

# **MOLEMOLE SPATIAL DEVELOPMENT FRAMEWORK**



# **CONTENTS**

	<b>Page No.</b>
<b><u>SECTION 1: SETTING THE SCENE</u></b>	
1.1. Introduction	7
1.2. Study Brief and Terms of Reference	7
1.3. Study Area	8
1.4. Purpose	9
<b><u>SECTION 2: LEGAL FRAMEWORK</u></b>	
2.1. National Spatial Development Framework Perspective (NSDP)	10
2.2. Legal Framework	11
2.3. Development Facilitation Act Policy Guidelines	14
2.4. Development Facilitation Act Principles	15
2.5. Principles and Norms – White Paper on Spatial Planning and Land Use Management (20 July 2001) and Land Use Bill, 2001	17
<i>2.5.1. Principle of Sustainability</i>	<i>17</i>
<i>2.5.2. Principle of Equality</i>	<i>18</i>
<i>2.5.3. Principles of Efficiency</i>	<i>18</i>
<i>2.5.4. Principle of Integration</i>	<i>19</i>
<i>2.5.5. Principle of Fair and Good Governance</i>	<i>19</i>
<b><u>SECTION 3: DEMOGRAPHIC PROFILE</u></b>	
3.1. Population Households and Density	21
3.2. Dependency Ratio	22
3.3. Education	22
3.4. Employment Patterns	23
3.5. Income	24
3.6. Economic Sector	24
3.7. Summary	24

**SECTION 4: STATUS QUO**

4.1. Residential	25
4.2. Economic Activities	27
<i>4.2.1. Retail/Commercial</i>	27
<i>4.2.2. Industrial</i>	27
<i>4.2.3. Mining</i>	27
4.3. Agricultural	28
4.4. Social	29
<i>4.4.1. Education</i>	29
<i>4.4.2. Health</i>	30
<i>4.4.3. Safety and Security</i>	30
<i>4.4.4. Community Facilities</i>	30
<i>4.4.5. High Court</i>	30
4.5. Tourism	30
4.6. Environmental	31
4.7. Land Claims	31
4.8. Infrastructure	32
<i>4.8.1. Water</i>	32
<i>4.8.2. Sanitation</i>	39
<i>4.8.3. Electricity</i>	42
<i>4.8.4. Refuse Removal</i>	43
<i>4.8.5. Roads</i>	43

**SECTION 5: DEVELOPMENT TRENDS AND GUIDELINES**

5.1. Development Trends	45
5.2. Development Challenges	45
5.3. Economic Constraints	46
5.4. Key Development Issues	46

**SECTION 6: SPATIAL DEVELOPMENT FRAMEWORK**

6.1. Objectives	48
6.2. Glossary of Terms	49
6.3. Provincial and District Strategic Guidelines	53
<i>6.3.1. Limpopo Spatial Rationale</i>	<i>53</i>
<i>6.3.2. Capricorn District Municipality</i>	<i>55</i>
6.4. Building blocks of the Molemole SDF	56
<i>6.4.1. Principles</i>	<i>56</i>
6.5. Molemole Spatial Development Framework	57
<i>6.5.1. Primary Urban Development Area</i>	<i>58</i>
<i>6.5.2. Commercial/ Industrial Development</i>	<i>59</i>
<i>6.5.3. Social Facilities</i>	<i>61</i>
<i>6.5.4. Agricultural Development Zone</i>	<i>61</i>
6.6. Enabling framework of linkages and nodal development	64
<i>6.6.1. Transportation Structure</i>	<i>64</i>
<i>6.6.2. Development Corridors</i>	<i>65</i>
<i>6.6.3. Development Nodes</i>	<i>68</i>
6.7. Tourism	72
6.8. Environmental	74
6.9. Open Space System	75
<i>6.9.1. Passive Open Space</i>	<i>76</i>
<i>6.9.2. Active Open Space</i>	<i>76</i>
6.10. Urban Renewal	78
6.11. Infrastructure	78
<i>6.11.1. Water and Sanitation Requirements</i>	<i>78</i>

**SECTION 7: PROJECTS AND ALIGNMENT WITH IDP**

7.1. Capricorn District Municipality	82
7.2. Sector Departments	83
7.2.1. Education	83
7.2.2. Health	84
7.2.3. Department of Sports, Arts, Culture	84
7.2.4. Public Works	84
7.2.5. Department of Local Government & Housing	85
7.2.6. Safety and Security	85
7.2.7. Land Affairs	85
7.2.8. Road Agency Limpopo	86
7.2.9. Parastatals	86
7.3. Molemole Local Municipality	86
7.3.1. Community Services	86
7.3.2. LED Projects	87
7.3.3. Technical and Maintenance	87
7.3.4. Corporate Services	87

**SECTION 8: TOWARDS A NEW LAND USE MANAGEMENT SYSTEM**

8.1. Land Use Management vs. Land Use/ Zoning Schemes	88
8.2. Guidelines Land Use Management	89
8.2.1. Primary Guidelines Governing Land Use Management	89
8.2.2. Secondary Guidelines Governing Land Use Management	90
8.3. Land Use Guidelines	91

**SECTION 9: TRADITIONAL AUTHORITIES MANAGEMENT SYSTEM**

9.1. Legal and Strategic Need to Consider Land under Traditional Leadership	94
9.2. Existing Land Use Management Systems within Traditional Areas	95
9.3. Development Guidelines	95
<i>9.3.1. Zonings</i>	<i>95</i>
<i>9.3.2. Land Use and Building Controls</i>	<i>96</i>
<i>9.3.3. Existing Approval Process</i>	<i>97</i>
<i>9.3.4. Proposed Land Use Rights Procedures for Approval</i>	<i>98</i>

## **SECTION 1: SETTING THE SCENE**

### **1.1. Introduction**

The purpose of the Molemole Spatial Development Framework (SDF) is firstly to assess the position of the Local Municipality from a District, Provincial and National perspective and secondly to serve as a guide for the Molemole Local Municipality in order to ensure that the Spatial Development Framework of the Local Municipality links to the overall development perspective of the District. The main objective will therefore be to ensure that the Local Municipality contributes towards the orderly spatial structure of the District and the Limpopo Province.

Also of importance is that this Spatial Development Framework be viewed as a spatial representation of the compiled Integrated Development Plan (IDP). The Spatial Development Framework forms part of the IDP process and should therefore be included as one (1) of the sector plans.

### **1.2. Study Brief and Terms of Reference**

The Department of Local Government and housing appointed Emendo Inc to compile Spatial Development Framework for the Molemole Local Municipality.

In brief, the objectives of the project are as follows:

- To give effect to the principles contained in Chapter 1 of the Development Facilitation Act 1995 (Act No 67 of 1995);
- Set out objectives which reflect the desired spatial form of the Municipality;
- Contain strategies and policies regarding the manner in which to achieve the objectives referred to in the above paragraph, which strategies and policies must :
  - i. Indicate desired patterns of land use within the Municipality;
  - ii. Address the spatial reconstruction of the location and nature of development within the municipality; and
  - iii. Provide strategic guidance in respect of the location and nature of development within the Municipality.

- Set out basic guidelines for land use management in the Municipality;
- Set out an capital investment framework for the Municipality's development programs;
- Contain a strategic assessment of the environmental impact of the spatial development framework;
- Identify programs and projects for development of land within the Municipality;
- Be aligned with the spatial development frameworks reflected in the integrated development plans of neighbouring municipalities ;and
- Provide a visual representation of the desired spatial form of the Municipality, which should indicate:
  - i. Where public and private land development and infrastructure investment should take place;
  - ii. Desired or undesired utilisation of space in a particular area;
  - iii. The urban edge;
  - iv. Areas where strategic intervention is required; and
  - v. Areas where priority spending is required.

### **1.3. Study Area (Map 1)**

The Molemole Local Municipality is located within the Capricorn District Municipality area and is located in the north of Polokwane. The Molemole Local Municipality area is bordered by the following Municipalities:

- South – Polokwane Local Municipality;
- North /West – Blouberg Local Municipality;
- South / East - Greater Letaba Local Municipality; and
- North – Makhado Local Municipality.

The Municipal area covers 3347 km<sup>2</sup> in extent.



#### **1.4. Purpose**

The purpose of the SDF is to:

- Be a strategic, indicative and flexible forward-planning tool with its main aim to **guide** planning and decisions on land development;
- Develop an **argument or approach** to the development of the area of jurisdiction which is clear enough to allow decision-makers to deal with unanticipated / unexpected situations;
- Develop a **spatial logic** which guides private sector investment;
- Ensure social, economic and environmental **sustainability** of the area;
- Establish **priorities** for public sector development and investment; and
- Identify **spatial priorities** and places where public-private **partnerships** area possible.

The purpose of the SDF is not to infringe upon any existing land rights, but to guide future land uses in a holistic manner. No proposal in this plan creates any land use right or exempts any party from the obligation in terms of any other act controlling land uses. The maps should be used as a schematic representation of the desired spatial form to be achieved by the Municipality in the long term. The boundaries created through this process should therefore be left for interpretation according to the intension therewith as presented in the SDF and should thus not be obsequiously scaled or rigidly fixed.

## **SECTION 2: LEGAL FRAMEWORK**

In order to guide spatial development, attention should, amongst others, also be given to national guidelines, as contained in the National Spatial Development Perspective, as well as issues addressed in other legislation applicable to spatial development, including the Development Facilitation Act. The following has been derived in this regard:

### **2.1 National Spatial Development Perspective (NSDP)**

In the NSDP the government's national spatial development vision is formulated as:

*"South Africa will become a nation in which investment in infrastructure and development programmes support government's growth and development objectives:*

- *By focussing economic growth and employment creation in areas where this is most effective and sustainable;*
- *By supporting restructuring where feasible to ensure greater competitiveness;*
- *By fostering development on the basis of local potential; and*
- *By ensuring that development institutions are able to provide basic needs throughout the country." (NSDP, pp35-36).*

In the NSDP attention is also given to intergovernmental planning principles. In this regard it is mentioned that the relationship between the NSDP, provincial plans and IDPs should be determined in the context of a set of intergovernmental planning principles, such as:

- National development guidelines and principles should inform planning for development in all spheres;
- Each sphere has its own distinct development tasks and related planning tasks corresponding to the scale of operations and the area of jurisdiction;

- Integrated development planning by municipalities is a tool to integrate and co-ordinate implementation in terms of geographical space and time in that locality. They have to inform, and be informed by the planning of other spheres of government, including sectoral / departmental planning of line agencies; and
- The necessary mutual alignment between national principles / guidelines, sectoral planning requirements and local needs, conditions and resources must be conducted in the spirit of co-operative governance whereby the plans of one sphere should support those in another.

## **2.2 Legal Framework**

A Spatial Development Framework is a legally required component of the Integrated Development Plan, which every municipality in South Africa has to produce. Spatial planning should thus form an integral part of strategic planning processes at local government level. Producing a spatial development framework is but one of the challenges that Municipalities face and many municipalities are attempting to meet these challenges with limited spatial and strategic planning capacity within their organizations. Legal requirements for spatial planning emanate from different national and provincial departments and are not always coordinated or aligned.

The Local Government: Municipal Systems Act (2000) requires that a spatial development framework (SDF) be reflected as part of a municipality's Integrated Development Plan (Section 26(e)). In Section 35(2), the Act states that the SDF prevails over plans as defined in section 1 of the Physical Planning Act, 1991 (Act 125 of 1991). The White Paper on Spatial Planning and Land Use Management (July 2001) spells out the minimum elements that must be included in a spatial development framework. It also proposes that the spatial development framework operate as an indicative plan, whereas the detailed administration of land development and land use changes is dealt with by a land use management scheme. It thus provides a direct legal link between the SDF (with its forward planning focus) and the land use management scheme (which serves development control functions). This link, it is argued in the White Paper, is the key to successful local spatial planning, land use management and land development (Section 2.6.1).

The Local Government: Municipal Planning and Performance Management Regulations (August 2001) provide further detail on what the SDF must achieve and what it must contain. It, however, focuses on detail that is different from that covered in the White Paper on Spatial Planning and Land Use Management. The Regulations highlight that the SDF must give effect to DFA principles. They draw attention to the need for strategies and policies; guidelines for Land Use Management Systems (LUMS); a capital investment framework; strategic assessment of environmental impacts; programmes and projects; a visual representation of the desired spatial form. The maps must, according to the Regulations, show:

- Where private and public land development and infrastructure investment should take place;
- Desired or undesired utilisation of space;
- Delineate an urban edge;
- Identify areas for strategic intervention; and
- Indicate areas of priority spending.

The Land Use Management Bill, 23 June 2003 sets basic principles to guide spatial planning, land use management and land development. It provides for national, regional, provincial and municipal spatial development frameworks. Section 17(1) says that the SDF of a municipality published in terms of the Bill and included in the municipality's IDP in terms of section 26(e) of the Municipal Systems Act, must:

- Give effect to the directive principles;
- Be consistent with the national spatial development framework;
- Be consistent with the provincial spatial development framework of the province within which the municipality is located;
- Be consistent with any applicable national or provincial legislation on environmental management; and
- Give effect to any national and provincial plans and planning legislation.

**The Municipal SDF must at least reflect:**

- The current state of affairs report on land use in the municipality, including any spatial dysfunctional that exists;

- A conceptual framework of the desired spatial growth patterns in the municipality;
- A multi-sector based spatial plan, at an appropriate scale, sufficiently formulated to achieve the desired spatial development goals, including:
- The correction of past spatial imbalances and the integration of disadvantaged persons;
- Linkage between settlement development and appropriate transport infrastructure and systems;
- Vacant land analysis of strategically located land comprising:
  - Location and size;
  - Ownership;
  - Current zoning;
  - Value;
  - Surrounding land use;
  - Geotechnical conditions;
  - Most suitable use (suitability index); and
  - A multi-sector driven resource plan for implementation of the spatial development framework.

The Bill refers to the need for the District and Local Municipality's SDFs to align with the framework for IDP referred to in section 27 of the Municipal Systems Act, 2002. The issue of spatial frameworks in relation to other spheres is dealt with in Chapter 3. Chapter 4 deals with land use schemes, Chapter 5 with Land Use Regulation and Chapter 6 specifically with Municipal Land Use Regulation.

In the IDP Guide Packs it is stated that a SDF must provide general direction to guide decision-making and action over a multi-year period aiming at the creation of integrated cities, towns and residential areas. Creating a strategic framework for the formulation of an appropriate land-use management system, thereby:

- informing the decisions of development tribunals, housing departments and relevant development committees; and
- creating a framework of investment confidence that facilitates both private and public sector investment.

Minimum requirements for the SDF are set out in Guide III which points to the need for a summary chapter outlining spatial development trends; localised spatial development principles; the location of projects; and a summary of land reform issues and related projects.

It also points to the need for maps that indicate the spatial objectives and strategies and are sufficiently specific to inform land management and investment decisions.

The IDP Guide pack ends off by stating that the SDF is supposed to form a legally binding component of the IDP. That means it needs to be quite specific and precise in cases where it wants to enforce or to prevent certain types of land use. This however, does not imply that it has to be prescriptive with regard to the way each and every piece of land shall be used. There is no need for an area-covering determination of land use zones.

### **2.3 Development Facilitation Act Policy Guidelines**

The relevancy of the principles and norms (namely the DFA principles, as well as the principles and norms contained in the Land-use Bill, 2001) for the purposes of the Molemole SDF, can best be explained by the following description in the White Paper on Spatial Planning and Land-use Management:

*"They constitute a single point of reference, and an overarching coherent set of policy guides to direct and steer land development, planning and decision-making in all spheres of government including other public agencies involved in land-use, so that outcomes thereof are consistent with the national objectives."*

It is evident that these principles and norms are applicable to the spatial rationale and is also an important guiding factor with the identification of the settlement hierarchy.

The specific principles, from the Development Facilitation Act and the Land Use Management Bill, with a direct bearing on the outcome of the ISDF are highlighted in the next section.

The overall aim of the principles and norms as described in the White Paper on Spatial Planning and Land-use Management to achieve planning outcomes are directly applicable. The desired outcomes as outlined in the White Paper are as follows:

- Restructure spatially inefficient settlements;
- Promote the sustainable use of the land resources in the country;
- Channel resources to areas of greatest need and development potential, thereby redressing the inequitable historical treatment of marginalized areas;
- Take into account the fiscal, institutional and administrative capacities of role-players, the needs of communities and the environment;
- Stimulate economic development opportunities in rural and urban areas; and
- Support an equitable protection of rights to and in land.

## **2.4 Development Facilitation Act Principles**

The following principles, as contained in Chapter 1 of the Development Facilitation Act, 1995 (Act 67 of 1995), supersedes any other principles or policies contained in this document or any other policy documents, and should, therefore be taken into account when any aspect of land development is considered, including the macro spatial development framework for the municipality:

- › Principle (a): "Policy administrative policy, administrative practice and laws should provide for urban and rural land development and should facilitate the development of formal and informal, existing and new settlements."
- › Principle (b): "Policy, administrative practices and laws should discourage the illegal occupation of land, with due recognition of informal land development processes."
- › Principle (c): "Policy, administrative practice and laws should promote efficient and integrated land development in that they..."
  - Promote the integration of social, economic, institutional and physical aspects of land development;
  - Promote integrated land development in rural and urban areas in support of each other;

- Promote the availability of residential and employment opportunities in close proximity to or integrated with each other;
  - Optimise the use of existing resources including such resources relating to agriculture, land, minerals, bulk infrastructure, roads, transportation and social facilities;
  - Promote a diverse combination of land uses, also at the level of individual erven or subdivisions of land;
  - Discourage the phenomenon of “Urban Sprawl” in areas and contribute to the development of more compact towns and cities;
  - Contribute to the correction of the historically distorted spatial patterns of settlement in the Republic and to the optimum use of existing infrastructure in excess of current needs; and
  - Encourage environmentally sustainable land development practices and processes.
- Principle (d): “members of communities affected by land development should actively participate in the process of land development.”
  - Principle (e): “the skills and capacities of disadvantaged persons involved in land development should be developed.”
  - Principle (f): “policy, administrative practice and laws should encourage and optimise the contributions of all sectors of the economy (government and non-government) to development.....”
  - Principle (g): “laws procedures and administrative practice relating to land development should...be clear and generally available...also provide guidance... be calculated to promote trust and acceptance...give further content to the fundamental rights set out in the constitution.”
  - Principle (h): “policy, administrative practice and laws should promote sustainable land development at the required scale.”
  - Principle (i): “policy, administrative and laws should promote speedy land development.”
  - Principle (j): “each proposed land development area should be judged on its own merits and no particular use of land, such as residential, commercial, conservation, industrial, community facility, mining, agricultural or public use, should in advance or in general be regarded as being less important or desirable than any other use of land.”



- Principle (k): "land development should result in security of tenure, provide for the widest possible range of tenure alternatives, including individual and communal tenure, and in cases where land development takes the form of upgrading an existing settlement, not deprive beneficial occupiers of homes or land or, where it is necessary for land or homes occupied by them to be utilised for other purpose, their interest in such land or homes should be reasonably accommodated in some other manner."
- Principle (l): "A competent authority at national, provincial and local government level shall co-ordinate the interests of the various sectors involved in or affected by land development so as to minimise conflicting demands on scarce resources."
- Principle (m): "Policy, administrative practice and laws relating to land development should stimulate the effective functioning of a land development market based on open competition between suppliers of goods and services."

## **2.5 Principles and Norms-White Paper on Spatial Planning and Land-use Management (20 July 2001) and Land-use Bill, 2001**

### **2.5.1 Principle of Sustainability**

The principle of sustainability means the sustainable management and use of the resources making up the natural and built environment, and includes the following norms:

- Land may be used or developed only in accordance with the law.
- The general interest as reflected in national, provincial and local policies should enjoy preference over private interests in spatial planning, land-use management and land development processes and decisions.
- Disaster management, including prevention and mitigation, should be an integral part of all spatial planning, land-use management and land development and a primary concern in all land-use management decisions.
- The protection of natural, environmental and cultural resources should be a primary aim in all spatial planning, land-use management and land development processes and decisions.

- › Land used for agricultural purposes may only be reallocated to another use where real need exists, and prime agricultural land should as far as possible remain available for production.

### **2.5.2 The Principle of Equality**

The principle of equality means that everyone affected by spatial planning, land-use management and land development processes and decisions should enjoy equal protection and benefits and that no one should be subjected to unfair discrimination, and includes the following norms:

- › Public involvement in spatial planning, land-use management and land development processes and decisions should be inclusive of all persons and communities with an interest in the matter being decided.
- › Planning authorities and land-use regulators should ensure that previously disadvantaged communities and areas share in the benefits and opportunities flowing from land development.
- › Land-use management decisions should be determined taking into account its impact on society as a whole rather than only the narrow interest of those affected.

### **2.5.3 Principles of Efficiency**

The principle of efficiency means that the desired result of land-use should be achieved with the minimum consumption of resources, and includes the following norms:

- › Spatial planning, land-use management and land development processes and decisions should promote the development of compact human settlements, and low intensity urban sprawl should be combated.
- › The areas in which people live and work should be close to each other.
- › Spatial planning, land-use management and land development processes and decisions of contiguous municipalities and provinces should relate positively to each other.

#### **2.5.4 Principle of Integration**

The principle of integration, which means that the separate and diverse elements involved in spatial planning, land-use management and land development should be combined and co-ordinated into a more complete or harmonious whole, and includes the following norms:

- › Spatial planning, land-use management and land development processes and decisions should be co-ordinated and aligned with the policies of other organs of state in any sphere of government.
- › Spatial planning, land-use management and land development processes and decisions should promote efficient, functional and integrated settlements.
- › Spatial planning, land-use management and land development decisions should be guided by the availability of appropriate services and infrastructure, including transportation infrastructure.
- › Spatial planning, land-use management and land development processes and decisions should promote racial integration.
- › Spatial planning, land-use management and land development processes and decisions should promote mixed land-use development.

#### **2.5.5 Principle of Fair and Good Governance**

The principle of fair and good governance, which means that spatial planning, land-use management and land development should be democratic, participatory and legitimate in nature, and which includes the following norms:

- › Spatial planning, land-use management and land development processes and decisions must be lawful, reasonable and procedurally fair.
- › Everyone whose rights are adversely affected by spatial planning, land-use and development decisions have a right to be given written reasons.
- › Capacities affected communities should be enhanced to enable them to comprehend and participate meaningfully in spatial planning, land-use management and land development processes affecting them.
- › Forums at which land use management and land development decisions are taken should be open to the public.

- › The names and contact details of officials with whom the public should communicate in matters relating to spatial planning, land-use management and land development should be publicised.
- › Spatial planning, land-use management and land development decisions should be taken within pre-determined time frames.

## **SECTION 3: DEMOGRAPHIC PROFILE**

Although a detail section of the Demographic overview is contained in the Molemole Local Municipality IDP, it is important to capture critical elements thereof as it informs the development focus areas.

The respective categories are briefly explained as follows:

### **3.1 Population Households and Density**

Based on the 2001 Census information, the population is 109 441 persons with a total of 27 889 households.

The average density of persons per household calculates to 3, 92. With the extent of Molemole Local Municipality at 3347km<sup>2</sup>, the average density of persons per ha is 0.32, which reflects a sparsely populated area.

Within Molemole Local Municipality the highest population densities (between 13 and 132 persons/ha) occur within the following areas:

- Morebeng;
- Botlokwa;
- Mocomene; and
- Mohodi / Wurthsdorp

Based on the most recent information, the population is indicated in the Table below:

<b>Western Villages</b>	<b>Pop 2006</b>	<b>%</b>
Molemole West	10 460	
Wurthsdorp	27 001	
Makgalong	541	
Mogwadi	3 102	
<b>Total Western Villages</b>	<b>41 104</b>	<b>30%</b>

<b>Eastern Villages</b>	<b>Pop 2006</b>	<b>%</b>
Botlokwa	48 184	
Ramakgopa	28 173	
Nthabiseng	6 839	
<b>Total Eastern Villages</b>	<b>83 196</b>	<b>61%</b>

Rietgat (Z22)	290	
Farming Area	11 680	
<b>Total</b>	<b>11 970</b>	<b>9%</b>
<b>Total 2006 Population</b>	<b>136 720</b>	<b>100%</b>

Based on the above population, it is estimated that there has been a growth of +/-5% since the 2001 Census.

### **3.2 Dependency Ratio**

Based on Statistics SA (July 2003) information, the dependency ratio's within the Local Municipality is indicated in the Table below:

<b>Age</b>	<b>Persons</b>	<b>%</b>
Children (0-19yr)	57 708	52
Youth (20-30yr)	21 778	19
Middle Age (35-64yr)	22 660	20
Elderly (over 65)	7 295	9
<b>Total</b>	<b>109 441</b>	<b>100%</b>

A large percentage (61% - Children and Elderly) is dependent on the income of economically active persons or the Government Schemes (pension).

### **3.3 Education**

The levels of education with the Municipal area are reflected in the Table below:

<b>Education Level</b>	<b>Persons</b>	<b>%</b>
None	23 273	21
Primary	38 653	35
Secondary	25 375	24
Matric (Gr 12)	6 668	6
Tertiary	3 132	3
Higher Degree	144	-
Unspecified	12 195	11
<b>Total</b>	<b>109 441</b>	<b>100%</b>

*(Statistics South Africa – 2003)*

From the above Table it is evident that the education levels within the Local Municipal area is very low with only ± 9% of the persons which have an education of Grade 12 and higher.

### **3.4 Employment Patterns**

The employment characteristics of the Local Municipality is reflected in the Table below:

<b>Status</b>	<b>Persons</b>	<b>%</b>
Employed	16 227	15
Unemployed	10 371	9
Non. Econ. Active	33 443	30
Not applicable	49 400	46
<b>Total</b>	<b>109 441</b>	<b>100%</b>

*(Statistics South Africa – 2003)*

From the above Table it is evident that the unemployment rate is high which is also reflected by the high dependency ratio. Only 15% of the residents is economically active within the formal sector.

### **3.5 Income**

The majority (99%) of persons in Molemole Local Municipality earn an income of less than R12 800.00 per annum (R1066.00 per month) which reflect the high levels of poverty in the area.

### **3.6 Economic Sector**

The majority of economically active persons (46% - 7476 persons) is employed within the agricultural sector, followed by community and social services (12.5% - 2801 persons), private households (11% - 1759 persons) and wholesale and retail (10% - 1618 persons).

### **3.7 Summary**

Based on the above brief assessment of the demographic profile of Molemole Local Municipality, the spatial importance is as follows:

- A large percentage of persons is unemployed which has the implication that economic opportunities need to be promoted;
- The economic sector is dominated by agricultural activities;
- Poverty levels are high which will necessitate improved educational facilities and skills empowerment programmes; and
- The low densities within the extensive rural area have a negative impact on accessibility and the provision of cost effective infrastructure.



## **SECTION 4: STATUS QUO**

This section contains information on the status quo situation within Molemole Local Municipality and will be used as formative elements in the structuring of the Spatial Development Framework.

The Molemole Local Municipality comprise of a large area that is predominantly characterized by a low densified rural component.

The urban / settlement areas are characterized as follows:

### **4.1 Residential**

The Molemole Local Municipality comprise of 37 settlements which is located in a fragmented pattern throughout the area. The spatial pattern displays certain characteristics namely:

- The central area of the Municipal area is sparsely populated with no major settlements.
- The eastern sector of the Municipal area is characterized by 2 (two) major settlement areas, namely the Botlokwa area, which is located along the N1 between Polokwane and Makhado; and the Morebeng node which is located along the R36, between the N1 and Tzaneen. Between the Morebeng- and Botlokwa urban concentrations, the settlement area of Mokomene and Eisleben is located.
- The western section of the study area is characterized by the urban settlement areas of Mogwadi (Dendron) along the R521 Road between Polokwane and Alldays. Further eastwards there are a number of smaller fragmented settlements (Sakoleng, Ga-Manthata, Ga-Madikana, Mohodi, Wurthsdorp, etc).

Thus, from the above settlement pattern it is evident that the majority of settlements are located adjacent to major transportation routes or in close proximity thereto.

The majority of the settlements is located and vests with the Traditional Authorities within the Municipal area.

Only a few of the residential areas have been demarcated surveyed and registered at the office of the Surveyor General. This has the implication that although the occupants have a right to the land in terms of the Traditional Authority System, the sites is not legally registered in their names. The settlement areas which is registered at the Surveyor Generals Office include the Townships of Capricorn Park (591 sites), Mohodi at Manthata (1 347 sites), Mogwadi (Dendron) (371 sites), Morebeng (223 sites) and Mphakone (311 sites).

The Department of Local Government and Housing has embarked on a process to demarcate sites in the Molemole Local Municipality area with the primary objective to address the housing need and to formalize residential areas. The allocation over the last 2-3 financial years was as follows:

- Morebeng – 400 Sites;
- Makgato – 500 Sites;
- Mphakane – 1000 Sites;
- Sekonye – 500 Sites;
- Maphosa – 500 Sites; and
- Mogwadi – 400 Sites.

Future allocations have been made which will be addressed in the Spatial Development Framework proposals.

Although the detail housing need in the Molemole Local Municipality area could not be quantified, it was indicated that the backlog in terms of number of stands calculate to 10 000 and the number of houses to 20 000.

## **4.2 Economic Activities**

As indicated in the previous section, it is evident that the majority of economic activities are structured towards the agricultural sector.

The respective economic sectors are discussed as follows:

#### **4.2.1 Retail / Commercial**

The residents within the Molemole Local Municipality are primarily dependent to conduct their 1<sup>st</sup> order shopping needs within the urbanized areas of Polokwane and Makhado. These shopping needs refer to large retail outlets, specialized goods and financial / services activities.

The Molemole Local Municipality area is characterized by 3 (three) economic activity nodes which is located at Mogwadi, Botlokwa and Morebeng. These activity nodes provide for convenience shopping and can be classified as 2<sup>nd</sup> order retail activities.

Within the respective settlement areas are a number of retail outlets which provide primarily for the day-to-day shopping needs.

#### **4.2.2 Industrial**

With the exception of a number of service industries in the area (small workshop and manufacturing), which is primarily located at the 3 (three) development nodes, there is no large industrial activities within the area.

#### **4.2.3 Mining**

There are some mining activities (granite) which is located in close proximity to Botlokwa. Although these activities are not large scale, it provides some economic job opportunities and an income to the area.

### **4.3 Agricultural (Map 2)**

Based on the National Land Cover information which was obtained from satellite images, the broad land use categories is as follows:

<b>Category</b>	<b>Area (Ha)</b>	<b>%</b>
Cultivated temporary-commercial dry land	32668	10
Cultivated temporary-commercial irrigated	21441	6
Cultivated temporary-semi-commercial / substance dryland	2534	0.7
Degraded: forest and woodland	1051	0.3
Degraded: Thicket and bushland	62382	19
Forest	19	-
Forest and Woodland	6186	2
Forest Plantation	6065	2
Thicket and bushland	196915	59
Unimproved grassland	10	-
Urban / built-up land: commercial	9	-
Urban built-up land: residential	5298	1
Waterbodies	147	-
<b>TOTAL</b>	<b>334725</b>	<b>100%</b>

Based on the above information, the following conclusions can be made:

- The largest rural land use comprise of thicket and bushland which comprise of 78% of the area. Large areas of the thicket and bushland (19%) is degraded owing to overgrazing as the majority of these areas is in close proximity to the settlement areas (western and central areas).
- The second largest agricultural activity vests with commercial dryland (10%) which is primarily located within the central area of the Molemole Local Municipality;
- The third largest activity is being occupied by commercial irrigation areas (6%) which is primarily located within the western portion of the study area in close proximity to Mogwadi;
- Forestation is the fourth largest activity, which is located towards the eastern section of the study area (4%) in the vicinity of Morebeng;
- The urban built-up area only comprise of 1% of the study area.

From the above analysis it is evident that the existing agricultural activities are diverse in nature and offer different agricultural options.

Large tracks of agricultural land which vest with Traditional Authorities and is being utilised for commercial grazing and subsistence agriculture.

A concerning factor is the large tracks of degraded bushland (energy and overgrazing) and the deforestation of the plantations.

#### **4.4 Social (Map 3)**

The respective social activities are as follows:

##### **4.4.1 Education**

Although the number of pre-school, primary and secondary schools could not be quantified, the needs analysis which was conducted in each of the settlements indicated that there is either a need to upgrade or establish a new school. It is estimated that there is 86 schools in the municipal area.

Based on the standards which are applied by the Department of Education, primary schools should be established for every 1000 housing units and secondary schools for every 3000 units.

Based on the above standards and in relation to the 2001 Census information (27 889 households), there should be a provision of 27 primary schools and 9 secondary schools within the area.

The provision of education facilities is restricted by the fragmented nature of the settlements where the threshold populations per village or area are smaller than the implementation standard.

##### **4.4.2 Health**

At present there is 1 hospital, 6 clinics and 2 mobile clinics which operates within the study area. Based on the standards from the Department of Health, 1 Day Hospital need to be established for 15 000 units and 1 clinic per 2 500 units.

Based on the existing situation and in relation to the standards, 1 (one) additional Day Hospital and 5 Clinics need to be established in the area (excludes mobile clinics).

#### **4.4.3 Safety and Security**

At present there are 2 (two) Police Stations and 2 (two) Satellite Police Stations in the Municipal area. Although the crime levels have been reduced there is a need for 1 (one) additional station and 1 (one) mobile station to be established. This is primarily owing to the fragmented nature of the area, which has a negative impact on the reaction time to reach the crime scene.

#### **4.4.4 Community Facilities**

Based on the inputs from the respective community needs, it is evident that there is a large need for structured sport-and recreational facilities, community centres, social development activities and educational support programmes.

#### **4.4.5 High Court**

The high court building is located in Nthabiseng.

### **4.5 Tourism**

Although the area is not renowned as a tourism hub, there are a number of activities and opportunities which contribute to the economic growth of the area, such as:

- The N1 Corridor, where tourism related activities have been established (Motumo Trading Post);
- Game farms in the area;
- Morebeng settlement for it's historical significance;
- Various road stalls and off-road activities along the N1 and along the Polokwane / Mogwadi Road; and
- The Turfloop Conservation area.

#### **4.6 Environmental**

In view of the large rural component, fragmented urban settlement pattern, lack of potable water and sanitation; and the large number of river systems and wetlands in the area, the environmental issues is as follows:

- **Deforestation:** Deforestation is taking place throughout the area, especially in close proximity to settlements where trees are being chopped down to make firewood and sell them as a means of making a living;
- **Overgrazing:** The major factor in this regard is the overstocking by those practising farming, especially on communal land in close proximity to settlements. As the land is communally used, no one takes responsibility on the piece of land they use for grazing;
- **Erosion:** This occurs where overgrazing and deforestation is present. Large areas of Molemole is subject to erosion; and
- **Unplanned Settlements:** Unplanned settlements have a major negative effect to the environment in that, through its practice the vegetation is destroyed when structures is established.

From the above environmental assessment it is evident that the Molemole Local Municipality is faced with a number of environmental challenges.

#### **4.7 Land Claims**

Through the process of land restitution a large number of farms have been claimed by Morabala, Mapiribiri Trust, Thusanang Trust, Makhamotse Trust, Makgato, Makotopong, Morebeng and Rita Bethesda.

Within the Municipal area, a total of 128 land claims have been registered on a total area of 83 300 ha, which represents +/-25% of the total Municipal area.

Although the process is fully supported, the slow process in finalizing the land claims is severely affecting the potential economic growth of the area. Some of the land parcels have been stagnated for a number of years, resulting in unproductive land parcels and minimal economic growth.

## **4.8 Infrastructure**

### **4.8.1 Water (Map 4)**

Based on a study which was conducted by Messrs. EVN AFRICA (June 2007) for the Department of Water Affairs and Forestry, the situation within Molemole Local Municipality is as follows:

#### **4.8.1.1 Molemole Local Municipality**

##### ***A) Existing Services Level***

The Table below indicates the existing water services which is below RDP standards.

<b>Census 2001 Water Infrastructure</b>	
Piped into dwelling	4%
Piped into yard	42%
Standpipe <200m from dwelling	12%
Standpipe >200m from dwelling	17%
Open Water	1%
Other	9%
<b>% Below RDP</b>	<b>43%</b>

##### ***B) Water Resource Profile***

The water demand and supply estimates is provided in the Table below:

<b>Year</b>	<b>2006</b>	<b>2011</b>	<b>2021</b>
Population (Excl. Farming)	124 590	131 881	144 587
Water Demand (aadd-kl/d)	9 722	13 551	18 840
Local Sources (kl/d)	12 327	19 384	24 997

The assessment is as follows:

- Molemole relies entirely on groundwater for its water supply for primary and agricultural use.



- The following factors influence groundwater utilization:
  - Borehole supplies are directly abstracted into the supply system i.e. relates to summer peak flow (150% annual daily average).
  - Poor quality (classes 3 and 4) boreholes occur even close to acceptable quality boreholes. This also affects the utilization potential of groundwater. If good quality or surface water is available, and blending does not occur people will or should not use the poor quality water.
  - Information on groundwater yield and aerial potential is scarce and in many cases contradictory.
  - Yield assurance is generally unknown. Long term assurance in relation to surface water supplies where a design norm of 98% (1 in 50 year recurrence) does not exist in the case of groundwater.
  - Groundwater equipping is normally of lesser standard than surface pumping installations. This results in high maintenance and changes, the latter not necessarily in harmony with the yield characteristics. If groundwater installations had to be comparable with surface water pump stations, 50% to 100% standby is needed.
  - Stock watering is only in exceptional cases included in the treated water supply system. In almost all cases stock watering relies on dedicated borehole supplies when open water supplies do not exist.
  - Conclusion: Taking the above factors in consideration, the design (available) yield from groundwater installations should not exceed 30%, keeping also in mind that abstraction equates to summer peak flow.
  - Boreholes are not normally equipped with prime movers if the yield is below 1.0l/s/24h. The daily yield of such is therefore 86kl.

### ***C) Water Conservation and Demand Management***

Poor management of water supply services are experienced resulting in high losses and high water use. The present water use exceeds the supply due to excessive losses, informal connections, wastage and high consumption.

The establishment of a dedicated water conservation and demand management programme is required.

#### ***4.8.1.2 Assessment per Sub-Region***

##### ***4.8.1.2.1 Molemole West***

The western area of Molemole is dominated by the urban area of Mogwadi and semi-urban of Wurtzdorp. The remaining villages are rurally wedged into and closely associated with the bordering villages within the Aganang and Blouberg Local Municipalities. The total population of these villages is estimated to be 41 104 persons.

#### ***A) Infrastructure***

Water supply in the rural areas is technically close to above RDP standard. Operation and maintenance problems result however that water supply does not reach basic service level.

Sanitation in the Mogwadi/Wurthsdorp area is well above RDP standard, whilst far below RDP standard in the rural areas.

#### ***B) Water Balance***

The geo-hydrological consultants have indicated an exploitable reserve of 3.48 Mcu.m/a (9500 m<sup>3</sup>/d) for Molemole West. Water demand estimates show that much less than this is required for the area. The present situation and future development must however take the following in consideration:

- Present borehole supplies in the Wurthsdorp/Mogwadi dense settlement areas are presently inadequate for the demand scenarios.
- Practical exploitation of the nearby good aquifers around Mogwadi/Wurthsdorp is of the highest priority.
- The existing reserve would assure adequate groundwater resource for the western settlement up to 2021 provided the following receive attention:
  - Impact of over exploitation by adjacent irrigation farming be monitored.
  - Water supply infrastructure be properly maintained and managed.

- Water consumption remains within the stipulated norms.
- Cost recovery and subsidization of free water portion are properly managed.

### ***C) Water Services Infrastructure***

The Table below indicates the water infrastructure:

<b>Village Name</b>	<b>Storage</b>	<b>Reticulation</b>
Bouwlust	2 x 200kl Reservoirs 1 x 10kl Tank	
Brillant	2 x 200kl Reservoirs	Street Standpipes
Brussels	1 x 150kl Reservoir	Erf Connections
Ga-Broekmane	14 x 10 000kl Tanks 100 & 80 kl Tanks	Partly reticulated
Ga-Kgare	1 x 200kl Reservoir	Erf Connections
Ga-Mokgehle	1 x 200kl Reservoir	Erf Connections
Ga-Mokwele	From Ga-Broekmane	Partly reticulated
Ga-Moleele	Direct into Reticulation	Non Functional
Ga-Poopedi	Reservoir & 2 x 5kl Tanks	Metered Standpipes
Ga-Sako	1 x 200kl Reservoir	Street Standpipes
Koekoek	6 x Tanks	Erf Connections
Makgalong A	4 x 10 000kl Tanks	Nominal Reticulation
Makgalong B	1 x 100kl Reservoir	Nominal Reticulation
Manyelo	1 x Tank	
Overdijk West	From Brilliant	Partly reticulated
Reinland	1 x 15kl & 1 x 5kl Tanks	Street Standpipes
Sakoleng	1 x 200kl Reservoir	Street Standpipes
Schellenberg A	6 x 10kl Tanks	Erf Connections
Schellenberg B	3 x 10kl Tanks	
Schoonveld 1	1 x 150kl Reservoir	Erf Connections
Schoonveld 2	1 x Reservoir	

**4.8.1.2.2 Wurthsdorp/Mogwadi**

The water services reticulation is indicated in the Table below.

<b>Village Name</b>	<b>Storage</b>	<b>Reticulation</b>
Fatima		Full
Mohodi	200kl Reservoir	Nominal
Ga-Madikana	2 x 500kl Reservoir	Nominal
Koniggratz	2 x 500kl Reservoirs 4 x 160kl Reservoirs 2 x 10kl Tanks	Nominal
Wurthsdorp	1 x 600kl Reservoir 4 x 150kl Reservoir 3 x 10kl Tanks	Nominal
Mogwadi	1 x 600kl Reservoir 2 x 1MI Reservoirs 9 x Tanks	Full

**4.8.1.2.3 Molemole East**

The eastern villages of Molemole LM house 61% of the total population of Molemole LM with the highest population concentration in the Botlokwa area. This area lies along the N1 to Zimbabwe situated south of the Tropic of Capricorn. The bordering farming area is highly productive in irrigation, cattle and game farming. The world renowned ZZ2 tomato farms are close to this area.

**A) Water Balance**

Present groundwater supply in Molemole East is insufficient to meet the present demand. It is however a possibility that the long term demand, albeit with “low” water scenario can be met with further groundwater development but at the expense of present irrigation in the area. The following water balance situated applies.

The required groundwater development on the short to medium term requires the present 8 320 kl/d to be extended to 10 000kl/day (2.4 Mcu.m/a). Further groundwater sourcing to meet the 20 year design demand of 18 130kl/d (4.4

Mcu.m/a) would impact on the high quality irrigation farming of the area. Surface water sourcing seems imminent.

***B) Water Infrastructure***

<b>Village Name</b>	<b>Storage</b>	<b>Reticulation</b>
Ga-Phasha	1 x 150kl Reservoir	90% Erf Connections
Makgato	1 x 100kl Tank 1 x 120kl Tank 4 x Tanks & 1 x Res	In Good Order/Insufficient
Mangata	From Mphakane	In Good Order/Insufficient
Matseke	1 x 378kl Reservoir 1 x 68kl Reservoir	In Good Order/Insufficient
Mphakane	3 x 200kl Reservoirs 1 x 120kl Tank 1 x Tank & 2 x Res	In Good Order/Insufficient
Sekonya	1 x 180kl Reservoir	In Good Order/Insufficient
Springs	1 x 400kl Reservoir 1 x 180kl Tank 2 x Res	In Good Order/Insufficient
Ramatjowe	4 x 10kl Tanks	In Good Order/Insufficient
Ramatshowe	1 x Reservoir	In Good Order/Insufficient
Rietgat (Z22)		
Sekakene	1 x 150kl Reservoir	Standpipes & Yard Taps

***4.8.1.2.4 Ramakgopa / Eisleben Villages***

Ramakgopa is a well-established village along the Matoks Morebeng (Soekmekaar) tarred road.

Eisleben to the south thereof is less formal but is, for its water supply, associated with Ramakgopa.

***A) Water Services Infrastructure***

The infrastructure is indicated in the Table below:

<b>Village Name</b>	<b>Storage</b>	<b>Reticulation</b>
Eisleben	2 x 150kl Reservoirs 3 x 10kl Tanks	Limited Reticulation Network, No Communal Standpipes
Mokganya	1 x 10kl Tank	Water Carted from Ramakgopa
Ramakgopa	2 x 150kl, 1 x 140kl, 2 x 50kl, 2 x 40kl & 1 x 45kl Reservoirs	Limited Reticulation Network, Few Working Communal Standpipes

#### ***4.8.1.2.5 Nthabiseng /Morebeng***

Morebeng (Soekmekaar) & Nthabiseng are long established formal towns with full water and sanitation services. Capricorn Park low cost housing village was established five years ago.

#### ***A) Water Services Infrastructure***

The infrastructure is indicated in the Table below:

<b>Village Name</b>	<b>Storage</b>	<b>Reticulation</b>
Nthabiseng	1 x 1Ml Reservoir 2 x Reservoirs	Fully Reticulated
Morebeng (Soekmekaar)	1 x 180kl Tank	Fully Reticulated
Capricorn Park	3 x 10kl Tanks	Partly Reticulated

### **4.8.2 Sanitation**

#### ***4.8.2.1 Existing Services Level***

The Table below indicates the sanitation level, which is well below the RDP Standard.

<b>Census 2001 Sanitation Infrastructure</b>		
Water Borne	3 354	12%
VIP & Chemical toilet	4 575	16%
Pit Latrine	15 033	54%
Bucket Latrine	131	0%
None	4 792	17%
<b>% Below RDP</b>		<b>72%</b>

#### ***4.8.2.2 Sanitation Infrastructure per Area***

##### ***A) Molemole West***

The Table below indicates the existing sanitation system for the western area.

<b>Village</b>	<b>Adequate</b>		<b>Inadequate</b>		<b>Total No of Stands</b>	<b>Need</b>
	<b>Waterborne Sewage Systems</b>	<b>VIP Equipment Pit Latrines</b>	<b>Pit Latrines suitable for upgrading to VIP standard</b>	<b>New VIP's Required</b>		
Bouwlust			52	130	182	100%
Brillant				148	148	100%
Brussels		174		36	210	17%
Ga-Broekmane (Westphalia) Ga-Mokwele			82	250	332	100%
Ga-Kgare (Lissa)			20	130	150	100%
Ga-Mokgehle			21	110	131	100%
Ga-Moleele & Overdijk West		30	57	90	1 777	83%
Ga-Poopedi (Maupye)		66		23	89	26%
Ga-Sako			64	120	184	100%
Koekoek			20	80	120	100%
Reinland & Sakoleng			47	160	207	100%
Schellenberg A & B				105	105	100%
Schoonveld 1 & 2			28	140	168	100%
Makgalong A & B			17	90	107	100%

From the above Table it is evident that there is a huge need for adequate sanitation systems in the sub-region.

**B) Wurthsdorp / Mogwadi**

The existing sanitation system is indicated in the Table below. Mogwadi has full sewerage reticulation with oxidation pond treatment.

Village	Adequate		Inadequate		Total No of Stands	Need
	Waterborne Sewage Systems	VIP Equipment Pit Latrines	Pit Latrines suitable for upgrading to VIP standard	New VIP's Required		
Fatima, Mohodi, Ga-Madikana, Koniggratz (Maponto) & Wurthsdorp		2073	1227	2000	5300	61%
Mogwadi	930				930	0%

**C) Molemole East**

Based on the Table below, there is a great need for proper sanitation systems in the eastern sub-region.

Village	Adequate		Inadequate		Total No of Stands	Need
	Waterborne Sewage Systems	VIP Equipment Pit Latrines	Pit Latrines suitable for upgrading to VIP standard	New VIP's Required		
Ga Phasha		12	2	286	300	96%
Makgato	2	102	12	604	720	86%
Mangata		16	34	340	390	96%
Matseke	4	246	7	1003	1260	80%
Mphakane (incl. Sekonya & Springs)	13	342	90	4495	4940	93%



***D) Ramakgopa/ Eisleben***

The Table below indicates the need for proper sanitation systems in these villages.

Village	Adequate		Inadequate		Total No of Stands	Need
	Waterborne Sewage Systems	VIP Equipment Pit Latrines	Pit Latrines suitable for upgrading to VIP standard	New VIP's Required		
Eisleben	16	466	48	1070	1600	70%
Ramakgopa/ Deelkraal	10	144	33	3763	3950	95%

***E) Nthabiseng/ Morebeng***

The villages as indicated in the Table below is well serviced by a sanitation system.

Village	Adequate		Inadequate		Total No of Stands	Need
	Waterborne Sewage Systems	VIP Equipment Pit Latrines	Pit Latrines suitable for upgrading to VIP standard	New VIP's Required		
Nthabiseng	470		50		520	10%
Morebeng (Soekmeaar)/ Capricorn	570				570	0%

**4.8.3 Electricity**

The majority (75%) of the households have access to electricity as provided by Eskom. Although electricity is available, only 60% of households use electricity for cooking purposes (cost consideration), with 19% dependent upon wood. Aforementioned have a negative impact on deforestation.

The ESKOM electrification programme was started during 1998 and the following projects have been implemented or is in the process of being implemented:

- Maphosa Village – 650 connections;
- Mankwe aprk – 300 connections;

- Mokganya East – 50 connections;
- Sekakeng East – 300 connections; and
- Maponto – 100 connections.

#### **4.8.4 Refuse Removal**

The majority of households (83%) have no access to refuse dumps and manage their own refuse dump, which have a negative impact on the environment (smoke- and underground water pollution).

At present there are only 2 landfill sites (Mogwadi and Morebeng) which are not licensed. The dumping area in the Botlokwa area is not fenced and managed.

There exists an urgent need to provide planned and properly managed dumping sites in other settlement areas.

#### **4.8.5 Roads (Map 5)**

##### ***A) Transport System***

The transport system within Molemole Local Municipality is dominated by the 3 (three) north-south transportation corridors which are:

- The N1 between Polokwane and Musina (Trans-Limpopo Corridor);
- The R521 between Polokwane and Alldays; and
- The R36 Road between Tzaneen and the N1 (Maputo Corridor).

The above roads are managed by the Limpopo Roads Agency on behalf of the National Government.

Other roads within the Municipal area is maintained by the Department of Roads and Transport; and the Municipality. In view of the large rural component, the majority of roads within the Municipal area are gravel which makes accessibility to and from certain settlements very difficult especially during the rainy season.

The ongoing maintenance of the respective roads is further restricted by the lack of sufficient funding. The majority of roads in Molemole is gravel standard as indicated on Map 5.

***B) Passenger Transport***

The majority of people (87%) make use of public transport (taxi, bus, train) as a means of travelling in the Municipal area. It is therefore important that the public transport system be supported by properly maintained road facilities and adequate accessibility to the majority of residents.

***C) Rail***

The railway line is located within the eastern portion of the Municipal area which runs between Polokwane and Zimbabwe. The town of Morebeng serves as an intermodal transfer area with the locality of the station, taxi rank and bus terminus.

## **SECTION 5: DEVELOPMENT TRENDS AND GUIDELINES**

The following is a summary of the development trends, challenges, constraints and issues for the Molemole Local Municipality area.

### **5.1. Development Trends (Map 6)**

- The majority of the Municipal area is rural in nature;
- The existing settlements displays a fragmented pattern throughout the area, with the largest concentrations of settlements adjacent or in close proximity to the major routes;
- Settlement, economic and tourism activities are located along the major routes;
- Land use management by the Traditional Authorities have a negative impact on security of tenure;
- Illegal land occupation is problematic and uncontrolled land development occurs;
- Potential exist for agriculture, tourism, retail, mining and SMME development in the area;
- There is a lack of sufficient social services;
- Infrastructure such as roads, water and sanitation posses to be a great concern;
- Negative environmental aspects is affecting the quality of communities (deforestation, overgrazing and the pollution of underground water sources); and
- The inadequate provision of dumping sites and cemeteries.

### **5.2. Development Challenges**

The development challenges for the Molemole Local Municipality are as follows:

- The integration of fragmented settlements in close proximity to each other;
- The redirection and establishment of economic opportunities and adequate social facilities;
- The prevention of illegal occupation of land and the relocation and prohibiting of informal settlements;
- Alleviating poverty by creating opportunities for job creation;

- Addressing the issue of land ownership;
- To facilitate the fast-tracking of land claims;
- To provide adequate services to all residents within the area;
- To improve accessibility of public transport;
- To maximize economic opportunities;
- To reduce environmentally damaging practices;
- To provide a planning system which will address unique land ownership circumstances; and
- The development of policy guidelines in order to manage and control development in terms of infrastructural and economic integration.

### **5.3. Economic Constraints**

The economic constraints are as follows:

- Major infrastructure and services backlogs;
- High rate of unemployment;
- Restricted development incentives to attract investors;
- The major economic constraints include land tenure patterns, land claims and consumption patterns;
- The lack of higher order retail and commercial development;
- The underdevelopment of the agricultural sector; and
- The Municipality have a restricted manufacturing industry which restricts the growth of the revenue base.

### **5.4. Key Development Issues**

The key development issues to be addressed are as follows:

- Spatial restructuring to be addressed;
- Issue of land use management systems to be addressed in order to work towards spatial restructuring;
- Identification of strategic intervention, namely in areas of services backlogs;
- Public transport and road infrastructure to be addressed;
- Approach towards sustainable development need to be addressed;

- High potential agricultural land to be identified and protected. This should also be linked to programmes relating to environmental awareness;
- Strategic development options for nodal points and clusters to be developed which must also serve as investment opportunities;
- Land tenure methods together with the issue of unresolved land claims need to be addressed; and
- The promotion and implementation of LED based projects.

## **SECTION 6: SPATIAL DEVELOPMENT FRAMEWORK**

The Molemole Local Municipality Spatial Development Framework is the result of a number of inputs from National; Provincial –and Local and is structured to address the following sections:

- Objectives;
- Glossary of Terms – Definitions;
- Building Blocks of the Molemole Spatial Development Framework; and
- The Molemole Spatial Development Framework.

### **6.1 Objectives**

The Municipal Systems Act requires municipalities to integrate the principles of the Development Facilitation Act (DFA), No 67 of 1995 within their SDFs. The following are the spatial objectives that need to be addressed in the SDF, namely:

- To promote the creation of sustainable human settlements and quality environments;
- To contain urban sprawl and promote residential intensification;
- To encourage settlement integration and redress the imbalances of the past;
- To guide the land use management system.

These objectives should lead to achieve the following desired outcomes:

- Restructure spatially inefficient settlements;
- Promote the sustainable use of land and resources;
- Channel resources to areas of greatest need and development potential, thereby redressing the inequitable historical treatment of marginalized areas;
- Take into account the fiscal, institutional and administrative capacities of role players, the needs of communities and the environment;
- Stimulate economic development opportunities in rural areas;
- Support an equitable protection of tenure and land use rights;
- Promote accountable, open and transparent decision-making in terms of land use and development; and

- Improve co-operative governance and information sharing.

## 6.2 Glossary of Terms

TERM	DESCRIPTION
Access or Accessibility	<p>Good access or accessibility in planning terms is defined as being able to reach a wide range of activities, people, resources, opportunities and information with the least effort and cost. This may require a degree of mobility to avoid unnecessary wastage of energy and time in getting from origin to destination along public ways or crowded lines of communication, where long queues may prevail. This may also require overcoming non-physical obstacles such as lack of information (about a good or service) or improving the affordability of goods and services.</p> <p>In transportation terms, accessibility refers to the ability (and ease) with which one can reach and stop at a desired destination by different modes of transport, including walking, in order to engage in desired activities. Relative proximity of points of origin and destination usually enhances accessibility.</p>
Affordability	<p>The ability to purchase a good or service on a sustained basis (for example, public transport charges) without compromising other demands on financial resources. Affordability also refers to the ability of the public sector to provide social facilities and services on an on-going basis within budget limits.</p>
Agricultural Potential	<p>The potential or suitability of land for agricultural activities, according to soil potential and the availability of water as well as other factors physical, infrastructural, socio-economic or geographic.</p>
Roads/major roads/spines/routes	<p>Roads classified as metropolitan or provincial roads fulfilling the function of collectors and distributors of traffic. These roads have a higher order function than local access providers to residential land uses in suburbs.</p>
CBD	<p>Central Business District</p>
Commerce	<p>Includes all retail, financial, hospitality, wholesale trade, office, and exhibition activities.</p>



Conservation	The management of the use of natural and human resources to ensure that such use is sustainable. Besides sustainable use, conservation includes protection, maintenance and rehabilitation of resources.
Containment	The concept of limiting sprawling development on the urban periphery, and is linked to the strategy for intensifying and compacting the existing urban areas.
Commonage	The cultivation of crops and other produce, as well as the breeding of livestock within the urban areas and on the urban fringes for subsistence or commercial purposes. The activity is often of a smaller scale and a high intensity.
Densification (Residential Intensification)	The process whereby residential densities (the number of dwellings per hectare) are increased in a planned and meaningful way within the existing boundaries of a specific area.
Density	The intensity of development and human activity within a certain spatial area, as a function of the size of the area. Gross residential density is the number of dwelling units divided by the total size of the area. Net residential density expresses the number of dwelling units divided by the size of the area that is taken up by residential use only.
Development Proposal	A proposal to change the current use of an area or parcel of land in order to accommodate an activity or land use that will increase the benefit or value of the property. It includes subdivisions, rezoning and township establishments.
Development Rights	The rights linked to land according to which the owner can develop the property or land.
Development Standards	Development Standards are defined as the level of service (relative sophistication and convenience) and the quality of the service (availability and reliability) provided.
Efficiency	The most economic and viable means of achieving a desired result. In spatial terms it can be seen as the use of resources such as urban land, energy and finance, in order to increase the level of productivity within the area concerned and achieve the greatest level of public benefit.
EIA	Environmental Impact Assessment. The administrative or regulatory process by which the environmental impact of a project is determined.

Fragmented Development	Urban development that takes place in an ad hoc fashion with undeveloped farmland, separating the township development.
IDP	Integrated Development Plan. A plan aimed at the integrated development and management of the area of jurisdiction of the municipality in terms of its powers and duties, which has been compiled in accordance with Chapter 1 of the Development Facilitation Act, 1995 (development principles). The Integrated Development Plan is a prerequisite of the Municipal Systems Act, 2 of 2000.
Infill	To develop undeveloped land within a developed urban area with infrastructure (link services) available.
Inter-modal Transport	The integration and co-ordination of services, infrastructure and facilities between all modes within the transport system (buses, taxis, trains, private motor vehicles)
LED	Local Economic Development, which is locally driven process, designed to identify, harness and utilize resources to stimulate the economy and create new job opportunities. LED is not one specific action or programme, but the sum total of individual contributions of a broad spectrum of the community. LED occurs when the local authority, business, labour, NGOs and – most importantly-individuals strive to improve their economic status by combining skills, resources and ideas (NBI, 1998:2).
Mobility	The ability to move relatively swiftly and at acceptable speed and travel time with freedom to manoeuvre without undue interruption and at acceptable levels of comfort, convenience and safety. This concept applies to all modes of transport. Giving people mobility is one means of overcoming lack of accessibility especially when trip distance or travel times between origin and destination are unacceptable.
Nodes/Nodal development	A node is a localized concentration of economic activity to be found at or in association with the intersection of two or more major transport routes (i.e. higher order roads of more or less the same order) and/or modal interchanges (i.e. taxi ranks, bus transfer points and railway stations). In the IDPs distinction has been made between different nodes based on their function, size and range (area serviced by the node).

Open Space System	Open Space System. The integration of open spaces in a metropolitan area to create a linked system of open spaces. This open space system serves as the “lungs” of the urban environment and serves to protect open spaces and watercourses.
Spatial Framework	The organizing concept concerned with the appropriate location and form of physical development and investment.
Stakeholders	The individuals, organizations and institutions, which have an interest (or represent an interest) in metropolitan development. Examples include community-based organizations, political parties, businesses, interest groups, councillors and public officials.
Spine Development	Spontaneous or planned linear development along activity spines, which link metropolitan nodes. Spine development differs from ribbon development in that ribbon development occurs in an uncontrolled and piecemeal fashion along major transport routes on the urban periphery and contributes to sprawl. Ribbon development in a planned and controlled form.
Sustainable Development	Development that meets the needs of the present without comprising the ability of future generations to meet their own needs. It can also be defined as development that delivers basic environmental, social and economic services to all, without threatening the viability of the natural, built and social systems upon which these services depend.
Urban Fringe	A demarcated line and inter-related policy that serves to manage direct and control the outer limits of urban expansion. The urban fringe forms a boundary between urban development and the valuable natural and agricultural hinterland, in order to contain the lateral growth of the urban areas.

## **6.3 Provincial and District Strategic Guidelines**

### **6.3.1 Limpopo Spatial Rationale**

The main aim with the compilation of the Limpopo Spatial Rationale and Strategy was to form the basis for co-ordinated and well-directed decision-making by government departments and parastatals. The purpose therefore is to inform departments and other decision-makers and also investors, with respect to decisions on the provision of bulk infrastructure development, macro land-use planning, housing provision, community based public works, schools and health facility building programmes, land reform initiatives etc. The Spatial Rationale therefore provides the necessary guidelines for decision-making by all government departments involved in the development of the province as a whole. It would therefore be expected that guidelines and issues addressed in the Spatial Rationale should be reflected in the individual SDFs.

The most important aim with the Spatial Rationale is the formulation of an optimal and functional spatial pattern for the Limpopo Province. In order to achieve this, the following issues are addressed in the Spatial Rationale, namely:

Growth points form the major areas where future growth should be stimulated have been identified. In general it can be described, as areas where the largest spectrum of specialized land uses and services in an area must be accommodated according to the subsequent ranking/classification. Growth points are further classified as:

- Provincial Growth Points (PGP);
- District Growth Points (DGP); and
- Municipal Growth Points (MGP).

In the provincial spatial planning initiatives the following is stated regarding the various growth points, namely:

- **A Provincial Growth Point:** is the highest order in the hierarchy and therefore also the most important type of growth point. All the PGP's have a sizable economic sector providing jobs to many local residents. They have a regional and some a provincial service delivery function, and usually also a large number of social facilities (e.g. hospitals, tertiary educational institutions). All of them have institutional facilities such as government offices as well as Local and/or District Municipal offices. The majority of these provincial growth points also have a large number of people. Provincial Growth points include settlements such as Polokwane (Pietersburg/Seshego), which can also be classified as a national growth point;
- **District Growth Points:** are those growth points, which already have a meaningful economic sector with some job creation, various higher order social facilities such as hospitals and/or health centres, and some accommodate tertiary educational institutions.

Most of these district growth points also have regional government offices and in many instances also District and/or Local Municipal offices. Most of the district growth points have a large number of people grouped together. District Growth Points include settlements such as Mankweng;

- In terms of the various categories growth points the Municipal Growth Points have a relatively small economic sector compared to the district, but more specifically the provincial growth points. Municipal growth points serving mainly farming areas often have a sizable business sector providing a meaningful number of job opportunities. These growth points usually also have a few higher order social and institutional activities. In most instances these growth points also have a reasonable number of people. With a MGP such as Northam for example, the emphasis is on the economic sector (e.g. business and mining activities in the area) with a relative small number of people, and a large farming community, which is served by the growth point. In traditional rural areas with villages the economic sector is relatively small with only a few local businesses, but a substantial number of people. They usually exhibit a natural growth potential if positively stimulated.

### **6.3.2 Capricorn District Municipality**

Within the Capricorn Spatial Development Framework the following strategic elements have been identified:

#### ***A) Nodal Development Points***

- **Municipal Growth Points** - these are pockets of concentration of human settlement at a specific locality at the local scale and offer a spectrum of supporting infrastructure and services needed to maintain and develop new services and infrastructure within the municipality.
- **Population concentration points** – due to the rural nature of the area, and the fact that small settlements / villages are scattered over the area, these are areas where most of the population is located. The existing resources or features might determine the settlement pattern. Various such population concentration points have been identified in all of the respective Local Municipalities.
- **Settlements** - these are spatial locations of communities established under traditional leadership that are linked with communal agricultural practices. Social and civil infrastructure may be provided at central points to these communities.
- **Transportation Distribution Hub** – this is a concentration of public transport amenities that enable commuters to access different public transport modes within close proximity of one another.

#### ***B) Corridors / Linkages***

In order to link various activities within the entire district and also with some adjacent areas, and to work towards the further utilisation of the identified centres as discussed above, some corridors need to be identified and utilised.

## **6.4. Building Blocks of the Molemole Spatial Development Framework**

### **6.4.1 Principles**

The approach that is required to support the development of the Molemole Local Municipality, with specific focus on economic infrastructure and social development should be based on the following three principles, namely; consolidation, focus on the resource base and creation of linkages. Each of the principles is briefly discussed as follows:

#### ***6.4.1.1 The Principle of Consolidation***

A compact urban environment creates the opportunity for any functional activity to exploit economies of scale. Urban areas cluster together to achieve economies of scale. To achieve a consolidated urban structure, densification and infill need to take place. New developments should also be strategically placed in relation to existing opportunities and infrastructure. Consolidation of urban environment requires a high level of service provision supported by an integrated transportation system. The principle of consolidation should focus on the available resources and the optimal utilization thereof.

In the rural environment, the same principle should apply of which the scale and focus would differ from area to area. As the rural area is not homogeneous, each approach should be focused on the potential of the area. The focus should be on what is available and how it contributes to the growth and development of the area.

#### ***6.4.1.2 Focus on the Resource Base***

Resources are limited, but if managed and utilized to the fullest potential, the spin-offs should benefit the region. Efficient management and proactive planning should be focused on the resources to be consolidated into an approach to contribute to the development of Molemole Local Municipality. The aim should be to focus on the resources within the area and to build on the potential.

Unique areas such as manufacturing, agriculture and tourism, which can compete in the provincial economy, need to be developed and marketed in such a way. Combined efforts lead to success.

#### ***6.4.1.3 Creation of Linkages***

Molemole Local Municipality intra- and inter-regional linkages need to be developed to create a grid of linkages opening the area and increasing the accessibility. Some areas, like the urban areas, would require a dense grid of linkages whereas the rural areas would require a more dispersed grid of linkages.

The concept to create appropriate linkages in supporting the development in the Molemole Local Municipality can best be illustrated by the principle of a grid, which represents conceptually the ideal situation for the creation of linkages, and provision of services. The concept of linkages forms the base of the enabling framework together with the development potential of the Molemole Local Municipality.

### **6.5. Molemole Spatial Development Framework (Map 7)**

The Molemole Spatial Development Framework can be categorized into the following development categories:

- Primary Urban Core Development area;
- Agricultural Development Area;
  - Intensive area;
  - Extensive area;
  - Urban area;
- Enabling framework of linkages and nodal development; and
- Tourism Development.



### ***6.5.1 Primary Urban Development Area***

#### ***6.5.1.1 Introduction***

This zone represents a combination of different land uses which includes living, commercial / economic, social and recreational environments. The focus of this development area is consolidation, integration and the maximization of the existing resource base (infrastructure)

#### ***6.5.1.2 Residential Development***

The residential / settlement areas are primary structured around the urban development nodes of Botlokwa, Morebeng and Mogwadi.

In addressing existing and the future residential development, the focus should be on the following principles:

- The urban/settlement areas should focus on service and infrastructure development. If the residential areas is separated from each other, the serviceability cost (implementation and management) becomes very expensive;
- The settlement areas should be delineated by an urban fringe, as to contain future uncontrolled urban/settlement growth. This principle will contain urban sprawl and promote residential intensification;
- The development of the core urban/settlement areas should be linked to sustainable areas in terms of population / households. By establishing integrated larger settlement concentrations, complimentary higher order social , economic and recreational facilities will establish;
- The urban areas / settlements must be managed in terms of the Town Planning Scheme. Higher order activities should be allowed where it attracts the maximum exposure, whilst protecting the residential areas from infringing conflict uses;
- Within the urban/settlement areas, different housing typologies at higher densities should also be encouraged.

Within the Molemole Local Municipality area, the urban/settlement concentrations should be structured as follows:

- The Botlokwa area is the primary urban settlement area adjacent to the N1 Freeway. Smaller settlement areas should be integrated with the larger areas to become an integrated urban environment.
- In view of its strategic locality along major transportation routes, and the railway line in the case of Morebeng, it is proposed that the urban areas of Mogwadi and Morebeng become second order urban / settlement nodes. The aforementioned areas are also centrally located in terms of dominant agricultural practices.
- Although the settlement areas of Mokomene and Mohodi Ga Manthata is not strategically located along major transportation routes, these areas provide strategic support (employment, social services and linkages) to the areas of Botlokwa and Morebeng (Mokomene) and Mogwadi (Mohodi Ga Manthata).
- The other smaller settlement areas, particularly in the western portion of Molemole Local Municipality area is fragmented, and for such reason should not be encouraged to expand further. It is proposed that a detail social audit be conducted in order to ascertain the extent and locational factors of these activities.

With regard to new residential developments/ allocations, an additional 3500 sites/units have been allocated in the Botlokwa area. With an additional need of 2000 sites in Mogwadi. The aforementioned allocations, in addition to demarcation of sites over the last 2 years will primarily focus on the subsidized market.

A total of 500 middle- to high income stands is also being planned for at the Motumo Trading Post which will be linked to the game reserve.

### **6.5.2 Commercial / Industrial Development**

The commercial and industrial activities in Molemole Local Municipality are primarily characterized by the following elements:

- Very limited higher order facilities exist in the areas as most of the residents conduct shopping in Polokwane;
- In view of the large rural component, accessibility to some of the local shops is difficult; and
- The pricing structure of the goods is higher than in the major urban areas.

In view of the proximity of the identified urban/settlement nodes (Mogwadi, Botlokwa and Morebeng) along the primary transportation routes, in addition to the fact that these areas already provide some services to adjacent settlements, it is proposed that higher order retail / commercial facilities be located in these areas.

From a locality and design point of view, the following factors should be considered:

- The stand/s should be strategically located along or at intersection of collector or main roads;
- The design of the site should be integrated by providing consolidated retail space in one (1) building;
- The tenant mix should provide for one (1) or two (2) anchor stores complimented by a number of smaller retail outlets;
- The site should be designed to provide for on-site parking, taxi-rank and loading / off- loading area;
- The development must be visually attractive and well defined; and
- Through traffic to other areas must be intercepted.

Although the higher order retail / commercial activities is proposed to be established within the proposed primary urban/ settlement nodes where population thresholds are higher and accessibility is good, 2<sup>nd</sup> order retail facilities could also be established in other settlement areas. Retail / commercial activities is driven by need and initiated by the private sector.

Apart from a few service industrial activities, no major industrial area exists in the area. With the large focus of irrigation agriculture in the Mogwadi area, there is a potential to establish processing, packaging and distribution points in close proximity to the areas of production. The same principle applies in the Morebeng area, where plantations exist. Secondary manufacturing should be promoted.

Other economic opportunities which should be promoted within the Molemole Local Municipality area are:

- The massive production of farming products and the establishment of agri-industries focussing to export internally and internationally;
- The marketing of the granite mines in close proximity to the Botlokwa area; and

- The intensification of the expanded public works programme.

Other LED projects which have been identified which will contribute to the establishment of job opportunities; include:

- Mining – The mining of Gold at Goedenoeg and Magnetite quartzite at Zandriverspoort;
- Agri-Businesses at Mogwadi and Morebeng;
- Tourism – At Morebeng;
- Manufacturing at Mogwadi (Marula Processing); Mokomene (Mixed activities) and Matoks (Shopping Centre)

### **6.5.3 Social Facilities**

Social and recreational facilities need to be integrated and provided in support of the residential growth. It is proposed that a “resource audit” be conducted to determine the over-and under provision of facilities linked to locality.

### **6.5.4 Agricultural Development Zone**

Within the Molemole Local Municipality, the majority of land is classified as agriculture. This sector is unique insofar as it has sufficient adaptability to compliment other sectors.

In view of the challenges and the diverse nature of agricultural activities, not only in terms of extent, but also the use, agricultural development opportunities are categorized into three (3) zones:

#### ***6.5.4.1 Intensive Zone***

Large areas of intensive agriculture are situated within the western section of the Municipal area. This form of agriculture presents a number of opportunities insofar as it's can create additional work opportunities and the establishment of agri-businesses where processing will take place.

The intensive agricultural zone should primarily support the secondary development node of Mogwadi focusing on:

- Agricultural processing;
- Market;
- Low to medium intensity tourism and hospitals uses;
- Provision of formal housing; and
- Mixed land uses based on agricultural activities.

#### ***6.5.4.2 Extensive Farming***

The cultural and eastern sections of the study area are primarily characterized by extensive farming activities (stock and game farming). This area area also subject to a large number of land claims.

With the extensive nature of the area with low population densities, this agricultural activity need to be promoted by providing viable stock, rained crops and game farming. Large portions of land have been identified in the Central area of Molemole Local Municipality, which have potential to be developed for agricultural development. With the effective east/west linkage throughout the area, this identified area will become more accessible.

Secondary activities which could be linked to this agricultural practice include:

- Tourism and hospitality on game farms;
- Processing of meat products;
- Arts and crafts;
- Retail support to farms; and
- Industries (Taxidermus).

It will be extremely important to complete the land claims process as large portions of land is not being effectively farmed and utilized. The finalization of this process will ensure positive investment and job creation opportunities.

The primary and secondary settlement nodes of Botlokwa and Morebeng should provide a support function to these areas.

#### ***6.5.4.3 Urban Agriculture***

Large portions of land adjacent to the settlement areas is characterized by Traditional Authority land ownership. The majority of these portions are being farmed communally. Smaller pieces of infill areas should be made available to beneficiaries for subsistence farming. In this regard it is proposed that a land management plan be established to direct these activities.

#### ***6.5.4.4 General***

As large portions of land within the Molemole Local Municipality area is communally farmed without proper management, some of the areas are overgrazed which leads to erosion and long recovery periods.

It is proposed that a process being implemented amongst Traditional Leaders whereby land management is being introduced through training sessions.

The agricultural sector provides the largest economic growth potential, where opportunities within the potato and game farming sub-sectors is great. Import parity farming has increased the maize price to such an extent that an opportunity is created for potatoes to become an alternative source of basic nutrition. This will result in an considerable increase in the market of potatoes in their raw form and to substitute in various food or food preparations. The development of these opportunities will require a strategy to be formulated in conjunction with representatives of the potato farmers union and subsistence farmers.

## **6.6. Enabling Framework of Linkages and Nodal Development**

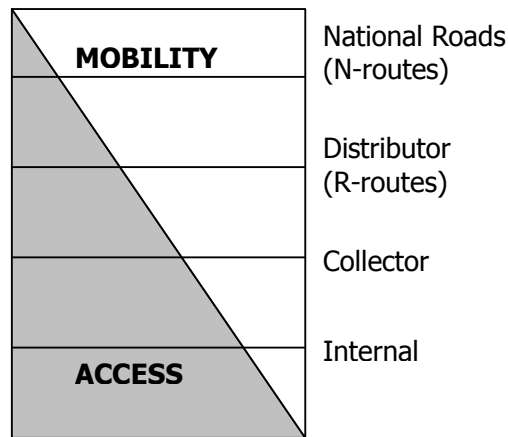
The enabling Framework will create the necessary linkages within and between the proposed development zones to provide and increase accessibility with a regional context. The framework is based on the interaction and support between existing linkages and the development potential of specific areas. As transportation corridors tend to direct growth and development in the urban and rural environment, it is proposed that the existing network be strengthened. Based on the principle of creating linkages, each potential development zone requires specific levels of accessibility and hence specific intensities of linkages.

This subsection deals with the principle of linkages – and nodal development as to promote the effective integration between land use and transport.

### **6.6.1 Transportation Structure**

Major roads fulfil different transportation functions, depending on the type of road, and it is this specific function that determines the land use structure that will be suitable to abut these roads. Typically, a major road network consists of roads functioning on 4 levels, which are designed to work symbiotically.

The two upper levels consists of National (N-routes) and distributor roads (R-routes). The primary purpose of these roads is to provide mobility. This level of mobility is determined by the number of accesses allowed along these roads, with a lesser number of accesses implying greater mobility. The freeway design only allows access to land uses bordering them at intersections, not provided at distances less than 5km apart, making these roads highly mobile. Distributor roads provide accesses at 400-600m intervals, thus providing fair levels of mobility, but also providing greater accessibility to neighbouring land uses than do freeways. In essence, national are designed to distribute traffic fast and efficiency over large distances, thus providing optimum regional mobility, whereas the distributor of roads are designed to give some measure of land use access. Because of its balance between mobility and land use accessibility, distributor roads and function effectively as public transport routes that provide inter-regional connectivity.



The two lower levels of the road hierarchy are collector roads and internal roads. As depicted in the Diagram above, these roads have high levels of access. In other words, they have intersections at regular intervals, giving neighbouring land uses good access to these roads.

Because of the high number of accesses, mobility of these roads are impaired, more so than on a distributor road. Collector roads make excellent public transportation routes because they are easily accessed, and usually provide connect residential areas to distributor road.

Taking into account the typical road hierarchy set out above, a 4 level road hierarchy can be identified in Molemole Local Municipality.

### **6.6.2 Development Corridors**

Specific roads and rail routes have been earmarked as corridors to act as conducts of development and to link development zones with each other and with areas beyond the Molemole Spatial Development Framework.



In view of the extensive nature of Molemole Local Municipality, the development and definition of the respective roads in the area is of utmost importance. Apart from the functionality of the respective roads, the linkage between the roads will be important for the following reasons:

- Accessibility to remote settlements need to be improved which will have an impact on economic growth;
- Access between respective settlements need to be improved (tarred) which will facilitate improved public transport systems, efficient access to community services and the establishment of economic opportunities;
- Large areas (central) within Molemole Local Municipality have development opportunities from an agricultural and tourism perspective, but are totally inaccessible. With an effective linkage in the long-term, this area could present various opportunities.

A development corridor can be defined as “a linear strip of land or area, connecting large activity nodes, traversing urban or inter-urban areas, surrounding a major transport facility or facilities, providing an appropriate regional level of mobility and accessibility to adjacent areas, and containing a high concentration of pollution and mixed land uses (job opportunities)”.

The following inter-and intra regional linkages have been proposed:

***A) Primary Corridors (National Roads)***

- The N1 north-south linkage between Polokwane and Musina. Although this road can be viewed as a primary transportation corridor, intensive corridor development should focus between the Motumo Trading Post and the internationally latitudinal line of Capricorn, 10km north of Botlokwa. This stretch of corridor is referred to as the Machaka Corridor.

***B) Secondary Corridors (Distributor Roads)***

- The R521 road between Polokwane via Mogwadi to Alldays;
- The route R36 between Tzaneen via Morebeng towards the N1; and
- The rail linkage between Polokwane via Morebeng towards Zimbabwe.

***C) Collector Roads***

- There are a number of collector roads in the Municipal area which links the respective settlements. These collector roads need to be tarred in order to improve accessibility and functionality in the area.

The above linkages will become the framework for future development. Development nodes will develop at strategic areas or at the convenient point of intersections.

***6.6.2.1 Road Network Development***

Proposals for the development of the road network primarily aim to support and strengthen the development of the proposed corridors.

The Molemole Local Municipality is characterized by a well-established system of north-south corridors with limited east-west linkage roads. Within the Municipal area, east/west linkages between the respective urban nodes need to be established which would facilitate secondary economic activities and improve accessibility.

Although east/west routes exist within the area, it is not well defined and should be promoted, upgraded and maintained in order to fulfil a secondary function to the primary corridors. These roads are:

- The linkage road between Botlokwa and Morebeng which runs through Mocomene;
- The road between Mogwadi and the N1 (north of Botlokwa). A portion of this road need to be tarred; and
- The road between Mogwadi past Mohodi in a westernly direction.

### ***6.6.2.2 Inter Settlement Linkages***

A number of roads have been identified to be upgraded within the Municipal area which will improve accessibility between the respective settlements and improve public transport facilities.

Linkages which have been identified are as follows:

- Between Matipane and Madekana D15232;
- Between Eisleben and Mokomene (D3142);
- Makgato and N1 (D2567);
- Overdyk, Devonia and Ga-Manthata (D3332);
- Sekakene, Mangata and N1 (D3132);
- Morebeng and Mogwadi N1 (RAL); and
- Maupye Roads (D3458) RAL.

### **6.6.3 Development Nodes**

The Spatial Development Framework proposes a nodal structure within the area with the purpose to concentrate similar and supportive uses in a particular area, thereby stimulating economic forces. Those nodes predominantly accommodate higher order business, social and residential uses.

The proposed development nodes in the Municipal area are as follows:

#### ***A) Botlokwa Node (Community Centre)***

This node is located along the N1 Road and already fulfills a higher order function within the Municipal area. The primary focus of this node will be on the following activities:

- Higher order commercial/service industries along the N1;
- Structured sports-and recreational facilities;
- Tourism outlets stretching from Motumo Trading Post until the Capricorn Latitudinal line (Machaka Corridor);

- Structural and higher density residential activities;
- Urban Agriculture;
- Public Transport facilities;
- Complementary Social facilities; and
- Granite manufacturing and processing.

In terms of the classification of business centre's/nodes, it is proposed that a Community Centre be established at Botlokwa, in view of it's proximity along the N1 corridor. This retail component should provide the entire range of consumer goods and services. It could include 2 or 3 large supermarkets, clothing stores, entertainment, convenience stores and offices. Such a centre could be between 10 000m<sup>2</sup> and 20 000m<sup>2</sup> in extent.

The effective structuring and implementation of the development node should be based on sound Town Planning principles and the enforcement of the Land Use Management System. The structured development of the above node should be a short-term priority.

### ***B) Mogwadi Node (Neighbourhood Node)***

This node is located along the R521 Road at the intersection of north/south and east/west roads. In view of it's strategic locality within the intensive agricultural zone, the focus of this development node should be:

- To provide supporting activities for surrounding farming activities (service centre);
- To provide processing and manufacturing opportunities link to the agricultural component;
- Tourism activities;
- Residential development (+/-2000 units);
- Retail/social activities;
- Urban agriculture;
- Market;
- Trucking facilities; and
- The provision of Tertiary educational facilities.

This node should provide day-to-day, as well as a few higher order consumer goods. The size can vary between 5 000m<sup>2</sup> and 10 000m<sup>2</sup> in extent. To ensure the success of such a centre, it should be located next to a major road.

***C) Morebeng Node (Neighbourhood Node)***

The Morebeng Development Node is unique insofar as it provides the convergence point for both road and rail transport.

This development node should provide:

- Agricultural support services to extensive- and plantation agricultural;
- Intermodal transfer facilities between road and rail;
- Tourism activities based on the historical significance of the area;
- Arts and crafts;
- Service industries linked to agricultural activities;
- Retail/ commercial;
- Complimentary social facilities; and
- Housing provision.

***D) Other Development nodes (Local Node)***

A network of smaller development nodes should be established throughout the area with the primary focus to provide services to local residents and to visitors.

The following smaller activity nodes could be established:

- Within existing settlements along strategic road networks (Mokomene; Mohodi; Ga-Manthata);
- Along the primary – and secondary corridors with the intention to intercept through traffic and tourists to the area.

The localities as indicated on the SDF are conceptual and could be located within the preferred area based on detail research.

A local node may require a mini-supermarket and one or two convenience stores, which will provide day-to-day consumer goods. Such nodes should be located along major collector roads.

### ***E) Implementation Considerations***

When developing and implementing a business node, a number of considerations are important.

Firstly, the decentralized node must not impact negatively on local business areas. Usually, areas are older forms of business centres and have provided retail and related services to its region for many areas. Consequently, they are usually entrenched as the primary business nodes within a region. To ensure that an existing business area retains its symbolic and practical function, as well as to continue to utilize the infrastructure investment made in these areas over the years, it is important that they be managed in a way that will ensure their continued viability. Practically, this will involve protecting an existing business area from excessive retail and office decentralization and general decay. This can only be done by creating a planned, managed and controlled business centre hierarchy.

Secondly, when developing business nodes in identified areas care must be taken to ensure that these centres will be viable. On the one hand this involves ensuring the retail space provided ties up with the spending power of the local communities, which are often quite low. On the other hand, it involves locating these centres sensibly to ensure they have the best change in capturing the largest possible consumer market. When locating a business centre in an identified area the following 4 location factors should be taken into account:

- **Desire lines:** A business node must be located on the desire lines of the relevant community to ensure enough commuter traffic passes the planned centre.
- **Inter-modal transit facilities:** Because disadvantaged communities are largely dependent upon public transport, it is imperative that a business node be placed at a location providing maximum modal choice and accessibility.

- **Community facilities:** Certain community facilities, such as schools, are pedestrian and consumer generators. Thus, locating a business node close to such facilities ensure the local presence of consumers.
- **Future growth:** When locating a business centre it is important, not only to take into account existing consumer markets, but also future consumer markets which develop as a result of the growth of a specific township.

### ***F) Development Guidelines and Marketing***

During the development and implementation of development corridors and nodes. There should be specific guidelines for the development of these areas. Some of the marketing elements should contain the following:

- A specific name for the corridor or node with the intention to create an identity;
- Signage: Appropriate signage at the gateway and at the three (3) different nodes;
- Marketing material: Promotional material such as a website and advertisements;
- Information Centre: A centre where information about development opportunities and existing businesses along the corridor and at nodes can be readily obtained. This should be combined with a tourism information centre;
- Development Incentives: Specific incentives will be offered to prospective investors; and
- Performance monitoring and aftercare: Ensure that marketing measures and development guidelines are effective. Implementation should also be monitored and indicators of problem areas should be identified at early stage.

## **6.7 Tourism**

Tourism is considered a powerful tool for developing economies, with the ability to integrate diverse strengths and improve socio-economic conditions.

Tourism activities (existing and potential) should not be viewed in isolation and need to be linked within the sub-region to create tourism "value-chains" which will provide the tourist the opportunity to visit various activities, which could extent for longer than 1 (one) day.

Within Molemole Local Municipality the following activities is proposed:

- Turfloop Nature Reserve;
- Game farming and recreational centres in the extensive areas;
- Arts and Crafts Centres along the primary-and secondary corridors;
- The establishment of some hospitality activities;
- The marketing of the historical areas of Morebeng and Mogwadi linked to it's natural agricultural resources;
- The effective implementation and marketing of the development corridors and nodes;
- The establishment of hiking trails;
- Promotion of Traditional Culture linked to hospitality venues in Traditional settlements; and
- Environmental Tourism.

Sound tourism planning is based upon the belief that positive spatial patterns such as networks, clusters and other opportunities should be reinforced. Tourism delivers markets to products and therefore is inherently spatial. An important first step is to understand the tourism journey. Key points include:

- a) **Gateways and entry points** – Access or clearing points usually in the form of airports or border posts (but could also be entry to specific area, province, municipality, admission at park, etc.)
- b) **Routes** - Tourists travel along routes to reach their destinations. They don't necessarily take the shortest and quickest route, but rather tend to balance the effort of getting there with the quality of the experience and safety.
- c) **Staging posts** – Staging posts are places where tourists stop to rest of stay overnight for the journey ahead.
- d) **Destinations** – Destinations are usually a cluster of attractions and support infrastructure. A destination needs to have compelling product, access and viable support infrastructure.



- e) **Distribution points** – Tourists need to travel to something in a destination. The distribution point within the destination becomes a critical link within the overall experience as it serves as the major source of information, direction and focus.

## **6.8 Environmental**

The following strategies should be implemented to address environmental aspects:

- **Promotion of Environmental Education:**
  - Environmental awareness campaign;
  - Environmental education;
  - Environmental responsibility promotion;
  - Greening of environment and ethically pleasing environment;
  - Availability of environmental information; and
  - Preserving heritage and cultural sites.
  
- **Promotion of Environmental Rehabilitation**
  - Ensure a healthy, clean and safe environment for all Molemole Local Municipality residents;
  - Improvement and rehabilitation of mining areas and related mining activities;
  - Sensitive existing mining activities close to residential areas;
  - Preserving heritage and cultural sites;
  - Promoting Maintenance of parks and natural areas; and
  - That ridges be protected from intensive development;
  
- **Promotion of Environmental Sustainability**
  - Reducing all levels of air, water, underground water, dust, etc, pollution;
  - Implementing an effective waste management system;
  - Integrated environmental conservation, protection and development;
  - Access to the natural environment;

- Environment tourism throughout the district;
- Sensitive and sustainable land use planning;
- Regulations to protect the Environment;
- Protection of valuable Agricultural land;
- That watercourses and rivers not be polluted and that development not take place within flood lines;
- That red-data species be protected; and
- That pollution from Settlements is monitored.

## **6.9 Open Space System**

Open Spaces do exist in the Molemole Local Municipality; however it is poorly defined, poorly accessed, isolated and therefore unattainable.

The following issues and principles should be adopted in integrating open space into the Municipal area:

- The rivers in the Molemole Local Municipality are regarded as zones of conservation. Therefore “no major settlement should take place around rivers” and where settlements do occur they should be carefully managed to ensure limited/no pollution.
- The setting up of a network system of open space areas at a municipal level helps to address some of the ecological issues at hand and help to ensure that, in particular, river corridors are able to function ecologically. The safeguarding of the bio-physical environment is likely to have a positive impact on social, cultural and economic aspects of the environment.

The provision of open spaces and recreation can be divided into 2 categories: passive and active open space.

### **6.9.1 Passive Open Space**

An open space system fulfils a number of functions. These functions include hazard avoidance, resource conservation, ensuring social well-being and educational. These functions of an open space system are listed in more detail in the Table below:

**Functions of an Open Space System**

<b>Hazard Avoidance</b>	<b>Resource Conservation</b>	<b>Recreational and Psychological</b>	<b>Educational</b>
Open spaces must reserve flood prone areas.	Open spaces must protect water sources.	Protected open space must be provided for recreational purposes.	Open spaces must be protected for environmental educational purposes.
Open spaces must reserve steep slopes and geologically unstable ground.	Open spaces must protect linked areas of conservable indigenous vegetation.	Open space must be provided for social interaction and as symbols of community identity.	Natural open space can be used for outdoor activity education.
Open spaces should protect drinking water sources from being contaminated.		Open spaces must be protected for psychological relief from the stresses of urban live.	

The Molemole Local Municipality area comprise of a number of natural river systems which should be protected. The natural drainage channels and banks of these rivers must be protected up to the 100 year flood line. Sanitation systems must be provided in settlements located close to these water sources to avoid the pollution of these water sources by sewerage and other harmful effluents.

**6.9.2 Active Open Space**

Active open space involves the recreational component of the open space system. For example, it provides sport facilities or it can simply provide a public square where people can gather and socialize.

The development of active open spaces is based on the population thresholds of an area. In the case of Molemole Local Municipality, the following is proposed:

- **Second Order Active Open Space (Botlokwa)**

- A 2<sup>nd</sup> order active open space will serve a population of up to 100000 people.
- This active open space should include a combined soccer field and athletic track,

3 practice soccer fields, 1 rugby field, a cricket field, 4 netball courts, 4 tennis courts and a multi-purpose indoor sports centre appropriate to the order of this open space. It should also include a parking area. This active open space can be regarded as a sub-regional sport facility that will serve as the base for sub-regional sports clubs.

- **Third Order Active Open Space (Mogwadi and Morebeng)**

A 3<sup>rd</sup> order active open space will serve a population of up to 40000 people. It should comprise a combined soccer field and athletics track, 2 practice soccer fields, 4 netball courts, as well as a parking area. These open spaces will largely supplement schools recreation facilities. The small size of these open spaces will minimize the maintenance costs and at the same time allow a high frequency of use.

Where possible, the open space areas within the towns should be developed to as to ensure safety for users. This can be achieved by creating overlooking structures such as housing on the edge and lighting.

Major recreational parks and facilities within the network of open spaces should be easily accessibly by public transport.

Urban areas should be greened and made aesthetically pleasing and linked to the Network of Open Spaces.

## **6.10 Urban Renewal**

The urban areas of Morebeng and Mogwadi have historical significance and a process of urban renewal should be implemented focussing on:

- Establish the former urban character by improving dilapidated buildings and structures;
- Integrating and densifying open areas with different housing typologies;
- Conduct greening and maintenance programmes within the urban areas;
- Promote tourism by establishing information centres;
- Promote the establishment of complimentary land use activities; and

- Improve infrastructural services (tarring of roads, others).

## **6.11 Infrastructure**

### **6.11.1 *Water and Sanitation Requirements***

#### **6.11.1.1 Definitions**

Water: 30l/c/d, 200m max walking distance, 98% assurance, 10l/min flow,  
Class 1 quality

Sanitation: System: Ventilated Improved Pit Latrine  
Slab: Reinforced concrete  
Top Structure: Masonry  
Minimum Volume of Pit: 2.4 cu.. + 0.5 m Freeboard (for 6 persons, 8  
year design life)

#### **6.11.1.2 Free Basic Water Policy of CDM (May 2003 as amended)**

The impact of the above policy on Molemole LM is as follows:

- a) Most (87%+) rural consumers are classified as poor and are dependant on basic services, as supplied from borehole points or communal street taps.
- b) The Municipality has assessed the running cost of the above individual schemes and found that on average, each scheme is costing the Municipality not more than R15.00 per household per month. In order to implement management controls on such water, the various villages or supply areas have been metered to prevent the misuse of this facility.
- c) Where people opt for a yard or house connection, the following apply:
  - A connection which is reduced to supply only 6kl over a continuous period of a month. For this to be effective, the consumer would have to install a yard tank.

- A metered connection where the consumers control own use. Water exceeding the basic 6kl has to be paid for. A deposit is to be paid for such a connection.
  - A pre-paid metered connection where the consumer can control their own use by using tokens purchased in advance. Such units or tokens allow for the basic 6kl to be supplied free of charge. The consumer will have to pay for the connection costs. This system is expensive.
- d) Those who require poverty relief have been identified in these areas as per the indigent register which is updated annually (presently based on household income of R1 600/m) in accordance with the Municipality's indigents policy. Each consumer selected for poverty relief gets credit on their water account which covers the charge for the poverty relief amount (which is 6kl per household per month) free. The total cost will be funded from the equitable share.
- e) Conclusion: The above and many more options and theories exist but very limited implementation takes place at present.

***6.11.1.3 Free Basic Sanitation Policy of CDM as relevant to Molemole LM***

- a) To eradicate the backlog by 2010.
- b) Utilize MIG from 2004 onwards for the required subsidy comprising the following per requested indigent household:
- New system: R3 700
  - Health & hygiene training: R 300
- R4 000

For upgrading of existing system the amount is proportionally less.

***6.11.1.4 Water Services Payment Implementation Strategy***

- a) To establish and adopt water services bylaws.
- b) To establish a system for payment of water services on a equitable manner.

- c) To establish fair affordable water services tariffs based on actual levels of supply.
- d) To provide at least basic services to all consumers.
- e) To provide Free Basic Water Services to indigents.
- f) To provide continuous sustainable water services to all consumers.
- g) To establish communication systems and cooperative governance among consumers, Water Committees, Local Municipalities, District Municipality and stakeholders.
- h) To establish a culture of water conservation and demand management practices.

***6.11.1.5 Customer Services***

The financial requirements is indicated in the Table below:

<b>Balance Equation Model of Basic Household Sanitation Needs and Financial Requirements</b>		
<b>Molemole LM</b>	<b>No.</b>	<b>Cost</b>
- Population 2006 (DWAF Planning)	136 270	
- Households		
Urban	810	
Rural	24 290	
Farming	<u>2 355</u>	
<b>Total</b>	<b>27 465</b>	
- Adequate Installations (Source : DWAF Reference Framework 08/2005)		
Urban	751 94%	
Rural	5 101 21%	
Farming	<u>1 892</u> 80%	
<b>Overall</b>	<b>7 754</b>	
- Inadequate Installations		

Upgrading @ R2 000	3 154 16%	R6.5 M
New VIPs @ R4000	<u>16 557</u> 84%	<u>R68.5 M</u>
<b>Total</b>	<b>19 711</b>	<b>R75 M</b>
- Upgrading of Sanitation to RDP standard by own initiative		
Non-Indigent Pop + 2%	13% + 2 %	- R11 M
- Funds Required 06/07 – 09/10		R64 M



## **SECTION 7: PROJECTS AND ALIGNMENT WITH IDP**

As part of the preparation of the Molemole Local Municipality SDF, the respective actions/programmes were aligned with the IDP.

The following projects have been identified for implementation during the 2007/8 financial year by the respective funding organisations.

### **7.1 Capricorn District Municipality**

<b>Name</b>	<b>Budget</b>	<b>Source of Funding</b>	<b>Implementing Agent</b>
<b>A. Water (2007/8)</b>			
- Mogwadi Water Supply	R3 000 000.00	MIG	CDM
- Makgalong Water Supply	R3 000 000.00	MIG	CDM
- Molemole West Bulk Water Infrastructure	R4 400 000.00	MIG	CDM
- Ramokgopa water Supply	R3 000 000.00	MIG	CDM
- Nthabiseng/ Soekmeaar Groundwater Scheme	R4 500 000.00	MIG	CDM
<b>B. Sanitation</b>			
- Fatima	R440 000.00	MIG	CDM
- Madikana	R440 000.00	MIG	CDM
- Brilliant (Brussels)	R420 000.00	MIG	CDM
- Rhaland	R420 000.00	MIG	CDM
- Koekoek	R420 000.00	MIG	CDM
- Schoonveld	R420 000.00	MIG	CDM
- Lissa	R420 000.00	MIG	CDM
<b>C. Electricity</b>			
- Mankwe (300 Connections)	R1 500 000.00	CDM	CDM
- Monganya (50 Connections)	R 250 000.00	CDM	CDM
- Sekakene East (300 Connections)	R1 500 000.00	CDM	CDM

<b>D. Local Economic Development</b>			
- Establishment of Household Detergent Factor	R2 000 000.00	CDM	CDM
<b>E. Planning</b>			
- Housing Strategy	R150 000.00	CDM	CDM
- Implementation of Land Use Scheme	R150 000.00	CDM	CDM
- Transfer to Local for Planning	R850 000.00	CDM	CDM
- Micro Plans (Phase 2)	R100 000.00	CDM	CDM
- SDF Review	R100 000.00	CDM	CDM
- Master Plans for Growth points	R100 000.00	CDM	CDM
<b>F. Roads</b>			
- Roads Planning	R2 000 000.00	CDM	CDM
<b>G. Environmental</b>			
- Tree Planting	R110 000.00	CDM	CDM
<b>G. Fire Services</b>			
- Molemole Structural Addition	R750 000.00	CDM	CDM

## **7.2 Sector Departments**

The following projects have been identified to be implemented by the respective Sector Department during the 2007/8 financial year.

### **7.2.1 Education**

<b>Name</b>	<b>Budget</b>	<b>Source of Funding</b>	<b>Implementing Agent</b>
- Letheba Secondary School (8 Classrooms, 8 Toilets)	R1 300 000.00	DE	DPW
- Mamothibi Primary School (8 Classrooms, 8 Toilets)	R1 300 000.00	DE	DPW
- Mokgorokgoro Secondary School (8 Classrooms, 8 Toilets)	R1 300 000.00	DE	DPW

### 7.2.2 Health

Name	Budget	Source of Funding	Implementing Agent
- Dendron Clinic	R3 700 000.00	DSDH	DPW
- Matoks Clinic	R3 700 000.00	DSDH	DPW
- Nthabiseng Clinic	R3 700 000.00	DSDH	DPW
- Victim Empowerment Centre (Machako)	R 600 000.00	DSDH	DPW
- Botlokwa Hospital	R1 010 000.00	DSDH	DPW
- Construction of Social Development Offices	R4 000 000.00	DSDH	DPW
- Poverty Alleviation Project	R1 575 000.00	DSDH	DPW
- Botlokwa EMS	R4 200 000.00	DSDH	DPW

### 7.2.3 Department of Sport, Arts & Culture

Name	Budget	Source of Funding	Implementing Agent
- Maintenance of Community Library (Morebeng)	R101 450.00	DSAC	MM
- Installation of Security System to Community (Mogwadi)	R154 545.00	DSAC	DSAC
- Connection of Community Library to LAN	R186 154.00	DSAC	DSAC

### 7.2.4 Public Works

Name	Budget	Source of Funding	Implementing Agent
- Construction of Staff Houses	R262 500.00	DPW	DPW
- Renovation and upgrading of Offices (Matoks cost centre)	R 55 000.00	DPW	DPW

### 7.2.5 Department of Local Government and Housing

Name	Budget	Source of Funding	Implementing Agent
- Housing Conditional Grant	R257 253 238.00		
- Settlement Upgrading	R 55 268 114.00		
- Settlement Upgrading	R 28 365 252.00		

### 7.2.6 Safety and Security

Name	Budget	Source of Funding	Implementing Agent
- Botlokwa Police Station	R22 000 000.00	SAPS	SAPS

### 7.2.7 Land Affairs

Name	Budget	Source of Funding	Implementing Agent
- Leswika Cooperatives	R50 000.00	LA	AGRIC
- Babogadi	R74 783.00	LA	AGRIC
- Bare ga ke leme	R87 563.00	LA	AGRIC
- Ke ya lema	R59 156.00	LA	AGRIC
- Ka lema ke le nose	R89 923.00	LA	AGRIC
- Mokgadi	R60 238.00	LA	AGRIC
- Letlapa go lema	R86 606.00	LA	AGRIC
- Mmabafana	R67 923.00	LA	AGRIC
- Lephala le basoomi	R89 923.00	LA	AGRIC
- Basomi	R56 586.00	LA	AGRIC
- Gotlometsa	R89 923.00	LA	AGRIC
- Letswa tshemong	R236 981.00	LA	AGRIC
- Letjepe Mpoloye	R215 239.00	LA	AGRIC

### 7.2.8 Roads Agency Limpopo

Name	Budget	Source of Funding	Implementing Agent
- Bandelierkop (N1) to Mogwadi to Bochum to Steilloop	R20 000 000.00	RAL	RAL
- Ceresl/Ga Ngwetsana- Ga Pitsi- Ga Mokgehle- Koekoek to Kanana	R836 000.00	RAL	RAL

### 7.2.9 Parastatals

Name	Budget	Source of Funding	Implementing Agent
- Molemole east potable water from Nandoni Dam	R200 000.00	Lepelle Northern Water	CDM/ Lepelle Northern Water
- Botlokwa RWS Feasibility Study	R920 000.00	DWAF	DWAF

## 7.3 Molemole Local Municipality

### 7.3.1 Community Services

Name	Budget	Source of Funding	Implementing Agent
- Renovation of Boulast Pre-school	R80 000.00	MLM	DWAF
- Renovation of Mohadi Sport Centre	R50 000.00	MLM	DWAF
- Environmental Management Plan	R300 000.00	MLM	DWAF
- Disaster Management Plan	R300 000.00	MLM	DWAF
- Renovation of Sekgosenses Traffic Station	R150 000.00	MLM	DWAF
- Renovation of Mgwach Caravan Park	R300 000.00	MLM	DWAF
- Establishment of Ramokgopa Park	R500 000.00	MLM	DWAF
- Renovation of Mogwadi Tennis Court	R 50 000.00	MLM	DWAF
- Integrated Transport Plan	R300 000.00	MLM	DWAF
- Mogwadi Traffic Station	R3 800 000.00	MLM	DWAF
- Botlokwa Thusanang Centre	R 300 000.00	MLM	DWAF

### 7.3.2 LED Projects

Name	Budget	Source of Funding	Implementing Agent
- Food Processing	R400 000.00	MLM	MLM
- Maswahla Co-operative	R250 000.00	MLM	MLM
- Madikana Gardening	R200 000.00	MLM	MLM
- Mononono Pottery	R 10 000.00	MLM	MLM

### 7.3.3 Technical and Maintenance

Name	Budget	Source of Funding	Implementing Agent
- A number of technical and maintenance Projects have been identified.	R27 633 444.00	Own source/ MIG Funding	MLM

### 7.3.4 Corporate Services

Name	Budget	Source of Funding	Implementing Agent
- Launching of Youth Council	R20 600.00	MLM	MLM
- Youth and Governance Economy, Health and Health	R35 400.00	MLM	MLM
- Youth Day and Parliament and skills development	R44 050.00	MLM	MLM
- Children's rights day	R12 450.00	MLM	MLM
- Women's rights workshop, HIV/AIDS	R13 250.00	MLM	MLM
- Elderly Forum moral regeneration cultural festival and elderly day celebrations	R17 350.00	MLM	MLM

## **SECTION 8: TOWARDS A NEW LAND USE MANAGEMENT SYSTEM**

### **8.1 Land Use Management vs. Land Use/Zoning Schemes**

The Land Use Management Bill, March 2001 defined the term “Land Use Management” as the establishment or implementation of any statutory or non-statutory mechanisms in terms of which the unencumbered use of land is or may be restricted or in any other way regulated. A land use scheme has been identified to mean a scheme, which regulates the use of land in the area; and records the permissible use of each piece of land in the area.

Therefore the concept of a Land Use Management System (LUMS) refers to the mechanism in terms of which imaginative use of land is regulated in one way or another, which may include the adoption of a Land Use Scheme, which will have the binding effect to land. It is furthermore accepted that any spatial development framework, policy, structure planning and other guidelines accepted by the municipality, forms part of the regulation of land by guiding and informing the LUMS and legally effecting decisions to be taken to amend the Land Use Scheme.

The LUMS is therefore interpreted to be a much broader term which incorporates different aspects affecting land, land use and development from policy-making level (strategies, principles in the IDP) up to final development control measures (conditions in land use scheme/use zones).

The basis of the LUMS and basic principles are derived from policy and strategic issues based on decisions from the IDP and more specifically the Spatial Development Framework of a specific area. A Land Use Management Scheme on the other hand, is interpreted to be a scheme, which subsequently regulates and records the permissible use and/or restrictions applicable to each property within the area of the municipality.

It is therefore the “mechanism” or legislative document, which provides the final management/control over land use over each piece of land, on a more administrative and technical level in accordance with the LUMS in general.

## **8.2 Guidelines Governing Land Use Management**

### **8.2.1 Primary Guidelines Governing Land Use Management**

A Land Use Management Systems (LUMS) is acknowledged as the mechanism used for administration and execution of the spatial development framework in order to obtain/secure the municipality’s desired spatial form through addressing property/land use rights at a level of each property/erf. It is thus the day-to-day administration.

The LUMS must be policy-led within the parameters set the spatial development framework, land use policies, other policies and strategies of the municipality. To be able to effectively apply LUM based on needs of the community, development trends, legislation etc. a continuous re-alignment of policies will be necessary.

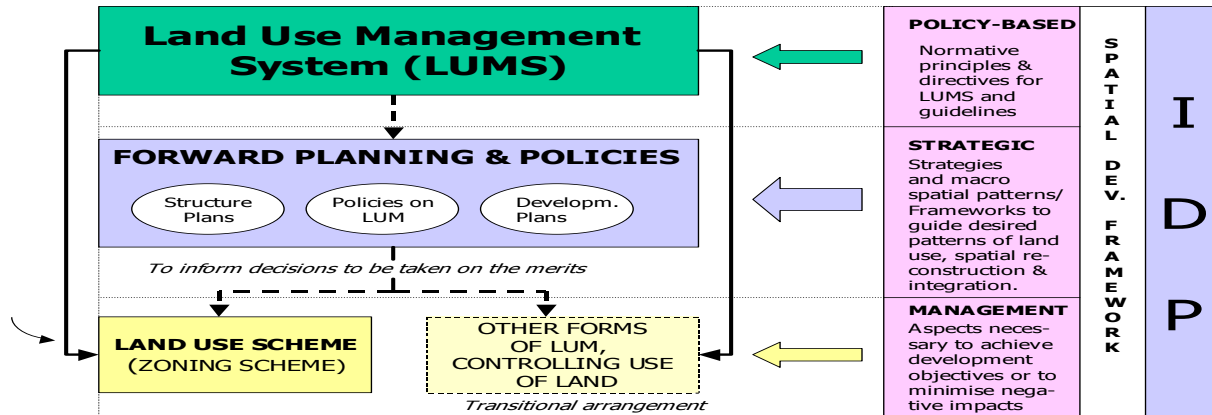
The LUMS should be based on the following, namely:

- › Sustainability;
- › Equality;
- › Efficiency and smart governance;
- › Integration; and
- › Fair and good governance.

In order to address developmental needs, contribute to sustainable development and a healthy environment etc., the LUMS should provide effective procedures and policies to ensure that zonings (land use) can:

- › be amended
- › give resistance to unwanted practices, changes and land uses; and
- › be enforced





### 8.2.2 Secondary Guidelines Governing Land Use Management

The LUMS will be done by addressing the use of land through a system:

- › to regulate the use of land in an area;
- › which record the permissible use of each piece of land/each erf;
- › zonings and zoning schemes and development control measures;
- › of land use policies or framework plans.

Two facets are therefore necessary to ensure effective land use management, namely: Zoning and/or zoning schemes; and Land Use Policies or framework plans.

An incremental approach for the introduction of zoning schemes will be followed. It is accepted that the perfect land use management and planning system can't be developed over night, but can only be developed over time into a more elaborate system/zoning scheme. Therefore, the introduction of zonings schemes must start at higher order settlements (growth points and population concentration points) as well as some other problem areas and moving downwards in the hierarchy to even include farmland areas.

The principle of minimalism must further apply. The different zoning schemes must be directed towards only achieving/controlling necessary aspects in a certain area and towards directing resources to achieve key actions that produce high impact.

### **8.3 Land Use Guidelines**

The Molemole Local Municipality is in the process of establishing a new land use Management System which still needs to be approved by the Local Municipality and Limpopo Province.

A land use Table is proposed to deal with proposed uses and for the purposes of evaluation. It must be stated that this Table does not replace the Land Use Management scheme. An explanation of the Table and General Guidelines is as follows:

- The Table indicates the respective land uses against the respective development zones and is evaluated in terms of complementary merit based and conflicting land uses, which is explained as follows:
  - Complimentary land uses: Uses which are complimentary to each other;
  - Merit based: Land uses which could be established within a specific zone subject to a detailed motivation based on locality, accessibility, impact on the adjacent environment and environmental considerations.
  - Conflicting Land uses: Uses which could have a negative impact on the dominant use in the area.
- All applications need to be submitted to the Local Municipality;
- Approval of applications will be evaluated in terms of impact on the environment, procedures followed and objections recurred.
- The local Municipality may impose any conditions as deemed necessary.

**Primary Urban/  
Settlement Development Area**

**Table: Land use activities**

	<b>Residential environment</b>	<b>Industrial</b>	<b>Corridor development</b>	<b>Rural development</b>	<b>Tourism</b>	<b>Nodal development</b>
Agricultural purposes	△	☆	☆	⊙	⊙	☆
Residential offices	⊙	⊙	⊙	⊙	⊙	⊙
Service / cottage industry (dwelling house)	△	☆	⊙	⊙	⊙	☆
Place of Public Worship	⊙	☆	⊙	⊙	△	⊙
Places of instruction	⊙	△	⊙	△	△	⊙
Guesthouses	△	☆	⊙	⊙	⊙	△
Social Hall	⊙	△	⊙	△	△	△
Sport ground	⊙	△	⊙	△	⊙	△
Retail	△	⊙	⊙	△	⊙	⊙
Warehousing	☆	⊙	☆	☆	☆	△
Offices	△	⊙	⊙	☆	☆	⊙
Private Open Space	⊙	☆	△	⊙	⊙	☆
Service Industry	△	⊙	⊙	△	☆	△
Restaurant	△	⊙	⊙	△	△	△
Sport and Recreation Club	⊙	☆	△	☆	⊙	⊙

		Primary Urban/ Settlement Development Area					
		Residential environment	Industrial	Corridor development	Rural development	Tourism	Nodal development
Hotel		☆	☆	△	☆	△	△
Home undertaking		☆	⊙	⊙	△	△	△
Single dwelling		⊙	☆	△	⊙	⊙	☆
Townhouses		△	☆	⊙	☆	☆	⊙
Noxious Industries		☆	⊙	☆	☆	☆	☆
Complimentary	⊙						
Conflicting	☆						
Merit Based	△						

## **SECTION 9: TRADITIONAL AUTHORITIES**

### **MANAGEMENT SYSTEM**

#### **9.1 Legal and Strategic Need to Consider Land under Traditional Leadership**

- **The legal requirement to consider land under Traditional Leadership:** In terms of The Municipal Systems Act, 32 of 2000 (MSA) and the Local Government Municipal Demarcation Act, 27 of 1998, land under Traditional Leadership has been incorporated into municipal boundaries with Municipalities responsible for the entire area under their jurisdiction. In terms of the MSA and the Land Use (Management) Bill there is a requirement for a single Land Use Management System for the whole municipal area, rather than only for the proclaimed towns as in the past. African Customary law is recognised as part of the South African Common Law. Traditional Authorities, for the most part, function within the scope of the **African Customary Law**. Thus, functions such as those pertaining to land use in Traditional Areas, are formulated within African Customary Law principles.
- **The strategic need to consider land under Traditional Leadership:**
  - For efficient and effective use and management of land particularly regarding provision and management of services and public facilities;
  - For efficient and effective management of environmental resources; and
  - To provide certainty for potential investors.
- **Recognition of Traditional Leaders (TLs):** The leadership and institutions of Traditional Authorities (TAs) are recognized in the Constitution and the Traditional Leaders and Governance Framework Act, Act No.41 of 2003.
- In addition to working with Traditional Leaders, planners must work with **elected Councillors and municipal wards**. Traditional ward and municipal ward boundaries do not usually coincide and Traditional Leaders and elected Councillors do not always work in harmony.

## **9.2 Existing Land Use Management Systems within Traditional Areas**

- In terms of established customary systems, Traditional Leaders have played a significant role in land administration. Recognized systems of land administration already exist and Leaders have been making land use decisions for many years.
- In terms of the Communal Land Rights Act (CLARA) No 11, 2004, communal rules for the administration and use are to be acknowledged and documented.

## **9.3 Development Guidelines**

### **9.3.1 Zonings**

The land use controls are indicated in the Table below is only applicable to Traditional Authority land:

<b>Use</b>	<b>Permitted Uses</b>	<b>Not advisable uses</b>
<b>Traditional Authority Land</b>	Traditional Settlements, Grazing land and cultivation, Sand and quarry, Woodlots, Thatching grass, commercial farming, burial sites, roads, environmental sensitive areas, tourism, Public garage, Roads/ Streets	Noxious Industries
<b>Homestead</b>	Traditional dwelling, Dwelling house, cultivation of trees and crops, kraal for livestock, poultry enclosure, home business.	General and Noxious Industries
<b>Traditional Settlement</b>	Homesteads, Business, Community Facilities, Education, Public Open Space, Service Industries	General Industries, Noxious Industries

### **9.3.2 Land Use and Building Controls**

#### ***9.3.2.1 General***

- i. The land use and building controls for proclaimed urban zones contained within the Molemole Local Municipality Town Planning Scheme shall apply to all land uses with the exception of the "Homestead" in respect of:
  - Building lines, side and rear spaces;
  - Minimum frontages;
  - Parking and loading facilities; and
  - Coverage and height restrictions.
- ii. When locating buildings, an area of at least 3m should be left undeveloped along one boundary of each site to make provision for the future provision of municipal services.
- iii. Land management controls for non-homestead uses such as shops, industries, public garages, community facilities, education and environmental sensitive areas shall be in terms of guidelines for proclaimed areas.

#### ***9.3.2.2 Density***

No site allocation for a homestead shall be less than 1000m<sup>2</sup> in extent.

#### ***9.3.2.3 Access***

Access onto Municipal roads shall be at the discretion of the Local Municipality, which needs to consider the safety of the general public.

#### ***9.3.2.4 Building Plans***

Building plans are to be submitted to the Local Municipality for consideration for all land uses with the exception of homesteads, unless specifically required in terms of the National Building Regulations or any other law.

**9.3.2.5 Development Adjacent to Provincial Roads**

- Access onto Provincial roads shall only be permitted with the authority of the Department of Transport;
- Development along Provincial roads shall comply with the standards as set down by the Limpopo Province and may not be relaxed by the Local Municipality, without the consent of the relevant Road Authority. The building line restrictions are generally as follows:
  - Provincial Main and District Roads – 15m measured from the edge of the road reserve boundary;
  - Un-surveyed Main Roads- 30m measured from the centre line of the road; and
  - Un-surveyed District Roads- 25m measured from the centre line of the road.

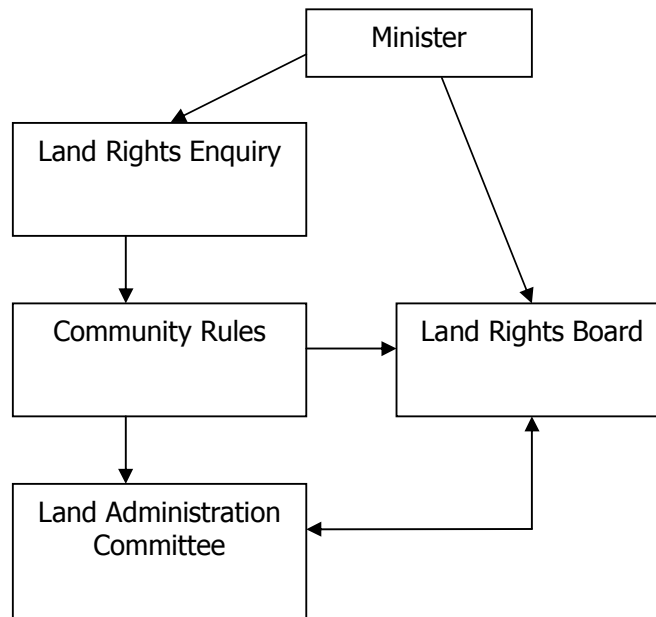
**9.3.3 Existing Approval Process**

- a) The applicant must apply, in writing to the relevant Traditional Authority for the use of land for a specific purpose;
- b) The Traditional Authority, in consultation with the Local Municipality, must forward their recommendation to the Department of Land Affairs, hereafter the final decision will be made;
- c) Upon the approval of the right, a agreement will be entered into between the Department of Land Affairs, the applicant and the Traditional Authority; and
- d) In adjudicating the application, other National Legislation which governs development, must be adhered to.



### 9.3.4 Proposed Land Use Rights Procedures for Approval

The proposal for the approval of Land Use Rights within Traditional areas is prescribed in terms of the Communal Land Rights Act, 2004 and is diagrammatically illustrated as follows:



#### 9.3.4.1 Land Rights Enquiry

- i. Prior to securing an old order right, the Minister must institute a land rights enquiry.
- ii. The Minister must be in the appropriate national, regional and local media publish a notice of an enquiry inviting interested parties to participate and a notice regarding the determinations made consequent upon a completed land rights enquiry.
- iii. If the Minister, having received a report is satisfied, a determination is made.
- iv. In making the determination, the Minister must take account of the Integrated Development Plan and other land-use regulators.

**9.3.4.2 Community Rules**

- i. A community whose communal land is, or is to be, register in it's name must in the prescribed manner, made and adopt community rules and have them registered.
- ii. Community rules, must subject to any other applicable laws, regulate:
  - a) The administration and use of communal land by the community as land owner within the framework of law governing spatial planning and Local Government;
  - b) Such matters as may be prescribed; and
  - c) Any matter considered by the community as necessary.
- iii. The community must apply to the Director General for the Registration of its adopted rules.
- iv. If the Director-General is satisfied that the community rules comply, the rules must be registered.

**9.3.4.3 Land Administration Committee**

- a) All applications will be dealt with by the Land Administration Committee which will comprise of Traditional Leaders; members from the Free State Provincial Department of Agriculture, Local Government and Housing; Local and District Municipalities and the Chairperson of the Land Rights Board;
- b) A decision by a Land Administration Committee which has the effect of disposing of communal land or a right in communal land to any person, including a community member, does not have force and effect until ratified in writing by the Board having jurisdiction;
- c) The Land Administration Committee must take measures towards ensuring the allocation by such Committee of new order rights to persons; and the registration of communal land of new order rights;

- d) The Land Administration Committee must establish and maintain registers and records of all new order rights and transactions affecting such rights as may be prescribed or required;
- e) The Land Administration Committee must promote and safeguard the interests of the community and its members in their land;
- f) The Land Administration Committee must endeavour to promote co-operation amongst community members and with any other person in dealing with matters pertaining to land;
- g) The Land Administration Committee must assist in the resolution of land disputes;
- h) The Land Administration Committee must continuously liaise with the relevant Municipality, Board and any other institution concerning the provision of services and the planning and development of the communal land of the Community.

#### ***9.3.4.4 Land Rights Board***

- a) The Board must advise the Minister and advice and assist a community generally and in particular with regard to matters concerning suitable land ownership and use, the development of land and the provision of access to land on an equitable basis.
- b) The Board must liaise with all spheres of government, civil institutions and other institutions;
- c) The Board or Board member may at any time enter upon any communal land, enquire into any relevant matter, inspect any document in the possession of any Land Administrations Committee or any rights holder concerning old and new order rights and make copies of such documents and convene and attend meetings of a community or Land Administration Committee.