



MABASO TRADITIONAL SETTLEMENT MASTER PLAN

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SYDWALT

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1. INTRODUCTION

Traditional Master plans are characterised by spatial planning which emphasises the development of settlements with infrastructure investments which promote more compact and public transport-based urban development (Watson 2009:169). The TSMP is informed by the recommendations of the Municipal Integrated Development Plan (IDP) and the Spatial Development Framework (SDF), consequently, decoding the extensive intentions of these plans into a greater level of detail to guide the formulation of a future Land Use Management Scheme for the municipality (COGTA: Suite of Plans) with emphasis on settlements under the traditional leadership. This will further give effect to the Provincial Growth and Development Strategy by guiding settlement patterns; thereby enabling services, and endorsing economic opportunities. Also, master plans are intended to direct proper land-use management which will ensure a more balanced use of the land to accommodate residential, social, agricultural uses and environmental concerns.

The KZN Provincial Government determined that in order to fulfil the general goals of the Provincial Growth and Development Strategy (PGDS) and the Provincial Growth and Development Plan (PGDP), traditional settlement master plans must be developed for all local municipalities. Sydwalt (PTY) Ltd with the assistance of the Umsinga Local Municipality and the Mabaso TC, took part in the preparation of a Traditional Settlement Master Plan (TSMP) for the Mabaso TC. The community meetings held with the Traditional Council were extremely comprehensive and confirmed the envelopment of Induna and Inkosi at all times.

2. BACKGROUND

Traditional Committees allocate a variety of uses on land within their jurisdiction, however, there are no standard guidelines across the province that guides the process. Municipalities are also obligated to develop Wall

to Wall Schemes, both in terms of the KwaZulu-Natal Planning and Development Act (PDA) of 2008 and the Spatial Planning and Land Use Management Act (SPLUMA) of 2013. Inappropriately, these have not yet yielded the needed results in terms of guiding land use management in rural areas. The nature of existing schemes in particular is urban-biased and tends to exclude traditional practices in land allocation and land-use management.

It was discovered that there are challenges in the process where land allocation is conducted as this varies from traditional council to the other, with the use of meeting with traditional councils. These challenges could be a result of lack of access to information on technical systems, principles and factors that should be considered when allocating land, particularly for residential purposes. This is further exacerbated by the non-existence of guidelines that are influenced by indigenous knowledge of land allocation fused with technical planning systems. Traditional communities rely on their respective traditional councils in charge of the land allocation process to duly allocate land. In certain instances, this has led to the overlapping of land rights and the allocation of uses on land that is not suitable for development, endangering the lives of the inhabitants.

The development of this traditional master plan was developed through considerable stakeholder engagement and informed by extensive site visits to determine and define the role of the study area in relation to the development vision and Spatial Development Framework (SDF) recommendations. During consultations with the Umsinga Local Municipality, the Mabaso TC was identified as one of the TCs to be supported with the preparation of the TSMP. It was found that Mabaso, one of the rural service nodes was identified within the municipal SDF and one of the nodes exhibiting signs of settlement growth.

3. THE UNDERLYING PRINCIPLE FOR THE STUDY

The purpose of the study is to formulate a settlement master plan for the Mabaso Traditional Community with the goal of identifying potential development areas as well as to provide a guide for land distribution. This is done against the framework of National and Provincial legislation which governs both land allocation and land use management. Traditional Leadership is constitutionally accepted as an institution at local level that is the custodian of customs of communities observing a system of customary law. Established in this role is the custodianship of communal land and the fundamental land allocation. However, this role is not passably outlined within the scheme in the realm of land use management which by legislation is governed by municipalities. The policy context for land use management in South Africa calls for wall-to-wall schemes which aim to regulate land use management across the municipal space. Traditional Leaders also have a responsibility of managing land allocation within traditional areas.

There is a growing need to guide settlement planning in traditional areas in particular. The new transformative approach to development calls for a schematised approach to guide development in order to cater for the competing development pressures and the need to preserve cultural practices and the natural resources.

The intention of the report is to determine the local land allocation systems, means and official arrangements in respect of land allocation; whilst determining a realistic interface between the land allocation and the land use management system of the municipality. Consequently, the study promotes a collaborative planning system between the municipality and the Traditional Council. The vision is to develop a set of goals, strategies, rules and procedures that would assist the Mabaso Traditional Council in

Land allocation which will correspond the land use management purposes and plans of the municipality. It is fundamental for both systems of governance at local level to find common ground and collaborate in decisions of land use and development management.

4. THE STUDY AREA

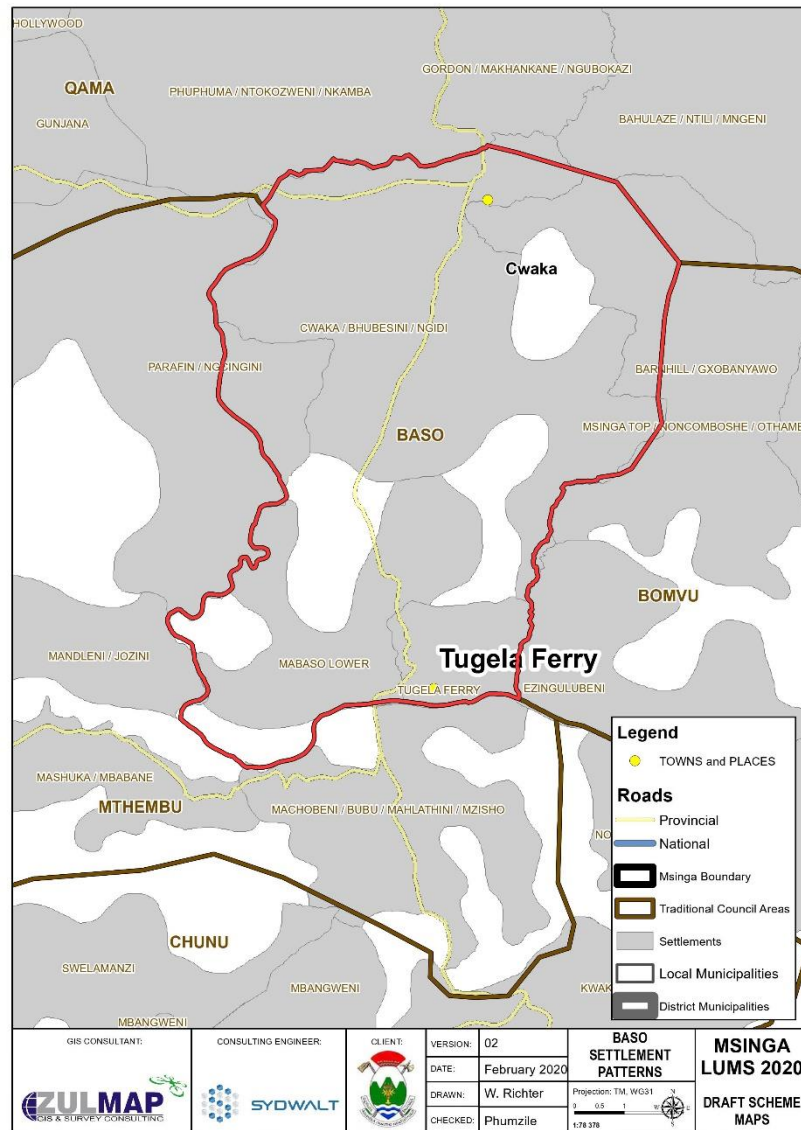
The Msinga Local municipality (Category B) is one of the four local Municipalities constituting the uMzinyathi District Municipality in the northern part of the province of KwaZulu-Natal and the Municipality is seated in the town of Tugela Ferry. Msinga is composed of six Traditional Authority areas namely, Mabaso, Mchunu, Bomvu, Qamu, Ngome and Mthembu. The municipality is located in the western region of the KwaZulu-Natal Province within the Mzinyathi District Municipality. The study area of the Mabaso Traditional Council is located within the jurisdiction of Msinga Local Municipality in the western area of the municipal boundary.

The Mabaso Traditional Council is accessible from the N3 via the R33, the R33, P280, P281 and P363 provides access to rural settlement areas located along its edges, and within the traditional council area of Mabaso and links through to the N3 via the part of neighbouring, uMvoti Local Municipality.

Although the study area is formed by wards as per the formal municipal demarcation process, it must be acknowledged that traditional areas have their own traditional ward structures called izigodi which have existed over time. These areas are not demarcated formally, however; the extent of these areas is common knowledge within the community in the area. The Mabaso area consists of the following izigodi; Cwaka/Bhubesini/Ngidi, Barnhill/Gxobanyawo, Mabaso Lower, Tugela Ferry, Ezingulubeni.

MSINGA LOCAL MUNICIPALITY: MABASO TRADITIONAL SETTLEMENT MASTER PLAN

Map 1: Izigodi

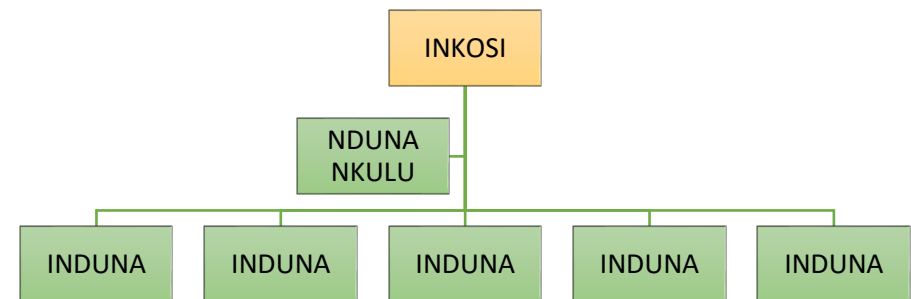


Each TC is administered through Traditional leadership and traditional practices.

Table 1: iNkosi Names

TRADITIONAL COUNCIL AREA	INKOSI
Qamu	
Mchunu	N. E Mchunu
Mabaso	T. D Mabaso
Bomvu	
Ngome	P. I Ngubane
Mthembu	S. M Mthembu

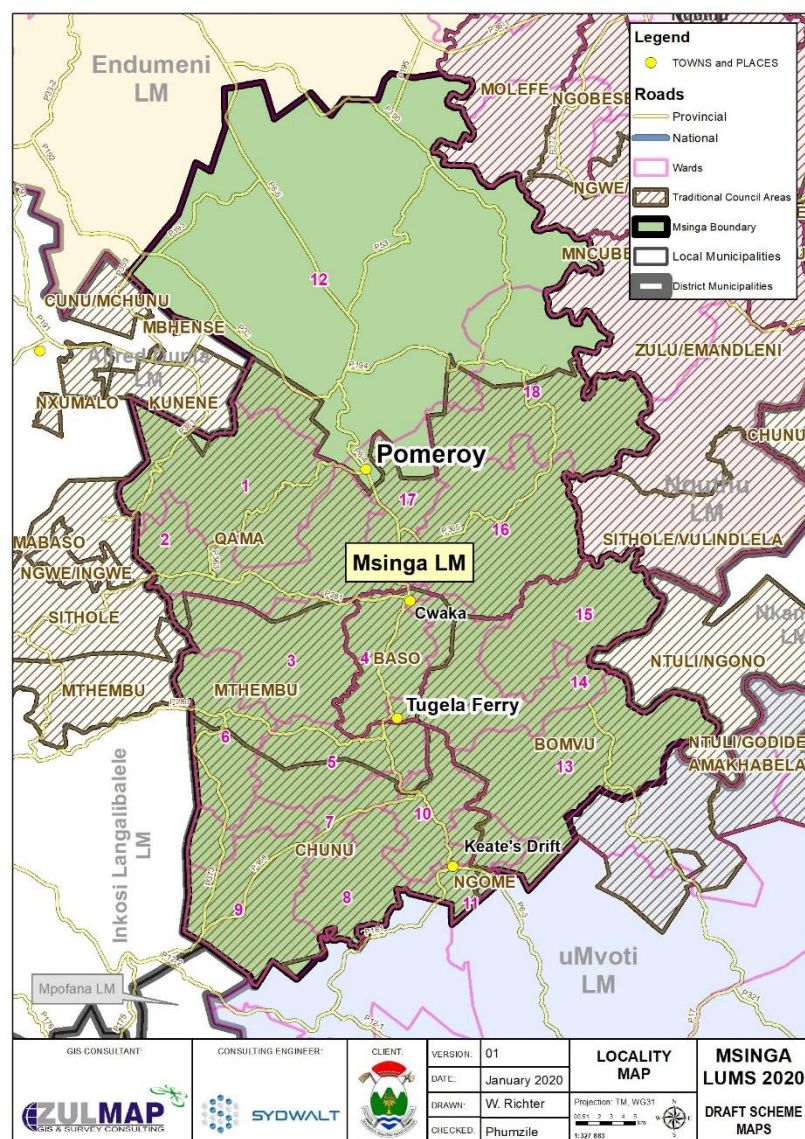
Figure 1: Traditional Leadership Structure



Roles and Responsibilities of Traditional Leaders

iNkosi - Acting as heads and primary spokespersons of their respective traditional authorities whilst at the same time being symbols of unity within their communities; they are also integral for Land administration, including making recommendations on land allocation, settling of land disputes and ensuring sustainable use of land; Using izimbizo to consult with the traditional community and to ensure information Dissemination.

Map 2: Locality and Traditional Council Boundaries



INduna Nkulu – assists the inkosi in making decisions around matters and issues relating to the Tribal areas, they are usually the linking person between inkosi and izinduna, in addition they also govern a particular isigodi within the Traditional Council area.

INduna – these are traditional leaders who report to iNduna Nkulu and iNkosi, each iNduna governs their own isigodi and oversees issues and matters concerning a particular isigodi.

Although the study area is formed by wards as per the formal municipal demarcation process, it must be acknowledged that traditional areas have their own traditional ward structures called izigodi which have existed over time. These areas are not demarcated formally, however; the extent of these areas is common knowledge within the community in the area.

5. THE PROJCT APPROACH AND METHODOLOGY

Spatial development concepts are generally developed around urban models that are then applied to rural areas. Notions such as corridors, nodes and zones often dominate the spatial methodology in planning for both urban and rural areas, however, these concepts are unfitting within the rural context, especially without area specific planning interventions. Consequently, in order to improve the community's capacity to generate their own income or means of living, the locally specific planning needs to be the spatial focus in areas, like Mabaso. Furthermore, settlements need to be assessed by factors such as locality, social and economic access as well as access to other basic amenities to determine the long-term sustainability and viability. This report utilises a combination of both quantitative and qualitative research methods. The studies were conducted through a field survey by means of capturing of proposed development sites, engagements with the traditional council and community members and analysis of statistical data acquired from stats

SA. In addition, has further been complemented by review of literature and existing policy documents.

The qualitative analysis fragment of the report has mainly been centred on meetings with the Traditional Council and the respective provincial government and municipal officials. A project plan has been employed as a process plan to guide the study. This has been presented to the Mzinyathi District Municipality, the Msinga Local Municipality and later to the Mabaso Traditional Council to solicit buy – in into the study and approach. The meetings conducted with the Traditional Council have assisted in collecting information about the contemporary practise of land allocation and the long-term vision and objectives of the community. Geographic Information Systems (GIS) and handheld Juno GPS units were used for the evaluation of the information and the conceptualisation of the framework.

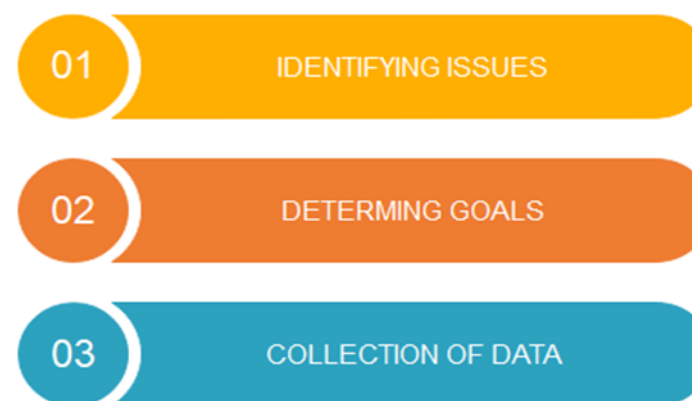
It was that the communal choices of rural households and are as diverse as those of urban households and this must be acknowledged. Different types of rural settlements have different development needs. Several denser settlements such as the aptly labelled, exhibition the traits of urban settlements however they may have a deficit economic base such as the location in Mabaso. On the other, the scattered or dispersed settlements are sparsely developed rural settlements need basic infrastructure, for instance, electricity, potable water and sanitation. The accessibility of natural resources is mostly determined by the local environment, the carrying capacity of the land, and the climatic conditions that either impede or support the creation of livelihoods from the land. As a result, this requires an adaptable approach that recognizes the multiplicity of locally specific needs in rural areas.

Department of Cooperative governance and traditional Affairs and the Mabaso traditional council's main goal is the development of a strategic plan. Schemes such as strategic plans, general plans or master plans all

depict similar ideas such as documenting the dreams, hopes, and aspirations a community holds for itself. Conversely, effectively capturing the hopes of the community of becoming cultivated is a daunting challenge. Although there are no universally accepted “one best way” of developing a Traditional Settlement Master Plan (TSMP), this part explains the inclusive planning process that was exercised in preparing the Mabaso Traditional Settlement Master Plan.

The comprehensive planning process verifies community goals and aspirations in terms of community development. The outcome of the comprehensive planning process is the Traditional Settlement Master Plan which dictates the aspirations of the Mabaso Traditional council in terms of uses, land use, recreation and housing. The subsequent figure 1 identifies the steps that were taken in preparation of the aforementioned plan. The implementing and monitoring representatives are the Mabaso Traditional Council and the Umzinyathi District Municipality. As discussed before, it is vital for the two systems of governance at local level to find common ground and collaborate in decisions of land use and development management.

Figure 2: Comprehensive Planning Process



6. LEGISLATIVE AND POLICY PERFORMANCE MEASURES

6.1. THE NATIONAL CONTEXT

6.1.1. THE NATIONAL DEVELOPMENT PLAN

The National Development Plan (NDP) highlights rural development as one of the country's priorities. According to the NDP by 2030 the country looks to have developed rural settlements, where people will have better quality of life by providing them with clean water, electricity, security, better jobs and education. From the point of view of the NDP, rural areas are seen to be a catalyst for agriculture development, and this will be achieved through infrastructure and service delivery, investment in irrigation schemes and security of tenure for communal farmers.

Whilst this Traditional Settlement Master Plan does not intend to explicitly deal with these priorities; by implication a systematic approach to land use management in rural areas creates a favourable environment for investment in public infrastructure, which in turn will unlock various potentials within the area.

6.1.2. THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 16 OF 2013

In terms of Section 155[7] and 44[2] of the Constitution of South Africa, the Spatial Planning Land Use Management Act 16 of 2013 [SPLUMA] was promulgated by Parliament as a uniform, efficient and comprehensive system of spatial planning that is applicable to the entire area of the Republic which is aimed at, amongst others, addressing the imbalances of

the past by promoting social and economic integration of previously disadvantaged areas through Spatial Equity.

Accordingly, SPLUMA identifies the following objectives that apply to "rural" and Traditional Council areas:

- Section 12 (1) (h): "include previously disadvantaged areas, areas under traditional Council leadership, rural areas, informal settlements, slums and land holdings of state-owned enterprises and government agencies and address their inclusion and integration into the spatial, economic, social and environmental objectives of the relevant sphere."
- Section 24 (2)(c): "include provisions that permit the incremental introduction of land use management and regulations in areas under traditional leadership, rural areas, informal settlements, slums and areas not previously subject to a land use scheme."
 - ✓ Identifying issues
 - ✓ Stating goals
 - ✓ Collecting data
 - ✓ Preparing the plan
 - ✓ Adopting the plan

By extension, the Provincial Growth and Development Strategy (PGDS) is a provincial tool that is used to identify key areas for investment and development in the form of a hierarchy of nodes as well as corridors that form a network between the identified nodes to enhance the synergistic movement of goods and services. For the most part these nodes and corridors are focused on urban and peri-urban areas (given their concentrated settlement patterns) but due to their dispersed arrangement, traditional settlement areas have had limited intervention.

By and large the municipality and the professionals within the field of planning remains the practitioners and implementing agents of the acts. However; the act stipulates the importance of the participation of

Traditional Councils in land use management, as the planning instruments i.e. the Spatial Development Frameworks and Wall-to-Wall schemes would also affect land under traditional leadership.

6.1.3. MUNICIPAL SYSTEMS ACT, 32 OF 2000

The Municipal Systems Act (MSA) provides for the core principles, mechanisms and processes that are necessary to enable municipalities to move progressively towards the social and economic development of local communities and ensure universal access to essential services that are affordable to all.

The Municipal Systems Act (MSA) advocates for community participation in matters of development and that there must be consultative sessions with locally recognised Traditional Councils. As part of the Integrated Development Plan (IDP), a Spatial Development Framework (SDF) is also developed and it includes the provision of basic guidelines for a Land Use Management System. The Msinga Local municipality is in the process of developing its wall-to-wall scheme; this plan is thus developed under the framework of both the Spatial Development Framework of the municipality and the eminent Land Use Scheme. The intention of the plan would not be to supersede the Spatial Development Framework nor the wall-to-wall scheme; however, it is developed to enhance the Spatial Development Framework and guide the allocation of land development rights at a localised level.

The Municipal Systems Act also states that municipal services must:

(c) be equitable and accessible:

(b) be provided in a manner that is conducive to-

(i) the prudent, economic, efficient and effective use of available resources; and

(ii) the improvement of standards of quality in time;

(c) be financially sustainable;

(d) be environmentally sustainable

However, it is not easy to achieve the above mentioned due to the current nonresponsive settlement and land usage patterns. The traditional settlement master plan therefore will be a suitable tool to guide the development and allocation of land thus unlocking the opportunities to achieve the above-mentioned achievement of the above mentioned.

6.2. THE PROVINCIAL CONTEXT

6.2.1. PROVINCIAL GROWTH AND DEVELOPMENT PLAN (PGDP)

The KwaZulu-Natal Province has identified priority intervention areas presented in the KZN SDF presented in the PGDP (currently under review). As part of these priority areas, rural service centres are proposed which will enhance rural development. These centres will include the following activities:

- Traditional administration centre,
- Taxi/ bus stop,
- Informal trading / market area,
- Social facility (clinic, library etc.),
- Skills development centre (mainly local schools),
- Mobile services point (mobile clinics, pension pay points, mobile library etc.),
- Small commercial facility, and
- Recreational facility such as a sport field.

One of the strategic objectives of the PGDP is to unleash agricultural potential. However; there are constraints in achieving this goal which include inadequate access to funding for infrastructure and lack of agro-

industries and therefore value-adding. Whilst there is a general belief that rural areas present themselves as opportune areas for agricultural development, agricultural potential for any rural area goes beyond just the availability of land. There needs to be supporting infrastructure for the agricultural activity to be viable. The study will present briefly an analysis of the area in this respect, though the focus will largely be on framework guidelines for land allocation; which in turn can unleash any of the potentials that might be shown.

6.2.2. THE INGONYAMA TRUST ACT, 3 OF 1994

Approximately 2.8 million hectares of land in KwaZulu-Natal is Ingonyama Trust Land. The Ingonyama Trust was established in 1994 by the Ingonyama Trust Act, to administer land in title for the benefit, material welfare and social well-being of the members of the tribes and communities.

The Ingonyama Trust has all the rights to manage and be responsible for the running of the trust land. This means that local government has no right to issue tenure rights on land vested under Ingonyama Trust. There are 3 types of tenure system within the traditional authority land, the long-term lease, and the allocation of land for residential purposes. However; with the implementation of the traditional settlement master plan, it will give the land custodians better administration and management of the land by actively promoting the use of the provided developmental guidelines and principles for efficient and sustainable land usage.

6.3. THE LOCAL CONTEXT

6.3.1. UMSINGA IDP AND SPATIAL DEVELOPMENT FRAMEWORK

According to the 2020/2021 municipal IDP 99% of people within the Mabaso Tc area, there is a lack of access to clean water, sanitation, electricity and other services. This creates a barrier for market entry by emerging businesses, and a backlog of water services. The IDP suggests that the Mabaso area is highly susceptible to high levels of rainfall.

Communal facilities are situated far away from the settlement and this presents an opportunity to identify suitable land for the development of these services within the TSMP.

The 2019/2020 reviewed SDF identifies Mabaso TC area as a rural service node. As a result of to Msinga's rough terrain, the population is relatively scattered and services are concentrated along road infrastructure and water sources such as the Tugela River and other rivers. Agriculture is the main land use within the study area. The land extraction transpires short of the consideration of the carrying capacity of the soil. The effect of this includes overgrazing therefore soil erosion and the degradation of the environment. The SDF further states that Mabaso is characterised by land of high agricultural potential.

The SDF also indicates that there were six approved housing projects within the Msinga, and one active housing project with the Mabaso TC projected to yield 1000 units.

In terms of health facilities, the Mabaso area has a hospital however, requires clinics. With regards to safety and security there are two police located within the TC.

6.3.2. UMSINGA HOUSING SECTOR PLAN

The Msinga Municipal Housing Sector Plan denotes that the Mabaso TC comprises of a project that has 1000households that benefited in phase 2 development. The Mabaso rural housing projects covers unknown wards of the Msinga Local Municipality. The Municipality continues to develop its directive from the Human Settlements Provincial Department and pulls funding from several implements granted for human settlements development. This is assumed by means of the delivery of low income housing and the Municipality represents the 'developer' with Implementation Agents (IA) employed to provide the housing and

infrastructure needs of the settlement (Msinga Municipal Housing Sector Plan 2014:11).

7. STATUS QUO ANALYSIS

7.1 STUDY AREA

According to the Msinga SDF (2020/2021:6), The Msinga Local municipality is located in the central part of the KwaZulu-Natal Province. The Msinga Local Municipality is located within the uMzinyathi District Municipality and is bordered in the North by Endumeni LM, in the east by Nquthu and Nkandla Municipalities, in the south by Umvoti and Mpofana Municipality, in the west by uMtshezi and Indaka Local Municipalities. Within the Umzinyathi District Municipality. The Municipality currently consists of six traditional authority areas. These are namely Mabaso Tribal Authority; Ngome Tribal Authority; Mthembu Tribal Authority; Mchunu Tribal Authority; Bomvu Tribal Authority and Qamu Tribal Authority. The Mabaso Tribal Authorities is situated in ward 4.

The study area of Mabaso Traditional Council is located within the jurisdiction of Umsinga Local Municipality in the centre area of the municipal boundary.

The Municipality of Msinga is situated in deep gorges of the Tugela and Buffalo Rivers, secluded from the immediate neighbouring municipal areas. There is a decline in urban areas and growth in rural areas as a result of the population dynamics in Msinga, as opposed to most other areas in the country. This may be a result of Msinga urban areas being very small and are incapable of providing the normal range of goods and services provided in urban areas though Tugela Ferry appears to grow to a substantial service centre in the municipality's context Msinga SDF(2020/2021:6/7).

Although the study area is formed by wards as per the formal municipal demarcation process, it must be acknowledged that traditional areas have their own traditional ward structures called izigodi which have existed over time. These areas are not demarcated formally, however; the extent of these areas is common knowledge within the community in the area.

7.2 SOCIO ECONOMIC PROFILE

7.2.1 POPULATION GROWTH

The information from STATS SA Census 2011 and Community Survey 2016 indicates an annual population growth rate of 1,226% per annum for the period 2011 to 2016.

Table 2: Population Growth

Gender	Pop.2011	Pop. 2016	Pop. 2021	Pop.2030
Male	77 068	82 399	88 150	99 442
Female	100 509	102 095	109 220	123 211
Total	177 577	184 494	197 370	222 653

Source: Stats SA 2016 Community Survey

According to Statistics South Africa 2016 census data, The population of uMsinga including Tribal areas consists of 184 494 people inclusive of 100,0% black Africans. The table below clearly indicates that 53.7 % of the municipality's population falls in the age groups 0 to 18 years.

Table 3: Age Groups

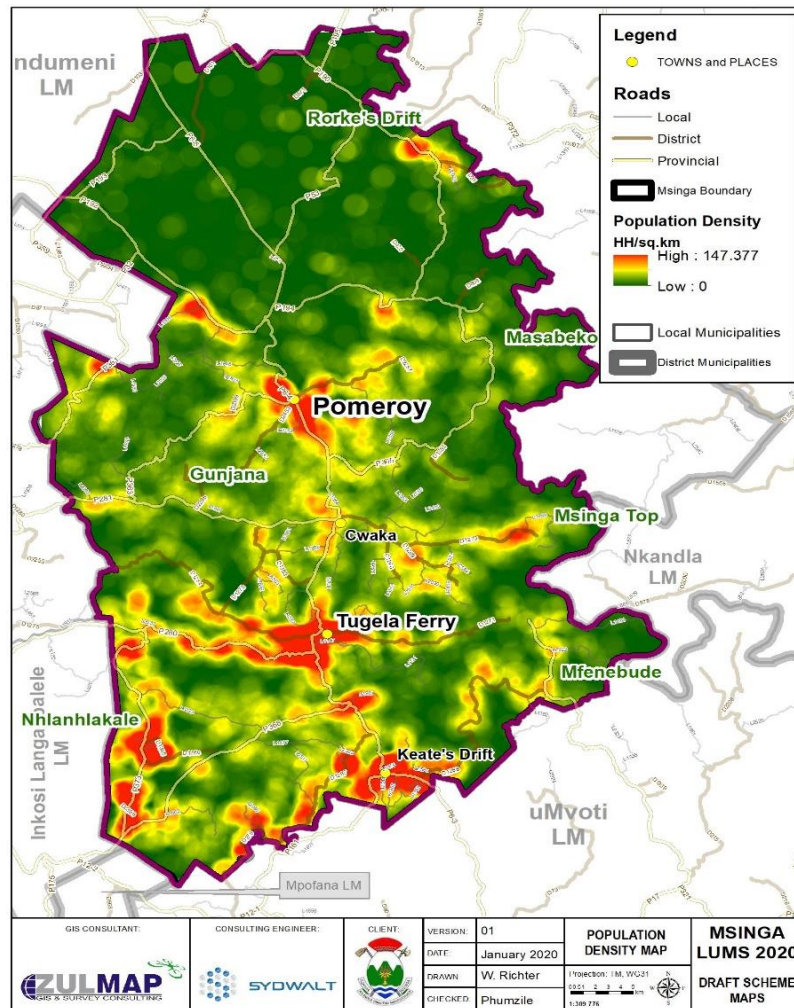
Age Group	uMsinga	
Under 18	53.7 %	99 069
18 to 64	41.6 %	76 664
65 and over	4.8 %	8 761
Total	100 %	184 494

This is a very young population that have serious implications for service delivery and the provision of (especially social) facilities in the municipal

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area. The implications of a young population in an area is high requirements for social services; educational and employment opportunities.

Map 3: Population Density

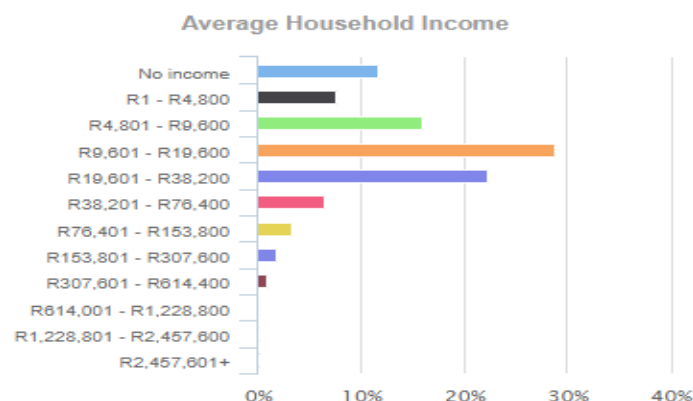


The Mabaso TC is densely populated along the southern edge of the TC, however, it is moderately populated, in general.

7.2.2 HOUSEHOLD INCOME

In terms of average households' income, majority of the community earns in between R9, 601 – R 19 600 with 28, 9 % and the lowest earns between R1 -R4, 800 with 7.7%. In addition those who have no source of income are 11.8 %. This signifies that most people have a source of income, however very low to sustain the standards of living.

Figure 3: Household Income

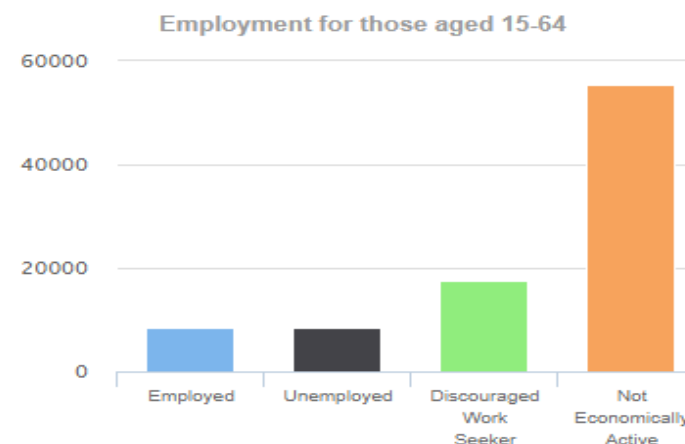


Source: Stats SA 2016 Community Survey

7.2.3 EMPLOYMENT TRENDS

The uMsinga Tribal areas experience significant unemployment with the majority of people falling under the *Non-Economically Active* category followed by *Discouraged Work Seeker*.

Figure 4: Employment Trends



Source: Stats SA 2016 Community Survey

7.3 LAND OWNERSHIP

The IDP states that uMsinga Municipality has 18 wards and the 16 wards which are under traditional authority, are under the custodianship of the Ingonyama Trust Board (IDP 2020/21: 60).

The study area is a traditional area thus the traditional council is the overseer of the land. This means that individuals do not have full ownership of the land that they reside on because they do not have title deeds over the land.

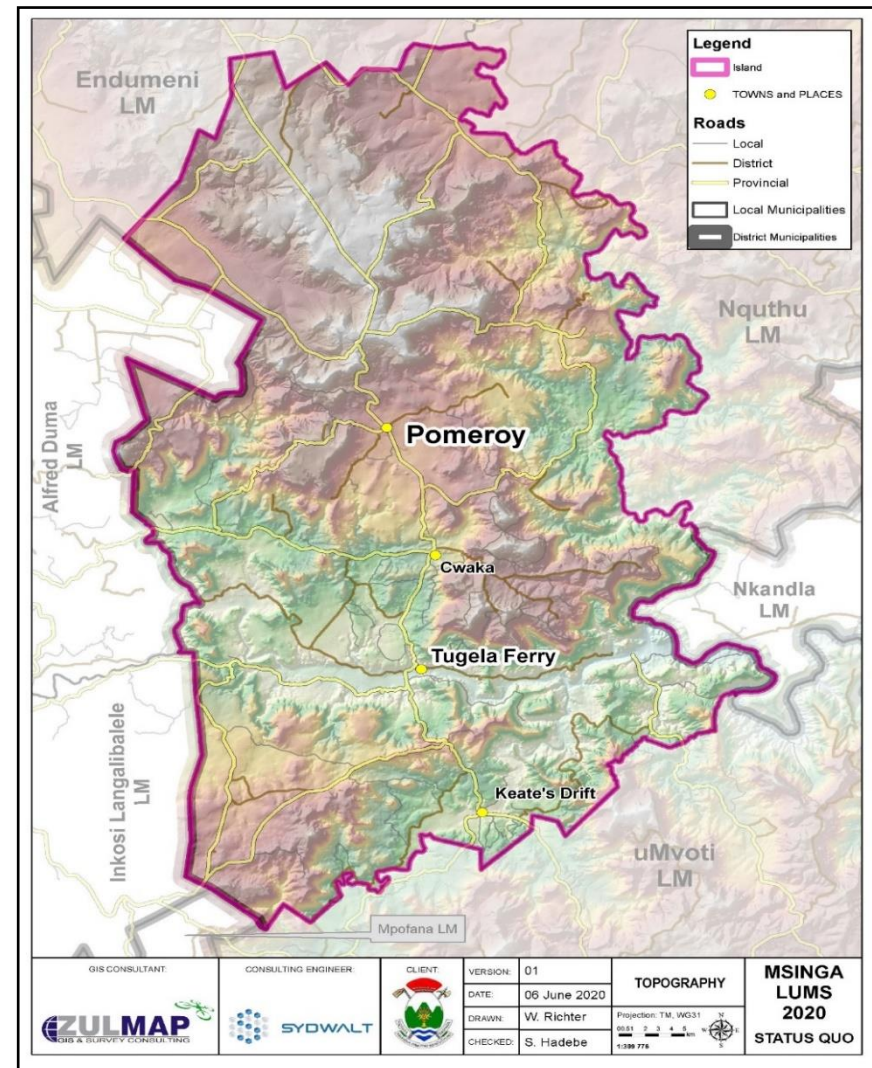
7.4 ENVIRONMENTAL ANALYSIS

7.4.1 TOPOGRAPHY

Like shown in Map 3, the nature of the topography is such that Msinga is largely located in deep gorges of the Tugela and Buffalo Rivers. This effectively isolates the area from the immediate surrounding municipal areas. Msinga Local Municipality area ranging from 405m (minimum) to

1726m (maximum) above sea level. A complex topography (rolling hills and mountains) across large sections of Msinga has an aesthetic appeal and holds considerable tourism development potential. All areas steeper than 18 degrees should be excluded from development. This will not only protect slopes from erosion and landslide risk, but will ensure that ridges will function as dispersal/habitat corridors. However, Steep topography causes accelerated erosion, especially in the central and southern parts of Msinga LM. Erosion control measures should be intensified in these areas by means of intense agricultural interventions (including agricultural extension programs and facilitation of transformation to sustainable agriculture).

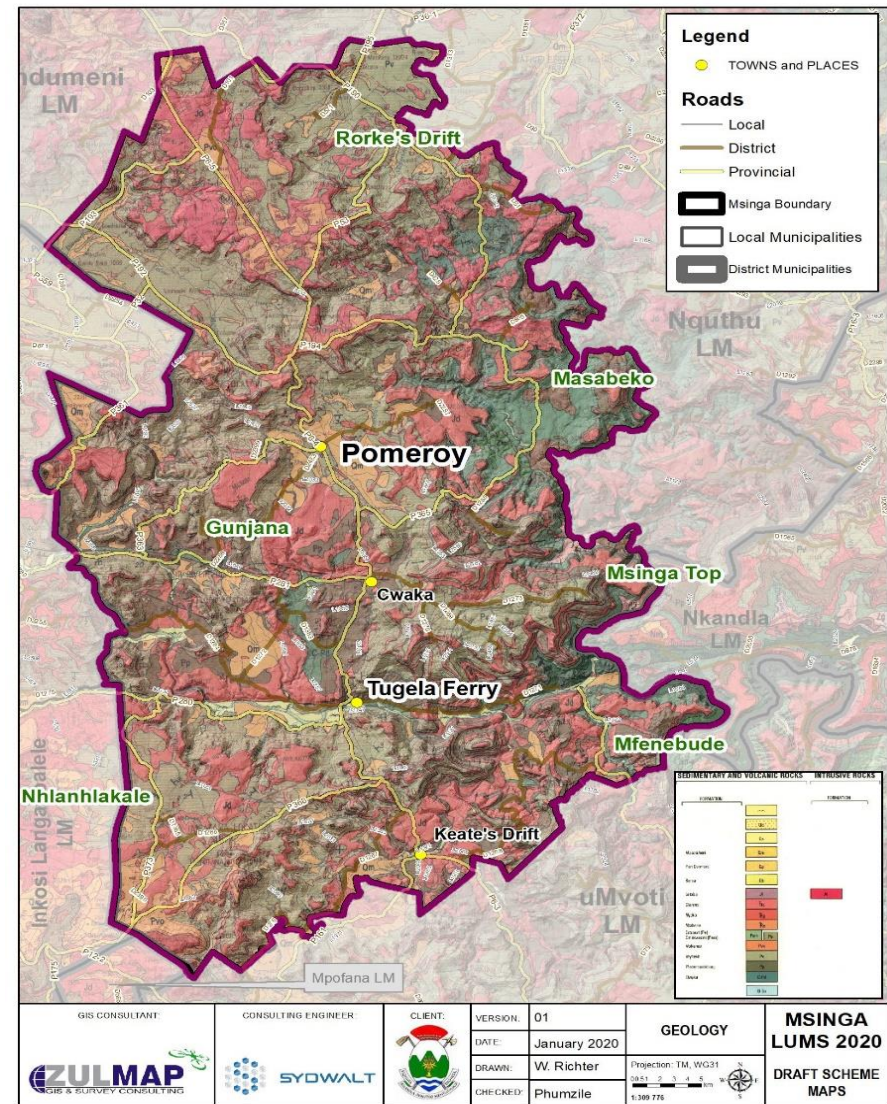
Map 4: Topography



7.4.2 GEOLOGY

Msinga Municipality: consists of conglomerate, dolerite, schist, shale, tillite, nsuze group, basalt, tonalite, ecca group arenite, natal granite. Arenite is the most common rock covering the municipal area. Shale is also found through the area and Tillite is present along the Buffalo River but only in the mountainous areas before joining the Tugela River. These sedimentary formations are topped by dolerite that is still exposed in the higher parts of the mountains, See Map 4 (uMzinyathi District Municipality, 2012).

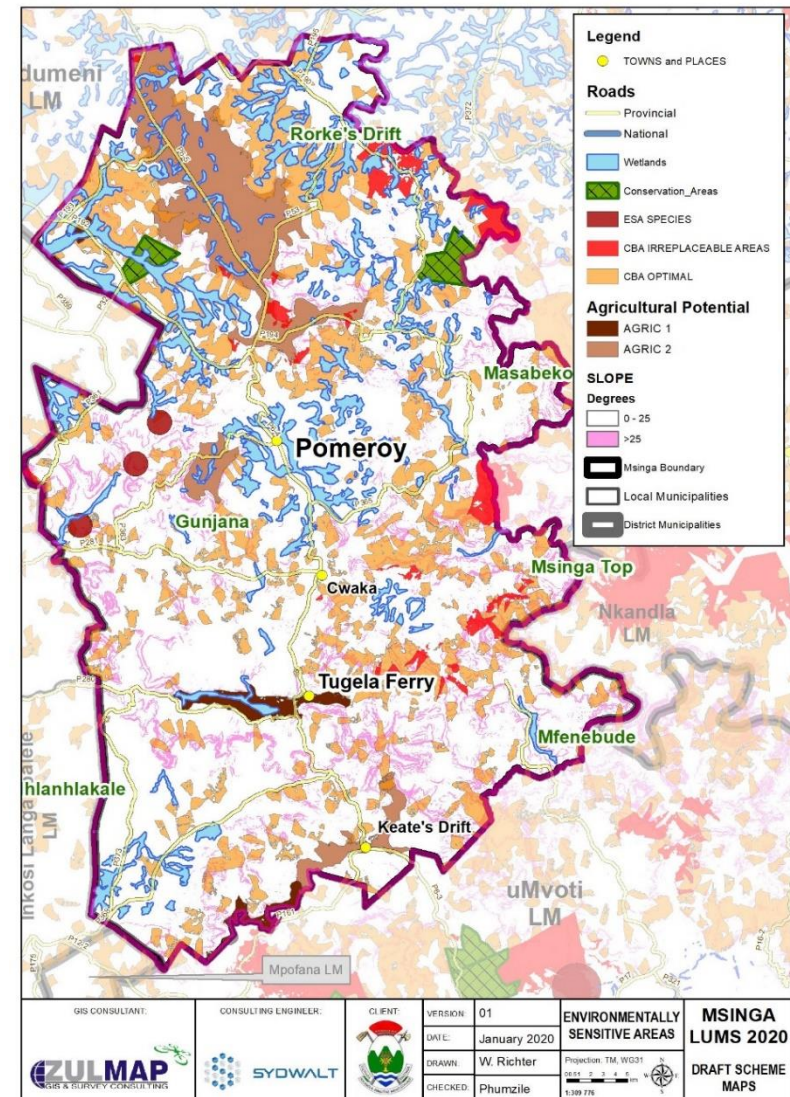
Map 5: Geology



7.4.3 ENVIRONMENTALLY SENSITIVE AREAS

The Mabaso Traditional Council area consists of a number of Optimal Critical Biodiversity areas which requires protection from development and/or wise use methods that are well-suited with biodiversity objectives. In addition there is a river, Sampofu, which crosses the western part of the TC (See Map 5, on the right).

Map 6 : Environmental Sensitive Areas



7.4.4 RIVER CATCHMENT

The Municipality has the fourth level (quaternary) catchment areas that drain into the Tugela and Umvoti Rivers. Blood River feeds into the Buffalo River that is the main tributary that drains the northern part of the Municipal area. The Buffalo River flows into the Tugela east of Ngubevu from where the Tugela forms the boundary between Msinga and Nkandla. The Mooi River flows into the Tugela at Keate's Drift.

7.5 HOUSING

According to site visit comments, it was recognised that dwelling types that is most evident are traditional houses and RDP Housing (Image 1). The housing typologies are not limited to the above-mentioned. More modern structured housing are being built in this area.

Image 1: Housing

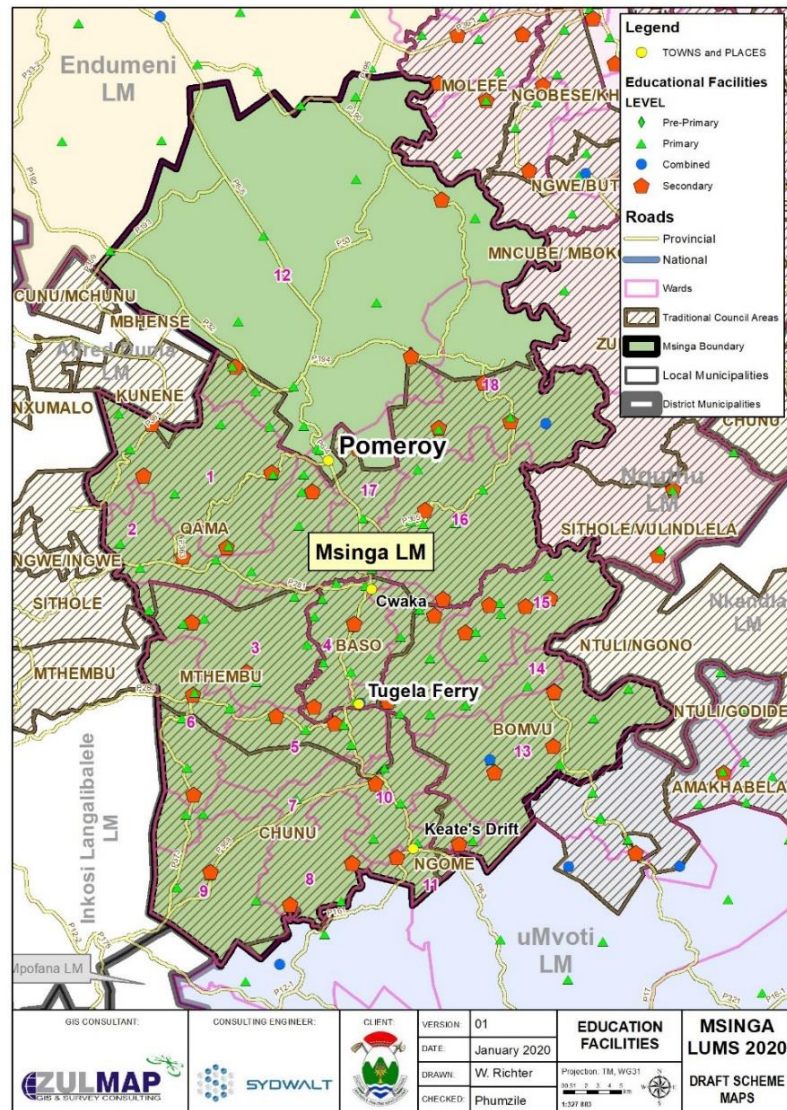


7.6 SOCIAL FACILITIES

7.6.1 EDUCATIONAL

The land-use survey conducted in the Mabaso community reveals that there are educational facilities such as primary and secondary schools are certainly available, thus making these areas sustainable settlement since community members are well exposed to their needs. The distance between community houses and educational facilities is sizable even though one does not necessary need motorised transportation cost (See Map 6).

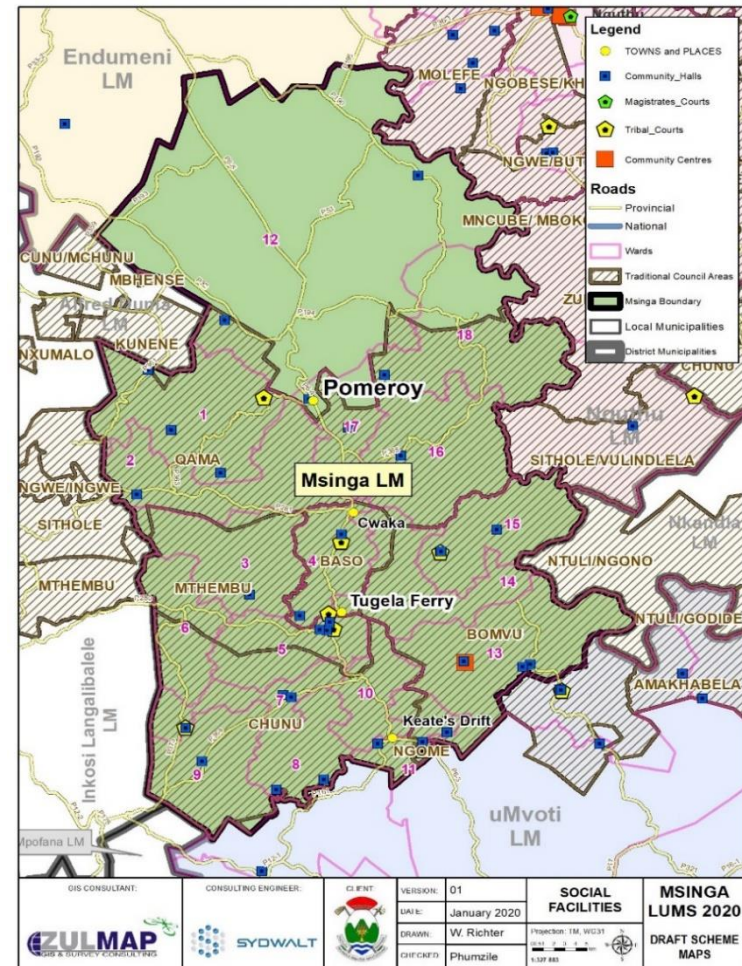
Map 7: Educational Facilities



7.6.2 COMMUNITY HALL

The map below and the land-use survey indicated that there is no community hall which is situated within the study area.

Map 8: Social facilities



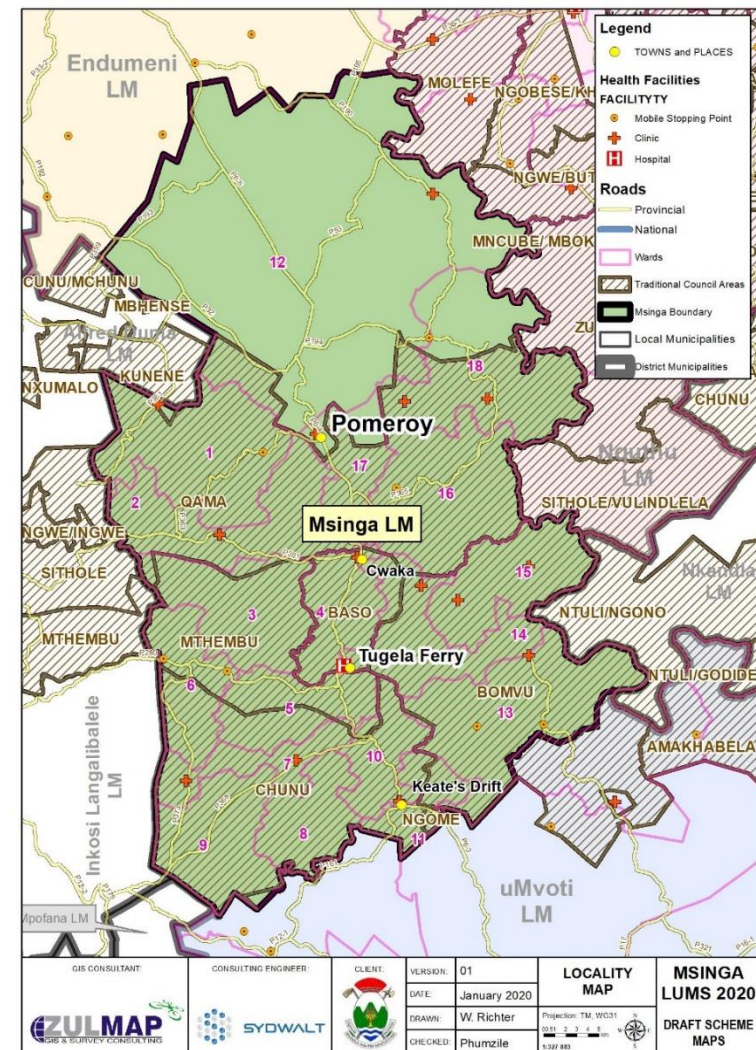
7.6.3 PLACE OF WORSHIP

The Mabaso community consists of organized states of religious places. A church was identified during the land-use survey.

7.6.4 HEALTH CARE

The Mabaso TC has limited health facilities within the communities, the entire community is served by one hospital, see Map 8. However, the health care does play a significant role to the area as community members get the medical care they need.

Map 9: Health Facilities



7.6.5 LOCAL ECONOMIC DEVELOPMENT

With regards to local businesses, there were several formal businesses functioning within the Mabaso TC. The type of local business is mostly shops, tuckshops and a shopping centre within walking distance. A petrol station was identified with Mabaso.

Image 2: LED



7.6.6 ROAD INFRASTRUCTURE

The finding within the study area show that the road infrastructure contains gravel roads, which means the types of road found in the area is unpaved road surface with gravel.

Image 3: Gravel Roads



7.6.7 LAND USE AND SETTLEMENT PATTERN

The Mabaso area is largely rural and is occupied by settlements. The study area has several commercial and social activities which are taking place within the community. This includes small local convenient shops, municipal offices (such as SASSA and courts), a hardware store and a police station as well as a petrol station (Shell). The surveys reveal that the housing pattern consists of the community building their houses along the main road and next to businesses.

7.7 INFRASTRUCTURE ANALYSIS

7.7.1 WATER AND SANITATION

According to the IDP, uMsinga local Municipality is not the Water Service Authority (WSA), as the uMzinyathi District Municipality is responsible for provision & maintenance of water and sanitation. The water backlog is subjected in nearly all areas within the Municipality. The water backlog is still high, however the district has invested a considerable amount to address the backlog (2020:138-139).

Within the study area, water provision is supplied by the uMzinyathi District Municipality and the area also contains water storages.

7.7.2 ELECTRICITY

According to the IDP, the uMsinga Municipality is not qualified to deliver electricity; and so, Eskom is the only service provider (2020: 58).

Some parts of the area have Eskom lines running, so the traditional authority does have access to electricity infrastructure.

7.8 STATUS QUO SWOT ANALYSIS

Table 4: SWOT

STRENGTHS	WEAKNESS
<ul style="list-style-type: none"> - The Msinga Municipality and TC work progressively together - Population focused along access routes, rivers and streams - Availability of educational facilities is well provided - Agriculture potential 	<ul style="list-style-type: none"> - Lack of proper Land use Management Practices - High Crime Levels - Lack of health, social and educational facilities - Long walking distance to secondary schools - Preservation of Environmental Significant Land. - Unemployment/ Lack of job opportunities - Poverty - Child-headed households - Teenage pregnancy and other socio-economic issues
OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> - Agricultural arable Land - Availability of land - Municipal training - Vegetation or availability of traditional herbs 	<ul style="list-style-type: none"> - Lack of protection of Environmental Significant Land may hinder Future Tourism Opportunities - High Crime levels may lead to population decline. - The lack of well-planned roads - No vision to guide community - Possible future migration - Undevelopable land - Scattered settlements with no key economic centres might delays future development, since investors for example see cost of

8. KEY DEVELOPMENT CHALLENGES

A study showed that the community of Mabaso is confronted with major development challenges. The key challenges that were highlighted are as follows:

- High levels of poverty;
- Dispersed settlement Patterns;
- Lack of access to decent housing ;
- Poor public transportation system;
- Lack of proper sanitation, for instance many households use unimproved pit toilets;
- There are no high schools within a radius of 5km, for instance, in some of the areas within the TC ,the nearest high school is more than an hour and a half walk away from the settlement;
- Lack of proper waste disposal as households dispose of their garbage within their yards (burning of waste);
- Lack of access to a reliable water supply, especially with the prominent drought;
- Limited access to further education and training facility for scholars;
- no clinic within some of the areas, in some cases, the nearest clinic is more than an hour's walk away from the settlement in some areas; and
- Limited agricultural land with good potential

8.1 OUTCOMES FROM PUBLIC CONSULTATION

- There are areas that are reserved for certain uses.
- There is a lack of awareness and knowledge. How can we educate people on reasons not to build just anywhere?
- How can the community restore damaged land and how can we prevent people from destroying land further?
- Can the municipality educate and raise awareness regarding the scheme and land management?

- Is there demarcated land that the municipality has identified that specifically needs to be reserved?
- The reason for locating amadiphu near rivers is to use it as a source of water. If they are moved, will the municipality provide water for them?

8.2 PROPOSALS GOING FORWARD

- Awareness is a progressive start, however such initiatives can only be proposed and accepted by the municipality.
- Relevant Department from the municipality, can assist with such initiatives.
- That is acknowledged and understandable, given the circumstances.
- The District Municipality will have to assist, in providing interventions of getting water to Amadiphu that would be proposed further away from rivers.

9. SPATIAL CONCEPT & STRATEGY

9.1 MABASO TC VISION

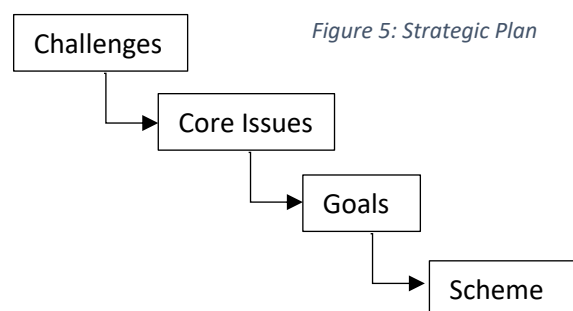
It was established, during the engagement with the Mabaso TC, that the high level of dropouts is linked to the growing level of youth unemployment. The reasons for this is, there is a high percentage of community members with a low rate of educational background and as a result, these members have limited employment opportunity, hence, the increase in unemployment.

The Mabaso TC aspires to do extremely well in providing service delivery and good governance to all its people that have pride in agriculture and community development

This goal is informed by the projects that have been identified within the respective localities as they exhibit the intended growth by the TC.

9.2 APPROACH TO DEVELOPING GOALS, STRATEGY & PLAN

One of the most significant aspects in the forward planning component of the municipal SDF is the identification of Mabaso TC as a rural service node. The implemented method was used to determine the alignment between the TSMP vision and goals and the aim of the current municipal spatial plans specifically, IDP/SDF further aligning to the PGDS will be used to attain the TSMP development goals.



9.3 MABASO DEVELOPMENT STRATEGIES

The purpose of the TSMPs is not to amend the existing spatial structure, but rather to guide future development towards a better, more efficient and more cost-effective settlement structure. In other words, the faults of the spatial structure should be tackled through the development planning of its potential growth. The following strategies can be employed to achieve;

9.3.1 ENCOURAGE MIXED LAND USES

Rural settlements are usually located far from social services, this results in high transportation costs for the people living in these areas to access these services. It is essential that within a rural area, a number of economic and social uses are integrated together to form a rural investment node. This will attract private investment and municipal service delivery.

9.3.2 IMPROVE TRANSPORTATION CONNECTIVITY

The vision of the TSMP is to improve accessibility to key service areas for its community. Public transportation costs make up a large proportion of household expenditure due to services being located faraway from rural settlements. Land use development and public transportation are interrelated and as a result affect each other. Development corridors bring about the ideal land use structure for the cost-effective utilisation of public transport systems, within rural landscapes. The most effective public transportation system is a linear pattern system, for instance, a settlement with a linear land use pattern will benefit commuters, as it suggests that residential settlements infolds the corridor road placing commuters within short walking distances to the available public transportation.

9.3.3 PRESERVATION OF AGRICULTURAL LAND

Agriculture may be the most crucial value chain in the Mabaso area as well as the uMzinga Local Municipality. For that reason, it is crucial that such land is conserved and delineated to avoid encroachment of rural settlement on it.

9.3.4 PROTECTION OF ENVIRONMENTALLY SENSITIVE AREAS

The land uses in Tribal Landform traditionally without proper planning and land use management practices. The environmental momentous land such as, nature reserves, wetlands and regions with ecological species that might attract tourists and usually drives rural tourism. The preservation of such land is fundamental for both sustainable development and future tourism opportunities.

9.4 PROPOSED LAND USES:

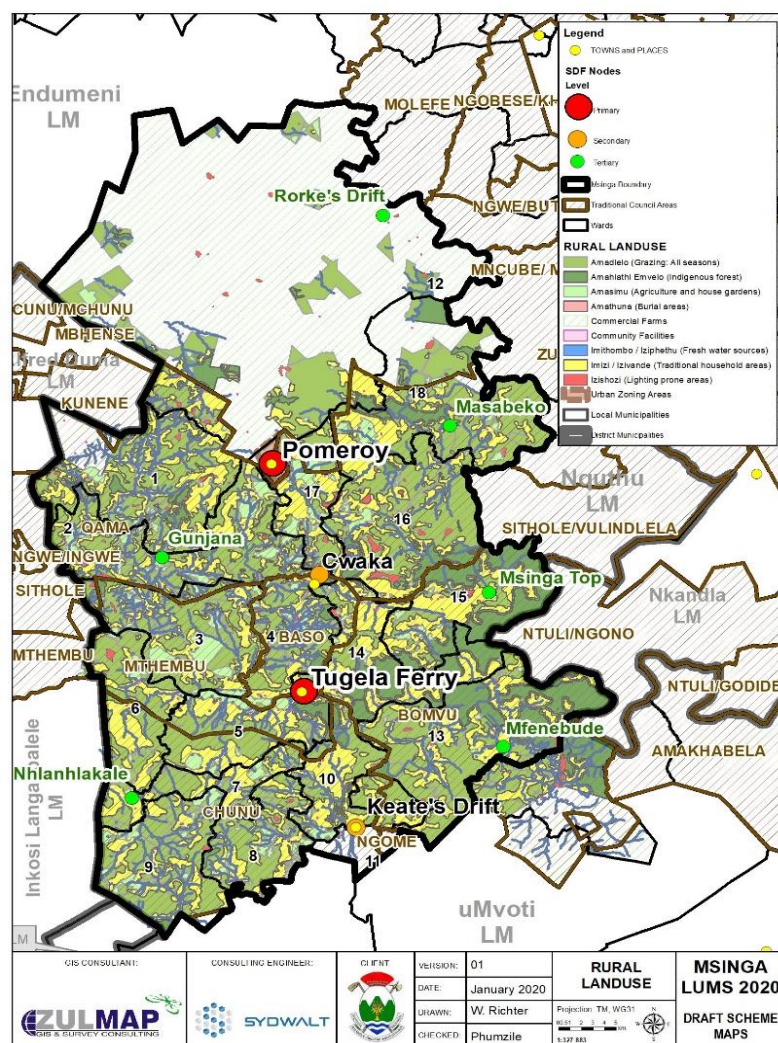
Residential development – encourage residential densification around the Tugela Ferry Primary node through provision of low-cost and social housing.

Business & Commercial Spaces: promote mixed use developments along the R33 road and upgrade market stalls within the Tugela Ferry node

Community hall: to ensure social interaction and assist community to gather for group activities, social support, public information, and other purposes.

Road Infrastructure: upgrading and provision of access roads aligned to the uMzinga Transport Master Plan.

Map 10: TSMP Concept



10. IMPLEMENTATION FRAMEWORK

10.1 MONITORING & EVALUATION

Elements such monitoring, evaluation, reporting and adaptive management are broadly accepted as the central components for efficient municipal planning. This often takes the form of a Performance Management System (PMS) and forms an integral part of the IDP. Likewise, monitoring and evaluation of the impact of the TSMP should not be considered as a once-off and separate task, but as an on-going process that forms part of the overall assessment of the performance of the municipality. This also assists to classify characteristics or components of the SDF that need to be amended or reinforced, and therefore keeps the SDF relevant to the strategic spatial agenda of the municipality.

The evaluation of the impact of the SDF seeks to determine whether its operational mechanisms support realisation of the objectives. It will look at activities, outputs, and outcomes, use of resources and causal links. This improves the efficiency and efficacy of operational processes. The evaluation and monitoring framework will measure changes in outcomes (and well-being of target population) attribute to a specific intervention. It will inform high-level officials on extent to which intervention should be continued or discontinued, and if any potential amendments are needed.

The monitoring and evaluation framework to be used to measure the implementation of the proposals made in the Mabaso TSMP is illustrated on the Table below.

Table 5: Monitoring and Evaluation Framework

	Key Challenges	Primary Causes	Objectives	Key Actions	Responsible Department/Resolving Agent
1.	Lack of Water Provision	<ul style="list-style-type: none"> - Lack of land management in rural settlements. - Large distance between households in rural settlements. - The physical landscape/ terrain plays an integral part in determining settlement patterns or the line of roads which needs to be built and makes water provision costly. 	<ul style="list-style-type: none"> - A community with improved access to improved water provision 	<ul style="list-style-type: none"> - Identify and promote alternative infrastructure solutions within landscape of municipality. - Provision of cost effective services which can be maintained - Ensure that LED projects are located where its sustainability is ensured and in areas of greatest need. 	<ul style="list-style-type: none"> - Msinga LM - UMzinyathi DM - Department of Human Settlements - Community members
2.	Unemployment	<ul style="list-style-type: none"> - Lack of educated youth - Lack of Skills Development programmes & Facilities - Lack of job opportunities - Inadequate access to information (Internet & libraries) 	<ul style="list-style-type: none"> - A community with improved exposure and access to improved social facilities 	<ul style="list-style-type: none"> - Provision of Youth training and skills development programmes - Improve the Quality of Education, Awareness and education on Satellite librarie 	<ul style="list-style-type: none"> - Msinga LM, - Department of Education - Community members
3.	Lack of private Investment	<ul style="list-style-type: none"> - Poor land use management procedures - Lack of municipal Service delivery - Poor road infrastructure and accessibility to economic centres 	<ul style="list-style-type: none"> - Attract private investments 	<ul style="list-style-type: none"> - Improved provision of economic infrastructure to attract investors. - Develop a strong public & private partnership in rural tourism development. 	<ul style="list-style-type: none"> - Msinga LM - EDTEA - DOT
4.	Land-use management	<ul style="list-style-type: none"> - Participation of traditional leaders in municipal processes and partnership with Msinga local municipality. 	<ul style="list-style-type: none"> - Provide proper land regulation, zoning and land management 	<ul style="list-style-type: none"> - Improve land allocation processes in line with municipal by-law - Zoning, geo-referencing of rural land documentation and enforcement of traditional settlement practices 	<ul style="list-style-type: none"> - Msinga LM - Mzinyathi District Municipality - COGTA - Mabaso Traditional Council

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