

**TOWARDS INTEGRATED DEVELOPMENT APPROACH IN LAND REFORM:
CASE STUDY OF UMGAI PROJECT, UGU DISTRICT MUNICIPALITY**

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DECLARATION OF ORIGINALITY

This dissertation represents original work by the author and has not been submitted in any other form to another university. Due acknowledgements has been made to work cited from other sources.

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ABSTRACT

Adoption of Integrated Development Approach in Land Reform projects could ensure the co-ordinated and equitable allocation of resources to meet the various needs of the community and improve the quality of the Land Reform projects. Racially based legislations were developed to take the land from black people. Land Reform aims at redressing the injustices of the past. Community developmental needs are diverse. Therefore Land Reform alone is inadequate to meet all the needs of the community. The integrated intervention of other stakeholders is required. The research explores the adaptation of Integrated Development Approach in Land Reform by obtaining the perceptions of the Mgai people regarding the future development needs of the Mgai Farm. Special focus was on tenure, socio-economic and infrastructural issues.

The Local Umzumbe and the Ugu District Municipalities have developed their Integrated Development Plans to ensure co-ordinated development and equitable allocation of resources. Mgai project is incorporated into their Integrated Development Plans. The research reveals that Mgai community live under communal tenure system in the surrounding tribal areas. It lacks skill and competencies for entering the formal job markets. There is no existing infrastructure in Mgai Farm. The community have needs infrastructure such as schools, clinics, and community halls. Land Reform in isolation cannot provide for community needs. It is noted that Land Reform is still implemented in a fragmented manner because the other stakeholders are involved in the project after the project have been approved. This poses a challenge into the sustainability of the project. Recommendations offered in this research provide opportunities for future research and ensuring that project are implemented.

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CHAPTER 1

CONCEPTUAL FRAMEWORK OF THE STUDY

1.1 INTRODUCTION

Land Reform is defined as changes in Land use and land tenure systems. In other words land reform involves changes in land ownership and occupation rights with the aim of changing the distribution of income and social status and political structures (Letsoalo, 1987). It has become a tradition for land tenure systems to be blamed for the lack of development. The Land Reform therefore needs to come with remedy advocated for constrains associated with land tenure.

In South Africa, colonialism and apartheid polarised the land use so much that the current land ownership and land development patterns reflect the political and economic conditions (Letsoalo, 1987). The Apartheid policies contributed a great deal to tenure insecurity, landlessness and poverty among the black people. (National Department of Land Affairs, 1995).

It was observed that most of the literature dealing with the Land Reform focuses mostly on tenure, agriculture and economic related issues. Limited information relating to Land Reform is available on the social services and infrastructural issues. The focus in the Mgai project is the integrated development approach and how it could be adapted in land reform project implementation.

This chapter also contains discussions presented by scholars relating to land reform and Integrated Development Approach. The content of the discussion helped in further understanding and planning for the conducting of the research study. Special focus of the discussion is given to key concepts relevant to the research. It also highlights discussion about the Land Reform in South Africa. Further more, it looked at the concept of Integrated Development as well as Collaborative Planning Theory.

1.2 THEORETICAL FRAMEWORK OF INTEGRATED DEVELOPMENT AND LAND REFORM

1.2.1 Integrated Development Approach and Land Reform

The Apartheid Government passed laws that enabled the government to control development in a racially segmented manner. Land planning was driven by apartheid political agendas and objectives to ensure that different races living in different parts of the country. Areas of wealth were separated from areas of poverty. Infrastructure and services was distributed through fragmented apartheid planning laws. Access to land, job opportunities as well as access to financial services differed racially.

Land planning was a tool used to control black people's access to land. Land Planning came with the Homelands idea. Homelands were the areas or places earmarked for black people. Those homelands were rural areas and they were less developed and had low agricultural productivity potential. The urban areas were planned for white people. Those areas had resources and had high agricultural productivity.

Land reform was different from other apartheid policies. Land planning ensured separation of races whereby black people were removed from towns and cities and relocated to townships, which were developed in the peripheral areas. In rural areas, black farmers were forcibly removed from their farms to homelands, which had limited infrastructure.

In 1994, the Democratic Government was elected and new political, social and economical objectives were formulated to uproot the apartheid objectives. The Democratic Government objectives introduced an Integrated Development Concept. This concept meant that development be planned and implemented in a manner that enhances equitable allocation of resources, promote sustainability and access to infrastructure. In addition to that, to ensure an effective use and allocation of resources as well as ensuring that everybody participates in the planning and implementation process to ensure Sustainable Development.

Sustainable Development in the study is a development that meets the needs of the present without compromising the needs of the future generation (UNCED, 1987).

Sustainable Development in the study is a development that meets the needs of the present without compromising the needs of the future generation (UNCED, 1987).

1.2.2 The Development Concept

Development is a process that emphasizes on learning and participation directed towards improved socio-economic livelihood (Swanepoel, 1992). This is supported by Harrison (1998) who recognizes development as a process to integrate economic, social, institutional and financial dimensions in order to support optimum allocation of scarce resources between sectors and geographic areas and across population to promote sustainable growth, equity and growth of the marginalized. This tallies well with the research as it explores the adaptation of the Integrated Development Approach.

Development in the study is perceived as an application of human, financial and living and non-living resources to satisfy human needs and to improve the quality of life. Development in this research is understood as the capacity of individuals to integrate with a wider range of people to achieve community goals. It is further viewed as a process by which the efforts of the people themselves are united with the government authorities to improve the environmental, economic, social and cultural conditions.

1.2.3 The Integrated Development Concept

Integrated Development Planning is viewed as a process that aims to integrate sectoral strategies, in order to support the optimal allocation of scarce resources between sectors and geographic areas and across the population in a manner that promotes sustainable growth, equity and empowerment of the poor and marginalized (Harrison, 1998).

1.2.4 The Integrated Development Strategy

Integrated Development strategy advocates that development programs should be planned and implemented at various spheres of government, such as the local, district, regional and provincial levels within the framework of national development plan to benefit the majority of people (Chambers, 1974).

The Integrated Development strategy recommends a central co-ordinating body that should monitor, co-ordinate and regulate the functioning of the structures at various levels. Furthermore the strategy requires that guidelines for the various agencies involved in the development process should be established. It also emphasises on that participants in the development activities needs to communicate and work together so that activities will reinforce each other and eliminate the duplication of efforts.

Community participation provides local solution in solving the problem such as resource scarcity, adaptation of development projects to meet the local needs and conditions, local support and community interest (Swanepoel, 1992). It can therefore be argued that Integrated Development Approach can be implemented in development projects both in urban and rural context. Although Integrated Development Strategy does not focus on interaction and sharing of resources between the urban and rural developments, however it pays more attention on the integration of the urban and rural development (Gould, 1985).

Integrated Development Strategy does not look only at the participation of the community during implementation but it further looks at how the community can take charge and transform the human and material resources to allow the people to be self-reliant and realise their potential. In some instances, the development agencies emphasise on the provision of the basic services and limited attention is paid to the advancement of the human and socio-economic aspects. It is vital that beneficiaries are central in all the development initiatives.

It is argued that the integrated development approach in the developing countries could create spatial imbalance because various development programs are implemented at the same time. Those programs could be left unfinished due to the depletion of resources (Chambers, 1974).

Integrated Development Approach leads to overburden of administration structures (Ruttan,1975). He further states that Integrated Development Strategy reduces the effectiveness of the stakeholders in their interaction. The costs of integration and co-ordination are too high in terms of staff time spent attending meetings and the administration that comes with it. The actual project implementation, the cost

1.2.5 Collaborative Planning Theory

Collaborative Planning Theory is argumentative, communicative and interpretative (Healey, 1997). He also identifies the tasks that underpin collaborative planning as the identification and bringing together of stakeholders, designing and using arenas for communication and collaboration, trying and using different routes and styles of communication as well as Making discourses of policy.

Collaborative Planning Theory is perceived in the study as the base for Integrated Development Planning to take place by bringing together the diverse stakeholders to try and create common vision, sharing knowledge and developing joint solutions.

The Collaborative Planning Theory tallies well with the main objectives of the research, which adapts the integrated development, approach in land reform projects. This theory becomes the foundation of the actual Mgai project implementation as it adds to the comprehensive understanding of the Integrated Development.

1.2.6 Criticism of the Collaborative Planning Theory

Collaborative Planning Theory raises caution to democratic societies. People might resort to power struggles when decisions are taken. They might make decision to prove their power rather than meeting the needs of the communities they represent. As a result they make decisions based on rationality. This means that resolutions are taken for the sake of progress in academic discussions and not necessary because of what needs to actually take place.

The Collaborative Planning Theory is important in this study as it provides the theoretical framework for the implementation of the integrated development approach in land reform specific projects. The gist of the research analysis in

Chapter 4 looks at whether collaborative theory is implemented in the Land Reform Projects.

1.2.4 Land Reform and Sustainable Development

Sustainable Development is the development that meets the needs of the present without compromising the needs of the future. One wonders how far tenure security can ensure sustainable land development and management. However, this study focuses on providing tenure security and further looks at related developmental issues to promote sustainability in land reform implementation and rural land development. The analysis of socio - economic issues in the Mgai Land Reform project aims determining if rural development interventions. Land Reform provides a useful context for understanding the dynamics of development and ensures sustainable project is implemented (Michael, 1991).

1.2.7 The Importance of the Integrated Development Approach

The Integrated Development Approach ensures that all the identified projects are contributing to the achievement of the vision and the objectives set out to achieve. It also assists in identifying the overarching themes and makes it possible to link and prioritise projects and adequately allocate the resources to effectively meet the needs of the community.

Land Reform program aims at securing tenure of the previously disadvantaged people by making the financial and human resources available for effective implementation. The sustainability of land reform projects relies on other developmental issues such as the socio-economic, political and environmental issues. The integrated development approach could be perceived as a vehicle to bring sustainability into the Land Reform projects. The department of Land Affairs cannot be achieving the sustainability in isolation. For the purposes of the dissertation it was relevant to contextualise the integrated development approach by looking at the Principles, Policies and Laws of Integrated Development as per Annexure A. These principles, Policies enhance the concept of the integrated development approach in this study. However, they are not going to be dealt with in detail but they are refereed to as an element that contributed in the formulation of the concept for the study. The development and conceptualisation of the

integrated development approach concept for this study was based on the Land Reform but following Municipal Systems Act principles such as the integration of service delivery, formation of the base for the resource allocation, alignment of the resource and capacity with the implementation of the plan, assist in fulfilment of the constitutional mandate, facilitation of the democratic process through public participation.

1.3 BRIEF REVIEW OF THE COLONIAL AND APARTHEID LAND POLICIES THAT AFFECTED LAND DISTRIBUTION IN SOUTH AFRICA.

1.3.1 Native Land Act of 1913

The Native Act of 1913 is very important for the dissertation, as it is the bases of the current Land Reform Program. This Act is significant because it is where the history of Land Reform comes from. This Act was developed for white people to take the land from the black people. Letsoalo (1987) argues that during colonialism, white settlement began in the Cape Province and moved northwards. This movement was referred to as a Great Trek. It meant occupation of the land that previously belonged to the black people by white farmers. White farmers took the land from black people. White people settled in the more economic viable and developed areas. At the same time black people were forced to areas with low economic and productive areas called reserves. The black landowners were transformed into tenants and were further removed to black reserves. The tenants in this dissertation are people who do not have full ownership of the land. They get rights to occupy the land only in exchange of employment. The black reserves were the areas that we identified to be occupied by black people after they were dispossessed of the land. Black people were prohibited to be in areas occupied by whites. They needed to have a permit to be in the areas owned by the few white people. The white minority owned more economical and developed pieces of land while black people were left in the underdeveloped and less agricultural productive parts of the country. This Act introduced racialism in land and property ownership. The whole country got divided into black or white areas.

To date Land Reform is trying to redress the effects that are stemming from this piece of legislation. This dissertation is aiming at looking at creative ways of bringing the land back to the people at the same time providing them with the

funds for basic infrastructure and services to improve their standard of living. The following map highlights areas occupied by blacks through the Native Act Of 1913:

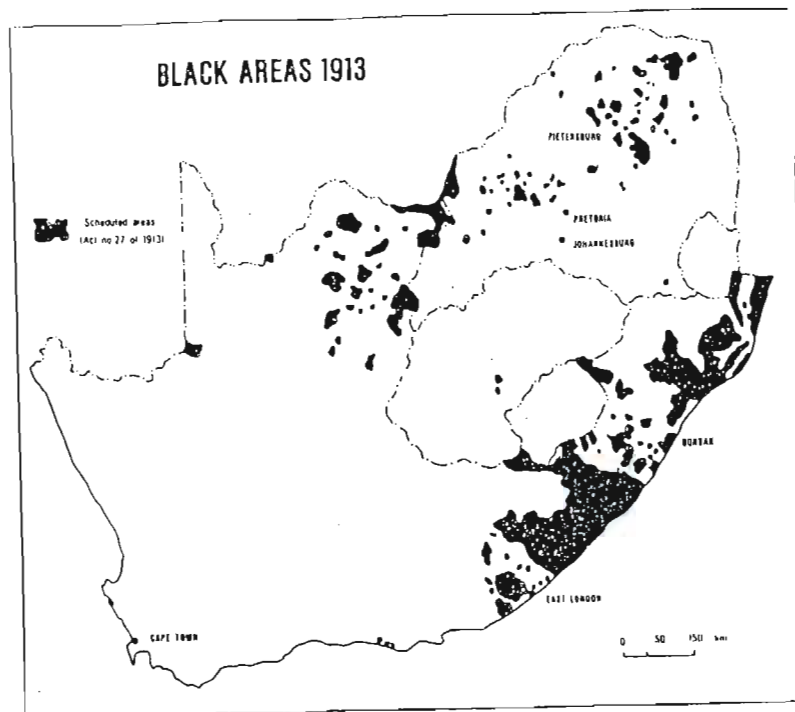


FIGURE1: Black areas in 1913

1.3.2 The Native Administration Act No. 38 of 1927

The Colonial Administrator and Commissioner of Native Affairs introduced the Traditional Tribal System to deal with land issues. This was done by introducing the Tribal Court System and Tribal Laws which were headed and controlled by the by White Supreme Chief through his Native Department which was subordinated by the Chiefs (Letsoalo, 1987). The Traditional Tribal System existed in some rural areas of South Africa. The Tribal System created problems of not providing full ownership of people in tribal areas. This led to limited and unplanned development in the tribal areas. This led to even more black people to loose more control over land and depletion of resources because of uncontrolled and over utilisation of resources. The land was released for blacks in a form of Trusts. This was supported by the introduction of the Bantu Trust and Land Act No. 28 of 1936. The Trust served a purpose of acquiring the land for black people. All this led to

black people to occupy less than 13% of the land in South Africa that is marginal and undeveloped. This Act was aimed at releasing land to be occupied by blacks after land dispositions by white people throughout the country. These series of colonial policies caused more black people to be dispossessed of the land.

1.3.3 Land legislation after 1948

In 1948, the National Party came to power and introduced apartheid legislations that divided black people into tribal groups. The Black Reserves that already existed before colonial era were transformed into Bantustans. The Bantustans were the black areas some of which were transformed into homelands that were identified as Black spots for black people with residence distinct from white areas. South Africa has the most skewed land redistribution patterns in the world whereby most land is owned by few whites. Only white people were given full ownership of the land in a form of the Title Deed. The majority of black people hold the land under insecure tenure in a form of Permit To Occupy (PTO) and under communal land tenure system. These only give them user rights. They cannot transfer and use the land as security for attracting investments.

The Tribal System led to overcrowding, landlessness and overstocking which led to deterioration of land in black reserves. Black reserves were areas allocated for blacks, Coloured and Indians who were all affected by this land legislation.

The betterment planning was then proposed to improve the conditions in the rural areas. This proposed that the Land Reform be in a form of dividing blacks into full time farmers and non-farmers as well as the introduction of the issuing of title deeds to the blacks, coloured and Indians. The government rejected this and introduced a system whereby land belonging to black people was demarcated into small plots that were uneconomical. Black people were not given title deed; instead they were given certificate of occupation. Therefore land reform of that time was influenced by racial based policies. Between 1940 and 1976 more black people in South Africa were removed from black spots and resettled in homelands. In 1991 the homeland covered 13% of the land in South Africa (National Department of Agriculture, 2000).

Currently most of black people in tribal areas do not have security of tenure and they cannot enjoy the benefits that come with secure tenure due to these racially discriminatory land legislation.

1.3.4 Land Reform in South Africa After 1994

After 1994, the new democratic government came to power. New legislations and systems for land use and management, land planning, and land control were developed. These were responding to the needs of the people especially those who lived in poor rural former homelands. Land Reform is the program that was developed to redress the injustices of the past. The aims and objectives of Land Reform are to bring changes in the lives of people by bringing security of tenure and making funds available for developing the land. Land Reform is divided into various programs under which the land is distributed, developed and used. Those programs are Restitution, Redistribution and Tenure Reform.

- **Land Restitution:** This program caters for people who were forcibly and racially removed from the land after 1913. The victims of forced removal who can prove that they were dispossessed of their land after 1913 can regain their land or get market related financial compensation. The victims are given an opportunity to lodge a claim against the property from which they were removed. If the claim is valid, the claimants can either get the land back or get financial compensation after the process of negotiations.

- **Land Redistribution** aim to address the injustices of the past racial imbalances of the land ownership by the previous disadvantaged and the poor. This program is based on the willing buyer and willing seller. The program provides grant varying from R16 000 to R100 000 depending on the program. Funds are provides for previously disadvantaged communities to purchase the land for settlement and for agricultural purposes. The funds are used to purchase and develop the land. This is aimed at providing the opportunities for people to enter into the commercial farming and to provide them with security of tenure by giving people ownership of the land as individuals or as a group.

- **Tenure Security** This program is aimed at promoting security of tenure. Tenure security can be in a form of providing land rights to landless people. This program

is similar to the redistribution but it acknowledges the rights of the people that they have acquired by using the land. This program also makes provision to sure that they get full ownership of the land through the negotiated process.

1.3.5 Objectives of Land Reform in South Africa

Land Reform was intended to bring about changes in the lives of the previously disadvantaged people by providing security of tenure and funds for developing the land (National Department of Land Affairs 1995).

The various Land Reform programs such as Land Restitution, Redistribution and Tenure Reform influences how people use and manage the land. These programs are implemented under stipulated systems and procedures to meet the various land reform objectives and land uses depending on their social, legal and administrative structures.

In terms of the South African Constitution, the public and private sector as well as the Community-Based Organizations have mandatory obligation to fulfill and to protect the fundamental human rights. To ensure that these constitutional obligations are implemented after 1994, legislations like Land and Assistance Act 126, Land Restitution, Labor Tenant Act with their programs were developed to try and readdress the injustices of the past and to meet the requirements of the constitution. Land Reform is one of the a programs that are aimed at meeting the obligations of the South African Constitution to make sure that people are provided with the rights to land as well as sustainable and improved standard of living.

1.3.6 Land Reform and Development Facilitation Act (DFA)

The Development and Facilitation Act (DFA) of 1996 was developed to make provisions for the regulation of the land use planning and development to provide mechanisms to speed up transforming the land right allocation and development initiatives by creating an enabling environment for Land reform implementation. The DFA in isolation was inadequate because it only provided the framework under which sustainable land reform and developmental projects could be planned and implemented but it does not specify how each government department should carry out their functions.

DFA was to ensure the transformed integrated efficient and equitable planning and development systems are developed. It provides framework and mechanisms to foster a financial, social, environmental sustainable approach to land development and establish speedy land development processes (National Department of Land Affairs, 1995).

Land Reform in South Africa is faced with social, political, economical and ecological challenges as they play a major role in the sustainability of its development projects. Land Reform in this study is referred to in a rural context. The main focus in this study is land reform in relation to integrated development approach. Currently Local and the District Municipalities are embarking on the Integrated Development Planning (IDP) processes. The Department of Land Affairs have learnt a lot from the Integrated Development Approach by adapting this approach in the implementation of the Land Reform project to ensure their sustainability and to improve the quality of lives of the beneficial communities.

One of the challenges that the Land Reform implementation is faced with is the compliance with the Integrated Development Plans (IDP's). This was observed during the formulation of the IDP's whereby the communities were involved in the process of identifying and prioritizing of their needs. The challenge comes when the community priorities become the basic services such as water, roads and electricity. Due to the lack of knowledge and urgent need for basic services, Land Reform becomes the least of their priorities. All the developments take place on the land. Therefore, the Department of Land Affairs in conjunction with the municipalities and other stakeholders has a major role to play in communicating the importance of Land Reform and also making sure that the prioritized needs of the communities are met through the IDP processes. Information disseminations is vital for effective development to take place.

The Municipality Systems Act, Act No. 32 of 2000 calls for the municipalities to embark on the process through which the District and Local Municipalities and the interested and affected parties come together and to prepare clear objectives and strategies that would serve as a guide for the allocation and management of resources within the municipal area of jurisdiction. It is mandatory that Land Reform be incorporated into the Municipality's IDP's. However in this study the

integrated development approach would be adapted in the implementation of the actual specific Land Reform project implementation to ensure its sustainability.

1.3.7 Land Reform and Reconstruction and Development Program (RDP)

Land Reform is a program that is aiming at redressing the injustices of the past, fostering the national reconciliation, underpin economic growth and improve household welfare as well as alleviating poverty (National Department of Land Affairs 1995). The Land Reform Program in this study is seen as a key means of meeting basic needs and eliminating poverty by providing a resource to enable the poor, landless to improve their quality of life. Land Reform is an integral part of the Reconstruction and Development Program (African National Congress, 1994). The RDP is an integrated, coherent socio-economic policy framework. It seeks to mobilize all people and the country's resources toward the final eradication of apartheid and the building of a democratic, non-racial and non-sexist South Africa. The RDP is critical for this study as it informs the integral framework for conducting land reform

It is an integrated and sustainable programme that will bring together strategies to harness all resources in a coherent and purposeful effort that could be sustained in the Mgai project. The strategies will be implemented based on the people-driven process that is essentially centred on people's most immediate needs, and it relies, on their energies to drive the process of meeting these needs and assist the Mgai community. That would promote peace and security by involving all the people to contribute towards building peace initiative to the Mgai community. Therefore, Mgai community need to benefit through the Integrated Development initiatives. This would be achieved by integrating growth, development, reconstruction and redistribution into a unified programme. The program would both meet basic needs and open potential capacity for economic and human growth in Mgai.

The RDP was developed to abolish all the remaining apartheid land laws and all racially discriminatory laws and practices relating to land. It was also developed to administer restitution for those who were affected by apartheid policies that led to land dispositions. It was also developed to promote greater equality in the land distribution patterns as well as to provide security of tenure as well as to improve sustainability and viable land uses (Whende, 2002).

1.3.8 Land Reform And Spatial Data

This research is concerned with land reform and rural development and reconstruction in the Mgai area. It is easier to work with information on the map. For easier planning analysis, land information needs to be depicted in a form of spatial maps. Spatial data in this instance is crucial to understand the Mgai area and its surroundings as well as to use the spatial data to make informed decision-making. Geographical Information System (GIS) Arc Info is used in this research to the socio-economic, environmental, infrastructure data.

Spatial analysis identifies specific land resources such as water sources, access to infrastructure such as crèches, schools, clinics, police stations and patterns that are central to the re-organization of land uses (as highlighted in Map D attached). The Spatial analysis in a form of electronic maps and highlighting various important features for the study was used. Various themes were used to emphasize various features that were relevant to the Mgai Land Reform research. It was also used as a support tool in Land Reform to integrate and analyze the land use patterns that would inform future land use, planning and development process in the Ugu as well as at Umgai land Reform project.

The Integrated Development Approach seeks to address all the problems of the communities simultaneously and in an integrated manner. Land reform is not excusable in this approach because it has a lot to learn as it has focused mostly in tenure and agricultural issues in the recent past. Limited attention has been given to the social, environmental and political issues that are affecting the Land Reform projects implementation. This is due to the lack of capacity within the Department as well as to the main focus on tenure and social issues during the identification and approval of the projects.

In this study, the Integrated Development Approach is going to be explored in the land reform context. This approach influences conceptual framework that influence the conducting of the study. The research process selected to explore various developmental issues to ensure the viability and the sustainability of the Mgai Land Reform Project is integrated. When looking at the related issue, focus will be on how they would improve the livelihoods of the beneficial community.

1.4. PROBLEM STATEMENT

The legacy of apartheid have left tremendous service backlogs, scarce financial resources as well as limited administrative capacity that caused inequalities between black and white people as well as between the rich and the poor. This led to unequal access to services and to fragmented urban and rural development in various parts of the country. There is also a lack of effective adaptation of the Integrated Development Approach into Land Reform projects. Land Reform mainly focused mainly on tenure issues, which are not sufficient on its own. Land Reform implementation is still in a fragmented manner whereby project identification and planning takes place within the Department of Land Affairs, then handed over to the municipality for implementation. This implies that Land Affairs is imposing projects to be implemented by the municipalities after they have been planned without considering the existing capacity and resources by the municipality. This poses a challenge because it slows down the pace of Land Reform implementation.

In trying to achieve a sustainable land reform the integral part of this study is going to focus on the Mgai Redistribution project, looking specifically at the perceptions of the community about the project. Those issues are for instance the socio economic issues, ecological issues, and developmental as well as political issues. The impact that these issues have needs to be looked at in an integrated approach to ensure the overall Land Reform projects are effectively planned and sustainable implemented.

1.5 AIMS AND OBJECTIVES OF THE STUDY

This study aims to explore how the Integrated Development approach could be adapted in the land reform project implementation to improve the understanding as well as to promote the sustainability of the projects. The integrated development approach in the study is not going be as per the IDP's outlined in the Municipal Systems Act of 2002.

The main objective of this study is exploring how the Integrated Development Approach could be effectively adapted into land reform projects to improve their sustainability. The following are other objectives of the study:

- To look at the critical aspects that influences the sustainability of the land reform projects.
- To identify and mitigate key environmental issues
- To model spatially the key developmental issues
- To come up with the recommendations that will further promote the adaptation Integrated Development Approach to improve livelihoods in the Mgai Land Reform projects.

1.6 HYPOTHESES

The dissertation is based on the following hypotheses:

- Integrated Development Approach can be adapted in land reform projects.
- Integrated Development Approach can promote sustainability in land reform programs.

1.7 KEY RESEARCH QUESTION

The key research question is "Can Integrated Development Approach be adopted in the Mgai Land Reform project"?

1.7.1 Subsidiary Questions

- Which kind of tenure system exists at Mgai?
- What are the key developmental issues that need to be identified within the land reform project using the integrated development approach?
- How does the lack of effective incorporating of integrated development approach impact in the Land Reform projects?
- How would the Mgai community use the land?
- How is the project going to impact on the people's lives?
- What are other land needs of the community?
- What mechanisms that could be developed to improve the effective incorporation of the integrated development into Land Reform?

1.8 THE RELEVANCE OF THE RESEARCH

This study provides an opportunity to learn and understand the integrated development approach and how it could be adapted to improve the sustainability of

the land reform projects. The study examines critical developmental issues and identifies the aspects that need attention in the context of implementing land reform. The study is based on a real life Mgai project that is implemented by the Department of Land Affairs. The study looks at the development issues of the Mgai and interventions by using the Integrated Development Approach to highlight issues with their problems and also provide possible solutions that would promote the sustainability of the Mgai project. The study is relevant for the benefit of the Mgai community where developmental issues are identified and dealt with, for the benefit of the Department of Land Affairs to better understand and adapt Integrated Development Approach, this study contributes to the development of integrated and sustainable land reform in the Ugu District as a whole as well as for the benefit of the future researchers in the field of Integrated Development as this study also used as a foundation for further research.

1.9 SUMMARY

Legislations such as Native Land of 1913, The Native Administration Act Of 1927 as well as the Land Legislations after 1948 were passed to allow land ownership pattern to favor white people the take the land from black people. The RDP was developed to abolish all the remaining apartheid land laws and all racially discriminatory laws and practices relating to land. Land Reform Program is the product of new government that aims at redressing the injustices of the past. The Department of Land Affairs has various programs under which Land Reform is implemented. Community needs are complex but they are linked to land and development. Spatial information in a form of maps is used in the research to identify and analyze the patterns of uneven development and access to resource. All the development is taking place on the land. People need land to further development initiatives. Land Reform has therefore to cater for other developmental issues to improve the sustainability of the projects, as well as to improve the standard of living of the community. This dissertation aims to explore how the Integrated Development approach could be adapted in the land reform project implementation to improve the understanding as well as to promote the sustainability of the projects.

1.10 CHAPTERS OUTLINE

This dissertation consists of five chapters that would be outlined as follows:

Chapter One discusses the Conceptual Framework.

Chapter Two contains Socio-Economic and Ecological characteristics of the study area.

Chapter Three deals with Research Methodology.

Chapter Four deals with Research Findings and Analysis.

Chapter Five contains summary, and recommendations.

CHAPTER 2

SOCIO-ECONOMIC AND ECOLOGICAL CHARACTERISTICS OF THE STUDY AREA

2.1. INTRODUCTION

This chapter aims at providing background to the study area. The historical as well as the physical background of the study area is contained in this Chapter. This background gives us a better understanding of the area by looking at the issues that has tremendous impact in the Mgai project.

2.2 HISTORICAL BACKGROUND OF MGAI LAND REFORM PROJECT

The Mgai community is also commonly called as Amadungeni Community. It is one of the oldest and well-known communities in the Umzumbe Local Municipality area. Historically, it existed as a traditional community paying allegiance to the late iNkosi Chiliza. The Mgai community has lived in this area for generations. Some of the older people in this community were born and have spent the early years of their lives in the Mgai farm before they were removed.

During the 70's Illovo Sugar Limited purchased the farm with the aim of developing sugar cane plantation on it. The farm was purchased with the people living on it. During that time, the farm was registered under the ownership of G.G. Smith in the title deed. The community was settled as a tribal community system whereby there was a Tribal Chief. The community had considered themselves as a tribal community since they were paying allegiance under the Chief Chiliza. When the farm was purchased by Illovo Sugar Limited, they forcibly removed the Mgai community. Due to the previous apartheid era, there were no legislations and systems in place to protect the land rights of the people who were staying under the communal tenure system. The system only provides people with rights to use the land and not to own the land. Therefore they cannot defend and protect their rights. They were forcibly removed from the farm and they could not contest their case in the court of law as they had no rights and mechanisms to do so.

After 1994 when the Department of Land Affairs was established, the communities were given an opportunity to lodge land claim against the properties that they were

forcibly removed from. Mgai community started by submitting the land claim under the Department of Land affairs program called the Restitution. This program is designed to cater for communities who were forcibly removed from their land.

The Mgai community was, However, not successful in the Restitution Program because they lacked evidence and documents that prove that they were forcibly removed from the area. Their case was only based on the word of mouth by the older members of the community that did not carry any weight during the investigation of the claim. By the time the Mgai community lodged a claim, Illovo had already planted sugar cane on some of the portion of the Mgai farm. Illovo Sugar Limited had title deed of the farm as proof of ownership. The title deed gives them full ownership of the farm. Therefore, the Mgai land claim was said to be an invalid claim.

The Mgai community initiated the application and related consultation and discussions. Thereafter, the Regional Land Claim Commissions proceeded with the investigations by consulting various people gathering information regarding Mgai Land Claim. After the community failed to acquire land through the Department of Land Affairs Restitution Program, they applied for the Land Redistribution Program. Land Redistribution Program is based on the willing buyer, willing seller approach as highlighted in Chapter 1. In 1997, the Mgai community approached the Department of Land Affairs for assistance through the Redistribution program. The KwaZulu Natal Provincial Projects Approval Committee (PPAC) approved the project as a Redistribution program.

The community's request was based on the portion of the Mgai Farm, whilst the land claim was based on all the portions of the Mgai Farm. The land claim went as far as those areas that are already developed with sugar cane.

The Mgai community requested that the Department of Land affairs purchase the portion of the Mgai farm that is not currently developed with sugar cane for settlement and limited agricultural purposes. Several meetings have taken place between the Chief and the representatives of the Tribal Authority, Ugu District Municipality, Umzumbe Municipality, the Mgai community, illovo Sugar Limited and the Department of Land affairs. A resolution to purchase the Mgai farm was taken

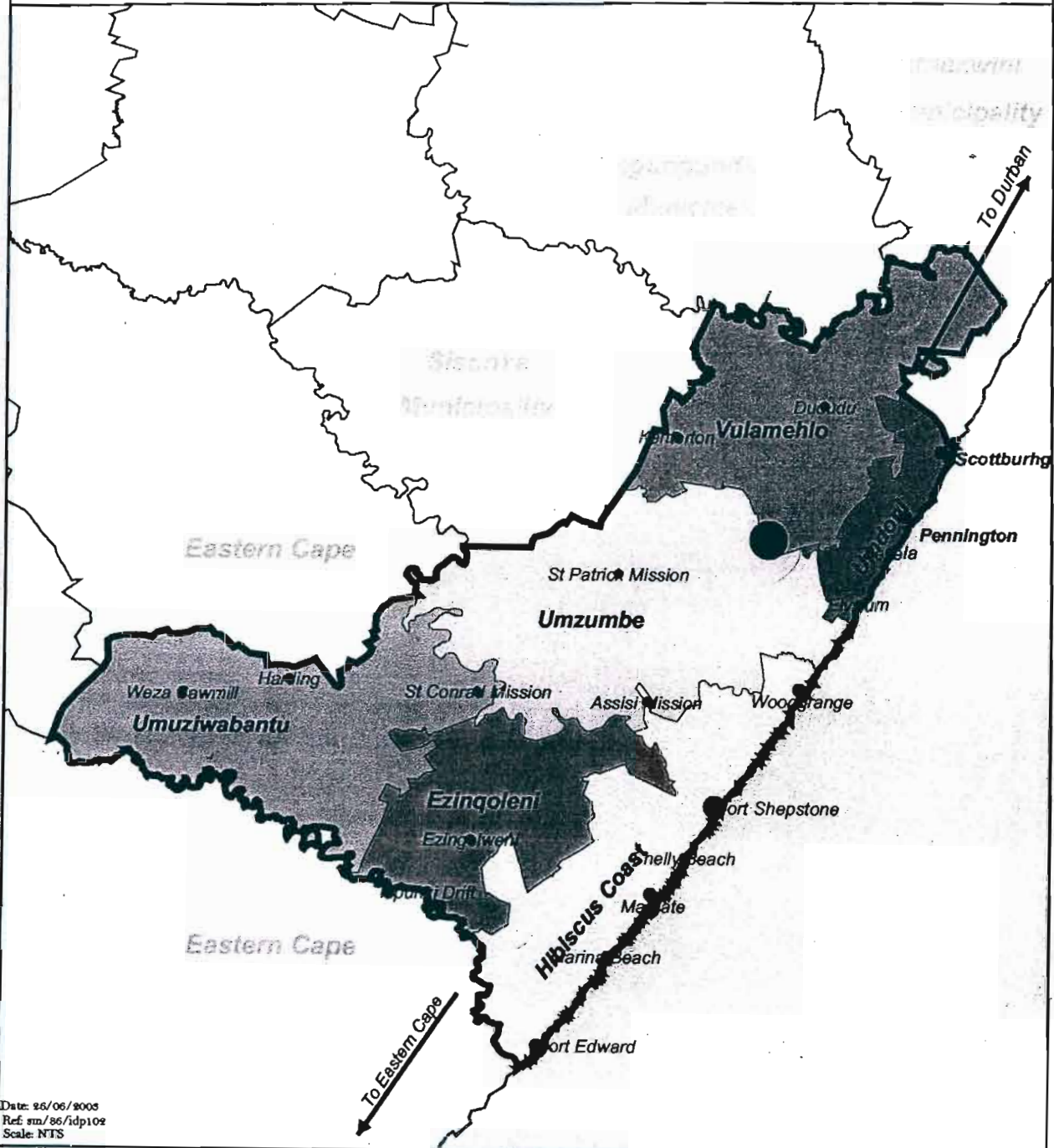
and as a meaningful vision around sustainable and optimal use of the land was developed in conjunction with all the relevant stakeholders. There are 364 head households who are benefiting from the project. Out of the 364, 199 head households are women, some of them are widowed and few who never married. Throughout the facilitation process, the community was encouraged to promote the participation of women especially during the pre-planning phase as well as during the formulation of the Legal Entity that was going to hold and manage the land related matters. Mgai community is a tribal community. They believed that land acquisition and management related were men discussed matters. This was due to the observation that most of the members of the preliminary committee were men. Therefore, women were encouraged to be actively involved in the decision making process and play an active role in the leadership of the project. Ugu District and Umzumbe Municipalities got the community involved through their Integrated Development Planning Processes. The Mgai project is incorporated into their Integrated Development Plans.

The Department of Land Affairs has approved funds amounting to R 5 824 000 to the Mgai community. This is going to cover planning, land acquisition as well as infrastructural development through the redistribution program. Human, physical and financial resources have been allocated to the project. Further to that the project has been incorporated into the Umzumbe Local Municipality as well as in the Ugu District Municipality's Integrated Development Plans as a prioritized project

Illovo Sugar Limited has committed in writing that they will assist the community in the development of sugar cane business. They will provide capacity and support on the sugar cane business development. As part of their social responsibility, they will assist the Mgai community by providing funds for building the school. Through this project one is positive that the livelihoods of the community are going to improve and open other infrastructural development opportunities through the Umzumbe Local and Ugu District Municipalities through their Integrated Development Planning processes.

UGU DISTRICT MUNICIPALITY

NO.1 MGAJ LOCALITY MAP



Date: 26/06/2005
 Ref: sm/06/idp102
 Scale: NTS

Legend

- Ugu Boundary
- Local Municipalities
- Mgal Farm
- Towns
- Hibiscus Coast Municipality
- Izinqoleni Municipality
- Umdoni Municipality
- Umuziabantu Municipality
- Umzumbhe Municipality
- Vulamehlo Municipality
- Indian Ocean
- KZN Boundaries



Ugu District Municipality
 GIS Section
 37 Baxley Street
 Port Shepstone
 Tel: (039) 6885783/4
 Fax: (039) 6923359

2.3 PROPERTY DESCRIPTION

The farm is known as the Mgai Farm Sub 12 and Sub 18, which are 655 ha in size. Illovo Sugar Limited owned it. Umgai Farm lies between the Umzumbe and Vulamehlo Municipalities. The Locality Map on the following page indicates the location of the Mgai within the Ugu District. It is located at 30° 31, 71' Latitude and 30° 24, 71' longitude. The co-ordinates are South 30°, 24, 7' and East 30° 31,7'. The mean annual rainfall of the area is 900mm. It is located 25 km away from Herberdene and 45 km away from Port Shepstone. Currently there is no infrastructural development on the farm. Tribal communal settlement patterns exist in the neighboring areas.

2.4 COST AND BENEFITS OF THE MGAI LAND REFORM PROJECT

The study looked at the costs and benefits for the Mgai project. This process was done as preliminary work to broaden the understanding and to inform decision-making process for continuing with the study. This assisted during the actual planning of the project so that appropriate and effective strategies would be devised to implement the project. The issues were identified as follows:

2.4.1 Benefits for implementing Mgai Land Reform Project

The redistribution project has full support of the Department and of the local as well as the local and district municipalities. The broader redistribution project has been approved and allocated with physical, human and financial resources. The project has been incorporated as a priority project on the Integrated Development Plans of the municipalities. This project is going to provide an environment that promotes change and development in the community by adapting the integrated development approach to ensure sustainability of the project as well as improve livelihoods of the beneficiaries.

3.4.2 Costs for implementing Mgai Land reform Project

This project is faced with the challenge of communal tenure security. It has history of political instability, low social indicators such as low literacy level, low-income levels, low health standards as well as low life expectancy this is due to the poverty that prevails at Mgai area. There is also history of ethnic violence in the area around the issue of legitimate Chief. People are not settled on the Mgai farm, they are scattered around the Mgai area. There are developmental costs and the

project will take longer to be finalized because there are lot of plans that needs to be developed since it is a vacant land. Those plans are settlement plan, land use plan, agricultural plan, and infrastructural plan.

2.5 ENVIRONMENTAL ASPECTS OF THE MGAI FARM

The ecological aspect of the area plays a crucial role especially during planning and implementation of developmental projects. The protocols were developed to identify the key environmental features that were going to have great impact on the environment. The protocols used were development using the DANCED guideline as framework and they are attached in Annexure B.

The National Environment Management Act (NEMA) No. 107 of 1998 was developed statutory to minimize the negative impact on environment (NEMA principles attached in Annexure C. It clearly stipulates the principles to be considered during integrated environment management. The National Department of Land Affairs in partnership with the Danish Cooperation for Environment and Development (DANCED) program have developed the guidelines that were used to develop protocols to incorporate Integrated environment and development issues into the Land Reform projects. The protocols were used to identify key environmental issues relevant for Mgai project.

The DANCED guidelines complies with the principles of the NEMA while providing the Department of Land Affairs with the framework and the tools for incorporating integrated environment management during the planning and the integrated development implementation of the Mgai Land Reform projects. The Department of Land Affairs has a responsibility for developing the land in a manner that is not harmful to the natural environment.

There is a clear need for development to occur in a manner which does not degrade the environment on which life depends, so that natural resources are used for development on sustainable bases (World Bank, 1975). Land reform projects need to move away from just securing tenure of people but also ensure that people make informed decisions to improve their quality of life as well as to ensure the sustainability of the land reform and development projects though their effective use of their natural resources.

In trying to minimize the negative impact that might be caused by implementing the project, the following ecological issues were looked to ensure that they are not hindering the sustainability of the Land Reform project:

2.5.1 Conservation Area

There is natural vegetation that is located on the southern part of the farm.

2.5.2 Woodlot

There is an area on the property that is currently planted with gum trees. There is also an area of natural vegetation and alien vegetation that have encroached the farm.

2.5.3 Soil Erosion

The site has a combination of steep and gentle slopes. The land is showing the signs of crusting.

2.5.4 Rainfall

The Mgai area has a mean annual rainfall of 900mm.

2.5.5 Topography

The topography at Mgai is characterized by high mountains and valleys. The slope ranges from 10 % to 30% on average. This highlights that there are areas that cannot be developed due to their steepness. Development can only take place in the areas of gentle slopes and flat areas. The photographs on the following page highlight the conditions that prevail at Mgai:



FIGURE 2: Mgai Photograph 1 (highlighting the steepness and rockiness)



FIGURE 3: Mgai Photograph 2 (showing the terrain and vegetation on the east facing slopes).

2.6 SUMMARY

Approximately 40% of the farm is suitable for cultivation. About 20% of the farm is suitable for cultivation of sugar cane. The Agricultural report would be important to determine the percentage of the agricultural suitable land for high potential as well as lower potential yielding of crops especially in low lying areas in river courses. The rest of the area could be used communally by the community for settlement as well as for grazing purposes. The carrying capacity of the farm needs to be taken into consideration. The main development would need to take place along the western section of the farm, as the areas in the North and East of the farm are generally not suitable.

The environmental sensitive areas need to be identified and protected. Capacity building in terms of training and advice needs to be provided.

The general environmental assessment by the researcher depicts that the Mgai farm is not an ideal property in terms of its steep slopes in most of the parts of the farm. However there are areas within the farm that could be used for settlement and development. The development of Mgai farm would need to be in clusters with concentrated settlement and infrastructure development in various suitable parts of the property. The detailed environmental assessment would need to be undertaken as the identification and of key environmental issues were sufficient for the purposes of the study.

CHAPTER 3

RESEARCH METHODOLOGY

3.1 INTRODUCTION

The research methodology adopted in the study is a survey questionnaire. The sources of data were the face-to-face interviews where questions were asked. Closed questions were asked and the respondents were required to select the most appropriate answer from the five answers that were provided. The secondary data sources were in a form of maps, existing project information, reports and policy documents collected from the Department of Land Affairs offices. Books, articles and documents in a form of the Government gazette (e.g. Development and Facilitation Act, Land Policy as well as other related Acts) were also used in the study.

3.2 STAKEHOLDER IDENTIFICATION

The relevant stakeholders and their roles were identified. That ensured that the stakeholders are actively involved throughout the process to ensure that their inputs were considered during planning and executing the project. The diagram below illustrates the key stakeholders that were identified and involved in the Mgai Project:

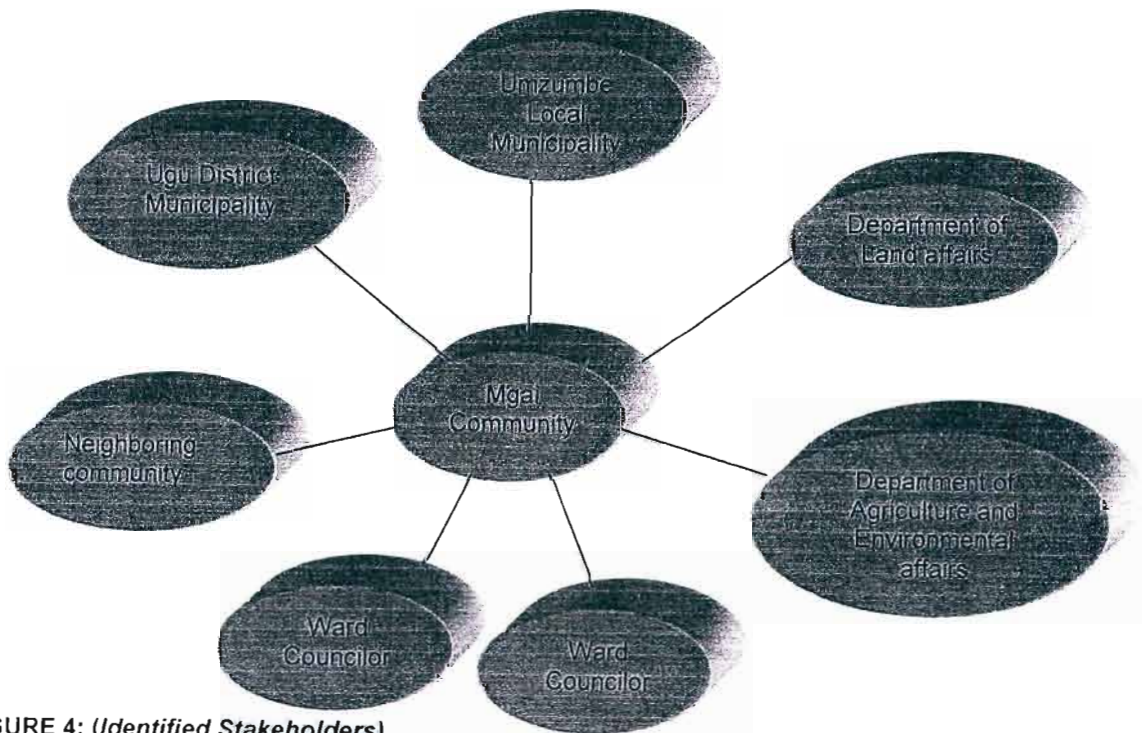


FIGURE 4: (Identified Stakeholders)

3.2.1 The roles of the identified stakeholders in the project

Neighboring community: Their role was to respect the project so that they would not cause problems during the implementation of the project. It would ensure that they are aware of the project to eliminate potential conflict and confusion.

Ward Councilor: To be the ears, mouth and feet of the community when it comes to developmental and institutional matters when liaising with the Government Departments as well with the Municipality.

Department of Agriculture and Environmental Affairs: To provide agricultural capacity and input to the project.

Department of Land affairs: To provide funding for securing tenure and facilitating the implement and developmental infrastructure.

Umzumbe Local Municipality: To incorporate the Mgai project into their Integrated Development Plans as well as to assist during the planning and in the implementing the land reform projects.

Inkosi: To give support of the project and to assist in making decisions and resolving projects related problems.

Ugu District Municipality: To co-ordinate Integrated Development Plans and to allocate available resources.

3.3 RESEARCH PROCESS

Quantitative research method in a form of using survey questionnaires to collect data was adopted. Face to face interviews were conducted. The process followed during the research execution is highlighted on the following page:

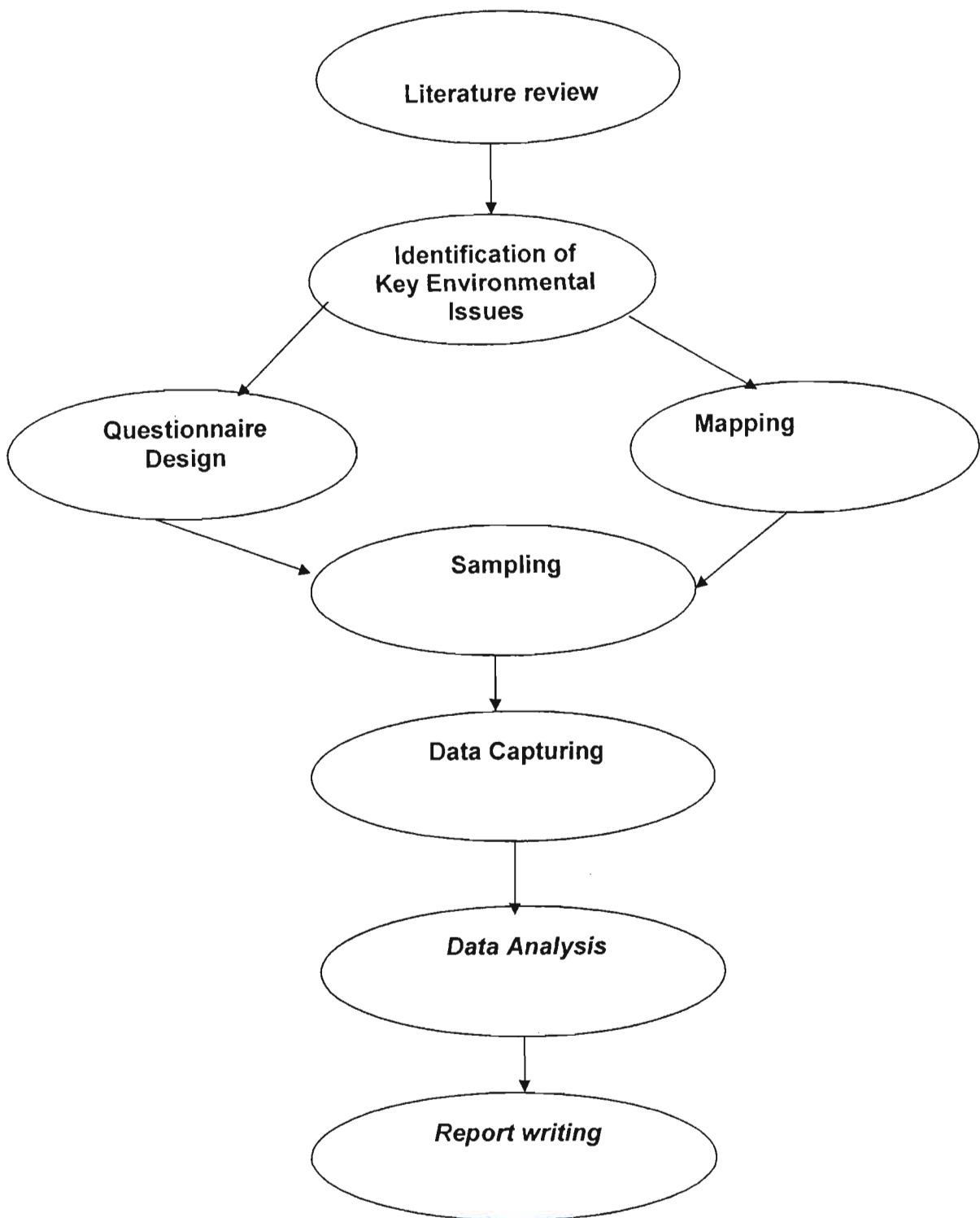


FIGURE 5: *(Research Process)*

3.3.1 Literature Review

Literature review was done as an initial stage of the study to get familiar with the selected topic. This was done to determine what other scholars have done as well as to form a base for conducting the study by obtaining the supporting

literature and discussions relating to land reform and the integrated development approach. The literature was in a form of existing Land Reform project information within the files of the Department of Land Affairs, Journals, articles and books from the library.

3.3.2 Identification of Key Environmental Issues

This was done by developing the protocols using the DANCED guidelines for the identification of key environmental issues especially for the settlement projects. Those environmental issues were identified and mitigated to eliminate their negative impact on the environment and to promote the sustainability of the project.

3.3.3 Questionnaire design

The questionnaire was developed in such a way that it probes the participants to respond. It required careful planning to ensure the data to be collected is reliable and viable. During the questionnaire development it was important to know what information is required for the purposes of the study. The questionnaire constituted of closed ended questions to collect data. The researcher was aware of the pros and cons of the survey questionnaire.

This was done to obtain the insight about the perception towards this land reform project. The integrated approach was applied when looking wholly at personal and land rights issues, land use issues, environmental as well as general issues. The survey questionnaire is attached in Annexure D.

Land rights data collected was relating to whether the family has lived on the farm before. It further looks at the reason that led to them to leave the farm and long they had lived on the farm before they were moved.

This was aimed at determining the kind of tenure arrangement that existed before.

Land use data collected aimed at attaining the perception of how the people would like to use plans. It also looked at critical settlement and development issues such as their source of water.

Infrastructural data collected aimed at determining existing infrastructures and its current conditions as well as whatever infrastructures they would want to acquire. It further looked at environmental issues such as perceptions around environment awareness and capacity building. It also looked at collecting information such as the relationship with the Inkosi and other things that they would like to change or improve in their lives.

The scope of information collected was wider to try and capture various critical land reform and developmental issues in an integrated manner.

3.3.4 Data Capturing

Data collected during the face-to-face interview questionnaires was captured by using the Statistics for Social Sciences software program. This data was fed into the system and converted to tables. The tables were developed in preparation for the data analysis.

3.3.5 Data Analysis

Mapping and Spatial Data Analysis was applied in a form of different themes in GIS developed maps to identify and highlight the existing resources and to inform the decision making process that would influence the future land use and land management and equitable and sustainable allocation and use of resources. This was supported by Khosa and Ballard (1996) where they argued that GIS would permit spatial modeling. The resultant model could include socio-economic variables such as access to health services, schools, water, clinics and so forth.

The Geographic Information Systems (GIS) Arc Info was used to develop and to analyze spatial data. Ahmed (2002) describes GIS as a data management system for capturing, analyzing and displaying spatial information. GIS application in this study was influenced by the work done by Dr. Ahmed. His work was also supported by Marguier et. al (1991) where he highlighted that what makes GIS different from other information systems is the concentration on spatial entities and their relationship specific to spatial analytical and modeling. In this study GIS was used to highlight important development features of Ugu District in relation to the Mgai land reform project as discussed in data analysis. Multiple themes were overlapped to emphasize various features. The spatial data analysis

was used to highlight the farm boundary, to locate and analyze the Ugu strategic spatial framework, the agricultural potential of Ugu District. It was further used to identify the existing facilities and their spatial location.

As highlighted earlier on that the Mgai land reform project is within the Ugu District Municipality, the spatial component of Mgai is in relation to Ugu District. The map highlighting the area in question was developed. The electronic orthophoto map was used as a data source. The line highlighting the farm boundary was drawn by joining points on the map to form polygons. A different color was used to highlight the farm boundary as depicted in Map A.

In relation to the Ugu District Spatial Development Framework, the Mgai project is located in the secondary corridor. The attached Map B indicates that there is development potential along the strategic secondary corridor. The Mgai project stands chances of being part of the inland development. From the map, it is noted that Ugu District development is divided into urban coastal and developed strip and the rural underdeveloped inland areas. This is the result of the racially based laws, which left black people in the marginal and under eloped areas due to the uneven distribution of resources that was supported by the system of that time. The Department of Land Affairs as the development agencies have a responsibility to try and bridge the gap by bringing development inland to develop rural and previously disadvantaged communities.

Agricultural database was used to develop the agricultural potential of the Ugu District. The various themes were used to highlight various environmental aspects. The Map C contained in this study is highlighting agricultural land potential of Ugu as a District. The outside blue line is the district boundary. Even the agricultural potential follows the pattern of the coastal strip with higher potential and the inland with good to moderate potential with patches of low and poor agricultural potential. The Umgai farm is located as the buffer because it is between the high and good agricultural potential area. This brings an opportunity to explore creative and viable agricultural activities in the land reform project. The Mgai community has a potential of getting support to become emerging commercial farmers.

Map D highlights facilities that currently exist at Ugu. The Ugu as a District Municipality has equitable allocation of the social facilities. In relation to Mgai farm on the map there are not as many facilities. This is caused by the lack of facilities in the rural areas. For the Mgai land reform project can base the prioritization of the kind of facilities and their allocation from the map.

Descriptive statistical data analysis

This method was used to analyze data collected in a form of questionnaire. It provides a summary of data collected. Percentages were used to analyze data. However one is aware that they sometimes can be misleading because it provides the percentages instead of the specific figure. After the data was collected it was organized captured and summarized using the statistic for social science software program. The data was converted into tables. Those tables were used as a base for data analysis. The figures on the tabled fed into the Microsoft Excel program to be converted to graphs that are easily analyzed and interpreted.

(Giddens, 1984) argued that transformation in a particular society at a given period occurs through conscious human actions guided by perception. Aspects such as the perspectives of communities especially those benefiting from land reform program were collected and captured during the study at Mgai.

The case study was selected as a base for collecting data relating to the perceptions of the people about Land Reform project at Mgai. The population selected was the beneficiaries from the Mgai community.

3.3.6 Report Writing

The details about the process and the outcome of the study were recorded and compiled into this dissertation report present the situation at Mgai. The background, the process, the findings as well as the recommendation are presented.

3.4 SUMMARY

Literature review was conducted to determine what other scholars have done as well as to form a base for conducting the study by obtaining the supporting literature and discussions relating to land reform and the integrated development approach. The literature was in a form of existing Land Reform project information within the files of the Department of Land Affairs, Journals, articles and books from the library.

The Mgai study was executed using the Quantitative Research Methods to collecting the data. Close-ended questionnaire was developed as a tool for data collection. A sample of thirty people was randomly selected to represent the community during the research. Data gathered using the questionnaires was captured and analyzed. The map highlighting the existing facilities in the community as well depicting the location of future resources was developed and analyzes using the GIS Arc Info Soft Ware Program. The research methodology applied in this research assisted in providing the facts to test the hypothesis.

RESEARCH FINDINGS AND ANALYSIS

4.1 INTRODUCTION

Development is inseparable from economic, ecological and cultural environment in which it takes place. Land reform is no exception because it deals with developmental issues. Therefore it is important to incorporate these issues by adapting integrated approach in land reform projects.

4.2 ROLE OF RESPONDENTS IN THE HOUSEHOLD

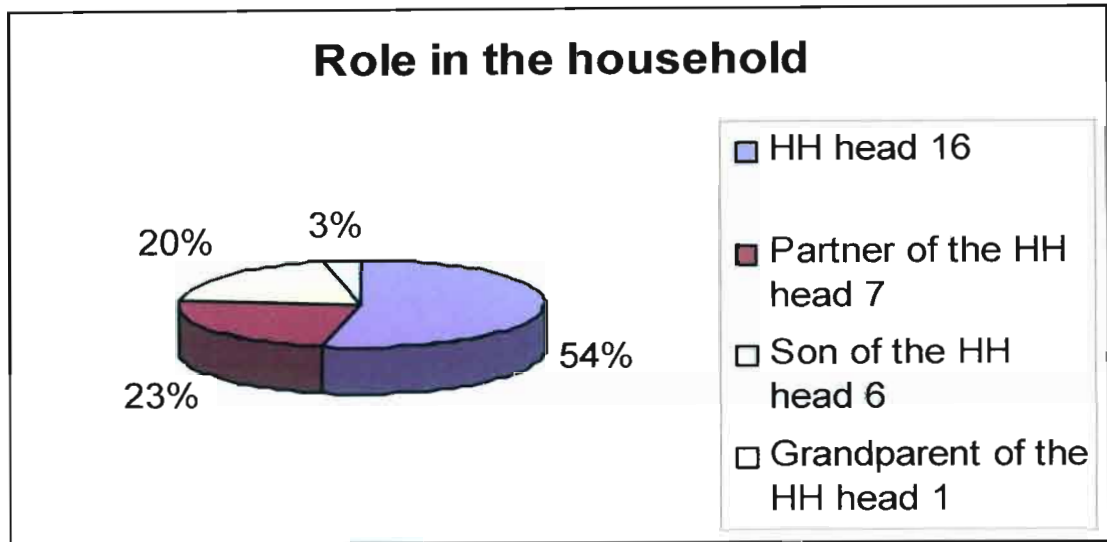


FIGURE 6: The role of respondent in the household, Source: Field Study (2003)

The diagram above indicates that out of the thirty people interviewed, sixteen of them, which is 54%, are household heads. This indicates that the study has a reasonable representation of the actual project beneficiaries. Therefore, the outcome of the study is a true reflection of the perspective of the community benefiting from the project. The 23% made of seven interviewees representing the female partners of the household heads indicates that they are also involved in the project not only in the research but also form part of the decision-making processes as they represent their husbands when they are away for work. This shows support and representation on the household head in the project. This is the sign of high level of participation in the project and great element of co-

operation from the beneficiaries. Divorce in Mgai area is not prominent as it sits at 23%. Widows rate is also increasing at a slow rate.

4.3 AGE DISTRIBUTION IN THE HOUSEHOLD

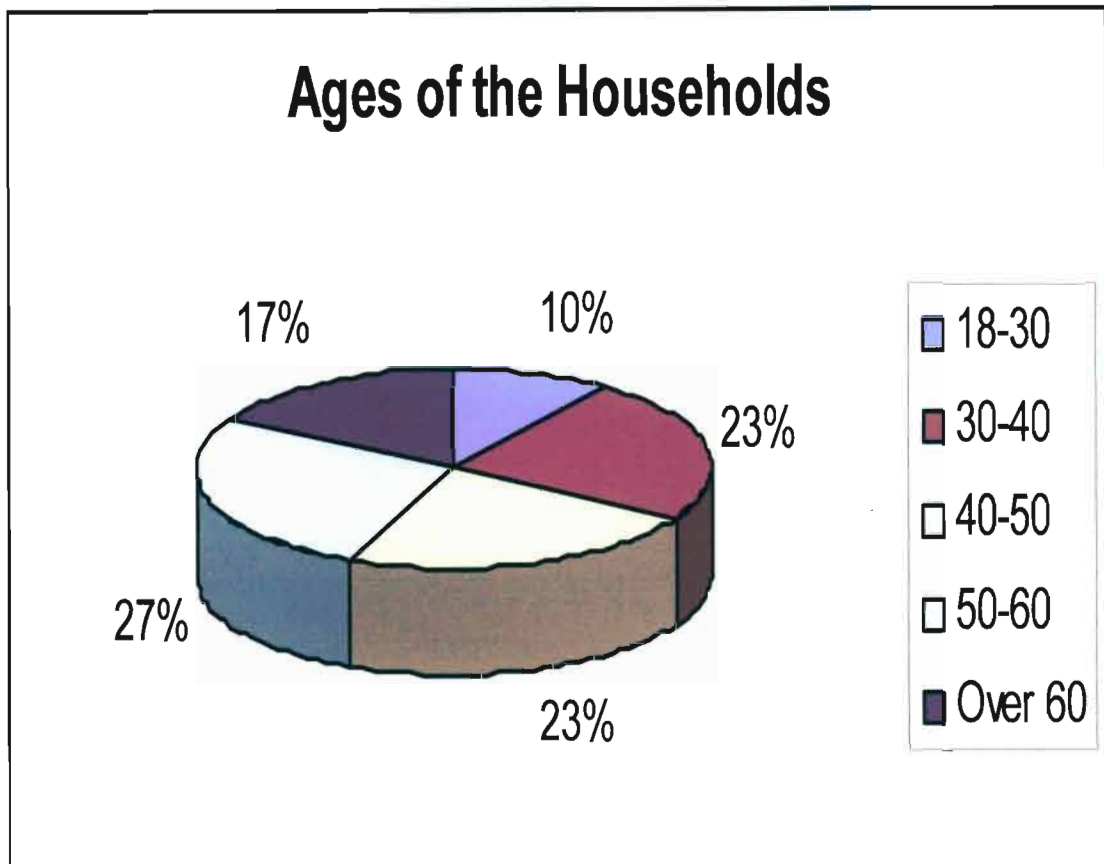


FIGURE 7: The age distribution in the households, Source: Field Survey (2003)

The diagram above highlights the age distribution of the household heads. The age is evenly distributed in the community. This indicates that the community consists of people in various ages. This highlights the need for the project to cater for all the age groups in the community during the actual land reform project implementation in term of services offered in the community. However, the highest age group in the community is 50 to 60 and followed by age group of 40 to 50. This highlights that there is a need in the community to involve the youth in leadership roles and in economic activities. The project will generate job opportunities and the researcher feels that the opportunity needs to be open to all the age categories especially in the community so that the project would have continuity and sustainability.

4.4 MARITAL STATUS

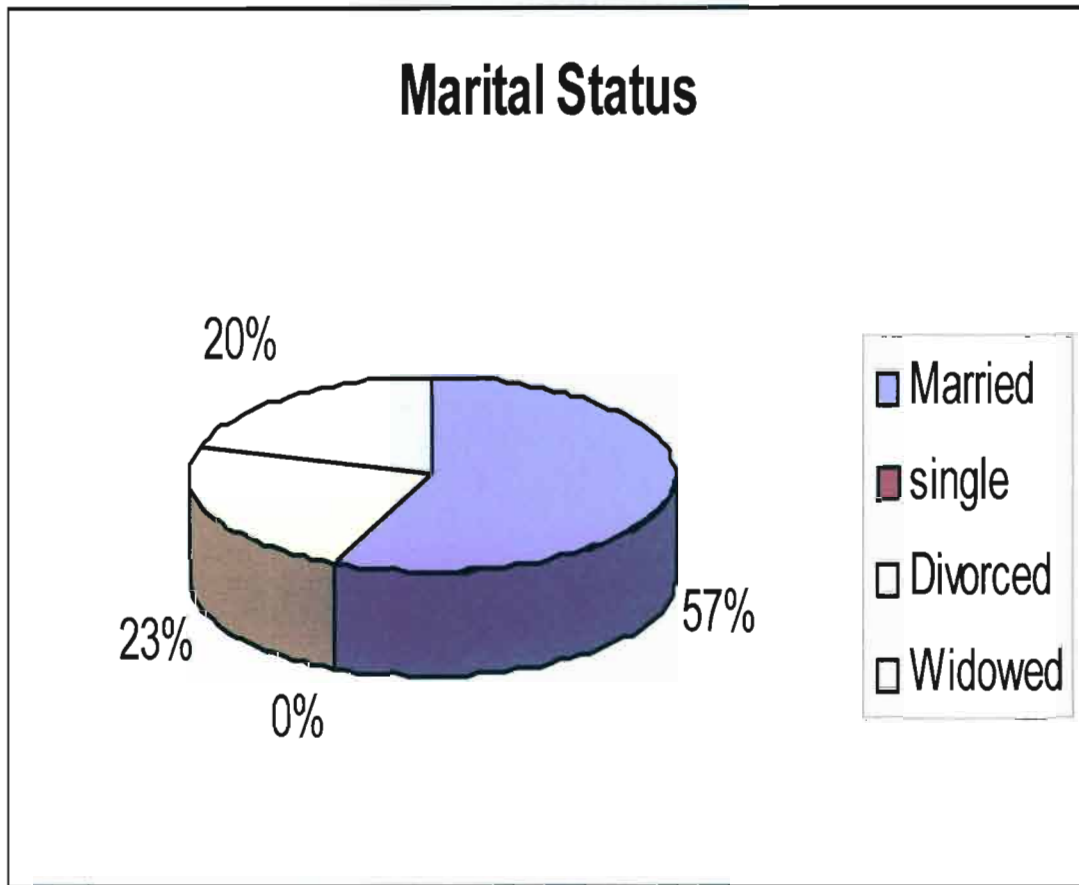


FIGURE 8: Marital status, Source: Field Study (2003)

The data conveyed on the diagram above highlights that the majority of the heads of households that is 57% are married. A small percentage of twenty percentages is widowed. These were mostly female widows. This highlights that although man are the head of households, females also needs to play a major role in the project. All the opportunities that the project comes with needs cater for them as well. The widowed female will take the roles that were played by their late husbands in the project. Therefore they need to be actively involved in the project from the beginning

4.5 LEVEL OF EDUCATION

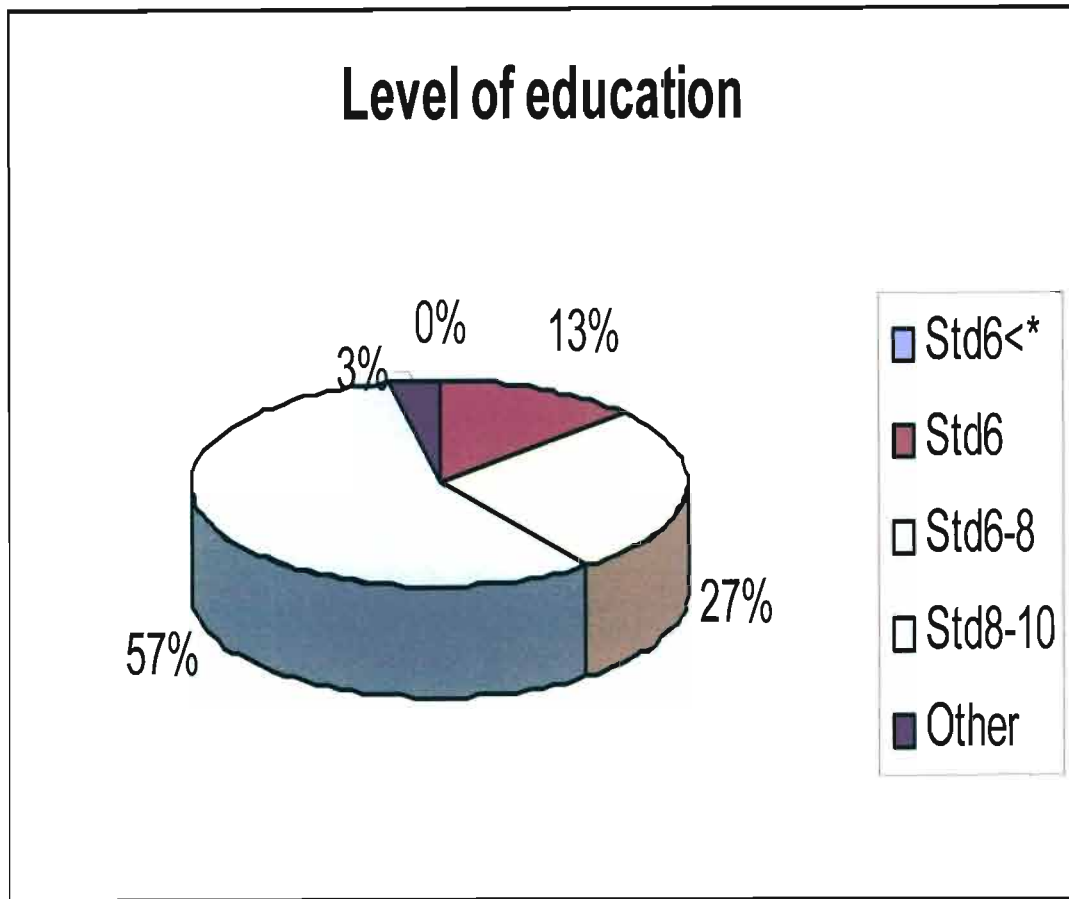


Figure 9: Level of education, Source: Field Survey (2003)

The data contained in the graph above indicates that the majority of 57% of the Mgai community has metric certificate. This is followed by twenty seven percent went until standard eight. This highlights that the Mgai community has basic education and there are no community members with tertiary qualification. This highlights that the level of education is limited to metric. This is associated with the lack of tertiary institutions on the rural communities. The land reform project needs to also look at what is possible and practical in order to uplift the level of education and skills of the community. That would enable the community to acquire skills that would enable them to enter formal job market.

4.6 EMPLOYMENT STATUS

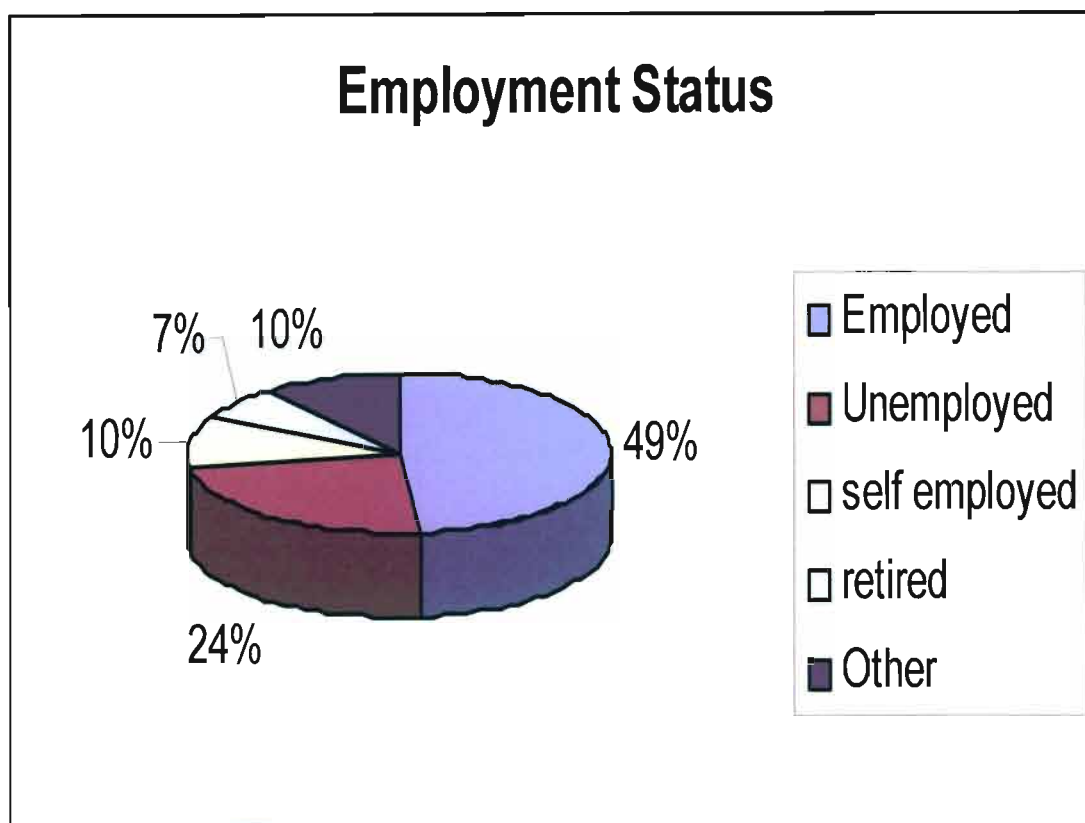


FIGURE 10: Employment status, Source: Field Study (2003)

The data gathered during the study indicates that the majority of 49 % is employed in the informal sector. Informal sector in the study is the categories were people are employed ad laborers where they are earning wages and they are not getting pay slips. This is a good indication that the community is economical active. 24 % of household head is unemployed. Therefore there is a need for creation of more job opportunities in the community to improve their standard of living through land reform. Looking at the employment status of Mgai community, one can generally there is poverty in the area.

4.7 SOURCE OF INCOME

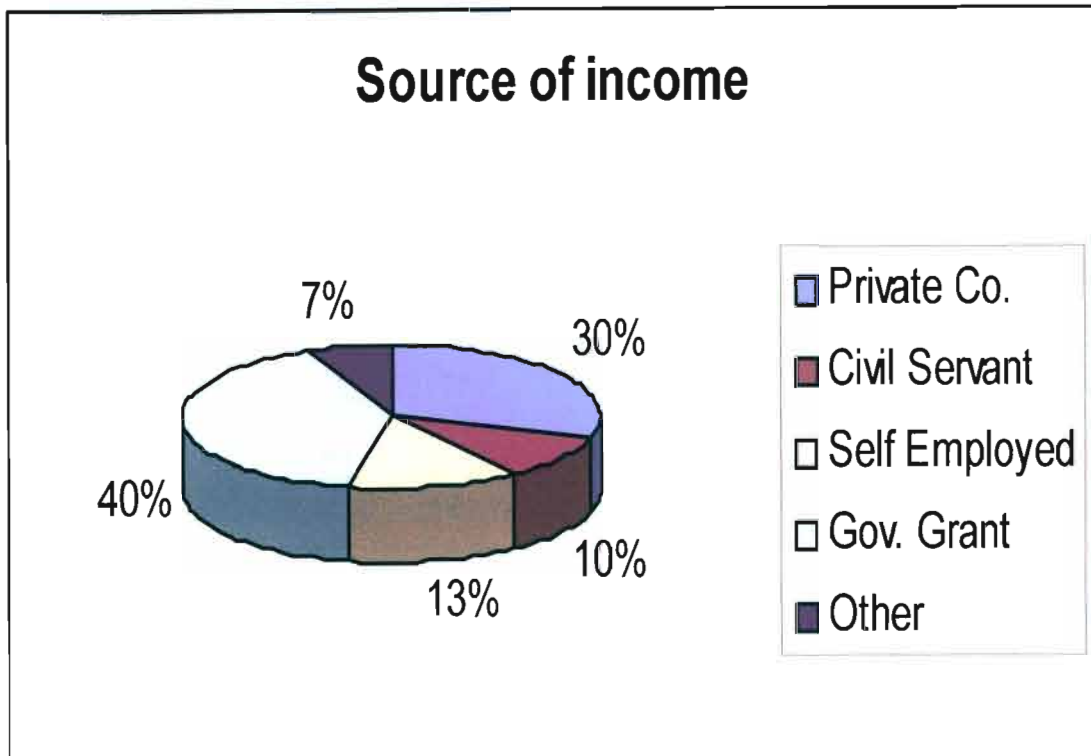


FIGURE 11: Source of income, Source: Field Study (2003)

The analysis is highlighting that those who are working in the community are employed in the informal sector or as laborers. Only 30% of the people are working in the private sector. 10% of the Mgai community is self-employed in a form of selling fruits and vegetables, spaza shop, dress making and selling craft. Only 7% is retired and depend on pension grant. The other 10% relies on child support grant by the state as their source of income especially the widows and those who never married. There is a great need providing capacity in the community to improve the informal workforce to become formalized. The Mgai project needs to provide jobs and viable economic activities to supplement the majority's current sources of income that is the grant funding. People need more formal jobs.

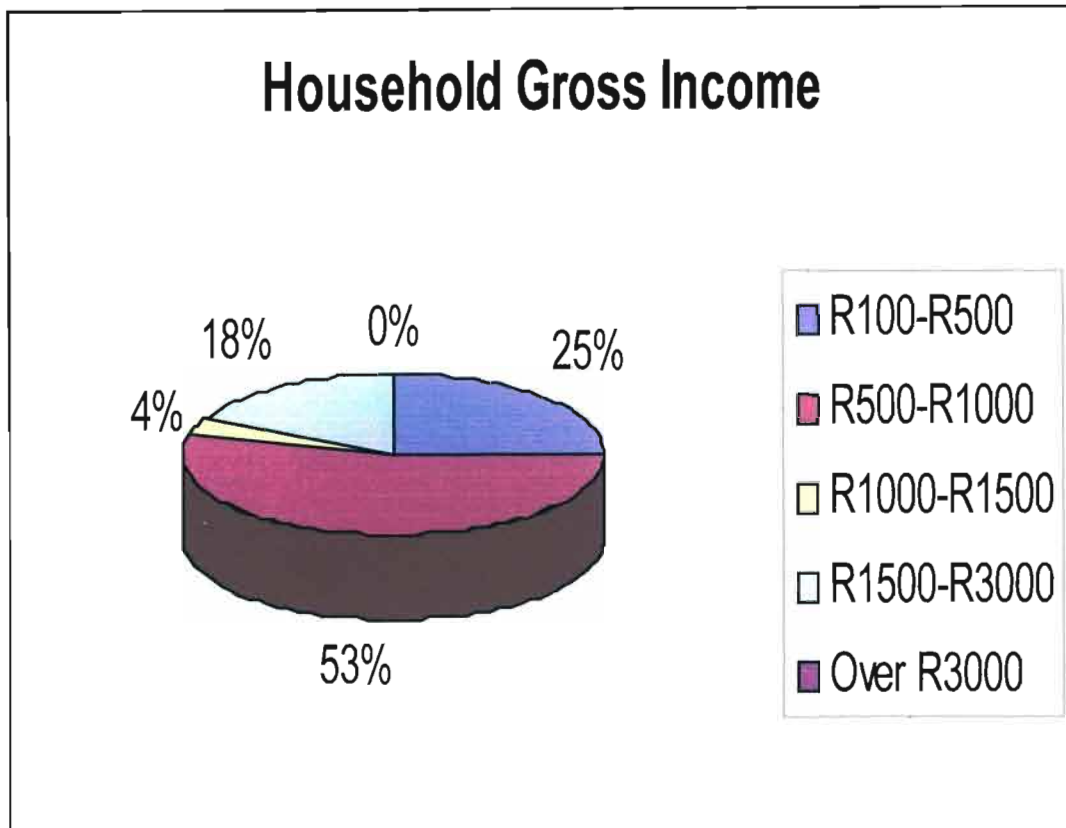


FIGURE 12: Household gross income per month, Source: Field Study (2003)

The diagram above highlights that the majority of the community working earns between R500 and R1000 per month. This is below the poverty line. Although the community members are working, the 25% of them even earn less than the minimum income of R650 in the informal sector. There is a need for the Mgai project to ensure that when the project is started, the gross income is beyond the marginal poverty line. Through the project, the community will supplement their income.

4.9 WHERE RESPONDENTS CURRENTLY STAYING

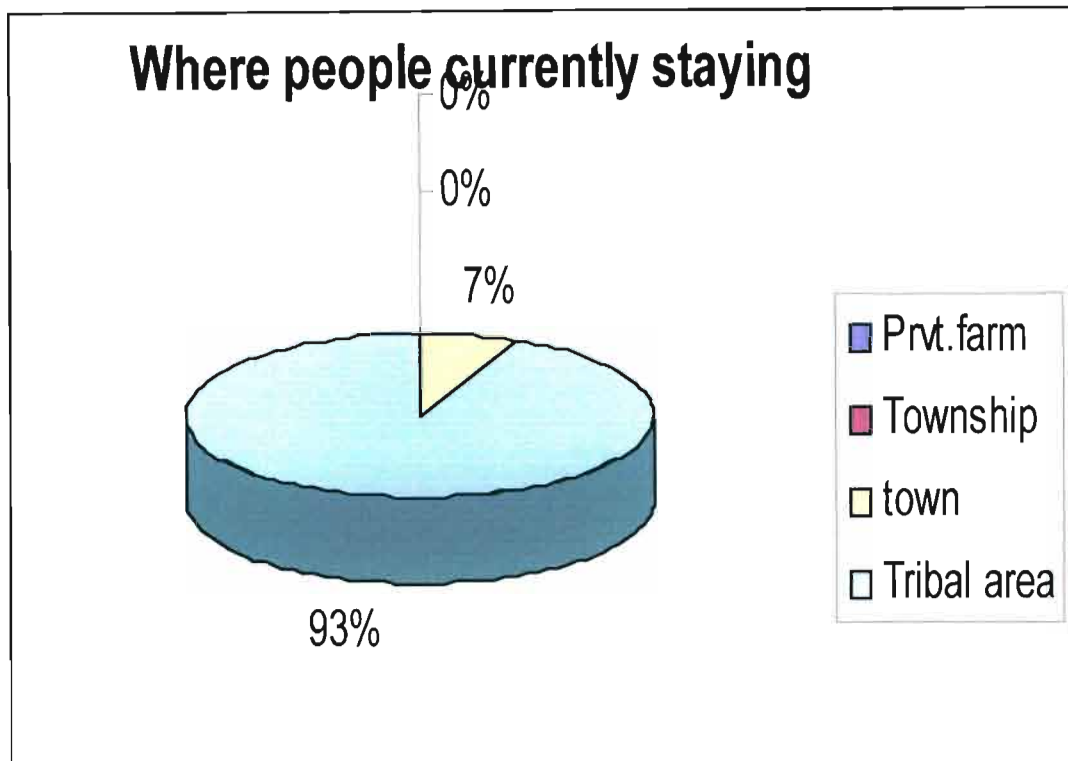


FIGURE: 13 where the respondent's currently staying, Source: Field Study (2003)

The diagram above highlight that all the community members are settled in the neighboring tribal areas. Only 7% of the community is settled in town because of employment. As they are settled in the tribal areas, they are settled under communal tenure arrangement. The researcher feels that the land reform project is going to give them full ownership of the land. In a way it provides them with even more secured tenure as well as job and developmental and infrastructure opportunities. Therefore they will more incentives to influence them to relocate to Mgai.

4.10 MATERIAL THAT THE RESPONDANTS WOULD LIKE TO BUILD THEIR HOUSES WITH.

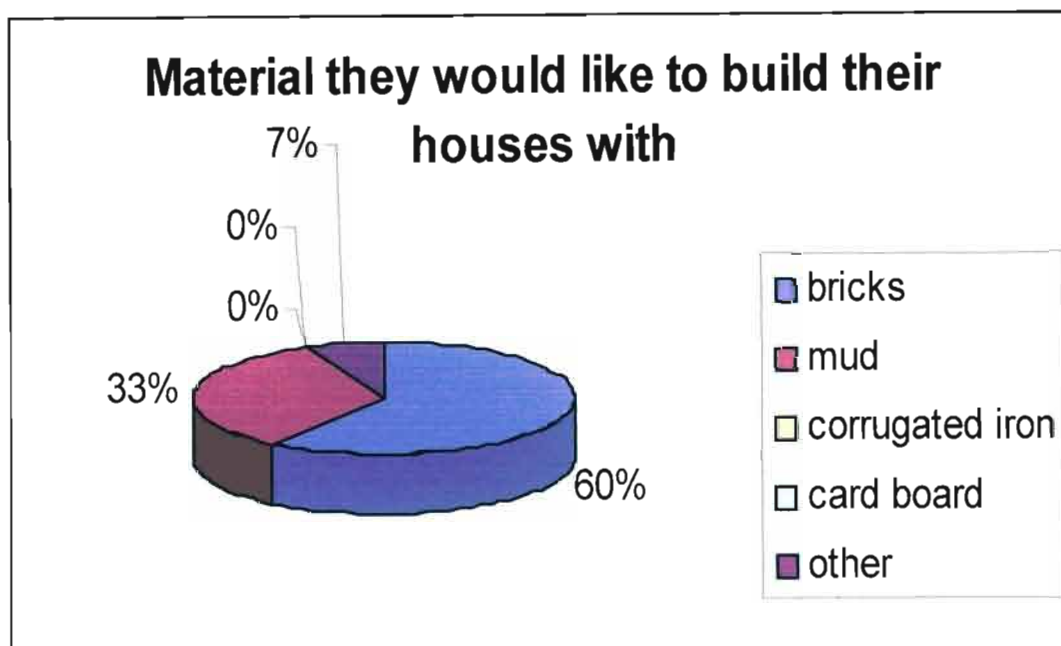


FIGURE 14: Material that they would you like their houses to be built with, Source: Field study (2003)

The above-mentioned diagram indicates that 60 %of the community would like their houses to be built with bricks. Only 30% of the community would like to build their houses with mud. All the members of the community are willing to relocate to Mgai. Even if they are willing to relocate to Mgai, some of the respondents highlighted that they cannot afford to develop new housing structures. They also highlighted that they are staying under unfavorable conditions in the tribal areas because there are no infrastructure and they do need to have their own land. They participate in developing the land for settlement and for agricultural purposes. The project needs to cater for housing structures as well as for infrastructure to support the community as they have already invested on the structures that they are currently settled on.

4.11 PROOF OF TENURE SECURITY

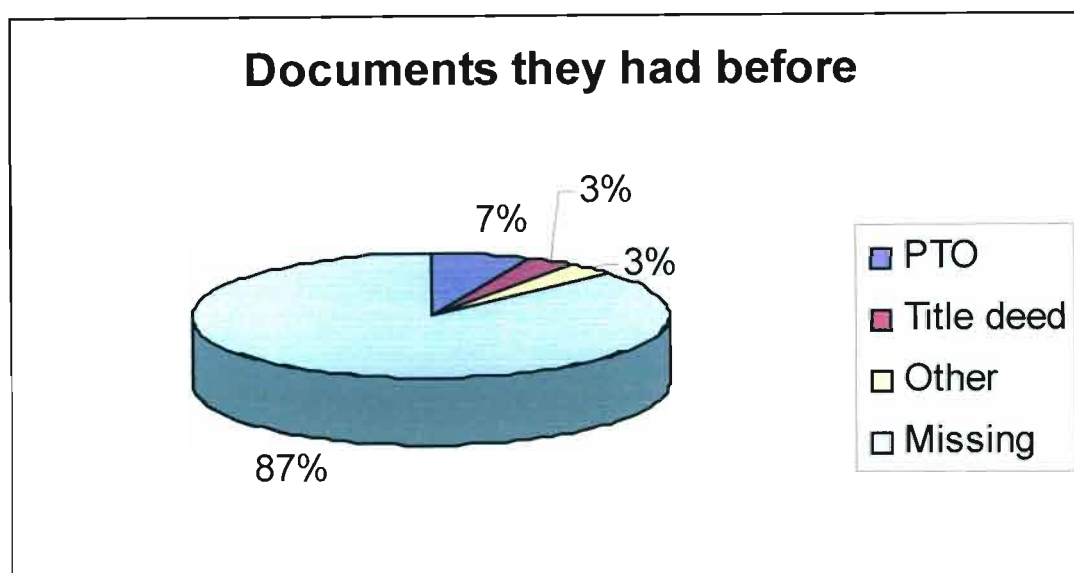


FIGURE 15: Proof of tenure, source: Field study (2003)

The data collected during the study highlights that all the household heads stayed on the farm before. They were all forcibly removed during the forced removals by Illovo Sugar Limited. They stayed as rural tribal community and they had graveyards on their allocated plots of that time. They were given permission to stay on the farm by the induna of the ward. They did not have any documentation as a form of proof of tenure arrangements. The land is going to be communally owned under Communal Property Association with defined rules in a form of the constitution for managing and dealing with land related matters.

4.12 Respondent's Perception on Land Use

The outcome of the research reveals that the land would be used for grazing, cropping, wood collection as well as for settlement purposes. All the respondents are going to relocate to Mgai. They highlighted that currently there are no agreements in place relating to the plot sizes, grazing area and its capacity as well as the settlement patterns. Capacity building for the community would be able to make their own decision that would promote the sustainable use of their land. Out of the thirty people interviewed, only ten people who are going to use the land for grazing. This highlights that there is a shift in the community from keeping livestock to consumerism. Many factors are said to contribute to that, such as drought, poverty and the decline in the value and high cost of keeping livestock. Mgai people depend on income to sustain their homestead. It was highlighted

that the terrain of the area is steep therefore there limited agricultural activities that can take place. The community is also going to settle on the land, not all of them are interested in cropping. Only ten people highlighted that they are going to use the land for cropping can be accommodated within the farm on the agricultural viable portions. Wood is going to be a main source of energy, 25 respondents expressed that they are going to use wood as a source of energy after they relocate to Mgai.

4.13 Respondent's perceptions on Infrastructure

From the findings of the study, it was highlighted that currently there is no infrastructure on the farm except for the rural- gravel road in poor condition that goes through the farm. The people would be using public transport such as taxis and buses to travel to and from the farm. There would be a need for access road from the main road to the homesteads. They will be using the busses and taxis as their source of transport. The community would like to have facilities such as crèches, schools, Community halls, clinics as well as the community training centers. There are electricity power lines going through the farm. The community would be using wood, paraffin and electricity as a source of energy. There are two rivers that go through the farm that could serve as a source of water. The community would like to have pit latrines as form of sanitation facility. The community would like to get permanent clinic built on the farm.

4.14 Respondent's perceptions Environmental issues

The community indicated that they are aware of the environmental issues. However they want to be trained and supported to improve and sustain their natural environment. They showed willingness to learn more on environmental issues since Mgai farm has environmental sensitive areas. The community wants a sustainable environment.

4.15 SUMMARY

The research indicates the Mgai community is going to use the land for settlement as well as limited agricultural purpose. They are a poor community with low education levels and technical skills. Most of the people working are working in the informal sector as laborers. Most of them earn less than R1500. The majority of the Mgai community is settling in the surrounding tribal areas under communal

tenure system. They are all willing to relocate to Mgai farm in search for development and secured tenure. The land is going to be owned and managed under Communal Property Association. A lot of capacity will have to be provided to ensure the land reform project is sustainable. Mgai community also needs infrastructure and community services such as schools, community halls, clinics, crèches as well as training centers. People at Mgai are aware of the environmental issues that exist at Mgai but they need more capacity for implementing environment best practices.

CHAPTER 5

SUMMARY, CONCLUSIONS AND RECOMMENDATIONS

5.1 INTRODUCTION

The research that is at Mgai was to explore the adoption of the Integrated Development Approach in Land Reform projects. Findings of this study show that the Mgai project is incorporated into the Municipality's Integrated Development Plans. The conclusion of this research is aimed at answering the main research question and to test the hypothesis.

5.2 SUMMARY

The issue of land redistribution can be traced as far back as 1913. Racial discriminatory legislations were passed to allow the white people to take the land from black people. The RDP was developed to uproot all the apartheid land laws and all racially discriminatory laws and practices relating to land. Land Reform Program was developed by the democratic government, which aims at redressing the injustices of the past. The Department of Land Affairs has programs under which Land Reform is implemented. These are Redistribution, Restitution and Tenure reform. Mgai Land Reform project is implemented by the Department of Land affairs. It is implemented under the redistribution Program. The program provide fund for purchasing and developing the land. The community is going to use the land for settlement and limited agricultural purposes.

There are 364 people who are going to benefit from Mgai project. Mgai Land Reform beneficiaries are the previously disadvantaged. Some of them are staying under underdeveloped rural tribal areas. The community has various needs that are complex. Most of their needs are linked to land and development. Spatial information was used in the research to identify and analyze the coherent historical patterns of uneven development and access to resource. Therefore people need land so that further development initiatives could take place. Land reform therefore has to cater for other developmental issues to improve the sustainability of the projects as well as to improve the standard of living of the community.

Approximately 40% of the farm is suitable for cultivation. Twenty percent of the farm is suitable for cultivation of sugar cane. The Agricultural report is important to determine the percentage of the agricultural suitable land for high potential as well as lower potential yielding of crops especially in low lying areas in river courses. The rest of the area is going to be used communally by the community for settlement as well as for grazing purposes. The environmental sensitive areas will be identified and protected. A lot of capacity building in terms of funding, training and advice needs to be provided to Mgai community.

The overall environmental assessment at Mgai highlights that the Mgai farm is not an ideal property in terms of its steep slopes in most of the parts of the farm. However, there are areas within the farm that could be used for settlement and allocation of developmental infrastructure. The development of Mgai farm would need to be in clusters with concentrated settlement and infrastructure development in various suitable parts of the property. Detailed environmental impact assessment is required as the identification and of key environmental issues at a limited scale was sufficient for the purposes of the study.

The Mgai study was executed using the Quantitative Research Methods to collecting the data. A sample of thirty people was randomly selected from the community. The maps highlighting the existing facilities in the community as well depicting the location of future resources were developed. The Mgai land reform project still has a long way to go in allocating the resources and meeting the needs of the Mgai community. Land Reform alone is inadequate to meet all the needs of the community

The research indicates the Mgai community wants to use the land for settlement as well as limited agricultural purposes. They are a poor community with low education levels and technical skills. Most of the people working are working in the informal sector as laborers. Most of them earn less than R1500. The majority of the Mgai community is settling in the surrounding tribal areas under communal tenure system. The community to relocate to Mgai farm in search for development and secured tenure in a form own land ownership. The land will be owned and managed under Communal Property Association. A lot of capacity as will have to

be provided to ensure the land reform project is sustainable. Mgai community also needs infrastructure and community services such as schools, community halls, clinics, crèches as well as training centers. People at Mgai are aware of the ecological issues that prevail at Mgai but they need more capacity for implementing environment best practice. The findings of the research currently reveal that Integrated Development Approach is not fully adopted in Land Reform projects.

5.3 CONCLUSION

The actual implementation of the project shows that the Department of Land Affairs cannot provide some of the needs of the community. For instance the need for the construction and running clinic is the function of the Department of Health. The school construction and running is the function of the Department of Education as well; as the agricultural support of the function of the Department of Agriculture. All these Government Department have provided their input to the municipalities to be incorporated into the Integrated Development processes. The budgets and identified project by various Government Departments are not aligned. This means that currently, not all the Mgai community needs are going to be addressed and met. They will have to wait for another cycle of project prioritization and budget allocation by other Government Departments.

The Municipality's Integrated Development Planning legislations and procedures are in place but development implementation is still institutionally disjointed and this slows down the impact of Land Reform in improving Mgai people's lives. If community needs something; they need to lobby on one to one bases with the relevant developments agent that provides that service. During the time of the study, no support document could be pulled upon as proof of commitment and support by other government departments. There are therefore no plans in place for beginning with the construction of schools and the clinic. The community has a lot of enthusiasm and they are participating in the project. A more coordinated involvement of stakeholder can boost the sustainability of Land Reform and contribute towards implementation of viable Land Reform Projects and rural development.

Over and above the Integrated Development Plans there is a need for communication strategy that would involve all the relevant stakeholders during the

identification and allocation of funds in an integrated manner for Land Reform projects to be viable and sustainable because beyond security of tenure, there are community needs that needs to be met by other stakeholders.

The researcher can conclude that the hypothesis of the study that says the integrated Development approach could be adopted in Land Reform projects. The research has showed that the Integrated Development approach is not an easy and quick process but it can be adapted by bringing all the relevant developmental issues upfront and make sure that joint project allocation of funds and decisions are taken jointly with the stakeholders. The Integrated Development Approach is not yet adopted in the Mgai project. Therefore the hypothesis rejected by the findings of the study. Lessons learnt during the implementation of the Mgai research was discussed and informed the recommendations for the future studies as well as future Land Reform Projects. If the recommendation provided by this dissertation could be implemented, the Integrated Development Approach would be adopted and the Land Reform Projects would be sustainable and lives of the Mgai community would improve.

5.4 RECOMMENDATIONS

In order to address the challenges that the Land Reform Faces in the implementation of the Integrated Development Approach are with, the following recommendation are made:

5.4.1 Government needs to develop a policy specifically for the implementation of the Integrated Development Approach in Land Reform. This would promote the adaptation of this approach and it has a potential of speeding up the delivery of the sustainable Land Reform programs. This would have a great benefit to the community by giving them sustainable Land Reform projects that would improve their lives.

5.4.2 Government needs to provide capacity building to beneficiaries in a form of life, managerial, entrepreneurial and agricultural skills within land reform projects. This would be achieved by encouraging and training people to become commercial farmers, farming product with sustainable market like sugar and vegetable and train them in quality control and link them to

those markets. That would eliminate dependency and to ensure the project continuity and viability after hand over.

- 5.4.3 Institutional arrangements at a project level need to be rigorously done and commitment need to be established before the projects get started. This would be achieved by getting written commitments and aligning the project requirement with the planning and budgeting time frames of the relevant stakeholder. For instance, if the project is going to be implemented. Stakeholders would need to include it in their budget financial year to make sure that funds are available for implementing various aspects of the project.
- 5.4.4 Over and above tenure security, service provision and improving the lives of the previously disadvantaged people should be at a center of all the current and future Land Reform projects.
- 5.4.5 Private, public partnership needs also to take place at a project identification level to improve the sustainability of the project by pro-actively securing possible services and contribution of other stakeholders and ensure that they are provided at a more co-coordinated and integrated effective manner.
- 5.4.6 The importance of the meaningful role played by women and the youth in the project needs to be emphasized and promoted during the initial phases of the projects. This would be achieved by introducing, local economic development projects initiatives like sewing, candle making, bakery, beads, weaving and ceramics. This will assist in promoting their active participation in various projects and ensure that these projects are incorporated during planning and allocation of resources to promote the economy in the area as well as sustainability to the project.

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ANNEXURE A

[1. A Foreword message by M V Moosa \(Minister for Provincial Affairs and Constitutional Development\)](#) | [2. Introduction](#) | [3. Common questions about integrated development planning](#) | [4. Principles, policies, laws](#) | [5. The integrated development planning process step by step](#) | [6. A typical integrated development planning implementation plan](#)

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4. PRINCIPLES, POLICIES AND LAWS

Integrated development planning does not happen in a vacuum. There are principles laid down by the Constitution and the Bill of Rights which must inform and guide your planning. There are also broad policy frameworks, in particular the Reconstruction and Development Programme and the Growth, Employment and Redistribution strategy, which have a direct bearing on how you plan for development. And, finally, there are specific pieces of legislation - the Development Facilitation Act, the Local Government Transition Act and provincial regulations - which spell out how integrated development planning should take place.

In this section of the manual, we will look at these principles and policies which form the basis for integrated development planning.

[4.1. The principles](#)

[4.2. Policies and legislation](#)

4.1. The principles

Human rights

The Constitution and the Bill of Rights ensure that every person in South Africa is accorded recognised human rights, which reflect the nation's values about human dignity, equality and freedom.

These rights are intended to guarantee certain essential freedoms, personal security and privacy. They include freedom of religion, expression, movement, trade, fair labour practices, the ability to own property and political rights.

They further include access to a healthy environment, adequate housing, healthcare services, education, information and to courts. They recognise the importance of protecting cultural heritage, and the rights to just administrative actions.

Your integrated development-planning process must not only keep such important rights in mind - it should seek to further the cause of making such rights fully part of the daily life experience of every person in the nation.

Civic responsibilities

With rights come responsibilities. Each of the rights described above will exist only as concepts unless each and every individual respects such rights, and commits himself or herself to work towards realising a society in which respect for rights is an everyday reality. Municipalities are only going to succeed if they are supported by committed persons, jointly working towards developing a society in which such rights are respected.

Flexibility

Life and society are characterised by change. Institutions, individuals and society as a whole must accept that many changes are required - and many are inevitable - at all levels, to achieve development goals. Even the goals themselves may change. Accepting change, and designing plans which have flexibility to accommodate and respond to such changes, is a necessary foundation in any development endeavour.

Participation

Democracy is about participation. Each individual, and individuals coming together as institutions and bodies, have a right to participate in development, to address their own special needs and concerns, to raise consciousness, and perhaps even to prick one's conscience at times. Development depends on such participation, but development also can be hindered if participatory processes are unbalanced, unconstructive, selfish, superficial or manipulated.

Accountability

Effective and responsible planning is based upon a careful consideration of what direction to move in, how best to get there and what resources to use. This involves multiple decisions.

Difficult choices over competing claims for priorities must be made, looking at both long-term and short-term requirements and ensuring that once decisions are made, implementation follows. Each decision will leave some people disappointed.

Municipalities must expect constant questions from the public as an integral part of the democratic process. The formulation and implementation of an effective integrated development plan will provide an impersonal, objective and rational framework upon which to answer such questions. This framework can then be used to explain why hard decisions were made, to question poor performance and to constantly protect the welfare of the public.

Due process

Planning is a serious undertaking. Critical decisions will be made based on plans, and important development controls and standards will be established. These will in many instances have the full weight and authority of the law behind them.

To ensure that such plans are properly formulated and are in accordance with legislation, certain procedures have been established. Municipalities are charged with the responsibility of ensuring that these legislative requirements are clearly understood and that due process is followed.

Sustainability

The planning of development should always keep in mind whether adequate physical, social, and economic resources exist to carry that development forward into implementation. Once implemented, will such development be too costly or complex to maintain? And what will be the side-effects of such development on the community, the environment and the economy? Development must be planned to emphasise the need to sustain its beneficial operations, and to minimise or entirely prevent any negative impacts.

Quality of life

While it is always easier to assess the benefits of any proposed development in terms of quantity and costs, the true value of development to most individuals is measured by what they see as an improvement to their quality of life. While much harder to measure, issues such as safety, security, natural beauty, views, sense of place and identity, moral value and efficiency are essential aspects to be considered in the integrated development-

planning process.

Time

The pressure to bring the benefits of development to the beneficiaries in the shortest possible time - and at the least cost - is a familiar pressure to anyone in a municipality. Integrated development planning must be sensitive to the need to deliver benefits efficiently and rapidly.

At the same time, such planning must give proper consideration to the needs of the medium-term and the long-term, and allocate resources and energies accordingly. While the basic needs of the least affluent and most vulnerable people in our society need urgent attention, we need to consider also the generations as yet unborn when we decide how we are going to use limited resources, particularly those resources which cannot be replaced.

4.2. Policies and legislation

There are two national policy frameworks which have a big impact on integrated development planning: the Reconstruction and Development Programme and the Growth, Employment and Redistribution strategy.

The Reconstruction and Development Programme

The very first two sentences of the Reconstruction and Development Programme provide the context for your integrated development plan:

"The Reconstruction and Development Programme is an integrated, coherent socio-economic policy framework. It seeks to mobilise all our people and our country's resources towards the final eradication of apartheid and the building of a democratic, non-racial and non-sexist future."

In a section devoted to local government, the Reconstruction and Development Programme emphasises the developmental role of local government. It lists, for example:

- o Integrating areas which were once divided under apartheid.
- o Providing and maintaining affordable infrastructure services.
- o Strengthening the capacity of local government to provide services.
- o Ensuring a more equitable role for women.
- o Encouraging meaningful participation by residents and stakeholders.

Municipalities need to be familiar with the Reconstruction and Development Programme when preparing their integrated development plan, and should ensure that their development goals and strategies are consistent with the aims of the Reconstruction and Development Programme.

The Growth, Employment and Redistribution strategy

In 1996, government set in motion an economic strategy known as the Growth, Employment and Redistribution strategy. Municipalities need to be familiar with this strategy because it has important implications for planning, particularly in the following areas:

- o Initiatives to enhance private-sector involvement in development through investment.
- o Broader investment in infrastructure.
- o More effective local spending and reprioritising of budgets.

- o Rationalisation of municipality personnel.

In addition to these two broad policy frameworks, the Local Government Transition Act and the Development Facilitation Act are two specific pieces of legislation which directly affect local government development planning.

Local Government Transition Act

The Local Government Transition Act provides for the restructuring of local government, sets down specific financial and budgeting requirements and requires that local government be open to review by concerned residents and stakeholders.

Development Facilitation Act

The Development Facilitation Act provides specific principles for:

- o Land development and conflict resolution.
- o Controls on land occupation.
- o Recognition of informal land-development practices.

These principles are set out in sections 3 and 4 of the Development Facilitation Act and form the basis for most of your integrated development plan. Chapter One of the Development Facilitation Act sets out principles which affect all decisions relating to the development of land.

This means that whenever a municipality, a development tribunal, a Member of the Executive Council (MEC) or any other authority is considering an application for the development of land, they must make sure that their decision is consistent with these principles. Any integrated development plan must, in terms of the Local Government Transition Act, be based on these principles too.

Because the Development Facilitation Act's principles form the basis of integrated development planning - in particular the land-development objectives - we will look at them in more detail later in this manual.

Line-department legislation

National line departments - including Water Affairs and Forestry, Transport, Environmental Affairs and Tourism, Trade and Industry and Housing - are in the process of preparing bills which will require municipalities to satisfy certain planning requirements. Municipalities should be informed of what these requirements are, and include them in the integrated development-planning process.

Other relevant legislation

Other national policies and legislation may also have an impact on integrated development planning at municipality level, usually through provincial channels. In certain cases there are even development incentives linked to these and offered at national and provincial levels.

It is the task of the municipality - councillors, officials and staff - to be familiar with national policies and initiatives and how these can operate at provincial, regional and local levels. Municipalities must establish channels of communication with these other levels of government that will enable the linkages to function effectively.

What's next?

Having briefly examined the principles and policies which form the basis of an integrated development plan, in the next section we can study the integrated development-planning

ANNEXURE B

Residential areas: Environmental requirements/standards

Parameter	Requirements/standards	Comments
Availability of water	<ul style="list-style-type: none"> ▪ Potable water to World Health Organisation standards ▪ 25 litres/person per day, preferably piped: not more than 200m from house 	
Sanitation (human waste)	<ul style="list-style-type: none"> ▪ Minimum: Ventilated improved, pit latrines ▪ More than 300m from water sources, otherwise water reticulated systems 	
Sanitation (solid waste)	<ul style="list-style-type: none"> ▪ Minimum: rubbish pits 30m from houses, otherwise refuse collection service 	
Soil nutrients	<ul style="list-style-type: none"> ▪ Not critical 	
Flood line	<ul style="list-style-type: none"> ▪ Settlements should not be allowed below the flood line 	
Slope	<ul style="list-style-type: none"> ▪ Preferably almost flat but slopes not to exceed 25% otherwise expensive earth-moving or construction of expensive split-level houses required ▪ Road alignment to follow crests 	
Soil depth	<ul style="list-style-type: none"> ▪ Shallow soils lead to shallow foundations, deep soils lead to expensive foundations ▪ Ideal around 1.0m 	
Soil erodibility	<ul style="list-style-type: none"> ▪ Highly erodible soils will expose foundations, silt roads and water course 	
Drainage of soil	<ul style="list-style-type: none"> ▪ Must be well drained, heavy-textured soils impose drainage problems (vertisols will lead to cracking foundations) 	
Soil pH	<ul style="list-style-type: none"> ▪ Not critical for residential purposes 	
Legal status of land	<ul style="list-style-type: none"> ▪ Ideally individual title in urban areas; in rural areas communal property associations or trusts may be the best legal entities 	
Conflicts of use	<ul style="list-style-type: none"> ▪ Possible with industrial and agricultural types of land uses in peri-urban areas 	
Access	<ul style="list-style-type: none"> ▪ Road access critical for communication 	
Proximity to economic base	<ul style="list-style-type: none"> ▪ Needs to be near places of work (but outside pollution zones of industrial areas) and other sources of livelihood 	
Economic risk	<ul style="list-style-type: none"> ▪ Cost of housing units and service provision 	

Principles

2. (1) The principles set out in this section apply throughout the Republic to the actions of all organs of state that may significantly affect the environment and—
- (a) shall apply alongside all other appropriate and relevant considerations, including the State's responsibility to respect, protect, promote and fulfil the social and economic rights in Chapter 2 of the Constitution and in particular the basic needs of categories of persons disadvantaged by unfair discrimination; 35
 - (b) serve as the general framework within which environmental management and implementation plans must be formulated; 40
 - (c) serve as guidelines by reference to which any organ of state must exercise any function when taking any decision in terms of this Act or any statutory provision concerning the protection of the environment;
 - (d) serve as principles by reference to which a conciliator appointed under this Act must make recommendations; and 45
 - (e) guide the interpretation, administration and implementation of this Act, and any other law concerned with the protection or management of the environment.
- (2) 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. 50
- (3) Development must be socially, environmentally and economically sustainable.
- (4) (a) Sustainable development requires the consideration of all relevant factors including the following:
- (i) That the disturbance of ecosystems and loss of biological diversity are avoided, or, where they cannot be altogether avoided, are minimised and remedied; 55
 - (ii) that pollution and degradation of the environment are avoided, or, where they cannot be altogether avoided, are minimised and remedied;
 - (iii) that 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; 5
 - (iv) that waste is avoided, or where it cannot be altogether avoided, minimised and re-used or recycled where possible and otherwise disposed of in a responsible manner;
 - (v) that the use and exploitation of non-renewable natural resources is responsible and equitable, and takes into account the consequences of the depletion of the resource; 10
 - (vi) that the development, use and exploitation of renewable resources and the ecosystems of which they are part do not exceed the level beyond which their integrity is jeopardised;
 - (vii) that a risk-averse and cautious approach is applied, which takes into account the limits of current knowledge about the consequences of decisions and actions; and 15
 - (viii) that negative impacts on the environment and on people's environmental rights be anticipated and prevented, and where they cannot be altogether prevented, are minimised and remedied. 20
- (b) 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.
- (c) Environmental justice must be pursued so that adverse environmental impacts shall not be distributed in such a manner as to unfairly discriminate against any person, particularly vulnerable and disadvantaged persons. 25
- (d) 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. 30
- (e) Responsibility for the environmental health and safety consequences of a policy, programme, project, product, process, service or activity exists throughout its life cycle.
- (f) 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 persons must be ensured. 35
- (g) Decisions must take into account the interests, needs and values of all interested and affected parties, and this includes recognising all forms of knowledge, including traditional and ordinary knowledge. 40

(h) Community wellbeing and empowerment must be promoted through environmental education, the raising of environmental awareness, the sharing of knowledge and experience and other appropriate means.

(i) 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. 45

(j) 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.

(k) Decisions must be taken in an open and transparent manner, and access to information must be provided in accordance with the law. 50

(l) There must be intergovernmental co-ordination and harmonisation of policies, legislation and actions relating to the environment.

(m) Actual or potential conflicts of interest between organs of state should be resolved through conflict resolution procedures. 55

(n) Global and international responsibilities relating to the environment must be discharged in the national interest.

(o) The environment is held in public trust for the people, the beneficial use of environmental resources must serve the public interest and the environment must be protected as the people's common heritage. 60

(p) 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.

(q) The vital role of women and youth in environmental management and development must be recognised and their full participation therein must be promoted. 5

(r) Sensitive, vulnerable, highly dynamic or stressed ecosystems, such as coastal shores, estuaries, 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. 10

ANNEXURE D

QUESTIONNAIRE FORMAT

DECLARATION OF CONFIDENTIALITY

- The questionnaire is designed as an effort to obtain the viewpoint of the people on the grounds that are affected directly by the Land Reform Project and its impact on the environment.
- This questionnaire is purely for Research purposes. **It is by no means a test or an examination**, therefore, all answers are correct. The investigator request that you to give your views on the land reform delivery-related problems. He needs your perception of the situation. All information obtained will remain strictly confidential, and under no circumstance will it be used for any other purpose other than the one specified.
- It is important to be honest and open when answering the questions.
- Do not hesitate to ask fore clarification on any question that you do not understand.
- Tick the appropriate answer by X

Date:

Year:.....	Month.....	Day.....
------------	------------	----------

Questionnaire No.

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PERSONAL DATA

1. Personal Details of the Head of the Household:

1.1 Where do you Live?.....
1.2. Sex:.....

2. What is your role in the household?

HH head	1	Partner of HH head	2	Adult Son Daughter of HH	3	G/parent of the HH	4	Non relative adult	5
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3. How old are you?

18 - 30	1	30 - 40	2	40 - 50	3	50 - 60	4	Over 60	5
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4. What is your Marital Status

Married	1	Single	2	Divorced	3	Widowed	4	Other.....	5
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5. What is your highest level of education?

Less than Std 6	1	Up to Std 6	2	Std 6-8	3	8 - Metric	4	Other	5
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6. What is your employment status?

Employed	1	Unemployed	2	Self Employed	3	Retired	4	Other	5
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7. What is your family source of Income?

Private Co.	1	Civil Servant	2	Self Employed	3	Gov. Grant	4	Other.....	5
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8. What is your household gross income per month?

R100-R500	1	R500-R1000	2	R1000-R1500	3	R1500- R3000	4	Over R3000	5
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9. How many people live in the Household?

3 - 5	1	5 - 7	2	7 - 9	3	9 - 11	4	Other.....	5
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10. Are there people are in the following ages within your household?

16 - 20	1	20 - 35	2	35 - 55	3	55 - 60	4	Over 60.....	5
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11. Where do you stay now?

Private farm	1	In the township	2	In town	3	Tribal area	4	Other.....	5
--------------	---	-----------------	---	---------	---	-------------	---	------------	---

12. Would you like to relocate to Mgai Farm?

Yes		No	
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DEMOGRAPHICS

13. What type of material would you like your dwelling to be made of?

Hut	1	Shack	2	House	3	Compound	4	Other.....	5
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14. What (material) would you like your house to be made of?

Bricks	1	Mud	2	Corrugated Iron	3	Card Boards	4	Other.....	5
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15. Do you need more land?

Yes		No	
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LAND RIGHTS DATA

12. Have you /your family lived on the Mgai farm before?

Yes		(Specify number of years).....		No	
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13. Why did you leave the farm?

Evicted	1	Voluntary	2	Relocation	3	Negotiated move	4	Other.....	5
---------	---	-----------	---	------------	---	-----------------	---	------------	---

14. Were there any graves of your family on the Mgai Farm?

Yes		No	
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15. Who gave you permission to stay on the farm?

DLA	1	Chief	2	Induna	3	Born Here	4	Other.....	5
-----	---	-------	---	--------	---	-----------	---	------------	---

16. Did you have the following documentation before?

	Yes	No
PTO		
Title Deed		
Other		

17. What benefits could you get through the Mgai project?

	Yes	No
Money		
Job opportunities		
More land		
Other		

18. How is the land going to be managed?

Individual	1	Communal	2	Sectional title	3	Other.....	4
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LAND USE DATA

19. What would you like to use the land for?

	Yes	No
Grazing		
Cropping		
Wood collection		
Settlement		
Other		

20. Are there any agreements in terms of the land use?

	Yes	No
Plot size		
No. of cattle		
Type of crops		
No. of houses		
Other		

21. When you move to Mgai, what would be your source of water ?

River	1	Borehole	2	Stand pipe	3	Tank	4	Other.....	5
-------	---	----------	---	------------	---	------	---	------------	---

INFRASTRUCTURE

22. Is there a road going through the farm? (Yes/No)

Yes	1	No	2
-----	---	----	---

23. In what condition is the road?

	Yes	No
Gravel		
Tar		
Good condition		
Bad condition		
Other		

24. What would be the source of transport when you move to Mgai?

	Yes	No
Taxi		
Bus		
Private Car		
Walk on foot		
Other.....		

25. Which of the following infrastructure would you like to have on the farm?

	Yes	No
Schools		
Community hall		
Clinic		
Community Center		
Training Center		
Other		

26. If you would like a school, what type of school would you like to have?

	Yes	No
Crèche		
Primary School		
Secondary Sch		
Tertiary		
Other.....		

27. If community hall, What activities would you like to have in that hall?

	Yes	No
Dancing		
Weddings		
Concerts		
Meetings		

Funerals		
Other		

23. Are there electricity lines going through/next to the farm?

Yes	1	No	2
-----	---	----	---

28. Is there a river on/next to the farm?

Yes	1	No	2
-----	---	----	---

28. Is the river perennial

Yes	1	No	2
-----	---	----	---

27. What would you be using as the source of energy?

Gas	1	Wood/coal	2	Electricity	3	Paraffin	4	Other.....	5
-----	---	-----------	---	-------------	---	----------	---	------------	---

28. What kind of sanitation system would you use?

Bush	1	Pit Latrine	2	Septic tank	3	Flush	4	Other.....	5
------	---	-------------	---	-------------	---	-------	---	------------	---

29. Are there any available schools in the area with 10 km from the farm?

Crèche	1	Primary	2	Secondary	3	Tertiary	4	Other.....	5
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30. For medical services, which of the following would you use?

Mobile clinic	1	Permanent clinic	2	Private Doctor	3	Hospital	4	Other.....	5
---------------	---	------------------	---	----------------	---	----------	---	------------	---

31. Is there a police station next to the area?

Yes	1	No	2
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ENVIRONMENT

32. Are you aware of environment impact that might be caused by implementing the project?

Yes	1	No	2
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33. Are there any environmental sensitive areas in the farm you know of?

	Yes	No
Catchment areas		
Wetlands		
Flood plane		
Water resources		
Natural Vegetation		
Soil Erosion		
Other		

33. Would you like to learn more about the environmental issues?

Yes	1	No	2
-----	---	----	---

34. Would you be willing to do good practice if you were taught/ advised?

Yes	1	No	2
-----	---	----	---

GENERAL

35. Do you have an Inkosi?

Yes	1	No	2
-----	---	----	---

36. How would you describe the relationship with the inkosi?

Good	1	Better	2	Bad	3
------	---	--------	---	-----	---

37. How would you describe the relationship with the people in the surrounding farms?

Good	1	Better	2	Bad	3
------	---	--------	---	-----	---

38. Are there any organisations in the community?

Organisations	Yes	No
Church		
Stokvel		
Women's organisation		
Burial Society		
Other.....		

36. How do you think the Mgai project would change in your life?

Better services	1	Improved life std	2	Secured tenure	3	Create conflict	4	Other.....	5
-----------------	---	-------------------	---	----------------	---	-----------------	---	------------	---

37. Why do you want to live on the farm?.....

38. Are there any other comments?

.....

.....

.....

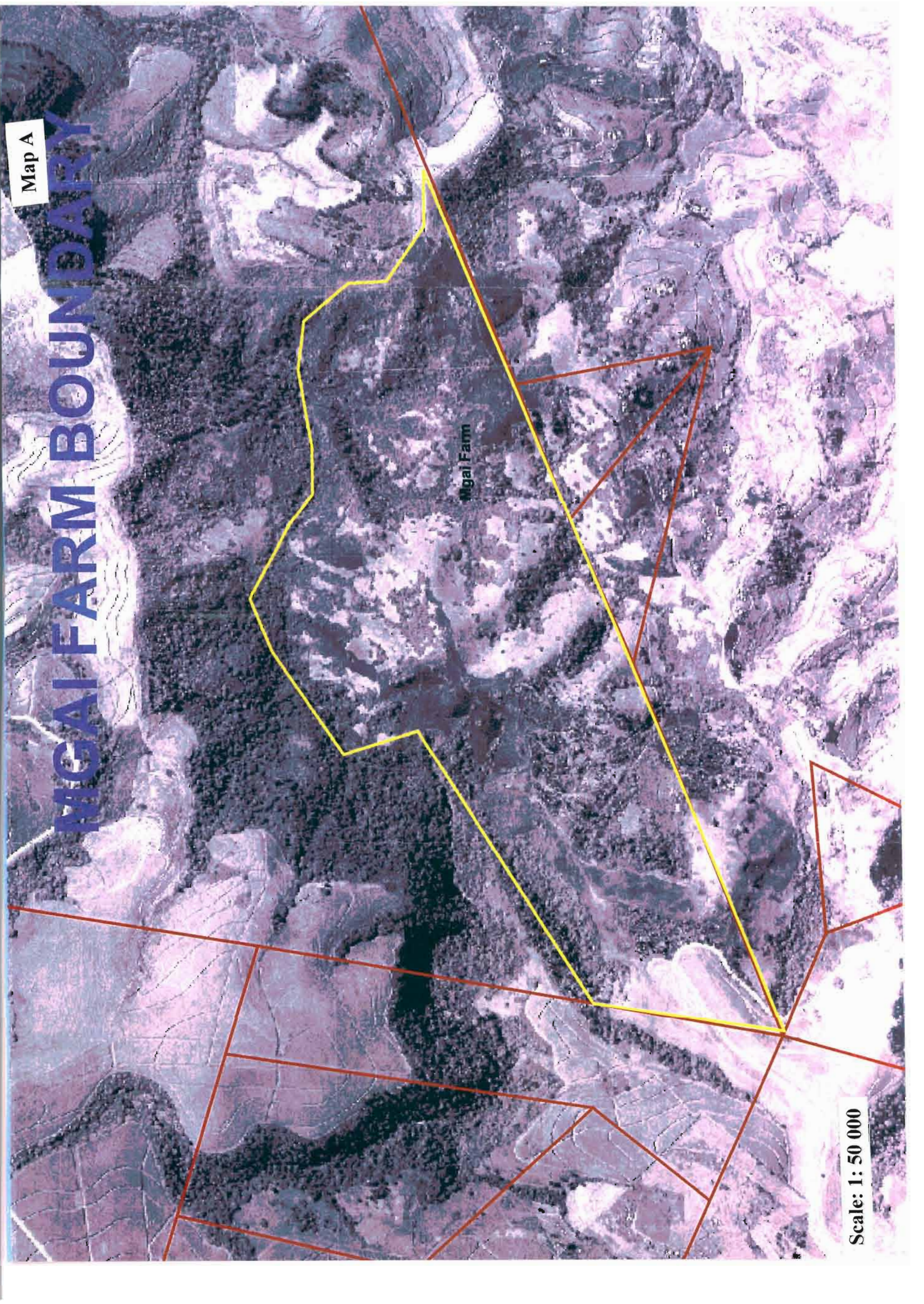
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Map A

MGAI FARM BOUNDARY

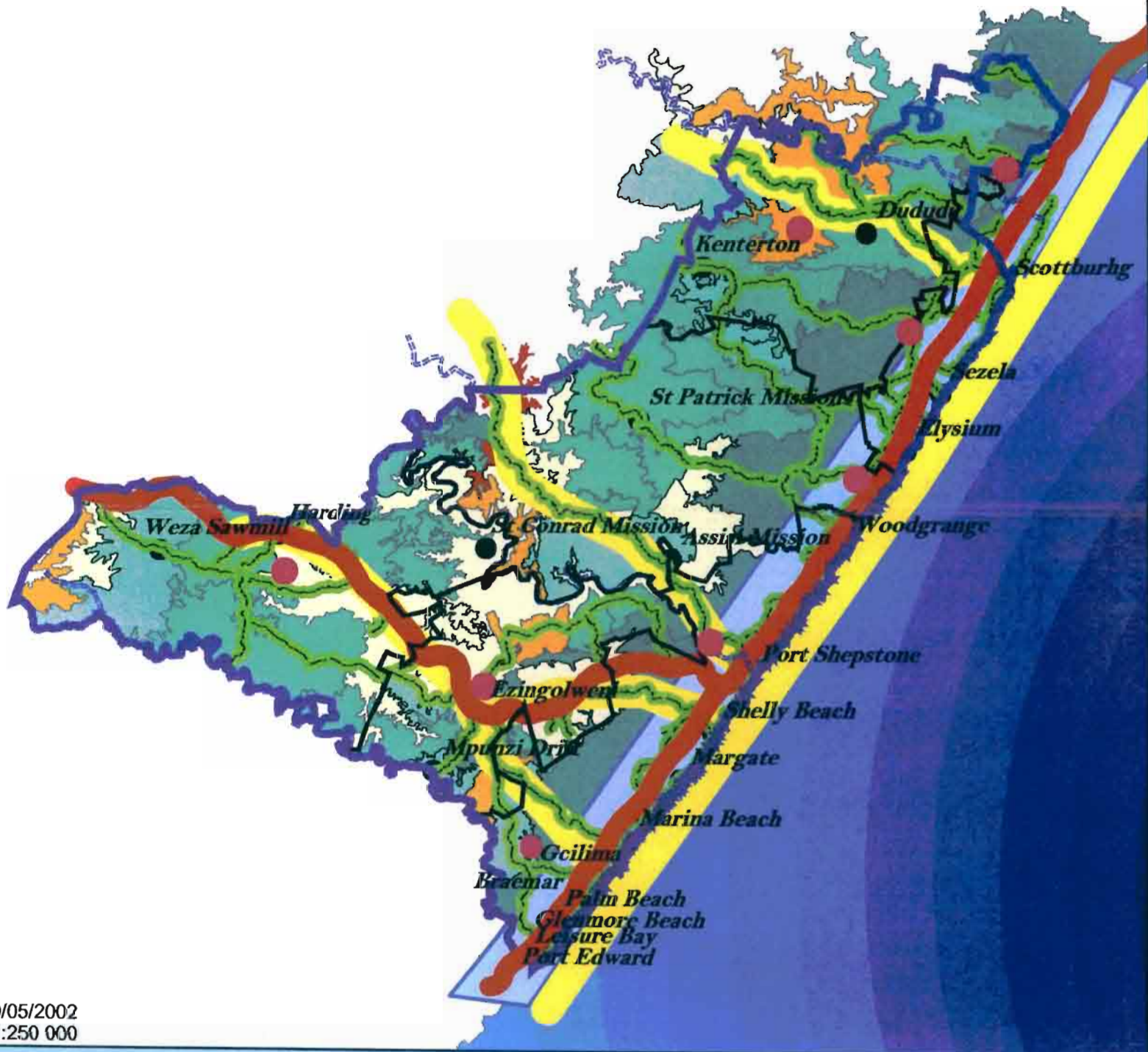
Mgai Farm

Scale: 1: 50 000



















Ugu District Municipality Strategic Development Framework

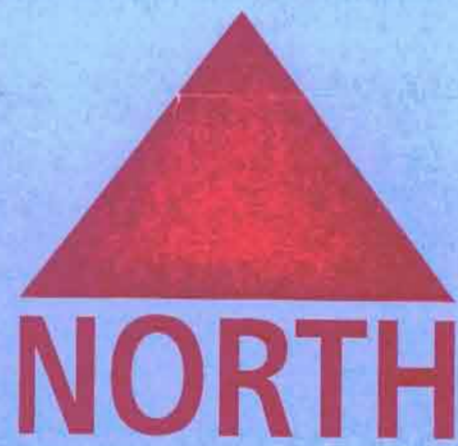
-  Barrier Free Access Across Ugu District. 
-  District Wide Integrated HIV/AIDS Programme 
-  District Wide Gender Sensitive Programme 



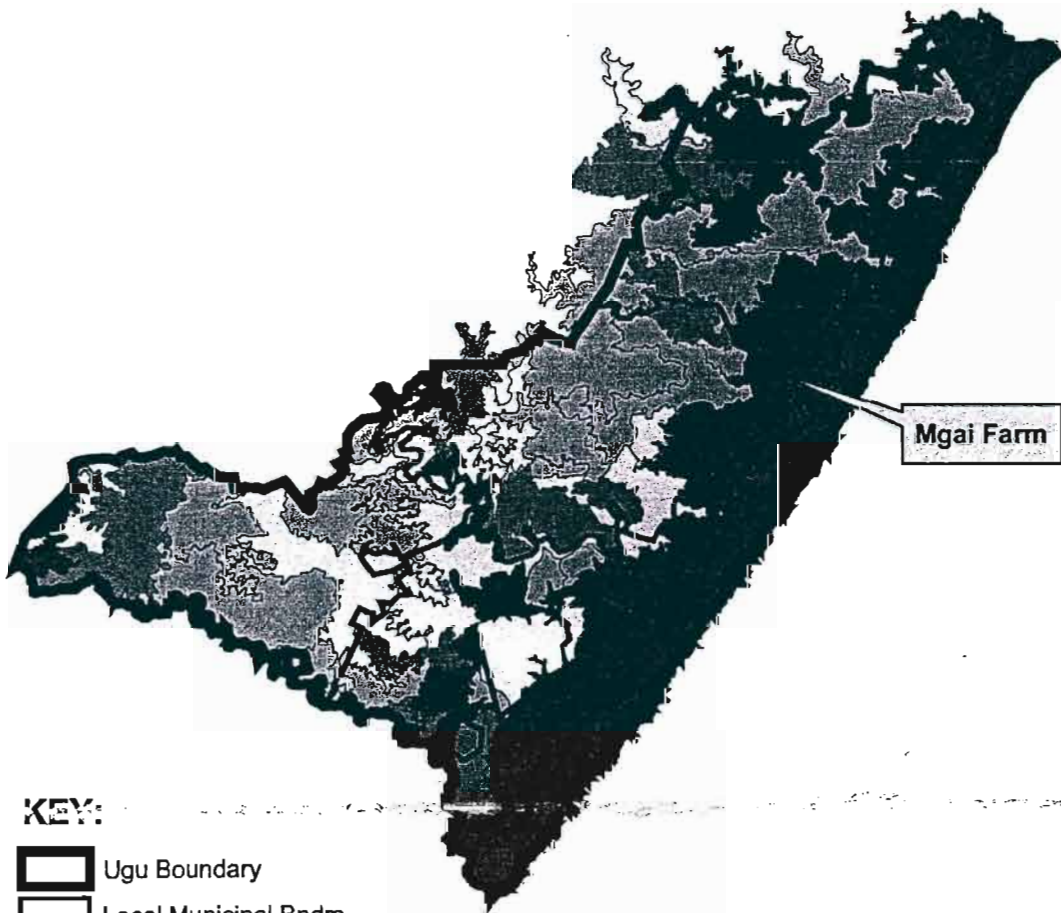
Date: 30/05/2002
Scale: 1:250 000

LEGEND:

- | | |
|--|--|
|  Ugu Boundary | Agricultural potential |
|  Local Municipalities |  Good Land Potential |
|  Main Rivers |  High Land Potential |
|  Conveyors |  Low Land Potential |
|  Potential Tourism Corridors |  Moderately Good Land Potential |
|  Towns |  Poor Land Potential |
|  Proposed Corridors |  Relatively Good Land Potential |
|  Growth & Retention |  Indian Ocean |
|  Light Industry/agro-industry | |



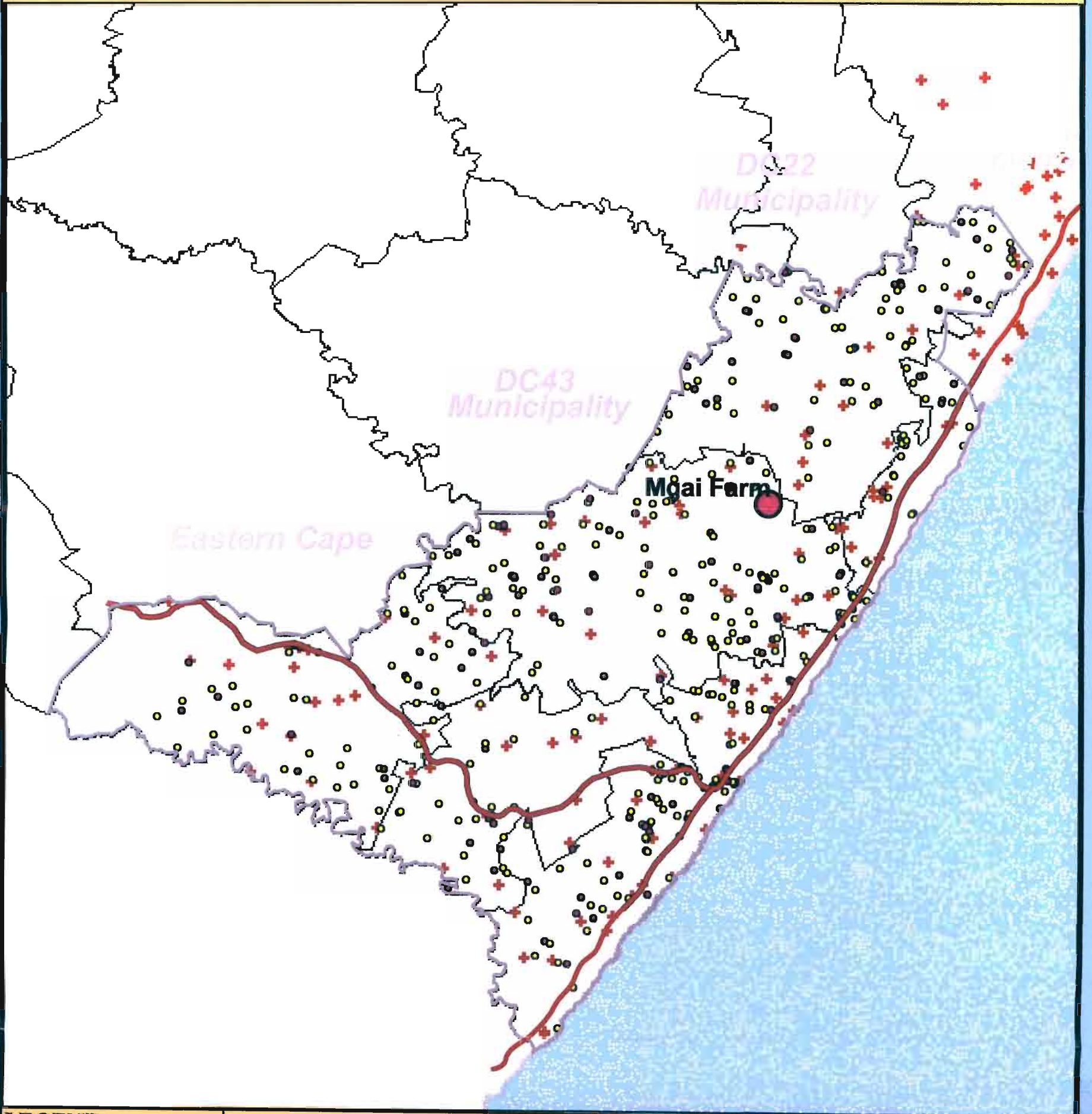
AGRICULTURAL LAND POTENTIAL











KEY:

-  Ugu Boundary
-  Local Municipal Bndrs
-  Good Land Potential
-  High Land Potential
-  Low Land Potential
-  Moderately Good
-  Poor Land Potential
-  Relatively Good

UGU DISTRICT MUNICIPALITY INFRASTRUCTURE



LEGEND:

-  Ugu Boundary
-  National Roads
- SCHOOL TYPE**
-  Combined
-  Primary
-  Secondary
-  Clinics
-  Indian Ocean
-  KZN Boundaries



Date: 26/06/2003
 Ref: sm/84/402
 Scale: 1: 650 000