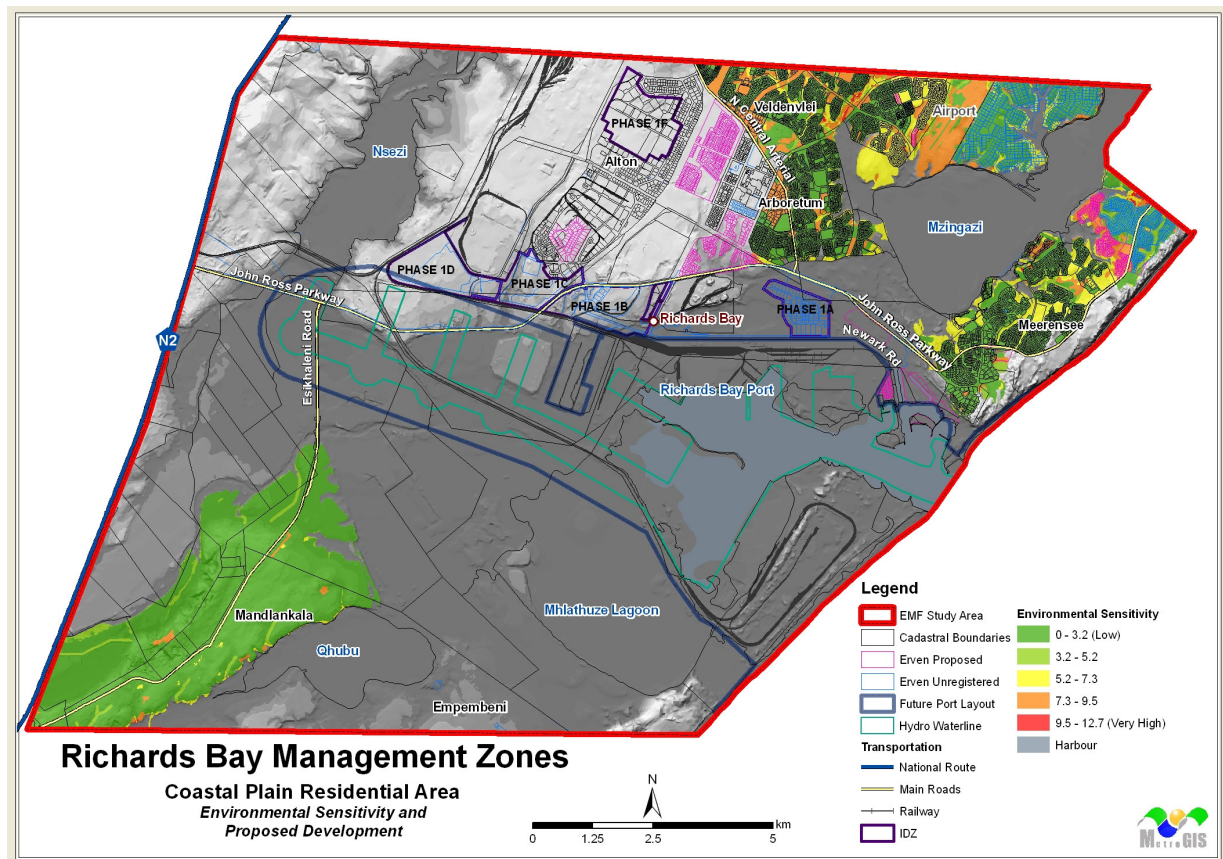


#### 4.4.5 Zone 5: Coastal Plain Residential Area

This part of the coastal plain is predominantly used for residential development. **Figure 552** indicates the low density residential development areas in the northern parts of the study area. These include the urban areas east and west of Lake Mzingazi where health, safety and the enjoyment of property are important features for the communities. The map also illustrates the Esikhaweni Rural Node in the south of the study area where residential development is proposed.



**Figure 55: ZONE 5: Coastal Plain Residential Area (Environmental Sensitivity and Proposed Land Use)**

#### CONSTRAINTS IN THIS ZONE:

There are areas of “irreplaceability” identified in the northern residential areas. These have been identified and incorporated in the open space system of the municipality. The golf estate adjacent to Lake Mzingazi fulfils a niche in the housing market. However, its layout poses a risk to the integrity of the eastern shore of the lake. The nature of these types of estates limits access to resources for recreational purposes. Poor air quality affect residents in this area.

The inland dune ridge west of Esikhaweni is used for the mining of heavy minerals and impacts significantly on adjacent communities through dust pollution. The lack of adequate infrastructure and services in this area is also constraint that presents hazards to people and surrounding natural resources.

**OPPORTUNITIES IN THIS ZONE:**

The residential development areas in the northern parts have public open spaces and a sense of place that presents opportunities for improved land management and conservation corridors. In Esikhaweni there are opportunities for the rehabilitation of the dune ridge to improve the health of the local community. Roughly 452 ha of land north of the node boundaries of the Esikhaweni Rural SDF have been earmarked for the proposed conservation corridor. This land is currently used for forestry. The potential establishment of small and medium industrial development types in Esikhaweni has also been identified.

**POTENTIAL CONFLICTS BETWEEN OPPORTUNITIES:**

A potential conflict may exist between open spaces and housing.