEWORK FOR THE MKHAMBATHINI LOCAL MUNICIPALITY

DRAFT SDF

There are thirty-one (31) primary schools in the municipal area. These have been tabulated as follows:

Table 14: Primary Schools

INSTITUTION	LEVEL	QUINTILE	OWNERSHIP	LATITUDE	LONGITUDE
COSMOORE PRIMARY SCHOOL	P	2	PUBLIC	-29,7744	30,4966
EMFENI PRIMARY SCHOOL	P	1	PUBLIC	-29,8833	30,4749
ESTON PRIMARY SCHOOL	P	4	PUBLIC	-29,8706	30,5071
FAIRLEIGH PRIMARY SCHOOL	P	1	PUBLIC	-29,8661	30,528
GCINA PRIMARY SCHOOL	P	3	PUBLIC	-29,5984	30,5892
IMBOYI PRIMARY SCHOOL	P	2	PUBLIC	-29,6107	30,5636
INKANYEZINI PRIMARY SCHOOL	P	2	PUBLIC	-29,6223	30,5757
MAQONGQO PRIMARY SCHOOL	P	3	PUBLIC	-29,5737	30,5627
MBUTHO PRIMARY SCHOOL	P	3	PUBLIC	-29,8615	30,5905
MPHAYA PRIMARY SCHOOL	P	3	PUBLIC	-29,631	30,6573
NONZILA PRIMARY SCHOOL	P	2	PUBLIC	-29,5774	30,593
NTWEKA PRIMARY SCHOOL	P	2	PUBLIC	-29,6343	30,5781
PHANGINDAWO PRIMARY SCHOOL	P	3	PUBLIC	-29,6101	30,6373
SANSIKANE PRIMARY SCHOOL	P	2	PUBLIC	-29,6489	30,6426
SETHABE PRIMARY SCHOOL	P	1	PUBLIC	-29,7347	30,4839
TABLE MOUNTAIN PRIMARY SCHOOL	P	2	PUBLIC	-29,6449	30,6161
THORNER PRIMARY SCHOOL	P	2	PUBLIC	-29,7481	30,4504
VILLA MARIA PRIMARY SCHOOL	P	3	PUBLIC	-29,5794	30,5695
BANIYENA PRIMARY SCHOOL	P	1	PUBLIC	-30,1072	30,5881
GULUBE CP SCHOOL	P	2	PUBLIC	-30,0419	30,5241
HOPE VALLEY FARM SCHOOL	P	0	INDEPENDENT	-29,9522	30,5869
MID-ILLOVO PRIMARY SCHOOL	P	2	PUBLIC	-30,0368	30,5508
MPULULE PRIMARY SCHOOL	P	2	PUBLIC	-29,9591	30,6471
NGILANYONI PRIMARY SCHOOL	P	1	PUBLIC	-30,082	30,5496
ONDINI PRIMARY SCHOOL	P	1	PUBLIC	-30,041	30,5857
OTHIYENI PRIMARY SCHOOL	P	1	PUBLIC	-30,0698	30,5638

DEVELOPMENT OF A SPATIAL DEVELOPMENT FRAMEWORK FOR THE MKHAMBATHINI LOCAL MUNICIPALITY

DRAFT SDF

INSTITUTION	LEVEL	QUINTILE	OWNERSHIP	LATITUDE	LONGITUDE
SILOKOMANE PRIMARY SCHOOL	P	2	PUBLIC	-30,0559	30,5733
THEMBALETHU PRIMARY SCHOOL	P	1	PUBLIC	-30,0899	30,5241
THIMUNI PRIMARY SCHOOL	P	1	PUBLIC	-30,1122	30,5683
TILONGO PRIMARY SCHOOL	P	2	PUBLIC	-30,0161	30,5068

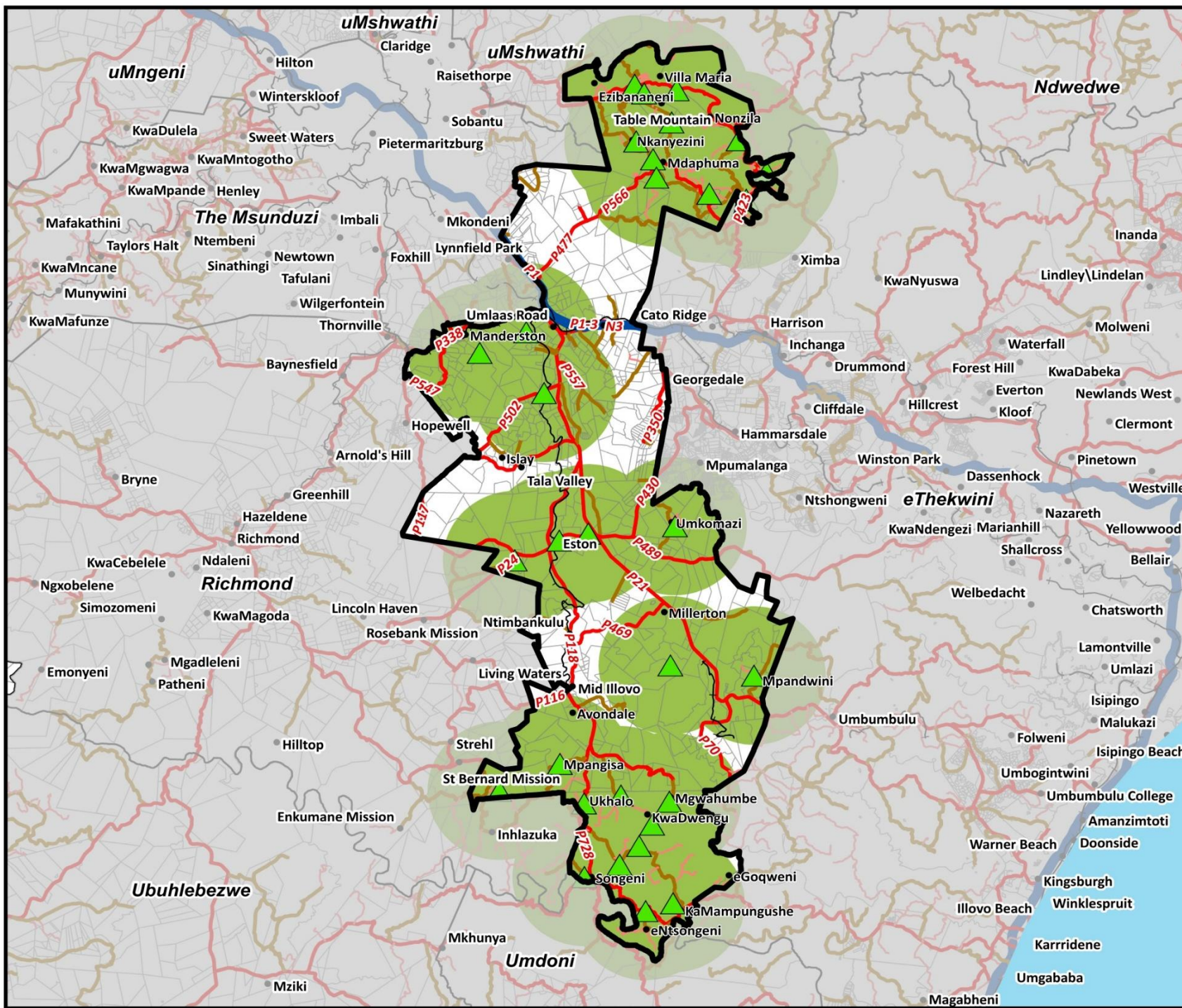
There are two (2) combined schools in the municipal area. Both schools are publically owned and are centrally located. These have been tabulated as follows:

Table 15: Combined Schools

INSTITUTION	LEVEL	QUINTILE	OWNERSHIP	LATITUDE	LONGITUDE
CAMPERDOWN COMBINED SCHOOL	C	4	PUBLIC	-29,7268	30,5359
MABOMVINI COMBINED SCHOOL	C	1	PUBLIC	-29,8547	30,4973

Table 16: Secondary Schools

INSTITUTION	LEVEL	QUINTILE	OWNERSHIP	LATITUDE	LONGITUDE
BANQOBILE SECONDARY SCHOOL	S	3	PUBLIC	-29,6541	30,6197
INHLANHLAYABEBHUZE HIGH SCHOOL	S	3	PUBLIC	-29,6122	30,6384
MBAMBANGALO HIGH SCHOOL	S	3	PUBLIC	-29,5762	30,5627
MCOSELELI SECONDARY SCHOOL	S	2	PUBLIC	-29,5971	30,5881
NGANGEZWE SECONDARY SCHOOL	S	3	PUBLIC	-29,6573	30,6167
UNOBHALA HIGH SCHOOL	S	3	PUBLIC	-29,6317	30,572
DWENGU HIGH SCHOOL	S	2	PUBLIC	-30,0441	30,5603
ISMONT HIGH SCHOOL	S	2	PUBLIC	-30,0332	30,5892
MNTONJANI SECONDARY SCHOOL	S	2	PUBLIC	-30,016	30,5051
NSIKAKAZI HIGH SCHOOL	S	1	PUBLIC	-30,0762	30,5538
NSONGENI SECONDARY SCHOOL	S	1	PUBLIC	-30,1202	30,5861
SENZAKAHLE SECONDARY SCHOOL	S	2	PUBLIC	-30,0336	30,4624
UMINATHI COLLEGE	S	0	INDEPENDENT	-29,863431	30,586927

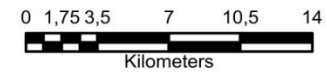


Mkhambathini Local Municipality
Educational Facilities
Primary Schools

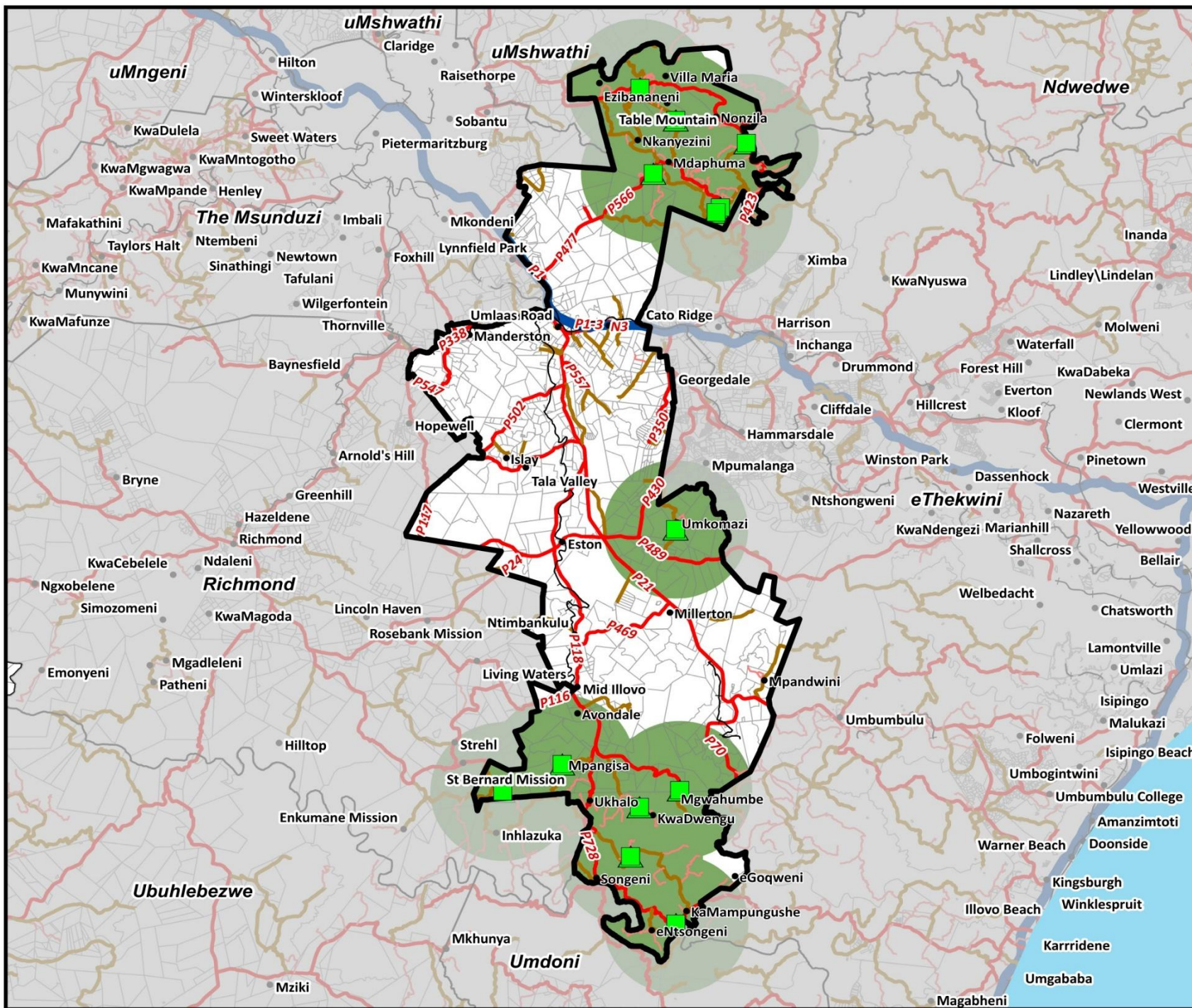
Legend

- Places
- ▲ Primary Schools (31)
- National Road
- Provincial Road
- District Road
- Local Road
- Railway Lines
- 5km Accessibility Radius
- ▭ Mkhambathini Boundary
- ▭ Local Municipalities
- ▭ Cadastral

DATA SOURCES:
 Towns: COGTA
 Roads: DOT
 Municipal/Ward Boundaries: MDB
 Stats: STATSSA
 Agricultural/ Geological Data: DALRRD
 Environmental Data: KZN Wildlife 2019
 Hydrological Data: SANBI
 Land Reform: DALRRD
 Cadastral: KZN SGO



Map 44: Primary Schools

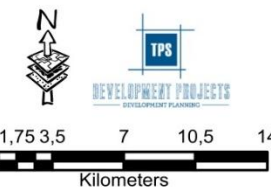


Mkhambathini Local Municipality
Educational Facilities
Secondary Schools

Legend

- Places
- ▲ Secondary Schools (13)
- National Road
- Provincial Road
- District Road
- Local Road
- +— Railway Lines
- ▭ Mkhambathini Boundary
- ▭ Local Municipalities
- ▭ Cadastral

DATA SOURCES:
 Towns: COGTA
 Roads: DOT
 Municipal/Ward Boundaries: MDB
 Stats: STATSSA
 Agricultural/Geological Data: DALRRD
 Environmental Data: KZN Wildlife 2019
 Hydrological Data: SANBI
 Land Reform: DALRRD
 Cadastral: KZN SGO



Map 45: Secondary Schools

7.7.3. LIBRARIES

Mkhambathini has three (3) libraries and one mobile library service. The Camperdown Main Library is located in Ward 3 within the municipal premises, the Nokuphiwa Modular Library serves the Maqongqo area in Ward 1, and a Mobile Library Unit operates in the Embo area of Ward 7. Library operations are funded through an annual grant from the Department of Arts and Culture, governed by a Memorandum of Agreement with the municipality.



7.7.4. CEMETERIES

Mkhambathini does not have authorised cemetery sites or crematoria, and only two (2) unregistered cemeteries currently exist within its jurisdiction. Due to limited monitoring, the number of monthly burials is unknown. Many residents therefore rely on cemeteries in neighbouring municipalities, including Mophela and Cato Ridge (eThekweni), eThembeni Memorial Park (Msunduzi), and sites in uMshwathi, while rural communities commonly practice homestead burials on traditional land.

7.7.5. DISASTER MANAGEMENT CENTRE

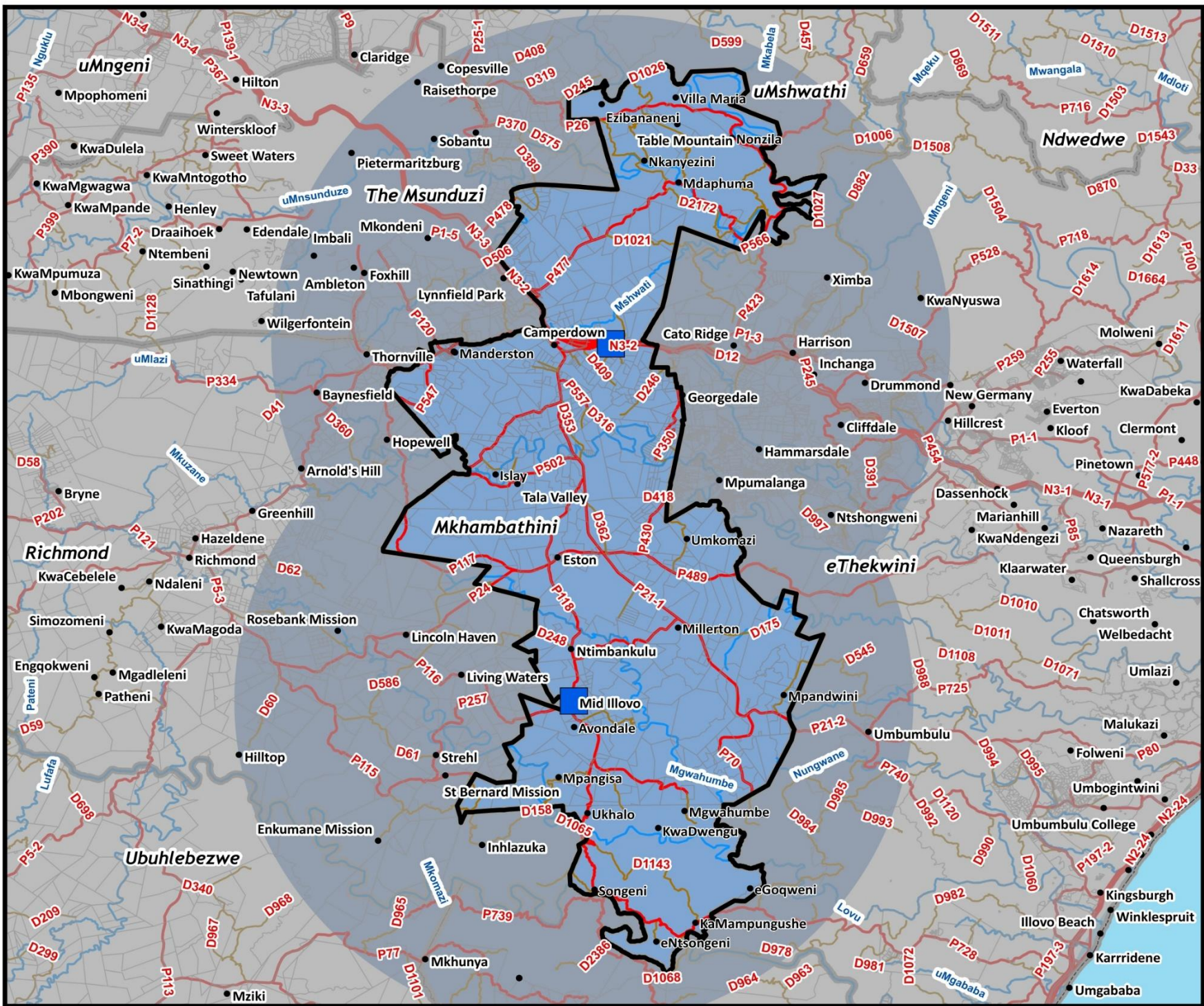
The municipality has one (1) disaster management office based in Camperdown, which was established in 2013. The Centre has an office, storeroom, all-terrain vehicle, and disaster risk management personnel. The disaster centre is fully functional and equipped with an office, storeroom, all-terrain vehicle and qualified disaster risk management personnel. The current centre lacks fully developed infrastructure and plans are in place for a new facility.

Mkhambathini does not have its own fire trucks or specialized rescue vehicles. Fire-fighting services are provided by UMDM, operating from Ashburton Fire Station. There are no dedicated ambulances – emergency medical response is handled by provincial EMS (Emergency Medical Services)

7.7.6. POLICE STATIONS

The municipality currently has two (2) police stations: one that is located in Camperdown and the other in Mid-Illovo. The municipality is generally well serviced in terms of police visibility.





Mkhambathini Local Municipality
Police Station

Legend

- Places
- Police Stations
- National Road
- Provincial Road
- District Road
- NFEPA_Rivers
- ▭ Mkhambathini Municipality
- ▭ Local Municipalities
- ▭ Cadastral
- 24km Radius

DATA SOURCES:
 Towns: COGTA
 Roads: DOT
 Municipal/Ward Boundaries: MDB
 Stats: STATSSA
 Agricultural/Geological Data: DALRRD
 Environmental Data: KZN Wildlife 2019
 Hydrological Data: SANBI
 Land Reform: DALRD
 Cadastral: KZN SGO



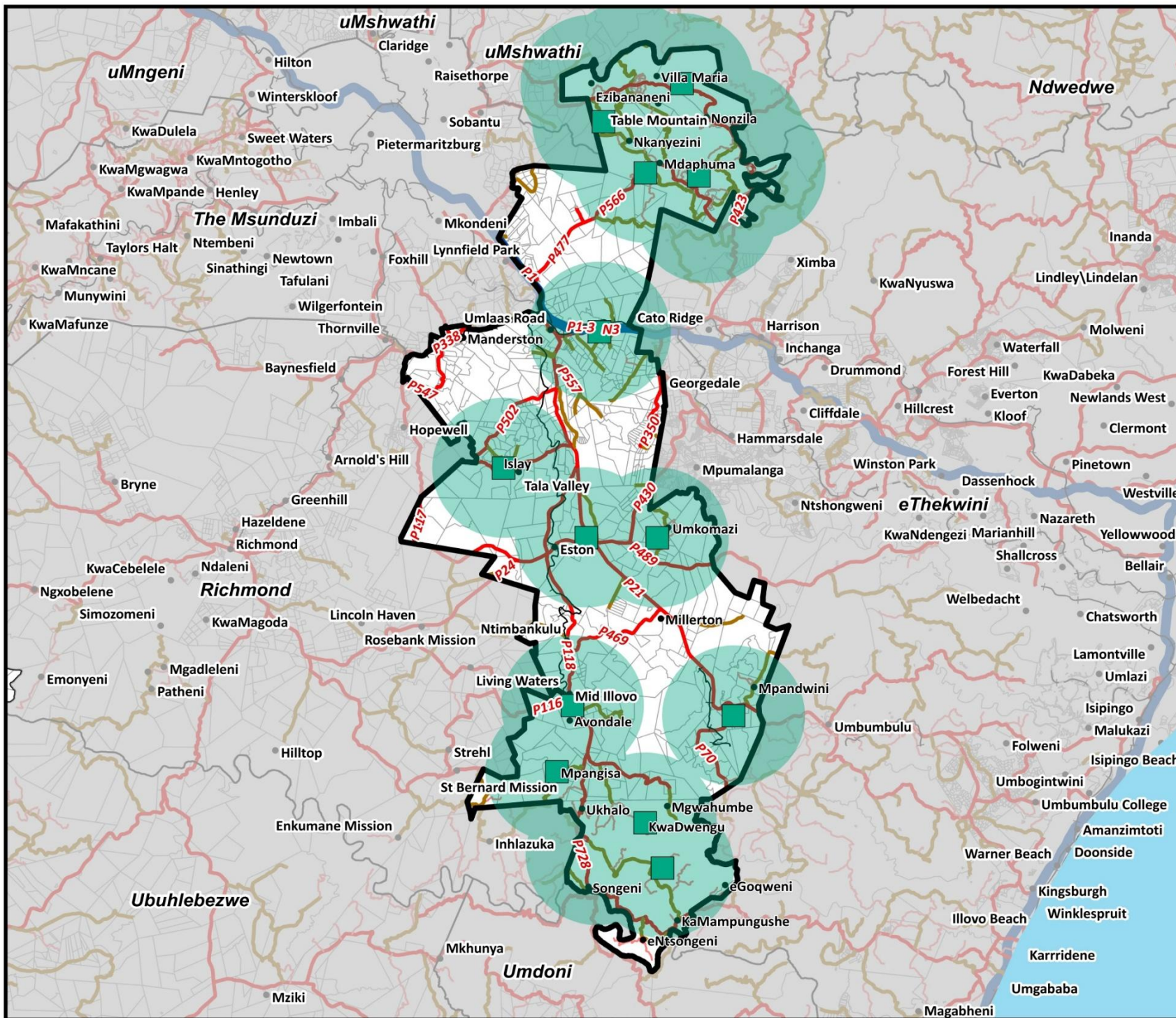
Map 46: Police Stations

7.7.7. COMMUNITY HALLS

There are 18 community halls within Mkhambathini Municipality, of which the local community mainly uses these halls. The provision of services such as access to water, electricity and sanitation are limited to just a few of these halls. In addition, it is stated that some of the halls are in a bad state of disrepair.

Table 17: Community Halls

WARD NO	FACILITY	CONDITION	STATUS
1	GCINA HALL	MAINTENANCE REQUIRED	NONE
1	STINGINI HALL	MAINTENANCE REQUIRED	MAINTAINED IN 2023/24 YEAR
1	MAQONGQO HALL	MAINTENANCE REQUIRED	MAINTAINED IN 2022/23 YEAR
1	QALAKAHLE HALL	MAINTENANCE REQUIRED	MAINTAINED IN 2018/19 YEAR
2	ABEBHUZI HALL	MAINTENANCE REQUIRED	MAINTAINED IN 2017/18 YEAR
2	OPHOKWENI HALL	MAINTENANCE REQUIRED	MAINTAINED IN 2020/21 YEAR
2	NGANGEZWE HALL	MAINTENANCE REQUIRED	MAINTAINED IN 2017/18 YEAR
2	HLUKANA HALL	NEW	NONE
3	NKANYEZINI HALL	MAINTENANCE REQUIRED	MAINTAINED IN 2019/20
3	CAMPERDOWN TOWN HALL	NEW	UPGRADE 2021/22 YEAR
4	NJOBOKAZI HALL	MAINTENANCE REQUIRED	MAINTAINED IN 2023/24 YEAR
4	KWAPONI HALL	GROUND WORKS REQUIRED	NONE
4	DUKES HALL	NEW	MAINTAINED IN 2020/21 YEAR
5	MQAMPOMPWENI HALL	MAINTENANCE REQUIRED	NONE
5	NKOSI MDLULI HALL	NEW	NONE
5	OGAGWINI HALL	MAINTENANCE REQUIRED	NONE
6	ISMONT HALL	MAINTENANCE REQUIRED	MAINTAINED IN 2019/20 YEAR
6	KWADWENGU HALL	NEW	NONE
6	CHARLES MKHIZE HALL	MAINTENANCE REQUIRED	NONE
6	MPANGISA HALL	NEW	MAINTAINED IN 2023/24 YEAR
7	MPEKULA HALL	MAINTENANCE REQUIRED	MAINTAINED IN 2023/24 YEAR
7	ESGODINI HALL	MAINTENANCE REQUIRED	NONE

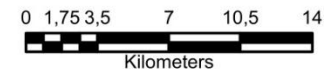


Mkhambathini Local Municipality Community Halls

Legend

- Places
- Community Halls
- National Road
- Provincial Road
- District Road
- Local Road
- +— Railway Lines
- 5km Accessibility Radius
- ▭ Mkhambathini Boundary
- ▭ Local Municipalities
- ▭ Cadastral

DATA SOURCES:
 Towns: COGTA
 Roads: DOT
 Municipal/Ward Boundaries: MDB
 Stats: STATSSA
 Agricultural/Geological Data: DALRRD
 Environmental Data: KZN Wildlife 2019
 Hydrological Data: SANBI
 Land Reform: DALRRD
 Cadastral: KZN SGO



Map 47: Community Halls

7.7.8. SPORTS AND RECREATIONAL

There are fifteen (15) recreational sports facilities in the municipal area. There is no standard prescribed in terms of population catchment for sports facilities but a 15-minute drive by Public Transport facilities is recommended. Mkhambathini does not appear to be encountering backlogs in terms of the adequacy of these facilities, but the challenge is maintaining these to keep them in a proper condition

Table 18: Sports and recreational facilities

WARD NO	FACILITY	COMMUNITY	STATUS AND CONDITION
1	MAQONGQO SPORTS FIELD	MAQONGQO	UPGRADE REQUIRED/ VANDALIZED
2	MPHAYENI SPORTS FIELD	MPHAYA	NO NETBALL COURT & TAP
2	OPHOKWENI SPORTS FIELD	OPHOKWENI	NO NETBALL COURT & TAP
2	STADENI SPORTS FIELD	ESIDADENI	MAINTENANCE REQUIRED
3	MAHLABATHINI SPORTS FIELD	NKANYEZINI	UPGRADE REQUIRED
3	MASANGWENI SPORTS FIELD	MASANGWENI	UPGRADE REQUIRED
3	CAMPERDOWN SPORTS FIELD	CAMPERDOWN	UPGRADE REQUIRED
4	MAHLEKA SPORTS FIELD	NJOBOKAZI	MAINTENANCE REQUIRED
4	DUKES SPORTS FIELD	ESTON	MAINTENANCE REQUIRED
5	NGANGEZWE SPORTS FIELD	NGANGEZWE	NO NETBALL COURT & TAP
5	MBUNGWINI SPORTS FIELD	MBUNGWINI	NO NETBALL COURT & TAP
5	BANQOBILE SPORTS FIELD	BANQOBILE	UPGRADE REQUIRED
6	MAKHOLWENI SPORTS FIELD	MAKHOLWENI	CONSTRUCTION REQUIRED
6	ISMONT SPORTS FIELD	ISMONT	CONSTRUCTION REQUIRED
7	NSONGENI SPORTS FIELD	NSONGENI	UPGRADE REQUIRED



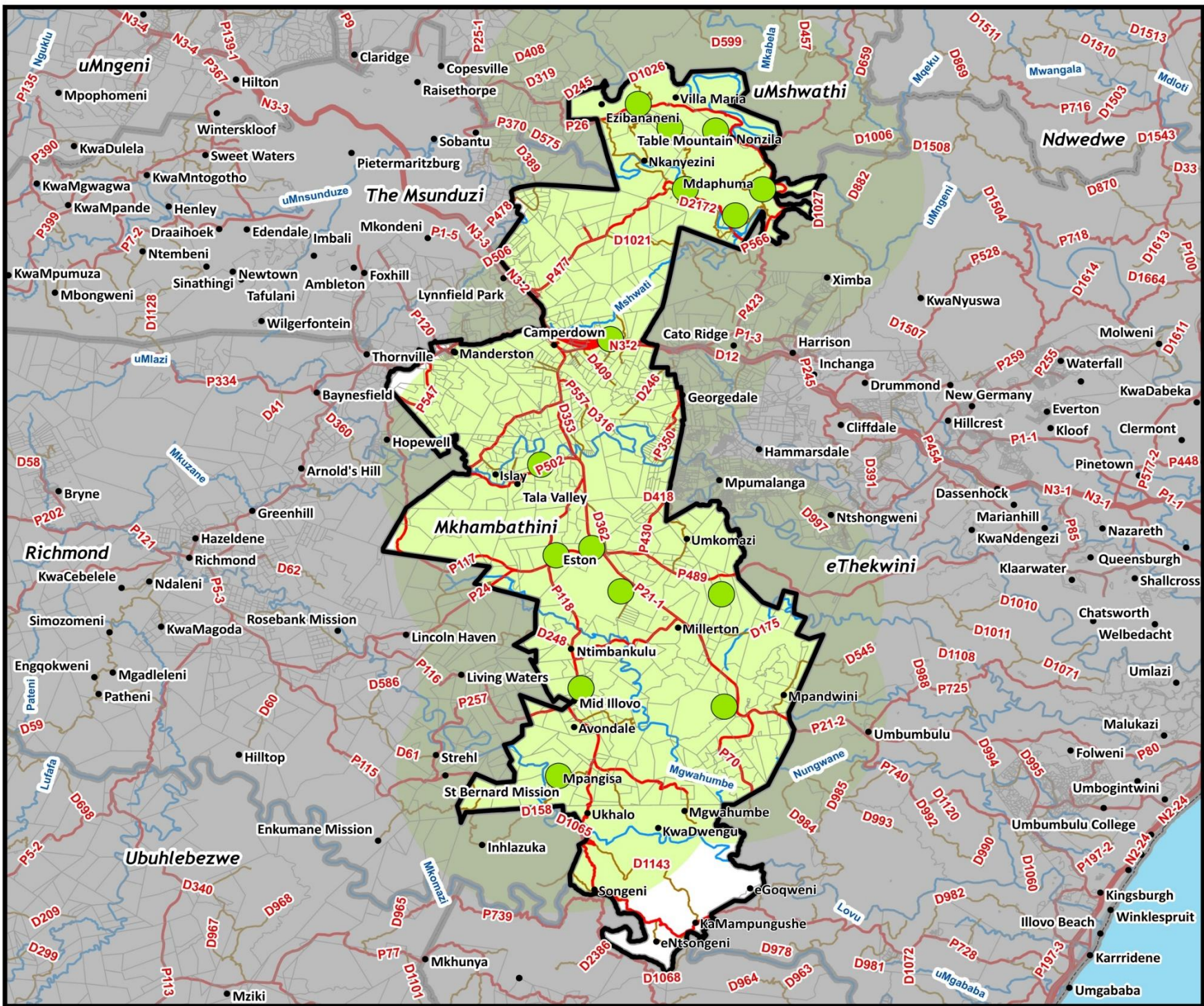
Mkhambathini Local Municipality

Sports and Recreational Facilities

Legend

- Places
- Sports and Recreation Facilities
- National Road
- Provincial Road
- District Road
- NFEPA_Rivers
- ▭ Mkhambathini Municipality
- ▭ Local Municipalities
- ▭ Cadastral
- 10km Radius

DATA SOURCES:
 Towns: COGTA
 Roads: DOT
 Municipal/Ward Boundaries: MDB
 Stats: STATSSA
 Agricultural/Geological Data: DALRRD
 Environmental Data: KZN Wildlife 2019
 Hydrological Data: SANBI
 Land Reform: DALRRD
 Cadastral: KZN SGO



Map 48: Sports and recreation facilities

8. BIOPHYSICAL ASSESSMENT

8.1. CRITICAL BIODIVERSITY AREAS

The following outlines the occurrence of CBAs within Mkhambathini:

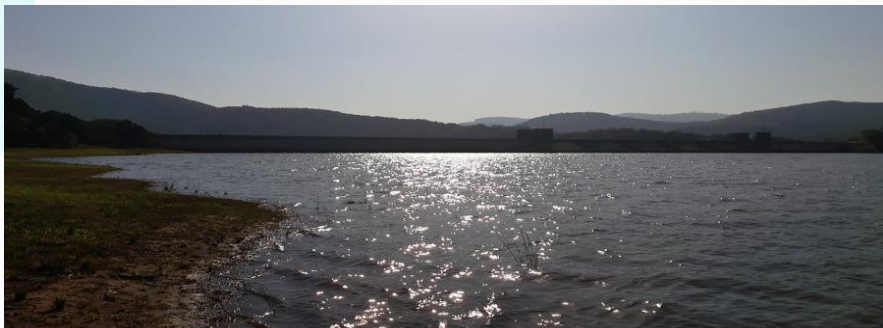
- CBA Irreplaceable occupies 17 781.62 hectares (20.47%) of the study area. The areas comprising CBA Irreplaceable are: Table Mountain, Mdaphuna, Nonzila, Songeni, KwaDwengu, Avondale and Mpandwini
- CBA optimal occupies 6 483.56 hectares (7.47%) of the study area. It is found in the following areas: Ezibananeni, Villa Maria, Table Mountain, Nkanyezini Umkomazi, Mpangisa and Ukhalo
- ESA occupies 6 020.71 hectares (6.93%) of the study area. It is found in the following areas: Entsongeni and Camperdown

8.2. PROTECTED AREAS

The following outlines the existing Protected Areas within Mkhambathini:

- Mpushini Nature Reserve, which was proclaimed in 2011 and measures approximately 662.96 ha. This privately owned reserve supports biodiversity conservation and protects a range of species including oribi, blue duiker, zebra, eland, nyala, bushbuck and leopard. The reserve supports nature-based recreation and environmental education, including hiking trails, birdwatching, botanical walks and outdoor learning activities. Future eco-tourism opportunities include recreation at Mpushini Falls and picnicking facilities, although development must remain compatible with the ecological sensitivity of the surrounding landscape.

- Natal Lion Park / Camperdown Game Reserve, which measures approximately 282.34 ha and is privately owned. The reserve supports wildlife species such as lions, African wild dogs, cheetahs and various bird species, and contributes to regional biodiversity conservation and eco-tourism. Existing activities include nature trails, wildlife viewing and educational programmes, while potential activities include game drives and tourism-related recreation.
- Ingwenyama Nature Reserve, which was proclaimed in 2019 and measures approximately 1 031.03 ha. This privately owned reserve protects several sensitive species including oribi (endangered), blue duiker (vulnerable), clawless otter (near threatened), honey badger, leopard and serval. Conservation management within the reserve includes control of invasive plant species, fire management, erosion control and anti-poaching enforcement. Recreational activities include camping, hiking, cycling trails, 4x4 routes, fishing, birdwatching and botanical walks, while potential future uses include expanded environmental education programmes.
- Nagle Dam Nature Area, which measures approximately 2 472 ha and functions as an important recreational and environmental resource. The area supports wildlife species including impala, red hartebeest and oribi and provides opportunities for fishing, canoeing, water sports, game viewing and picnicking. Potential future activities include eco-tourism accommodation and conference or event facilities, which could strengthen tourism within the municipality while maintaining environmental protection.



8.3. TOPOGRAPHY

The following outlines the slope characteristics within Mkhambathini:

- 1:3 and Steeper Slopes, which cover approximately 15 975.53 ha (18.39%) of the municipal area. These steep terrain areas occur mainly in Ukhalo, Mpangisa, Kwadwengu, Mgwahumbe, Ngilanyoni, eQgweni, KwaMapungushe, eNtshongeni, Avondale, Nkanyezini, Mdaphuma, Nonzila and Villa Maria. Approximately 1 162 households are located within steep slope areas, where communities face challenges such as limited access, increased

erosion risks, potential landslides and difficulties in constructing stable housing structures. Development within these areas requires specialised engineering solutions and careful environmental management.

- Moderately Steep Slopes (1:3 – 1:6), which cover approximately 21 224.13 ha (24.44%) of the municipal area. These areas occur across settlements including Mpandwini, Mpangisa, Ukhalo, Kwadwengu, Mgwahumbe, Ngilanyoni, eQgweni, KwaMapungushe, eNtshongeni, Avondale, Nkanyezini, Mdaphuma, Nonzila, Villa Maria and Ezibaneni. Although development is possible within these areas, the steep terrain may increase stormwater runoff, erosion and infrastructure costs.
- Moderate Slopes (1:6 – 1:8), which cover approximately 8 904.37 ha (10.25%) of the municipal area. These slopes occur in areas such as Songeni, Mgwahumbe, Millerton, Umkomazi, Manderston and Ezibaneni.
- Gentle Slopes (1:8 – 1:10), which cover approximately 6 089.51 ha (7.01%) of the municipal area and occur in areas such as Tala Valley, Camperdown, Eston, Umkomazi, Millerton, Mpandwini, Mgwahumbe, Mid Illovo and Umlaas Road.
- Flat to Very Gentle Slopes (1:10 and Flatter), which cover the largest portion of the municipality at approximately 34 658.71 ha (39.99%). These areas are located primarily in Manderston, Islay, Tala Valley, Ntimbankulu, Avondale, Mgwahumbe, Kwadwengu, Mpandwini, Umkomazi, Nkanyezini and Villa Maria. The relatively flat terrain provides favourable conditions for settlement development, infrastructure provision and agricultural activities due to easier accessibility and lower construction costs.

8.4. VEGETATION

Table 19: Vegetation Status

VEGETATION TYPE	AREA SIZE	AREA OF OCCURRENCE	KZN CONSERVATION STATUS	GUIDELINES FOR DEVELOPMENT
ALLUVIAL WETLANDS	333.83 Ha	<ul style="list-style-type: none"> • Millerton; Mpandwini • Umkomazi; Tala Valley • Manderston; Umlaas Road • Ukhalo 	Endangered	No further loss of natural habitat should be permitted as the species is on the verge of extinction.
DRY COAST HINTERLAND	802.63 Ha	<ul style="list-style-type: none"> • Millerton; Eston; Manderston • Ezibananeni; Villa Maria • Table Mountain • Camperdown; Umlaas Road • Manderston; Mdaphuma 	Vulnerable	Prioritize conservation and sustainable development practices to maintain the delicate balance of the ecosystem.
EASTERN SCARP FORESTS	314.87 Ha	<ul style="list-style-type: none"> • Ngilanyoni; Esongeni • KwaDwengu 	Least threatened	Prioritize conservation and sustainable development practices to maintain the delicate balance of the ecosystem.
EASTERN VALLEY BUSHVELD	17519.60 Ha	<ul style="list-style-type: none"> • eNtsongeni; KwaMpungushe • Songeni; Ngilanyoni • KwaDwengu; Ukhalo • Mpangisa; Umkomazi • Mdaphuma; Nkanyezini • Nonzila; Villa Maria • Ezibananeni 	Least threatened	Prioritize conservation and sustainable development practices to maintain the delicate balance of the ecosystem.
FRESHWATER WETLANDS	1.41 Ha	<ul style="list-style-type: none"> • Umlaas Road • Nkanyezini 	Least threatened	Prioritize conservation and sustainable development practices to maintain the delicate balance of the ecosystem.

DEVELOPMENT OF A SPATIAL DEVELOPMENT FRAMEWORK FOR THE MKHAMBATHINI LOCAL MUNICIPALITY

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VEGETATION TYPE	AREA SIZE	AREA OF OCCURRENCE	KZN CONSERVATION STATUS	GUIDELINES FOR DEVELOPMENT
KWAZULU-NATAL COASTAL BELT THORNVELD	15.02 Ha	<ul style="list-style-type: none"> eGoqweni 	Vulnerable	Prioritize conservation and sustainable development practices to maintain the delicate balance of the ecosystem.
KWAZULU-NATAL HINTERLAND THORNVELD	17375.07 Ha	<ul style="list-style-type: none"> Mid Ilovo; Ntimbankulu Umkomazi; Tala Valley 	Vulnerable	Prioritize conservation and sustainable development practices to maintain the delicate balance of the ecosystem.
KWAZULU-NATAL SANDSTONE SOURVELD	11 794.62 Ha	<ul style="list-style-type: none"> Table Mountain; Mdaphuma Ntimbankulu; Mid-Ilovo Avondale; Mgwehumbe KwaDwengu 	Critically Endangered	No further loss of natural habitat should be permitted as the species is on the verge of extinction.
MIDLANDS MISTBELT GRASSLAND	535.27 Ha	<ul style="list-style-type: none"> Eston 	Endangered	No further loss of natural habitat should be permitted as the species is on the verge of extinction.
MOIST COAST HINTERLAND GRASSLAND	7623.81 Ha	<ul style="list-style-type: none"> Mpandwini; Avondale; Mpangisa; Ukhalo KwaDwengu; Ngilanyoni Table Mountain Villa Maria; Ezibananeni 	Endangered	No further loss of natural habitat should be permitted as the species is on the verge of extinction.

8.5. ENVIRONMENTAL MANAGEMENT FRAMEWORK

Key environmental issues in Mkhambathini based on the Umgungundlovu District EMF, include the following:

- The demand for water in the Mkhambathini region, as part of the greater uMgungundlovu District, is exceeding the sustainable levels of the uMngeni catchment area. This demand stresses aquatic ecosystems, and water quality.
- Poor environmental management is caused by limited planning capacity, lack of resources for environmental governance, and weak coordination between authorities.
- The air quality in Mkhambathini is generally good, as expected in rural areas. This can be attributed to the rural nature of the municipality, with low vehicle density and the absence of heavy industries that would significantly impact air quality. Air pollution is most likely associated with the burning of sugarcane, fuelwood, and fugitive dust emissions from unpaved roads. While the use of wood

for household purposes is common in rural settlements, it typically has a minimal impact on the municipality's overall air quality. Currently, there is no air quality management plan in place for Mkhambathini.

8.6. AIR QUALITY

The air quality in Mkhambathini Local Municipality is generally good, as expected in rural areas. This can be attributed to the rural nature of the municipality, with low vehicle density and the absence of heavy industries that would significantly impact air quality. Air pollution is most likely associated with the burning of sugarcane, fuelwood, and fugitive dust emissions from unpaved roads. While the use of wood for household purposes is common in rural settlements, it typically has a minimal impact on the municipality's overall air quality. Currently, there is no air quality management plan in place for Mkhambathini.

9. AGRICULTURE

9.1. AGRICULTURAL LAND POTENTIAL

The table below depicts agricultural land potential in Mkhambathini LM. There are **6703** households within high agricultural potential land in the municipality.

Table 20: Agricultural Land Potential

AGRICULTURAL LAND POTENTIAL	DESCRIPTION	AFFECTED AREAS
HIGH POTENTIAL LAND	This land is well-suited for a wide range of crops and livestock. It typically has deep, fertile soils, a favorable climate, and good drainage. High-potential land can be used to produce high yields of crops with minimal inputs.	High agricultural potential land covers 7 869.17 Ha and is found in: <ul style="list-style-type: none"> • Mpandwini • Table Mountain • Ezibananeni • Villa Maria
GOOD POTENTIAL LAND	This land is suitable for a wide range of agricultural crops and livestock but may have some limitations, such as shallow soils or a less favorable climate. Good potential land can still produce high yields of crops with some inputs.	Good potential land covers 36 373.97 Ha and is found in: <ul style="list-style-type: none"> • Manderston; Umlaas Road • Camperdown; Eston • Ntimbankulu; Millerton • Mid Ilovo; Avondale • Mgwahumbe; eGoqweni
MODERATE POTENTIAL LAND	This land is suitable for some agricultural crops and livestock but may have more limitations, such as shallow soils or a less favorable climate. Moderate potential land can still produce yields of crops with some inputs, but the yields may be lower than on high or good potential land.	Moderate potential land covers 10 065.17 Ha and is found in: <ul style="list-style-type: none"> • Islay; Tala Valley • Umkomazi; Mpandwini • North-western part of the municipality

AGRICULTURAL LAND POTENTIAL	DESCRIPTION	AFFECTED AREAS
RESTRICTED POTENTIAL LAND	This land is only suitable for a limited range of agricultural crops or livestock, or that requires significant inputs to be productive. Restricted potential land may have poor soils, a harsh climate, or a steep slope. The yields of crops on restricted potential land may be low, even with significant inputs.	Very restricted potential land covers 12 763.75 ha and is found in: <ul style="list-style-type: none"> • Avondale; Ngilanyoni • KwaDwengu; Ukhala • Mpangisa; Mdaphuma • Nkanyezini
VERY RESTRICTED POTENTIAL LAND	This land is only suitable for a very limited range of agricultural crops or livestock, or that requires very significant inputs to be productive. Very restricted potential land may have very poor soils, a very harsh climate, or a very steep slope. The yields of crops on very restricted potential land may be very low, even with very significant inputs.	Very restricted potential land covers 15 299.05 ha and is found in: <ul style="list-style-type: none"> • Mdaphuma • Nonzila; Villa Maria • Ezibananeni; Nkanyezini • Camperdown; Ntimbankulu • Mpangisa; Ukhala • KwaDwengu; Ngilanyoni • KwaMampungushe • eNtsongeni; Songeni
LOW POTENTIAL LAND	This land is not suitable for agricultural production. It may have very poor soils, a very harsh climate, or a very steep slope.	Low potential land covers 4 230.97 Ha and is found in: <ul style="list-style-type: none"> • Ezibananeni • Nkanyezini; Mdaphuma • Nonzila; Villa Mar
VERY LOW POTENTIAL LAND	The land that has minimal to no value for agricultural or industrial purposes due to various undesirable characteristics. This type of land, known as marginal land, is often located in desolate areas, far from transportation routes, or affected by factors like poor soil quality, severe slopes, or pollution.	Very low potential land covers 216.96 Ha and is found in: <ul style="list-style-type: none"> • Umkomazi

10. DISASTER RISK ASSESSMENT

10.1. STATUS OF MUNICIPAL DISASTER MANAGEMENT INSTITUTIONAL CAPACITY

Table 21: Status of Municipal Disaster Management Institutional Capacity

INSTITUTION CAPACITY	DESCRIPTION	CHALLENGES/OPPORTUNITIES
<p>MUNICIPAL DISASTER MANAGEMENT CENTRE</p>	<ul style="list-style-type: none"> • The municipality has 1 disaster management office based in Camperdown, which was established in 2013. • The Centre has an office, storeroom, all-terrain vehicle, and disaster risk management personnel. • The disaster centre is fully functional and equipped with an office, storeroom, all-terrain vehicle and qualified disaster risk management personnel. • The current centre lacks fully developed infrastructure and plans are in place for a new facility. 	<ul style="list-style-type: none"> • Limited infrastructure and response capacity.
<p>FIRE AND RESCUE SERVICES</p>	<ul style="list-style-type: none"> • The Umgungundlovu District Municipality is responsible for the provision of fire services to the Mkhambathini municipality. • The nearest fire station is in Ashburton, serving Mkhambathini and five other municipalities under Umgungundlovu DM. • The fire station operates for 24hours • The station comprises of the following key personnel: <ul style="list-style-type: none"> ○ 16 fighters ○ Watch commander ○ Station officer ○ Pump operator ○ Volunteers 	<ul style="list-style-type: none"> • The absence of a dedicated fire station within Mkhambathini causes delays in response times. • Long distances from Ashburton to Mkhambathini increase response time, especially in rural areas. • Develop a fully operational Fire and Rescue Department within Mkhambathini • Implement a municipal fire levy to fund fire services

INSTITUTION CAPACITY	DESCRIPTION	CHALLENGES/OPPORTUNITIES
		<ul style="list-style-type: none"> • Upgrade water infrastructure to support firefighting efforts. • Insufficient fire hydrants in strategic areas.
DISASTER MANAGEMENT ADVISORY FORUM	<p>The Mkhambathini Disaster Management Advisory Forum was launched in 2013 for the purpose of dealing with disaster risk management planning and coordination.</p> <ul style="list-style-type: none"> • The Advisory Forum seats quarterly and constitutes of the following role-players: • Provincial Disaster Management Centre; • Department of Social Development; • Department of Home Affairs; • SASSA; • South African Police Services; • Department of Transport; • Non-Governmental Organisations • Community-Based Organisations; • Ward Committee members; • Councillors; and • Traditional leaders. 	<ul style="list-style-type: none"> • Low attendance from some government departments and community representatives. • Private sector and NGO involvement is minimal, limiting resource mobilization. • Lack of a dedicated budget for the forum’s activities. • Inability to conduct large-scale disaster simulations and preparedness drills. • Insufficient real-time disaster monitoring systems. • Need for improved communication tools (radio, mobile alerts, GIS-based mapping).
DISASTER MANAGEMENT RESOURCES AND VEHICLES	<ul style="list-style-type: none"> • The Disaster Management Centre is in Camperdown. • Facilities: Includes an office, storeroom, and workspace for personnel • Mkhambathini does not have its own fire trucks or specialized rescue vehicles. 	<ul style="list-style-type: none"> • Limited fire trucks and equipment allocated to Mkhambathini. • No dedicated budget for local firefighting operations.

INSTITUTION CAPACITY	DESCRIPTION	CHALLENGES/OPPORTUNITIES
	<ul style="list-style-type: none"> • Firefighting services are provided by uMgungundlovu District Municipality, operating from Ashburton Fire Station. • District fire resources include: <ul style="list-style-type: none"> ○ Fire engines (equipped with water tanks and hoses). ○ Pump trucks for water supply in fire emergencies. ○ Rescue vehicles for road accidents and hazardous incidents. • No dedicated ambulances – emergency medical response is handled by provincial EMS (Emergency Medical Services) 	<ul style="list-style-type: none"> • Inadequate water supply in some rural areas, affecting fire suppression • Limited road accessibility in rural areas makes emergency response slower. • No fire trucks or rescue vehicles stationed within Mkhambathini. • Funding shortages limit vehicle purchases and equipment upgrades.

10.2. DISASTER INCIDENTS

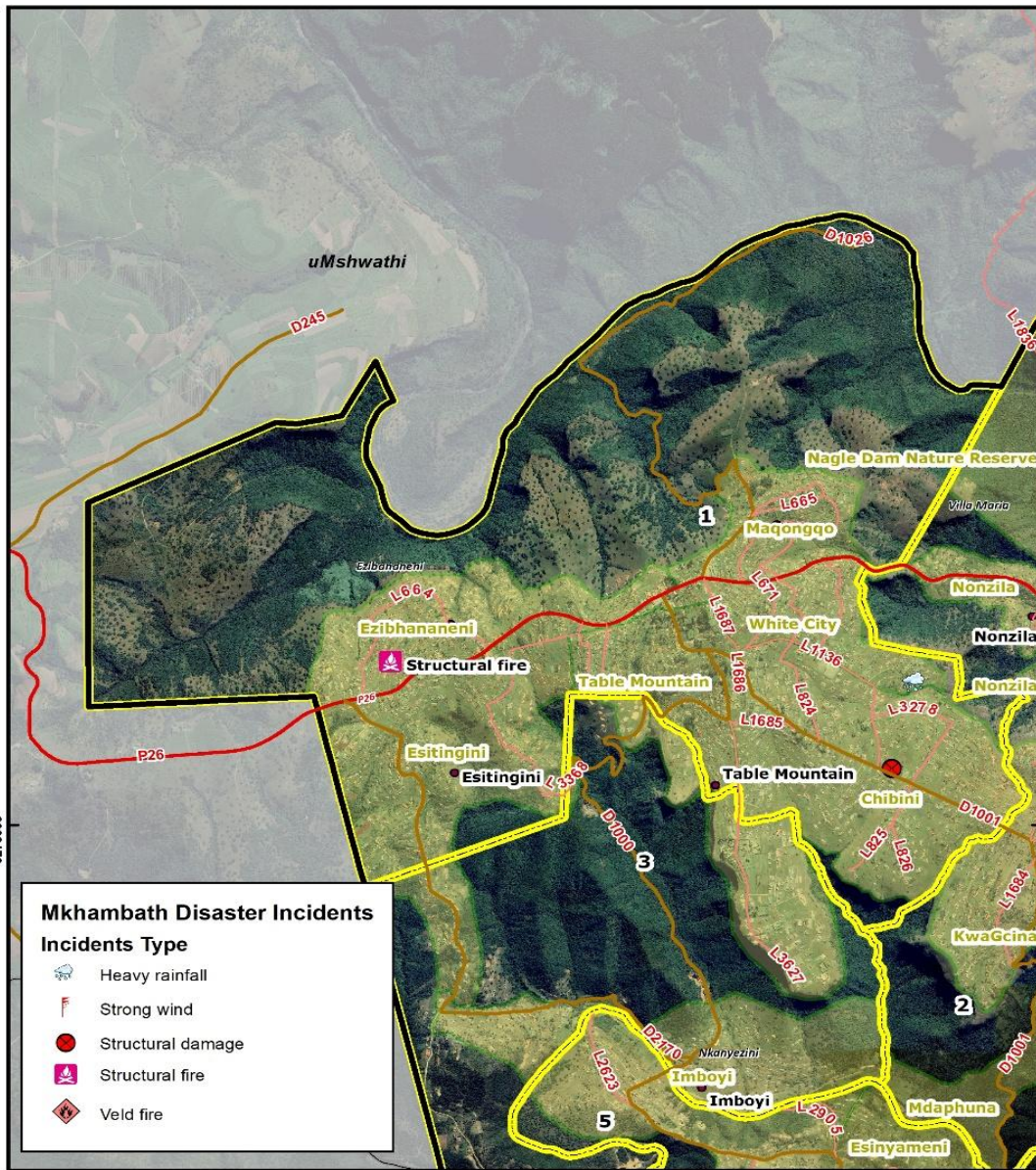
Table 22: Disaster Incidents

WARD	LOCATION	INCIDENT TYPE	INCIDENT CAUSE
Ward 1	Chibini	Structural damage	Heavy Rains
Ward 1	Ezinembeni	Structural damage	Heavy Rains
Ward 1	Stingini	Structural fire	arson fire
Ward 1	White City	Heavy rainfall	Heavy rain
Ward 2	Lion Park	Heavy rainfall	Heavy rains
Ward 2		Strong wind	Strong winds
Ward 2	Bebhuzi	Structural damage	Heavy Rains
Ward 2	Ophokweni	Structural damage	Heavy rain
Ward 2	Ophokweni no 7	Structural damage	Heavy rain
Ward 2	Ophokweni no 8	Structural damage	Heavy rain
Ward 2	Ezinketheni	Veld Fire	Veld Fire
Ward 3	Lion Park	Heavy rainfall	Heavy rains
Ward 3	Mpushini	Heavy rainfall	Heavy rains
Ward 3	Camperdown	Heavy rainfall	Heavy rains
Ward 3	Orange Grove	Heavy rainfall	Heavy rains
Ward 3	Crookes Farm	Strong wind	Strong winds
Ward 3	Camperdown	Strong wind	Strong winds
Ward 3	Camperdown	Structural damage	Heavy Rains

DEVELOPMENT OF A SPATIAL DEVELOPMENT FRAMEWORK FOR THE MKHAMBATHINI LOCAL MUNICIPALITY

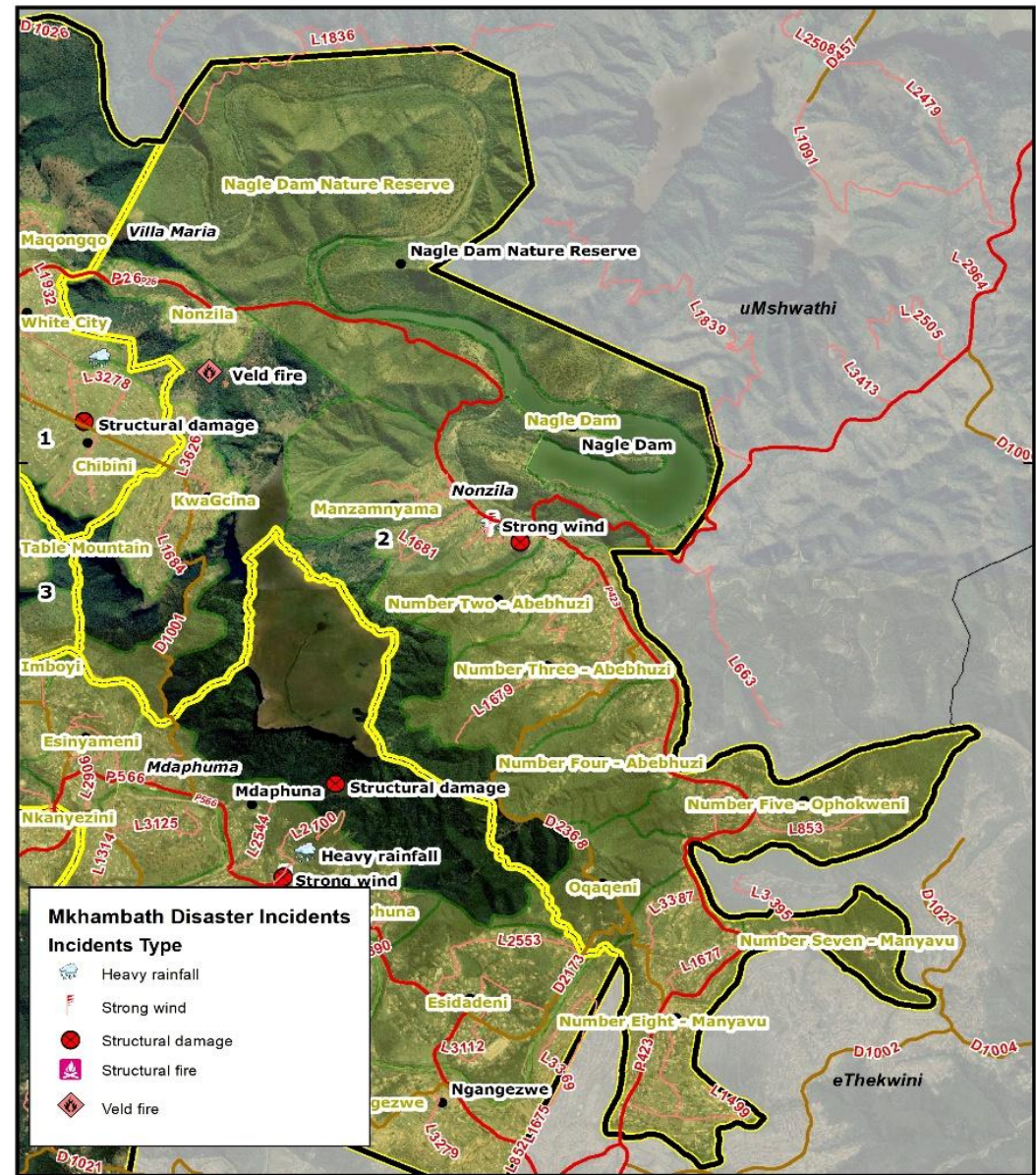
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WARD	LOCATION	INCIDENT TYPE	INCIDENT CAUSE
Ward 3	Nkanyezi	Structural damage	Fire
Ward 3	Mpushini	Structural damage	Fire
Ward 3	Camperdown Ext 3	Structural Fires	Candle
Ward 3	Eagle Eye	Structural Fires	Loadshedding
Ward 4	Talaville	Strong winds	Strong wind
Ward 4	Manderston	Strong winds	Strong wind
Ward 4	Talaville,	Structural Damage	Heavy rain
Ward 4	Millerton	Structural Damage	Fire
Ward 4	Mabomvini	Structural Damage	Unattended fire
Ward 4	Eston		Unattended fire
Ward 4	Millerton	Structural fires	Candle (Loadshedding)
Ward 4	Millerton	Veld fires	Veld fires
Ward 4	Millerton	Heavy rainfall	Heavy rain
Ward 4	Mabomvini	Heavy rainfall	Heavy rain
Ward 5	Mdaphuma	Strong winds	Strong winds
Ward 5	Mdaphuma	Heavy rainfall	Heavy rainfall
Ward 5	Mdaphuma	Structural damage	Electrical ; Heavy rain
Ward 6	Mpangisa	Structural Fires	Structural fire



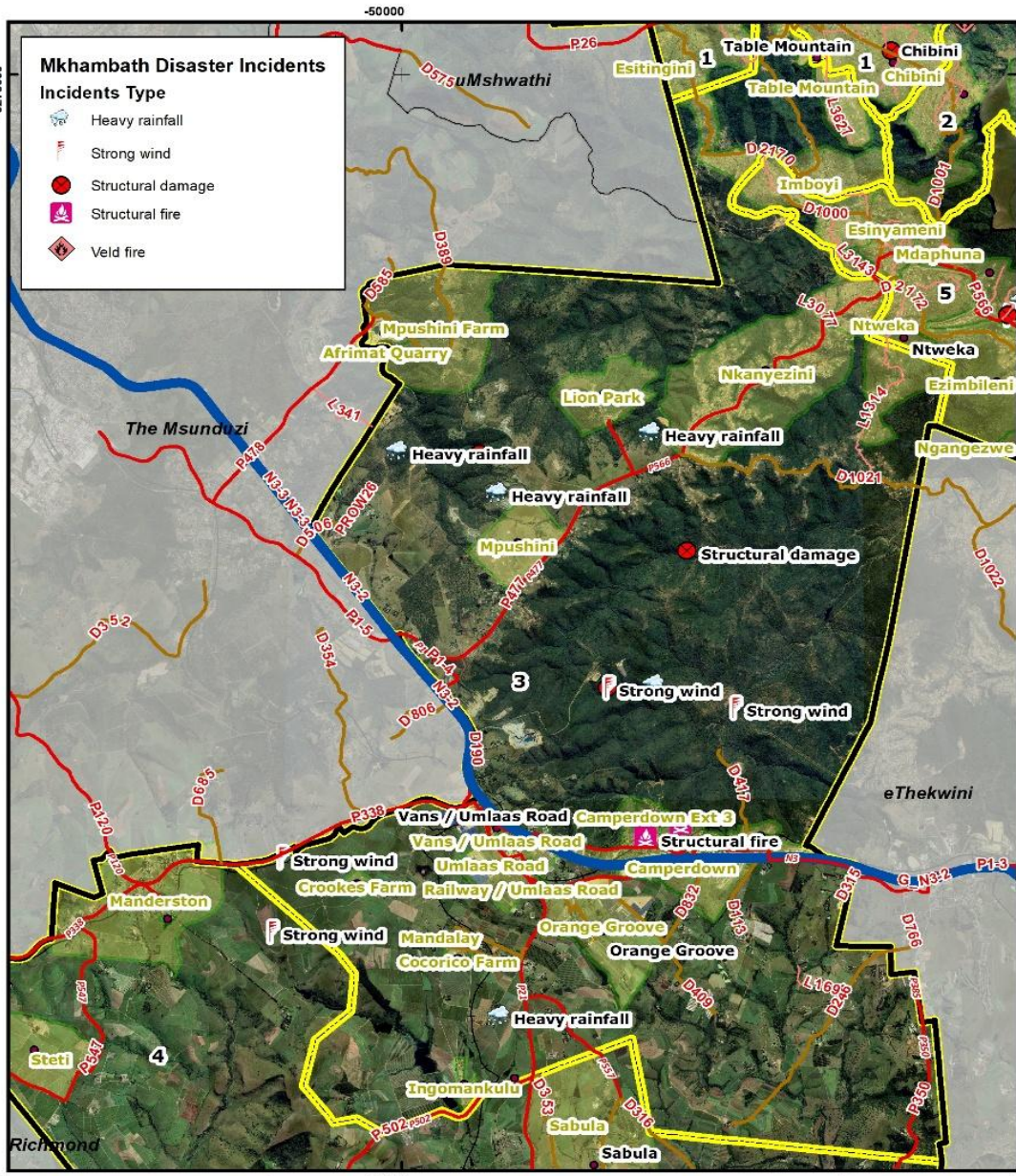
SPATIAL DEVELOPMENT FRAMEWORK : REVIEW 2025		Legend <ul style="list-style-type: none"> ● Places — Main Roads — National Road — Provincial Road — District Road — Local Road — Railway Lines ▭ Mkhambathini Boundary ▭ Wards 2021 ▭ Settlement Name ▭ Local Municipalities 	Date: W6584 Date: January 2025
Disaster Incidents Ward 1 DATA SOURCES: Towns: COGTA Roads: DOT Municipal/Ward Boundaries: MDB State: STATSSA 2011 Agricultural/Geological Data: DALRRD Environmental Data: KZN Wildlife 2024 Hydrological Data: SANBI Land Reform: DALRRD Settlements: DALRRD Cadastral: KZN SGO			

Map 50: Ward 1 Disaster Incidents



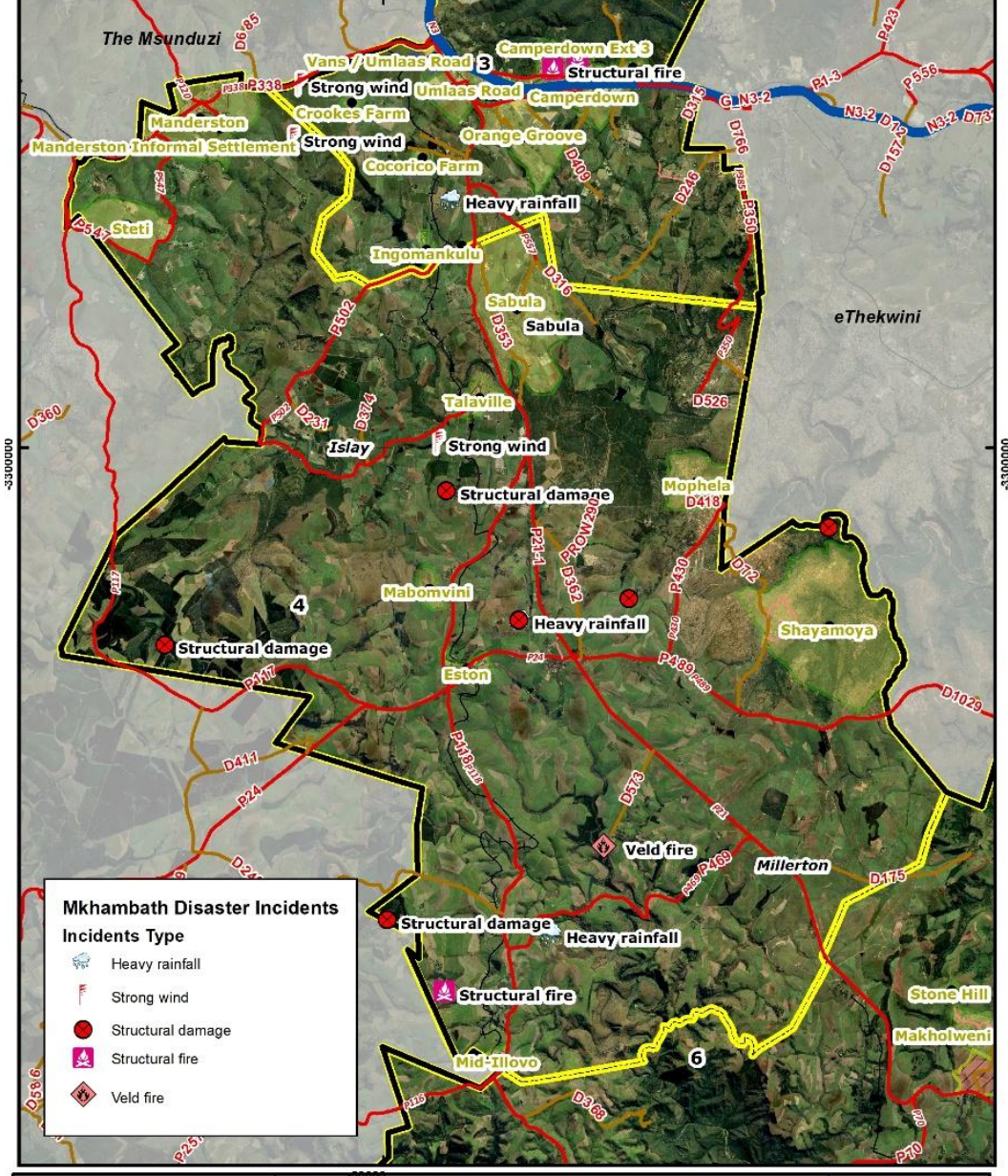
SPATIAL DEVELOPMENT FRAMEWORK : REVIEW 2025		Legend <ul style="list-style-type: none"> ● Places — Main Roads — National Road — Provincial Road — District Road — Local Road — Railway Lines ▭ Mkhambathini Boundary ▭ Wards 2021 ▭ Settlement Name ▭ Local Municipalities 	Date: W6584 Date: January 2025
Disaster Incidents Ward 2 DATA SOURCES: Towns: COGTA Roads: DOT Municipal/Ward Boundaries: MDB State: STATSSA 2011 Agricultural/Geological Data: DALRRD Environmental Data: KZN Wildlife 2024 Hydrological Data: SANBI Land Reform: DALRRD Settlements: DALRRD Cadastral: KZN SGO			

Map 49: Ward 2 Disaster Incidents



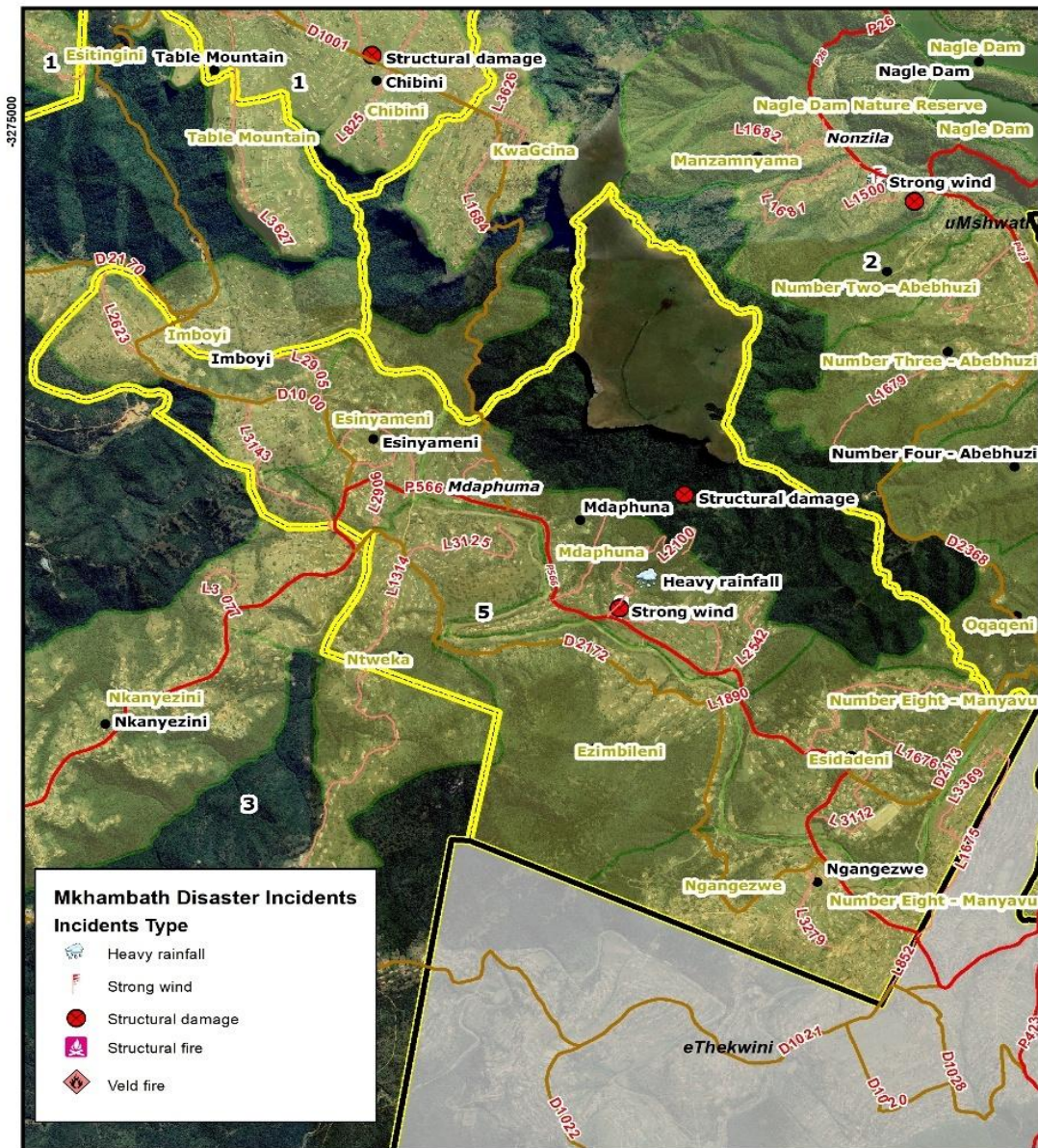
SPATIAL DEVELOPMENT FRAMEWORK : REVIEW 2025		Legend <ul style="list-style-type: none"> ● Places — Main Roads — National Road — Provincial Road — District Road — Local Road — Railway Lines ▭ Mkhambathini Boundary ▭ Wards 2021 ▭ Settlement Name ▭ Local Municipalities 	Datum: WGS84 Date: January 2025
Disaster Incidents Ward 3 DATA SOURCES: Towns: COGTA Roads: DOT Municipal/Ward Boundaries: MDB Stats: STATSSA 2011 Agricultural/Geological Data: DALRRD Environmental Data: KZN Wildlife 2024 Hydrological Data: SANBI Land Reform: DALRRD Settlements: DALRRD Cadastral: KZN SGO			

Map 52: Ward 3 Disaster Incidents



SPATIAL DEVELOPMENT FRAMEWORK : REVIEW 2025		Legend <ul style="list-style-type: none"> ● Places — Main Roads — National Road — Provincial Road — District Road — Local Road — Railway Lines ▭ Mkhambathini Boundary ▭ Wards 2021 ▭ Settlement Name ▭ Local Municipalities 	Datum: WGS84 Date: January 2025
Disaster Incidents Ward 4 DATA SOURCES: Towns: COGTA Roads: DOT Municipal/Ward Boundaries: MDB Stats: STATSSA 2011 Agricultural/Geological Data: DALRRD Environmental Data: KZN Wildlife 2024 Hydrological Data: SANBI Land Reform: DALRRD Settlements: DALRRD Cadastral: KZN SGO			

Map 51: Ward 4 Disaster Incidents



Mkhambath Disaster Incidents

Incidents Type

- Heavy rainfall
- Strong wind
- Structural damage
- Structural fire
- Veld fire

SPATIAL DEVELOPMENT FRAMEWORK : REVIEW 2025

Disaster Incidents Ward 5

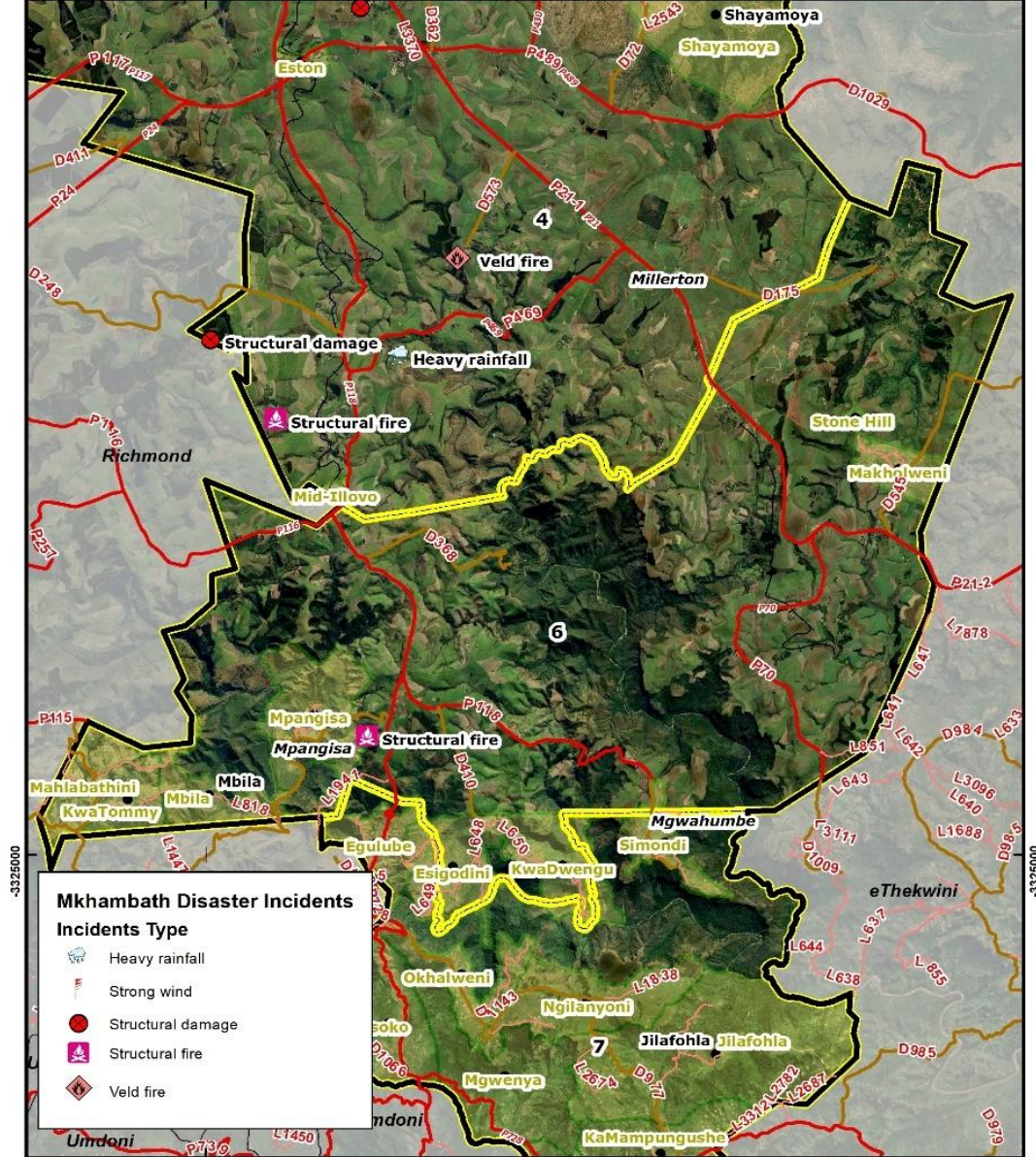
DATA SOURCES:
 Towns: COGTA
 Roads: DOT
 Municipal/Ward Boundaries: MDB
 Stats: STATSSA 2011
 Agricultural/Geological Data: DALRRD
 Environmental Data: KZN Wildlife 2024
 Hydrological Data: SAHRT
 Land Reform: DALRRD
 Settlements: DALRRD
 Cadastre: KZN SGO

Legend

- Places
- Main Roads
- National Road
- Provincial Road
- District Road
- Local Road
- Railway Lines
- Mkhambathini Boundary
- Wards 2021
- Settlement Name
- Local Municipalities

Dotum: WGS84
 Date: January 2025

Map 54: Ward 5 Disaster Incidents



Mkhambath Disaster Incidents

Incidents Type

- Heavy rainfall
- Strong wind
- Structural damage
- Structural fire
- Veld fire

SPATIAL DEVELOPMENT FRAMEWORK : REVIEW 2025

Disaster Incidents Ward 6

DATA SOURCES:
 Towns: COGTA
 Roads: DOT
 Municipal/Ward Boundaries: MDB
 Stats: STATSSA 2011
 Agricultural/Geological Data: DALRRD
 Environmental Data: KZN Wildlife 2024
 Hydrological Data: SAHRT
 Land Reform: DALRRD
 Settlements: DALRRD
 Cadastre: KZN SGO

Legend

- Places
- Main Roads
- National Road
- Provincial Road
- District Road
- Local Road
- Railway Lines
- Mkhambathini Boundary
- Wards 2021
- Settlement Name
- Local Municipalities

Dotum: WGS84
 Date: January 2025

Map 53: Ward 6 Disaster Incidents

A night-time photograph of an industrial port or shipping yard. In the foreground, a large semi-truck with a blue container is moving from right to left, blurred to indicate motion. The background features a complex of industrial structures, including cranes, conveyor belts, and stacks of colorful shipping containers. The sky is a deep twilight blue with some light clouds. The overall scene is illuminated by artificial lights from the port, creating a mix of blue and yellow tones.

MKHAMBATHINI LOCAL MUNICIPALITY
SPATIAL DEVELOPMENT FRAMEWORK

SPATIAL PROPOSALS

11. MKHAMBATHINI MUNICIPAL SPATIAL VISION

11.1. VISION DIRECTIVES



This report has provided the policies and legislation underpinning and guiding the development of the Spatial Development Framework for the Mkhambathini Local Municipality. The policies and legislation were reviewed and assessed from all three spheres of government being National, Provincial and Local government. It is imperative that the SDF be developed in connection with government priorities and objectives to ensure proper alignment of all development interventions, policies, legislation, goals and objectives of development planning in South Africa. The Mkhambathini Local Municipality Spatial Vision needs to be guided by the principles of SPLUMA, the Provincial Growth and Development Strategy and Plan as well as the district and local municipality Integrated Development Plans as contemplated in section 21 (c) of SPLUMA. Translated into spatial planning, the vision commits the municipality to Batho Pele Principles which includes “people focused”. It further states that the municipality will strive in providing efficient and cost-effective municipality services and people focused socio-economic development.

11.1.1. SUMMARY (PGDS) AND THEMES FOR MKHAMBATHINI LOCAL MUNICIPALITY VISION STATEMENT

Table 23: Summary of Objectives and Themes

PGDS GOALS	PSDS OBJECTIVES	THEMES FOR THE MKHAMBATHINI LM SDF
INCLUSIVE ECONOMIC GROWTH		
Aligned with National Outcome 4, this goal focuses on the following: <ul style="list-style-type: none"> • Growth in labour absorption • Increase in competitiveness to growth the municipality’s production base, to withstand international trade, raising of net exports, growth of trade as a share of the world trade, improvement of its composition. • Improvement of support to a variety of businesses including small businesses by reducing the cost of doing business. 	<ul style="list-style-type: none"> • Development and promotion of agricultural potential • Enhancement of sectorial development through trade investment and business retention. • Enhancement of spatial economic development • Improvement of efficiency, innovation and variety of government-led job creation programmes • Promotion of SMME and entrepreneurial development 	<ul style="list-style-type: none"> • Development of the municipality’s local economy • Growth of the economy • Retention of business and expansion of SMME development

PGDS GOALS	PSDS OBJECTIVES	THEMES FOR THE MKHAMBATHINI LM SDF
ENVIRONMENTAL SUSTAINABILITY		
<p>The province’s environmental assets and natural resources must be well protected and continually enhanced through synergistic development practices, this goal is linked to National Outcome 10: Environmental assets and natural resources are well protected and continually enhanced.</p>	<ul style="list-style-type: none"> • Enhancement of resilience of ecosystem • Expansion of application of green technologies • Adaption and response to climate change 	<ul style="list-style-type: none"> • Protection of environmentally sensitive areas and optimization of existing and potential environmental assets • Sustainable use of environmentally sensitive areas for economic development • Environmental awareness
SPATIAL EQUITY		
<ul style="list-style-type: none"> • Although the desired outcome of this Strategic Goal not directly linked to a specific National Outcome, it is implicit in all national outcomes. • This outcome will concentrate its focus on the promotion of spatial concentration, coordination of development interventions, the integration of spatial planning initiatives and effective land use management. 	<ul style="list-style-type: none"> • Ensuring that land use management across the province of KwaZulu-Natal is integrated. • Ensuring equitable access to goods and services and attracting social and financial investment. • Enhancement of the resilience of new and existing cities, towns and rural nodes and ensuring equitable access to resources, as well as social and economic opportunities. 	<ul style="list-style-type: none"> • Using land use management as a tool to attract additional investment in the municipality • Spatial integration • Nodal development
GOVERNANCE AND POLICY		
<p>This Strategic Goal is in alignment with National Outcome 9 which focuses on the following:</p> <ul style="list-style-type: none"> • Transformed and transformative government. Both these aspects seek to make the government more effective, efficient, responsive and accountable as well as inclusive in its planning, implementation, monitoring and evaluation of delivery. 	<ul style="list-style-type: none"> • Promotion of participative, facilitative and accountable governance. • Eradication of fraud and corruption • Strengthening of policy, strategy coordination of inter-governmental relations (IGR). 	<ul style="list-style-type: none"> • Clean governance • Capacity Building • Gain community trust in Municipal processes

PGDS GOALS	PSDS OBJECTIVES	THEMES FOR THE MKHAMBATHINI LM SDF
HUMAN AND CAPITAL DEVELOPMENT		
<p>This goal related to a number of outcomes and is aimed at enabling a long and healthy life for all people in KwaZulu-Natal: All people are and feel safe. Vibrant, equitable, sustainable rural communities contributing towards food security for all. Sustainable human settlements and improved quality of household life</p>	<ul style="list-style-type: none"> • Eradicate poverty and improve social welfare services • Enhance health of communities and citizens • Safeguard and enhance sustainable livelihoods and food security • Promote sustainable human settlements • Enhance safety and security • Advance social cohesion and social capital • Promote youth, gender and disability advocacy and the advancement of women 	<ul style="list-style-type: none"> • Local economic development • Improvement of socio-economic infrastructure • Social development services • Social facilities in all communities • Decent shelter and sustainable human settlements • Poverty alleviation • Focus on poor communities and vulnerable groups
STRATEGIC INFRASTRUCTURE		
<p>This Strategic Goal is aligned to the National Outcome 6 (An efficient, competitive and responsive economic Infrastructure network) which focuses on maintaining and building an efficient and effective infrastructure network</p>	<ul style="list-style-type: none"> • Development of seaports and airports • Develop Road and rail networks • Develop ICT infrastructure • Ensure availability and sustainable management of water and sanitation for all • Ensure access to affordable, reliable, sustainable and modern energy for all • Enhance KZN waste management capacity 	<ul style="list-style-type: none"> • Basic Infrastructure development (water, electricity, sanitation) • Strategic economic infrastructure development (ICT and land transport) • Sustainability factors in infrastructure provision • Gear infrastructure towards fourth industrial revolution
HUMAN RESOURCE DEVELOPMENT		
<p>This goal is aligned to National Outcomes 1, Education, and Outcome 5, Skills Development. National Outcome 1: Education which is aimed the education sector in all it's from early childhood to tertiary level leaning and provision of adequate infrastructure and is interlinked to the provision of adequate skills in this sector as per Outcome 5.</p>	<ul style="list-style-type: none"> • Improve Early Childhood Development, Primary and Secondary Education • Support skills alignment to economic growth • Enhance youth and adult skills development and life-long learning. 	<ul style="list-style-type: none"> • Capacity building in the education sector • Provision of sufficient and sustainable education facilities • Early childhood development ABET • Vocational training for, especially for the youth

11.1.2. MKHAMBATHINI LOCAL MUNICIPALITY IDP GOALS, OBJECTIVES AND THEMES FOR SPATIAL VISION STATEMENT

Table 24: Mkhambathini LM IDP Goals and Objectives and Key Themes Spatial Vision Statement

MKHAMBATHINI LM IDP GOALS	OBJECTIVES	THEMES FOR THE MLM SPATIAL VISION STATEMENT
Goal 1: Improve institutional efficiency and effectiveness	To ensure a Strategic Workforce plan that meets the organizational needs, through proper Human Resource management, capacity building and performance management	<ul style="list-style-type: none"> • Efficiency • Institutional development • Capable public servants • Institutional development
	To ensure an improved Information, Communication Technology (ICT) System in the municipality	
Goal 2: Improved basic service delivery and infrastructure development	To provide high quality infrastructure network and community facilities to support improved quality of life and economic growth	<ul style="list-style-type: none"> • High quality community services facilities • Increased access to basic services • Human development
	To ensure efficient, sustainable and climate-smart delivery of service	
	Ensure continuous operations and maintenance of the existing infrastructure to ensure functionality	
	Ensure improved access to basic services	
Goal 3: Improved inclusive economic growth and community development	To create an enabling environment for economic growth and job creation	<ul style="list-style-type: none"> • Increased access to basic services • Local economic development • Equitable economic development • Human development • Development of skills for an employable workforce
	To improve the quality of lives for people within Mkhambathini municipality	
	To develop and empower unemployed youth through systematic and structured skills development and experiential learning interventions	
Goal 4: Improved financial viability and sustainability	To ensure sound financial viability and management	<ul style="list-style-type: none"> • Financial viability • An accountable municipality
	Effectively implement asset management regulation	
Goal 5: Responsive, transparent, participatory and accountable municipal governance	To ensure functional council and council committees	<ul style="list-style-type: none"> • Clean governance • An accountable municipality
	To ensure maximum participation of the Traditional Authorities in the affairs of the municipality	

MKHAMBATHINI LM IDP GOALS	OBJECTIVES	THEMES FOR THE MLM SPATIAL VISION STATEMENT
	To promote effective public participation in the affairs of the municipality To ensure effective governance through municipal policy development To ensure functional, risk conscious and compliant management committees To ensure institutional accountability and transparency	<ul style="list-style-type: none"> • Efficiency • Community empowerment
Goal 6: Improved spatial equity and environmental sustainability	To provide strategic planning support across the organization, i.e. IDP To promote a functionally structured urban and rural spatial development pattern guided by identified nodes and corridors through an effective land use management system To enhance resilience of ecosystem services To ensure appropriate adaptation and effective response to Climate Change	<ul style="list-style-type: none"> • Environmental Protection and Sustainability • Spatial equity • Economic growth

11.1.3. MKHAMBATHINI LOCAL MUNICIPALITY GOALS, OBJECTIVES AND THEMES FOR SPATIAL VISION STATEMENT

Table 25: Themes for the Spatial Vision and Proposed Mkhambathini LM Spatial Vision

SPLUMA PRINCIPLES	PSDF THEMES	PDGS THEMES	DGDP THEMES	MLM IDP THEMES	MLM SPATIAL THEMES
<ul style="list-style-type: none"> • Spatial justice • Spatial efficiency • Spatial resilience • Spatial sustainability • Good administration 	<ul style="list-style-type: none"> • Agricultural development • Green economy • Regional infrastructure networks to support economic production • Productive rural regions • Sustainable and integrated human settlements • Spatial integration • Spatial transformation and restructuring • Protection of critical natural resources • Water resource and quality management • Human vulnerability and environmental change • Participation in decision making 	<ul style="list-style-type: none"> • Growing the economy • Skills development • Pro-poor social development • Infrastructure development (basic and catalytic) • Environmental sustainability • Clean governance • Spatial equity 	<ul style="list-style-type: none"> • Expanded district economic outputs • Increased quantity and quality of employment opportunities • Excellence in governance and leadership • Integrity • Quality physical environment underpinned by coherent spatial development • Improved quality of life • High quality infrastructure network 	<ul style="list-style-type: none"> • Efficiency • Accountable municipality • Increased access to basic services • Economic growth and equitable economic development • Human development • Clean governance • Active citizenry and capable public servants 	<ul style="list-style-type: none"> • Environmental Sustainability • Equitable Economic Development • Spatial transformation and integration • Sustainable human settlements • Community Development • Spatial Integration

11.2. DRAFT SPATIAL VISION STATEMENT

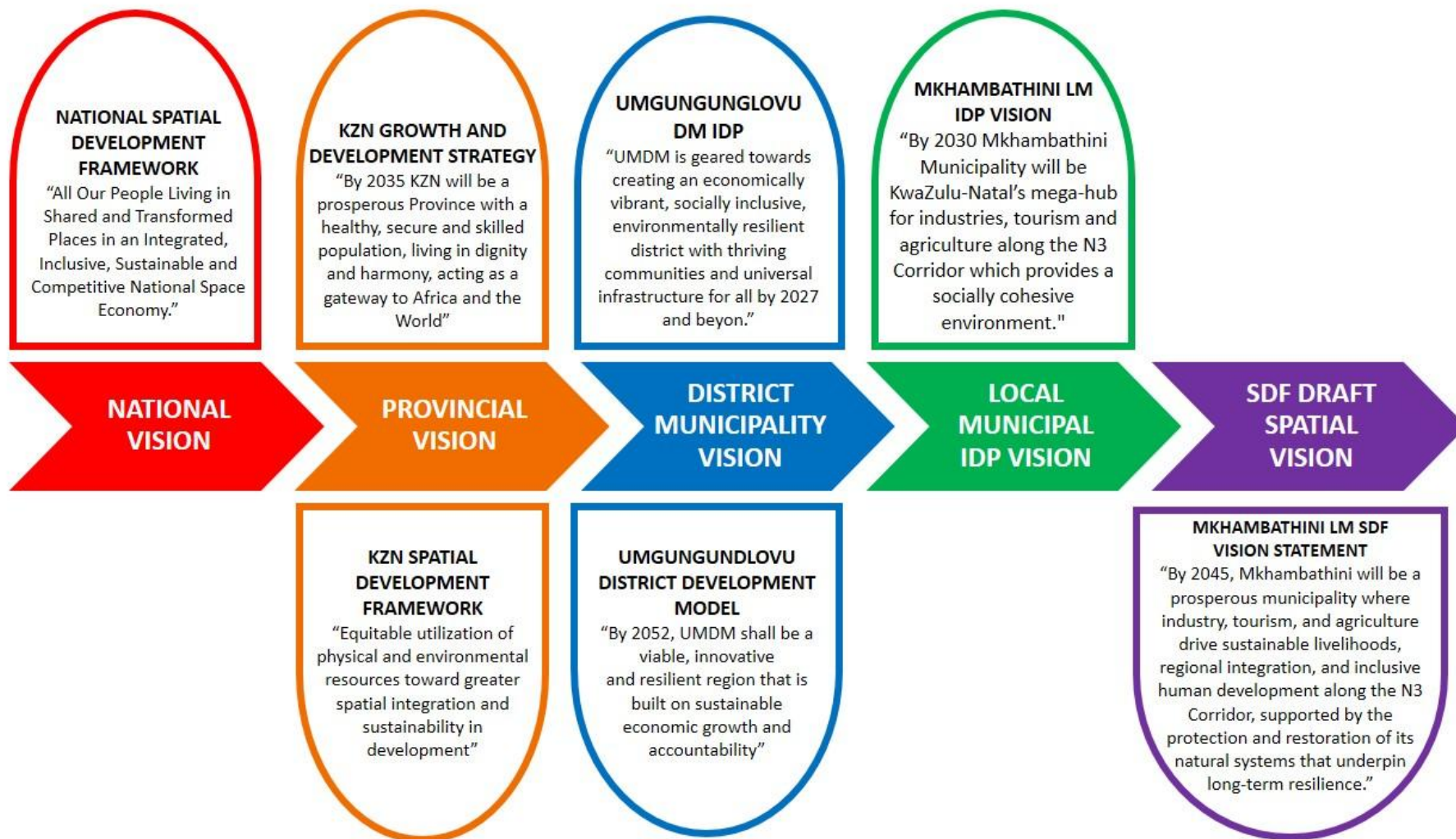


Figure 1: Draft Spatial Vision Statement

3. CONCEPTUAL FRAMEWORK: SPATIAL CONCEPTS AND DEVELOPMENT STRATEGIES

In order to conform to policy imperatives and address the spatial, social and economic challenges faced by the Municipality, a set of spatial concepts and strategies have been developed. These are aimed at aiding the desired future spatial state of the Municipality and are based on the analysis and evaluation of the current state and from time to time will be adjusted to the changing social and economic conditions. The following spatial concepts have been identified:

- **STRATEGY 1: SUSTAINABLE URBAN DEVELOPMENT**
- **STRATEGY 2: SUSTAINABLE RURAL DEVELOPMENT**
- **STRATEGY 3: REGIONAL INTEGRATION AND CONNECTIVITY**
- **STRATEGY 4: COMPETITIVE INFRASTRUCTURE LED-GROWTH**
- **STRATEGY 5: SUSTAINABLE USE AND PRESERVATION OF THE NATURAL ENVIRONMENT**

3.1. STRATEGY 1: SUSTAINABLE URBAN DEVELOPMENT

3.1.1. COMPACT DEVELOPMENT AND INFILL DEVELOPMENT

Key compact and infill development proposals include:

- Targeting vacant and partly developed parcels between the R103 and the N3 in Camperdown for medium-density (3-4 storey) mixed-use redevelopment: ground floor retail/community uses and upper floor residential (rental/gap housing).
- The R103 currently operates largely as a transport corridor with low-density frontage uses; ribbon development and large setbacks reduce economic intensity and walking potential. It is proposed that

the R103 be upgraded between Camperdown and Lynnfield Park into a service boulevard characterised by 4-storey shop-front/housing combinations, continuous sidewalk/NMT facilities, and active frontage.

- Current residential development remains heavily single-storey detached housing on large plots—inefficient for services and unsustainable at scale. Adopt minimum density thresholds (e.g., 30 du/ha in primary node, 20 du/ha in secondary node) and promote housing typologies such as walk-up flats, duplex units, and serviced densified layouts especially near public transport.
- Within defined village growth boundaries, allocate infill sites for serviced residential plots (mixed income), local business parks (small workshops & SMMEs) and social/community amenities.
- Incentivise redevelopment of under-utilised land (old industrial sites).

3.1.1.1. DEVELOPMENT PRIORITY AREAS FOR INTERVENTION AND INVESTMENT (URBAN ACCELERATION ZONES)

The following urban acceleration zones have high economic potential and infrastructure readiness where development can be fast-tracked to stimulate growth. These zones coincide with the N3 Strategic Corridor, where bulk infrastructure upgrades (through SANRAL and Transnet) and private-sector logistics investments are already under implementation. They represent the municipality's highest-return investment anchors and require expedited land-use management to attract catalytic projects and formalise surrounding settlements. Priority areas and projects include:

DEVELOPMENT OF A SPATIAL DEVELOPMENT FRAMEWORK FOR THE MKHAMBATHINI LOCAL MUNICIPALITY

DRAFT SDF

- Camperdown–Umlaas Road (Ward 3): Consolidating the N3 logistics and agri-industrial cluster through formal precinct planning; designating as a Land Development Facilitation Zone under SPLUMA to fast-track development applications; and introducing mixed-use infill, light industrial parks, and logistics hubs linked to the N3 and R103 service road.
- Eston (Ward 4): Diversifying the Eston Mill precinct into a renewable-energy and agri-processing hub; and enabling PPPs for infrastructure upgrading and industrial site servicing
- R103 Corridor (Camperdown–Lynnfield Park): Applying access management, road beautification, and controlled frontage zoning to support compact mixed-use growth.
- These urban zones must implement Precinct Plans and Local Area Plans (LAPs). Additionally, they must be prioritised in terms of bulk-infrastructure investment through MIG, INEP, and Provincial Growth Fund channels. Fast-tracked SPLUMA approval processes for catalytic projects would be preferable in these areas.



Map 55: Camperdown-Umlaas Road Urban Acceleration Zone



Map 56: Camperdown urban acceleration zone



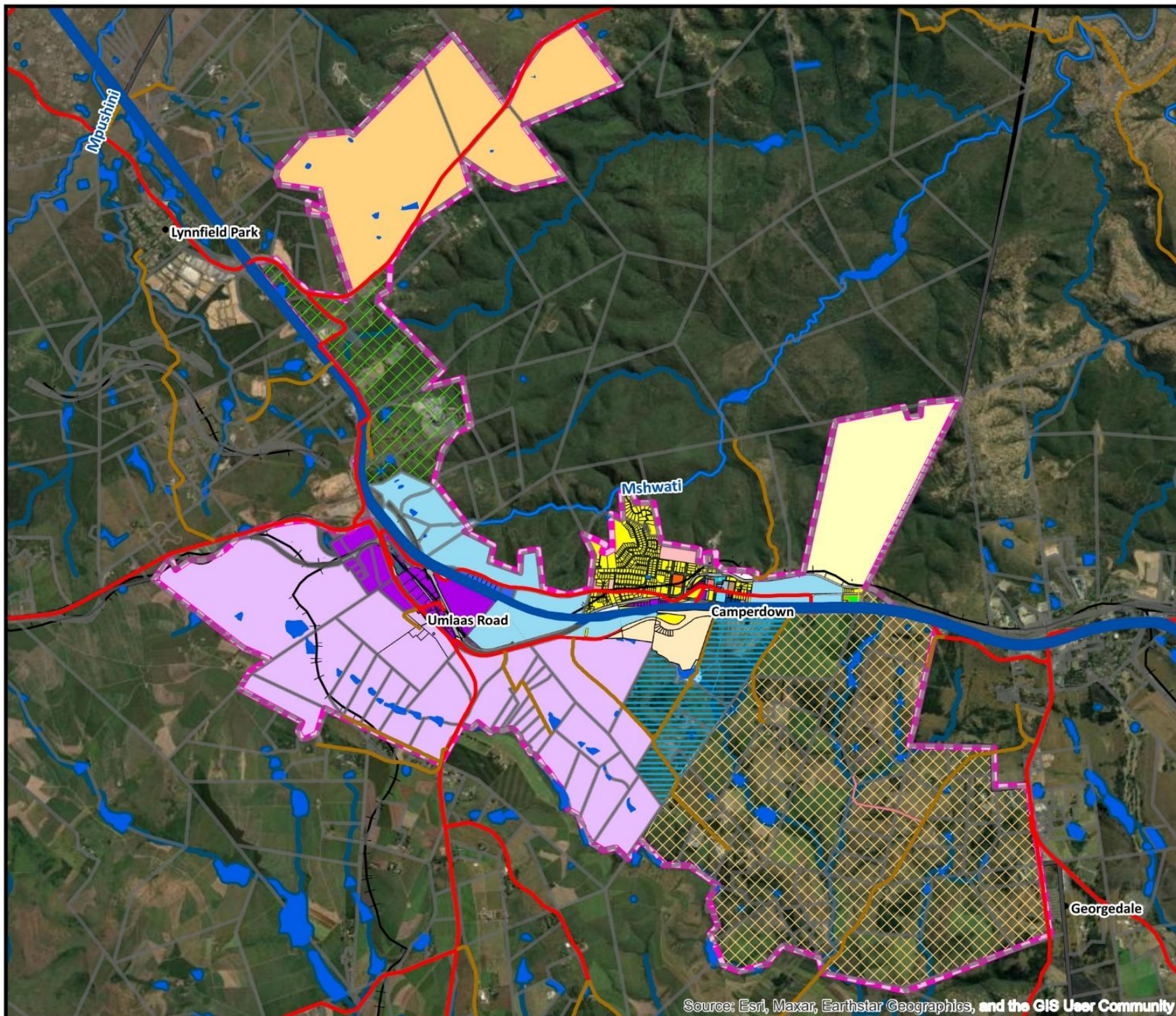
Map 57: Camperdown urban acceleration zone along P21-1

3.1.1.2. REVITALISATION OF KEY ECONOMIC NODES: CAMPERDOWN MUNICIPAL DEVELOPMENT NODE

Table 26: Camperdown Municipal Development Node Proposals

CAMPERDOWN–UMLAAS NODE: EXISTING SPATIAL STRUCTURE & CHALLENGES	CAMPERDOWN–UMLAAS ROAD NODE PROPOSALS
<ul style="list-style-type: none"> • Primary node along the N3 corridor linking Pietermaritzburg and Durban. • Camperdown functions as the civic, administrative, and commercial hub. • Umlaas Road serves as a logistics and light-industrial area. • Fragmentation between sub-areas limits the node’s overall integration and competitiveness. • Fragmented and sprawling form between the two nodes. • Agricultural parcels interrupt urban continuity. • Lack of structured transition between industrial and residential zones. • Privately-owned farmland dominates, restricting public-led projects • Strong external connectivity via N3 and R103 but weak internal circulation • Freight and pedestrian conflicts in Camperdown’s main street • Limited wastewater treatment and water storage capacity • Rapid industrial growth around Umlaas, limited commercial investment in Camperdown • Town centre has weak retail and limited services for local workers • Limited formal housing stock • Informal pockets emerging on agricultural land • Camperdown has basic government offices; Umlaas lacks social facilities • Environmental sensitivity along the Mshwathi River • No defined green infrastructure 	<ul style="list-style-type: none"> • Camperdown–Umlaas Urban Edge: Expand slightly along the R103 and N3 service road to accommodate mixed-use and industrial expansion; preserve open space buffers to the south. • Establish a unified “Regional Gateway Node” through shared bulk infrastructure, signage, and coordinated zoning. This project will brand and functionally integrate the two sub-nodes as one regional service and logistics hub • TOD-style housing precinct near Camperdown CBD (higher-density mixed housing around the taxi rank and main road). • Integrated Green Corridor between Mshwathi River and Camperdown CBD – ecological linkage and recreational trail. • Formal government precinct (Thusong centre and home affairs satellite) within the Camperdown node near the SAPS. • Establish a 2–4 ML/day regional WWTW east of Camperdown to replace septic systems and unlock higher-density development • Construct a new high-level reservoir and replace undersized mains along the R603 to improve pressure and storage for new housing, civic facilities, and industry. • Develop a planned logistics estate with serviced plots, stormwater infrastructure, and landscaping north of the Umlaas interchange. This formalises existing industrial activity and attracts new logistics tenants linked to the N3 freight corridor • Develop medium-density housing (townhouses and walk-up flats) within the urban edge north of the R103 to increase residential stock

CAMPERDOWN–UMLAAS NODE: EXISTING SPATIAL STRUCTURE & CHALLENGES	CAMPERDOWN–UMLAAS ROAD NODE PROPOSALS
	<ul style="list-style-type: none">• Establish an ecological buffer and open-space corridor along the Mshwathi River linking Camperdown and Umlaas. This project mitigates flood risks, improves stormwater management, and introduces a recreational greenbelt.• Construct a new internal connector road south of the N3 to link the Umlaas Industrial Park directly to Camperdown CBD



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



Mkhambathini Municipality
Municipal Development Node:
Camperdown/ Umlaas Road

Legend	
●	Places
	National Road
	Provincial Road
	District Road
	Local Road
	Railway Lines
	Camperdown/ Umlaas Road Urban Edge
	Wetlands
	Hydrology Buffers
	Proposed Low-Middle Income Housing
	Mixed Use Retail/ Residential
	Future Mixed Use Industry
	Mixed Use Office/ Retail
	Future Low-Middle Income Residential
	Future Expansion - Mixed Use Commercial
	Future Expansion - ICT / Green Industrial Development Expansion Area
	Commercial
	Commercial/B&B/Service Station
	Dam
	Dwelling House
	Educational Building
	Funeral Parlor
	Garage
	Hotel
	Existing Industrial
	Informal Dwelling House
	Medium Density Housing
	Office
	Office Building
	Offices
	Place of Worship
	Police Station / Magistrate's
	Public Office
	Railway Line
	Recreational Building
	Road
	School
	Service Industry
	Shop
	Shopping Centre
	Utility
	Residential Expansion Area
	Cadastral

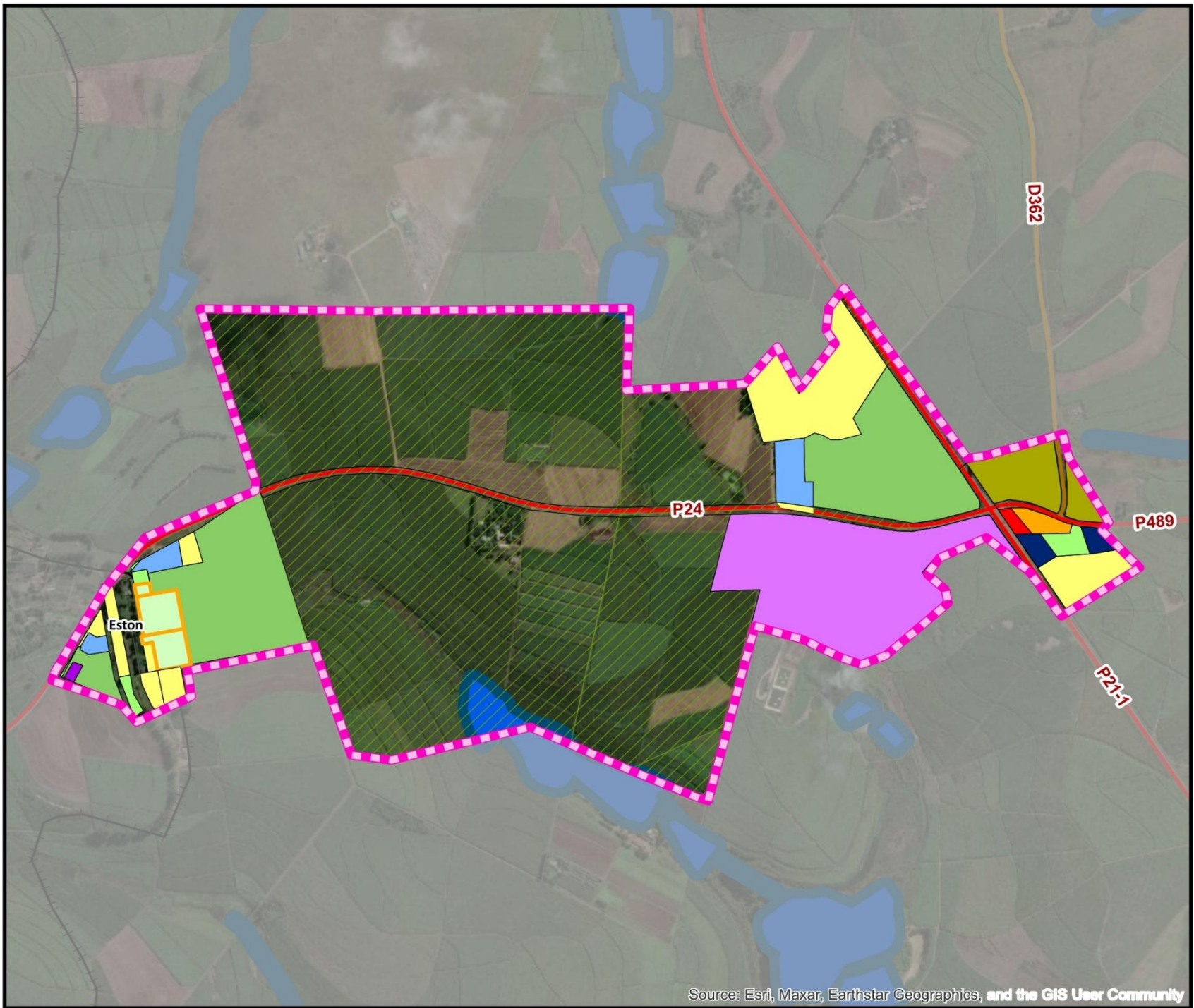
Map 58: Camperdown/ Umlaas Road Urban Edge

3.1.3. REVITALISATION OF KEY ECONOMIC NODES: ESTON COMMUNITY DEVELOPMENT NODE

Table 27: Eston Community Development Node Proposals

ESTON NODE: EXISTING SPATIAL STRUCTURE & CHALLENGES	ESTON NODE PROPOSALS
<ul style="list-style-type: none"> • Eston is a designated community development node (rural service centre) serving surrounding farming communities • The economy is dominated by commercial sugarcane farming, anchored by the Illovo Eston Sugar Mill • Surrounding land uses are primarily privately-owned farmlands (extensive sugarcane fields with some forestry and grazing) • Its role is a modest agricultural village node, with constrained growth due to the dominance of farms and private estates • Land ownership pattern constrains the spatial options for housing projects, public infrastructure (e.g. schools/clinics) • Limited housing availability for those who want to live near the node’s jobs and services • The node good regional connectivity (it sits at a junction of P24/P489 which form part of R624 to Umbumbulu/Richmond, and connections to the R603/P21-1 toward Camperdown/N3) • Generally, social service levels lag behind urban standards • There is no significant manufacturing or non-agricultural industry in the node. Unemployment remains high, especially for youth not employed in farming • The commercial services in Eston are limited in range • There is no designated truck stop or rest area for freight vehicles, even though sugar and timber trucks frequent the area. • The Ithala Bank site is a prime example of wasted infrastructure in a location that could serve community or economic functions. • Informal taxi rank – prime example of underdevelopment • The Eston area boasts environmental and recreational assets that are not fully tapped for development. 	<ul style="list-style-type: none"> • Engage major landowners (e.g. Illovo) in partnerships or land swaps to allow modest expansion of the node onto less productive or edge portions of farmland • Leverage Eston’s strategic location along important provincial routes (the R624 corridor comprising P117, P24, and P489) which link eThekweni (Umbumbulu) to Richmond. This connectivity offers opportunities for agro-industrial investments and logistics services • Tourism interface between Eston Mill, Tala Game Reserve and Nagle Dam (eco-tourism belt). • Rural housing project sites identified for farmworkers and seasonal labourers. • Railway siding revitalisation for agro-industrial freight and passenger convenience. • Public Park and green space framework for the Eston village core. • Improve drainage and add sidewalks/footpaths along these roads for pedestrian safety (people walking to school, taxi rank, etc.) • At the junction of P24 and P489 (the heart of the node), install proper signage, streetlights, and possibly traffic calming or turning lanes to safely handle growing traffic. • Formalize the Taxi Rank: Develop a dedicated public transport facility at the current informal taxi hub. This would entail paving the area, building shelters for passengers, demarcating bays for taxis, and adding lighting and benches. Include water and sanitation (toilets) for operators and travellers. The taxi rank could double as a small trading area – incorporate kiosks or stalls around it for vendors, so that the many commuters have access to snacks, groceries, or services while waiting.

ESTON NODE: EXISTING SPATIAL STRUCTURE & CHALLENGES	ESTON NODE PROPOSALS
	<ul style="list-style-type: none">• Establish an ICT access point and Multi-Purpose Community Center to address the social service gap• Improve street lighting in the node for safety.• Development of a red meat agri-hub



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

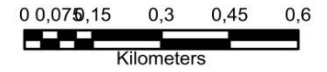


Mkhambathini Local Municipality

Community Development Node: Eston

Legend

- Places
- National Road
- Provincial Road
- District Road
- Local Road
- Railway Lines
- Eston Urban Edge
- Agriculture
- Filling Station
- Proposed Formalisation of Informal Taxi rank
- Lodge and B&B
- Primary School
- Residential
- Road
- Shop
- Small Holding
- Sub-Station
- Sugar Mill
- Infill Development Vacant Land
- Agricultural Development Preservation
- Wetlands
- Hydrology Buffers
- homestead
- petrol station
- Cadastral

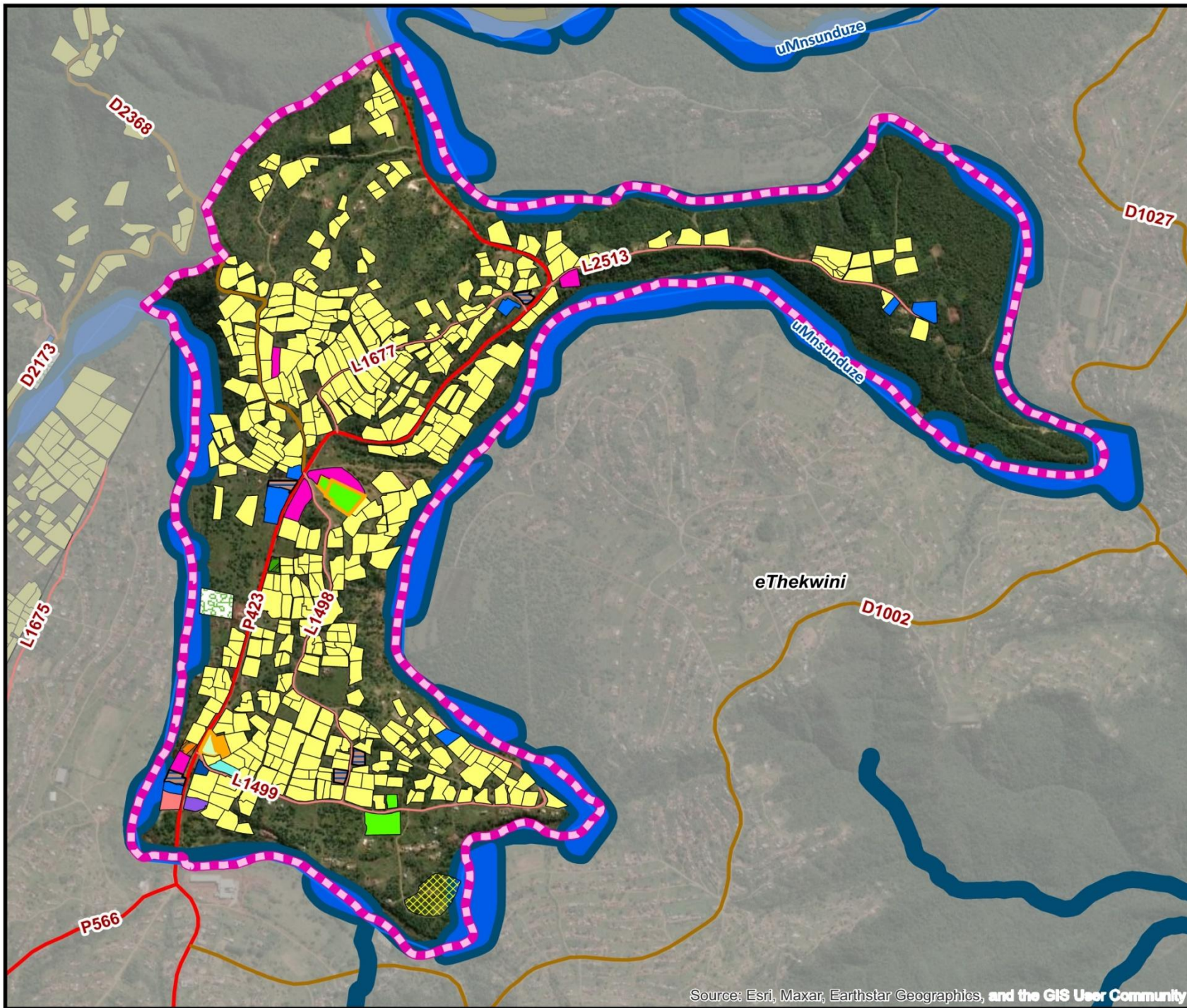


Map 59: Eston Urban Edge

3.1.4. REVITALISATION OF KEY ECONOMIC NODES: OPHOKWENI A & B COMMUNITY DEVELOPMENT NODE

Table 28: Ophokweni Community Development Node Proposals

OPHOKWENI NODE: EXISTING SPATIAL STRUCTURE & CHALLENGES	OPHOKWENI NODE PROPOSALS
<ul style="list-style-type: none"> • The broader Ophokweni node serves as a rural service center in service of the northern part of Mkhambathini, providing basic housing, services and a market point for surrounding villagers and farmers • Ophokweni lies near the Msunduzi River on the border of eThekweni’s Outer West region • Currently, infrastructure is rudimentary – roads are gravel and often in poor condition, water infrastructure is sparse, and most economic activity happens informally (roadside vendors and small-scale farming) 	<ul style="list-style-type: none"> • In aid to address the critical water backlog, implement a comprehensive water supply scheme for Ophokweni, consisting of a new elevated storage tank and pipeline network to provide piped water to households and communal standpipes. The storage tank can be located on high ground above the village to gravity-feed the area. • Install solar-powered streetlights along P423. • Existing taxi rank formalisation and upgrades • Development of pedestrian walkways along main road • Development of an ICT access point (co-locate with existing community centre) • Roll out a community-wide sanitation improvement project focused on replacing unimproved pit latrines with ventilated improved pit (VIP) toilets • Upgrade the Ophokweni access roads to all-weather standards and improve connectivity to major routes. • Create a modest service node within Ophokweni B to cater to day-to-day needs and provide a focal point for the community. This can house smaller order/ local convenience stores, government service pay point, a sheltered area for a few informal traders • Given the high incidence of lightning strikes in Ward 2 (with the inclusion of Ophokweni), the installation of lightning conductors/rods on RDP homes (especially corrugated iron structures) and key public buildings is encouraged. Additionally, earthing systems to safely dissipate strikes into the ground, reducing electrocution and fire risks and surge protection devices for public infrastructure (schools, clinics, etc.) to safeguard electrical systems.



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

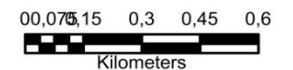


Mkhambathini Local Municipality

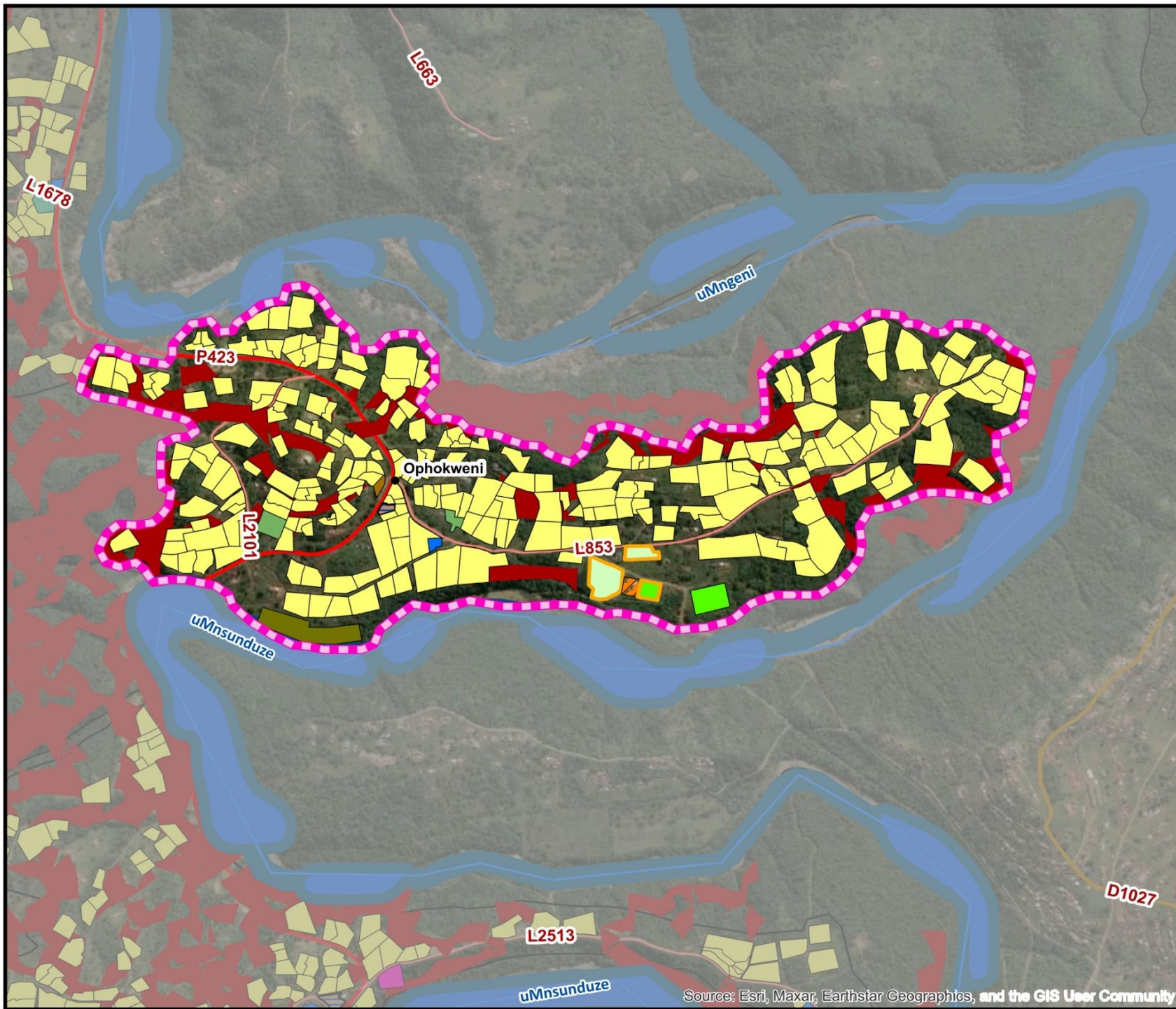
Community Development Node:
Ophokweni

Legend

- Places
- National Road
- Provincial Road
- District Road
- Local Road
- Ophokweni A Settlement Edge
- Wetlands
- Hydrology Buffers
- cattle dip
- church
- proposed ICT access point (co-located with existing community hall)
- creche
- cultural village
- funeral parlour
- homestead
- motor_dealership
- municipal_administrative_buil...
- outdoor storage
- petrol station
- school
- shops
- sportsfield
- tavern
- proposed formalisation and taxi rank upgrade
- vegetables
- Cadastral



Map 60: Ophokweni A Settlement Edge



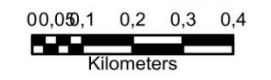
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



Mkhambathini Local Municipality
Community Development Node: Ophokweni

Legend

- Places
- National Road
- Provincial Road
- District Road
- Local Road
- Ophokweni B Settlement Edge
- Wetlands
- Hydrology Buffers
- cattle dip
- church
- proposed ICT access point (co-located with existing community hall)
- creche
- hardware_shops
- homestead
- informal trading market street
- vending
- school
- shops
- sportsfield
- tavern
- vehicle repairs centres
- Cadastral

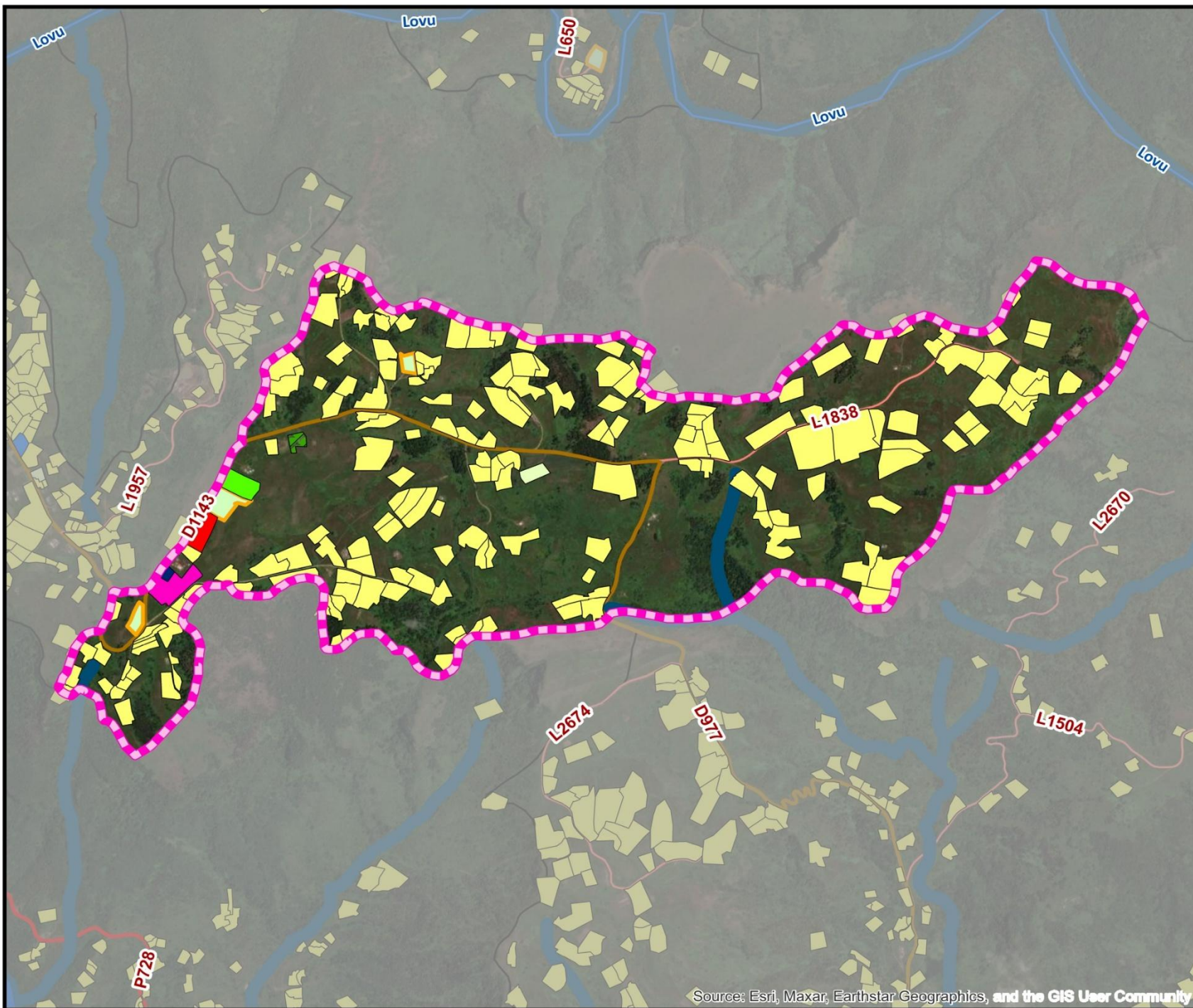


Map 61: Ophokweni B Settlement Edge

3.1.5. REVITALISATION OF KEY ECONOMIC NODES: NGILANYONI SETTLEMENT DEVELOPMENT NODE

Table 29: Ngilanyoni Settlement Development Node Proposals

NGILANYONI NODE: EXISTING SPATIAL STRUCTURE & CHALLENGES	NGILANYONI NODE PROPOSALS
<ul style="list-style-type: none"> • Ngilanyoni functions as a local/rural service and residential node within the Embo-Timuni Traditional Authority, situated along D1143 in a remote, rugged landscape that services scattered rural households and smallholder agriculture • Only 71-98% of households no access to water and sanitation, only 50-76% have access to electricity; flagging urgent water, sanitation and energy intervention • Mixed residential–agricultural–commercial–community pattern with shops/spaza, sugarcane fields, water reservoirs, sports arena/stadium, and religious facilities, latent potential for micro-agribusiness and social programmes. • Identified as a satellite municipal development node (small service centre) to cluster social services and SMME trading within the Embo-Timuni area 	<ul style="list-style-type: none"> • Adopt a settlement edge for Ngilanyoni to contain ribbon sprawl and sequence upgrades inside the envelope first; apply simplified land-use consents for home enterprises and backyard rentals. • Drill/rehabilitate boreholes and header tanks, yard connections (phased), VIP upgrades and communal refuse point with scheduled collection – direct response to limited access to piped water/refuse and no sewer stats. • Formal education and skills centre (youth enterprise, agricultural extension training). • Public open space and sport field improvement • Road upgrade (D1143 tarred spur) that directly connects to Eston/ Mid-Illuvo corridors. • Integration with adventure tourism routes (uMkomaas Valley trails). • Prepare a gravel eco-link toward Ezimwini and the uMkomaas escarpment (4x4/adventure spur) and curate a culture-and-craft stop at market days—building on district-level adventure/eco routing that references Ngilanyoni. • Formalise a 10–15-stall market and loading bay on D1143 frontage with kiosk shells, storage, ablutions, linear shade and demarcated taxi stopping point; pair with by-law support & licensing drives (LED). Addresses existing spaza/shops and logistics of sugarcane/produce • Establish a collection shed & cold room for cane, fresh produce and livestock by-products, linked to Eston/Outer West markets; run extension services and input days at the MPCC. Leverages sugarcane dominance and reservoirs for diversified cropping.

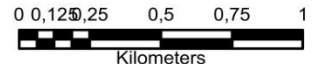


Mkhambathini Local Municipality

Settlement Development Node: Ngilanyoni

Legend

- Places
- National Road
- Provincial Road
- District Road
- Local Road
- ▭ Ngilanyoni Settlement Edge
- ▭ Wetlands
- ▭ Hydrology Buffers
- ▭ church
- ▭ clinic
- ▭ homestead
- ▭ outdoor storage
- ▭ reservoirs
- ▭ school
- ▭ shops
- ▭ sportsfield
- ▭ sugar
- ▭ Cadastral

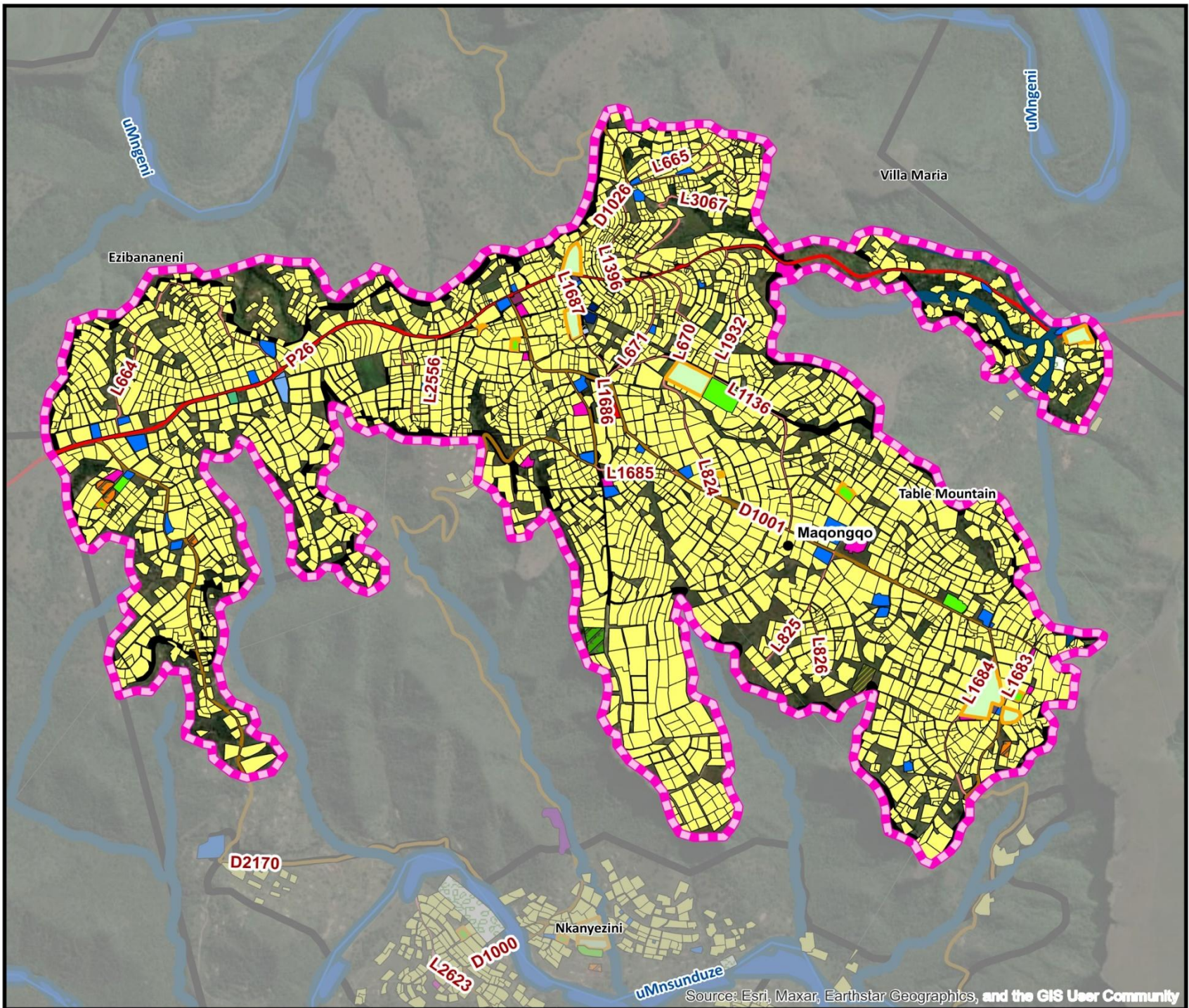


Map 62: Ngilanyoni Settlement Edge

3.1.6. REVITALISATION OF KEY ECONOMIC NODES: MAQONQO SETTLEMENT DEVELOPMENT NODE

Table 30: Maqonqo Settlement Development Node Proposals

MAQONQO NODE: EXISTING SPATIAL STRUCTURE & CHALLENGES	MAQONQO NODE PROPOSALS
<ul style="list-style-type: none"> • Maqonqo is a densely settled tertiary/rural service node in the northern municipality, straddling ridgelines along the P26. It serves surrounding rural settlements with schools, clinic/child-care and local commerce; it has been repeatedly identified for formal spatial planning and settlement edges to manage compact growth. • Compact residential web with shops/spaza, bottle store/tavern, religious facilities, a small “shopping centre”, and cattle farming, a base for SMMEs and micro-logistics if formalised and clustered. 	<ul style="list-style-type: none"> • Delineate a settlement edge, reblock informal clusters, and reserve sites for clinic expansion, market yard, taxi stops, and stormwater corridors; apply simplified land-use consents for home enterprises inside the edge • Drill/upgrade boreholes and header tanks, install yard taps (phased), VIP upgrades, and a communal refuse transfer point with scheduled collection; pair with hygiene campaigns through schools/clinic. • Public transport interchange / rank formalisation along the P26. • Flood-risk mitigation and stormwater system for the dense core • Formal school expansion precinct and site reservation (for secondary school). • Craft hub / homestay programme to support Table Mountain–Nagle tourism circuit. • Signpost a P26 scenic spur linking Maqonqo to Table Mountain/Nagle Dam circuits; curate community homestays, craft markets and heritage events that feed off weekend day-visitor flows. • Establish a vet/extension day facility, cattle crush & dip, and small feed store next to the logistics yard; pilot rangeland management and co-op input days

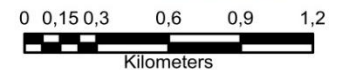


Mkhambathini Local Municipality

Settlement Development Node: Maqongqo

Legend

- Places
- National Road
- Provincial Road
- District Road
- Local Road
- Maqongqo Settlement Edge
- Wetlands
- Hydrology Buffers
- bottle_store
- cellular_base_station
- church
- clinic
- proposed ICT access point (co-located with existing community hall)
- creche
- homestead
- library
- machinery_manufacturing
- outdoor_storage
- proposed_cattle_dip
- proposed_hall_and_creche
- proposed_sportsfield
- quarry
- reservoirs
- school
- shops
- sportsfield
- tavern
- vegetables
- vehicle_repairs_centres
- Cadastral



Map 63: Maqongqo Settlement Edge

3.1.7. REVITALISATION OF KEY ECONOMIC NODES: MID-ILLOVO SETTLEMENT DEVELOPMENT NODE

Table 31: Mid-Illovo Settlement Development Node Proposals

MID-ILLOVO NODE: EXISTING SPATIAL STRUCTURE & CHALLENGES	MID-ILLOVO NODE PROPOSALS
<ul style="list-style-type: none"> • Mid-Illovo is a rural service and agricultural hub at the P118/P116 intersection. It links surrounding commercial farms and rural settlements to services and markets, accommodating residential, social and economic activity (police, schools, driving school, church, service station). • Dominated by commercial agriculture with a compact built core along the main road; existing uses include block/brick sales, informal traders, vehicle repair, Rapid Dawn (tractor plant), public facilities and a water reservoir/treatment works; railway line present. This mix creates a base for agro-support, light industry and logistics • The node sits on a well-connected provincial/district road network with rail adjacency, enabling goods movement and workforce access; this underpins future mixed-use and agricultural support expansion. 	<ul style="list-style-type: none"> • Development of a settlement/urban edge, allocates serviced sites for civic cluster (police upgrade, clinic/mobile health base, MPCC/library), and sets street/plot standards and mixed-use zoning fronting P118/P116. • Rail siding activation and small freight logistics siding (for sugarcane/dairy freight). • Rural housing / GAP housing project site within the node core (previously mapped). • Formal transport stop (taxi/bus terminal) along the P118/P116 junction. • Cooperative training and demonstration centre for dairy/poultry farmers. • Demarcate formal trading bays, shade/ablutions, cold store/containerised storage, and bakkie/taxi lay-by with by-law support (permits, food safety). Add weekly producers’ market for cane by-products, veg and livestock produce • Zone and service a light-industrial strip (block/furniture manufacturing, packaging, grain/feed blending, wood-waste products) with 3-phase power and drainage; prioritise local SMMEs via incubator leases • Upgrade stormwater channels, culverts and roadside drains; expand reservoir capacity and reticulation; add solid-waste transfer point. • Way-find Mid-Illovo–Eston scenic loop (P116/P118) with farm-stalls and events; integrate with Lion Park/Mayibuye gateway marketing.

3.2. STRATEGY 2: SUSTAINABLE RURAL DEVELOPMENT

3.2.1. AGRARIAN TRANSFORMATION

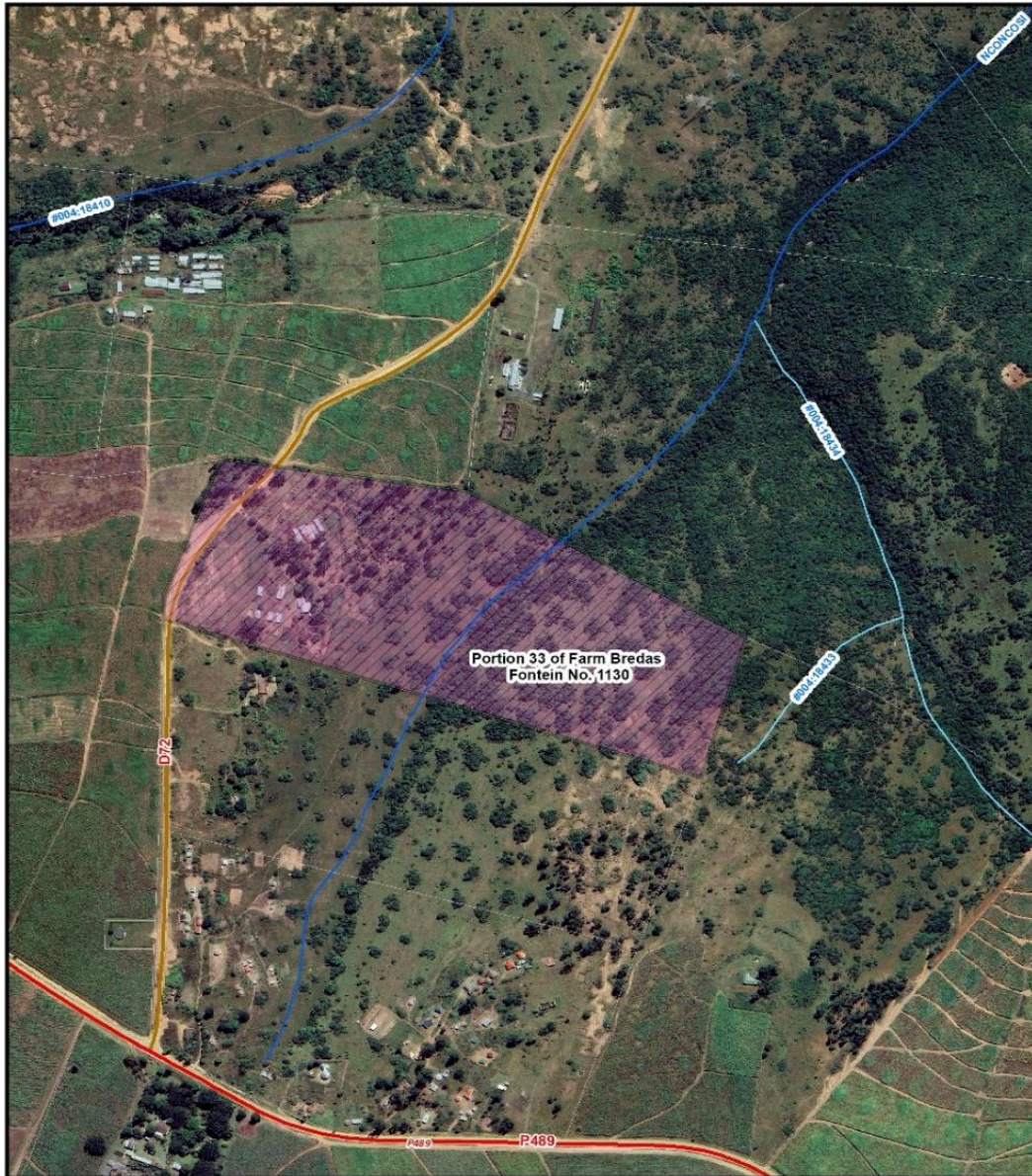
Table 32: Agrarian Transformation/ Interventions

LAND REFORM PROJECT	PROPERTY DESCRIPTION	PRODUCT TYPE	INTERVENTIONS
AMADWALA TRADING CC	Portion 33 Of Farm Bredas Fontein No. 1130	Farming, Chicken, Piggery, Cattle and Goat	<ul style="list-style-type: none"> • Upgrade livestock infrastructure, including constructing or refurbishing pigsties, chicken coops, cattle kraals, and goat sheds to meet modern animal husbandry standards. • Develop boreholes, reservoir tanks, and reticulated piping systems for a reliable water supply to animals and crops. • Erect perimeter and paddock fencing to control animal movement and protect crops • Regular veterinary support for disease prevention, especially Newcastle disease, swine fever, and foot-and-mouth disease
MR PL MKHABELA	Portion 82 Of Farm Camperdown No. 1330	Agriculture	<ul style="list-style-type: none"> • Install or upgrade dip or pivot irrigation if water resources are available. • Install boundary and internal fencing, and upgrade farm access roads. • Apply for tractor, ploughs, planters and sprayers via CASP or DALRRD support programmes. • Farmer training on: Crop production, pest & disease management, Sustainable land practices and Business and record keeping
SWEET HOME	Portion 23 Of Farm Sweethome No. 1060	Sugarcane	<ul style="list-style-type: none"> • Apply for funding to acquire: Tractor with ripper and trailers, Boom sprayer or knapsack sprayers and Cane loading and harvesting tools • Explore mechanisation partnerships with neighbouring farms to reduce costs • Upgrade or construct internal farm roads to allow cane transport in all seasons. • Secure boundaries with durable fencing to prevent encroachment and livestock damage.

DEVELOPMENT OF A SPATIAL DEVELOPMENT FRAMEWORK FOR THE MKHAMBATHINI LOCAL MUNICIPALITY

DRAFT SDF

LAND REFORM PROJECT	PROPERTY DESCRIPTION	PRODUCT TYPE	INTERVENTIONS
			<ul style="list-style-type: none"> • Verify and protect quota with the local Mill Cane Committee. • Request a quota increase if expansion or yield improvements occur.
MBATHA FAMILY TRUST	Portion 15 Of Farm Crookes No. 15723	Sugarcane	<ul style="list-style-type: none"> • Install perimeter fencing with controlled access gates for farm security • Access support from SA Canegrowers or Tongaat Hulett Grower Development Services
INGLEBROOK	Farm Langeodravendel No.111	Sugarcane & Livestock Farming	<ul style="list-style-type: none"> • Provision of infrastructure and farm facilities • Assistance in gaining access to markets
ALHE BROTHERS CC	Portion 86 of Farm Camperdown No. 1130	Commercial Farming	<ul style="list-style-type: none"> • Create access to markets through secure buyer agreements with: Fresh produce markets (Durban, Pietermaritzburg) and Supermarkets (SPAR, Boxer, Checkers via aggregator) • School nutrition or hospital procurement programmes
VAALKOP AND DADELFontein	Portion 756 of Farm Vaalkop and Dadelfontein No. 18860	Settlement	<ul style="list-style-type: none"> • Install rainwater harvesting systems (roof gutters and 5,000L tanks) at homesteads • Discourage high-density settlement on fertile agricultural land. • Establish a communal fenced garden area (0.5–1 ha) for vegetables (spinach, cabbage, beans, carrots).
VALSCH RIVER CLEAR TRADE	Portion 13 of Farm Valsch Rivier No. 1148	Sugarcane Farming	<ul style="list-style-type: none"> • Provision of Harvesting and Mechanisation Support • Apply for funding to acquire: Tractor with ripper and trailers, Boom sprayer or knapsack sprayers and Cane loading and harvesting tools • Explore mechanisation partnerships with neighbouring farms to reduce costs
VALSCH RIVER TFSL FARMING CC	Portion 18 of Farm Valsch Rivier 1148	Sugarcane Farming	<ul style="list-style-type: none"> • Mechanisation plan: Apply for funding to acquire: Tractor with ripper and trailers, Boom sprayer or knapsack sprayers and Cane loading and harvesting tools • Explore mechanisation partnerships with neighbouring farms to reduce costs.



SPATIAL DEVELOPMENT FRAMEWORK : REVIEW 2025		<p style="text-align: center;">Legend</p> <ul style="list-style-type: none"> — Perennial River — Non-Perennial River Portion 33 of Farm Bredas Fontein No 1130 Mkhambathini Boundary Local Municipalities ● Places • Sub-places — Railway Lines — National Road — Provincial Road — District Road — Local Road Cadastral 	<p>Datum: WGS84 Date: January 2025</p>
<p style="text-align: center;">Transferred Redistribution Project PTN 33 Farm Bredas Fontein 1130</p> <p><small>DATA SOURCES: Towns: COGTA Roads: DOT Municipal/Ward Boundaries: MDB Stats: STATSSA 2011 Agricultural/Geological Data: DALRRD Environmental Data: KZN Wildlife, 2024 Hydrological Data: SANBI Land Reform: DALRRD Settlements: DALRRD Cadastral: KZN SGO</small></p>			

Map 65: Amadule Trading CC



SPATIAL DEVELOPMENT FRAMEWORK : REVIEW 2025		<p style="text-align: center;">Legend</p> <ul style="list-style-type: none"> Portion 82 of Farm Camperdown 1330 — Perennial River — Non-Perennial River Mkhambathini Boundary Local Municipalities ● Places • Sub-places — Railway Lines — National Road — Provincial Road — District Road — Local Road Cadastral 	<p>Datum: WGS84 Date: January 2025</p>
<p style="text-align: center;">Mr PL Mkhabela Project</p> <p><small>DATA SOURCES: Towns: COGTA Roads: DOT Municipal/Ward Boundaries: MDB Stats: STATSSA 2011 Agricultural/Geological Data: DALRRD Environmental Data: KZN Wildlife, 2024 Hydrological Data: SANBI Land Reform: DALRRD Settlements: DALRRD Cadastral: KZN SGO</small></p>			

Map 64: Mr PL Mkhabela



SPATIAL DEVELOPMENT FRAMEWORK : REVIEW 2025

Sweethome

DATA SOURCES:
 Towns: COGTA
 Roads: DOT
 Municipal/Ward Boundaries: MDB
 Stats: STATSSA 2011
 Agricultural/Geological Data: DALRRD
 Environmental Data: KZN Wildlife 2024
 Hydrological Data: SANBI
 Land Reform: DALRD
 Settlements: DALRRD
 Cadastral: KZN SGO

Legend

- Portion 23 Farm Sweethome 1060—Railway Lines
- Perennial River
- Non-Perennial River
- Mkhambathini Boundary
- Local Municipalities
- Places
- Sub-places
- National Road
- Provincial Road
- District Road
- Local Road
- Cadastral

Date: WGS84
 Date: January 2025

Map 67: Sweethome



SPATIAL DEVELOPMENT FRAMEWORK : REVIEW 2025

Mbatha Family Trust

DATA SOURCES:
 Towns: COGTA
 Roads: DOT
 Municipal/Ward Boundaries: MDB
 Stats: STATSSA 2011
 Agricultural/Geological Data: DALRRD
 Environmental Data: KZN Wildlife 2024
 Hydrological Data: SANBI
 Land Reform: DALRRD
 Settlements: DALRRD
 Cadastral: KZN SGO

Legend

- Portion 15 of Farm Crookes 15723—Railway Lines
- Perennial River
- Non-Perennial River
- Mkhambathini Boundary
- Local Municipalities
- Places
- Sub-places
- National Road
- Provincial Road
- District Road
- Local Road
- Cadastral

Date: WGS84
 Date: January 2025

Map 66: Mbatha Family Trust



<p>SPATIAL DEVELOPMENT FRAMEWORK : REVIEW 2025</p>	<p>Legend</p>		<p>Dotum: WGS84 Date: January 2025</p>
<p>Inglebrook Project</p>	<ul style="list-style-type: none"> Farm_Langeopdravende_No_1111 Perennial River Non-Perennial River Portion 33 of Farm Bredas Fontein No 1130 Mkhambathini Boundary Local Municipalities Places Sub-places Railway Lines National Road Provincial Road District Road Local Road Cadastral 		
<p>DATA SOURCES: Towns: COGTA Roads: DOT Municipal/Ward Boundaries: MDB Stats: STATISSA 2011 Agricultural /Geological Data: DALRRD Environmental Data: KZN Wildlife 2024 Hydrological Data: SANBI Land Reform: DALRRD Settlements: DALRRD Cadastral: KZN SGO</p>			

Map 68: Inglebrook



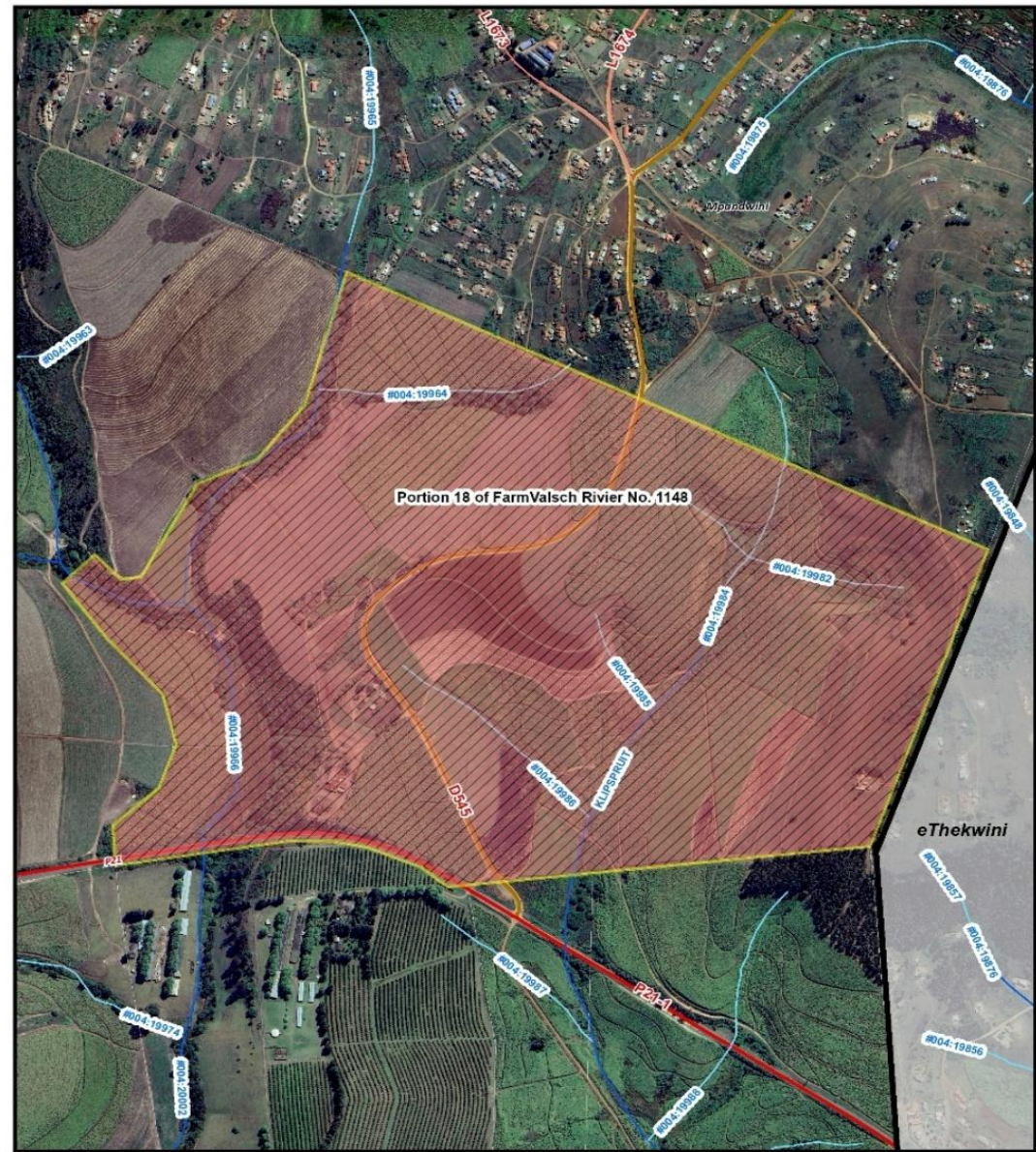
<p>SPATIAL DEVELOPMENT FRAMEWORK : REVIEW 2025</p>	<p>Legend</p>		<p>Dotum: WGS84 Date: January 2025</p>
<p>Camperdown Ahle Brothers</p>	<ul style="list-style-type: none"> Perennial River Non-Perennial River Portion_86_of_Farm_Camperdown_1330 Mkhambathini Boundary Local Municipalities Places Sub-places Railway Lines National Road Provincial Road District Road Local Road Cadastral 		
<p>DATA SOURCES: Towns: COGTA Roads: DOT Municipal/Ward Boundaries: MDB Stats: STATISSA 2011 Agricultural /Geological Data: DALRRD Environmental Data: KZN Wildlife 2024 Hydrological Data: SANBI Land Reform: DALRRD Settlements: DALRRD Cadastral: KZN SGO</p>			

Map 69: Ahle Brothers



SPATIAL DEVELOPMENT FRAMEWORK : REVIEW 2025		Legend		Datum: WGS84 Date: January 2025
<i>Valsch River Clear Trade</i>		<ul style="list-style-type: none"> Portion 13 of Farm Valsch River No 1148 – Railway Lines Perennial River Non-Perennial River Mkhambathini Boundary Local Municipalities Places Sub-places 	<ul style="list-style-type: none"> National Road Provincial Road District Road Local Road Cadastral 	
DATA SOURCES: Towns: COGTA Roads: DOT Municipal/Ward Boundaries: MDB Stats: STATSSA 2011 Agricultural/Geological Data: DALRRD Environmental Data: KZN Wildlife 2024 Hydrological Data: SANRE Land Reform: DALRRD Settlements: DALRRD Cadastral: KZN SGO		DATA SOURCES: Towns: COGTA Roads: DOT Municipal/Ward Boundaries: MDB Stats: STATSSA 2011 Agricultural/Geological Data: DALRRD Environmental Data: KZN Wildlife 2024 Hydrological Data: SANRE Land Reform: DALRRD Settlements: DALRRD Cadastral: KZN SGO		

Map 71: Valsch River Clear Trade



SPATIAL DEVELOPMENT FRAMEWORK : REVIEW 2025		Legend		Datum: WGS84 Date: January 2025
<i>Valsch River TFSL Farming cc</i>		<ul style="list-style-type: none"> Portion 18 of Farm Valsch River 1148 – Railway Lines Perennial River Non-Perennial River Mkhambathini Boundary Local Municipalities Places Sub-places 	<ul style="list-style-type: none"> National Road Provincial Road District Road Local Road Cadastral 	
DATA SOURCES: Towns: COGTA Roads: DOT Municipal/Ward Boundaries: MDB Stats: STATSSA 2011 Agricultural/Geological Data: DALRRD Environmental Data: KZN Wildlife 2024 Hydrological Data: SANRE Land Reform: DALRRD Settlements: DALRRD Cadastral: KZN SGO		DATA SOURCES: Towns: COGTA Roads: DOT Municipal/Ward Boundaries: MDB Stats: STATSSA 2011 Agricultural/Geological Data: DALRRD Environmental Data: KZN Wildlife 2024 Hydrological Data: SANRE Land Reform: DALRRD Settlements: DALRRD Cadastral: KZN SGO		

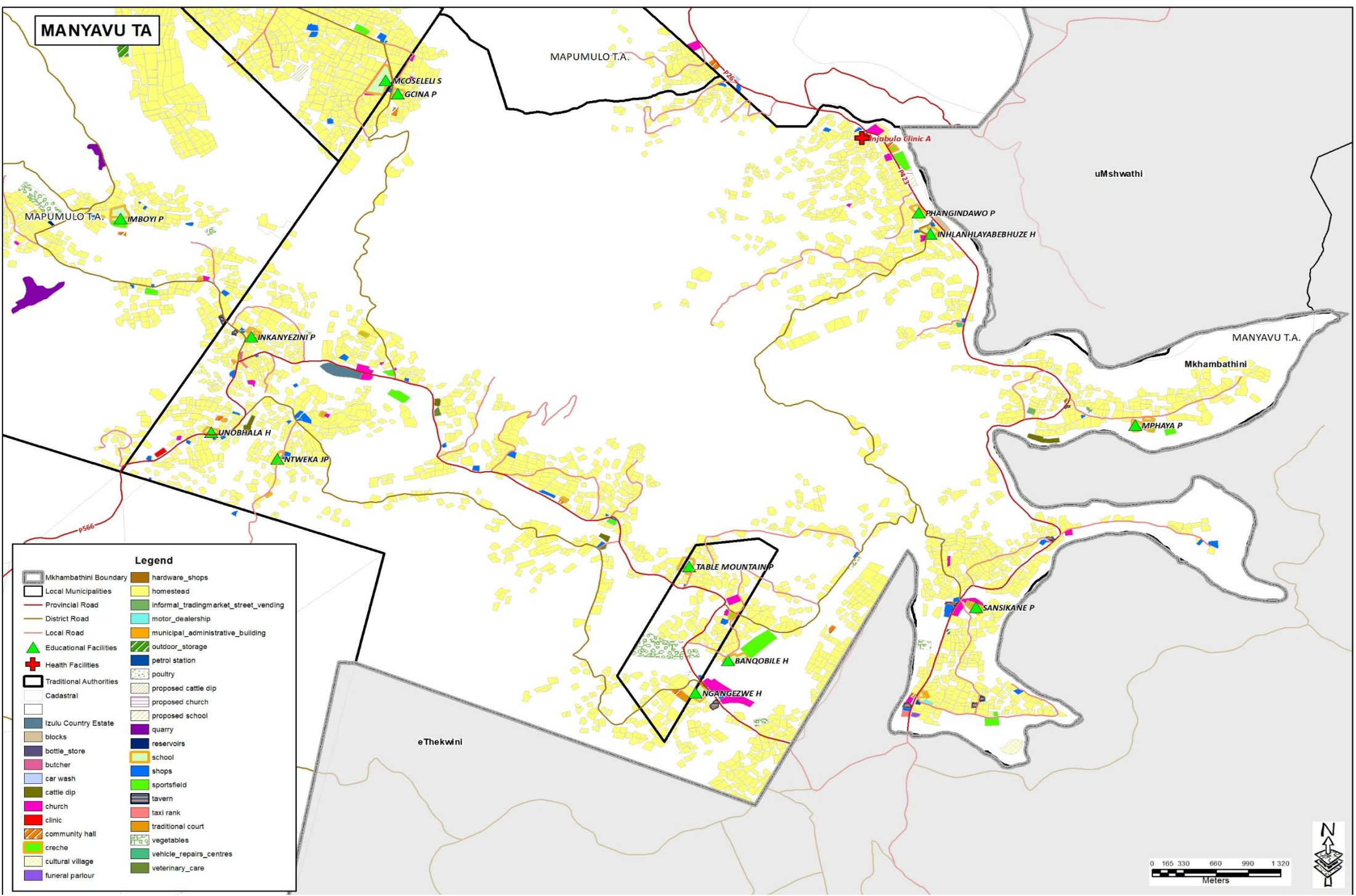
Map 70: Valsch River TFSL Farming CC

3.2.2. SOCIAL DEVELOPMENT IN THE RURAL CONTEXT

Across all Traditional Authority (TA) areas, the proposed facilities shown on the maps below respond directly to service backlogs, population clustering, and settlement growth patterns identified during the Phase 3 assessment. In Manyavu and Mapumulo TAs, proposed clinics, secondary schools, and community halls are located within the largest and densest settlement clusters, where existing walking distances to health and education services exceed national norms. Proposed cattle dips, sportsfields, and small trading facilities in these TAs respond to strong agricultural activity, youth population concentration, and the need to formalise existing informal trading points.

In Embo-Timuni and Isimahla TAs, the proposed facilities support sparsely distributed but rapidly intensifying rural settlements such as Ngilanyoni, Thembasethu, Ophokweni, and the villages surrounding the P331 and P27-1 corridors. The proposed community facilities address the current absence of structured public service points in these areas, where residents rely on distant facilities in Camperdown. The addition of sportsfields, crèches, and community halls strengthens the social fabric and provides safe, accessible public spaces. Proposed cattle dips and agricultural support facilities in Embo-Timuni and Manyavu align with the municipality's agrarian economy and support primary livestock-keeping households. Collectively, these proposals target the highest-need, highest-impact rural clusters, improving accessibility, supporting livelihoods, and creating functional rural service centres.

MANYAVU TA



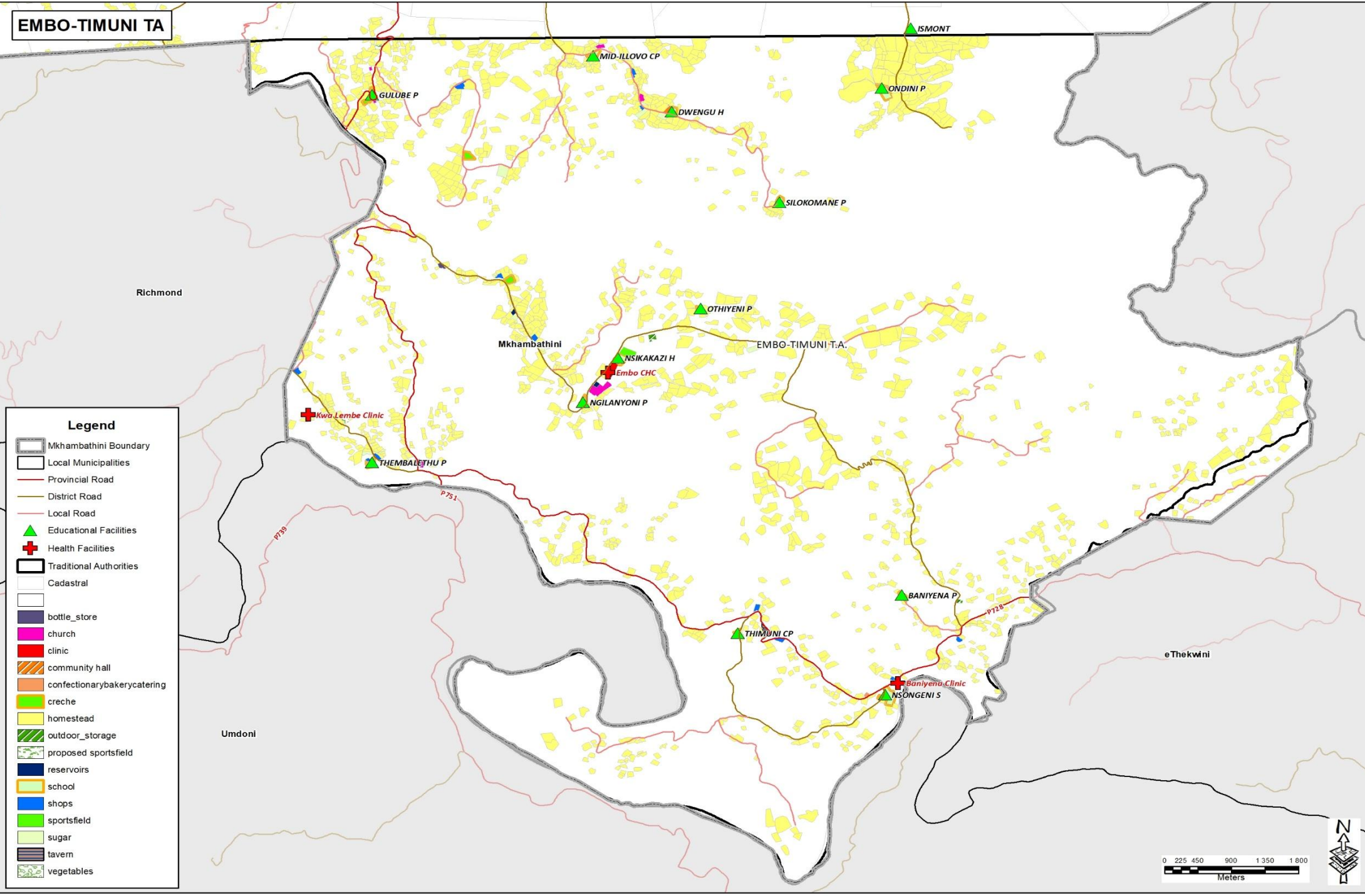
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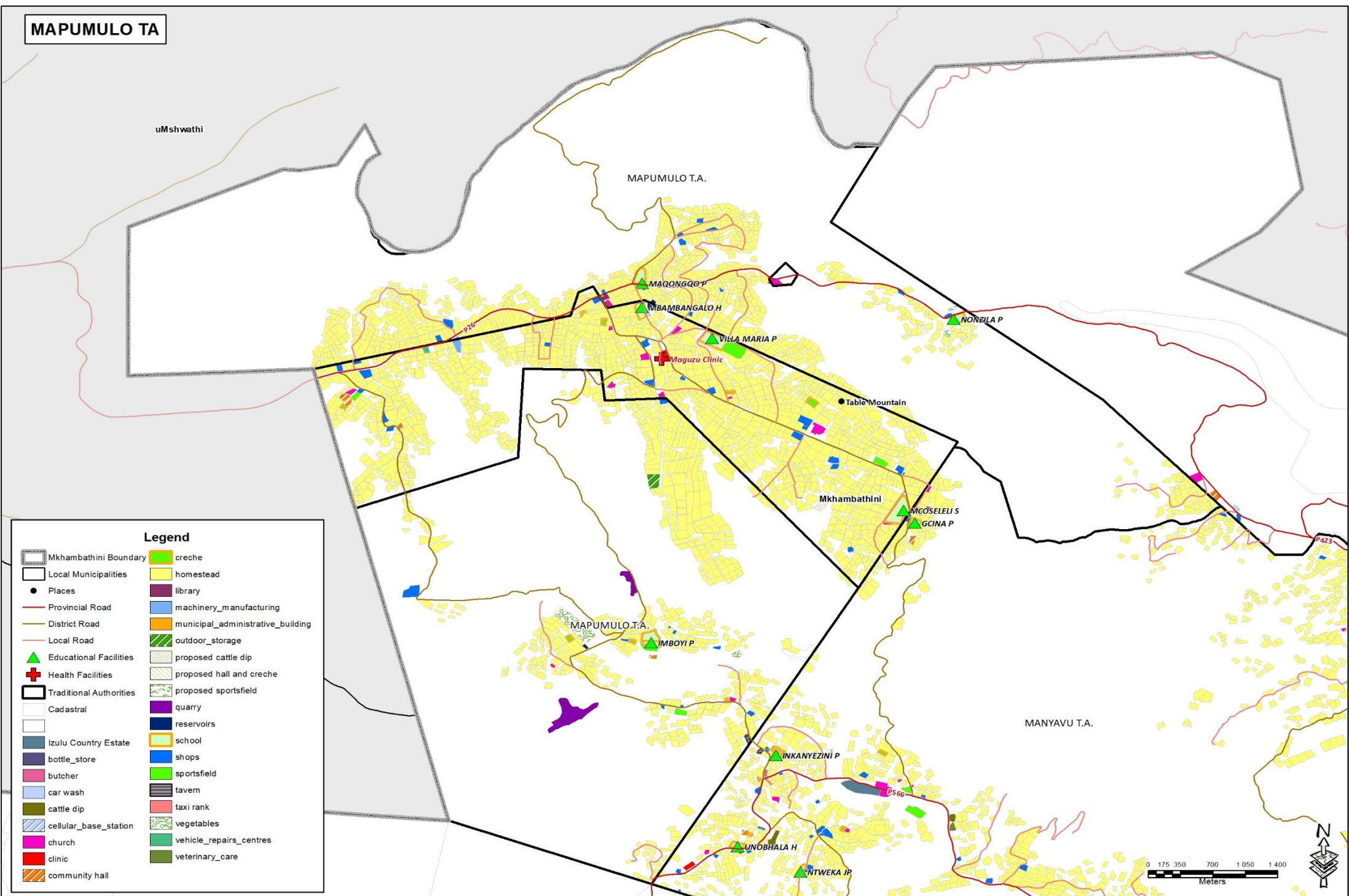
Map 72: Manyavu TA Proposals

EMBO-TIMUNI TA



Map 73: Embo-Timuni TA Proposals

MAPUMULO TA

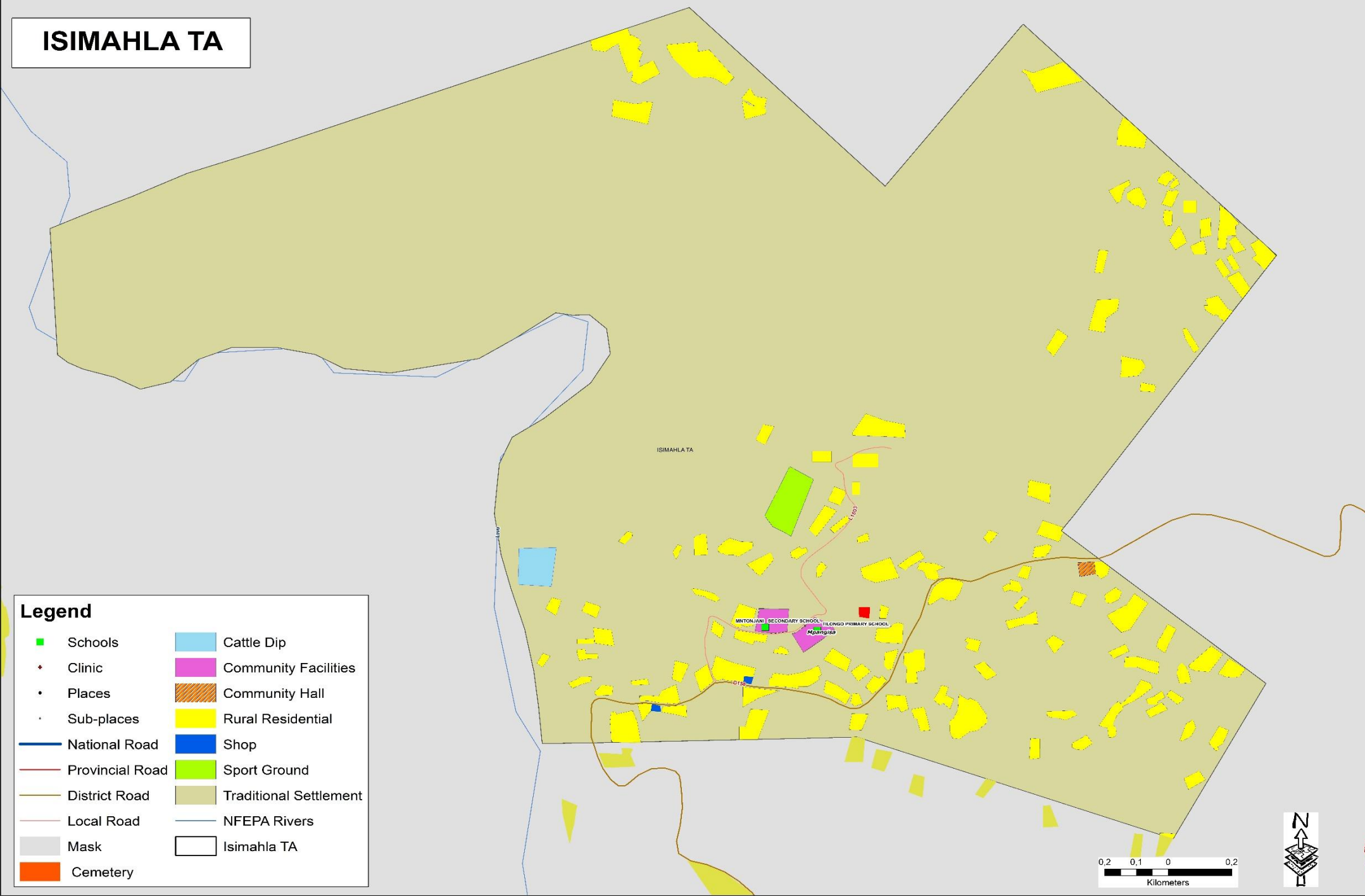


Map 74: Mapumulo TA Proposals

ISIMAHLA TA

Legend

 Schools	 Cattle Dip
 Clinic	 Community Facilities
 Places	 Community Hall
 Sub-places	 Rural Residential
 National Road	 Shop
 Provincial Road	 Sport Ground
 District Road	 Traditional Settlement
 Local Road	 NFEPA Rivers
 Mask	 Isimahla TA
 Cemetery	



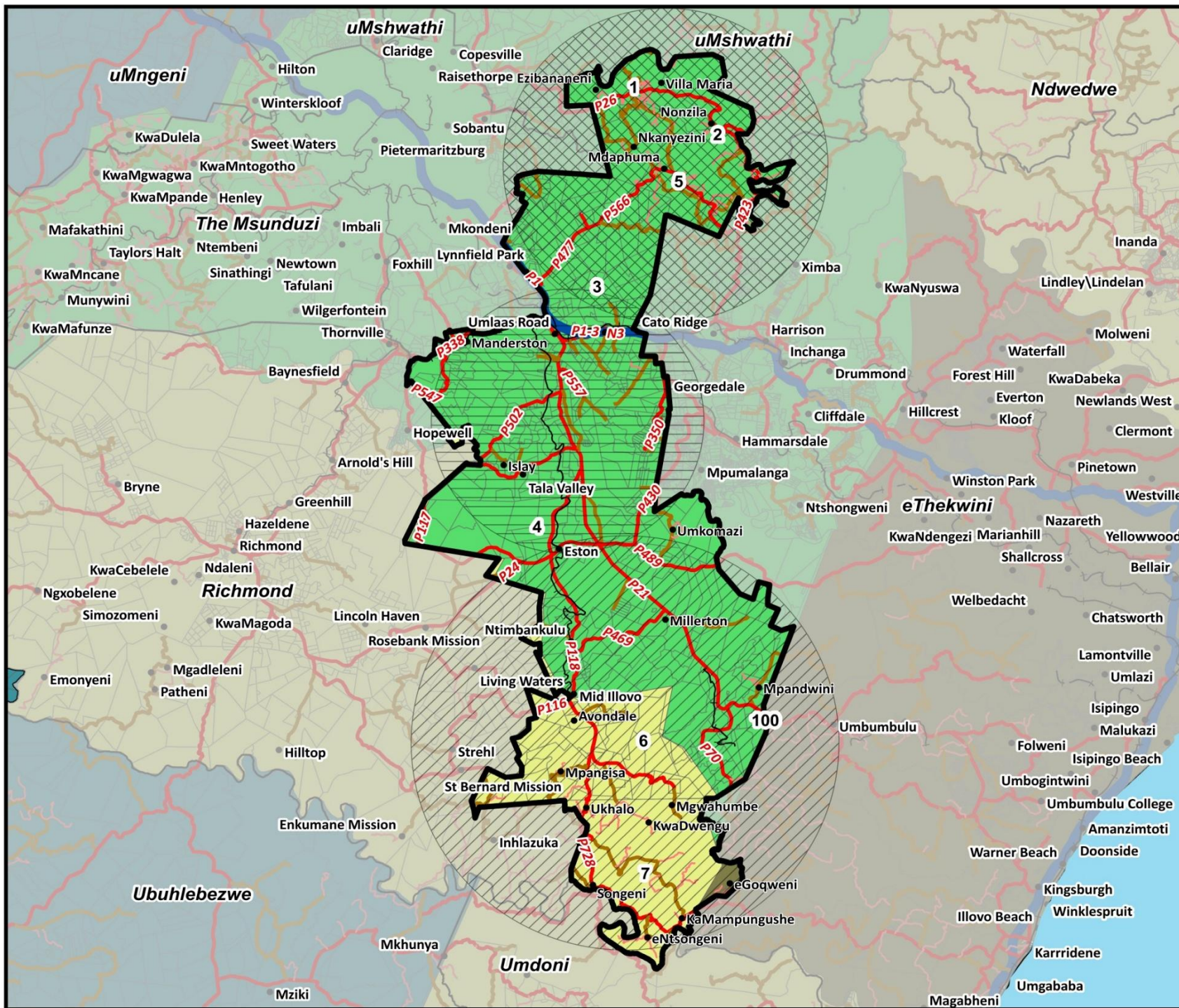
Map 75: Isimahla TA

3.2.3. RURAL AGRO-PROCESSING CLUSTERS

The Mkhambathini reveals a mosaic of rural production zones: sugarcane and dairy in the south (Eston–Mid Illovo), mixed livestock and subsistence in the central traditional authority areas (Ngilanyoni and Embo-Timuni), and vegetable and fruit pockets in the northern zones (Manyavu and Mapumulo). These patterns confirm that the municipality’s agrarian base is geographically diverse yet spatially fragmented, making the case for a network of decentralised rural agro-processing clusters, wherein each cluster would process and package produce according to its dominant agricultural type, as follows:

Table 33: Rural Agro-Processing Clusters

RURAL CLUSTER / AREA	DOMINANT AGRICULTURAL BASE	PROPOSED SUPPORTING PROJECTS	RATIONALE
Eston–Mid Illovo Cluster (South)	Sugarcane, dairy, and emerging macadamia	Smallholder Sugarcane Support & Mini-Mill Extension (develop small-scale outgrower schemes linked to the Eston Mill). Development of an Agri-Hub. Rural Dairy Chilling & Packaging Facility (cooperative-owned facility near Mid-Illovo for milk collection and cold storage)	Eston already anchors commercial agro-processing and has road access via R603. Surrounding TAs (Isimahla, Sbonokona Makhanya and Embo-Timuni TA) contain emerging farmers needing value chain access. Aligns with DGDP focus on poultry/dairy beneficiation and sugarcane revitalisation
Manderston-Umkhomazi Cluster (Central via the P21-1)	Mixed livestock, poultry, subsistence maize, vegetables	Livestock Feed-Mixing and Small Abattoir Facility (communal livestock farmers can process and sell locally). Cooperative Wool & Hide Grading Project (link small livestock keepers with rural textile/value-addition programmes)	Centrally located with high settlement density and proximity to main feeder roads including the P21-1. This cluster includes the Umacala-Gwala TA. High unemployment but active small farming. This is where economic transformation can reach a large rural population.
Manyavu–Mapumulo Cluster (North)	Vegetables, fruit, small-scale horticulture, forestry pockets	Vegetable Drying, Packaging & Cold-Chain Facility (cooperative-led hub to reduce spoilage and supply local markets). Community Orchard and Seedling Nursery Project (revive abandoned homestead orchards and introduce small fruit processing).	These northern areas show active small plots and mixed forestry–fruit land cover. Roads to Table Mountain and Mpophomeni give access to Pietermaritzburg markets. These nodes can absorb youth and women cooperatives into light agro-industries, aligning with district climate-resilient agriculture initiatives.



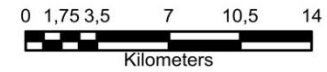
Mkhambathini Local Municipality

Agricultural Production Region

Legend

- Places
- National Road
- Provincial Road
- District Road
- Local Road
- Railway Lines
- Cattle
- Diverse
- Forestry
- Fruit
- Grains
- None
- Sheep
- Subsistence
- Sugar
- Vegetables
- Central Cluster
- ▨ Northern Cluster
- ▧ Southern Cluster
- ▭ Mkhambathini Boundary

DATA SOURCES:
 Towns: COGTA
 Roads: DOT
 Municipal/Ward Boundaries: MDB
 Stats: STATSSA
 Agricultural/Geological Data: DALRRD
 Environmental Data: KZN Wildlife 2019
 Hydrological Data: SANBI
 Land Reform: DALRRD
 Cadastral: KZN SGO



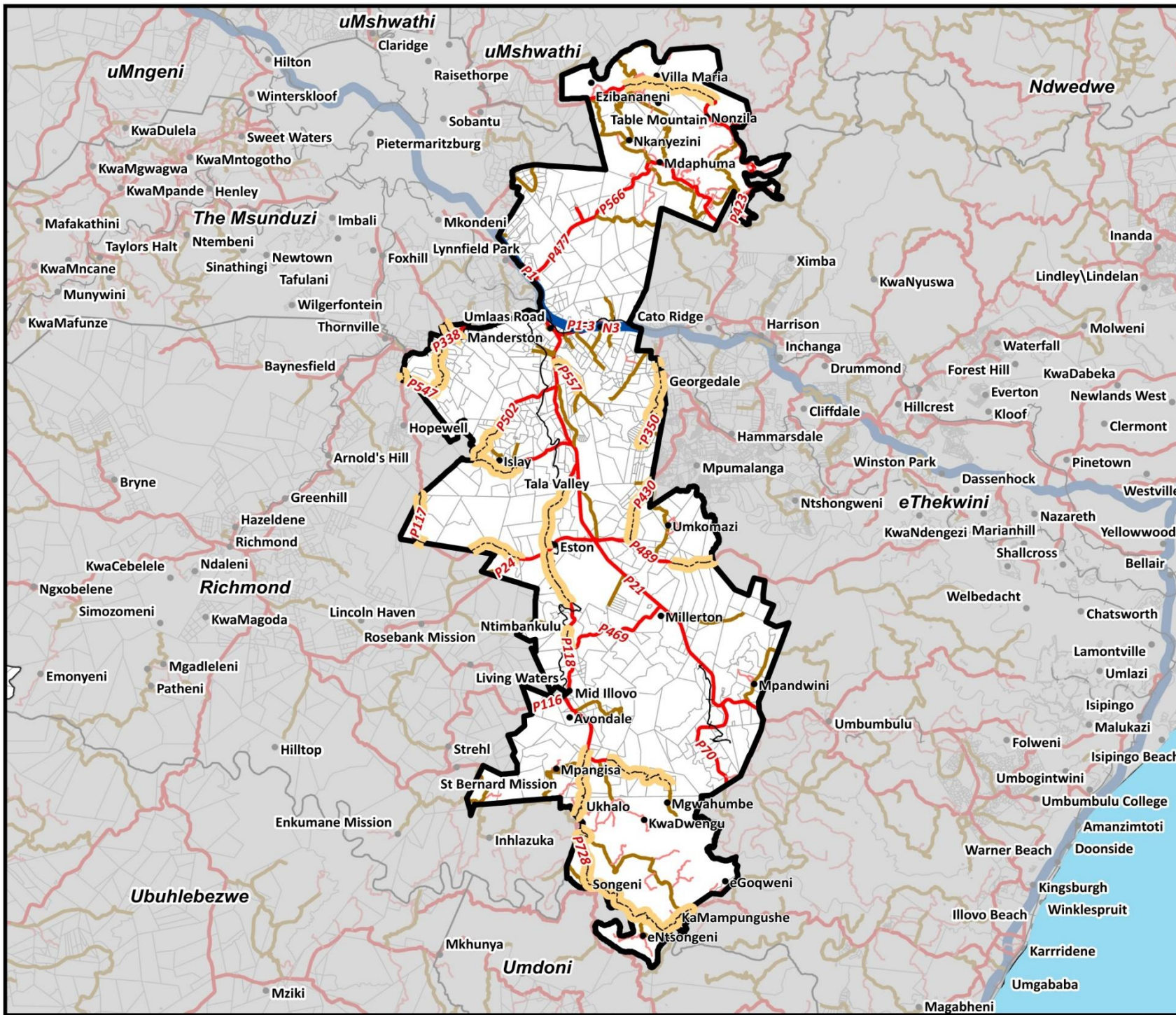
Map 76: Agricultural Production Region

3.1.1. RURAL ACCESS, BASIC INFRASTRUCTURE & DIGITAL INCLUSION

Rural accessibility remains one of the main spatial constraints to equitable development in Mkhambathini. The municipal area’s settlement pattern is characterised by scattered villages linked by gravel roads that deteriorate rapidly during the rainy season. This disconnection undermines access to schools, clinics, and markets, while isolating smallholder producers from the agro-processing opportunities emerging along the N3 and R103 logistics spine. Accordingly, the following road upgrades are proposed:

Table 34: Proposed Road Updates

ROAD NAME	SURFACE	FROM KM	TO KM	LENGTH	RESPONSIBILITY
P502	Gravel	4,515	11,638	7	Provincial
P118	Gravel	13,437	14,733	1,3	Provincial
P547	Gravel	0	7,1015	6,47	Provincial
P118	Gravel	25,044	31,1115	6,07	Provincial
P489	Gravel	6,03	15,609	3,01	Provincial
P117	Gravel	15,017	23,151106	4,29	Provincial
P751	Gravel	0	0,92	0,17	Provincial
P118	Gravel	1,785	6,844	5,06	Provincial
P120	Gravel	1,298949	8,807429	0,91	Provincial
P430	Gravel	0	4,526168	4,53	Provincial
P120	Gravel	8,807429	9,463813	0,66	Provincial
P350	Gravel	0	7,471	7,14	Provincial
P118	Gravel	7,04	11,146	4,11	Provincial
P26	Gravel	14,469	21,307	6,84	Provincial
PROW290	Gravel	0	7,522	7,52	Provincial
P117	Gravel	7,696	13,579	2,11	Provincial
P557	Gravel	0	2,901	2,9	Provincial
P728	Gravel	17,325	50,25	21,5	Provincial

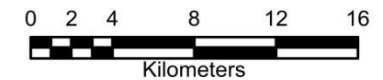


Mkhambathini Local Municipality
Proposed Road Upgrades

Legend

- Places
- National Road
- Provincial Road
- District Road
- Local Road
- +— Railway Lines
- - - Proposed Road Updates
- Mkhambathini Boundary
- Local Municipalities
- Cadastral

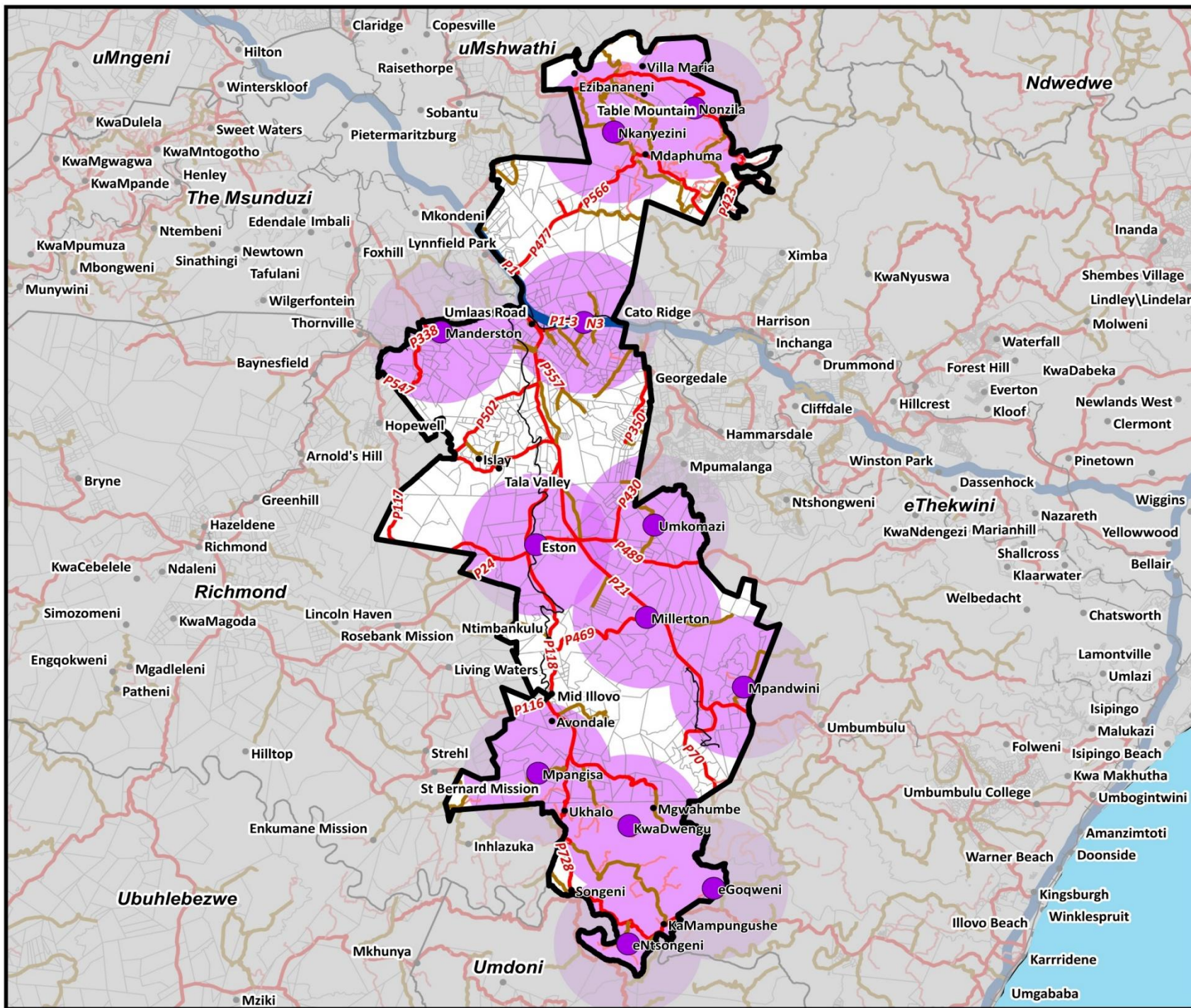
DATA SOURCES:
 Towns: COGTA
 Roads: DOT
 Municipal/Ward Boundaries: MDB
 Stats: STATSSA
 Agricultural/Geological Data: DALRRD
 Environmental Data: KZN Wildlife 2019
 Hydrological Data: SANBI
 Land Reform: DALRRD
 Cadastral: KZN SGO



Map 77: Proposed Road Upgrades

Digital access in Mkhambathini remains highly uneven, particularly across the Manyavu, Mapumulo, Isimahla, Umacala-Gwala and Embo-Timuni Traditional Authority areas, where weak mobile coverage and the absence of broadband infrastructure limit education, entrepreneurship, and e-governance opportunities. To bridge this divide, it is proposed that the municipality implement a Rural Broadband Roll-Out Programme aligned with Strategic Infrastructure Project (SIP) 15, deploying fibre backbones and twelve (12) ICT Access Points across rural wards. Existing public facilities such as schools, community halls, and libraries will be equipped to function as multi-purpose digital hubs. These centres will offer free Wi-Fi, computer access, digital training, and e-government services, directly addressing the technological exclusion that hinders rural productivity and education.

By converting existing infrastructure rather than building new facilities, the approach remains cost-efficient while achieving wide spatial reach. The programme aligns with the Presidential Digital Economy Framework and the District ICT Infrastructure Plan, ensuring that Mkhambathini's rural communities become digitally empowered participants in the regional economy. Ultimately, improved broadband coverage and digital literacy will allow rural residents to access markets, job opportunities, and information networks, transforming these previously disconnected areas into digitally linked and economically active nodes.



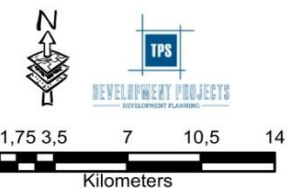
Mkhambathini Local Municipality

Proposed ICT Access Points

Legend

- Places
- Proposed ICT Access Points
- National Road
- Provincial Road
- District Road
- Local Road
- Railway Lines
- 5km Accessibility Radius
- ▭ Mkhambathini Boundary
- ▭ Local Municipalities
- ▭ Cadastral

DATA SOURCES:
 Towns: COGTA
 Roads: DOT
 Municipal/Ward Boundaries: MDB
 Stats: STATSSA
 Agricultural/Geological Data: DALRRD
 Environmental Data: KZN Wildlife 2019
 Hydrological Data: SANBI
 Land Reform: DALRRD
 Cadastral: KZN SGO



Map 78: Proposed ICT Access Points

3.1.2. RURAL LIVELIHOODS, SMMEs & INFORMAL ECONOMY

Rural livelihoods, SMMEs, and the informal economy in Mkhambathini will be strengthened through a coordinated set of mechanisms that promote local enterprise development, cultural and tourism-based income generation, sustainable green-economy initiatives, and inclusive market infrastructure, ensuring that rural communities transition from subsistence to diversified and resilient economic systems. Accordingly, the following is proposed:

- Supporting the establishment of community art and craft centres, cultural performance hubs, and heritage-based festivals within traditional authority areas such as Manyavu, Ophokweni, KwaNyavu, and Embo-Timuni. These initiatives will formalise existing informal artistic activities – including beadwork, weaving, woodcraft, traditional dance, and storytelling, by providing training, workspace, and marketing support through partnerships with EDTEA, COGTA, and the Department of Arts and Culture. Locating these cultural enterprises within identified tourism corridors will allow artists and performers to benefit from visitor spending associated with eco-tourism routes and heritage events like the Ilembe Cultural Festival and the Reed Dance celebrations
- Establishment of a Buy-Back and Materials Recovery Centre in the Eston–Mid Illovo cluster, linked to surrounding recycling cooperatives.
- Roll out community waste-to-craft and up cycling programmes, building on the objective to reuse waste products for arts and craft opportunities through SMME support
- Introduce organic waste composting sites serving community gardens in Wards 3, 4 and 5. This would address illegal dumping

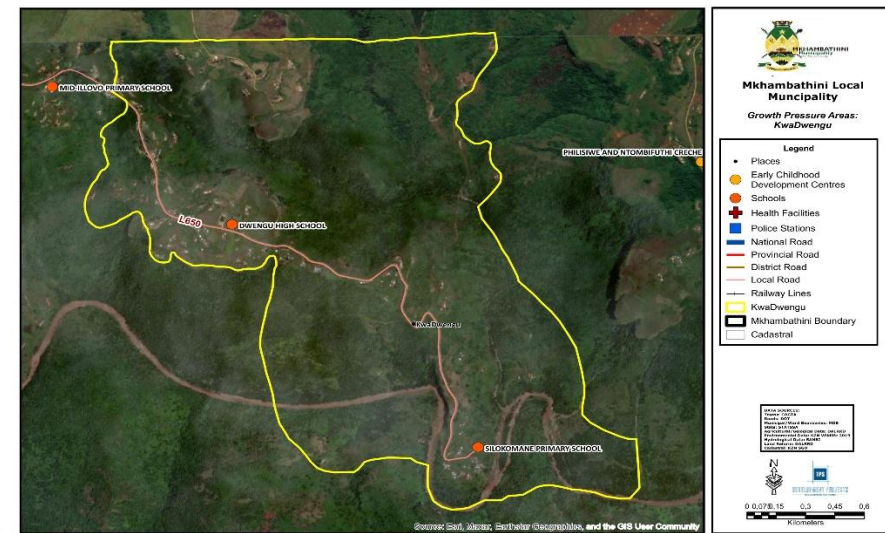
while creating green employment and input supply for local agriculture.

- Encouraging eco-tourism, most strongly along the northern eco-adventure corridor (Manyavu–Mapumulo–Ophokweni), the southern agri-eco corridor (Eston–Mid Illovo–Ngilanyoni), and the central nature-based zone (Table Mountain–Nagle Dam–Mpushini). Together, these form a tri-nodal eco-tourism network linking conservation areas, rural settlements, and the N3/R603 transport spine — the backbone for rural tourism expansion in Mkhambathini.
- Evidence shows that informal trading is already well established in settlements such as Ophokweni, Ngilanyoni, Eston, and Mid-Illovo, where small traders operate near taxi ranks, schools, and along district roads without proper infrastructure or trading permits. Accordingly, a Rural Markets, Micro-Logistics & Trading Compliance initiative is proposed with the intent to strengthen the informal and micro-enterprise economy across Mkhambathini’s dispersed rural economic regions through a structured network of local market points, aggregation spaces, and compliance support systems. The project will formalise these existing activities through the development of rural micro-markets and trading stalls located strategically along main transport corridors such as P118 (Mid-Illovo region), P566 (Ophokweni regional), and D1143 (Ngilanyoni). Each market will integrate small-scale logistics facilities, cold storage, loading bays, and secure shelters, to support agro-produce and craft sales while ensuring compliance with municipal by-laws and health standards. The rationale for these sites is based on the high volume of informal roadside trading, the clustering of SMMEs and cooperatives (especially in Wards 2, 3, 6 and 7), and their proximity to agricultural activity and commuter routes.

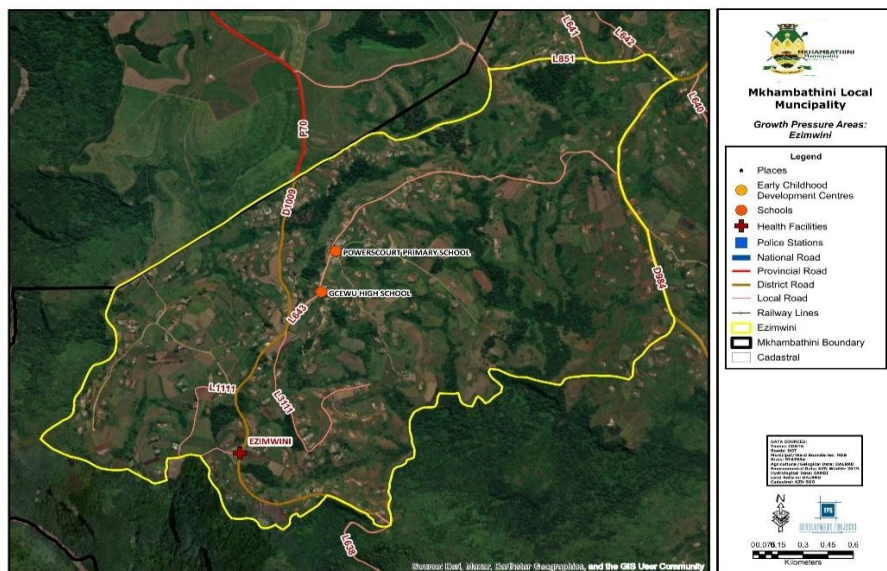
3.1.3. INCREMENTAL UPGRADING AND INCLUSION ZONES

These are areas where rapid population growth and informal expansion are creating land-use conflicts and basic-service backlogs. While formal township establishment is constrained by tenure and cost, these settlements have strong social capital and existing layouts suitable for upgrading. They thus require an Incremental Settlement Upgrading Approach, per the HDA/COGTA framework. Priority settlements include: KwaDwengu, Maqongqo, Ngilanyoni, Mpandwini, Mpangisa, Nkanyezo, Ezimwini and Ophokweni.

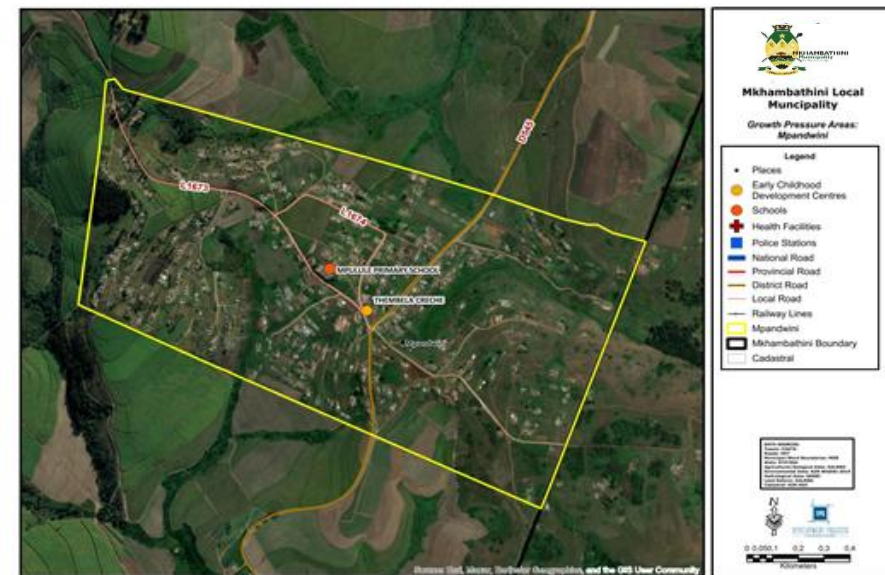
These areas must adopt Incremental Upgrading Frameworks under Section 13 of SPLUMA and NUSP Guidelines. Shortened consent-use processes for community facilities and micro-enterprises are to be encouraged in this area.



Map 80: KwaDwengu Incremental Upgrading and Inclusion Area



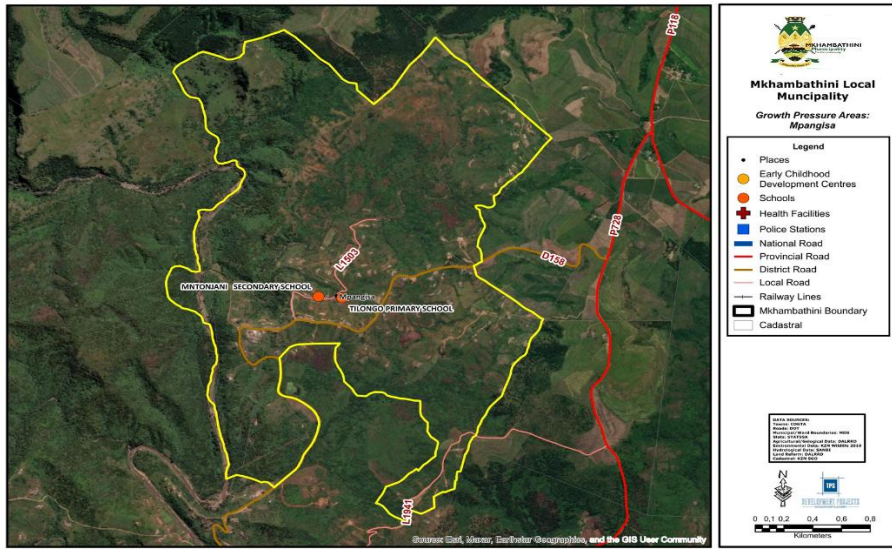
Map 79: Ezimwini Incremental Upgrading and Inclusion Area



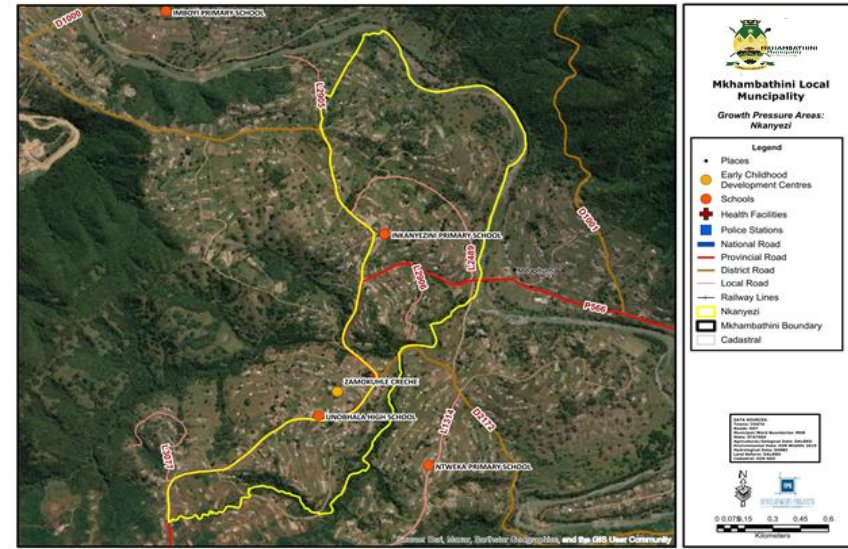
Map 81: Mpandwini Incremental Upgrading and Inclusion Area

DEVELOPMENT OF A SPATIAL DEVELOPMENT FRAMEWORK FOR THE MKHAMBATHINI LOCAL MUNICIPALITY

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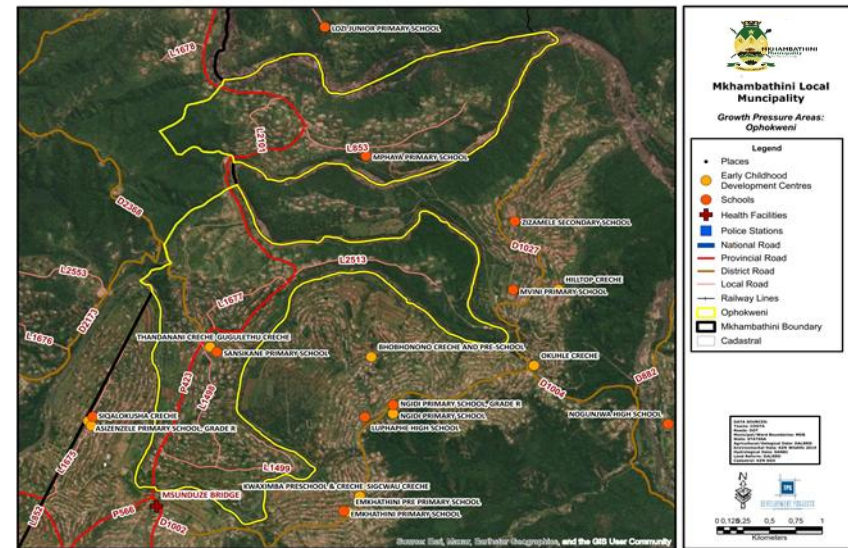
Map 82: Mpongisa Incremental Upgrading and Inclusion Area



Map 84: Nkanyezo Incremental Upgrading and Inclusion Area



Map 83: Ngilanyoni Incremental Upgrading and Inclusion Area



Map 85: Ophokweni Incremental Upgrading and Inclusion Area

3.2. STRATEGY 3: REGIONAL INTEGRATION & CONNECTIVITY

3.2.1. ENHANCED CONNECTIVITY: TELECOMMUNICATIONS AND ICT DEVELOPMENT

Mkhambathini's spatial economy remains digitally uneven, with reliable ICT coverage concentrated around Camperdown, Eston, and the N3 corridor, while large portions of the northern and southern rural areas, including Manyavu, Mapumulo, and Embo-Timuni TA areas, experience weak or inconsistent connectivity. This presents a key structural constraint, as poor internet access limits access to online education, business formalisation, and e-government services. To address this, the following is proposed:

- The establishment of an ICT incubator in Camperdown. This will serve as a fully equipped digital innovation hub within Camperdown to support youth entrepreneurs, start-ups, and SMMEs with training, co-working space, and access to broadband infrastructure, positioning the town as Mkhambathini's primary digital and technology incubation centre.
- Rollout of broadband points of presence (POPs) and community Wi-Fi access zones in rural nodes, leveraging the National Integrated ICT Policy (2016) and Strategic Integrated Project 15 (SIP 15), which advocates for universal broadband access by 2030.
- Public facilities such as multi-purpose community centres, community halls and libraries, in key nodal areas and rural service centres Ngilanyoni, Ophokweni, and Mapumulo will be upgraded to serve as digital access hubs, integrating free Wi-Fi, e-learning platforms, and municipal service kiosks to bridge the digital divide.
- Development of solar-powered ICT Towers for off-grid settlements. Several rural wards, particularly in the northern traditional

authority areas, remain off-grid, which constrains digital expansion. Solar-powered ICT towers ensure sustainable connectivity, reduce operational costs, and align with green-economy principles.

- Development of a digital skills & e-enterprise training programme. Infrastructure alone is insufficient without capacity building. This initiative promotes rural inclusion by training youth and SMMEs in e-commerce, digital marketing, and ICT-based service delivery through partnerships with SEDA and DARD. This can be delivered through Ngilanyoni and proposed Camperdown Thusong Centres, with mobile training outreach to Mapumulo and Manyavu. Training will target school leavers, cooperatives, and small-business owners.



3.2.4. N3 NATIONAL/ PROVINCIAL CORRIDOR DEVELOPMENT

Table 35: N3 National/ Provincial Corridor Development

N3 NATIONAL/ PROVINCIAL CORRIDOR DEVELOPMENT	
FUNCTION	The N3 carries the bulk of national imports/exports; it is framed as the N3 as a strategic logistics corridor under SIP-2 to expand capacity, safety and efficiency
SPATIAL DIRECTION	From pass-through freeway to a Green Logistics & Innovation Spine. The N3 in Mkhambathini should evolve from pure trunk-haul to a multi-functional corridor that (i) concentrates logistics, light-industrial and agro-processing at access-managed nodes, (ii) pilots low-carbon freight and renewables, and (iii) ties directly into rural value chains north (Manyavu/Mapumulo) and south (Eston/Mid-Illovo) to raise local beneficiation. This aligns with SIP-2, PGDS (inland logistics hub), DGDP (district growth on the N3), and NATMAP 2050 (terminal/siding options at Cato Ridge/Umlaas Road) Safeguard an intermodal siding and truck staging/park-and-process site (weigh-in, ADR checks, fleet services) linked to NATCOR; design for future dry-port functions if Cato Ridge port-back-up materialises.

3.2.5. PRIMARY CORRIDOR DEVELOPMENT: R603 AND P338

Table 36: Primary Corridor Development: R603

PRIMARY CORRIDOR DEVELOPMENT: R603 AND P338	
FUNCTION	Regional route linking Camperdown to eThekweni’s South Coast (Kingsburg); serves commercial agriculture, rural settlements, and tourism access; recognised as a primary development corridor and agricultural corridor
SPATIAL DIRECTION	Brand the route as a “Farm-to-Coast Experience Route”, combining agricultural production, local craft markets, farm stays, and eco-adventure destinations (e.g., Mid-Illovo and Ngilanyoni) to drive rural enterprise and tourism diversification Position the R603 as the district’s renewable-energy demonstration route, supporting biogas and biofuel plants leveraging sugarcane and livestock waste from Eston and Mid-Illovo, and solar micro-grids powering agri-processing yards Proposed road upgrades (tarring) and creation of signposted viewpoints/lay-bys, farm-gate tourism permits, cycling shoulders and branding of the R603 as “uMkhomazi Highlands Route” to monetise landscape value. Overlay zoning to prevent ribbon development; consolidate entrances, add right-turn refuges, lighting, and NMT shoulders at clusters; design review panel for scenic control.

Table 37: Primary Corridor Development: P388

PRIMARY CORRIDOR DEVELOPMENT: P388	
FUNCTION	Regional route forming the boundary with Msunduzi, running through Manderston; links Mkhambathini to western & southern KZN and the R56 regional corridor; long-term concept to elevate to a national route
SPATIAL DIRECTION	<p>Position P338 as a Cross-Boundary Agri-Business & Mobility Corridor: orchestration point between Manderston–R56 (west/south markets) and the N3 logistics belt.</p> <p>Serve as the western gateway for agricultural consolidation, rural logistics depots, and light-industrial infill, with strong environmental and access controls.</p> <p>While primarily agricultural/ rural, the P338 offers potential for rural tourism support: potential farm stays or craft markets along the corridor that can attract visitors moving across the region</p> <p>Develop NMT linkage schemes (pedestrian/ cycle paths connecting settlements along the P338 to nodes and agribusiness clusters)</p> <p>Reserve and service land for a future intermodal yard/truck staging to shift a portion of line-haul from road to rail (NDP/NATMAP intent), easing HGV pressure and emissions on the N3 in the medium term.</p>

3.2.6. SECONDARY CORRIDOR DEVELOPMENT: P477, P566 AND R624

Table 38: Secondary Corridor Development: P477

SECONDARY CORRIDOR DEVELOPMENT: P477	
FUNCTION	The P477 as a north–south connector linking the Manyavu and Mapumulo Traditional Authority areas to the R103 and N3. The P566 as an east–west mobility link connecting rural settlements north of the N3 to Camperdown and Umlaas Road. It serves small-scale mixed farming and peri-urban expansion areas. The R624 functions as a regional connector to Richmond Local Municipality and a strategic feeder to the R603. Supports sugarcane and livestock transport to Eston Mill and links to small tourism attractions (game lodges, agri-tourism ventures).
SPATIAL DIRECTION	<p>Widen shoulders, re-gravel steep segments, and improve drainage; integrate bus/taxi pull-offs and solar street lighting.</p> <p>Install tourism signage, viewing decks, and craft stalls to promote heritage attractions (Table Mountain and Nagle cultural landscape).</p> <p>Apply green infrastructure and stormwater controls (bios wales, flood-resistant bridges, vegetated drainage channels) to reduce erosion and safeguard road longevity.</p> <p>Integrate ICT digital access hubs, fibre lines, and mobile service points (clinics, markets) to improve access to services and digital inclusion in dispersed settlements.</p>

3.2.7. PROPOSED TOURISM ROUTES: P477, P566, A3611, P26, L823

Table 39: Proposed Tourism Routes

PROPOSED TOURISM ROUTES: P477, P566, A3611, P26, L823	
FUNCTION	Dispersed scenic access to eco/adventure assets: Table Mountain, Nagle Dam/Msinsi, Mpushini/Umgeni Valley environs; scattered private attractions (game ranches, lodges, bird of prey centre).
SPATIAL DIRECTION	<p>Formalise a Heritage–Eco–Scenic Circuit capturing Table Mountain to Nagle Dam to Maqongqo with spurs to Umgeni Valley/Mpushini and Msunduzi; position it as Mkhambathini’s flagship inland route.</p> <p>Diversify products: eco-adventure (hiking/cycling, trailheads), cultural/heritage stops (Maqongqo), and rural craft markets, anchored by improved road safety and visitor services</p> <p>Table Mountain gateway and trailhead (signage, safe parking, ablutions, ranger presence; integrate guided hikes and cultural storytelling points)</p> <p>Maqongqo heritage & craft court (formal market shelters, performance space, permit kiosk; connect to LED tourism directory/route branding.)</p> <p>Nagle Dam water sport region refresh through signage, launch area, safe parking, event-ready space</p> <p>Route markers, kilometre totems, safety lay-bys, picnicking nodes; branding kit and digital map.</p> <p>Co-op homestays and guided experiences; training via revived Community Tourism Association and EDTEA support</p>

4. STRATEGY 4: COMPETITIVE INFRASTRUCTURE LED-GROWTH

4.1. ELECTRICITY INFRASTRUCTURE DISTRIBUTION NETWORK IMPROVEMENTS

4.1.1. ELECTRIFICATION OF BACKLOG HOUSEHOLDS

Accelerate grid roll-out to the 3,641 un-electrified homes (about 43% of households) in Mkhambathini. Priority should go to areas like Ward 3 (Camperdown node) which has the highest backlog approximately 1,660 homes) and Wards 4, 6, and 7 (each with over 200 homes awaiting connection). At an average cost of roughly R15 000 per grid connection, clearing the full backlog is estimated at approximately R55 million (much of which can be funded via the INEP grant).

4.1.2. OFF-GRID SOLAR FOR REMOTE SETTLEMENTS

In extremely low-density rural settlements, where extending the Eskom grid is logistically difficult and costly, deploy off-grid solar home systems or micro-grids. Areas like the Nagle community in Ward 2 (only 5 persons/km²) and Mahlabathini in Ward 5 (22 persons/km²) illustrate where conventional grid extension is financially unviable. Instead, provide stand-alone solar kits (solar PV panel, battery, LED lights, phone charger, etc.) to households in these communities. The INEP supports non-grid electrification with subsidies around R9 600 per household, making this affordable. These systems ensure basic lighting and phone charging, improving quality of life while avoiding unsafe alternatives. As density or demand grows over time, these areas can later be upgraded to grid connections, but in the interim, off-grid solar will alleviate “energy poverty” in places like Ngilanyoni, Ukhalo, and Ntsongeni that consistently appear in service backlog maps.

4.1.3. UPGRADE AND REINFORCE SUBSTATIONS

With new connections being added, the capacity of existing bulk supply points must keep pace. Mkhambathini is currently served by three Eskom substations – Eston 88 kV, Umlaas Road 88 kV (Traction), and Umlaas Road 132 kV – which collectively meet present demand. However, significant household growth will require strengthening these facilities. It is proposed to implement a Substation Upgrade Program: for example, install an additional transformer or higher-capacity feeder at the Eston substation to accommodate load from new electrifications in the central and southern parts of the municipality. Likewise, plan for capacity upgrades at Umlaas Road feeders to support northern areas (especially given the industrial and housing projects near Camperdown). This is critical to avoid future capacity constraints that could stall development. Funding can be sought via Eskom’s capital programs or DMRE grants, with the municipality facilitating planning and environmental approvals.

4.1.4. PUBLIC LIGHTING AND SAFETY INITIATIVE

Solar-powered streetlights recently installed in Mkhambathini improve safety and provide lighting even during load-shedding. Expand the ongoing solar street lighting program to more settlements, especially along busy village walkways, taxi ranks, and community facility areas. Solar high-mast lights or streetlights offer a reliable off-grid lighting solution that enhances safety, deters crime, and extends economic activity after dark without adding load to the grid. The municipality has already piloted off-grid BEKA Solar streetlights in key areas with success (providing 10,680 lumens with 2-

DEVELOPMENT OF A SPATIAL DEVELOPMENT FRAMEWORK FOR THE MKHAMBATHINI LOCAL MUNICIPALITY

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day battery autonomy). Building on this, a project to install 50 additional solar streetlights in rural nodes (e.g. around schools, clinics, and marketplaces in villages like Mid Illovo and Ezigeni) is proposed.



4.1.5. MKHAMBATHINI RENEWABLE ENERGY DEVELOPMENT ZONE (EASTERN CORRIDOR)

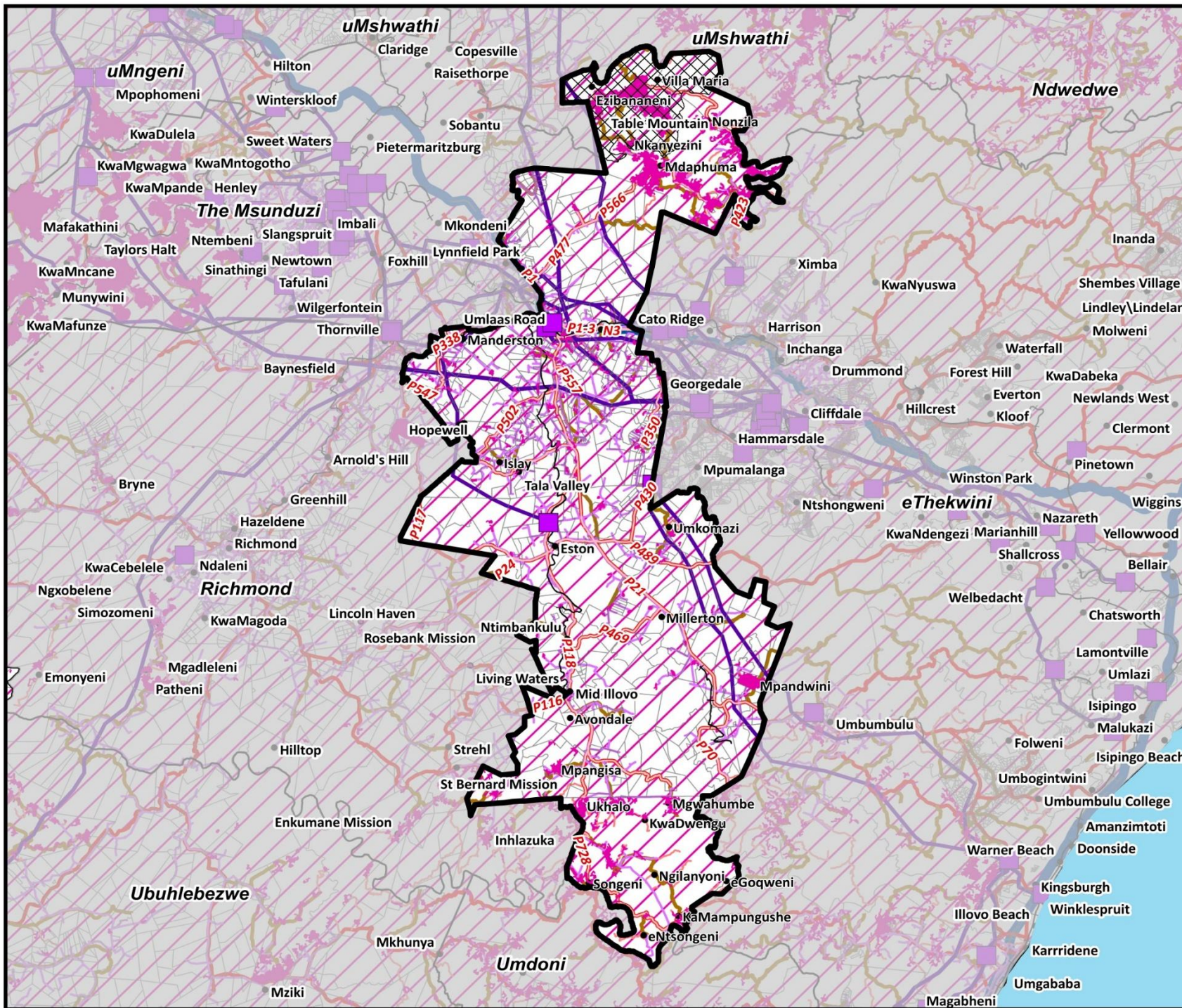
It is proposed that the municipality leverage its inclusion within the Renewable Energy Development Zones (REDZ) Eastern Corridor, as identified through the national Strategic Environmental Assessment (SEA)

for Wind and Solar PV. The Eastern Corridor spans from eThekweni through Mkhambathini towards uMshwathi and Richmond, presenting high solar irradiation levels, suitable topography, and proximity to existing Eskom transmission infrastructure.

Designating a Renewable Energy Investment Precinct within the municipality, particularly in the rural hinterlands, would unlock opportunities for:

- Solar photovoltaic and hybrid micro-grid projects supplying nearby industrial, logistics, and agricultural clusters;
- Battery-storage and energy-service facilities supporting grid reliability;
- Green skills and employment hubs linked to youth development and community beneficiation programmes.





Mkhambathini Local Municipality

Bulk Electricity Infrastructure

Legend

- Places
- Substations
- ▬ National Road
- ▬ Provincial Road
- ▬ District Road
- ▬ Local Road
- +— Railway Lines
- ▬ HV Cable
- ▬ MV Cable
- Off Grid Solar for Remote Settlements
- ▬ Renewable Energy Dev Zone Power corridor
- ▬ Primary Electricity Backlog Intervention Area
- ▬ Mkhambathini Boundary
- ▬ Cadastral

DATA SOURCES:
 Towns: COGTA
 Roads: DOT
 Municipal/Ward Boundaries: MDB
 Stats: STATSSA
 Agricultural/Geological Data: DALRRD
 Environmental Data: KZN Wildlife 2019
 Hydrological Data: SANBI
 Land Reform: DALRRD
 Cadastral: KZN SGO



Map 87: Energy Infrastructure Proposals

4.2. SANITATION INFRASTRUCTURE DEVELOPMENT

4.2.1. NEW CAMPERDOWN WASTEWATER TREATMENT WORKS (WWTW) AND NETWORK UPGRADES

The existing Camperdown plant (0.5 ML/day design) is outdated and underserves current needs. A detailed design is complete for a new Mkhambathini WWTW (2 ML/day) to replace it. This catalytic project will unlock development along the N3 corridor. The municipality must secure funding and initiate construction of the 2 ML/day plant west of the N3, including decommissioning the old plant and building two pump stations with approx. 3.7 km of rising/gravity mains to connect existing Camperdown sewage to the new site. Extend sewer reticulation to unserved urban areas (e.g. Camperdown town center, Umlaas Road settlement) and convert approximately 130 households on septic tanks to sewer.

4.2.2. EXPAND SEWER NETWORKS TO GROWTH NODES

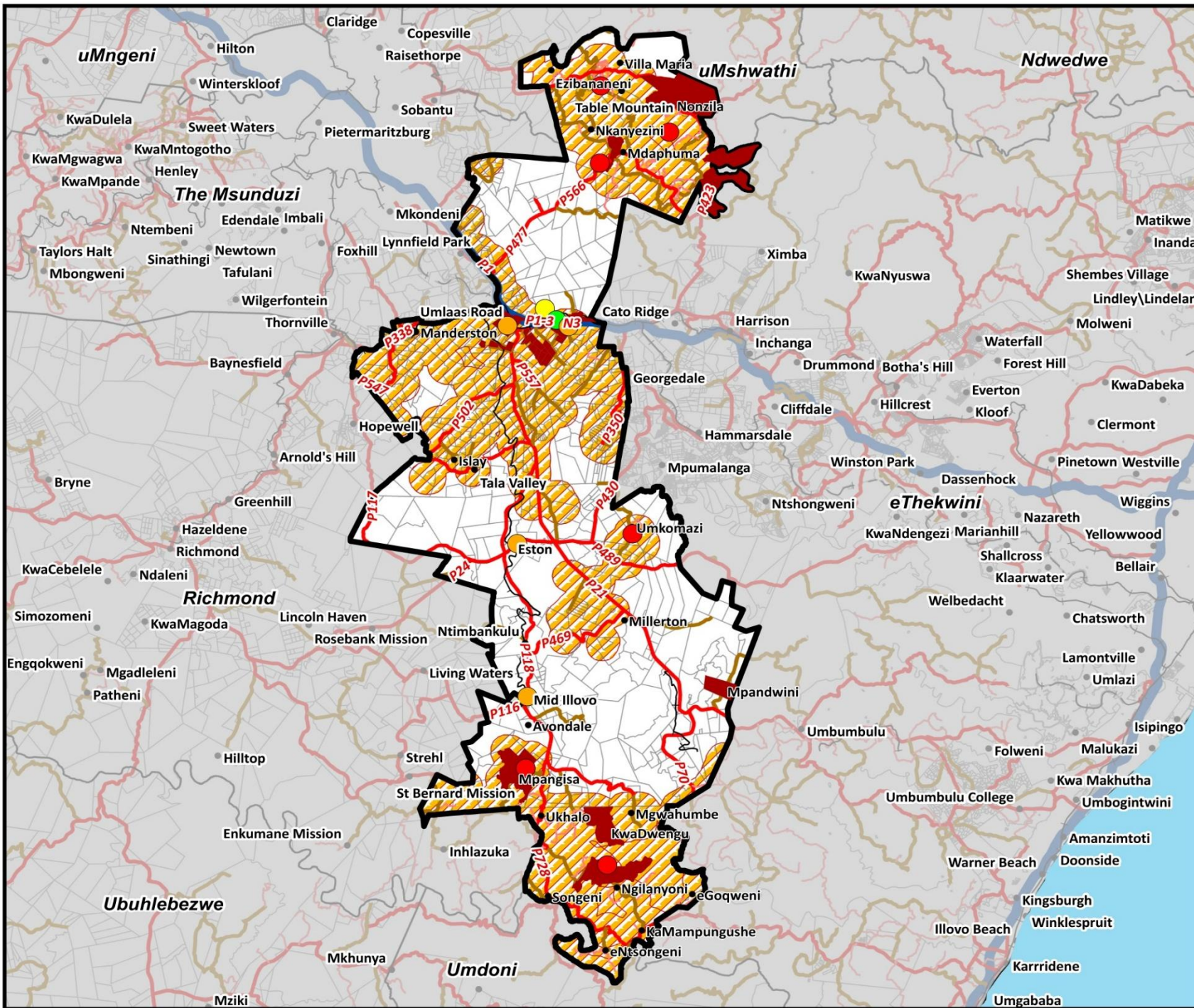
With the new WWTW in operation, progressively roll out sewerage to priority growth areas identified in planning. The municipality must implement phased network expansion to Camperdown North, Umlaas Road, and new development zones along the N3 highway. This includes installing trunk lines and additional pump stations to connect planned housing projects (e.g. Portion 156/Farm Mist relocation area) and commercial/industrial sites to the WWTW. Begin design of a future larger regional WWTW (ultimate capacity approximately 28 ML/day) to accommodate long-term growth – land acquisition and environmental approvals for the ultimate site should start now. Upgrades: Augment the interim WWTW from 2 ML to approximately 4–6 ML/day if inflows approach design capacity by 2030. These investments support the Mkhambathini

New Town mixed-use development and logistics parks along N3, ensuring approved developments around Camperdown/Umlaas have sewer service.

4.2.3. RURAL SANITATION BACKLOG ERADICATION PROGRAM

Approximately 70–90% of households in many traditional areas (e.g. Mpangisa, Manyavu, Shayamoya, and Ngilanyoni) lack formal sanitation and rely on unimproved pits or makeshift systems. A mass rollout of Ventilated Improved Pit (VIP) latrines is proposed for all households with no access (target approximately 3,000–4,000 units). Dense villages and environmentally sensitive locations must be prioritised – e.g. provide lined VIP toilets in settlements near wetlands and rivers to prevent groundwater pollution. Concurrently, the eradication of bucket toilets (about 300 households) by converting them to VIPs or pour-flush toilets is proposed.



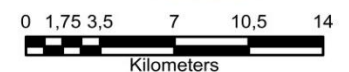


Mkhambathini Local Municipality
Bulk Sanitation Infrastructure Interventions

Legend

- Places
- Reticulation
- Septic Tanks
- VIP
- WWTW
- National Road
- Provincial Road
- District Road
- Local Road
- Railway Lines
- ▨ Rural Sanitation Backlog Eradication Programme
- Expansion of Sewer Networks in Growth Pressure Areas
- ▭ Mkhambathini Boundary
- ▭ Cadastral

DATA SOURCES:
 Towns: COGTA
 Roads: DOT
 Municipal/Ward Boundaries: MDB
 Stats: STATSA
 Agricultural/Geological Data: DALRRD
 Environmental Data: KZN Wildlife 2019
 Hydrological Data: SANBI
 Land Reform: DALRRD
 Cadastral: KZN SGO



Map 88: Sanitation Infrastructure Development

4.3. WATER INFRASTRUCTURE DEVELOPMENT

4.3.1. CAMPERDOWN/UMLAAS ROAD BULK SUPPLY UPGRADE

Substantially increase the bulk water delivery capacity and storage for Camperdown and the fast-growing Umlaas Road corridor. This project includes laying a new or parallel bulk pipeline segment from the Umlaas Road node to Camperdown, plus constructing a new regional reservoir near Camperdown town, and upgrading local distribution within the town to accommodate growth. This upgrade will ensure sufficient water pressure and volume for Camperdown's next decade of growth, including planned industries, logistics parks, and new housing developments.

Key components will include: a booster or dedicated branch from the main Umlaas Road reservoir line (possibly utilizing the '157' or '257' pipeline which have more capacity) to feed Camperdown independently of eThekweni's draw; a new 10–15 ML reservoir on high ground above Camperdown to gravitationally feed the town and adjacent planned developments; and distribution mains enlargement within Camperdown (replacing or paralleling old smaller pipes) to cater for new connections.

4.3.2. NETWORK REGULARIZATION AND NRW REDUCTION

In areas like Nkanyezini, Lion Park and adjacent communities, illegal water connections and unmetered usage are a "growing crisis," contributing to high non-revenue water losses and pressure drops. Accordingly, a concerted campaign is proposed to help formalize connections and reduce water losses in the peri-urban settlements along the Lion Park pipeline corridor. This involves removing illegal connections, installing meters or

yard taps under municipal control, and repairing leaks and bursts that contribute to water losses.

4.3.3. HIGH-LEVEL RESERVOIRS AND BOOSTER PUMPS FOR ELEVATION ZONES

Mkhambathini's topology means that certain villages on hilltops lose water supply whenever pressures drop. Settlements like Manyavu, Nkanyezini, and parts of Shayamoya are examples where, without dedicated high-level reservoirs, they are last in line for gravity supply and often go without water in low-pressure conditions. Accordingly, it is proposed to improve service to high-altitude communities by constructing elevated reservoirs (water towers or hilltop tanks) and installing booster pump stations as needed, creating sub-systems that can maintain pressure independently of the main network's fluctuations.

4.3.4. ESTON–MID ILLOVO BULK PIPELINE EXTENSION

The southern half of Mkhambathini has the largest concentration of rural settlements with inadequate water service. While some infrastructure exists (the Eston/Umbumbulu pipeline passes through and an off-take feeds a Greater Eston Bulk Supply Scheme), it is insufficient and doesn't reach many settlements. Accordingly, the extension and strengthening of the bulk water network deeper into the southern rural areas, specifically to cover communities around Eston, Mid Illovo, and Ukhalo is proposed. Phase 1 will likely involve constructing a new pipeline from the Eston reservoirs towards Mid Illovo, plus building storage reservoirs at strategic points (e.g. Mid Illovo and Ukhalo) and connecting village reticulation off this backbone.

11.2.1.SOCIAL FACILITIES DEVELOPMENT

Table 40: Health Facilities Needs Analysis

POPULATION	FACILITY	CURRENT	REQUIRED	BACKLOGS	SURPLUS	COMMENTS
61 660 (Census 2022)	Hospital (L1)	0	1	1	0	An additional hospital is required to meet the required population threshold of one (1) L1 Hospital for every 60 000 persons at an ideal maximum distance of 30km
	Primary Health Clinic	5	12	7	0	Seven (7) additional clinics are recommended in aid to meet the required population threshold of one (1) clinic per 5000-6000 persons. These clinics must accommodate sub-regions without access to Primary Health Clinics

Table 41: Safety and Security Facilities

POPULATION	FACILITY	CURRENT	REQUIRED	BACKLOGS	SURPLUS	COMMENTS
61 660 (Census 2022)	Police Stations	2	2	0	0	Current facilities are able to cater to demand. Maintenance over long term is encouraged
	Fire Stations/ Disaster Management Centre	1	1	0	0	It is recommended that the municipality invest in having its own fire trucks or specialized rescue vehicles. The municipality must additional invest in dedicated ambulances – emergency medical response is handled by provincial EMS (Emergency Medical Services)

Table 42: Education Facilities

POPULATION	FACILITY	CURRENT	REQUIRED	BACKLOGS	SURPLUS	COMMENTS
61 660 (Census 2022)	Primary Schools	31	28	0	3	Some of these schools have dilapidated infrastructure and require improvements
	Secondary Schools	13	15	2	0	

DEVELOPMENT OF A SPATIAL DEVELOPMENT FRAMEWORK FOR THE MKHAMBATHINI LOCAL MUNICIPALITY

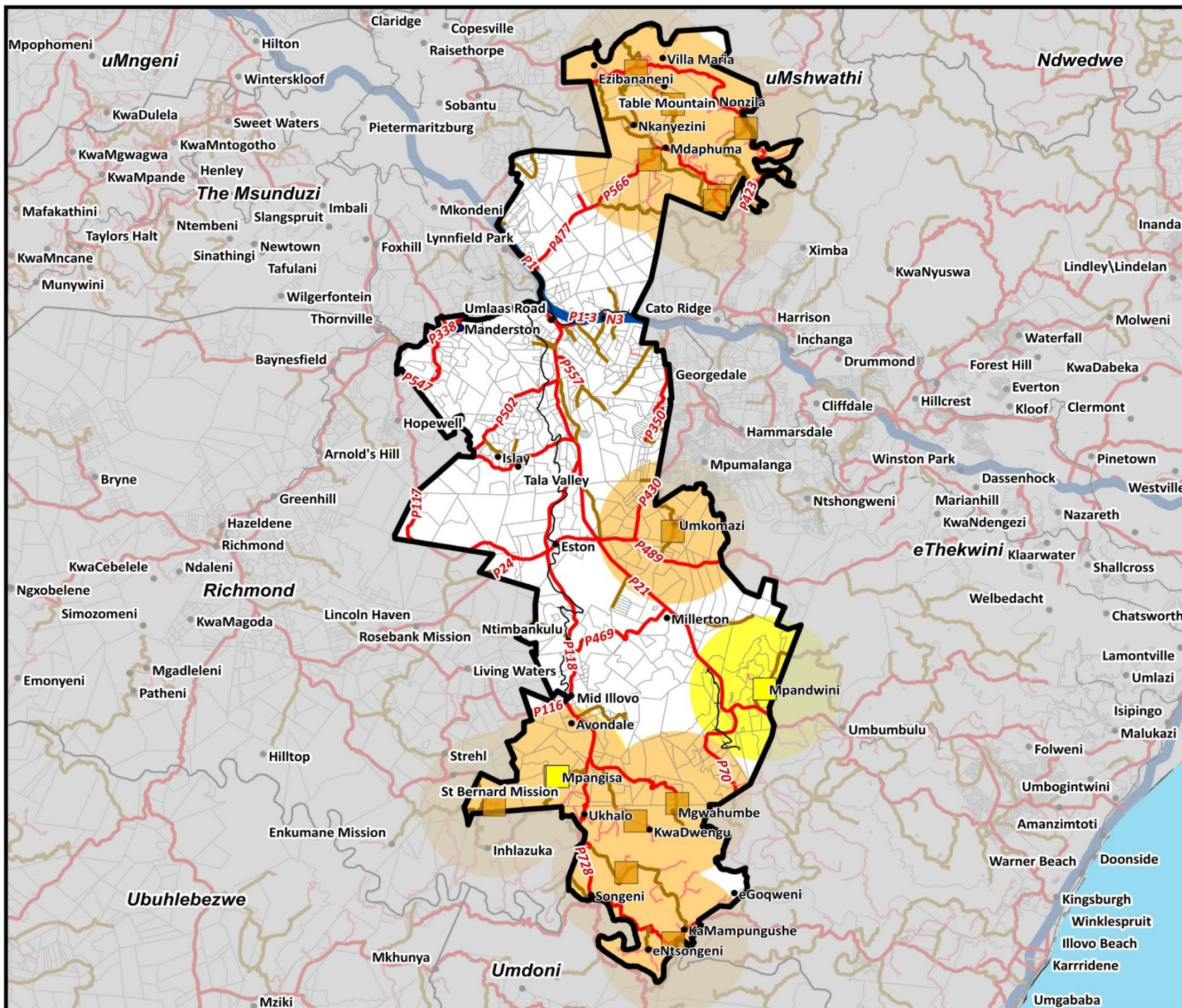
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POPULATION	FACILITY	CURRENT	REQUIRED	BACKLOGS	SURPLUS	COMMENTS
	Early Childhood Development Centers	43	26	0	17	

11.2.2. OTHER CIVIC AND SOCIAL FACILITIES

Table 43: Civic and Social Facilities

POPULATION	FACILITY	CURRENT	REQUIRED	BACKLOGS	SURPLUS	COMMENTS
61 660 (Census 2022)	Community Hall	18	12	0	6	Existing community halls will require maintenance and upgrading in the short to medium term.
	Sports ground/ recreational facilities	15	-	-	-	Mkhambathini does not appear to be encountering backlogs in terms of the adequacy of these facilities, but the challenge is maintaining these to keep them in a proper condition
	Libraries	3	3	0	0	Current facilities are able to cater to demand. Maintenance over long term is encouraged. The municipality furthermore benefits from access to a mobile library
	Taxi Rank	1	-	-	-	Maintenance and upgrading of existing facilities. Recommended formalization of existing informal Eston taxi rank
	ICT Access Point	0	12	12	0	The municipality has an enormous backlog in terms of ICT infrastructure. A large proportion do not have access to internet services
	Cemeteries	0	-	1	0	The municipality needs to acquire a large site of between 10 to 20 ha to ensure that it sets aside land for cemeteries for the next three to five decades The municipality should encourage private investment in a cremation facilities to cope with growing demand should such a demand arise.



Mkhambathini Local Municipality
Existing and Proposed Secondary Schools

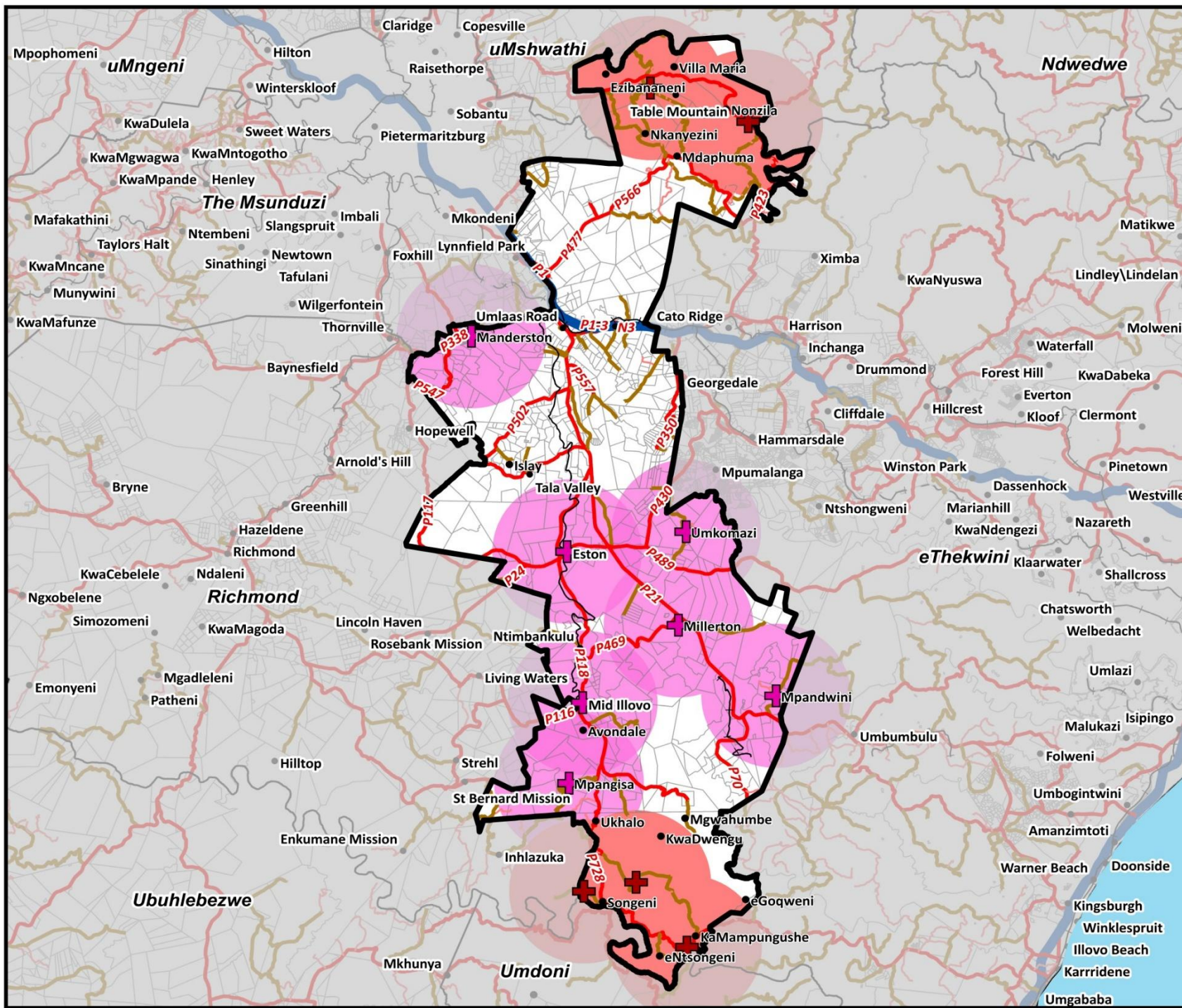
Legend

- Places
- Existing Secondary Schools
- Proposed Secondary Schools
- National Road
- Provincial Road
- District Road
- Local Road
- Railway Lines
- Existing Schools 5km Radius
- Proposed Schools 5km Radius
- Mkhambathini Boundary
- Local Municipalities
- Cadastral

DATA SOURCES:
 Towns: COGTA
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 Municipal/Ward Boundaries: MDB
 Stats: STATSSA
 Agricultural/Geological Data: DALRRD
 Environmental Data: KZN Wildlife 2019
 Hydrological Data: SANBI
 Land Reform: DALRRD
 Cadastral: KZN SGO



Map 89: Existing and Proposed Secondary Schools



Mkhambathini Local Municipality
Existing and Proposed Healthcare Facilities

Legend

- Places
- ✚ Proposed Primary Healthcare Clinics
- ✚ Existing Primary Healthcare Clinics
- National Road
- Provincial Road
- District Road
- Local Road
- Railway Lines
- Existing Facilities 5km Buffer
- Proposed Facilities 5km Buffer
- Mkhambathini Boundary
- Local Municipalities
- Cadastral

DATA SOURCES:
 Towns: COGTA
 Roads: DOT
 Municipal/Ward Boundaries: MDB
 Stats: STATSSA
 Agricultural/ Geological Data: DALRRD
 Environmental Data: KZN Wildlife 2019
 Hydrological Data: SANBI
 Land Reform: DALRRD
 Cadastral: KZN SGO



Map 90: Existing and Proposed Healthcare Facilities

4.4. STRATEGY 5: SUSTAINABLE USE AND PRESERVATION OF THE NATURAL ENVIRONMENT

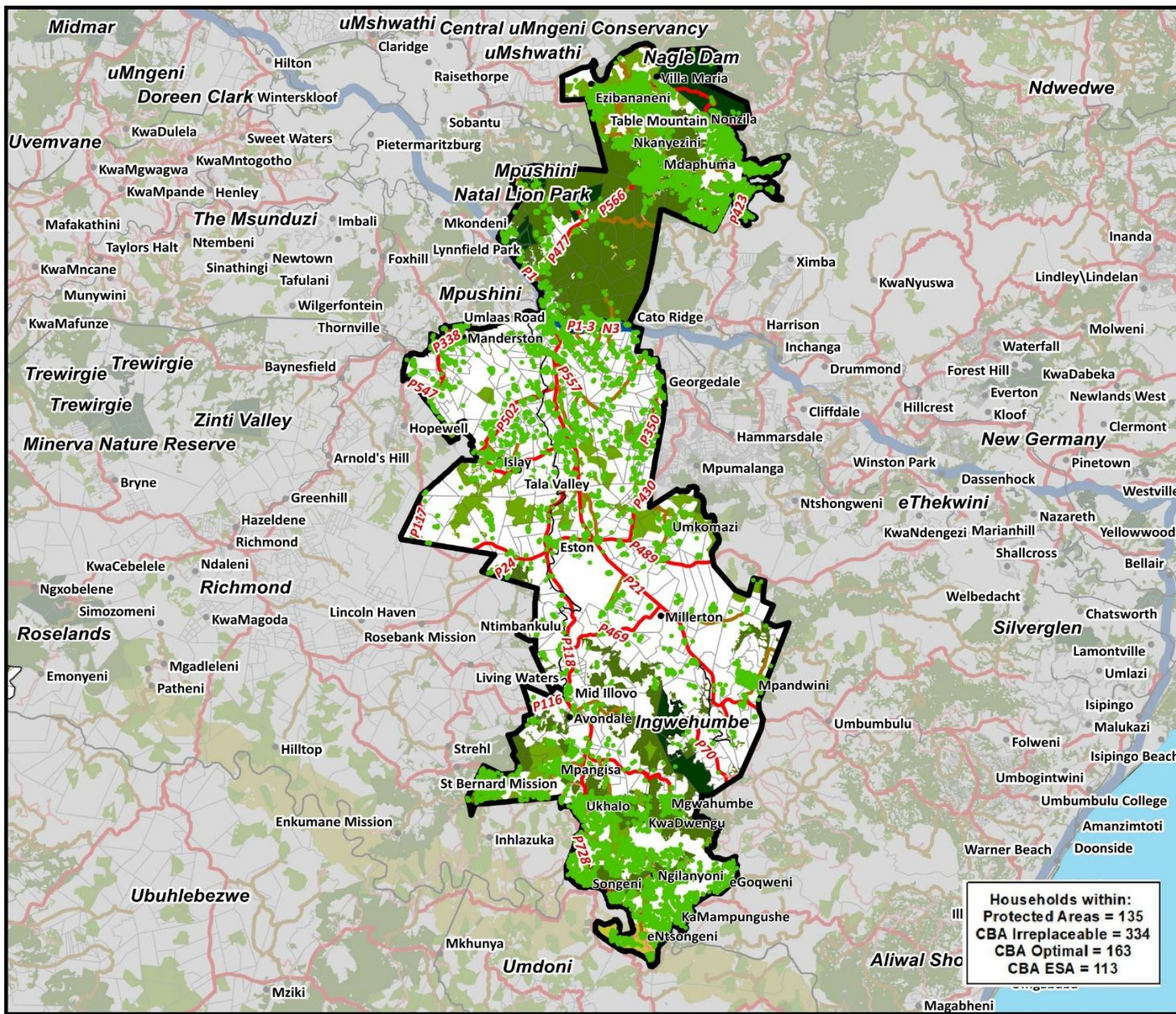
4.4.1. CRITICAL BIODIVERSITY AREAS PROPOSALS

Critical Biodiversity Areas (CBAs) are essential for conserving species, ecosystems, and ecological processes, ensuring the sustainability of biodiversity and ecosystem services. They serve as key areas for implementing conservation actions and guiding land-use planning to balance development and biodiversity protection. The table below depicts interventions, guidelines, and proposals for development in CBAs.

Table 44: Critical Biodiversity Areas Proposals

CATEGORY	AFFECTED AREAS	ALLOWED LAND USES	LAND USE GUIDELINES
<p>CBA Irreplaceable: Areas that are required to meet biodiversity conservation targets and where no alternative sites are available. (Category is driven by species and feature presence)</p>	<p>CBA Irreplaceable occupies 17 781.62 hectares (20.47%) of the study area. The areas comprising CBA Irreplaceable are:</p> <ul style="list-style-type: none"> • Table Mountain • Mdaphuna • Nonzila • Songeni • KwaDwengu • Avondale • Mpandwini 	<ul style="list-style-type: none"> • Open space • Low-impact tourism • Recreation • Pre-existing settlements permitted. • Discourage additional settlements. • Sustainably managed rangelands 	<ul style="list-style-type: none"> • Maintain in a natural state with limited to no biodiversity loss. • Further loss of natural habitat should be avoided. • Should be rezoned where possible to conservation or an appropriate zoning. • Degraded or disturbed CBA Irreplaceable should be prioritised for rehabilitation through programmes such as Working for Water and Working for Wetlands. • Installation of infrastructure in CBA Irreplaceable is not desirable and should only be considered if alternative alignment and options have been assessed and found to be non-viable. • Storm water flow should be managed to avoid degradation. • Infrastructure developments should be limited to existing degraded / modified footprints, if and where present. • An application for Environmental Authorisation (EA) is required when an activity listed under the NEMA Listing Notices is triggered, particularly when it leads to the intensification of land use. Even in cases where an EA is not required, the area should still be managed through an Environmental Management Plan (EMP) or a Conservation Management Plan to minimise impacts on threatened species.

CATEGORY	AFFECTED AREAS	ALLOWED LAND USES	LAND USE GUIDELINES
<p>CBA Optimal: Areas that are the most optimal solution to meet the required biodiversity conservation targets while avoiding high-cost areas as much as possible.</p>	<p>CBA optimal occupies 6 483.56 hectares (7.47%) of the study area. It is found in the following areas:</p> <ul style="list-style-type: none"> • Ezibananeni • Villa Maria • Table Mountain • Nkanyezini • Umkomazi • Mpangisa • Ukhalo 	<ul style="list-style-type: none"> • Open space • Low-impact tourism • Recreation • Pre-existing settlements permitted. • Discourage additional settlements. • Sustainably managed rangelands 	<ul style="list-style-type: none"> • Maintain in a natural state with limited to no biodiversity loss. • Loss of natural habitat in CBA Optimal should be minimized. • Should additional infrastructure be required in CBA Optimal, the requirements of threatened species should be considered. • Infrastructure developments should be limited to existing degraded / modified footprints, if and where present. • Degraded or disturbed CBA Optimal should be prioritised for rehabilitation through programmes such as Working for Water and Working for Wetlands • Storm water flow should be managed to avoid degradation.
<p>Ecological Support Areas (ESA): Areas that support the ecological functioning of protected areas or CBAs. These areas are identified as influencing land-use management that is not derived based on biodiversity priorities alone but also addresses other legislation/agreements which the biodiversity sector is mandated to address, for example, triggers for EIA Regulations.</p>	<p>ESA occupies 6 020.71 hectares (6.93%) of the study area. It is found in the following areas:</p> <ul style="list-style-type: none"> • Entsongeni • Camperdown 	<ul style="list-style-type: none"> • Low-impact ecotourism or recreation • Sustainably managed rangelands • Certain forms of low-density housing 	<ul style="list-style-type: none"> • Further intensification of land use is discouraged. Influencing land-use management that is not only derived based on biodiversity priorities alone but also addresses other legislation/agreements which the biodiversity sector is mandated to address, e.g. WHS Convention, triggers for EIA Regulations, etc. • Storm water flow should be managed to avoid degradation. • Infrastructure should be designed to avoid additional impacts on ecological processes (e.g. ensuring that hydrological functioning of runoff flow rate, quantity and quality are not impacted; or, landscape connectivity is not reduced through, for example, fencing).



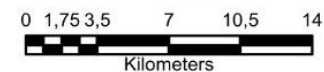
Mkhambathini Local Municipality

Critical Biodiversity Areas

Legend

- Places
- Households within CBA Areas
- National Road
- Provincial Road
- District Road
- Local Road
- Railway Lines
- ▭ Mkhambathini Boundary
- ▭ Cadastral
- ▭ Protected Areas
- ▭ KZN CBA Irreplaceable
- ▭ KZN CBA Optimal
- ▭ KZN ESA

DATA SOURCES:
 Towns: COGTA
 Roads: DOT
 Municipal/Ward Boundaries: MDB
 Stats: STATSSA
 Agricultural/Geological Data: DALRRD
 Environmental Data: KZN Wildlife 2019
 Hydrological Data: SANBI
 Land Reform: DALRRD
 Cadastral: KZN SGO



4.4.2. PROTECTED AREAS LAND INVASION PROPOSALS

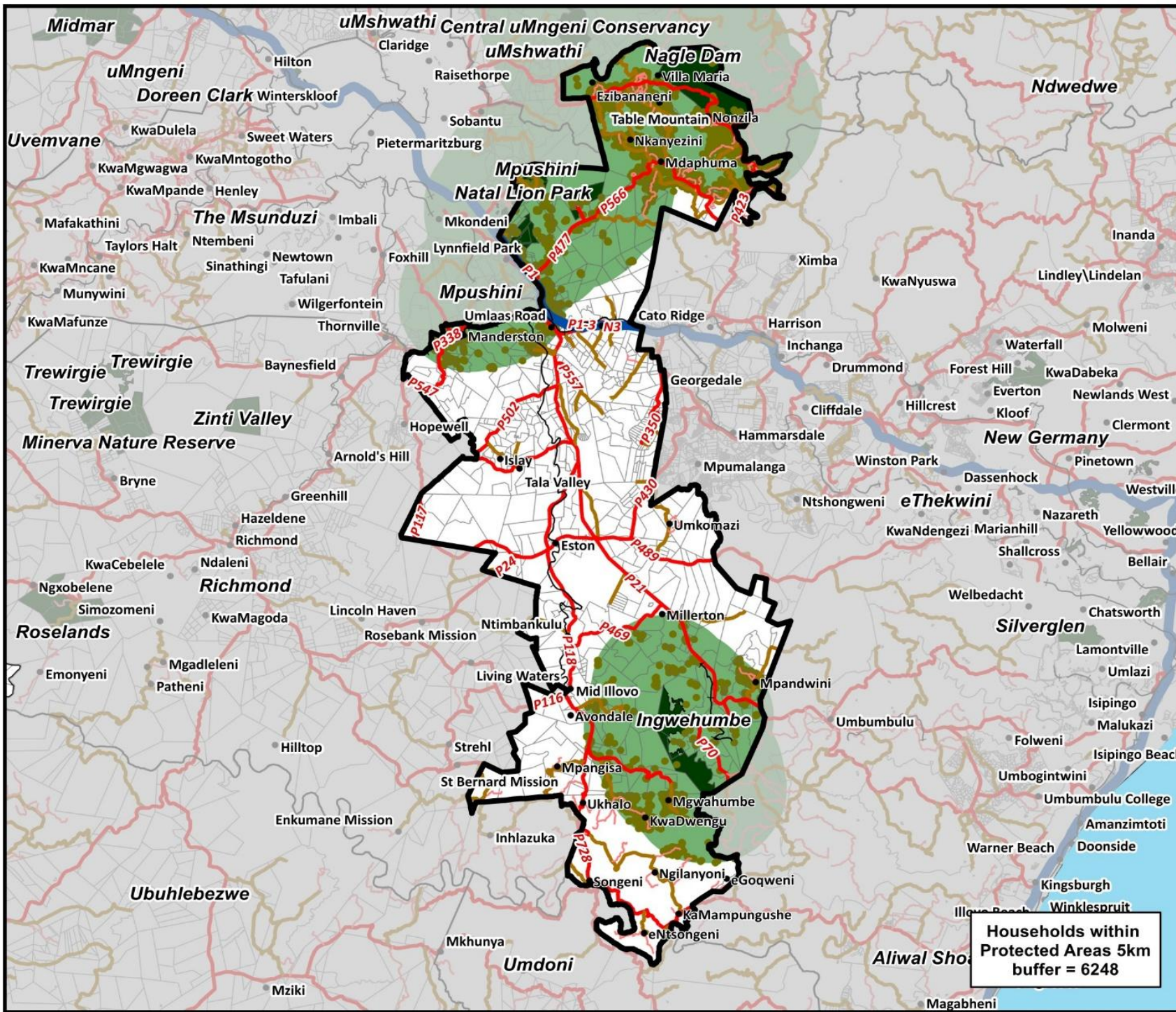
There is an ongoing land invasion in the Natal Lion Park, where informal settlements are encroaching within the boundaries of the protected area. Below are proposed interventions that may be implemented to relocate existing settlements or prevent further development within the protected area.

Table 45: Relocation of households within the protected area

PROPOSAL	ACTION
IDENTIFICATION OF RELOCATION SITES	Identify suitable alternative land parcels with access to: Basic services (water, sanitation, electricity, road access); Employment or agricultural potential; Schools and clinics Sites should be outside protected areas, floodplains, CBAs, and steep slopes.
INCENTIVIZED VOLUNTARY RELOCATION	Use incentives to encourage voluntary relocation: Land tenure security or title deeds; Provision of temporary shelters or RDP houses. Develop temporary relocation sites if permanent land is not immediately available.
DEVELOPMENT OF A PHASED RELOCATION PLAN	Prioritize relocation based on risk (wildlife-human conflict, fire hazard) and proximity to core protected zones. Use a phased implementation model, starting with households closest to the park core or dangerous species zones.

Table 46: Prevention of further encroachment

PROPOSAL	ACTIONS
STRENGTHENING SPATIAL PLANNING AND LAND USE CONTROLS	Rezone Natal Lion Park and surrounding 5 km buffer zone as a strict conservation zone in the SDF and land use schemes. Introduce "No Settlement" overlays in zoning maps. Enforce Section 26 of SPLUMA regarding illegal land use.
PHYSICAL DEMARCATION AND FENCING	Erect fencing or visible boundary markers around the protected area. Use signage in local languages warning of protected status and prohibited land use.
LAW ENFORCEMENT AND LEGAL MEASURES	Collaborate with SAPS, Ezemvelo, and the municipality to: Enforce eviction orders, where lawful and humane; Prosecute illegal land sales; Investigate and halt "land-grabbing syndicates" or political exploitation



Mkhambathini Local Municipality

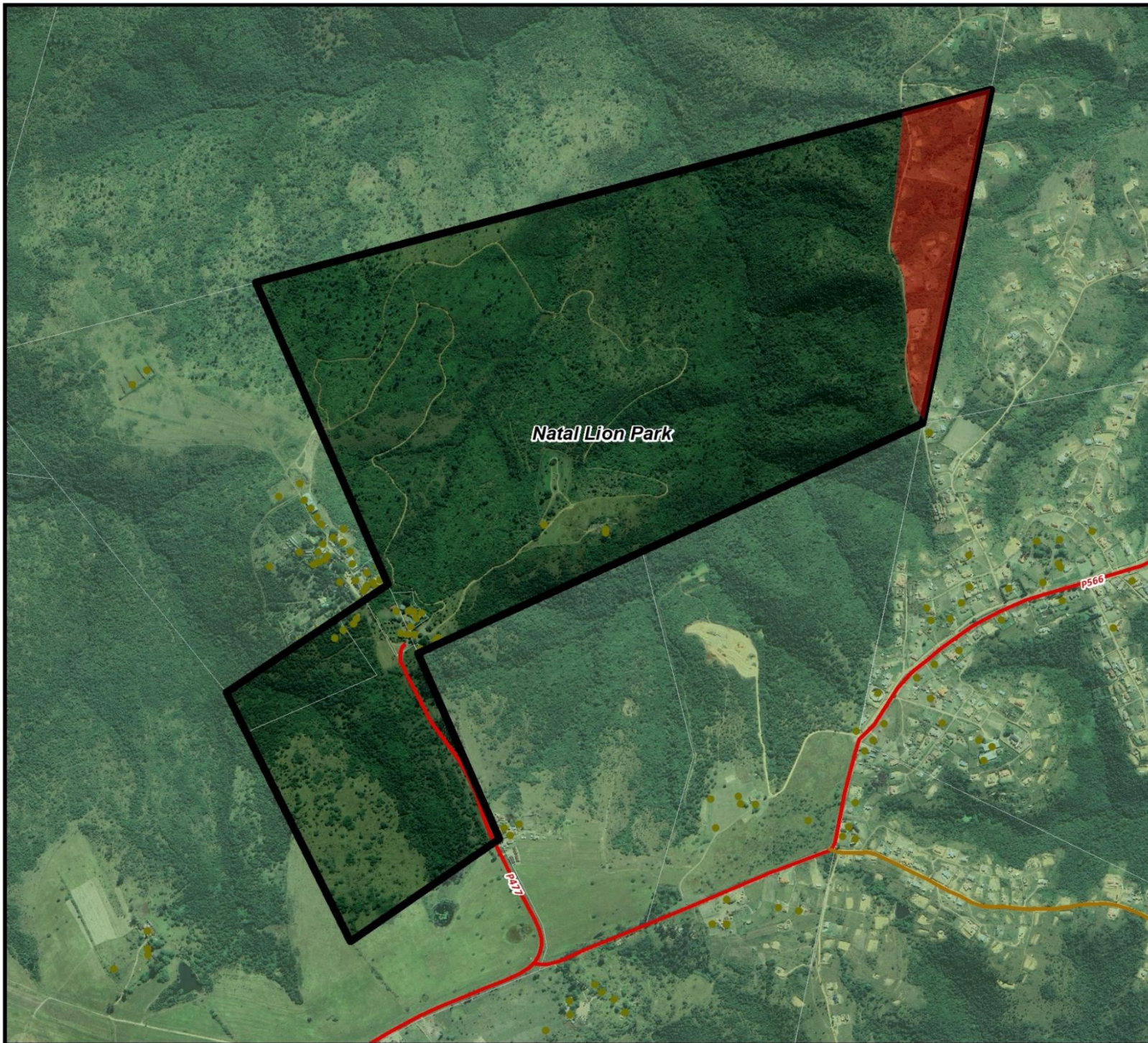
Protected Areas

Legend

- Places
- Households within PA 5km Buffer
- National Road
- Provincial Road
- District Road
- Local Road
- Railway Lines
- Protected Areas
- PA - 5km Buffer
- ▭ Mkhambathini Boundary
- ▭ Cadastral

DATA SOURCES:
 Towns: COGTA
 Roads: DOT
 Municipal/Ward Boundaries: MDB
 Stats: STATSSA
 Agricultural/Geological Data: DALRRD
 Environmental Data: KZN Wildlife 2019
 Hydrological Data: SANBI
 Land Reform: DALRRD
 Cadastral: KZN SGO





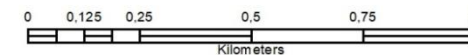
MKHAMBATHINI
Municipality
For the community

Mkhambathini Local Municipality

**RELOCATION OF INFORMAL SETTLEMENTS
WITHIN NATAL LION PARK**

Legend

- Encroachment Inside the PA
- Natal Lion Park
- Places
- National Road
- Provincial Road
- District Road
- Local Road
- Main Roads
- Cadastral
- Protected Areas



Map 93: Relocation of households within the PA

4.4.3. HYDROLOGY PROPOSALS

The table below depicts the spatial proposals for NFEPA Rivers in Mkhambathini Local Municipality.

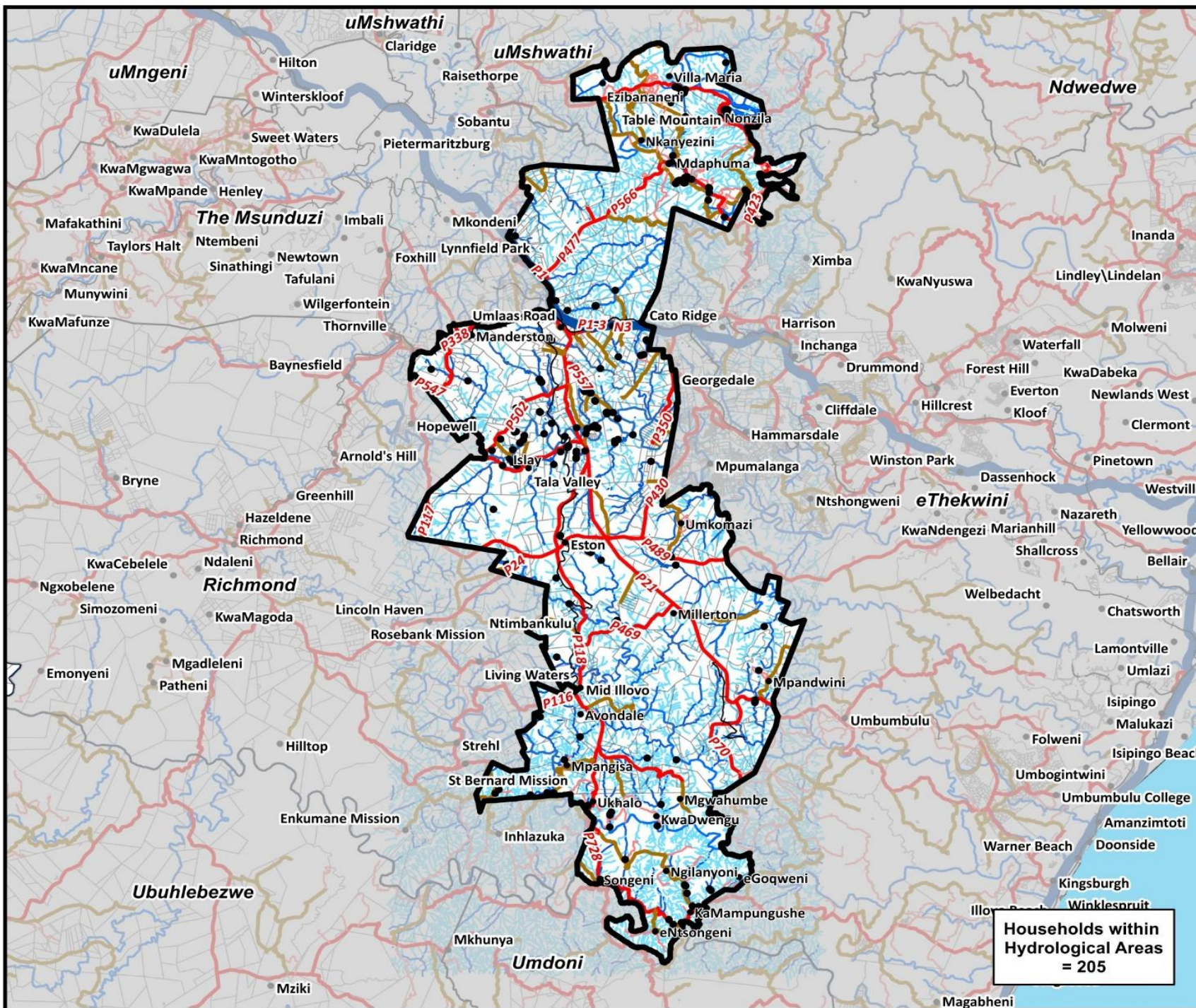
Table 47: Spatial Proposals for NFEPA Rivers

RIVER NAME	AREA OF OCCURRENCE	RIVER FLOW TYPE	RIVER TYPE	PROPOSALS
CLASS B: LARGELY NATURAL				
LOVU	Lovu NFEPA river traverses the municipality from the south-western region near Mpangisa to the south-eastern region in eGoqweni.	Impounded	Perennial	<ul style="list-style-type: none"> Establish 30m vegetated buffer zones using local/ indigenous grasses and shrubs. Rehabilitate eroded banks with indigenous species. Launch monthly clean-up campaigns with ward committees and local schools. Implement an alien invasive species removal project.
MBOKODWENI	Mbokodweni NFEPA river traverses the municipality through Millerton in the south-eastern part.	Impounded	Perennial	
MGWAHUMBE	Mgwahumbe river traverses the municipality from the north-western region, passing through Ntimbankulu to the south-eastern region in eGoqweni.	Free-flowing	Perennial	
NUNGWANE	A small section of the river is located along the south-eastern part of the municipality.	Impounded	Perennial	
CLASS C: MODERATELY MODIFIED				
MKABELA	A small section of the river flows through the municipality in the north-eastern part of the study area, in Villa Maria.	Impounded	Perennial	<ul style="list-style-type: none"> Implement alien species removal projects. Plant indigenous riverine species. Promote cross-boundary coordination of the Mkomazi River with neighbouring municipalities, such as uMdoni and Richmond.
MKOMAZI	The NFEPA river forms the southern boundary of the municipality, stretching across Songeni and Kwampungushe.	Free-flowing	Perennial	
UMLAZI	A small section of the river forms the border between the municipality and eThekweni Municipality in Umkomazi. In the north-western part of the municipality, the uMlazi River flows through Islay.	Impounded	Perennial	

DEVELOPMENT OF A SPATIAL DEVELOPMENT FRAMEWORK FOR THE MKHAMBATHINI LOCAL MUNICIPALITY

DRAFT SDF

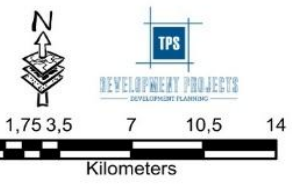
RIVER NAME	AREA OF OCCURRENCE	RIVER FLOW TYPE	RIVER TYPE	PROPOSALS
UMNGENI	The river flows through the central regions of the municipality, from the Mkhambathini-Richmond border in Islay (western region) to the Mkhambathini-eThekweni border in the eastern region.	Impounded	Perennial	
CLASS D: LARGELY MODIFIED				
MPUSHINI	A small section of the river forms the border between the municipality and Msunduzi Municipality in the north-eastern part of the area.	Free-flowing	Perennial	<ul style="list-style-type: none"> • Implement river clean-up projects. • Initiate a riparian corridor restoration programme, replanting indigenous trees and grasses.
MSHWATI	It flows through the municipality, passing through Camperdown in the north-western part and Ntwekazi in the north-eastern part.	Impounded	Perennial	
UMSUNDUZE	Umsunduze flows through the municipality, from Mdaphuma and Nkanyezini in the western part to Ophokweni in the north-eastern region.	Impounded	Perennial	



Mkhambathini Local Municipality Hydrology

- Legend**
- Places
 - Households within Hydrological Areas
 - National Road
 - Provincial Road
 - District Road
 - Local Road
 - Railway Lines
 - NFEPA Rivers
 - Perennial River
 - Non-Perennial River
 - Wetlands
 - Hydrology Buffers
 - Mkhambathini Boundary
 - Cadastral

DATA SOURCES:
Towns: COGTA
Roads: DOT
Municipal / Ward Boundaries: MDB
State: STATSA
Agricultural / Geological Data: DALRRD
Environmental Data: KZN Wildlife 2019
Hydrological Data: SANBI
Land Reform: DALRRD
Cadastral: KZN SGO

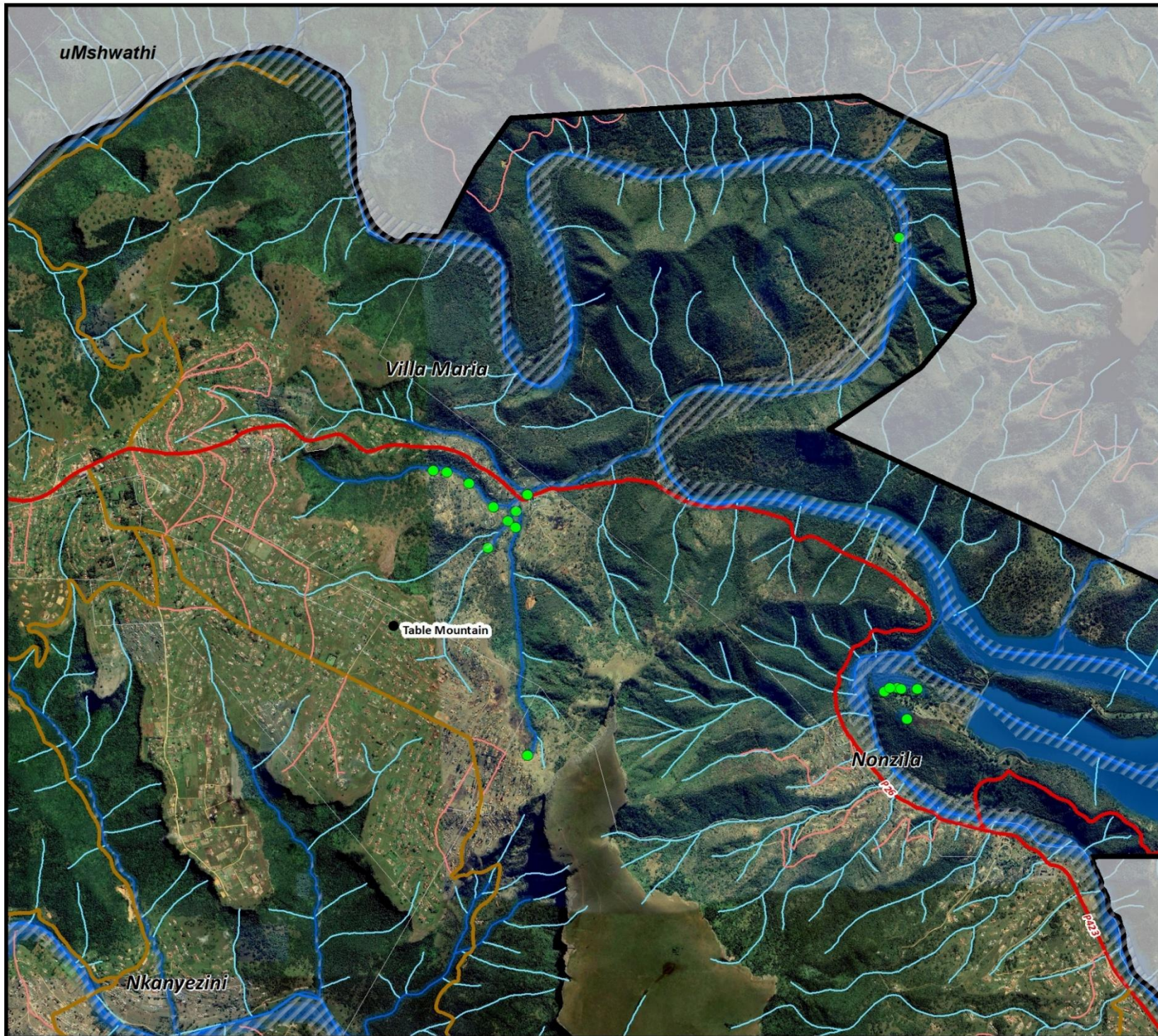


Map 94: Hydrology

4.4.4. PROPOSALS FOR HOUSEHOLDS CURRENTLY SITUATED WITH HYDROLOGICAL FEATURES

There are **205 households** located within hydrological features. The table below presents spatial proposals for these households within the Mkhambathini Municipality.

AREA OF OCCURRENCE	PROPOSALS	INTERVENTIONS
<ul style="list-style-type: none"> • Mdaphuma • Tala Valley • Islay 	Relocation of households located within 32-metre buffer of hydrological features.	Identify suitable relocation sites.
		Offer incentives for relocation.
		Implement and enforce strict land-use regulations that prohibit or restrict new developments within the 32-metre buffer zone of hydrological features to prevent further settlement in high-risk areas.
		Establish zoning controls that designate the 32-metre buffer zones of hydrological features as protected or restricted areas, limiting construction activities and promoting sustainable land management practices



Mkhambathini Local Municipality

Relocation of Households within Hydrological Features

Legend

- Places
- Sub-places
- Households within Hydrological Areas
- Railway Lines
- National Road
- Provincial Road
- District Road
- Local Road
- Main Roads
- NFEPA Rivers
- Perennial River
- Non-Perennial River
- Wetlands
- Hydrology Buffers



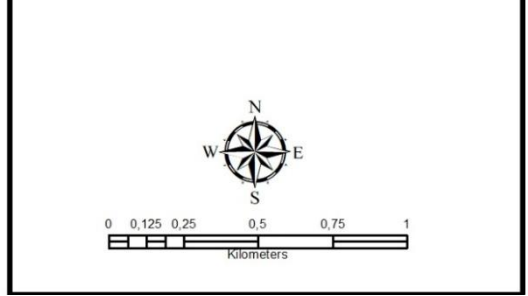
Map 95: Relocation of households within hydrological features



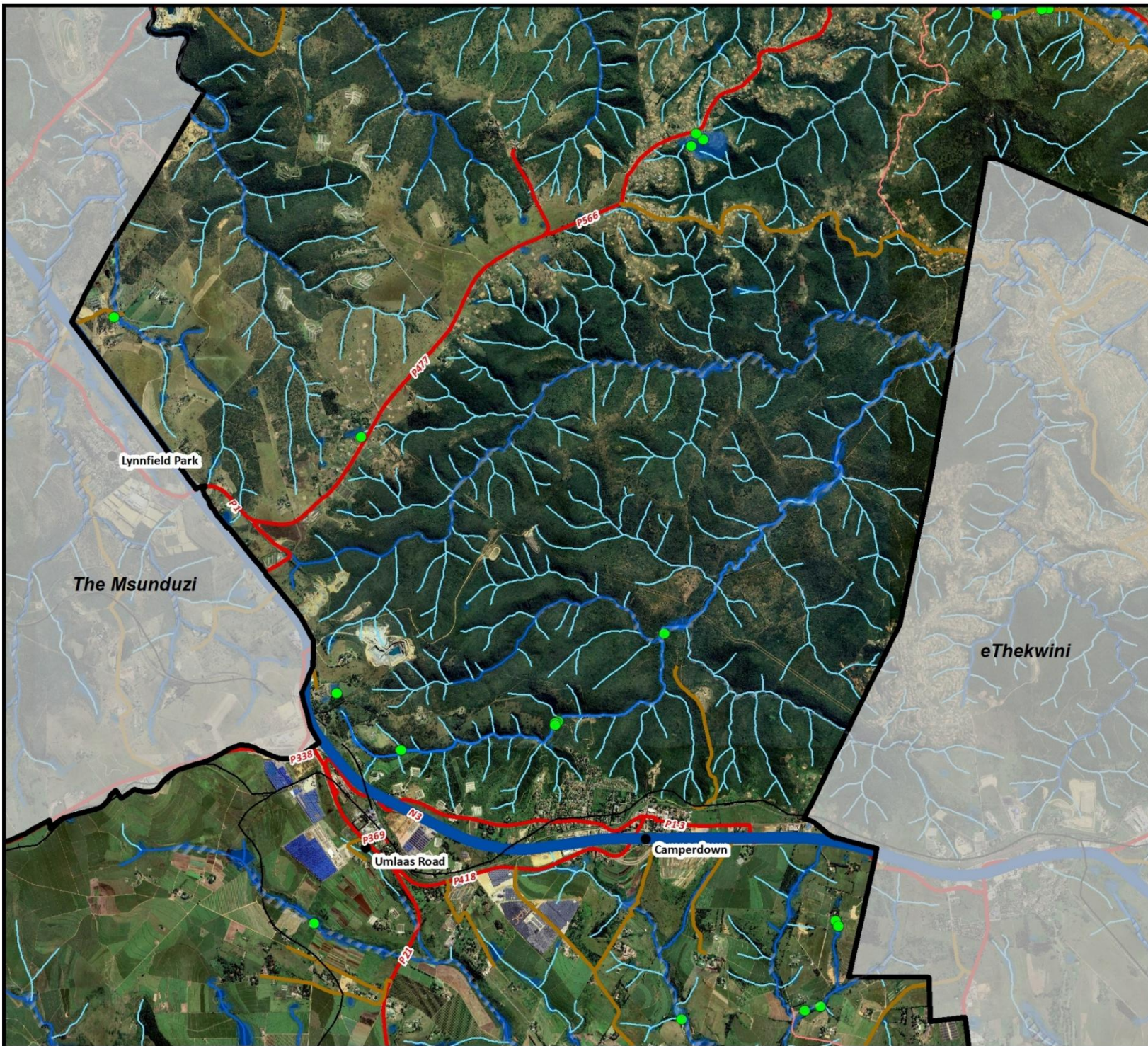
Mkhambathini Local Municipality
Relocation of Households within Hydrological Features

Legend

- Places
- Sub-places
- Households within Hydrological Areas
- Railway Lines
- National Road
- Provincial Road
- District Road
- Local Road
- Main Roads
- NFEPA Rivers
- Perennial River
- Non-Perennial River
- Wetlands
- Hydrology Buffers



Map 96: Relocation of households within hydrological features 2

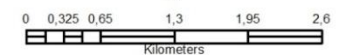


Mkhambathini Local Municipality

Relocation of Households within Hydrological Features

Legend

- Places
- Sub-places
- Households within Hydrological Areas
- Railway Lines
- National Road
- Provincial Road
- District Road
- Local Road
- Main Roads
- NFEPA Rivers
- Perennial River
- Non-Perennial River
- Wetlands
- Hydrology Buffers



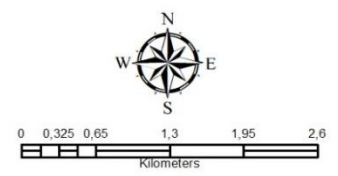
Map 97: Relocation of households within hydrological features 3



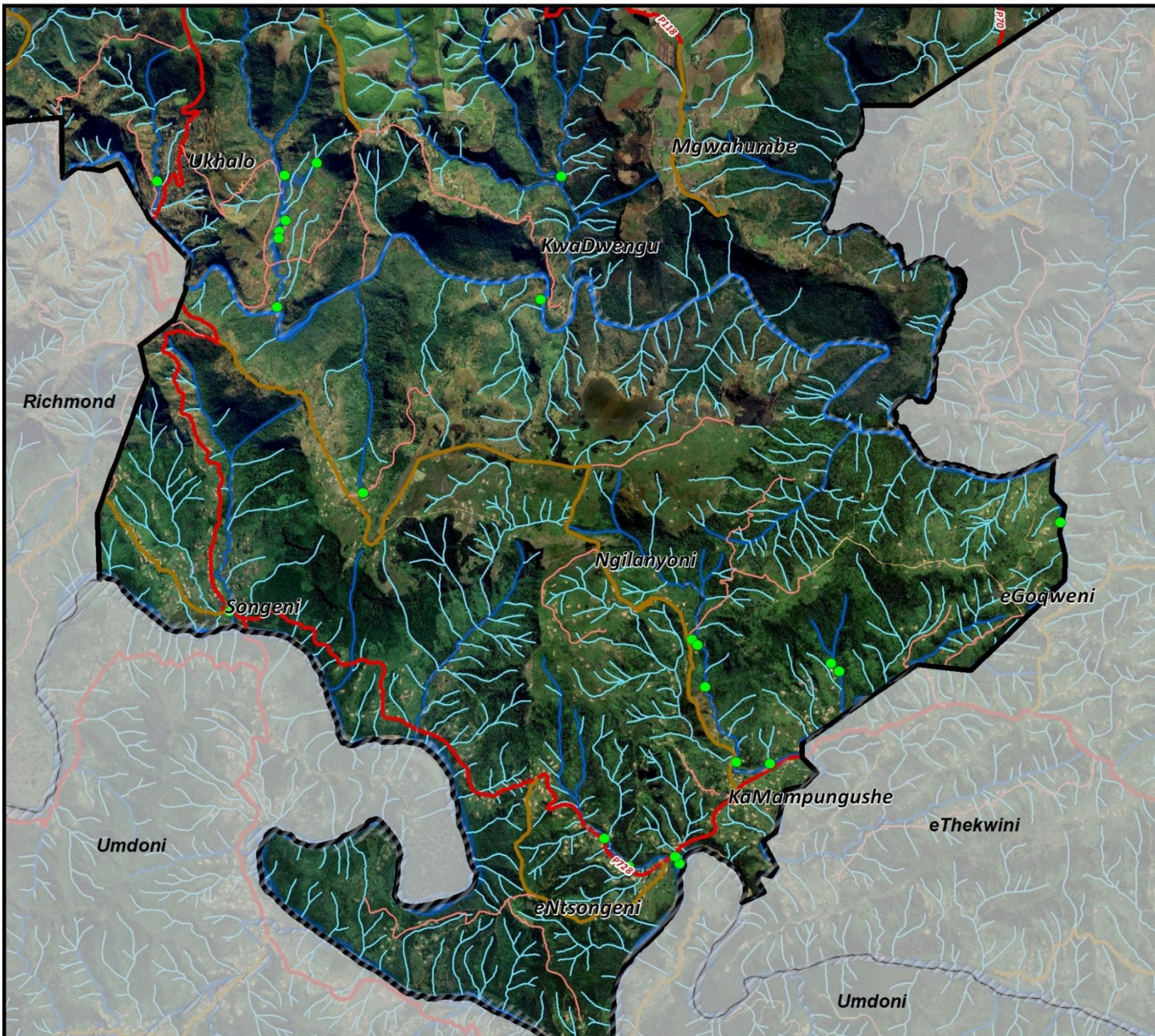
Mkhambathini Local Municipality
Relocation of Households within Hydrological Features

Legend

- Places
- Sub-places
- Households within Hydrological Areas
- Railway Lines
- National Road
- Provincial Road
- District Road
- Local Road
- Main Roads
- NFEPA Rivers
- Perennial River
- Non-Perennial River
- Wetlands
- Hydrology Buffers



Map 98: Relocation of households within hydrological features 5



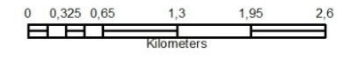
MKHAMBATHINI Municipality
For the community

Mkhambathini Local Municipality

Relocation of Households within Hydrological Features

Legend

- Households within Hydrological Areas
- Places
- Sub-places
- Railway Lines
- National Road
- Provincial Road
- District Road
- Local Road
- Main Roads
- NFEPA Rivers
- Perennial River
- Non-Perennial River
- Wetlands
- Hydrology Buffers



Map 99: Relocation of households within hydrological features 6

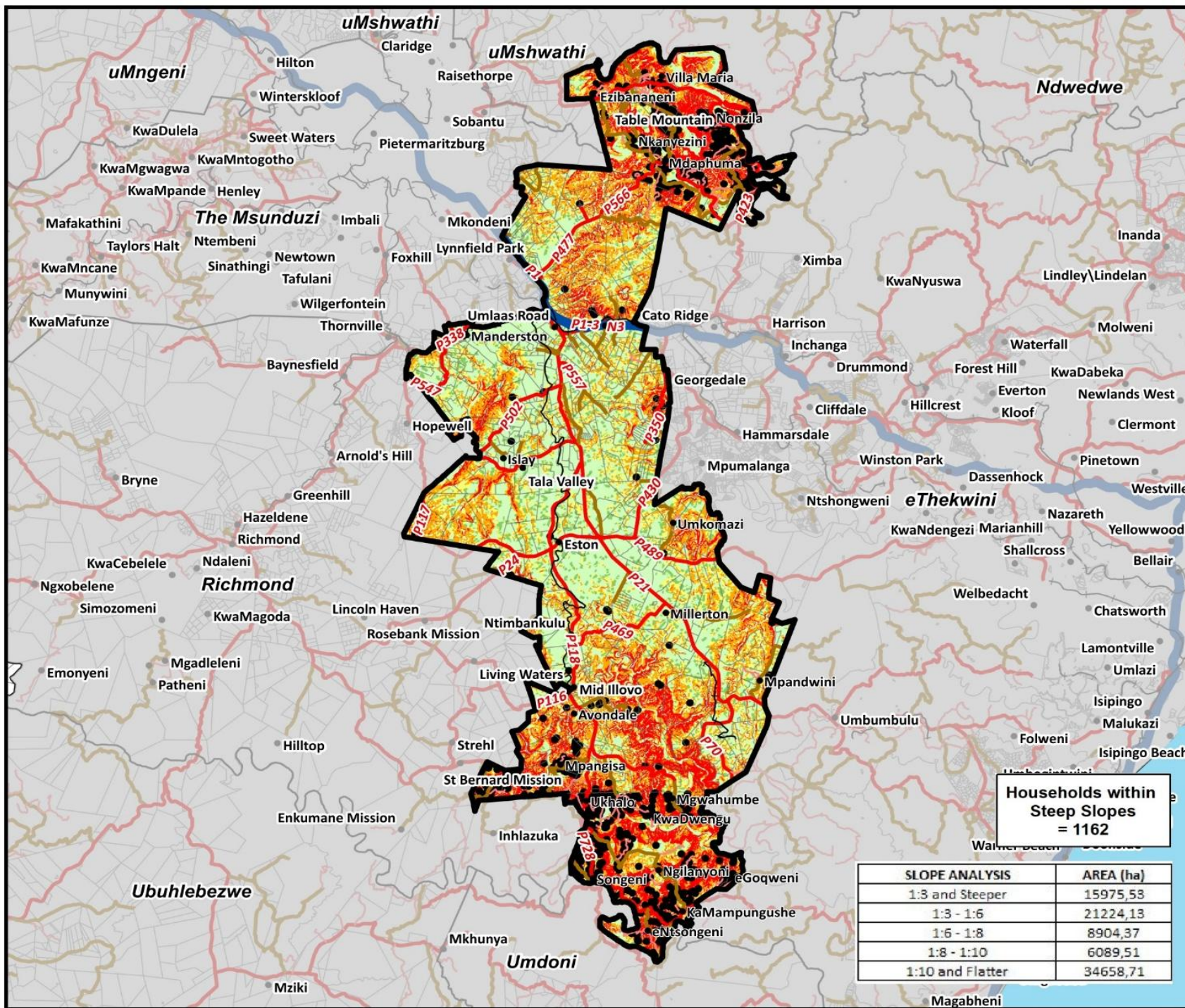
4.4.5. TOPOGRAPHY PROPOSALS

Understanding the topography of a region is crucial in spatial development planning because it influences infrastructure placement, ensuring stability and safety, especially in areas prone to natural hazards such as flooding or landslides. It also aids in optimizing land use by identifying suitable areas for agriculture, construction, and conservation. Furthermore, topographical knowledge enhances the design of transportation and drainage systems, improving overall efficiency and sustainability. The tables below presents proposals and interventions for the topography within Mkhambathini LM.

4.4.6. PROPOSALS FOR HOUSEHOLDS CURRENTLY SITUATED ON STEEP SLOPES

There are **1162** households found in steep slopes. Below are spatial proposals and interventions for these households in the Mkhambathini local municipality.

PROPOSALS/ INTERVENTIONS	DESCRIPTION	PROPOSAL AREAS
Identify Suitable Relocation Sites	Conduct thorough assessments to identify relocation sites that offer safer living conditions, considering factors such as accessibility, infrastructure, proximity to employment, and environmental impact.	<ul style="list-style-type: none"> • Ukhalo • Mpangisa • Kwadwengu • Mgwahumbe • Ngilanyoni • EGoqweni • KwaMampungushe • ENtsongeni • Avondale • Nkanyezini • Mdaphuma • Nonzila • Villa Maria • Ezibananeni
Offer Incentives for Relocation	Provide incentives or subsidies to encourage residents to relocate from steep slope areas to safer locations, such as financial assistance, housing subsidies, or land grants.	
Enforce Strict Land-Use Regulations	Implement and enforce strict land-use regulations that prohibit or restrict new developments in steep slope areas to prevent further settlement in high-risk zones.	
Implement Zoning Ordinances	Establish zoning ordinances that designate steep slopes as protected or restricted zones, limiting construction activities and promoting sustainable land management practices.	



Mkhambathini Local Municipality Topography

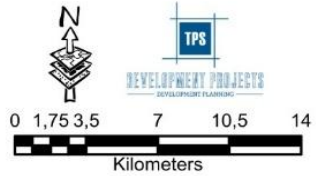
Legend

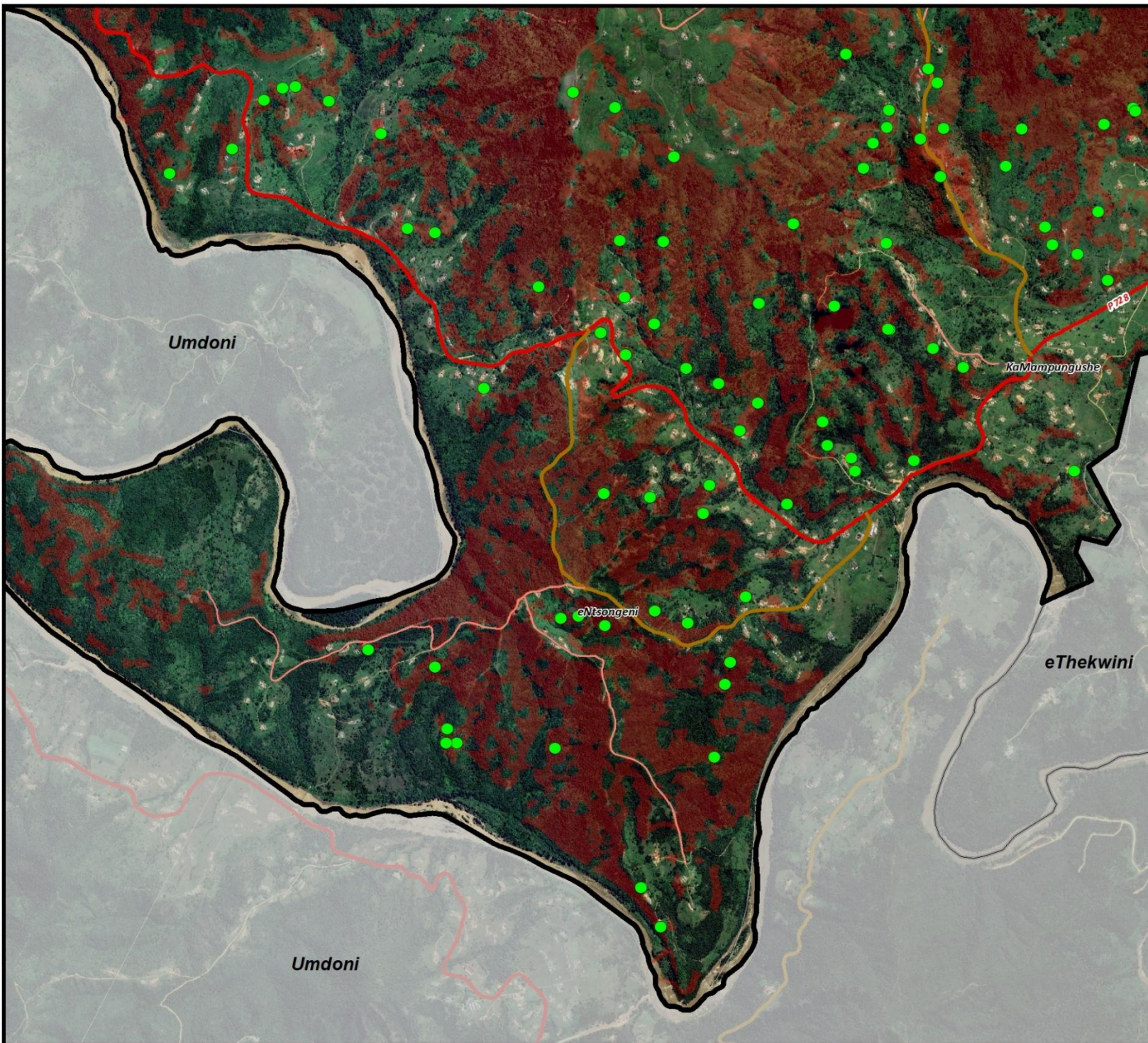
- Places
- Households within Steep Slopes
- National Road
- Provincial Road
- District Road
- Local Road
- +— Railway Lines
- Mkhambathini Boundary
- Cadastral
- 1:3 and Steeper
- 1:3 - 1:6
- 1:6 - 1:8
- 1:8 - 1:10
- 1:10 and Flatter

Households within Steep Slopes = 1162

SLOPE ANALYSIS	AREA (ha)
1:3 and Steeper	15975,53
1:3 - 1:6	21224,13
1:6 - 1:8	8904,37
1:8 - 1:10	6089,51
1:10 and Flatter	34658,71

DATA SOURCES:
 Towns: COGTA
 Roads: DOT
 Municipal/Ward Boundaries: MDB
 Stats: STATSSA
 Agricultural/Geological Data: DALRRD
 Environmental Data: KZN Wildlife 2019
 Hydrological Data: SANBI
 Land Reform: DALRRD
 Cadastral: KZN SGO





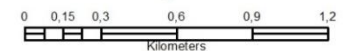
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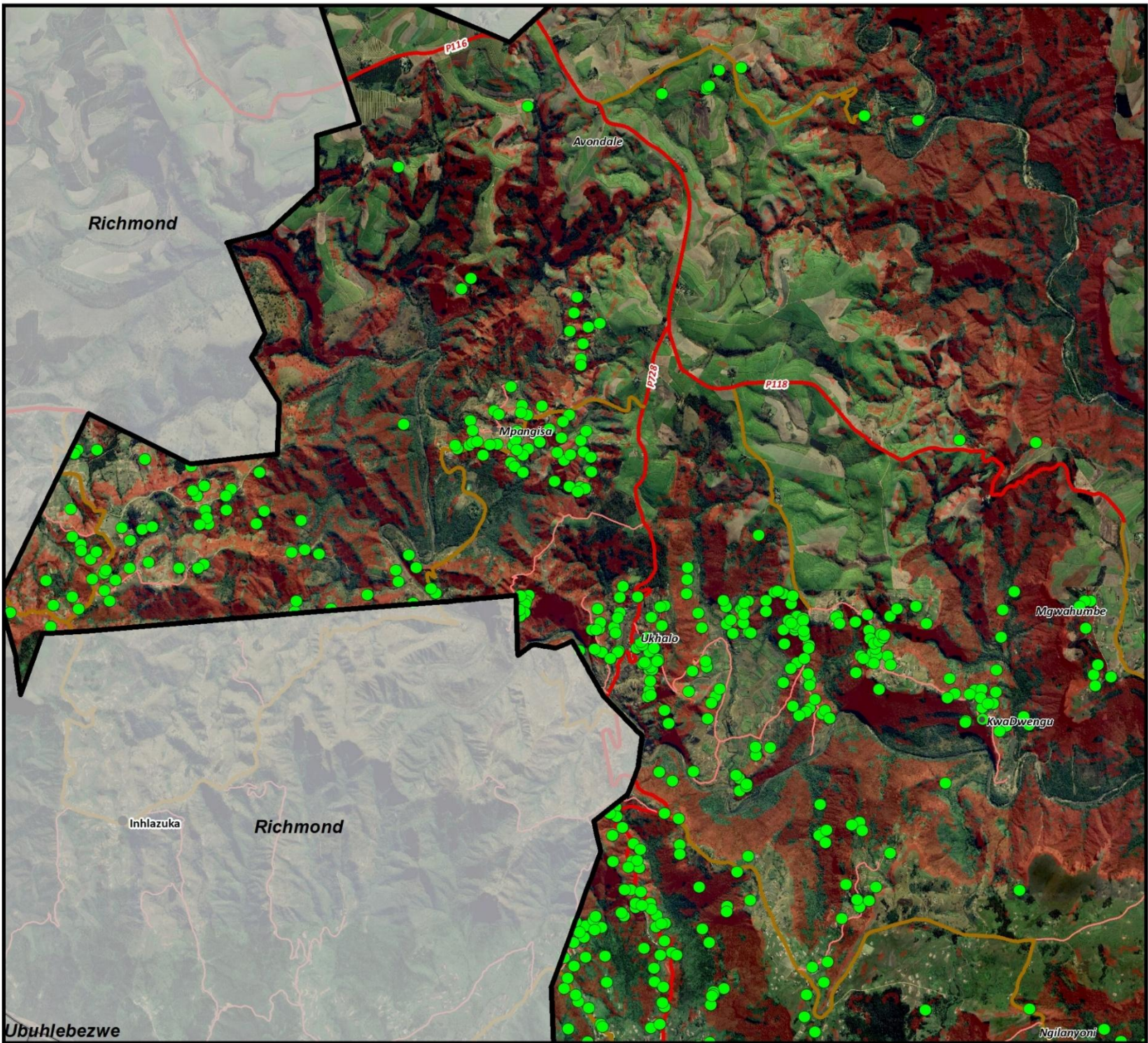
Relocation of Households in Steep Slopes

Legend

-  Mkhambathini Boundary
-  Places
-  Sub-places
-  Households within Steep Slopes
-  Railway Lines
-  National Road
-  Provincial Road
-  District Road
-  Local Road
-  Main Roads
-  1:3 and Steeper
-  1:3 - 1:6
-  1:6 - 1:8
-  1:8 - 1:10
-  1:10 and Flatter



Map 101: Relocation of households in steep slopes



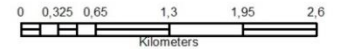
MKHAMBATHINI Municipality
For the community

Mkhambathini Local Municipality

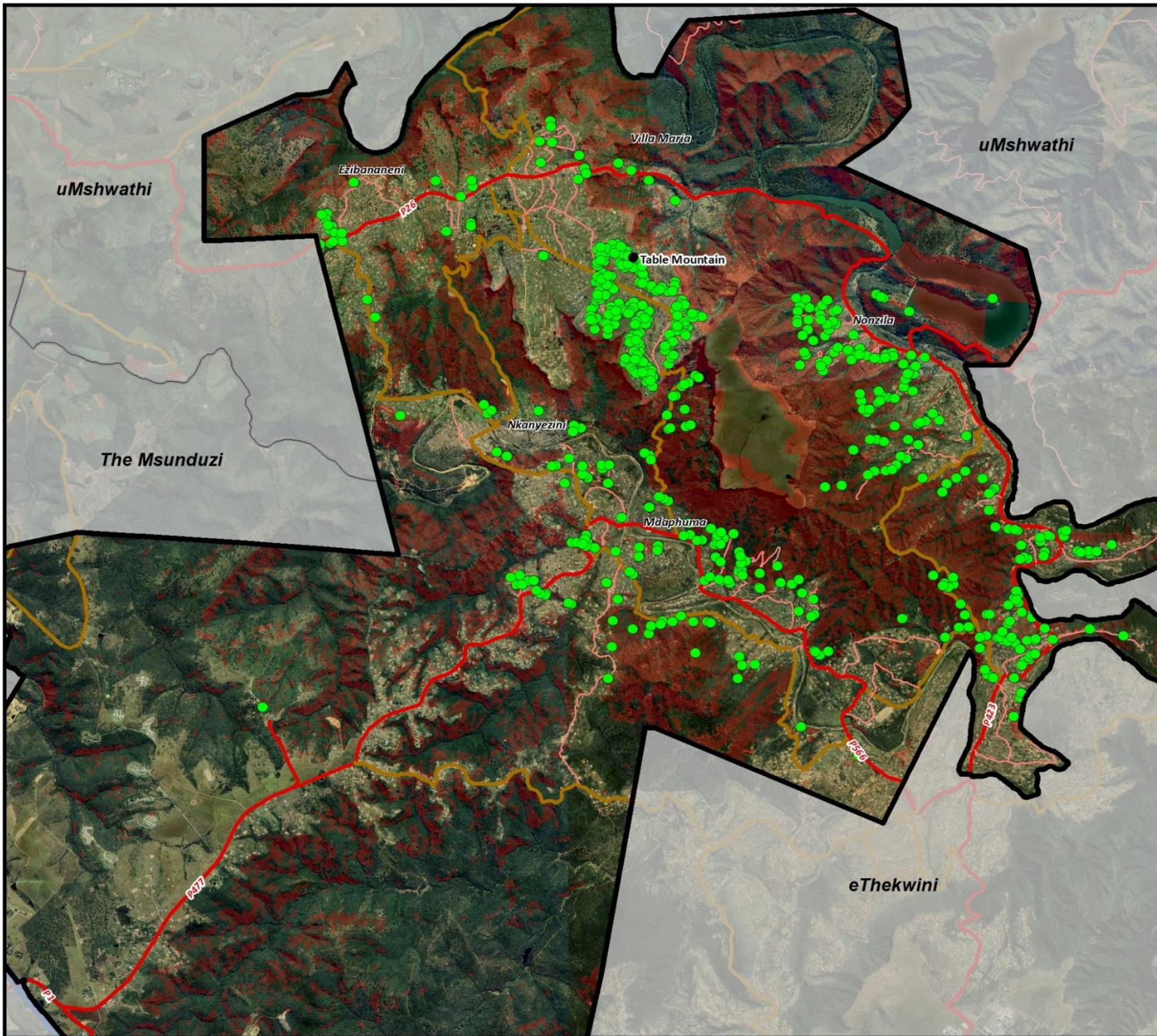
Relocation of Households in Steep Slopes

Legend

- Mkhambathini Boundary
- Places
- Sub-places
- Households within Steep Slopes
- Railway Lines
- National Road
- Provincial Road
- District Road
- Local Road
- Main Roads
- 1:3 and Steeper
- 1:3 - 1:6
- 1:6 - 1:8
- 1:8 - 1:10
- 1:10 and Flatter



Map 102: Relocation of households in steep slopes



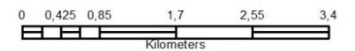
MKHAMBATHINI Municipality
For the community

Mkhambathini Local Municipality

Relocation of Households in Steep Slopes

Legend

- Mkhambathini Boundary
- Places
- Sub-places
- Households within Steep Slopes
- Railway Lines
- National Road
- Provincial Road
- District Road
- Local Road
- Main Roads
- 1:3 and Steeper
- 1:3 - 1:6
- 1:6 - 1:8
- 1:8 - 1:10
- 1:10 and Flatter



Map 103: Relocation of Households in Steep Slopes

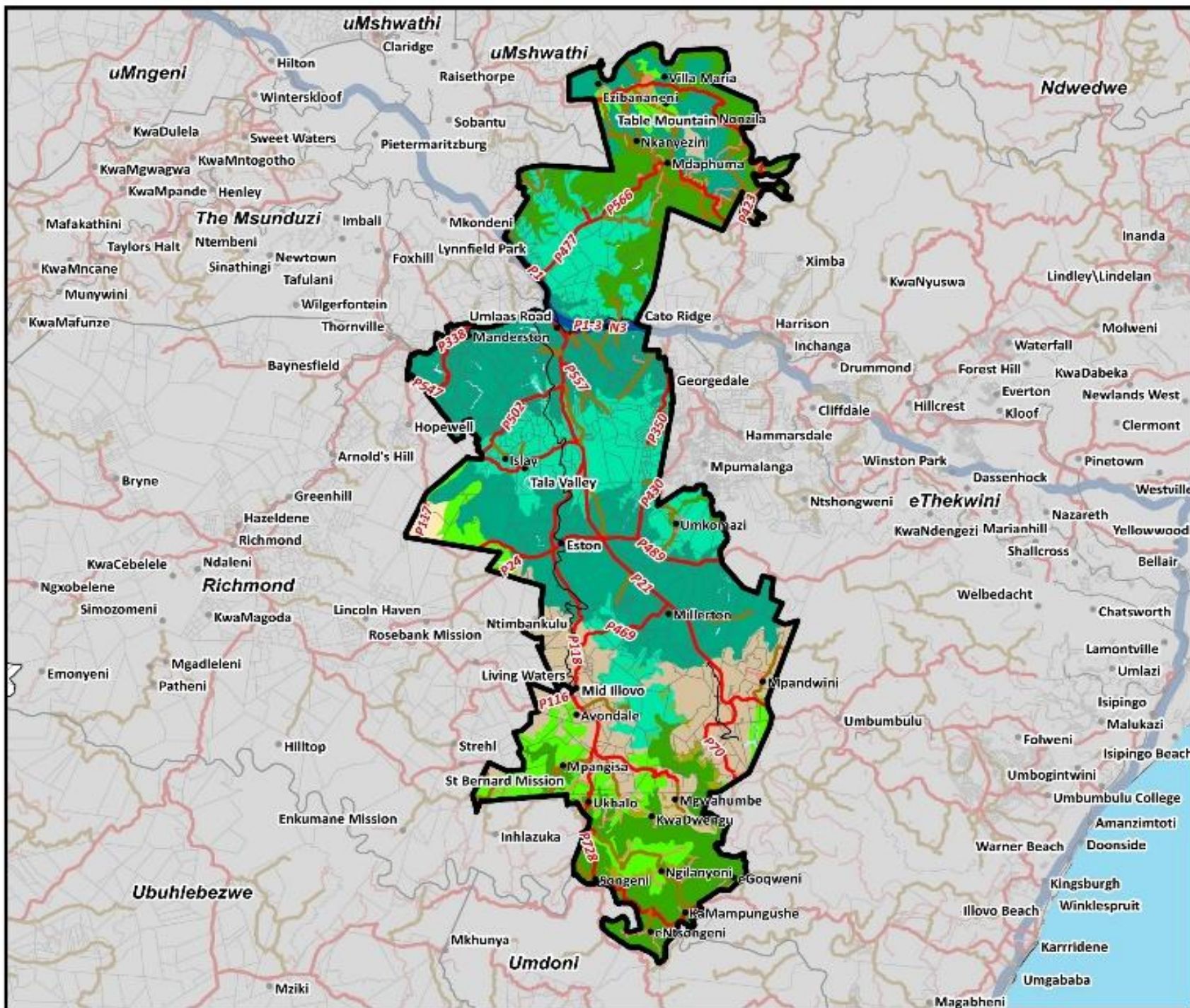
4.4.7. VEGETATION PROPOSALS

The table below depicts vegetation proposals for Mkhambathini Municipality.

Table 48: Vegetation Proposals

VEGETATION TYPE	KZN VEGETATION CONSERVATION STATUS	AREA OF OCCURRENCE	PROPOSALS	INTERVENTIONS
Alluvial Wetlands	Endangered	Millerton, Mpandwini, Umkomazi, Tala Valley, Manderston, Umlaas Road, Ukhalo	Implement Wetland Protection and Rehabilitation Project	<ul style="list-style-type: none"> • Conduct vegetation studies as part of EIA process. • Implement protective fencing and buffer zones. • Rehabilitate disturbed areas with native species. • Prevent further development within wetland zones.
Dry Coast Hinterland	Vulnerable	Millerton, Eston, Manderston, Ezibananeni, Villa Maria, Table Mountain, Camperdown, Umlaas Road, Manderston, Mdaphuma	Implement Sustainable Land Use and Habitat Protection Plan	<ul style="list-style-type: none"> • Promote controlled development guided by biodiversity impact studies. • Introduce conservation-compatible land use zoning.
Eastern Scarp Forests	Least threatened	Ngilanyoni, Esongeni, KwaDwengu	Establish Community Forest Stewardship Program	<ul style="list-style-type: none"> • Engage communities in forest care and fire prevention. • Develop nurseries for indigenous forest trees. • Monitor logging or illegal clearing activities.
Eastern Valley Bushveld	Least threatened	eNtsongeni, KwaMpungushe, Songeni, Ngilanyoni, KwaDwengu, Ukhalo, Mpangisa,	Develop Integrated Bushveld Management Plan	<ul style="list-style-type: none"> • Encourage sustainable grazing and fire management practices. • Promote agro ecology aligned with bushveld preservation.

VEGETATION TYPE	KZN VEGETATION CONSERVATION STATUS	AREA OF OCCURRENCE	PROPOSALS	INTERVENTIONS
		Umkomazi, Mdaphuma, Nkanyezini, Nonzila, Villa Maria, Ezibananeni		
Freshwater Wetlands	Least threatened	Umlaas Road, Nkanyezini	Implement Micro-Wetland Buffer Strategy	<ul style="list-style-type: none"> • Protect small wetland patches with fenced zones. • Monitor water quality and restore vegetation through native planting.
KZN Coastland Hinterland Thornveld	Vulnerable	eGoqweni	Implement Thornveld Conservation and Monitoring Project	<ul style="list-style-type: none"> • Restrict development encroachment. • Engage with landowners on biodiversity-friendly land use.
KZN Sandstone Sourveld	Critically Endangered	Table Mountain, Mdaphuma, Ntbankulu, Mid Ilovo, Avondale, Mgwehumbe, KwaDwengu	Establish Sandstone Sourveld Priority Protection Zone	<ul style="list-style-type: none"> • Prohibit further development in sourveld areas. • Implement strict environmental assessment procedures. • Fence off key areas and support passive regeneration.
			Develop Sourveld Restoration Program	<ul style="list-style-type: none"> • Remove invasive alien species. • Reseed with endemic species.
Midlands Mistbelt Grassland	Endangered	Eston	Implement Mistbelt Conservation and Carbon Sequestration Project	<ul style="list-style-type: none"> • Encourage conservation servitudes. • Promote low-impact agricultural practices.
Moist Coast Hinterland Grassland	Endangered	Mpandwini, Avondale, Mpangisa, Ukhalo, KwaDwengu, Ngilanyoni, Table Mountain, Villa Maria, Ezibananeni	Launch Grassland Ecosystem Resilience Program	<ul style="list-style-type: none"> • Enforce EIA requirements for any proposed developments. • Promote land stewardship through awareness campaigns. • Restore degraded areas using native grasses.



Mkhambathini Local Municipality Vegetation

Legend

- Places
- National Road
- Provincial Road
- District Road
- Local Road
- Railway Lines
- ▭ Mkhambathini Boundary
- ▭ Cadasiral

Vegetation

- Alluvial Wetlands
- Dry Coast Hinterland Grassland
- Eastern Scarp Forests
- Eastern Valley Bushveld
- Freshwater Wetlands
- KZN Coastal Belt Thornveld
- KZN Hinterland Thornveld
- KZN Sandstone Sourveld
- Midlands Mistbelt Grassland
- Moist Coast Hinterland Grassland

DATA SOURCES:
 TOPO: CGTA
 ROAD: DCT
 MUNICIPALITY BOUNDARIES: MMR
 SOURCE: STATISSA
 VEGETATION: Ecological Data: DALR/DO
 Environmental Data: ICM M8480-2019
 Hydrological Data: SANRE
 Land Use: DALR/DO
 Cadastral: 2011-2012



Map 104: Vegetation

4.4.8. CLIMATE CHANGE PROPOSALS

Climate change impacts in Mkhambathini local municipality include increased frequency and severity of droughts, affecting water supply and agricultural productivity. Extreme weather events, such as heavy rainfall and flooding, lead to soil erosion and infrastructure damage. Additionally, rising temperatures exacerbate heat stress and health issues among the population. The table below depicts climate change proposals or interventions for Mkhambathini local municipality.

Table 49: Climate Change Proposals

CATEGORY	PROPOSALS	INTERVENTIONS
Agriculture	Implement Green Agriculture practices to enhance climate resilience.	<ul style="list-style-type: none"> Promote organic farming practices among local farmers. Educate local farmers on permaculture techniques to increase resilience and productivity.
	Develop community-based irrigation systems using rainwater harvesting and efficient water management.	<ul style="list-style-type: none"> Install rainwater harvesting systems for irrigation in farming communities. Implement drip irrigation systems to conserve water and increase efficiency.
	Promote agroforestry to improve soil health and increase carbon sequestration.	<ul style="list-style-type: none"> Integrate trees and shrubs into existing crop and livestock systems to enhance soil health.
Economy	Implement Green Economy initiatives and eco-friendly industries to create sustainable job opportunities.	<ul style="list-style-type: none"> Establish recycling facilities to process local waste. Develop eco-friendly manufacturing units to create jobs and promote sustainable practices.
	Promote sustainable tourism that leverages Mkhambathini Municipality’s natural and cultural heritage.	<ul style="list-style-type: none"> Develop eco-tourism businesses that employ local communities and use sustainable practices.
	Implement climate-smart policies to attract investment in renewable energy and sustainable practices.	<ul style="list-style-type: none"> Green Technology Incentives: Provide incentives for businesses to adopt green technologies and practices.
Energy	Install Green Energy sources such as solar panels to increase the use of renewable energy sources.	<ul style="list-style-type: none"> Investigate the feasibility of establishing solar farms.
	Develop mini-grid systems for remote areas to ensure energy access and reduce dependence on fossil fuels.	<ul style="list-style-type: none"> Implement solar-powered mini-grids to provide electricity to remote areas.
	Implement energy efficiency programs in public buildings and households.	<ul style="list-style-type: none"> Retrofit public buildings with energy-efficient lighting and appliances.

CATEGORY	PROPOSALS	INTERVENTIONS
Infrastructure	Upgrade existing infrastructure to be climate-resilient, including roads, bridges, and drainage systems.	<ul style="list-style-type: none"> Upgrade roads and bridges using permeable and durable materials to withstand climate impacts.
	Build Green Infrastructure , such as parks and green roofs, to mitigate urban heat island effects.	<ul style="list-style-type: none"> Install green roofs on public and commercial buildings. Develop rain gardens to manage stormwater and enhance green spaces
	Develop smart infrastructure systems to enhance disaster response and resilience.	<ul style="list-style-type: none"> Implement early warning systems for floods and other climate-related disasters.
Hydrology	Implement watershed management and flood control projects to protect water resources and reduce flood risks.	<ul style="list-style-type: none"> Develop and implement watershed management plans to protect and restore local watersheds. Build flood control systems such as levees, retention basins, and improved drainage systems.
	Enhance groundwater recharge and preventing over-extraction of water resources.	<ul style="list-style-type: none"> Construct recharge basins and promote water-efficient practices to enhance groundwater levels.
Tourism	Create eco-tourism initiatives that focus on sustainable practices and community involvement.	<ul style="list-style-type: none"> Build eco-lodges that use renewable energy and promote conservation education.
	Develop cultural tourism routes that highlight local traditions and heritage while promoting conservation.	<ul style="list-style-type: none"> Create cultural heritage trails that educate visitors on local traditions and conservation efforts.
	Establish eco-friendly accommodations and facilities to attract environmentally-conscious tourists.	<ul style="list-style-type: none"> Establish hotels that use sustainable materials, renewable energy, and waste management practices.
Health	Strengthen health systems to respond to climate-related health risks.	<ul style="list-style-type: none"> Build and upgrade health clinics to withstand climate impacts and ensure continued operation during extreme weather events.
	Improve access to clean water and sanitation to prevent waterborne diseases.	<ul style="list-style-type: none"> Install and maintain clean water supply systems to reduce the incidence of waterborne diseases. Construct and upgrade sanitation facilities to improve public health.

4.4.9. CLIMATE CHANGE CHALLENGES AND INTERVENTIONS

Climate change presents several challenges within the Mkhambathini Municipality. The table below outlines the challenges the municipality is likely to face due to climate change and proposes corresponding interventions to address these issues.

Table 50: Climate Change Challenges and Interventions

CHALLENGES	INTERVENTIONS
<p>CLIMATE CHANGE MITIGATION AND ADAPTATION</p>	<ul style="list-style-type: none"> • The increasing energy efficiency of the built environment and introduction of sustainable energy initiatives e.g., solar panels. • Avoiding deforestation and promoting afforestation. • Creation of resilient human settlements, which are able to withstand natural catastrophes associated with climate change e.g. avoiding development on floodplains. • Protecting green infrastructure, rehabilitating and restoring natural systems. • Implementation of the Disaster Management Plan. This includes the spatial delineation of high flood risk areas and discouraging settlement in such areas. • Protection and rehabilitation of natural systems and ecological infrastructure that act as defences. This includes avoiding wetland and land degradation. • Undertaking sustainable agriculture and promotion of rainwater harvesting
<p>ADVERSELY LOCATED HOUSEHOLDS</p>	<ul style="list-style-type: none"> • Database of all households located in adverse locations. • Delineate and map areas of high risk. • Establish-socio-economic status of each of the households. • Inform, through Council communications channels, the households of their locational status and provide emergency precautionary measures. • Conduct regular education and awareness programmes to the risk affected households
<p>MONITORING OF FLOODING</p>	<ul style="list-style-type: none"> • Maintain a flood warning system throughout the municipality for alerting the Disaster Management Centre. • Integrate awareness of natural hazards and risk reduction into the normal processes of planning the settlement areas and educate traditional authorities about consequences of locating settlements in flood prone areas. • Investigate the possibility of relocating households located in risk areas. • Create flood control structures such as flood control walls, dikes, levees and infiltration dam. • Stormwater management infrastructure must be upgraded and maintained regularly. • Implement River-line protection through rehabilitation of degraded areas of riparian vegetation, wetlands and floodplains where such will result in better control of flooding events

4.4.10. DEVELOPMENT OF AN AGRI-PARK (FEASIBILITY STUDY)

The Agri-Park is envisioned as a centralized facility that will serve as a hub for agricultural production, agro-processing, storage, training, and marketing. It is intended to support local farmers, particularly smallholder and emerging farmers, by improving access to markets and value-adding infrastructure. This project will involve a feasibility study and spatial assessment to guide the selection of the most appropriate site, based on a range of technical, economic, and social criteria. The feasibility study must consider multiple potential locations across all wards within the municipality. Below are factors to be considered for the feasibility of an agri-park within the municipality:

- Economic Feasibility: cost-benefit analysis, potential revenue streams, operational costs
- Social Feasibility: community support, land tenure clarity, training needs
- Environmental Feasibility: environmental impact assessment or screening

4.4.11. AGRO-PROCESSING FACILITY

An agro-processing facility is a centralized infrastructure designed for the transformation of raw agricultural products into value-added goods through sorting, cleaning, packaging, milling, drying, canning, fermenting, or other methods of preservation and refinement. These facilities are essential links between agricultural producers and the market, ensuring that farm products are processed into shelf-ready goods for local consumption, regional distribution, or export.

In the context of Mkhambathini Local Municipality, the establishment of an agro-processing facility is a strategic intervention aimed at addressing several critical challenges faced by the local agricultural sector. These include the absence of centralized processing centres, limited access to storage and cold chain infrastructure, and the underutilisation of market opportunities for smallholder and emerging farmers. The agro-processing facility is proposed in Mpandwini. The proposed site was selected based on its proximity to transportation routes, environmental suitability, and proximity to communities.

4.4.12. IRRIGATION INFRASTRUCTURE PROJECTS

The proposed irrigation infrastructure projects in Mkhambathini Local Municipality aim to improve agricultural productivity, promote food security, and support smallholder and emerging farmers. These projects involve the development and expansion of irrigation systems to ensure reliable and efficient water supply for crop cultivation, especially in areas with seasonal rainfall or water scarcity. The focus is on sustainable, cost-effective systems tailored to the local topography, soil conditions, and water availability. The irrigation infrastructure must be established in farm areas in Camperdown, Mpandwini, Mpangisa, Mid Ilovo, Ntbankulu, Eston, and Tala Valley.

4.4.13. ESTABLISHMENT OF AGRICULTURAL EXTENSION OFFICES

The establishment of agricultural extension offices in Tala Valley and Mpandwini is a strategic intervention aimed at improving agricultural support services, strengthening farmer capacity, and enhancing the overall productivity of the agricultural sector in Mkhambathini Local Municipality. These two areas are recognised for their active agricultural potential and

are home to a mix of emerging, subsistence, and small-scale commercial farmers who require consistent technical guidance and institutional support. The placement of the proposed agricultural extension offices is based on the criteria outlined in the table below.

Table 51: Criteria for placement of agricultural extension offices

CRITERIA	DESCRIPTION
Proximity to Active Agricultural Zones	Tala Valley and Mpandwini have high agricultural potential, with land actively used for crop production. Placing extension offices in these areas ensures that services are delivered where they are most needed, allowing farmers to access immediate and context-specific assistance.
Farmer Population Density	Areas with a high number of emerging, smallholder, and subsistence farmers should be prioritised to maximise reach and impact. Consideration should be given to areas underserved by existing agricultural support structures.

4.4.14. ESTABLISHMENT OF COMMUNITY GARDENS

The establishment of community gardens in Mkhambathini Local Municipality is a key initiative to promote household food security, local

economic development, and community empowerment, particularly in rural and peri-urban areas. Community gardens are shared plots of land cultivated collectively by community members to grow vegetables, fruits, and herbs for personal consumption or income generation. They play a crucial role in building local resilience, promoting sustainable agriculture, and fostering a culture of self-reliance and collaboration. The community gardens are proposed in high agricultural potential land namely: Mpandwini and Ezibananeni. The importance of community gardens in Mkhambathini local municipality are detailed below.

Table 52: Establishment of Community Gardens

IMPORTANCE OF COMMUNITY GARDENS	DETAILS
Improved Household Food Security	Community gardens provide families with access to fresh, nutritious produce, helping to reduce hunger and malnutrition in vulnerable communities.
Livelihood Support and Income Generation	Surplus produce can be sold in local markets, providing an additional income stream for participating households.
Skills Development and Knowledge Transfer	Community gardens serve as platforms for training in organic farming, permaculture, composting, and water conservation techniques, particularly for youth and women.

4.4.15. AGRICULTURAL BASELINE PROFILING

Agricultural profiling involves systematically gathering data on agricultural land, farming activities, farmer demographics, infrastructure, and production trends. The table below depicts the need and importance of agricultural baseline profiling within Mkhambathini Local Municipality.

Table 53: Need for Agricultural Profiling in Mkhambathini Local Municipality

NEED FOR AGRICULTURAL PROFILING	DESCRIPTION
Resource Allocation	Helps identify which areas need investment in infrastructure such as irrigation, roads, storage, and access to markets.
Informed Land Use Planning	Supports the identification and protection of high-potential agricultural land and aligns land use with the Spatial Development Framework (SDF).
Targeted Farmer Support	Enables better targeting of training, extension services, inputs, and funding to specific groups (e.g., smallholders, youth, and women).
Investment Promotion and Planning	Provides data needed to attract agri-investors, develop agri-hubs, and motivate for government or private sector support.
Climate Change Adaptation	Identifies areas vulnerable to drought or soil erosion, enabling the introduction of climate-resilient crops and soil conservation techniques.

NEED FOR AGRICULTURAL PROFILING	DESCRIPTION
Improved Monitoring and Evaluation	Establishes a baseline for measuring agricultural development progress over time, including yield improvements and programme impacts.
Land Tenure and Ownership Clarity	Assists in identifying land ownership patterns, particularly communal and trust land, to resolve tenure challenges and support land reform programmes.
Empowerment of Local Farmers	Ensures farmers are documented and included in support systems, cooperatives, and market linkages.
Strengthening Food Security	Helps in assessing the municipality’s food production capacity and guides interventions to reduce reliance on external food sources.
Alignment with National/Provincial Plans	Ensures that local agricultural initiatives align with broader strategies like the National Development Plan, PGDS, and District One Plans.

4.4.16. ESTABLISHMENT OF SMALLHOLDER FARMERS SUPPORT PROGRAMMES

Farmer support programmes in Mkhambathini Local Municipality are designed to empower smallholder, emerging, and subsistence farmers by improving their access to agricultural inputs, infrastructure, training, finance, markets, and extension services. These programmes are

DEVELOPMENT OF A SPATIAL DEVELOPMENT FRAMEWORK FOR THE MKHAMBATHINI LOCAL MUNICIPALITY

DRAFT SDF

coordinated in partnership with national and provincial departments (e.g. DALRRD, EDTEA), non-governmental organisations, and the private sector. Their overarching goal is to promote inclusive agricultural development, enhance productivity, and contribute to food security and rural economic growth.

The programmes target farmers across the municipality's high and moderate agricultural potential areas and are aligned with national policies such as the Agricultural Policy Action Plan (APAP) and the Comprehensive Agricultural Support Programme (CASP). The programmes need to accommodate all smallholder farmers across the Mkhambathini municipality.

4.4.17. KEY FARMER SUPPORT PROGRAMMES

Table 54: Key Farmer Support Programmes

KEY FARMER SUPPORT PROGRAMMES	ACTIVITIES
Input Supply and Mechanisation Support	<ul style="list-style-type: none"> • Provision of seeds, fertilisers, compost, pesticides, and mechanised equipment (tractors, planters). • Shared-use equipment depots or rental schemes for small-scale farmers.
Infrastructure Development	<ul style="list-style-type: none"> • Support for construction of fencing, storage facilities, irrigation systems, animal handling facilities, and greenhouses. • Linked to agro-processing and co-operative development.

KEY FARMER SUPPORT PROGRAMMES	ACTIVITIES
Extension and Advisory Services	<ul style="list-style-type: none"> • Agricultural extension officers provide technical advice, crop planning, pest management, and business guidance. • Training workshops on climate-smart agriculture, organic farming, and record keeping.
Training and Capacity Building	<ul style="list-style-type: none"> • Skills development programmes covering farming practices, cooperative governance, agro-processing, and market readiness. • Youth- and women-focused agricultural entrepreneurship support.
Financial and Grant Support	<ul style="list-style-type: none"> • Linkages to grant funding (e.g. CASP, AgriBEE, Micro Agricultural Financial Institutions of South Africa - MAFISA). • Business planning and application assistance for state and private grants or loans.

STEPS FOR ESTABLISHING FARMER SUPPORT PROGRAMMES

Table 55: Steps for Establishing Farmer Support Programmes

ACTIVITY	DESCRIPTION
Needs Assessment	Conduct a baseline study to identify the specific needs, challenges, and capacities of smallholder farmers across all wards.
Stakeholder Engagement	Involve farmers, traditional leaders, agricultural forums, and government

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ACTIVITY	DESCRIPTION
	departments to build partnerships and local ownership.
Farmer Registration and Profiling	Register smallholder farmers into a central database, including details such as land size, crop type, location, and support required.
Programme Design	Develop support interventions such as input provision, training, infrastructure development, and market access mechanisms tailored to local conditions.
Mobilise Funding and Resources	Source funding from national programmes (e.g. CASP, Ilima/Letsema, MAFISA), municipal budgets, and development agencies.
Pilot Projects in High-Potential Areas	Start with demonstration plots or pilot interventions in key areas like Mpandwini, Eston, and Mid Illovo to test and refine the approach.
Capacity Building and Training	Provide ongoing training in sustainable farming, financial management, business development, and climate-smart agriculture.
Provide Inputs and Infrastructure Support	Distribute seeds, fertilisers, tools, fencing, water tanks, and irrigation systems to qualifying farmers or groups.

ACTIVITY	DESCRIPTION
Monitoring and Mentorship	Assign agricultural extension officers to provide technical support, mentorship, and regular follow-ups.
Market Linkages and Enterprise Development	Assist farmers in accessing local markets, processors, and cooperatives; support value addition and compliance with food standards.
Programme Monitoring, Evaluation and Scaling Up	Regularly assess programme impact, identify areas for improvement, and scale successful interventions to more wards and commodities.

4.4.18. MUNICIPAL DISASTER MANAGEMENT INSTITUTIONAL CAPACITY PROPOSALS

Table 56: Municipal Disaster Management Institutional Capacity Proposals

INSTITUTION CAPACITY	DESCRIPTION	CHALLENGES/OPPORTUNITIES	INTERVENTIONS/ PROPOSALS
MUNICIPAL DISASTER MANAGEMENT CENTRE	<ul style="list-style-type: none"> • The municipality has 1 disaster management office based in Camperdown, which was established in 2013. • The Centre has an office, storeroom, all-terrain vehicle, and disaster risk management personnel. • The disaster centre is fully functional and equipped with an office, storeroom, all-terrain vehicle and qualified disaster risk management personnel. • The current centre lacks fully developed infrastructure, and plans are in place for a new facility. 	<ul style="list-style-type: none"> • Limited infrastructure and response capacity. 	<ul style="list-style-type: none"> • Development of a fully-fledged disaster management centre in Camperdown.
FIRE AND RESCUE SERVICES	<ul style="list-style-type: none"> • The Umgungundlovu District Municipality is responsible for the provision of fire services to the Mkhambathini municipality. • The nearest fire station is in Ashburton, serving Mkhambathini and five other municipalities under Umgungundlovu DM. • The fire station operates for 24hours • The station comprises of the following key personnel: <ul style="list-style-type: none"> ○ 16 fighters ○ Watch commander ○ Station officer ○ Pump operator ○ Volunteers 	<ul style="list-style-type: none"> • The absence of a dedicated fire station within Mkhambathini causes delays in response times. • Long distances from Ashburton to Mkhambathini increase response time, especially in rural areas. • Develop a fully operational Fire and Rescue Department within Mkhambathini • Implement a municipal fire levy to fund fire services • Upgrade water infrastructure to support fire fighting efforts. 	<ul style="list-style-type: none"> • Installation of hydrants in the following areas: <ul style="list-style-type: none"> ○ Camperdown Ward 3 ○ Eston Ward 4 ○ Maqongqo ○ KwaDwengu ○ Development of a fully operational Fire and Rescue Department in Camperdown

INSTITUTION CAPACITY	DESCRIPTION	CHALLENGES/OPPORTUNITIES	INTERVENTIONS/ PROPOSALS
		<ul style="list-style-type: none"> • Insufficient fire hydrants in strategic areas. 	
<p>DISASTER MANAGEMENT ADVISORY FORUM</p>	<p>The Mkhambathini Disaster Management Advisory Forum was launched in 2013 for the purpose of dealing with disaster risk management planning and coordination.</p> <p>The Advisory Forum seats quarterly and constitutes of the following role-players:</p> <ul style="list-style-type: none"> • Provincial Disaster Management Centre; • Department of Social Development; • Department of Home Affairs; • SASSA; • South African Police Services; • Department of Transport; • Non-Governmental Organisations • Community-Based Organisations; • Ward Committee members; • Councillors; and • Traditional leaders. 	<ul style="list-style-type: none"> • Low attendance from some government departments and community representatives. • Private sector and NGO involvement is minimal, limiting resource mobilization. • Lack of a dedicated budget for the forum’s activities. • Inability to conduct large-scale disaster simulations and preparedness drills. • Insufficient real-time disaster monitoring systems. • Need for improved communication tools (radio, mobile alerts, GIS-based mapping). 	<ul style="list-style-type: none"> • Formal Stakeholder Commitment Agreements (Ask departments, NGOs, and businesses to commit in writing to participate.) • Conduct quarterly roadshows to inform local communities about the DMAF, especially in underrepresented wards. • Create a Dedicated DMAF Budget Line Item (Advocate within the IDP for annual operational funding for DMAF activities.) • Leverage Disaster Conditional Grants (Apply for Provincial Disaster Management Grants or sectoral funding, e.g., EPWP, COGTA support). • Partner with nearby universities (e.g., UKZN, MUT) for student research, risk mapping, or volunteer programs. • Work with Provincial Disaster Management Centre to access QGIS or Google-based hazard mapping tools; train municipal staff in their use.

INSTITUTION CAPACITY	DESCRIPTION	CHALLENGES/OPPORTUNITIES	INTERVENTIONS/ PROPOSALS
			<ul style="list-style-type: none"> • Adopt a WhatsApp-Based Alert System- (Create municipal ward WhatsApp groups managed by disaster focal points for fast alerts and updates).
<p>DISASTER MANAGEMENT RESOURCES AND VEHICLES</p>	<ul style="list-style-type: none"> • The Disaster Management office is located in Camperdown. • Facilities: Includes an office, storeroom, and workspace for personnel • Mkhambathini does not have its own fire trucks or specialized rescue vehicles. • Firefighting services are provided by uMgungundlovu District Municipality, operating from Ashburton Fire Station. • District fire resources include: <ul style="list-style-type: none"> ○ Fire engines (equipped with water tanks and hoses). ○ Pump trucks for water supply in fire emergencies. ○ Rescue vehicles for road accidents and hazardous incidents. • No dedicated ambulances – emergency medical response is handled by provincial EMS (Emergency Medical Services) 	<ul style="list-style-type: none"> • Limited fire trucks and equipment allocated to Mkhambathini. • No dedicated budget for local firefighting operations. • Inadequate water supply in some rural areas, affecting fire suppression • Limited road accessibility in rural areas makes emergency response slower. • No fire trucks or rescue vehicles stationed within Mkhambathini. • Funding shortages limit vehicle purchases and equipment upgrades. 	<ul style="list-style-type: none"> • Work with Infrastructure Department to grade or re-gravel roads critical to emergency response. • Train and equip local volunteers in each ward with basic fire kits (beaters, PPE, extinguishers). • Use existing community halls or clinics in areas as emergency coordination points • Procure a fire and rescue fleet • Public–Private Partnerships (PPP)- Approach local sugar companies, logistics operators, or sawmills for co-funding of mobile equipment or water supply systems • Budget for Fire Operations in IDP- Ensure a recurring budget line is created for fuel, vehicle maintenance, PPE, and drills.

INSTITUTION CAPACITY	DESCRIPTION	CHALLENGES/OPPORTUNITIES	INTERVENTIONS/ PROPOSALS
			<ul style="list-style-type: none"> • Create a long-term funding plan to replace fire trucks every 10–12 years. • Sign MoUs with Richmond, Msunduzi, and eThekweni for cross-border response support.

4.4.19. DISASTER RISK MANAGEMENT PROPOSALS

Table 57: Disaster Risk Management Proposals

PREVALENT HAZARDS AND THREATS	MITIGATION STRATEGIES/ RISK REDUCTION PROGRAMMES	TARGETED AREAS
Fires	<ul style="list-style-type: none"> • Awareness Campaigns • Planting of fire-resistant plants • Installation of Fire Hydrant • Procurement of fire beaters • Conducting Campaigns • Establish controlled burns and fire brakes • Improving firefighting equipment • Removal of alien invasive species along the rivers and wetlands • Issue fire alerts via SMS, radio, social media, and loudspeakers • Utilize water reservoirs and mobile water tankers for firefighting during emergencies. 	<ul style="list-style-type: none"> • All Wards
Lighting	<ul style="list-style-type: none"> • Awareness Campaigns • Consistency in Early Warning Systems: Issue real-time alerts advising people to stay indoors during lightning storms. • Encourage households to install surge protectors for electrical appliances • Collaborate with the South African Weather Service (SAWS) for lightning activity tracking. • Installation of lightning conductors in schools, hospitals, government buildings, and tall structures. 	<ul style="list-style-type: none"> • All Wards
Drought	<ul style="list-style-type: none"> • Awareness Campaigns • Design systems in support of water re-use and recycling (e.g., greywater • Water Harvesting • Installation of technology that can detect leaks in water supply. • Repair and maintain existing boreholes, reservoirs, and irrigation. • Removal of alien invasive species along the rivers and wetlands. 	<ul style="list-style-type: none"> • All Wards

PREVALENT HAZARDS AND THREATS	MITIGATION STRATEGIES/ RISK REDUCTION PROGRAMMES	TARGETED AREAS
	<ul style="list-style-type: none"> • Provision of JOJO Water tanks to rural communities • Promote wetland conservation to enhance groundwater recharge. 	
Strong and Heavy Winds	<ul style="list-style-type: none"> • Awareness Campaigns • Trim overgrown trees and weak branches near homes and power lines. • Promote planting of deep-rooted trees that are less likely to be uprooted by strong winds. • Early warning systems (Issue real-time warnings via SMS, radio, and loudspeakers.) • Collaborate with the South African Weather Service (SAWS) for real-time windstorm tracking. • Public Awareness & Training 	<ul style="list-style-type: none"> • All Wards
Civil Unrest	<ul style="list-style-type: none"> • Public Participation / Consultation • Involvement of Traditional Authorities in development planning • Efficiency provision of basic services to the community • Increase police visibility in areas prone to protests or violent demonstrations 	<ul style="list-style-type: none"> • All wards
Illegal electricity connections	<ul style="list-style-type: none"> • Awareness Campaigns • Basic Service Delivery (provide Electricity) • Public Participation/Consultation 	<ul style="list-style-type: none"> • All Wards
Motor vehicle accidents	<ul style="list-style-type: none"> • Awareness Campaigns • Upgrading and road maintenance • Visibility of Road Traffic Officers • Installation of road signs and speed humps 	<ul style="list-style-type: none"> • All Wards
Floods	<ul style="list-style-type: none"> • Awareness Campaigns • Construction of dams • Construction according to building standards • Consistency in Early Warning Systems: (Issuing real-time flood warnings through municipal radio, SMS alerts, and public 	<ul style="list-style-type: none"> • Ward 1, • Ward 4, • Ward 6, • Ward 7,

PREVALENT HAZARDS AND THREATS	MITIGATION STRATEGIES/ RISK REDUCTION PROGRAMMES	TARGETED AREAS
	announcement systems). Utilizing loudspeakers and community networks to alert residents in high-risk areas.) <ul style="list-style-type: none"> • Proper maintenance of drainage system • Rehabilitation of watercourses (river and wetlands) • Community Support and Relief Distribution 	
Hailstorms	<ul style="list-style-type: none"> • Consistency in Early Warning Systems: Issue immediate alerts via SMS, radio, and loudspeakers. • Advise people to stay indoors, away from windows, and avoid open spaces. • Emergency Relief Distribution • Deploy traffic control teams to prevent accidents on hail-covered roads. • Close high-risk roads and bridges that become slippery due to hail • Collaborate with the South African Weather Service (SAWS) for real-time hailstorm tracking 	<ul style="list-style-type: none"> • Ward 2 • Ward 7

4.4.20. INFORMAL SETTLEMENTS DISASTER RISK

Table 58: Informal Settlements Disaster Proposals

INFORMAL SETTLEMENT NAME	WARD	DISASTER HAZARDS/ VULNERABILITY	PROPOSALS
MAVALINDLELA INFORMAL SETTLEMENT	3	<ul style="list-style-type: none"> • Fire Hazard: High-density dwellings and flammable building materials, and a lack of firebreaks, increase the risk of fire spread. 	<ul style="list-style-type: none"> • Introduce firebreaks • Install communal fire fighting equipment (water tanks). • Relocation of Households
MANDALAY INFORMAL SETTLEMENT	3	<ul style="list-style-type: none"> • Fire Risk: The settlement is surrounded by sugarcane fields and dense vegetation, indicating a risk of wildfires, especially in dry seasons. • Lack of Access Roads: Limited road access can impede emergency services response. 	<ul style="list-style-type: none"> • Relocation of Households • Implement firebreaks between settlement and vegetation. • Regularly clear dry vegetation around the site. • Conduct fire risk education campaigns. • Upgrade road access for fire and ambulance vehicles. • Install communal water hydrants and water tanks for emergency use.
EMABHODINI INFORMAL SETTLEMENT	3	<ul style="list-style-type: none"> • Flood Risk: The settlement is located partially within a river/wetland buffer zone and directly adjacent to the river. • Proximity to wetlands increases vulnerability to flooding, especially during heavy rains or river overflow. • Encroaches into ecologically sensitive wetland and buffer zones, posing a biodiversity loss and ecosystem degradation risk <p>Fire Risk: The settlement is surrounded by sugarcane fields and dense vegetation, indicating a risk of wildfires, especially in dry seasons</p>	<ul style="list-style-type: none"> • Relocation of Households • Improve stormwater drainage infrastructure.

INFORMAL SETTLEMENT NAME	WARD	DISASTER HAZARDS/ VULNERABILITY	PROPOSALS
RAILWAY INFORMAL SETTLEMENT	3	<p>Proximity to Railway Line: The settlement is built adjacent to or partially on railway reserve, posing a collision or derailment hazard.</p> <p>Industrial Proximity: The settlement is close to industrial facilities, increasing risk of toxic exposure, air pollution, or accidental spills. Air/noise pollution affecting health and well-being.</p>	<ul style="list-style-type: none"> • Relocation of Households • Relocate any structures that encroach directly on the railway servitude. • Maintain minimum required rail safety buffer (consult PRASA/Spoornet standards). • Conduct community education on the dangers of living near rail and industrial zones. • Partner with industries to monitor emissions and mitigate pollution.
MANDELA PARK INFORMAL SETTLEMENT	3	<p>Slope Instability: There are structures located near steep slopes are vulnerable to soil erosion, mudslides, or slope failure during heavy rains. May lead to debris flow onto the railway or settlement.</p> <p>Railway-Related Hazards: Train accidents due to informal pedestrian crossings. Fire risk from railway sparks igniting nearby vegetation or structures. Noise and vibration damage to homes and human health.</p> <p>Fire Hazard: High-density dwellings and flammable building materials, and a lack of firebreaks, increase the risk of fire spread.</p> <p>Limited Access: Dense layout, proximity to slope and railway restricts emergency service access.</p>	<ul style="list-style-type: none"> • Prohibit construction directly on or below steep slopes. • Introduce retaining structures or terracing where upgrading is essential. • Stabilize slopes with vegetation and erosion control. • Erect protective barriers/fencing along the railway edge. • Formalize pedestrian crossings with signage. • Relocate homes within servitude or danger zone. • Introduce firebreaks • Install communal fire fighting equipment (water tanks). • Re-plan settlement layout to create emergency access lanes. • Work with the community to map evacuation routes. • Partner with Transnet or the relevant authority to assess and manage rail servitude encroachment.

INFORMAL SETTLEMENT NAME	WARD	DISASTER HAZARDS/ VULNERABILITY	PROPOSALS
		<p>Legal/Servitude Conflict: Possible encroachment into rail servitude or environmentally sensitive steep slope zones (not suitable for permanent habitation).</p>	<ul style="list-style-type: none"> ● Begin managed relocation of most at-risk households. ● Relocation of Households
VANS INFORMAL SETTLEMENT	3	<ul style="list-style-type: none"> ● Air and water pollution: The settlement is located adjacent to industrial area activity and busy roads ● Fire Hazard: High-density dwellings and flammable building materials, and a lack of firebreaks, increase the risk of fire spread. ● Railway-Related Hazards: Train accidents due to informal pedestrian crossings. ● Fire risk from railway sparks igniting nearby vegetation or structures. ● Noise and vibration damage to homes and human health. ● Legal/Servitude Conflict: Possible encroachment into rail servitude or environmentally sensitive steep slope zones (not suitable for permanent habitation). 	<ul style="list-style-type: none"> ● Relocation of Households ● Introduce firebreaks ● Install communal fire fighting equipment (water tanks). ● Erect protective barriers/fencing along the railway edge. ● Formalize pedestrian crossings with signage. ● Relocate homes within servitude or danger zone. ● Partner with Transnet or the relevant authority to assess and manage rail servitude encroachment. ● Begin managed relocation of most at-risk households.



**SPATIAL DEVELOPMENT
FRAMEWORK : REVIEW 2025**

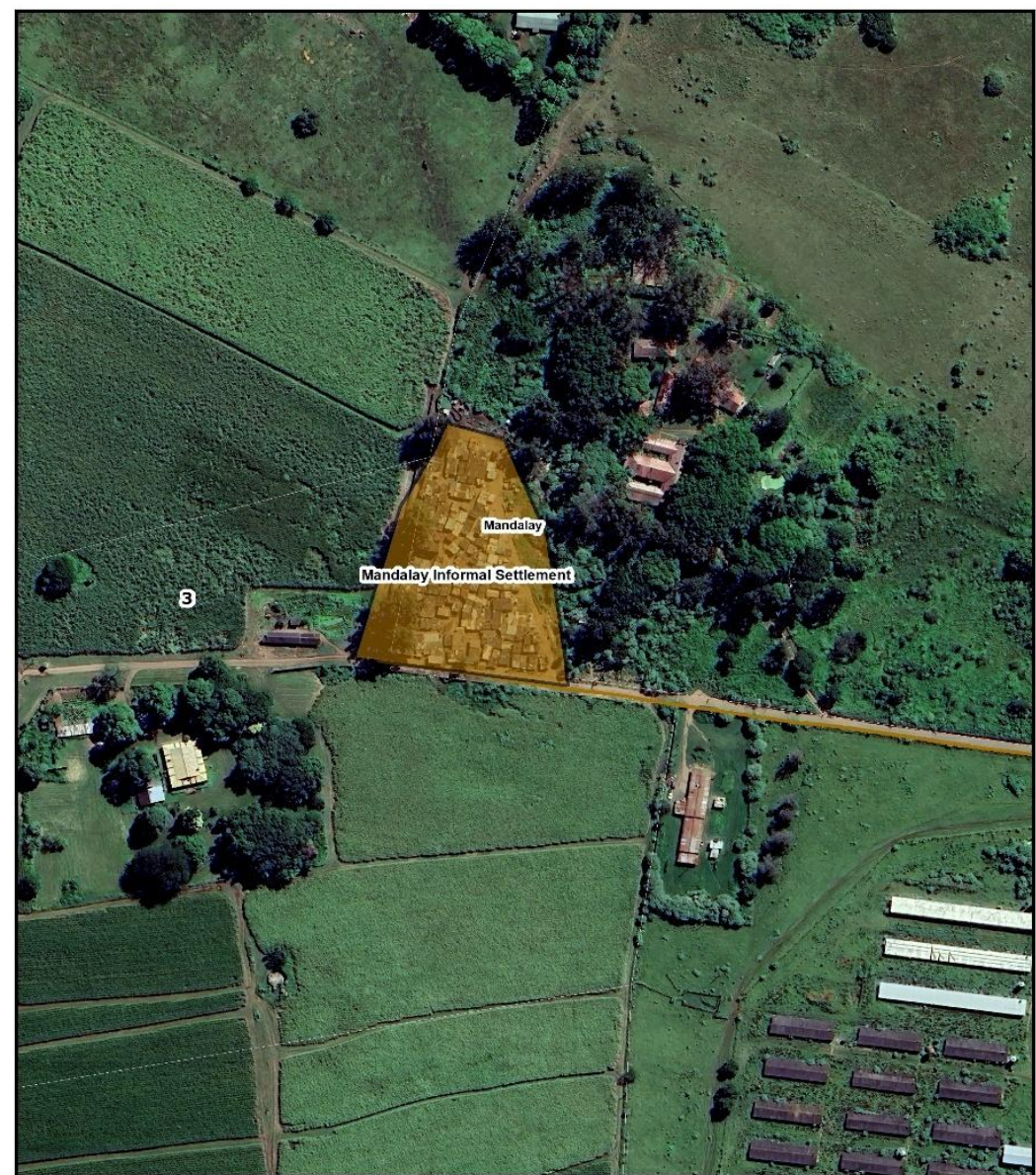
**Mkhambathini
Informal Settlements:
Mavalindlela**

DATA SOURCES:
Township: COGTA
Roads: DOT
Municipal/Ward Boundaries: MDB
State: STATSSA
Agricultural/Geological Data: DALRRD
Environmental Data: KZN Wildlife 2024
Hydrological Data: SANBI
Land Reform: DALRRD
Settlements: DALRRD
Cadastral: KZN SGO

Legend	
Mkhambathini Informal Settlements	Other Site Profile
Name	Single Roads
Parasitoid Informal Settlement	Ward 003
Mavalindlela Informal Settlement	Ward 004 (The Tulle)
Mandlale Informal Settlement	Local State Roads
Makolobane Informal Settlement	RD/MS/UTS
Makway Informal Settlement	National Road
Other Informal Settlement	Provincial Road
Point	Local Road
Sub-power	Local Road
Sub-station	State Road
Water 2021	Coastal
Water Pipes: San Buffer	
Water	

Date: WIG84
Date: January 2025

1 602 603 132 010 304



**SPATIAL DEVELOPMENT
FRAMEWORK : REVIEW 2025**

**Mkhambathini
Informal Settlements:
Mandalay**

DATA SOURCES:
Township: COGTA
Roads: DOT
Municipal/Ward Boundaries: MDB
State: STATSSA
Agricultural/Geological Data: DALRRD
Environmental Data: KZN Wildlife 2024
Hydrological Data: SANBI
Land Reform: DALRRD
Settlements: DALRRD
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Legend	
Mkhambathini Informal Settlements	Other Site Profile
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Other Informal Settlement	Provincial Road
Point	Local Road
Sub-power	Local Road
Sub-station	State Road
Water 2021	Coastal
Water Pipes: San Buffer	
Water	

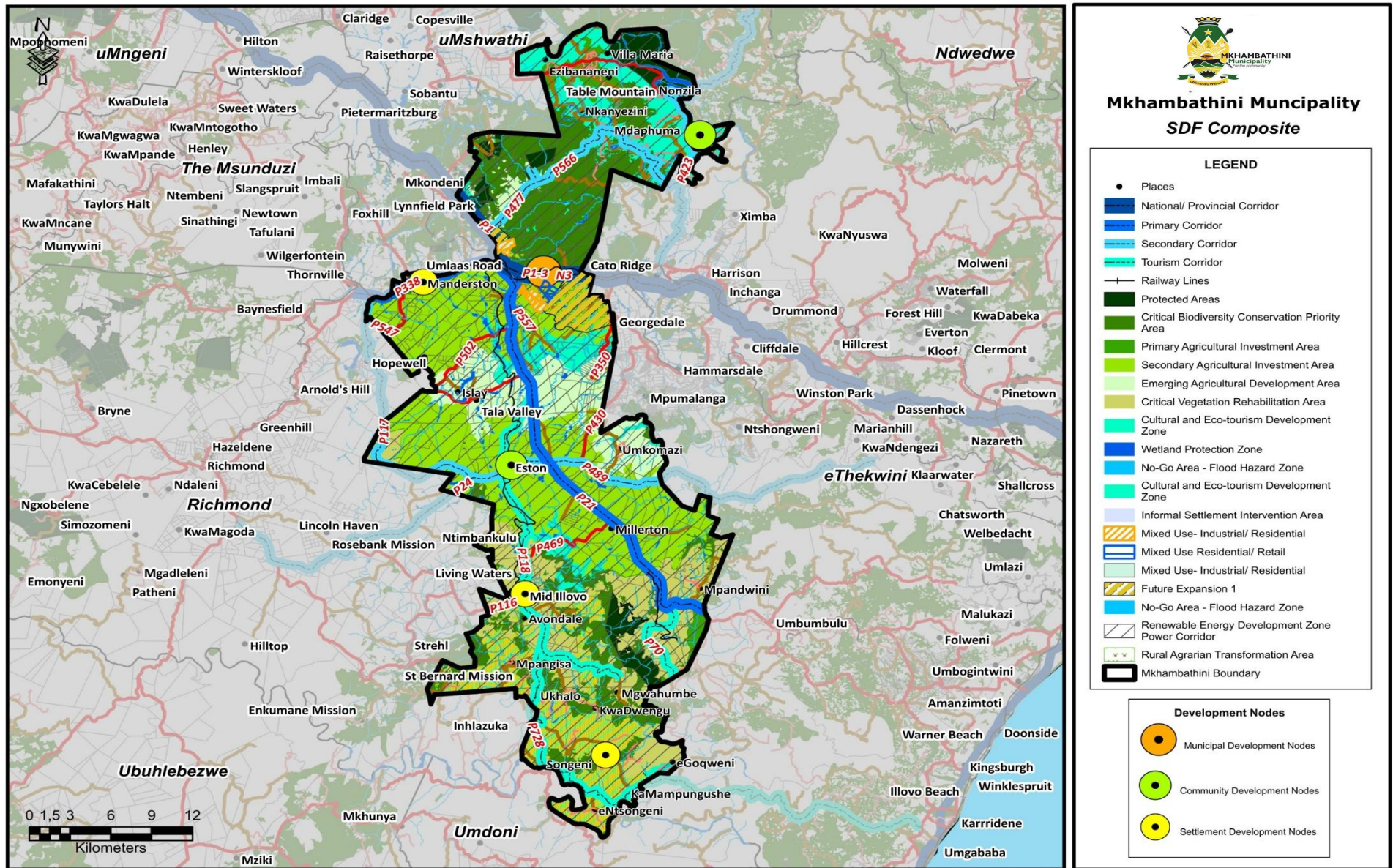
Date: WIG84
Date: January 2025

1 602 603 132 010 304

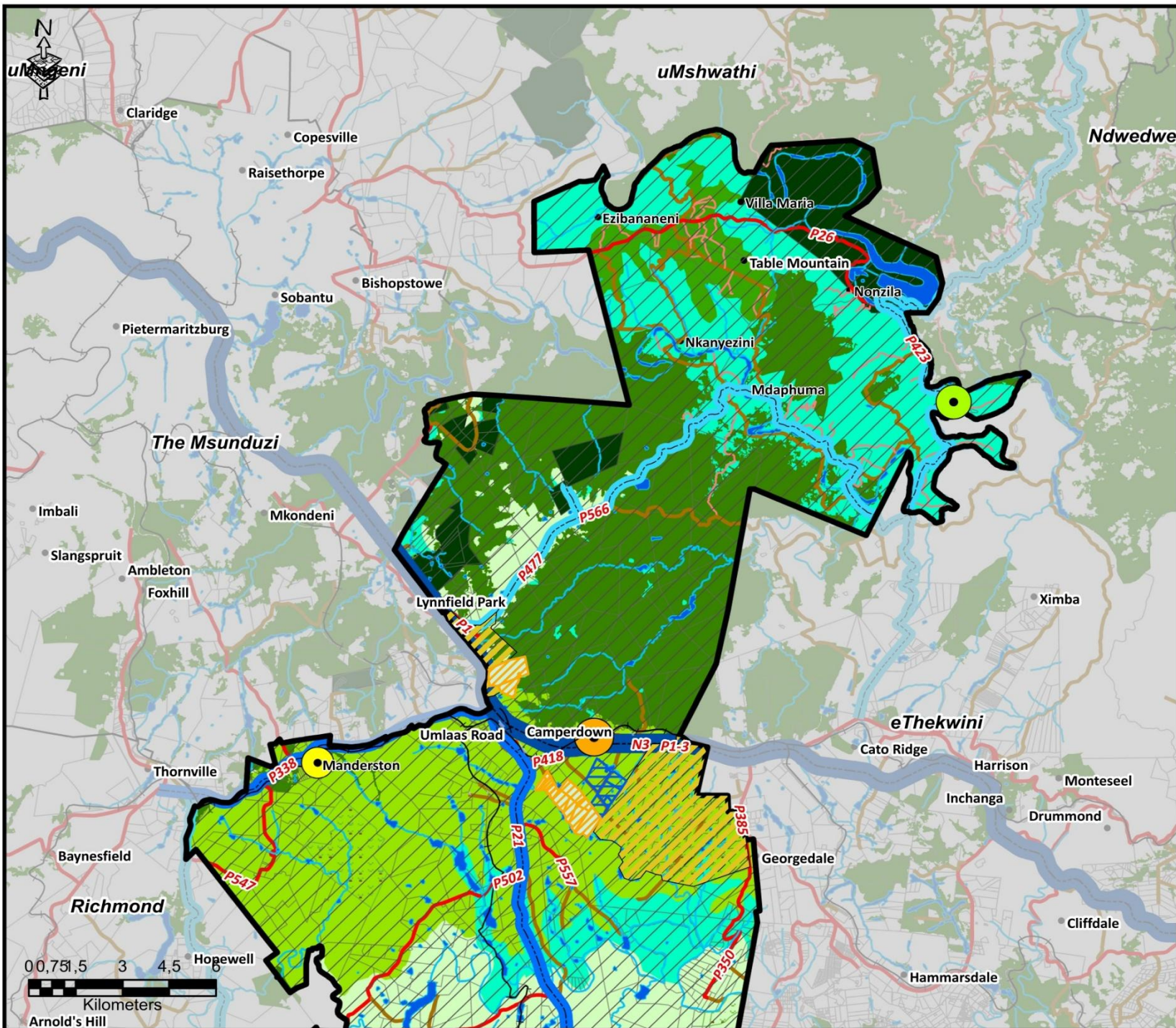
Map 106: Mavalindlela Informal Settlement

Map 105: Mandalay Informal Settlement

5. COMPOSITE SPATIAL DEVELOPMENT FRAMEWORK



Map 111: SDF Composite



Mkhambathini Municipality SDF Composite

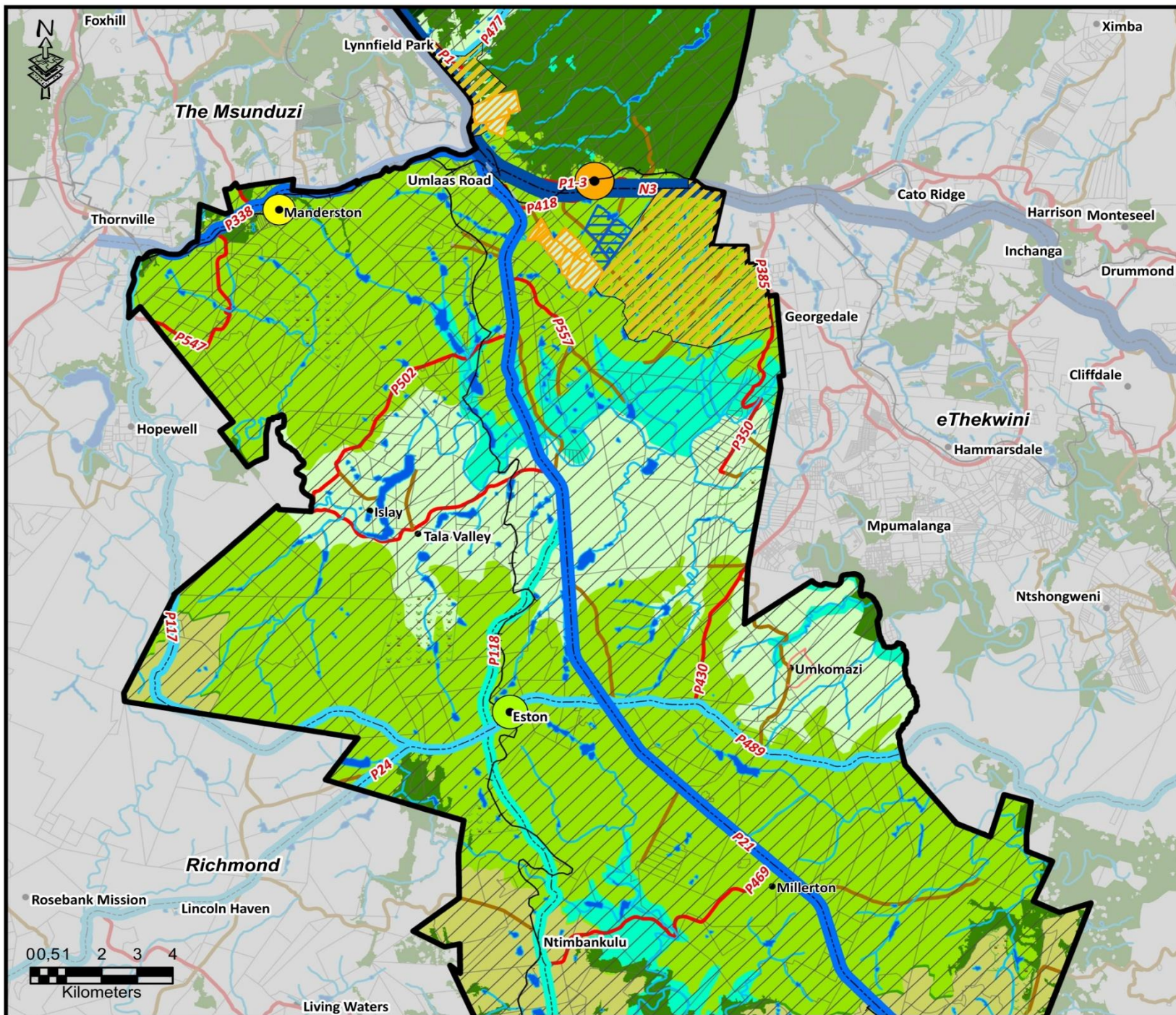
LEGEND

- Places
- National/ Provincial Corridor
- Primary Corridor
- Secondary Corridor
- Tourism Corridor
- +— Railway Lines
- Protected Areas
- Critical Biodiversity Conservation Priority Area
- Primary Agricultural Investment Area
- Secondary Agricultural Investment Area
- Emerging Agricultural Development Area
- Critical Vegetation Rehabilitation Area
- Cultural and Eco-tourism Development Zone
- Wetland Protection Zone
- No-Go Area - Flood Hazard Zone
- Cultural and Eco-tourism Development Zone
- Informal Settlement Intervention Area
- Mixed Use- Industrial/ Residential
- Mixed Use Residential/ Retail
- Future Expansion 1
- No-Go Area - Flood Hazard Zone
- Renewable Energy Development Zone Power Corridor
- Rural Agrarian Transformation Area
- Mkhambathini Boundary

Development Nodes

- Municipal Development Nodes
- Community Development Nodes
- Settlement Development Nodes

Map 112: SDF Composite Frame 1



Mkhambathini Municipality SDF Composite

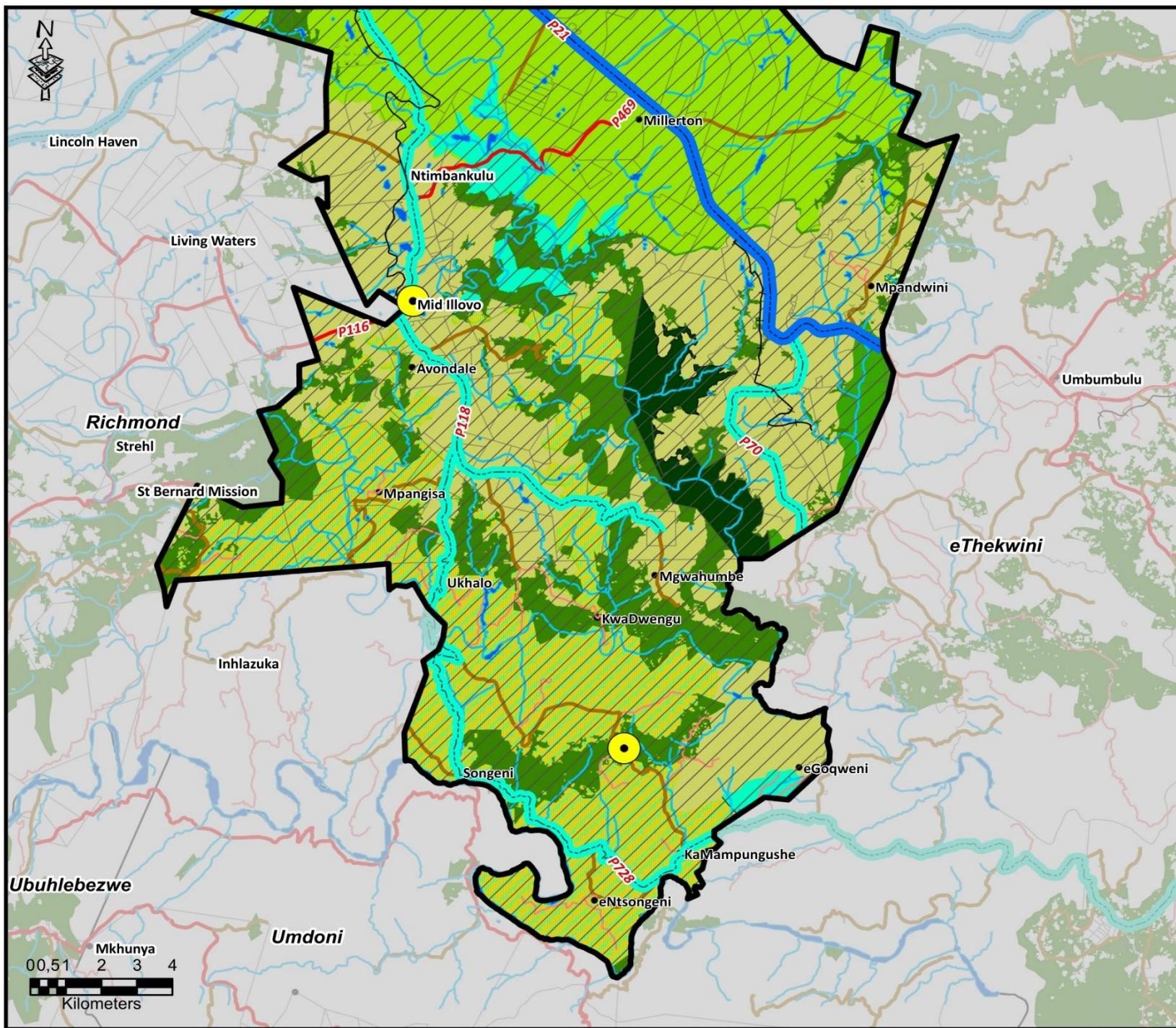
LEGEND

- Places
- ▬ National/ Provincial Corridor
- ▬ Primary Corridor
- ▬ Secondary Corridor
- ▬ Tourism Corridor
- +— Railway Lines
- Protected Areas
- Critical Biodiversity Conservation Priority Area
- Primary Agricultural Investment Area
- Secondary Agricultural Investment Area
- Emerging Agricultural Development Area
- Critical Vegetation Rehabilitation Area
- Cultural and Eco-tourism Development Zone
- Wetland Protection Zone
- No-Go Area - Flood Hazard Zone
- Cultural and Eco-tourism Development Zone
- Informal Settlement Intervention Area
- ▨ Mixed Use- Industrial/ Residential
- ▨ Mixed Use Residential/ Retail
- ▨ Future Expansion 1
- No-Go Area - Flood Hazard Zone
- ▨ Renewable Energy Development Zone
- ▨ Power Corridor
- ▨ Rural Agrarian Transformation Area
- ▭ Mkhambathini Boundary

Development Nodes

- Municipal Development Nodes
- Community Development Nodes
- Settlement Development Nodes

Map 113: SDF Composite Frame 2



Mkhambathini Municipality SDF Composite

LEGEND

- Places
- ▬ National/ Provincial Corridor
- ▬ Primary Corridor
- ▬ Secondary Corridor
- ▬ Tourism Corridor
- +— Railway Lines
- Protected Areas
- Critical Biodiversity Conservation Priority Area
- Primary Agricultural Investment Area
- Secondary Agricultural Investment Area
- Emerging Agricultural Development Area
- Critical Vegetation Rehabilitation Area
- Cultural and Eco-tourism Development Zone
- Wetland Protection Zone
- No-Go Area - Flood Hazard Zone
- Cultural and Eco-tourism Development Zone
- Informal Settlement Intervention Area
- Mixed Use- Industrial/ Residential
- Mixed Use Residential/ Retail
- Future Expansion 1
- No-Go Area - Flood Hazard Zone
- Renewable Energy Development Zone
- ▬ Power Corridor
- Rural Agrarian Transformation Area
- ▬ Mkhambathini Boundary

Development Nodes

- Municipal Development Nodes
- Community Development Nodes
- Settlement Development Nodes

Map 114: SDF Composite Frame 3

12. LAND USE MANAGEMENT FRAMEWORK

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

12.1. PURPOSE AND OBJECTIVES OF A SCHEME

The Spatial Planning and Land Use Management Act, Act No 16 of 2013 (SPLUMA), requires all municipalities in the province to develop and introduce a Single Land Use Schemes throughout their area of jurisdiction. According to the 2017 DRDLR Scheme guidelines, a Land Use Scheme is a planning tool that allows or restricts certain types of land uses to certain geographic areas. Typically, one can find a spatial depiction of these geographic area (typically called zones or zoning) as well as document (often called scheme regulations) that set out all procedures and conditions associated with the use of land in any of these zones. A land use scheme should not result in a planner not engaging with the application, the relevant considerations, the SDF, SPLUMA principles, etc.

12.2. LINKAGE BETWEEN THE SPATIAL DEVELOPMENT FRAMEWORK, LAND USE FRAMEWORK AND THE SCHEME

The relationship between broader Strategic Planning (Spatial Development Frameworks) and the preparation of Schemes is central to ensuring consistent and thorough decision-making around land use management and change. This relationship ensures that land use decisions do not

contradict larger policy goals. Thus, the Scheme is used to enforce the broader policies contained in the Municipality's Integrated Development Plan (IDP) and Spatial Development Framework (SDF) at a property level. This link between the scheme and SDF through the LUMF ensures that operational guidance is provided for planners responsible for implementing the SDF and scheme and ensures that institutional guidance is provided and takes account of existing governance structures in some areas of land use decision making. There has to be a clear link between the broader strategic planning tools and land use schemes.

12.3. ADMINISTRATION OF THE SCHEME

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

- Town and Regional Planning Officer (Statutory and Spatial Planning) - is a full-time Planner who is responsible for the scrutiny of development applications and advising the applicants. The municipality has Town Planner for this as the appointment of a full-time planner.

12.4. CRITICAL AREAS FOR LAND USE MANAGEMENT

- **Town and Townships:** The existing urban settlements are allocated within the scheme of Mkhambathini include Camperdown and Umlaas Road. These are developed into towns due to the high level of visibility and accessibility linked to the N3. The urban settlements tend to be residential areas with a variety of commercial, social, and industrial activities within these.

- **High Potential Agricultural Land:** The agricultural land covers a substantial amount of the municipal area. These largely include open spaces (vacant land) that has high agricultural potential and areas of land for subsistence agricultural purposes within the coverage of settlement sites.
- **Eco - Tourism Areas and Environmental Areas:** There are many environmental areas in Mkhambathini with the inherent potential to contribute to Local Economic Development. As such, the environmental conditions that prevail to make these high potential tourism and environmental areas must be conserved.

12.5. SCHEME APPROACH

A Land Use Management Scheme for the whole municipality of Mkhambathini has been developed in 2019. Furthermore, the municipality is developing a comprehensive scheme with a range of zones, some of which may not apply in less developed areas. The following broad categories were used in developing the scheme:

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

12.6. ASPECTS TO BE COVERED BY THE SCHEME

Zoning: The zoning will convey potential development rights, as stipulated in the scheme. Broad land use categories identified, will provide an indication of the types of zones required in an area.

Impact Based Land Use Management: The impact of the use of land can be defined as the influence or effect that the uses, either individually or collectively, have on adjoining land uses and activities. The criterion for determining impact includes:

- Vehicular and pedestrian traffic generation.
- Ratio of built form to natural environment.
- Range of use types.
- Intensity of land use.
- Bulk of the built form.
- Noise pollution.
- Visual consequences.
- The opportunity cost of designating the land for another use; and
- The precedent the use sets for the use of surrounding environment.

Development of Land and Use of Buildings: The Municipality will manage development within each zone through a series of development parameters or Scheme controls relating to each zone, as well as which land uses will be permitted within each zone as follows:

- **Freely permitted:** This category includes land uses that are considered compatible with the surrounding land uses and which may be permitted by the municipality.
- **Special Consent Use:** This category includes ancillary uses that might have a more intrusive impact and may require special conditions to protect the amenity of the area or mitigate the impact of the proposed use.
- **Prohibited Uses:** This category includes land uses which are incompatible with the surrounding land uses, and which a municipality is precluded from considering.

In addition to the scheme controls, the scheme will include a set of clauses, which deals with general development issues.

Additionally, as indicated prior, that the existing land use scheme only covers the urban areas, and therefore in accordance with the Section 21 (p)(ii) which indicates that this implementation plan of this SDF must include necessary amendments to the land use scheme. Furthermore, the areas which were not covered by the scheme included the rural areas as well as farming areas. Most of these areas entailed land use activities which were catered for, on the existing zones and development parameters. It is proposed that these land uses be incorporated and also introduce new zones for areas not covered by the scheme, as tabulated below.

Table 59: Existing land uses and proposed categorization by zones

EXISTING LAND USES	PROPOSED CATEGORIZATION BY ZONES
Homestead (Umuzi)	Traditional Residential
Additional Dwelling Unit	
Arts And Crafts Workshop	
Isivande And Insimu (Agricultural Ploughing Field)/ Ingadi (Household Garden)	
Home Burial (Amaliba/Amangcwaba/ Amathuna)	
Isibaya Semfuyo (Livestock Kraal)	
Indawo Yokugcina (Storage Area)	
Izinkambi	
Amagquma	
Ihoko Lezinkukhu (Chicken Coop)	
Informal Trade Area	
Amadlelo - Grazing Land	
Amahlathi Emvelo - Indigenous Forests	
Amakhaphelo	
Idiphu	
Isigcwawu	
Spaza Shop/ Tuck Shop	Urban Residential
Dwelling House/Residential Building	
Home Business	
Ancillary Unit	Tourism Residential
Hotel	
Self-Catering Accommodation	
Lodge/Guest House	
Bed And Breakfast	
Back Packers	
Caravan Park	
Holiday Resorts	
Chalet Development	

DEVELOPMENT OF A SPATIAL DEVELOPMENT FRAMEWORK FOR THE MKHAMBATHINI LOCAL MUNICIPALITY

DRAFT SDF

EXISTING LAND USES	PROPOSED CATEGORIZATION BY ZONES
Offices/ Office Buildings	Commercial
Restaurants	
Local Convenient Shops	
Liquor Shops	
Tuck Shops	
Launderette	
Tarvens	
Bottle Store/ Bars	
Car Wash and Shisanyama	
Car Wash	
Financial Institutions (FNB ATM)/ Finance Services	
Retail Store (Spar) And Wholesale Traders	
Funeral Parlours	
Hardware Stores	
Furniture Shops	
Pizza Making Shop	
Informal Trade Areas	
Shopping Mall/ Centre	
Salon/ Beauty Parlours and Barber Shops	
Farm Equipment Suppliers	
Pharmacies	
Surgery/Medical Consulting	
Police Station (SAPS)	Public Administration and Services
Postal Services/Offices	
Clinic (Health Care Centre)	Health
Hospital	
Vehicle Repairs/ Motor Mechanics	Light Industry
Block Making	
Welding Workshops	
Factory	
Pole Treatment Plant	

DEVELOPMENT OF A SPATIAL DEVELOPMENT FRAMEWORK FOR THE MKHAMBATHINI LOCAL MUNICIPALITY

DRAFT SDF

EXISTING LAND USES	PROPOSED CATEGORIZATION BY ZONES
Service Industrial Building	Noxious Industry
Service Workshop	
Motor Vehicle Showroom	
Arts And Crafts Workshop	
Depots/Warehouses	
Truck Shop	
Recycling Depot	
Taxi Rank	Railway
Market Stalls	
Railway Line	
Electrical Substation	
Cell Mast	
Municipal Water Works (Water Treatment Plant)	
Wastewater (Sewage) Treatment Works	
Landfill Site	
Dam/ Water Reservoirs	
Pre-school including Crèches	
Primary Schools	
High Schools	
Agricultural College	
Commercial Farms	Agricultural Zone
Small Holdings Farms	
Subsistence Farms	
Urban Agriculture	
Roads And Streets	Existing Road and Proposed Roads
Service Station	Petrol Filling Station
Petrol Garages	
Fuel Tanks	
Water Course	Conservation 1: Environmental Management Service
Protected Areas (Conservation of Biodiversity)	
Critical Biodiversity Areas (CBAs)	

EXISTING LAND USES	PROPOSED CATEGORIZATION BY ZONES
Sport Fields	Active Open Space
Public Open Space	
Parks	
Private Recreation Areas	
Isishozi/ Izishozi	Passive Open Space
Undeveloped Land (Vacant Land)	
Church	Worship 1
Mosque	Worship 2
Worship Grounds	Worship 3
Cemetery	Cemetery

12.7. GUIDELINES FOR DEVELOPMENT IN DIFFERENT LAND USE AREAS

The introduction of a Scheme to the rural and farm parts of Mkhambathini will have to consider and incorporate a number of indigenous practices. These include the existing land allocation practices. It is proposed that the guidelines will assist the municipality in undertaking land allocation form part of a Single Land Use Scheme. Guidelines will not only be limited to the rural settlements but will also extend to other aspects such as the management of environmentally sensitive areas, agricultural land, non-conforming uses that already exist within the municipality and the development of nodal areas.

12.8. LAND USE MANAGEMENT OVERLAYS

Management areas are land that is deemed to require a level of special treatment (additional development controls and/or providing of guidance) over and above that provided by an underlying zoning. These areas will be indicated as an overlay to the land use scheme map, with areas clearly demarcated. Management areas usually require the imposition of a further set of development controls for existing zonings (management plans), in addition to the normal controls for the relevant zoning. Management Area Plans will contain the fine detail of how a management area will be developed and implemented. These may include the following:

- Vision and/ or policy statements.
- General and/or generic guidelines.
- Specific schematic plans; and
- Detailed plan/ Master Plan/ Micro Spatial Frameworks.

ENVIRONMENTAL MAGEMENT ZONES (EMZ)	
<p>Zone 1: Conservation Wilderness (Protected Areas) Focus Area</p>	<p>This zone represents the parts of the District that have been afforded formally protected status and which are arguably the most environmentally sensitive parts of the Mkhambathini. The optimal protection of features within this zone is important to conserve biodiversity within the Mkhambathini as well as ensuring the provision of ecological goods and services for which these areas are responsible. Summarised objectives include:</p> <ul style="list-style-type: none"> • Conserve biodiversity; • Ensure for provision of ecological goods; and • Ensure minimal development and protection of local resources.
<p>Zone 2: Ecologically Sensitive Zone with an Agriculture and Tourism Focus</p>	<p>Zone 3 was created based on the presence of ecologically sensitive areas located outside of the Protected Areas network, most importantly the Critical Biodiversity Area (CBA) network and the presence of other non-formally designated sensitive areas such as Important Bird Areas (IBAs), as the primary determinant. Summarised Zone Objectives include:</p> <ul style="list-style-type: none"> • Proper management of biodiversity resources while promoting compatible economic activities; • Promotion of development of non-intensive and non-transformative agricultural activities that are compatible with protection and responsible management of natural resources - i.e. game farming, non-intensive livestock rearing and grazing; and • Further development and enhancement of new/ enhancement of existing ecotourism & stewardship conservation programmes.
<p>Zone 3: Agriculture focus area – livestock</p>	<p>This zone represents areas with high land capability and suitability for commercially based livestock rearing. These areas are important for the further development of agriculture in the Mkhambathini and associated employment opportunities that are linked to the livestock rearing-related agricultural activities. Summarised Zone Objectives include:</p> <ul style="list-style-type: none"> • Proper management of biodiversity resources, while promoting compatible economic activities to further economic development; • Promotion of non-intensive and non-transformative agricultural activities compatible with protection and responsible management of natural resources, i.e. game farming and non-intensive livestock rearing/ grazing; • Promotion and development of ecotourism; and

ENVIRONMENTAL MAGEMENT ZONES (EMZ)	
	<ul style="list-style-type: none"> Promotion and development of stewardship conservation programmes which will allow the protection of ecologically sensitive features and the protection of biodiversity.
Zone 4: Agriculture focus area - crop cultivation	<p>This zone represents areas with high land capability and suitability for cropping-based agricultural activities. These areas are important for food production, food security and associated employment opportunities that are linked to crop cultivation (both irrigated and dryland) agricultural activities. Summarised Zone Objectives include:</p> <ul style="list-style-type: none"> Development of agriculture as the primary economic activity to maximise areas of high land capability and suitability for cropping that comprise the zone; Resultant improvement/ enhancement of food production, food security and employment opportunities that are linked to crop cultivation (both irrigated and dryland); and Investment in infrastructure associated with cropping to promote the development of cultivation-related economic activity and development.
Zone 5: Urban Development Zone	<p>This zone represents areas that are demarcated for the consolidation of urban development activities, with future development initiatives located in close proximity to existing areas. Densification and infilling are a key priority to ensure sufficient support is provided for developing industrial, commercial and manufacturing activities so as to not encroach on the rural and conservation character of the Mkhambathini. These areas are found in towns such as Camperdown and Umlaas Road. Summarised Zone Objectives include:</p> <ul style="list-style-type: none"> The consolidation of urban development activities, with future development initiatives located in close proximity to existing areas; Densification and infilling are a key priority to ensure sufficient support is provided for developing industrial, commercial and manufacturing activities so as to not encroach on the rural and conservation characters within the Mkhambathi; and Improvement of provision of bulk services and waste management to improve service delivery and basic service provision.
Zone 6: Rural Development Zone	<p>The Municipality has a population residing in tribal or traditional areas, which is land under traditional councils as per the Ingonyama Trust Act. This land is allocated to the community by an Induna on behalf of the Traditional Authorities. This zone consists of existing rural settlements and rural villages, with a focus on marginal areas where there is not an abundance of existing</p>

ENVIRONMENTAL MAGEMENT ZONES (EMZ)

development opportunities such as commercial agriculture, conservation or mining. The establishment of rural support centres which would form the basis for rollout of basic infrastructure (such as water, sanitation, electricity), social services (such as schools and clinics) and economic opportunities should be considered within this zone. The primary focus would be support and further development of existing rural settlements along with the maintenance and enhancement of the natural features of this zone. Summarised Zone Objectives include:

- Multi-faceted objective of improving economic opportunity and productivity and improving infrastructure and services while maintaining and enhancing the natural features and characteristics of the zone;
- The establishment of rural support centres which would form the basis for rollout of basic infrastructure and social services such as schools and clinics; and
- Provision of support to existing settlements and not development of new settlements to improve service delivery and to improve quality of life.

6. MONITORING AND EVALUATION PLAN

Monitoring and evaluation is critical to the successful implementation of the Mkhambathini LM SDF. As a longer term strategic plan it will be necessary to update and review the SDF on a regular basis and M&E is the basic tool through which this will be achieved. Monitoring and evaluation is a process that helps improving performance and achieving results. Its goal is to improve current and future management of outputs, outcomes and impact. It is mainly used to assess the performance of the SDF, specific projects featuring as part of the SDF and the institutions involved in implementing the SDF. M&E then also establishes the links between the past, present and future actions.

Table 60: Monitoring and Evaluation Framework

OBJECTIVE	PERFORMANCE INDICATORS	MEANS OF VERIFICATION	ASSUMPTIONS
<p>ENVIRONMENTAL MANAGEMENT</p>	<ul style="list-style-type: none"> • Established programmes for clearing of invasive aliens through Working for Water, or other forms of rehabilitation e.g. through Working for Wetlands, Land Care. • Established environmental management programs. • Effective Water Resource Management • Delineation of flood risk areas • Establishment of protected areas • Catchment management • Alien plant management • Protected area development • Wetland management • Biodiversity zones 	<ul style="list-style-type: none"> • 1:50 years and 1:100-year flood lines. • People removed from flood risk areas. • Developed Water Resource Management Strategy • Improved sanitation and waste management infrastructure and services in primary nodal areas. • Rehabilitated wetlands and riparian zones. • Catchment management programme. • Participation in national catchment management initiatives. • Application of carrying capacity standards to grazing land management. • Amount of land cleared of alien plants. • Programme to remove alien plants. • Initiatives to rehabilitated land affected by soil erosion. • Protection of indigenous forestry. 	<p>The municipality must work with all stakeholders towards an environmentally sustainable development</p>

DEVELOPMENT OF A SPATIAL DEVELOPMENT FRAMEWORK FOR THE MKHAMBATHINI LOCAL MUNICIPALITY

DRAFT SDF

OBJECTIVE	PERFORMANCE INDICATORS	MEANS OF VERIFICATION	ASSUMPTIONS
		<ul style="list-style-type: none"> • Proclamation of environmentally sensitive areas that are not currently protected. • Delineation of all major wetlands. • Observation of a 32m buffer from each wetland. • Management of bio-diversity corridors. • Environmental overlays. 	
<p>REGIONAL ACCESS AND ROAD NETWORK</p>	<ul style="list-style-type: none"> • Upgrading of major access and arterial/link roads. • Improving access to the existing and growing settlements. • Creating new linkages. • Location of development nodes along and at the intersection of key roads. • Focusing development projects on settlements located along strategic roads. 	<ul style="list-style-type: none"> • Number and location of roads upgraded. • KMs of roads upgraded. • New roads. • Number of high impact and catalytic projects located along development corridors. • Type and level of services provided to settlements located along development corridors. 	
<p>CLUSTERING PUBLIC FACILITIES AND ECONOMIC ACTIVITIES IN DEVELOPMENT NODES</p>	<ul style="list-style-type: none"> • Development of service centres. • Focusing strategic and high impact projects within development nodes. • Promoting clusters of public facilities as a means to encourage nodal development. 	<ul style="list-style-type: none"> • Number, nature and budgets for municipal projects in each of these nodes. • Level of access and location of public facilities serving different communities in these nodes. • Availability of infrastructure in nodes to enable these to perform their role. • Number of public facilities locating in identified service 	<p>Development nodes have potential to improve access to basic and public services.</p>
<p>PROTECTION OF AGRICULTURAL</p>	<ul style="list-style-type: none"> • High potential agricultural land • Agricultural protection plans 	<ul style="list-style-type: none"> • Identification and mapping of agricultural land with high potential. 	<p>Agricultural land is under threat from non-agricultural</p>

DEVELOPMENT OF A SPATIAL DEVELOPMENT FRAMEWORK FOR THE MKHAMBATHINI LOCAL MUNICIPALITY

DRAFT SDF

OBJECTIVE	PERFORMANCE INDICATORS	MEANS OF VERIFICATION	ASSUMPTIONS
LAND	<ul style="list-style-type: none"> Agricultural development support 	<ul style="list-style-type: none"> Size and use of high potential agricultural land Scheme clauses designed to protect high potential agricultural land. Introduction of land use controls for agricultural land. Initiatives to promote agriculture. Direct support to land reform projects. 	uses such as settlement
UNLOCKING ECONOMIC DEVELOPMENT	<ul style="list-style-type: none"> Tourism development Commercial & industrial development in nodal areas Number of Public Private Partnership Agreements signed 	<ul style="list-style-type: none"> Increased investment in terms of tourism, leisure and commercial within Mkhambathini Branded Tourism Route. Introduction of new tourism products. Number of new tourism facilities and products located in Mkhambathini Local Municipality. Commercial & industrial development applications received by the municipality. Percentage increase in commercial land. Uptake of commercial land in dense rural settlements 	
DEVELOPMENT OF SOCIAL AND SERVICE INFRASTRUCTURE	<ul style="list-style-type: none"> Improved sanitation services and infrastructure Improved access to water Improved access to electricity Improved access to social facilities 	<ul style="list-style-type: none"> All households access a health facility within a 5km radius. Number and location of new health facilities. Weakly mobile clinics Number of VIP's in rural areas Waterborne sanitation system in areas inside urban edge 	The municipality must work together with government departments to improve the quality of life of residents through the development and improvement of social and service infrastructure.

DEVELOPMENT OF A SPATIAL DEVELOPMENT FRAMEWORK FOR THE MKHAMBATHINI LOCAL MUNICIPALITY

DRAFT SDF

OBJECTIVE	PERFORMANCE INDICATORS	MEANS OF VERIFICATION	ASSUMPTIONS
		<ul style="list-style-type: none"> • Piped water within the house in urban settlements • Water on site or at least within a 200m from • each household in dense rural settlements • Eradication of electricity backlogs • Number of new health facilities • Number of new schools 	
<p>SUSTAINABLE SPATIAL PLANNING SYSTEM</p>	<ul style="list-style-type: none"> • The sustainable Spatial Planning • System must be able to map out all the strategically located land parcels for packaging for commercial and tourism investments 	<ul style="list-style-type: none"> • Council approved land use management system. • Cooperation between traditional leaders and the municipality on land use management issues. • Continuum of settlements from urban high density to remote low-density settlements. • Number of functional tertiary nodes. • Availability of infrastructure in Mkhambathini LM to enable the area to perform its role. • Upgrading and renewal 	<p>The municipality must refine the SDF and develop it further through the formulation of a series of plans with varying degrees of detail and flexibility.</p>
<p>DEVELOPING SUSTAINABLE HUMAN SETTLEMENTS</p>	<ul style="list-style-type: none"> • Upgrading of informal settlements. • Consolidation of settlements located along primary and secondary corridors. • Level and type of infrastructure in each settlement • Implementation different types of housing projects. 	<ul style="list-style-type: none"> • Number of housing units constructed; • Number of households on waiting list for housing; • Number of approved general plans for housing projects. • Number of consolidated settlements. 	<p>There is a need to improve the structure and form of settlements</p>

A composite image showing an industrial facility on the left and a highway with a truck on the right, both under a twilight sky. The industrial site features cranes, towers, and various structures, some illuminated. The highway has a yellow center line and a metal guardrail. A large truck is moving away from the viewer on the right side of the road.

MKHAMBATHINI LOCAL MUNICIPALITY
SPATIAL DEVELOPMENT FRAMEWORK

CAPITAL EXPENDITURE FRAMEWORK

4. CAPITAL EXPENDITURE FRAMEWORK

The Capital Expenditure Framework (CEF) translates the long-term spatial vision of the Mkhambathini Spatial Development Framework into a consolidated 20-year infrastructure and spatial investment programme. The CEF identifies all major capital projects required to realise the Municipality's spatial restructuring objectives, including:

- Bulk infrastructure upgrades (water, sanitation, electricity);
- Social infrastructure (clinics, schools, community facilities);
- Economic infrastructure (agro-processing facilities, logistics nodes, market infrastructure);
- Environmental management projects (rehabilitation, flood mitigation, resource protection);
- Settlement upgrading and rural consolidation initiatives; and
- Transport and mobility improvements.

The CEF includes projects to be funded and implemented by Mkhambathini Local Municipality; uMgungundlovu District Municipality; Provincial sector departments; and National government programmes and grant mechanisms.

The purpose of the CEF is to ensure that capital investment is spatially targeted toward priority nodes, corridors, agricultural protection areas, rural service centres, and identified restructuring zones, as defined in the SDF. It provides a forward-looking investment roadmap that prevents ad hoc infrastructure expansion and aligns development expenditure with long-term spatial transformation goals.

Given Mkhambathini's reliance on district-level bulk services and provincial sector funding, the CEF serves as a coordination instrument within:

- The District Development Model (One Plan);
- Provincial Medium-Term Development Planning processes; and
- Sector department budget engagements.

The CEF therefore provides a consolidated portfolio of spatially aligned projects to guide engagement with funding institutions and to support alignment between municipal and provincial capital programmes.

[Refer to Annexure A – Detailed Capital Expenditure Framework]



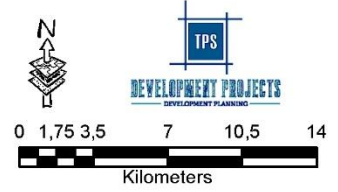
Mkhambathini Local Municipality

Capital Expenditure Framework Infrastructure Projects

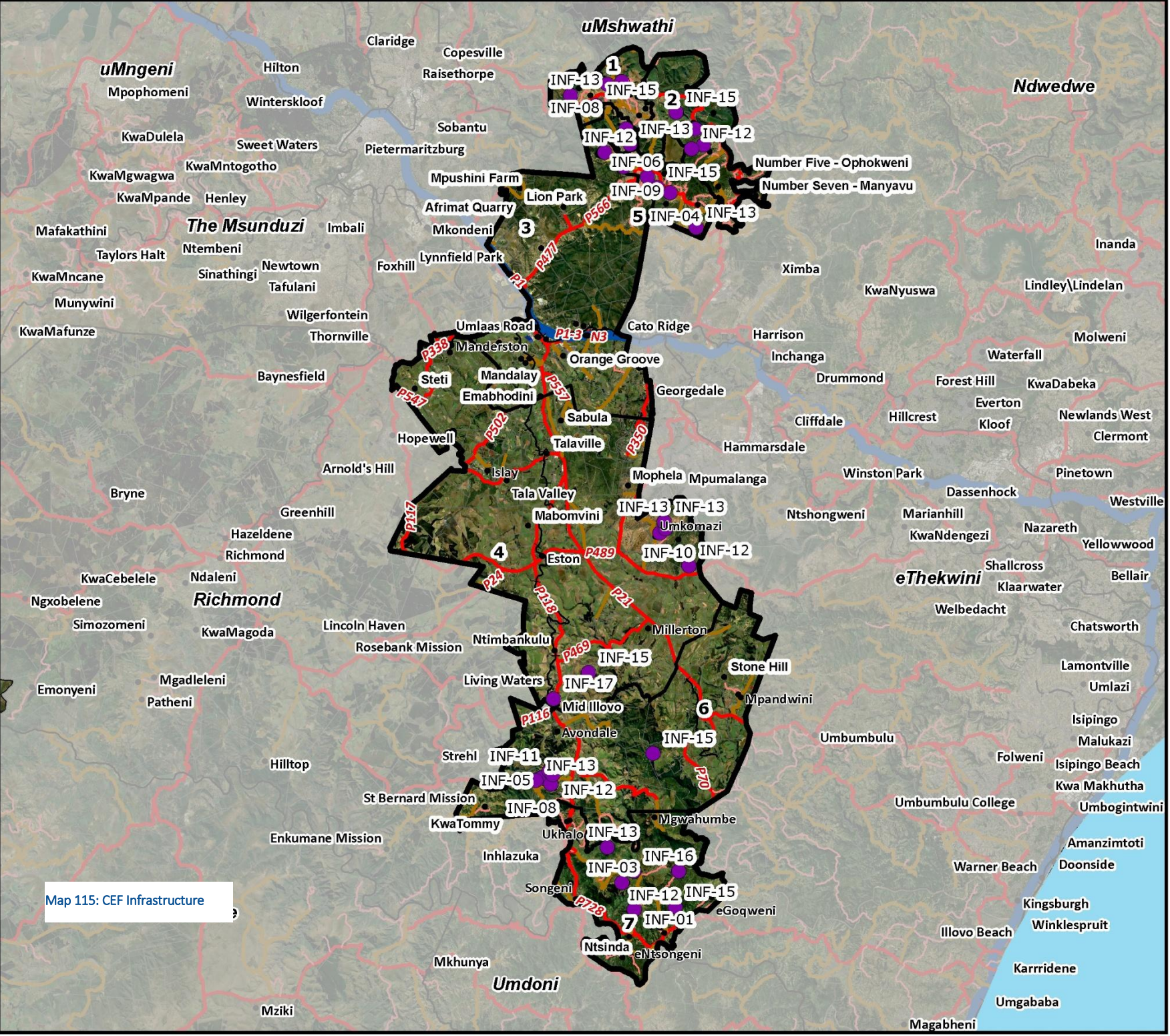
Legend

- CEF Infrastructure Projects
- Places
- Settlements
- +— Railway Lines
- National Road
- Provincial Road
- District Road
- Local Road
- Mkhambathini Boundary
- Wards 2021
- Local Municipalities
- Cadastral

DATA SOURCES:
 Towns: COGTA
 Roads: DOT
 Municipal/Ward Boundaries: MDB
 Stats: STATSSA
 Agricultural/Geological Data: DALRRD
 Environmental Data: KZN Wildlife 2019
 Hydrological Data: SANBI
 Land Reform: DALRRD
 Cadastral: KZN SGO



Map 115: CEF Infrastructure





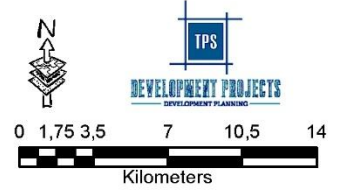
Mkhambathini Local Municipality

Capital Expenditure Framework LED Projects

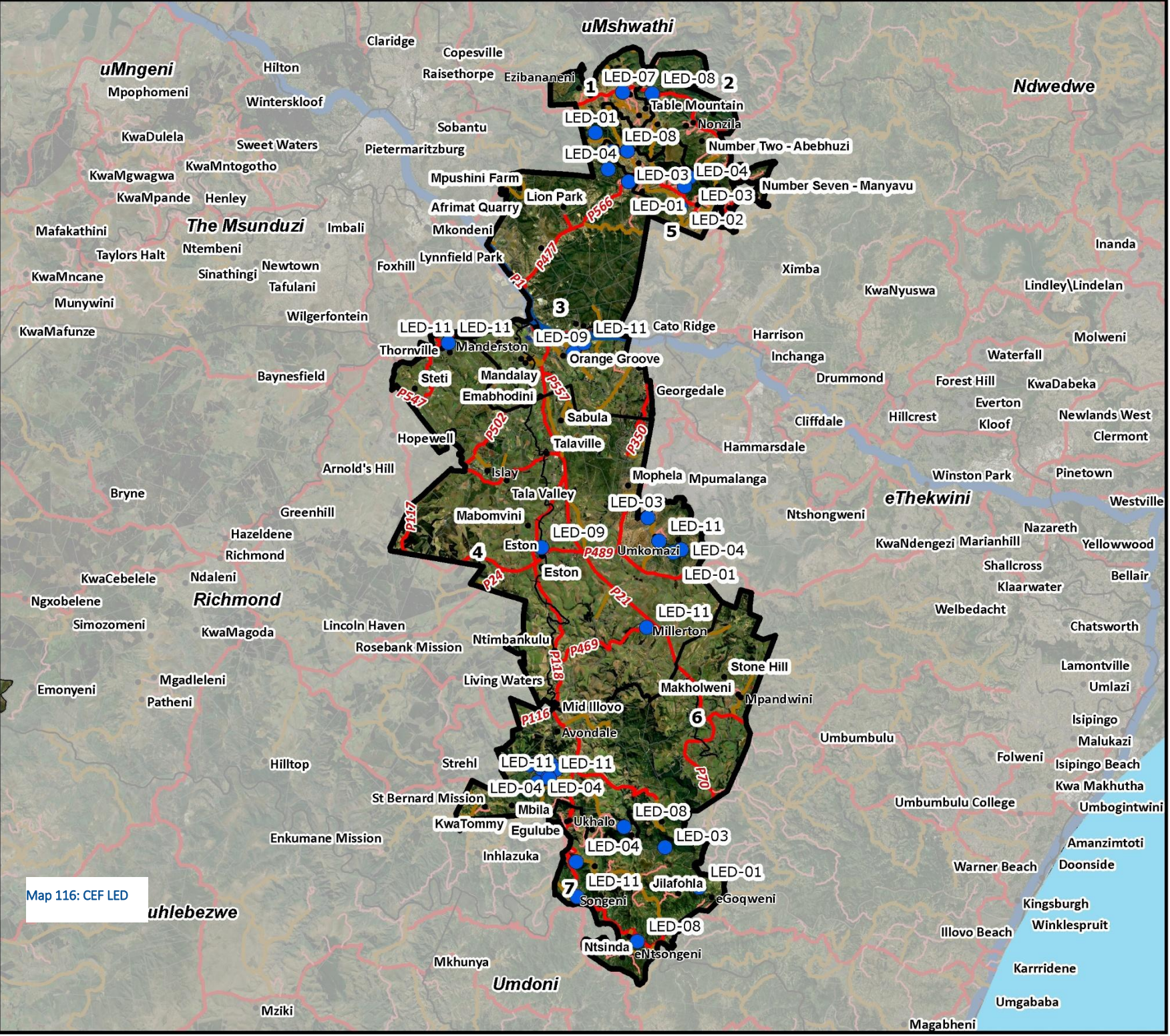
Legend

- CEF LED Projects
- Places
- Settlements
- Railway Lines
- ▬ National Road
- ▬ Provincial Road
- ▬ District Road
- ▬ Local Road
- Mkhambathini Boundary
- Wards 2021
- Local Municipalities
- Cadastral

DATA SOURCES:
 Towns: COGTA
 Roads: DOT
 Municipal/Ward Boundaries: MDB
 Stats: STATSSA
 Agricultural/Geological Data: DALRRD
 Environmental Data: KZN Wildlife 2019
 Hydrological Data: SANBI
 Land Reform: DALRRD
 Cadastral: KZN SGO



Map 116: CEF LED





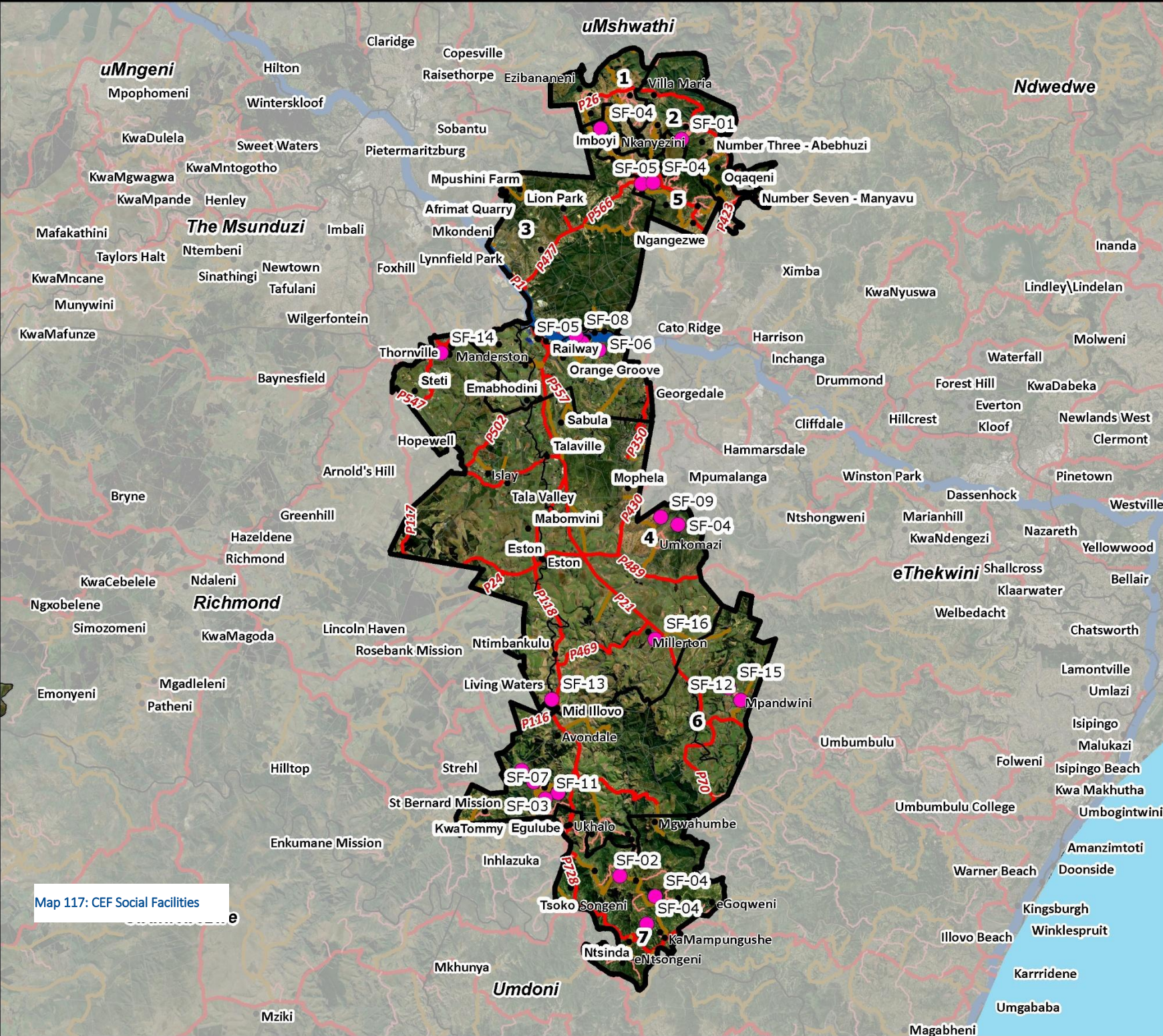
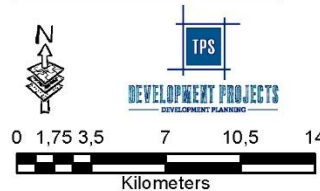
Mkhambathini Local Municipality
Capital Expenditure Framework
Disaster Projects

Ward 6

Legend

- CEF Social Facilities Projects
- Places
- Settlements
- Railway Lines
- National Road
- Provincial Road
- District Road
- Local Road
- Mkhambathini Boundary
- Wards 2021
- Local Municipalities
- Cadastral

DATA SOURCES:
 Towns: COGTA
 Roads: DOT
 Municipal/Ward Boundaries: MDB
 Stats: STATSSA
 Agricultural/Geological Data: DALRRD
 Environmental Data: KZN Wildlife 2019
 Hydrological Data: SANBI
 Land Reform: DALRRD
 Cadastral: KZN SGO



Map 117: CEF Social Facilities

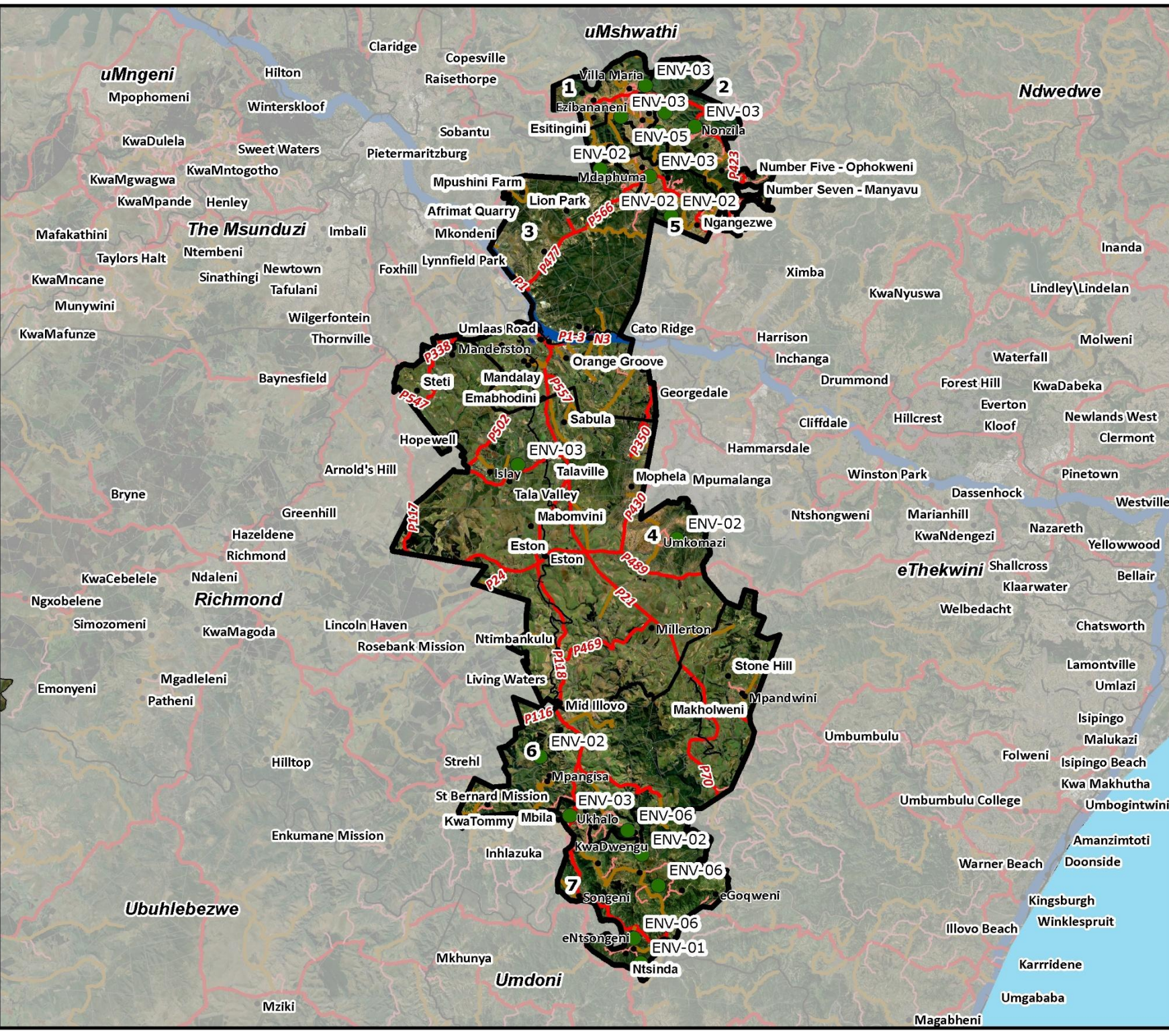
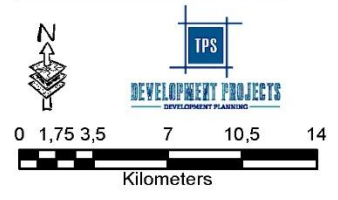


Mkhambathini Local Municipality
Capital Expenditure Framework
Environmental Projects

Legend

- CEF Environmental Management Projects
- Places
- Settlements
- Railway Lines
- National Road
- Provincial Road
- District Road
- Local Road
- Mkhambathini Boundary
- Wards 2021
- Local Municipalities
- Cadastral

DATA SOURCES:
 Towns: COGTA
 Roads: DOT
 Municipal/Ward Boundaries: MDB
 Stats: STATSSA
 Agricultural/Geological Data: DALRRD
 Environmental Data: KZN Wildlife 2019
 Hydrological Data: SANBI
 Land Reform: DALRRD
 Cadastral: KZN SGO





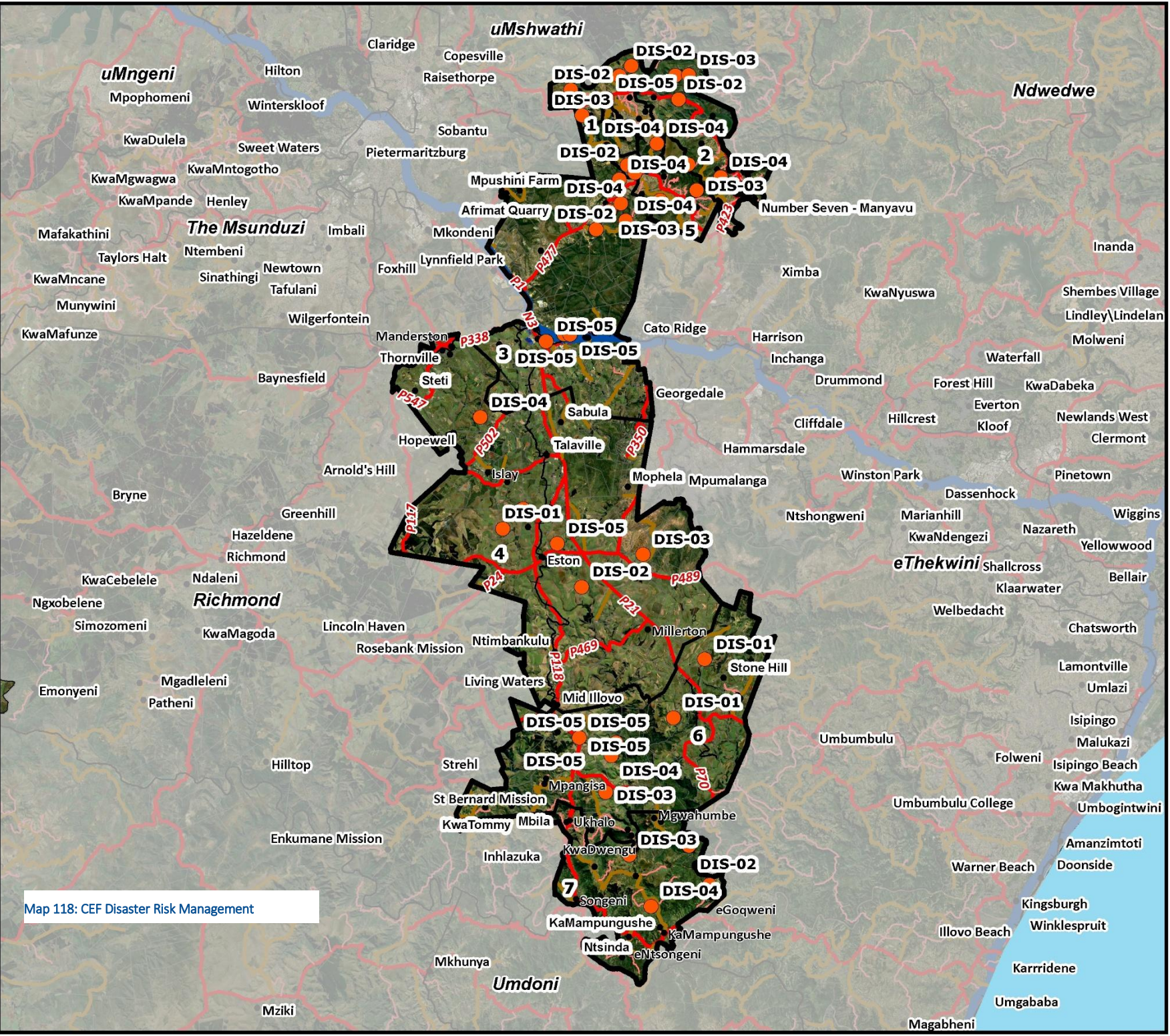
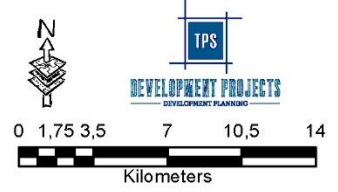
Mkhambathini Local Municipality

Capital Expenditure Framework Disaster Projects

Legend

- CEF Disaster Projects
- Places
- Settlements
- +— Railway Lines
- ▬ National Road
- ▬ Provincial Road
- ▬ District Road
- ▬ Local Road
- Mkhambathini Boundary
- Wards 2021
- Local Municipalities
- Cadastral

DATA SOURCES:
 Towns: COGTA
 Roads: DOT
 Municipal/Ward Boundaries: MDB
 Stats: STATSSA
 Agricultural/Geological Data: DALRRD
 Environmental Data: KZN Wildlife 2019
 Hydrological Data: SANBI
 Land Reform: DALRRD
 Cadastral: KZN SGO



Map 118: CEF Disaster Risk Management

13. CONCLUSION

The Mkhambathini Municipality SDF has been set out with the intent to provide spatial proposals to mitigate the challenges identified and the take advantage of the opportunities identified in the Previous Phase, (i.e. Phase 3: Spatial Challenges and Opportunities) and is submitted to the Mkhambathini Local Municipality. This report constituted a comprehensive review of the following:

- Mkhambathini Municipality's Vision
- Conceptual Framework
- Infrastructure Development
- Nodes and Corridors
- Composite Spatial Development Framework

This report has been set out with the intent to give spatial expression to the Mkhambathini Municipality's service delivery and development agenda, and directs and guides development and management activities in the Mkhambathini Municipal Area. It embraces the principles of SPLUMA and pursues the policy priorities of the Comprehensive Rural Development Plan, as well as other sectoral legislative and policy intent.

