

NODES	SETTLEMENT	BUSINESS AND COMMERCIAL	SOCIAL SERVICES	INFRASTRUCTURE AND SERVICES
Even though this node is not of good standard it plays an important role to the community and surrounding communities.				

10.2.4 THE ZONES IN THE PRIMARY AND SECONDARY NODES

The following is a broad description of the general intention of the different zones or designations applied inside the primary and secondary nodes. It must be stressed that the SDF does not assign any legal development rights to land – it is a broad identification of the preferred future development pattern to guide public and private investment and development related decisions. It is only through the Planning Scheme, which is to be formulated as part of the LUMS that legal rights are awarded through the zoning of land.

Mixed Use Areas

Two types of Mixed Use Areas are proposed, namely General Mixed Use and Limited Mixed Use (Tourism).

(i) **General Mixed Use.**

These areas occur mainly along major transport routes and proposed development corridors in which a wide range of land uses will be encouraged, namely commercial, light industrial and office complexes and residential development. The proposed uses need to complement each other, and comply with environmental requirements. More detailed master planning is therefore required for these areas.

(ii) **Limited Mixed Use (Tourism)**

These areas are linked to existing tourism nodes and resources, and the following land uses would be encouraged: Residential Estates, Theme / Niche Villages, Recreation Infrastructure and facilities, Museums, Chalets, Restaurants, Sports Centres, Health Hydros and other tourism-orientated uses.

Possible Future Residential

The need for security of tenure and the provision of housing is a high priority issue.

- Some of within the municipality has been earmarked for land reform projects

Opportunity Points

The provision of employment opportunities is to be encouraged at these points as well as administrative developments in the form of Multi-Purpose Community Centres. Servicing is, however, to be thoroughly investigated and agreed to before any development is permitted.

10.2.5 THE RURAL COMPONENT OF THE MUNICIPALITY

The main economic driver in the rural component of the municipality is agriculture. The primary objective of the SDF in this area is therefore to provide opportunities for both this sector while minimizing mutually negative impacts.

The following general planning principles should apply in the rural component of the municipality.

- (i) Commercial agriculture and tourism (where the potential exists) are the main economic drivers, and the needs of both sectors need to be accommodated.
- (ii) Small tourist developments (e.g. bed and breakfast establishments aimed at supplementing farming income may be considered throughout the rural component of the municipality).
- (iii) In view of the potential negative impact which commercial forestry has on water quality and quantity and landscape quality, it should be restricted to areas where permits have already been awarded.
- (iv) The loss of high quality agricultural land is to be avoided.
- (v) The following issues will be primary consideration when considering application for a change of land usage.
 - The extent to which the proposal will have a positive impact on the local economy and the area of employment, and its sustainability.
 - The maintenance and enhancement of landscape quality.
 - The loss of prime agricultural land.
 - The potential impact on water quality and quantity.
 - The potential impact on biodiversity.

11. EDUMBE SDF *(Refer to Map 12)*

11.1 MOVEMENT CORRIDORS

The corridors are the main structures that hold the spatial framework in place. The corridor concept has recently become popular in provincial development planning and national spatial development planning as the notion of corridor development is providing a useful framework for regional development. The idea of the corridor essentially refers to the development along major roads with considerable existing or potential movement. This inevitably occurs along routes, which connect major 'attractors' – significant towns, tourism attractions and other movement, which generate economic activity.

The corridor is effective in linking infrastructure and economic development as towns and structures are connected to each other via the transport network like "beads on a string". A major objective behind the corridors in this study is the generation of sustainable economic growth and development in relatively underdeveloped areas, according to the inherent economic potential of the locality.

The Movement Corridors linking the primary nodes, hubs, secondary nodes, and satellites were proposed as follows:

- Primary Corridor:
- Secondary Corridor:
- Tertiary Corridors:

11.1.1 PRIMARY CORRIDORS

P 221/ 34-4, this route leads to P46-1 to the South which leads to Vryheid Town to the west and Nongoma to the east. Development can take place along this route however environmental and agricultural issues need to be taken into consideration when considering developments. The major development that already exists along this route is the Natal Spa which has been identified as a recreation and tourism node. The mountain of wonders is also along this route.

R33 – This route links the Paulpietersburg Town with Vryheid town. This corridor can be said to be an agricultural corridor as no major developments are to be encouraged along this route (on either side) as the land along this corridor is used for agricultural purposes and is also of high agricultural potential and other small parcels are environmentally sensitive. Thus commercial agriculture is to be encouraged along this corridor. This

route is also connected to routes that give access to: a) Utrecht b) Kempslust, Luneburg, Mangosuthu, Zungwini and other Tribal Areas.

11.1.2 SECONDARY CORRIDORS

P303 – this route protrudes from R33 and it leads to Luneburg

P40 – this route gives access to kempslust from R33

P44 – this route gives access to Utrecht from R33

P436 – this route gives access to the Mangosuthu (which is the satellite) and the traditional authority areas.

P271 – this route gives access to the Mangosuthu (which is the satellite) and the traditional authority areas.

P 229 – this route gives access to the Bilanyoni (which is the satellite) and the traditional authority areas

11.1.3 TERTIARY CORRIDORS

D1880 – This corridor leads to Ophuzane which falls under the Mtetwa Traditional Authority area. This corridor is of great significance as it is also a tourism route since it gives access to the Paris Dam which is identified as an Eco-Tourism area.

D1871 – This route leads to Mahlosini which falls within the Dhlamini Traditional Authority

D24 – This route leads to Zungwini – this route runs through agricultural land.

D22 and D597 – These routes leads to Penvan – this route runs through agricultural land.

11.2 NODES

A hierarchical system of nodes is proposed, based on existing levels and patterns of development, and the distribution of future development and transport linkages, to ensure optimum accessibility to goods and services through equitable distribution. The various nodes are distinguished in terms of whether they are:

- Existing and to be maintained at that level
- Existing at a lower level and to be extended and consolidated into a higher level node
- New nodes to be introduced and phased in over time and as thresholds occur, but shown at the level which is ultimately intended.

11.2.1 PRIMARY NODE (RURAL SERVICE CENTRE)

The area of e'Dumbe/ Paulpietersburg town is identified as a single Primary Node which will function as the main administration and economic town servicing e'Dumbe Municipality. The level of services and facilities of this area needs to be improved to complement this function.

Nodal Key Issues:

- ⇒ The town centre can benefit from an urban regeneration programme which can introduce urban greening, proper street lights and street furniture.
- ⇒ Furthermore any intervention geared towards spatial reorganisation will benefit the CBD immensely.
- ⇒ There is a need to redefine land use management in the CBD and the resultant review of zoning measures.
- ⇒ Review of certain existing uses currently located within the CBD but not appropriate in their locations.
- ⇒ There is need to consider appropriate shelter for informal traders at strategic points
- ⇒ Such shelter should be within easy access to public ablutions.
- ⇒ There is a need to consider upgrade of existing infrastructure
- ⇒ Projects that can be linked to corridor promotion are also suggested.

11.2.2 SECONDARY NODE (SATELLITE)

The area of Mangosuthu and Bilanyoni is identified as the Secondary Nodes.

These areas have the potential to be developed into a smaller service area. It is intended that the nodes will become a commercial node comprising of retail and agricultural activities.

Nodal Key Issues:

- ⇒ Need for proper road and place signage
- ⇒ Need to promote adventure tourism

- ⇒ Need to upgrade services and infrastructure
- ⇒ Formalisation of the residential development and;
- ⇒ Introduction of land use management relevant to the node
- ⇒ It is suggested that service roads be introduced to properly access the node which is currently established in linear pattern along the main road.
- ⇒ Integrating services within the nodes.

It is anticipated that with the development of this area a significant commercial node, there will be an influx of external skills required to support some the proposed projects. In this regard, areas for future residential development need to be set aside.

11.3 ENVIRONMENTAL MANAGEMENT AREAS

Areas of conservation significance consist of private and communal land with importance water and nature conservation values, but do not enjoy formal legal protection.

Eco-tourism

These are areas which require maintenance and need to be guarded of the type of development and activities that take place within them. These areas have been identified within the SDF.

These include areas which have natural forests, Medicinal Plants, threatened species and grasslands. Landscape quality is a primary tourism attraction.

These areas include the Natal Spa, the Paris dam, the mountain of wonders.

Conservation

These areas are areas that should not be disturbed as development within these areas will cause permanent damage to these areas because they cannot be rehabilitated. These areas are identified in the C Plan as areas of irreplaceability. Therefore no permanent structures are to be erected in these areas.

Preferred & Non-Preferred Activities

PREFERRED ACTIVITIES	NON-PREFERRED ACTIVITIES
Amenity planting within non-invasive species Extensive agriculture Nature and culture based tourism Nature and resource conservation Small scale tourism development Small scale agriculture Subsistence agriculture Trails	Agri Industry Commercial afforestation Industrial development Intensive Agriculture Intensive or semi intensive human settlement Large scale infrastructural projects Large scale tourism development Mines and Quarries New Roads Subdivision of land

11.4 RURAL SETTLEMENTS

These areas are located to the eastern part of the e'Dumbe municipal area. Tourism development – rural based. Subsistence agriculture and housing will be the primary land use. Large Scale land transformation is not allowed. Need for attention on rural landscape.

Preferred & Non-Preferred Activities

PREFERRED ACTIVITIES	NON-PREFERRED ACTIVITIES
Amenity planting within non-invasive species Small scale tourism development Small scale agriculture Subsistence agriculture Cropping Customary Harvesting Education Environmental Education Bird Sanctuary Business Amenity Area Administrative/Community Amenity Planting Bed and Breakfast Nature and Culture Based Tourism Nature and Resource Conservation Scattered Residential and Small Settlements Small-scale Agriculture Small-scale Tourism Development Horticulture	Industrial development Agri-Industry Commercial Afforestation Intensive Agriculture Intensive or Semi-intensive Human Settlement Large-Scale Infrastructural Projects Mines and Quarries

11.5 AGRICULTURE (COMMERCIAL & SMALL SCALE)

Well managed agriculture occurs mainly in forestry and crop farming. There is vast combination of natural resources and landscapes for gateway tourism. Half of the land is transformed by agricultural practices; the remainder consists of extensive natural communities, principally native grassland. Most land is characterised by high scenic values and has a potential for community based tourism and eco-tourism.

Within these areas there are also areas that have soils with potential to support intensive agriculture suitable for commercial agriculture.

Preferred and Non Preferred land uses proposed for these areas are also provided in the table below:

Preferred & Non-Preferred Activities

PREFERRED ACTIVITIES	NON-PREFERRED ACTIVITIES
Amenity planting within non-invasive species Extensive agriculture Commercial afforestation Intensive agriculture Nature and culture based tourism Nature and resource conservation Small scale tourism development Small scale agriculture Subsistence agriculture Trails	Agri Industry Industrial development Intensive or semi intensive human settlement Large scale infrastructural projects Large scale tourism development Mines and Quarries New Roads Subdivision of land

11.6 URBAN AREAS

The boundary of the Urban Edge is defined along the boundaries of these urban areas.

11.7 URBAN EXPANSION

These areas are identified on the eastern part of the e’Dumbe urban edge boundary. This reflects on the direction to which the town can expand on, however since most of the areas surrounding the town is of agricultural and environmental significance developments need to be done cautiously and for many developments there will be a need to obtain environmental authorization.

11.8 LAND REFORM

Areas prioritised or has been transferred but yet to be developed for land reform purposes need to be identified within the SDF so that there is alignment between the Land Affairs initiatives and the municipal development initiatives/ plans

12. EDUMBE SDF – GUIDELINES FOR LUMS

12.1 The SDF and is essentially “schematic” plans and are non-cadastral. There is no direct interpretation of the SDF into a Land Use Scheme. In order to formulate a Land Use Scheme it is necessary to develop the SDF into either a composite Physical Development Framework (sometimes also called a Land Use Framework) or a series of Physical Development Framework Plans. It is such a plan, because it had a more detailed cadastral base that provides the basis for the formulation of a Land Use Scheme.

12.1.1 There are several steps necessary to produce a Land Use Scheme, viz;

- The Translation of the existing TPS(s) zones into LUMS terminology
- The introduction of appropriate new zones facilitated by the LUMS system (eg; a series of mixed use and interface/buffer zones)
- The translation of the land use areas implicit in the General Plans of areas currently not in a TPS into LUMS terms.
- The extension of the LUMS system into areas without any other form of control using the existing zones available or introducing new/additional zones (eg; Traditional settlement areas, agriculture, etc)

The exercise of developing a Land Use Scheme also offers an opportunity to undertake a form of TPS Review and to modify the existing zones that are subject to change, ie;

- Expanding zones of the CBD, shopping areas, introducing relatively higher densities in specific areas and so on.

The intentions of the SDF therefore can be used to modify/amend the formulation of a Land Use Scheme. In this sense it provides some basic “guidelines” for the formulation of a Land Use Scheme

12.1.2 In this sense the intentions of the SDF can be used as follows:

- Existing formal zones that are not identified for change (Residential, commercial, industrial, etc) can be simply translated into appropriate LUMS zones.
- Existing formal developments in areas with General Plans can have their areas matched with any appropriate zone in the existing TPS or with any new LUMS available zone to be introduced.
- Existing informal residential areas will however require the preparation of either Physical Development Framework Plans or upgrading layouts in order to identify which appropriate residential zones to apply.
- Areas in transition or subject to change (such as the formulation of corridors extending from the CBD, and the area of change around the CBD and major shopping facilities, hospitals, etc) can have new interface and/or mixed uses zones applied. The SDF identifies these areas in an indicative manner.
- The policy for densification enunciated in the SDF, ie around, major nodes, can inform the approach to evaluate and detail such areas

12.1.3 LUMS Background

The Department of Corporate Governance and Traditional Affairs has set out a sectoral checklist for preparation of Land Use Management System (LUMS) Guidelines in a report entitled “Sectoral Guidelines for the Review of Integrated Development Plans in KwaZulu Natal”

12.2.1 Land Use Management System (LUMS)

- (i) LUMS is a single and flexible system used to manage land within a municipal area. Land Use Management is a combination of all the tools and mechanisms used by a municipality to manage the way land is used and developed.

These tools include *inter alia*: land use schemes; by-laws; licensing; rates and general property information. Municipalities are required to undertake land use planning in terms of the Municipal Systems Act No. 32 of 2000, and also under the proposed National Land use Bill.

- (ii) The former Natal Town and Regional Planning Commission (TRPC), now known as the KwaZulu-Natal Planning and Development Commission (PPDC), commissioned a study for the preparation of Guidelines for a Land Use Management System (LUMS).

(iii) **What are the Aims of a LUMS**

A Land Use Management System is aimed at co-ordinating all land uses and their relationship to each other - ensuring certainty, order and compatibility of land uses - in order to:

- create safe, healthy and liveable environments through appropriate design standard;
- promoting sustainable development and resource protection (e.g. protection of land assets);
- promoting viable services provision.

(iv) **How do you prepare a Land Use Management System?**

Table : Preparation of LUMS Guide

STEPS	ACTIONS	OUTCOME
1. What is the institutional capacity for preparing a land use scheme?	<ul style="list-style-type: none"> • Develop an information system that functions efficiently, both internally and externally to the organization. • Establish and or confirm a planning section / spatial planning unit in your organisation. • Appoint staff in the unit / or consultants taking into consideration the empowerment of the municipality. 	Functioning Planning Unit
2. What is the status quo within a Municipality?	<ul style="list-style-type: none"> • Conduct the information audit to get an indication of the following: <ul style="list-style-type: none"> ➢ No. of TPS, R293 and Amakhosi areas included in the Municipality; ➢ Clarity and accuracy of tenure, cadastral and mapping information. ➢ Existing sectoral plans and policy guidelines. (Transportation, environment, housing, etc). ➢ Financial resources and budgeting. • Identify the level of community consultation required (Consultation Plan). 	A clear picture of information gaps and the level of consultation required.

STEPS	ACTIONS	OUTCOME
3. What type of a Land Use Scheme (LUS) do you need?	<ul style="list-style-type: none"> • Prepare a Strategic Land use Framework which will include the following: • Strategic issues identified in the IDP and its SDF. • Identify pressure points (areas needing urgent attention). • Identify the LUS level for various parts of the municipality (Elementary, primary, comprehensive or rural level). • Decide on the type of Land Use Scheme you prefer by doing either or a combination of the following: • Translate the existing zones into a LUS without a review or consolidation. • Partially translate, consolidate or align different schemes and extend such schemes to areas where there is no land use management. • Undertake a detailed review of zones, land uses and controls in all current schemes with a view to creating a single scheme. 	An agreement on the type of a Land Use Scheme that the Municipality wishes to prepare.
4. How to prepare a Land Use Scheme?	<ul style="list-style-type: none"> • Council resolves to prepare a LUS in accordance with a new LUMS using appropriate legislation (once available). • Address information gaps (if necessary). • Formulation of the Statement of Intent (SOI) for large or special areas of the LUS based on the objectives of the municipal IDP. • Identify the zones, districts and appropriate development control. 	A Municipal Land use Scheme comprising of a Plan, a Land Use Table (Matrix) and a table of development control (Land Use Template)
5. What is the Road to Approval of the LUMS?	<ul style="list-style-type: none"> • Circulate the LUS for public comments within a legislated time period. • Amend the LUS by incorporating the received public comments. • Table the LUS (reports and maps) to Council and Amakhosi or a structure comprising of the two for final approval. • Submission to DTLGA for comments and or assessment. 	An approved Land Use Scheme to guide land use management within a municipal area.

Reference: Sectoral guidelines for the Review of Integrated Development Plans in KwaZulu-Natal.

13. SUSTAINABILITY APPRAISAL

13.1 Sustainability Appraisal for e'Dumbe SDF Review 2011

(i) Process Appraisal

No.	SEA PRINCIPLES				COMMENTARY
	Key Questions	Yes	No	?	
1	Has there been the establishment of a vision, goals and objectives using principles of sustainability?	Yes			
2	Have opportunities and constraints that the environment places on development been identified?	Yes			
3	Have key environmental issues and concerns that are likely to affect spatial development decision making been identified?	Yes			
4	Have sustainability parameters and indicators been determined to guide development?	Yes			
5	Have alternatives and strategies to achieve the vision, goal and objectives been determined, evaluated and assessed?	Yes			
6	Have the alternatives and strategies that best meet sustainability objectives been established?	Yes			
7	Does the plan include the concepts of precaution, iteration and provision of continual improvement?	Yes			
8	Has clear justification for the choices made with regard to options and alternatives been provided?	Yes			

9	Has the process to develop the plan drawn on the best available information and encourages independent review to give quality assurance?	Yes			
10	Has the process been transparent and participative?	Yes			
11	Has the plan been defined within a wider context of environmental and planning processes?	Yes			
12	Is the plan integrative and cross-cutting?	Yes			

(ii) Policy Appraisal

Appraisal	Number
Very positive impact	0
Positive impact	4
Neutral / No impact	6
Negative impact	3
Highly negative impact	0

No.	SUSTAINABLE DEVELOPMENT OBJECTIVE	SCORE	COMMENTARY
	SOCIO-ECONOMIC		
1	Infrastructure, Urbanisation & Housing: Ensure a balance between the need for development and it's effects on the environment; Recognise the threat of uncontrolled urban expansion on the environment; Identify and map land required for biodiversity conservation and public open space purposes; Identify land suitable for development purposes and identify most appropriate uses.		

2	Economy: Emphasize the interdependence between poverty, economic growth and the environment; Rehabilitate and conserve the city's urban and natural environment; Recognise and encourage small and micro businesses;		
3	Environmental Education: Form and support environmental education initiatives that will enable e'Dumbe communities to use resources sustainably; Communicate intended environmental impacts to affected communities		
4	Cultural Heritage: Preserve and improve the cultural heritage of the e'Dumbe area; Acknowledge and respect the historical significance of cultural and religious features; Consider cultural values, sites and landscapes of historic significance, areas of scenic beauty and places of spiritual importance in planning, decision making and development proposals; Promote and support cultural tourism initiatives;		
ENVIRONMENT			
5	Biodiversity: Preserve the LM's biodiversity and minimise the loss of species resulting from the development of the LM; Create an open space system representing the full range of habitats within e'Dumbe.		
6	Trees & Forests: Conserve and promote the sustainable use of indigenous trees in the LM.		
7	Air Quality: Maintain air quality at levels that are not a threat to the environment and human health and well being		
8	Water Resources; Ensure the quality of water from rivers, streams and wetlands is suitable for the maintenance of biodiversity and the protection of human health and well being		
9	Water Resources: Ensure the quality of potable water meets the minimum legislated standard		
10	Renewable & Non-renewable Resources: Plan for and facilitate a shift from use of non-renewable to renewable resources		

11	Energy: Accentuate the importance of energy and it's role in development and the negative effects that energy production may have on the environment; Identify and encourage the use of alternative renewable and sustainable energy sources in new and existing developments.		
12	Landscapes & Townscapes: Protect the LM's landscapes and townscapes; Identify activities suitable for each piece of available land based on its geology, soils, topography, aesthetics, biodiversity, ecological corridors, wildlife habitat.		
13	Noise, Shock & Vibration: Ensure that the physiological and psychological effect of noise, shock and vibration levels do not exceed legislated standards		
14	Waste: Provide for an effective and efficient waste management system; Provide for an integrated approach to waste management.		

i.

NEMA CONFORMANCE

Conformance	Number
Very good	1
Good	17
Neutral/Not Applicable	7
Poor	3
Very poor	0

No.	NEMA: ENVIRONMENTAL SUSTAINABILITY PRINCIPLES	SCORE	COMMENTARY
	Sustainable Development		

1	Sustainable Development: Development must be socially, environmentally and economically sustainable	
2	Eradication of Poverty: Basic human needs must be satisfied to ensure sustainable development.	
3	Waste Management: Waste must be avoided, or where it cannot be altogether avoided, must be minimised, re-used or recycled where possible and otherwise disposed of in a responsible manner	
4	Pollution Control: Pollution and degradation of the environment must be avoided, or, where they cannot be altogether avoided, minimised and remedied	
Environmental Justice & Equity		
5	Priority of Human Needs: Environmental Management must place people and their needs at the forefront of its concern, and serve their physical, psychological, developmental, cultural and social interests equitably.	
6	Environmental Rights: Negative impacts on the environment and on peoples environmental rights must be anticipated and prevented, and where they cannot altogether be prevented, must be minimised and remedied	
7	Environment as a Public Resource & Heritage: The environment is held in public trust for the people, the beneficial use of resources must serve the public interest and the environment must be protected as people's common heritage	
8	Environmental Justice: Adverse environmental impacts shall not be distributed in such a manner as to unfairly discriminate against any person, particularly vulnerable and disadvantaged persons.	

9	<p>Equitable Access: Equitable access to environmental resources, benefits and services to meet basic human needs and ensure human well-being must be pursued and special measures may be taken to ensure access thereto by categories of persons disadvantaged by unfair discrimination.</p>		
10	<p>Environmental Health & Safety: The right of workers to refuse work that is harmful to human health or the environment and to be informed of dangers must be respected and protected</p>		
<p>Participation, Empowerment & Transparency</p>			
11	<p>Participation in Environmental Governance: The participation of all interested and affected parties in environmental governance must be promoted, and all people must have the opportunity to develop the understanding, skills and capacity necessary for achieving equitable and effective participation, and participation by vulnerable and disadvantaged peoples must be ensured.</p>		
12	<p>Contributions to decision making: Decisions must take into account the interests, needs and values of all interested and affected parties, and this includes recognizing all forms of knowledge, including traditional and ordinary knowledge.</p>		
13	<p>Empowerment: Community well being and empowerment must be promoted through environmental education, the raising of environmental awareness, the sharing of knowledge and experience and other appropriate means.</p>		
14	<p>Transparency and access to information: Decisions must be taken in an open and transparent manner, and access to information must be provided in accordance with the law.</p>		

15	Role of women and youth: The vital role of women and youth in environmental management and development must be recognised and their full participation therein must be promoted.		
Co-operative Governance			
16	Intergovernmental co-ordination: There must be intergovernmental co-ordination and harmonisation of policies, legislation and actions relating to the environment.		
17	Conflict resolution: Actual or potential conflicts of interest between organs of state should be resolved through conflict resolution procedures.		
18	Global and international responsibilities: Global and international responsibilities relating to the environment must be discharged in the national interest		
Ecological & Cultural Integrity			
19	Biological diversity: The disturbance of the ecosystem and loss of biological diversity must be avoided, or, where they cannot be altogether avoided, must be minimised and remedied		
20	Non-renewable resources: The use and exploitation of non-renewable natural resources must be responsible and equitable, and take into account the consequences of the depletion of the resource		
21	Renewable resources: The development, use and exploitation of renewable resources and the ecosystems of which they are part should not exceed the level beyond which their integrity is jeopardised		
22	Sensitive ecosystems: Sensitive, vulnerable, highly dynamic or stressed ecosystems, such as coastal shores, wetlands and similar systems require specific attention in management and planning procedures, especially where they are subject to significant human resource usage and development pressure.		

23	Cultural integrity: The disturbance of landscapes and sites that constitute the nation's cultural heritage is avoided, or where it cannot be altogether avoided, is minimised and remedied		
Environmental Decision Making			
24	Integration: Environmental management must be integrated, acknowledging that all elements of the environment are linked and interrelated, and it must take into account the effects of decisions on all aspects of the environment and all people in the environment by pursuing the selection of the best practicable environmental option.		
25	Life-cycle approach: Responsibility for the environmental health and safety consequences of a policy, programme, project, product, process, service or activity exists throughout its life cycle		
26	Accountability: The costs of remedying pollution, environmental degradation and consequent adverse health effects and of preventing, controlling or minimising further pollution; environmental damage or adverse health effects must be paid for by those responsible for harming the environment.		
27	Precautionary principle: A risk-averse and cautious approach is applied, which takes into account the limits of current knowledge about the consequences of decisions and actions		
28	Consideration of impacts: The social, economic and environmental impacts of activities, including disadvantages and benefits, must be considered, assessed and evaluated, and decisions must be appropriate in the light of such consideration and assessment.		

ii.

DFA Conformance

Conformance	Number
Very good	4
Good	11
Neutral/Not Applicable	4
Poor	0
Very poor	0

No.	DFA: SUSTAINABILITY PRINCIPLES	SCORE	COMMENTARY
	Policy		
1	Provide for urban and rural development and should provide for formal and informal, existing and new settlements.		
2	Discourage illegal occupation of land, with due recognition of informal land development processes		
3	Should encourage and optimise the contribution of all sectors of the economy to land development so as to maximise the Republic's capacity to undertake land development.		
4	Promote speedy land development		
5	Proposed land developments must be judged on their own merits and no particular use of land, such as residential, commercial, conservational, industrial, community facility, mining, agricultural or public use, should in advance or in general be regarded as being less important or desirable than any other use of land.		
6	Land development should result in security of tenure and provide for the widest possible range of tenure alternatives, including individual and communal tenure.		

7	There should be co-ordination of the interests of the various sectors involved in or affected by land development so as to minimise conflicting demands on scarce resources.		
8	Should stimulate the effective functioning of a land development market, based on open competition between suppliers of goods and services.		
Sustainable Development			
9	Promote the integration of the social, economic, institutional and physical aspects of land development.		
10	Promote integrated land development in rural and urban areas in support of each other.		
11	Promote the availability of residential and employment opportunities in close proximity to or integrated with each other.		
12	Optimise the use of existing resources including such resources related to agriculture, land, minerals, bulk infrastructure, roads, transportation and social facilities.		
13	Promote a diverse combination of land uses, also at the level of individual erven or subdivisions of land.		
14	Discourage the phenomenon of urban sprawl in urban areas and contribute to the development of more compact towns and cities.		
15	Contribute to the correction of historically distorted spatial patterns of settlement in the Republic and the optimum use of existing infrastructure in excess of current needs.		
16	Encourage environmentally sustainable land development practices and processes.		

17	Promote sustainable land development at the required scale in that they should - promote land development which is within the fiscal, institutional and administrative means of the Republic; promote the establishment of viable communities; Promote the sustained protection of the environment; meet the basic needs of all citizens in an affordable way; and, ensure the safe utilization of land by taking into consideration environmental constraints.		
Participation, Empowerment & Transparency			
18	Members of communities affected by land development should be given the opportunity to participate in the process of land development.		
19	Skills and capacities of disadvantaged persons involved in land development should be developed.		

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