# Elias Motsoaledi Spatial Development Framework

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# 1 INTRODUCTION

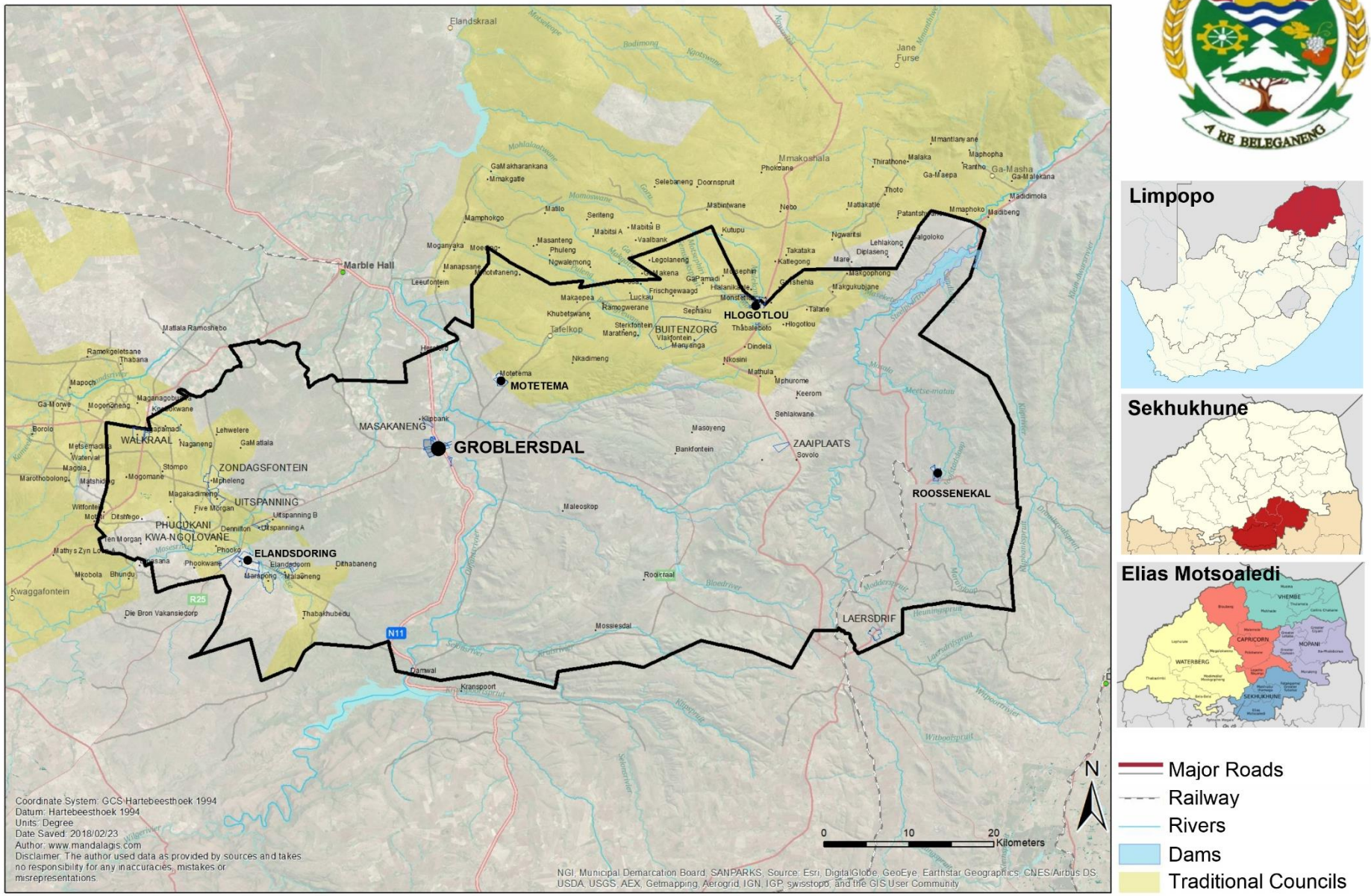
## 1.1 Background

The Elias Motsoaledi Local Municipality (EMLM) is part of the Sekhukhune District Municipality located in the south west of Limpopo Province and is 3782.40 $km^2$ in size. The EMLM is predominantly rural in nature, comprising a formal node (Groblersdal) and multiple rural settlements and settlement clusters. Land ownership in rural settlements is mostly traditional.

The municipality borders other mostly rural municipalities: Ephraim Mogale and Makhuduthamaga Local Municipalities to the north, Thembisile Hani, Steve Tshwete and Emakhzeni Local Municipalities to the south, Thaba Chweu Local Municipality to the east and Dr JS Moroka Local Municipality to the west.

**Map 1: Local Context** indicates the municipal area of the EMLM.

# Local Context













Major Roads
Railway
Rivers
Dams
Traditional Councils

**Map 1: Local Context**

## 1.2 Purpose of SDF

A Spatial Development Framework (SDF) is a core component of a Municipality's economic, sectoral, spatial, social, institutional, environmental vision. In other words it is a tool to achieve the desired spatial form of the Municipality. Section 12 and 21 of SPLUMA sets out the role / purpose and contents of SDFs in detail (see section later in report on legal requirements).

Furthermore, an SDF is a framework that seeks to guide overall spatial distribution of current and desirable land uses within a municipality in order to give effect to the vision, goals and objectives of the municipal IDP. The aims of a spatial development framework are to promote sustainable functional and integrated human settlements, maximise resource efficiency, and enhance regional identity and unique character of a place.

In terms of the SDF Guidelines[1], a local SDF should address the following:

- Align and compliment the Provincial spatial vision
- Provide the long term spatial strategy and vision
- Provide the spatial logic to the IDP
- Guide municipal planning and land use decisions
- Cross-sectoral focus (housing ecological, economic, transport, infrastructure etc.)

## 1.3 SDF Legal Content Requirements

The Spatial Planning and Land Use Management Act (SPLUMA), 16 of 2013, stipulates the contents of a municipal spatial development framework –

*"21. A municipal spatial development framework must—*

*(a) give effect to the development principles and applicable norms and standards set out in Chapter 2;*

*(b) include a written and spatial representation of a five-year spatial development plan for the spatial form of the municipality;*

*(c) include a longer term spatial development vision statement for the municipal area which indicates a desired spatial growth and development pattern for the next 10 to 20 years;*

*(d) identify current and future significant structuring and restructuring elements of the spatial form of the municipality, including development corridors, activity spines and economic nodes where public and private investment will be prioritised and facilitated;*

[1] Department of Rural Development and Land Reform. 2014. New Draft Guidelines for the Formulation of Spatial Development Frameworks.

*(e) include population growth estimates for the next five years;*

*(f) include estimates of the demand for housing units across different socioeconomic categories and the planned location and density of future housing developments;*

*(g) include estimates of economic activity and employment trends and locations in the municipal area for the next five years;*

*(h) identify, quantify and provide location requirements of engineering infrastructure and services provision for existing and future development needs for the next five years;*

*(i) identify the designated areas where a national or provincial inclusionary housing policy may be applicable;*

*(j) include a strategic assessment of the environmental pressures and opportunities within the municipal area, including the spatial location of environmental sensitivities, high potential agricultural land and coastal access strips, where applicable;*

*(k) identify the designation of areas in the municipality where incremental upgrading approaches to development and regulation will be applicable;*

*(l) identify the designation of areas in which—*

*(i) more detailed local plans must be developed; and*

*(ii) shortened land use development procedures may be applicable and land use schemes may be so amended;*

*(m) provide the spatial expression of the coordination, alignment and integration of sectoral policies of all municipal departments;*

*(n) determine a capital expenditure framework for the municipality's development programmes, depicted spatially."*

## 1.4 Planning Process

The planning process for the compilation of the SDF is summarised in the figure to the right:

.

**Figure 1: EMLM SDF Process**

# 2 POLICY CONTEXT AND PLANNING ALIGNMENT

## 2.1 National Policy and Strategic Direction

Cognisance was taken of the following legislative guidelines and developmental plans during the process of formulating the review of the EMLM IDP document:

A range of strategic planning instruments, policies and position papers set the strategic direction for development at a national level, including the following key policies that may guide some of the content issues addressed in the EMLM SDF. The implications for the SDF are indicated in the table:

| Policy / Legislation | Description | Implications for SDF |
|---|---|---|
| National Development Plan, Vision 2030 | The National Plan focuses on the following areas; for each of these specific actions and targets have been set:<br>• Economy and employment<br>• Economic infrastructure<br>• Transition to a low-carbon economy<br>• Inclusive rural economy<br>• South Africa in the regional and the world<br>• Human settlements<br>• Education, training and innovation<br>• Health care for all<br>• Social protection<br>• Building safer communities<br>• Building a capable state<br>• Fighting corruption and enhancing accountability<br>• Transforming society and uniting the country<br><br>In terms of spatial planning, three strategies are put forward to reverse the spatial effects of apartheid:<br>• Increasing urban population density, while improving the liveability of cities by providing parks and other open spaces, and ensuring safety.<br>• Providing more reliable and affordable public transport with better coordination across municipalities and between different modes | Take cognisance of strategic direction and contextualise issues spatially. While the spatial planning principles contained in the NDP are more urban oriented, the core concepts of densities to support public transport, building settlements close to places of work and in general the concept of reversing the spatial effects of apartheid is applicable in smaller towns and rural areas.<br><br>The National Planning Commission believes that the following capital investments that are relevant to Limpopo, should be prioritised:[2]<br>• The upgrading of informal settlements.<br>• Public transport infrastructure and systems<br>• The construction of a new coal line to unlock coal deposits in the Waterberg,<br>• Development of a number of key new water schemes to supply urban and industrial<br>• centres,<br>• Procuring about 20 000 MW of renewable electricity by 2030. |

[2] EMLM IDP 2017-18

| Policy / Legislation | Description | Implications for SDF |
|---|---|---|
| | • Moving jobs and investment towards dense townships that are on the margins of cities. Building new settlements far from places of work should be discouraged, chiefly through planning and zoning regulations responsive to government policy.<br><br>Other direction giving elements of relevance include:<br>• Moving towards a non-carbon economy, e.g. in South Africa decreasing the reliance on coal-fired power stations is a big issue.<br>• Stimulate areas where there is a competitive advantage and growing global demand<br>• Consideration of alternative, higher value adding economic sectors and related skills that would be required to support such sectors. E.g. more focus on secondary sector (manufacturing) and tertiary sector (outsourced services such as call centres, etc.) For some sectors reskilling / ABET initiatives may be required.<br>• Related to the above, linking into regional opportunities.<br>• Eliminate health and other social infrastructure backlogs; find alternative ways of delivering health / social services in dispersed rural areas where thresholds are not high enough to support permanent facilities.<br>• Reactivate rural economies, activated through improved infrastructure and service delivery, a review of land tenure, services to small and micro farmers, a review of mining industry commitments to social investment, and tourism investments.<br>• Giving communal farmers, especially women, security of tenure. | |
| Spatial Planning and Land Use Management Act, 16 of 2013 | Development principles contained in SPLUMA:<br>(a) The principle of **spatial justice**, whereby—<br>(i) past spatial and other development imbalances must be redressed through improved access to and use of land;<br>(ii) spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterised by widespread poverty and deprivation;<br>(iii) spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons;<br>(iv) land use management systems must include all areas of a municipality and specifically include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former homeland areas;<br>(v) land development procedures must include provisions that accommodate access to secure tenure and the incremental upgrading of informal areas; and | The spatial application of the development principles in the EMLM means a focus on the following:<br>• Addressing rural development and access to services in areas currently still not serviced, e.g. village clusters. This is critical not only for local communities but also for the protection of scarce natural resources.<br>• Managements of sprawling human settlements, both towns and villages. This is necessary for the protection of agricultural land, and also for efficiency in service provision.<br>• Identification of areas that should be subject special land use management mechanisms.<br>• Identifying areas for targeted investment to address specific challenges. |

| Policy / Legislation | Description | Implications for SDF |
|---|---|---|
| | (vi) a Municipal Planning Tribunal considering an application before it, may not be impeded or restricted in the exercise of its discretion solely on the ground that the value of land or property is affected by the outcome of the application;<br>(b) the principle of **spatial sustainability**, whereby spatial planning and land use management systems must—<br>(i) promote land development that is within the fiscal, institutional and administrative means of the Republic;<br>(ii) ensure that special consideration is given to the protection of prime and unique agricultural land;<br>(iii) uphold consistency of land use measures in accordance with environmental management instruments;<br>(iv) promote and stimulate the effective and equitable functioning of land markets;<br>(v) consider all current and future costs to all parties for the provision of infrastructure and social services in land developments;<br>(vi) promote land development in locations that are sustainable and limit urban sprawl; and<br>(vii) result in communities that are viable;<br>(c) the principle of **efficiency**, whereby—<br>(i) land development optimises the use of existing resources and infrastructure;<br>(ii) decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts; and<br>(iii) development application procedures are efficient and streamlined and timeframes are adhered to by all parties;<br>(d) the principle of **spatial resilience**, whereby flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks; and<br>(e) the principle of **good administration**, whereby—<br>(i) all spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems as embodied in this Act;<br>(ii) all government departments must provide their sector inputs and comply with any other prescribed requirements during the preparation or amendment of spatial development frameworks; | |

| Policy / Legislation | Description | Implications for SDF |
|---|---|---|
| | (iii) the requirements of any law relating to land development and land use are met timeously;<br>(iv) the preparation and amendment of spatial plans, policies, land use schemes as well as procedures for development applications, include transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them; and<br>(v) policies, legislation and procedures must be clearly set in order to inform and empower members of the public. | |
| Municipal Systems Act (MSA) of 2000 | In terms of Chapter 5 of the MSA, each local authority in South Africa is required to compile an Integrated Development Plan for its area of jurisdiction. According to Section 26 of the MSA the SDF is one of the core components of the IDP. | The SDF should be used as the spatial direction-giving and targeted investment coordination instrument in the IDP process. |
| MTSF 2015-2019 Outcomes | The MTSF is underpinned by 14 Outcomes that collectively address the main strategic priorities of government. Outcome 9 applied to local government: "A responsive, accountable, effective and efficient local government system". The following 7 Outputs are linked to Outcome 9:<br>• Output 1: Implement a differentiated approach to municipal financing, planning and support<br>• Output 2: Improved access to basic services<br>• Output 3: Implement the community work programme and cooperatives supported<br>• Output 4: Actions supported by the human settlement outcomes<br>• Output 5: Deepened democracy through a refined ward committee model<br>• Output 6: Improved municipal financial and administrative capacity<br>• Output 7: Single window of coordination | While all of the outputs are directly relevant to the EMLM, the area is experiencing huge backlogs in formal service provision (Output 2). |
| SA National Infrastructure Plan, 2012 | The Plan presents the spatial mapping of infrastructure gaps which analyses future population growth, projected economic growth and areas of the country which are not served with water, electricity, roads, sanitation and communication. Based on this, eighteen Strategic Integrated Projects (SIPs) have been developed and approved to support economic development and address service delivery in the poorest provinces. The 18 SIPs have been organised in the following way:<br><u>Geographic SIPs</u><br>SIP 1: Unlocking the northern mineral belt with Waterberg as the catalyst.<br>SIP 2: Durban-Free State-Gauteng logistics and industrial corridor.<br>SIP 3: South-Eastern node & corridor development (Wild Coast, Eastern Cape)<br>SIP 4: Unlocking the economic opportunities in North West Province<br>SIP 5: Saldanha-Northern Cape development corridor | SIPS such as SIP 6 and other general SIPS should be considered as potential funding sources. |

| Policy / Legislation | Description | Implications for SDF |
|---|---|---|
| | Energy SIPs<br>SIP 8: Green energy in support of the South African economy<br>SIP 9: Electricity generation to support socioeconomic development<br>SIP 10: Electricity transmission and distribution for all<br>Spatial SIPs<br>SIP 6: Integrated municipal infrastructure project (develop national capacity to assist the 23 least resourced districts to address all the maintenance backlogs and upgrades)<br>SIP 7: Integrated urban space and public transport programme (focus on the 12 largest urban centres of the country - Ekurhuleni, Ethekwini, Joburg, Tshwane, Cape Town, Nelson Mandela Bay, Buffalo City, Mangaung, Mbombela, Rustenburg, Polokwane and Msunduzi)<br>SIP 11: Agri-logistics and rural infrastructure: transport, logisticts, storage, fencing, irrigation, processing, etc.<br>Social Infrastructure SIPs<br>SIP 12: Revitalisation of public hospitals and other health facilities<br>SIP 13: National school build programme<br>SIP 14: Higher education infrastructure<br>Knowledge SIPs<br>SIP 15: Expanding access to communication technology<br>SIP 16: SKA & Meerkat<br>Regional SIPs<br>SIP 17: Regional integration for African cooperation and development<br>SIP 18: Water and sanitation infrastructure | |
| Comprehensive Rural Development Programme, 2009[3] | "The CRDP is focused on enabling rural people to take control of their destiny, with the support from government, and thereby dealing effectively with rural poverty through the optimal use and management of natural resources. This will be achieved through a co-ordinated and integrated broad based agrarian transformation as well as the strategic investment in economic and social infrastructure that will benefit the entire rural communities." To ensure the achievement of rural development objectives, a three-pronged strategy including agrarian transformation, rural development and land reform is proposed:<br>• Agrarian Transformation: increased production and the optimal and sustainable use of natural resources; livestock farming and cropping, including the related value chain processes; the establishment and strengthening of rural livelihoods for vibrant local | The direct impact of this policy is in terms of specific project and programmes within the EMLM. This includes finalisation of land claims and agricultural support initiatives such as the Agri-Parks (see next section). |

[3] http://www.ruraldevelopment.gov.za/DLA-Internet/content/pages/CRDP_Background_and_Framework.jsp.

| Policy / Legislation | Description | Implications for SDF |
|---|---|---|
| | economic development; the use of appropriate technology, modern approaches and indigenous knowledge systems; and food security, dignity and an improved quality of life for each rural household.<br>• Rural development: the establishment of economic and social infrastructure.<br>• Land Reform: Increasing the pace of land redistribution; fast-track the settlement of labour tenant claims, especially in KwaZulu-Natal and Mpumalanga; speeding up the settlement of outstanding land restitution claims; and effective support to all land reform programmes through land planning and information. | |
| District Rural Development Plan Sekhukhune District Municipality Limpopo Province 2016 | As part of the CRDP, the Department has embarked on a process to establish agri-parks, which are defined as follows:<br><br>An **Agri-park** is a networked innovation system of agro-production, processing, logistics, marketing, training and extension services, located in a District Municipality. As a network it enables a market-driven combination and integration of various agricultural activities and rural transformation services. The Agri-park comprises three distinct but interrelated basic components:<br><br>1. The Farmer Production Support Unit (FPSU) -a rural small-holder farmer outreach and capacity building unit that links farmers with markets. The FPSU does primary collection, some storage, provides some processing for the local market, and extension services including mechanisation.<br>2. The Agri-hub (AH) - a production, equipment hire, processing, packaging, logistics, innovation and training unit.<br>3. The Rural Urban Market Centre (RUMC). The RUMC has three main purposes;<br>• Linking and contracting rural, urban and international markets through contracts.<br>• Acting as a holding-facility, releasing produce to urban markets based on seasonal trends.<br>• Provides market intelligence and information feedback, to the AH and FPSU, using latest Information and communication technologies. | Identify suitable rural development initiatives and indicate accessible locations for these (CRPD projects).<br><br>In terms of the CRDP, Groblersdal has been identified as the site for the establishment of an Agri-hub:<br><br> |

**Table 1: National Strategic Direction**

## 2.2 Provincial Policy and Strategic Direction

There are a number of strategic documents, policies and instruments that give effect and promote the spatial vision of the Limpopo province. The most relevant for the EMLM SDF are:

**Limpopo Development Plan (LDP) 2015-19:**

The LDP builds on the foundations of the Limpopo Economic Growth and Development Plan (LEGDP) 2009---2014 and the Limpopo Provincial Growth and Development Strategy (PGDS) 2004---2008. The purpose of the Limpopo Development Plan (LDP), 2015---2019, is to:

- Outline the contribution from Limpopo Province to the National Development Plan (NDP) objectives and the national MTSF1 for this period;
- Provide a framework for the strategic plans of each provincial government department, as well as the IDPs and sector plans of district and local municipalities;
- Create a structure for the constructive participation of private sector business and organised labour towards the achievement of provincial growth and development objectives; and
- Encourage citizens to become active in promoting higher standards of living within their communities.

The LDP aims to achieve the following provincial objectives:

- Create decent employment through inclusive economic growth and sustainable livelihoods.
- Improve the quality of life of citizens.
- Prioritise social protection and social investment.
- Promote vibrant and equitable sustainable rural communities.
- Raise the effectiveness and efficiency of a developmental public service.
- Ensure sustainable development.

The LDP identifies the following specific outcomes per municipality, to be considered in the IDP review process:

| Municipality | MTSF Outcome |
|---|---|
| All | Jon-creation, economic growth and poverty reduction, including informal sector |
| All | Institutional capacity building and improved municipal service delivery |
| All | Spatial planning, land use management and land protection |
| All | Constructive engagement or organised business and labour |
| All | Engagement of citizens in development |

| Municipality | MTSF Outcome |
|---|---|
| All | Tourism and meat clusters |
| Elias Motsoaledi | Horticulture cluster |

**Table 2: LDP Outcomes**

The LDP Action Plan contains the following initiatives of direct relevance to the EMLM[4]:

- Regional Cooperation: The Province has several functional relationships with Botswana, Zimbabwe and Mozambique which need to be strengthened to achieve the envisaged economic development and transformation in the sub-continent.

- Enhance economic growth through Provincial Growth Points: Ten priority growth points have been identified in the Province where targeted investment is required in order to optimally utilise the economic potential inherent to these areas. The priority growth points include Elias Motsoaledi (Groblersdal).

- Horticulture Cluster: It is stated that significant production around Groblersdal in the Sekhukhune District, opportunities for the expansion of horticultural production lie in productivity increases on land reform projects, on the development of State-owned land and in the improvement of infrastructure and logistics in these areas.

- Red and White Meat Cluster: The entire Limpopo is suitable for grazing although the carrying capacity of the veld varies in different parts of the province. There is opportunity for considerable increases in output, employment and value chain development in all parts of the province.

- Agro Processing: As a principle, the LDP supports the establishment of agro processing industries in all the relevant agricultural cluster areas in the Province in order to enhance the benefits to be derived from the agricultural value chain. Activities proposed in this regard include:
    - Increase the contribution of agriculture agro-processing and manufacturing for both domestic and export markets.
    - Revitalisation of irrigation schemes, construction of packaging plants, operationalisation of existing Fresh Produce Markets, strengthening of agri-business capacity.
    - Scaling up of the Fetsa Tlala Programme across all district municipalities for expanded productive capacity in agriculture.
    - Revitalisation of restituted farms and collapsed projects.
    - Accelerated implementation of the Comprehensive Rural Development Programme.

- Tourism Clusters: The vast tourism attractions of Limpopo Province offer the potential for private sector investment and cluster development in recreational and hospitality facilities throughout the Province. Flagship projects should have conservation and wildlife themes around the major biosphere and conservation areas in the Province, with elements of family recreation, heritage and route development.

- Rural Development and Rural Development Centres: The LDP subscribes to the following six policy imperatives towards rural development:
    - Improved land administration and spatial planning for integrated development in rural areas;

[4] As summarised in LSDF 2016.

- Sustainable land reform for agrarian transformation;
- Improved food security; smallholder farmer development and support (technical, financial, infrastructure) for agrarian transformation;
- Increased access to quality basic infrastructure and services, particularly in education, healthcare and public transport in rural areas;
- Support for sustainable rural enterprises and industries characterised by strong rural urban linkages; and
- Increased investment in agro-processing, trade development and access to markets and financial services resulting in rural job creation.
- The LDP also states that the Rural Development Centre (Thusong Centre) model is adopted in Limpopo Province and that this concept should be implemented in every local municipality across the province.

**The Limpopo Conservation Plan Version 2 (2013):**

A comprised a comprehensive analysis of the Province's natural resources, including its biodiversity footprint and the extent of existing protected areas. (Sensitive and protected areas will be considered in the spatial analysis in the relevant section of this SDF.) The area around the De Hoop dam is sensitive and should be protected. Five nature reserves (or parts of reserves) occur in the EMLM area.

**Limpopo Spatial Development Framework (LSDF) 2016:**

The aim of the Limpopo Spatial Development Framework (LSDF) is to promote social, economic and environmental sustainability throughout the Province and to ensure that it has relevance to the development needs of all the dispersed urban and rural communities in Limpopo Province which it represents.

The development objectives of the LSDF are as follows:

- Capitalise on the Province's strategic location within the SADC region;
- Improve regional and local connectivity to facilitate the movement of people, goods and services;
- Provide a strategic and coherent rationale for targeted public sector investment, including engineering, social and economic infrastructure, to optimise service delivery;
- Encourage urban and rural spatial restructuring as a necessity;
- Aggressively protect and enhance the Province's natural resources, including scarce fresh water sources and high biodiversity landscapes;
- Guard valuable agricultural land as a scarce resource and national asset;
- Consolidate and enhance the Province's ecotourism product;
- Encourage and institutionalise the sustainable development of its massive mineral potential (and encourage green economy initiatives); and
- Create an enabling environment for both the formal and informal sector to participate in economic development (retail, office, commercial, industrial).

The LSDF confirms the position of Groblersdal as a Provincial Growth Point and the location of an Agri-Hub. An extract of the LSDF is shown in the figure on the next page. The implications of the LSDF e.g. nodal typology will be referred to in more detail in the next sections of the document.

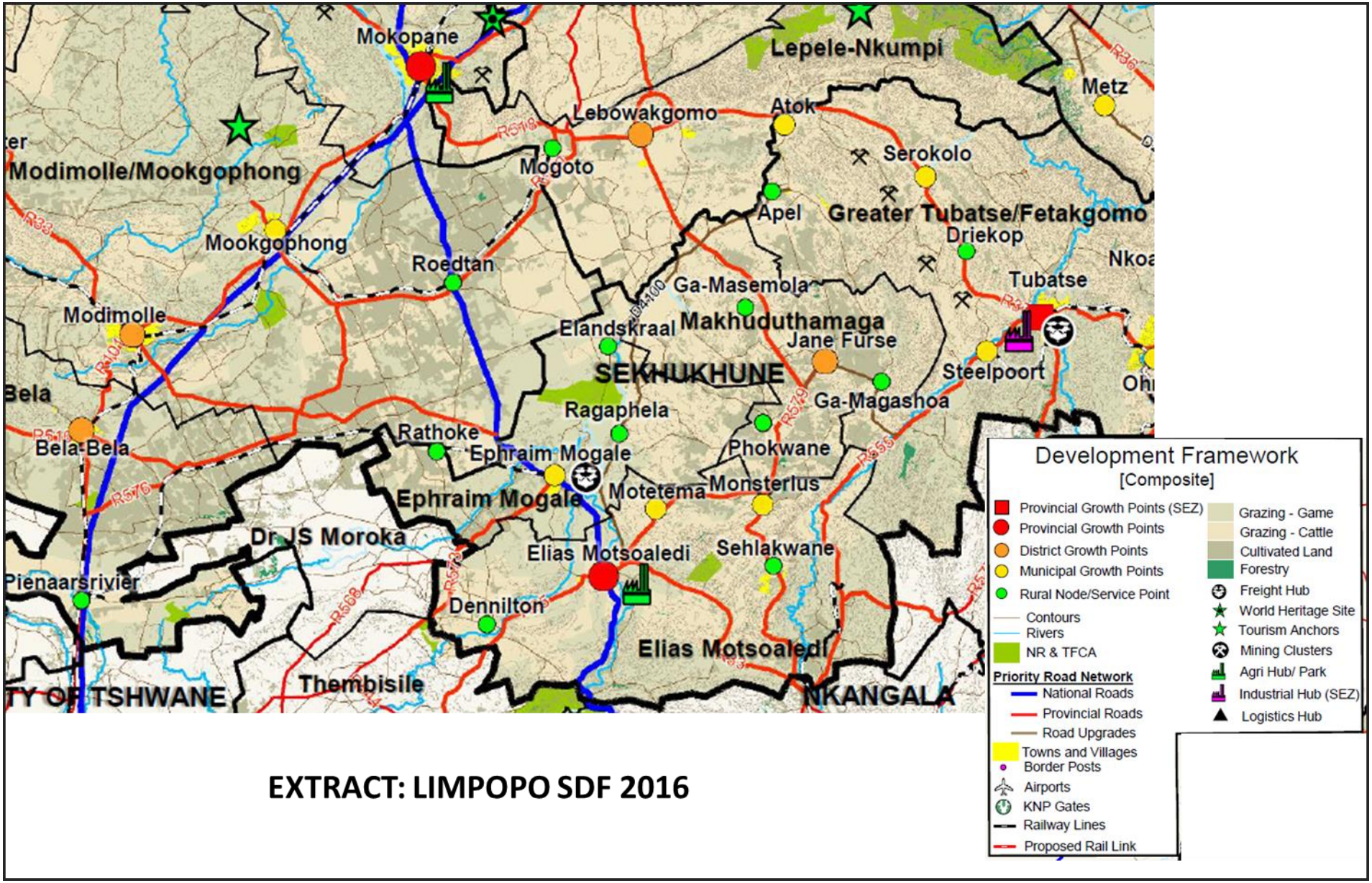



**Figure 2: Extract: Limpopo SDF 2016**

## 2.3 District Strategic Direction

**Sekhukhune 2025 Development Strategy (SGDS 2025)**

The SGDS 2025 identifies growth sectors to drive economic growth and social development in their entire District area. The SGDS is structured into three components:[5]

Baseline research which outlines trends analysis in various thematic issues that are considered as shaping the District's present and future. These include a whole range of social, economic, political and environmental trends. Four scenarios on different types of futures that might be experienced in Sekhukhune, depending on particular choice of policy positions.

Investment plans which details short-to-medium term priority plans to be pursued by the District.

The SGDS seeks to outline the long-term development trajectory of the area. The SGDS highlighted development areas requiring significant and targeted focus. Key to the areas threatening development interventions is water scarcity. The report on the review and update of the SGDS alludes to the contestations and sustained pressure from industry, agriculture and domestic consumption on the already overstretched basins of the Olifants and Steelpoort Rivers running through the district. The reviewed SGDS further identifies crime as a major concern. The review highlights the high prevalence of (1) violent crime and (2) vehicle accidents and deaths caused by drunken driving in the District. Incidents of crime pose a threat to the expansion of tourism in the District. Transport is another area of concern to the implementation of development programmes in the District area. Lack of rail in the District further compounds transport challenges in the District.

As noted in the SGDS, the lack of a rail link means that the growth of the economy of the district is highly dependent on road connectivity and on quality roads. On both scores, i.e. (1) the connectivity, and (2) the quality of roads, the situation is not good, and not only posing a serious challenge to the economic development of the district, but also contributing to road deaths in the district (see Department of Roads and Transport, 2008). The SGDS outlined rural poverty as a threat to economic growth and development. It also acknowledged the threat of climate change.

**Draft Spatial Development Framework for the Sekhukhune District Municipality, 2018**

(At the time of writing the District SDF was being reviewed.)

The Sekhukhune District Municipality (SDM) Draft Spatial Development Framework reiterates the hierarchy of settlements identified at provincial level. In the EMDM, there are:

- District Growth Point: Groblersdal
- Municipal Growth Point: Roossenekal
- Rural Nodes: Motetema, Monsterlus / Hlogotlou, Dennilton / Elandsdoring and Zaaiplaas

[5] As summarised in EMPM IDP 2017-18

The SDM also identifies Groblersdal as the Agri-Hub in the District and recognises the important role of the commercial agricultural sector in the Groblersdal area. It confirms the R25 as the major east-west corridor.

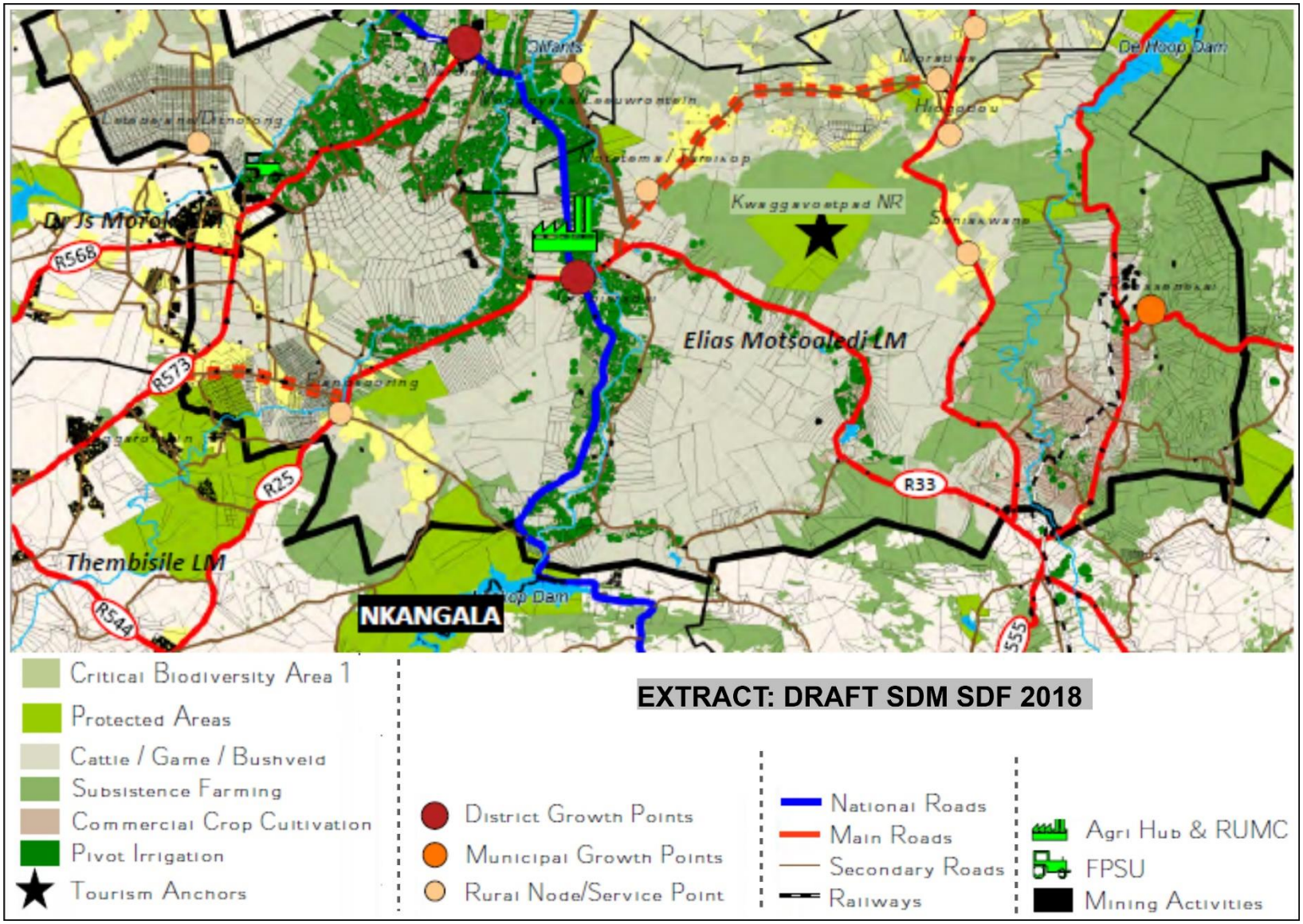



**Figure 3: Extract Draft SDM SDF 2018**

**SDM Integrated Development Plan (IDP):**

The SDM IDP presents the short to medium term planning for a five year period for the District. The vision of the SDM is to be the "Development oriented Leader in Service Delivery". Information and direction from the SDM IDP will be considered in the remainder of this document at the relevant sections.

**District Rural Development Plan Sekhukhune District Municipality Limpopo Province 2016:**

This plan was commissioned by the National Department of Rural Development and Land Reform (DRDLR) as part of the Agri-Park Strategy. Of relevance for the EMLM SDF is not only the identification of Groblersdal as an Agri-Hub, but also the specific objectives and related development actions:

- OBJECTIVE 1: IMPROVING PRODUCTIVITY & COMPETITIVENESS OF THE AGRICULTURE SECTOR
    - Development Action 1: Optimising the potential of Agri-Parks
    - Development Action 2: Supporting small-scale farmers, promoting of small scale enterprise and survival strategies in rural villages
    - Development Action 3: Addressing the effects of climate change on agriculture
    - Development Action 4: Development of Agro Tourism in the Sekhukhune DM
- OBJECTIVE 2: INVESTMENT IN RURAL REVITALISATION
    - Development Action 1: Promoting the Renewal of Rural Towns and Villages (Dennilton is noted as one of the strategic towns that should be developed)
    - Development Action 2: Completion of Current Rural Development-Oriented Projects
    - Development Action 3: Investment in Physical Infrastructure
    - Development Action 4: Identification of sustainable green energy sources for rural industrialization and development
- OBJECTIVE 3: PROMOTING INTEGRATED HUMAN SETTLEMENTS
    - Development Action 1: Reduction of service delivery backlogs
    - Development Action 2: Promoting integrated rural spatial planning
- OBJECTIVE 4: IMPROVING TOURISM COMPETITIVENESS
    - Development Action 1: Harnessing the cultural heritage development corridors
- OBJECTIVE 5: DEVELOPMENT OF THE MINING SECTOR
    - Development Action 1: Reviving of mining operations
- OBCTIVE 6: STIMULATING GROWTH IN THE LOCAL ECONOMY
    - Development Action1: Fast track the process of addressing land claims in the DM

Groblersdal has been identified as the centre of a functional region, and a planned Agri-Park is located near Groblersdal. Linked to the central hub is an intervention area including Waterkloof, Dennilton and Kikvorschfontein and other surrounding areas. This area surround one of the nodes identified in previous provincial and local planning (Dennilton area). These proposals will be taken into account when formulating proposals as part of this SDF.

## 2.4 Local Policy and Strategic Direction

**EMLM Integrated Development Plan 2017-18**

The Municipal Vision Statement captures the character and competitive base of the municipal area: "Thé agro-economical and ecotourism heartland"

The Mission of the Municipality is:

- To ensure provision of sustainable services
- To deepen democracy through public participation and communication
- Provision of services in a transparent, fair and accountable manner
- Provide public value for money
- To create a conducive environment for job creation and economic growth

| Value | Description |
|---|---|
| People first | Everybody is empowered within the whole community |
| Transparency | Invite and encourage public sharing and democratic participation in council's activities. |
| Commitment | Focus and concentrate on council's core activities in a consistent manner. |
| Integrity | Conduct council's business in a fair, responsible, flexible, equitable and honest manner. |
| Accountability | Report regularly to all stakeholders regarding council's actual performance. |
| Environmental Conscious | Taking care of the sensitive environment to ensure that the vision is achieved. |
| Empowerment | To be seen to be empowering our people, knowledge is power. |
| Service excellence | In all aspects of conducting ourselves and our mandate, we will focus on service excellence. |
| Change | In order to move to a better quality life, something different needs to be done from what is being done now. In this regard change will be the main driver of doing things differently |

**Figure 4: EMLM Value System**

Further information and direction contained in the IDP will be referred to in the applicable sections of this document.

**EMLM Spatial Development Framework 2013**

The existing SDF recognises that the EMLM is a rural municipality characterised by agricultural uses, a number of rural settlements / villages under traditional leadership and the main town of Groblersdal. The settlements are identified as follows (see composite SDF map on figure overleaf):

- Groblersdal (Provincial Growth Point) - Urban
- Roossenekal (Municipal Growth Point) – Urban
- Motetema (Municipal Growth Point) – Rural
- Monsterlus (Municipal Growth Point) – Rural
- Ntwane (Population Concentration) – Rural
- Elandslaagte (Population Concentration Point) – Rural
- Sephaku (Population Concentration Point) – Rural
- Moteti/Zoetmelksfontein (Local Service Point) – Rural
- Walkraal (Local service Point) - Rural

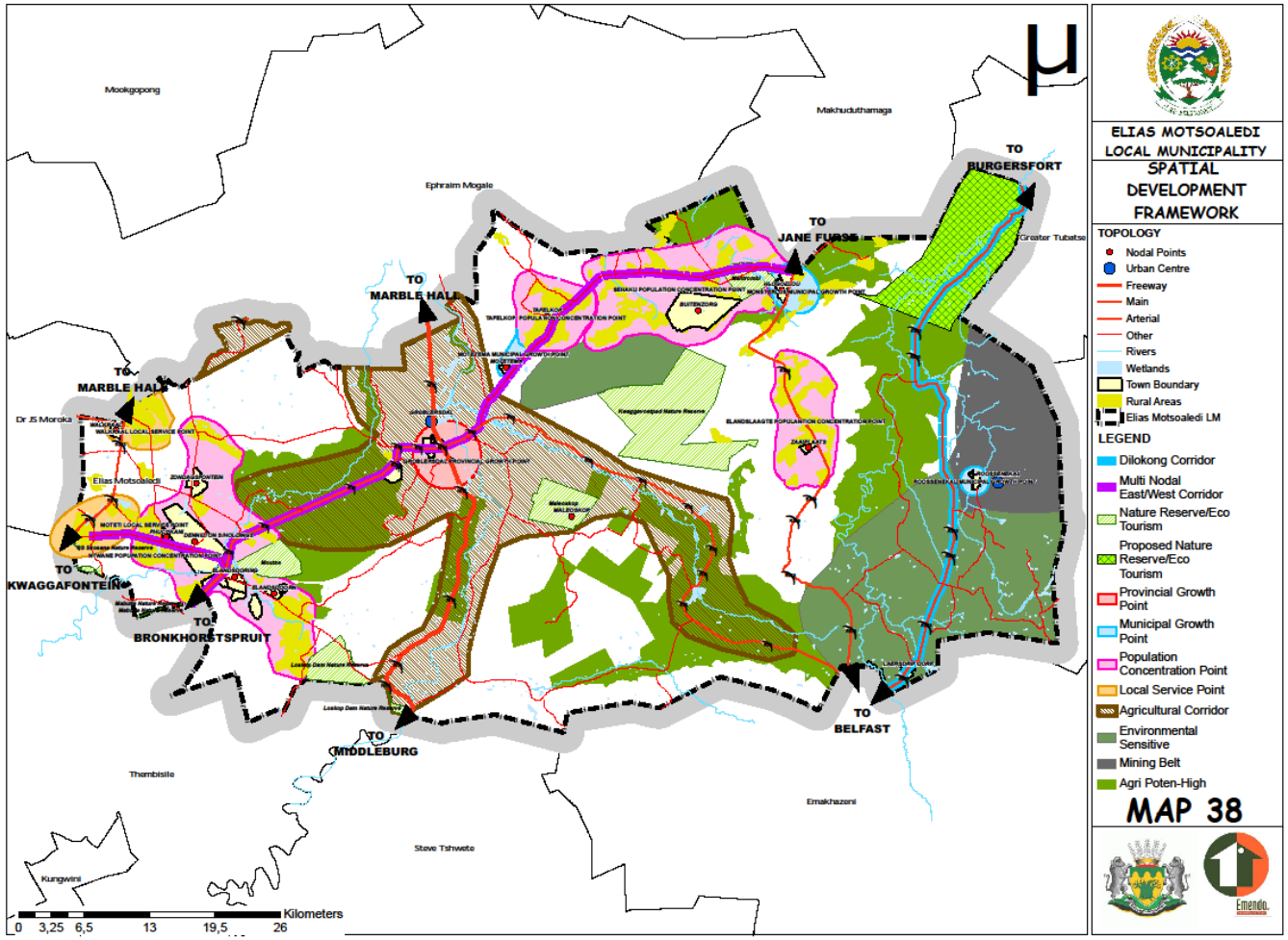



**Figure 5: Existing EMLM SDF 2013**

**Other Policies and Documents:**

Other documents that may provide guidance include sector policy and LED policies. The following applies in the EMLM:

- Elias Motsoaledi Local Municipality Water and Sanitation Sectoral Plan 2007-8. This plan is outdated and requires a review. As such input will not be taken for SDF.
- Land use management: The EMLM does not have an updated, wall-to-wall Land Use Scheme.

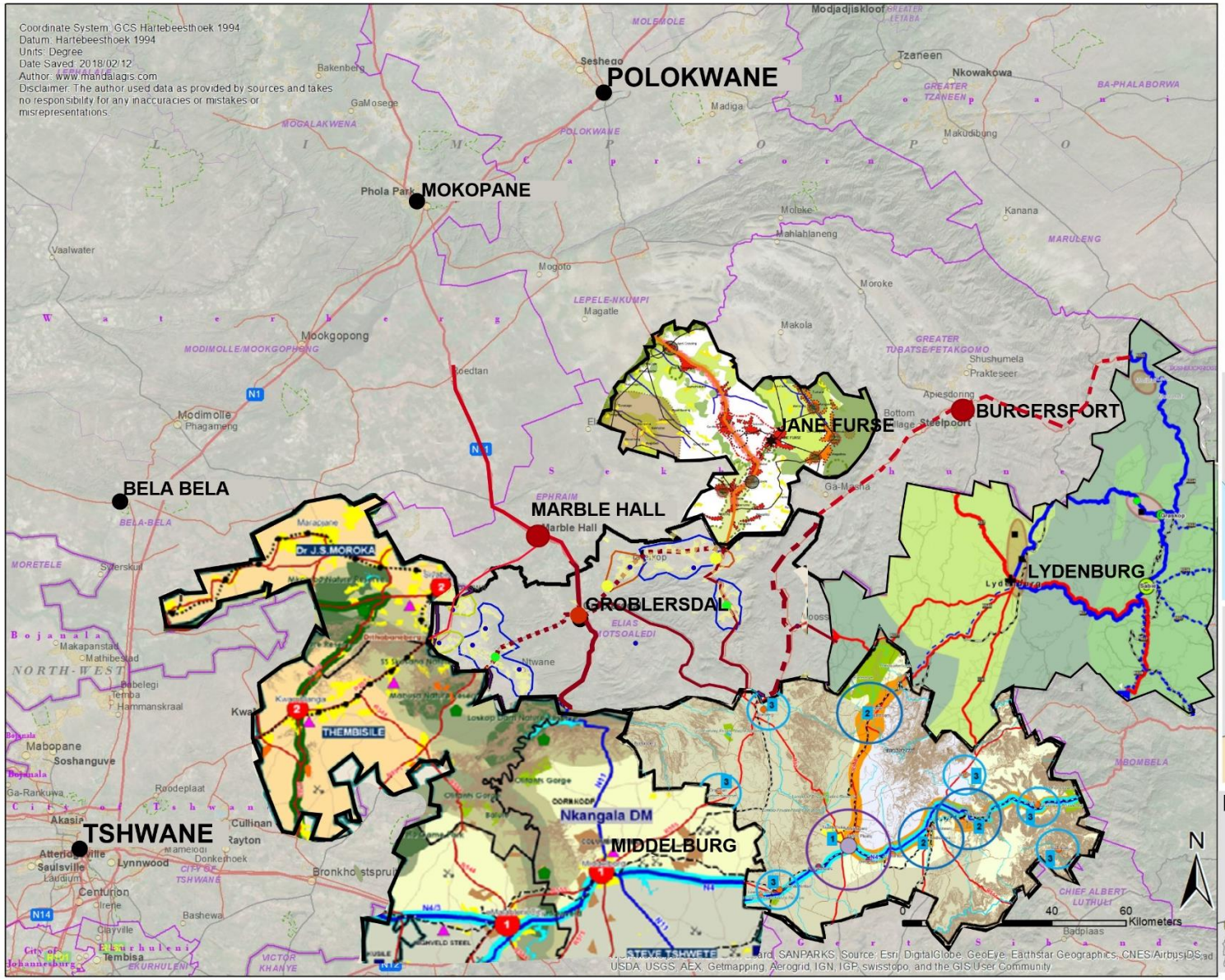
## 2.5 Horizontal Alignment

Available Spatial Development Frameworks and / or District Frameworks of surrounding municipalities were studied and a composite map was compiled fitting the respective plans in context. (In some areas the SDFs were currently under review and as such not available).

Planning for surrounding municipalities identified the critical nodes and movement lines connecting with the EMLM, no disparities or disconnects were found. Areas directly abutting the EMLM are similar in nature than the EMLM border areas, e.g. most rural villages and/or agricultural uses. During the planning process for the EMLM SDF these surrounding plans will be considered.

The composite map of spatial plans are shown on **Map 2: Horizontal Alignment** on the next page.

# Horizontal Alignment




**Map 2: Horizontal Alignment**

## 2.6 Conclusion: Implications

The policies of various spheres all point in the same direction pertaining to the development of the EMLM. The conclusion is that the agricultural sector should be supported and develop in an inclusive manner, including large scale commercial irrication, stock farming, small-scale farming and agri-processing. Groblersdal is a major nodal point in the agricultural landscape of the province, and should be the focus point for higher-order interventions e.g. agri-processing.

Tourism is another sector that should be optimised in the EMLM, including eco-tourism and cultural tourism.

A strong focus should be place on nodal development, including rural nodes where higher order services should be concentrated.

The main issues that need to be address are land reform (e.g. speeding up finalisation of land claims) and finding an alternative to the current service delivery situation where especially rural areas do not have access to basic services such as water and sanitation.

# 3 SPATIAL VISION

## 3.1 Purpose and Compliance

As part of the development of the EMLM SDF, a spatial vision needs to be developed in order to guide the planning process. The vision should be developed from the developmental issues identifies by the stakeholders and role-players within Elias Motsoaledi.

Vision formulation is part of a strategic planning process that focuses on the medium to long term. A spatial vision should be realistic and credible - based on the development realities and challenges facing EMLM. It should inspire and motivate all role players towards an agreed upon future.

A spatial vision should be developed to build commitment and collaboration, by all role-players, and be based on agreed upon standards and a process that bridges the current with the future. For the purpose of this document, the EMLM's IDP vision and identified strategic issues were used as a base for the development of a spatial development vision.

## 3.2 Approach

The approached followed included:

1 - An assessment of the municipality's IDP vision and priority development areas.
2 - Conducting a vision development session with relevant role-players.

The vision exercise session comprised the following:

1 - A background presentation regarding spatial planning, relevant legislation and what the development of a spatial vision entails.
2 - A plenary session where possible future concepts, a vision statement related to the future and certain strategic issues impacting on the implementation of a vision.
3 - The proposed/ draft vision was formulated.

## 3.3 Vision Exercise

As a point of departure, it is important to address what the perceived future should look like. Some of the general input received from various inputs, can be translated into statements regarding the future and include the following:

- Address the spatial imbalances of the past
- Need to think properly on development and plan accordingly
- Budget of the LM might not be enough as a result of non-payment of indigent areas
- Roads are bad/ not there as a result of budgeting from Sekhukhune
- Traffic movements in the nodal areas – road network (big problem area - need real intervention) Environmental areas being developed
- Agriculture –need to be protected from settlements
- Need to Urbanised certain areas or moving towards urbanisation
- Infrastructure – need improvement to water borne sewerage, as a result of planned development.
- Roads need to look at the entire network – developed.
- Need to decide on the Planning standards for the stands sizes
- Roads – gravel roads needs maintenance budget
- Developers – how do the community benefit and how does the LM benefit from development.
- Implementation of the SDF is dependent on the Magoshi/ LM and other sectors.

Resulting from the above, the vision statement was formulated.

## 3.4 Spatial Vision

Taking into account the IDP assessment and inputs from source documents, it is proposed that the spatial vision for the EMLM reads as follows:

**"Elias Motsoaledi, an integrated area where local resources economic sectors complement each other, a place that facilitate sustainable settlements and serving the communities in a sustainable manner".**

The vision elements resulting from the spatial vision statement include:

- **Integration**: Creating a unified spatial area where settlements and rural area function in an integrated way and past divides are bridged.
- **Local resource economy**: The local resource economy includes mining, agriculture and tourism. These were all highlighted during the sessions as having potential for growth. Local goods production and small scale, independent enterprises need to be supported through spatial strategies and guidelines. Different scales of agriculture should also be investigated.
- **Sustainable settlements**: Creating sustainable communities with choices of living areas i.e. rural environment or urban environment, viable infrastructure, social and health services.

## 3.5 Strategic Issues

During the vision development exercise, certain strategic issues were highlighted:

- What exists that we need to keep/preserve?
    - Optimise the agriculture development potential
    - The existing natural beauty (Rivers and mountains)
- What exists that we need to remove or stop doing?
    - Enforcement and implementation of land development policies (follow the plans)
    - Dispersed settlements which prohibits the provision of infrastructure
    - Poor infrastructure i.e. roads maintenance, water and sanitation
- What opportunities are there that we need to achieve?
    - Agriculture development for both commercial farming and subsistence
    - Nodal areas such as Groblersdal
    - Reconciliation and transformation between the MaGoshi
    - Protection of the environment sensitive areas
- What threats do we need to avoid?
    - Opportunistic land occupation
    - Unresolved land claims, MaGoshi's land boundary disputes
    - Lack of infrastructure

# 4 STATUS QUO ANALYSIS

## 4.1 Regional Context

The EMLM is part of the Sekhukhune District. It comprises close to a third of the District land area, and is home to 23% of the District population at a relatively low average population density of 66 persons per hectare.

| Municipality | Size ($km^2$) | Percentage | Census 2011 | | Density (persons @ ha) |
|---|---|---|---|---|---|
| | | | Total Population | Percentage | |
| Makhuduthamaga | 2137.88 | 15.6% | 274358 | 25.5% | 128 |
| Fetakgomo | 1129.95 | 8.3% | 93794 | 8.7% | 83 |
| Ephraim Mogale | 1943.64 | 14.2% | 124510 | 11.6% | 64 |
| Elias Motsoaledi | 3782.40 | 27.6% | 249634 | 23.1% | 66 |
| Greater Tubatse | 4701.06 | 34.3% | 335677 | 31.1% | 71 |
| **TOTAL** | **13694.93** | | **1077703** | | |

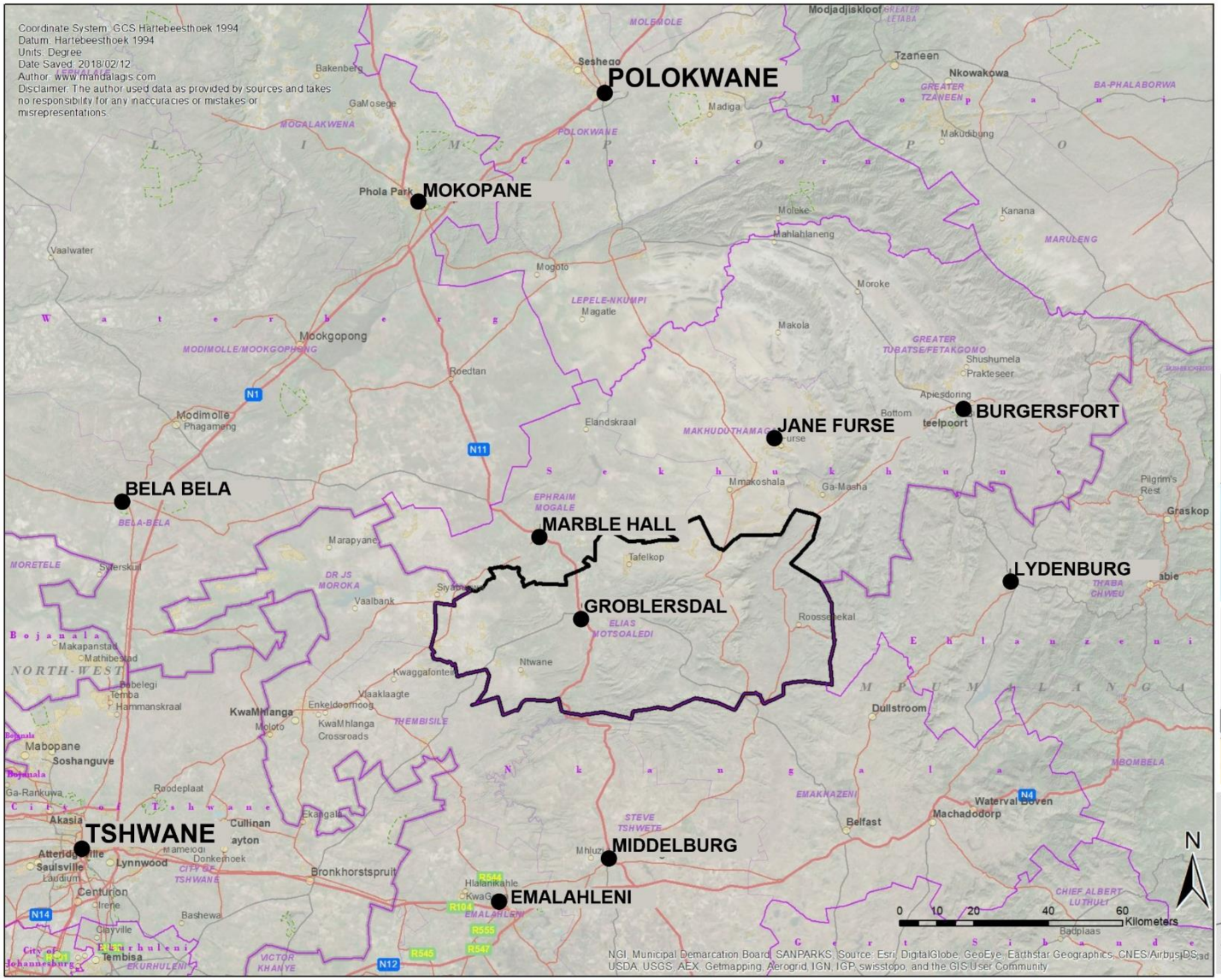
**Table 3: District Context**

The municipality borders other mostly rural municipalities: Ephraim Mogale and Makhuduthamaga Local Municipalities to the north, Thembisile Hani, Steve Tshwete and Emakhzeni Local Municipalities to the south, Thaba Chweu Local Municipality to the east and Dr JS Moroka Local Municipality to the west.

The main node in EMLM (Groblersdal) is centrally located in relation to major towns and cities, i.e. Polokwane to the north (160 km), Lydenburg Mashishing (160 km) and Mbombela (230 km) to the east and south-east and eMalahleni (115 km) to the south west. It places Groblersdal and the EMLM in a favourable position as a central point for the concentration of economic activity with links to other main nodes, and for social service provision for the surrounding region. Groblersdal is identified as a Provincial Growth Point in the Limpopo SDF 2016.

The regional context of the EMLM is indicated on **Map 3: Regional Context**.

# Regional Context



**Map 3: Regional Context**

## 4.2 Bio-Physical/Natural Environment

### 4.2.1 Topography

The municipality's topography is characterized by gentle rising and falling slopes with koppies and valleys, with some mountains in the south, west and north of the area. The main ranges are the Mapule, Boshalala and Phooko Mountains in the south, Thabaleboto Mountains in the west and Ramohlokolo Mountains in the north. The Olifants river valley is a major natural feature across the municipality.

The topography of the area is shown on **Map 4: Topography**.

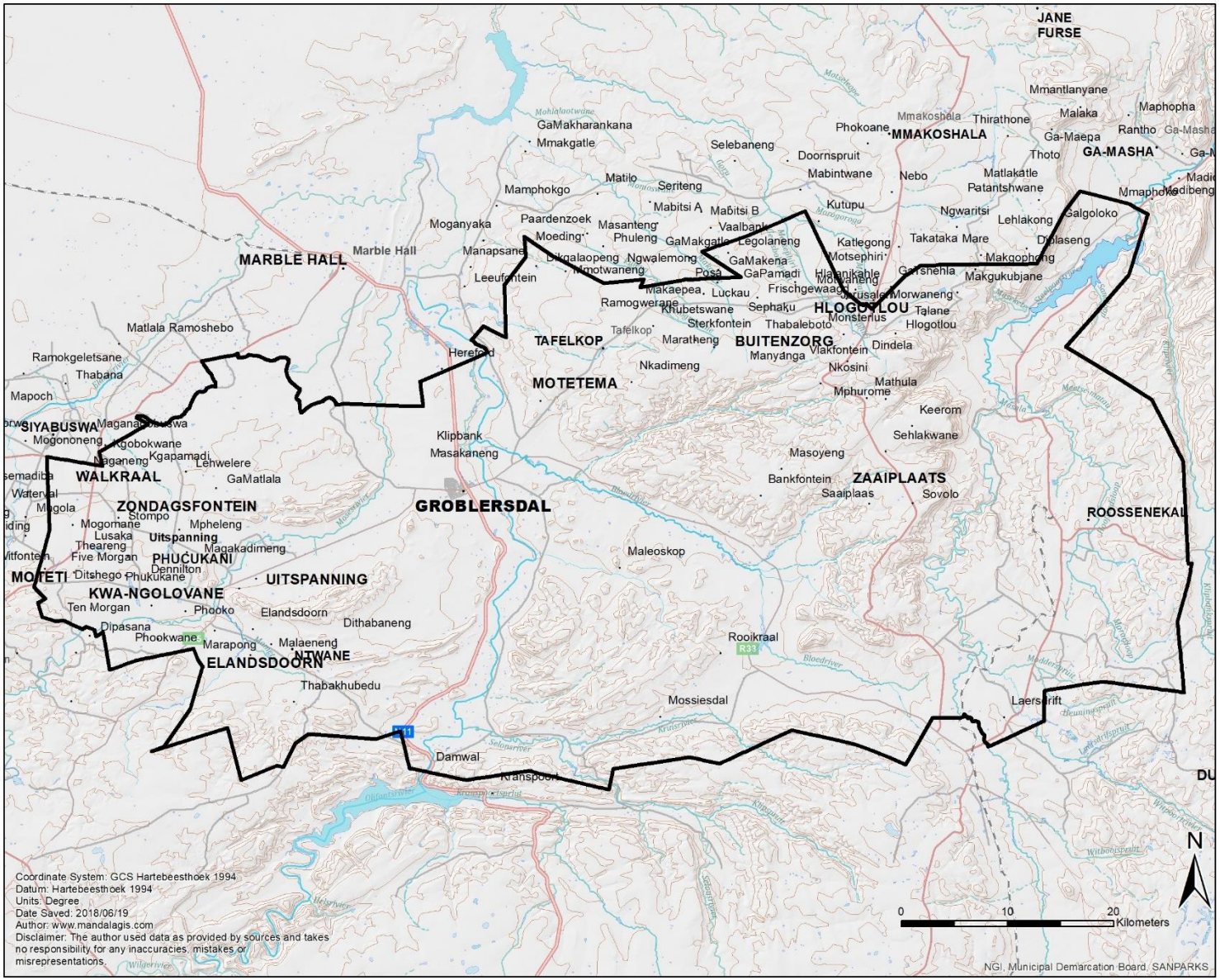
### 4.2.2 Hydrology

The major hydrological features in the municipality is the Olifants River, the Steelpoort River and the new De Hoop Dam in the north eastern part of the area. Numerous other smaller rivers and streams traverse the area. A few wetlands are located adjacent to the rivers / streams. There are four separate catchment areas in the EMLM area.

The purpose of the new De Hoop Dam is to supply mining, industries and towns / communities with water. The Olifants River form the backbone of irrigation agriculture in the area.

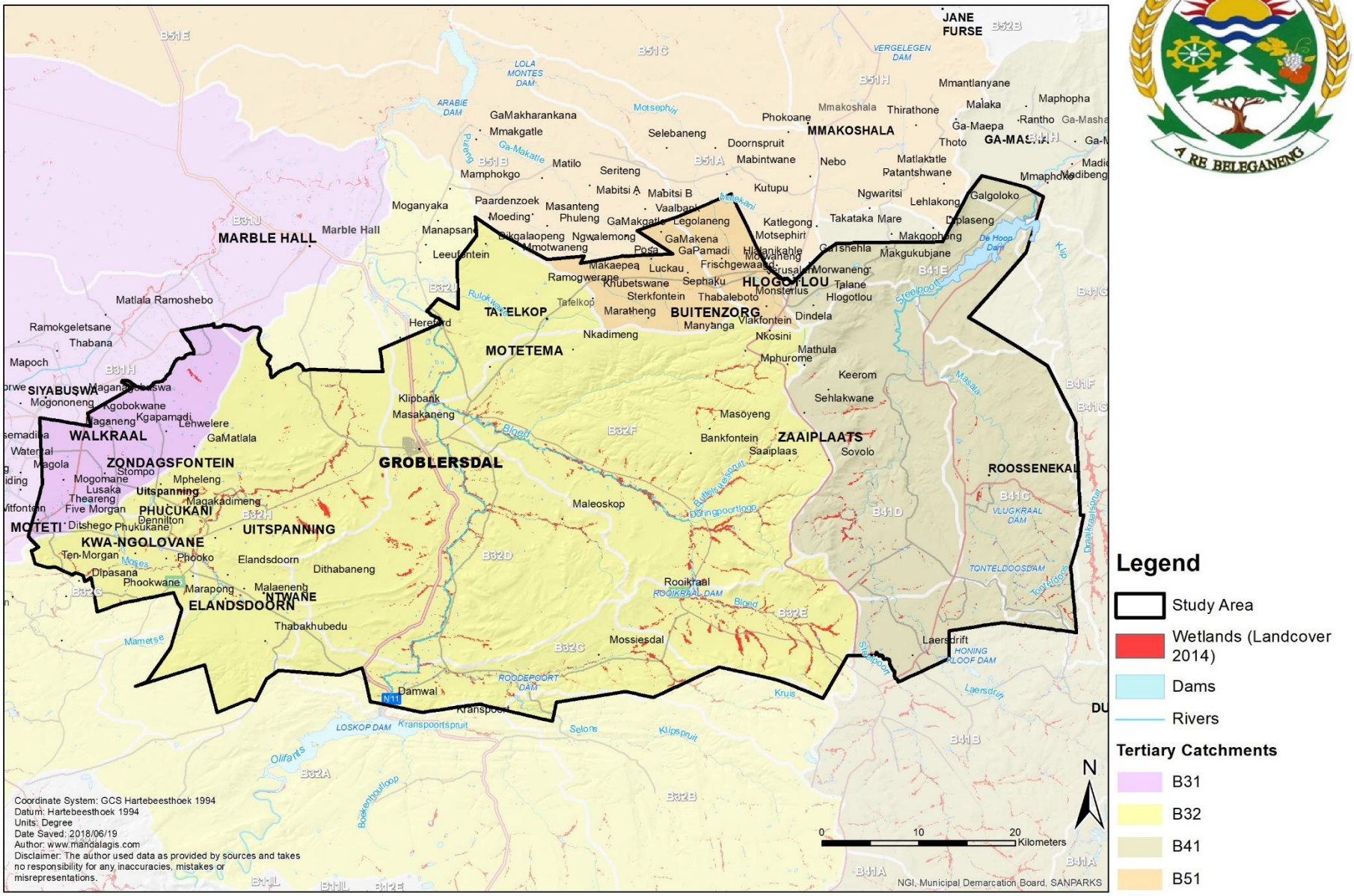
The hydrology of the area is shown on **Map 5: Hydrology**.

# Topography




**Map 4: Topography**

# Hydrology




**Map 5: Hydrology**

### 4.2.3 Geology

The geology of the area consists of shallow to moderate sandy loam with underlying rocks such as granophyres and a mixture of granite and granophyre, intruded by dolerite/lamprophyre dykes.[6]

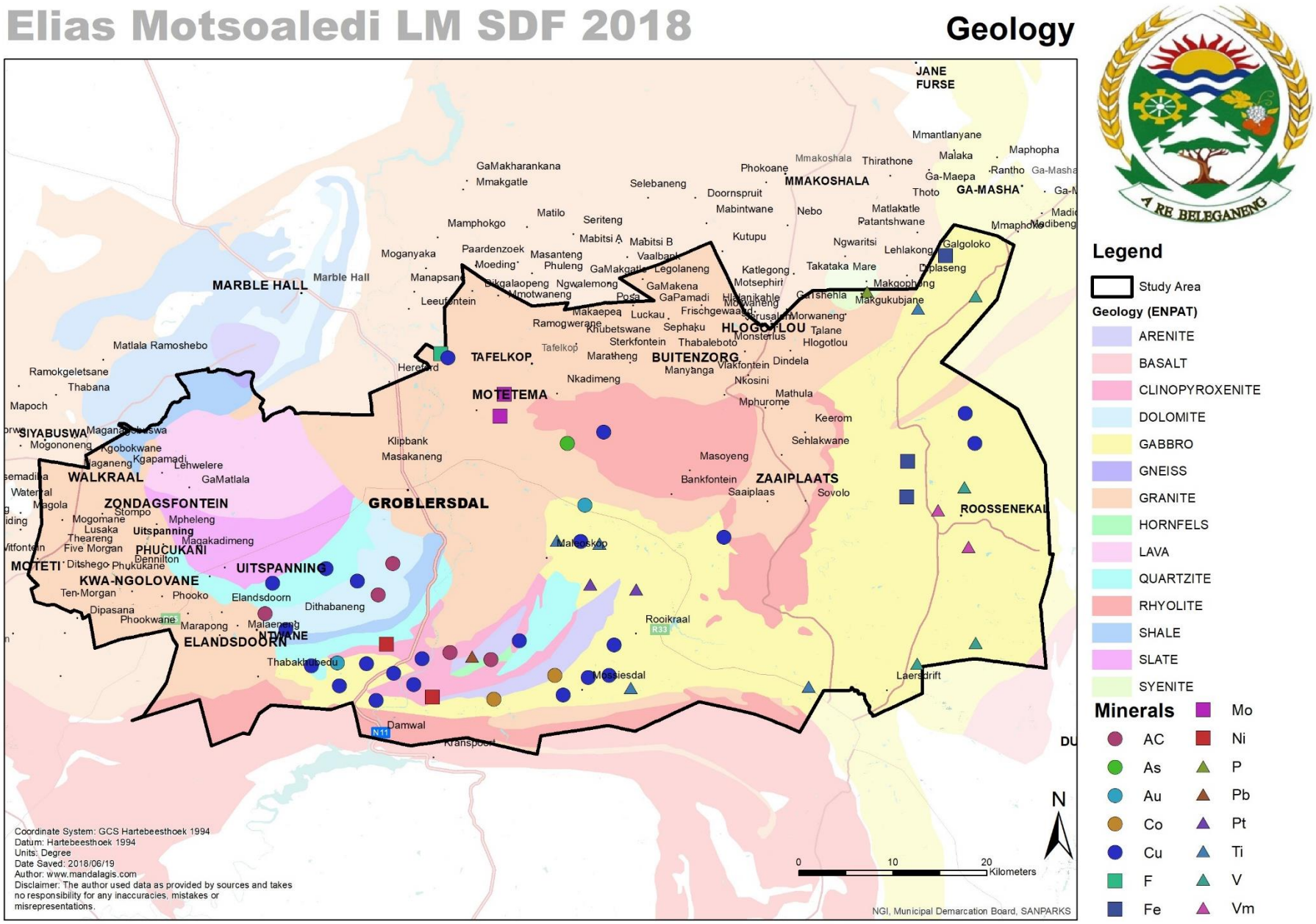
The main soil categories in the EMLM[7] include:

- Glenrosa (Lime rare or absent in the entire landscape);
- Glenrosa (lime rare or absent in the upland soils but generally present in low lying soils);
- Miscellaneous (Rock areas with Miscellaneous soils)
- One or more vertic, melanic, red structured diagnostic horizons;
- Plinthic catena (red soils widespread);
- Plinthic catena (red soils not widespread);
- Red yellow a pedal (red, dystrophic and/or mesotrophic)
- Red yellow a pedal (Red, high base status greater than 300mm deep).

There are also areas with potential mineral deposits. The market feasibility of mining in these areas can only be determined by detailed exploration. (More detail on existing future mining is discussed under Economic Activity later in the document.)

Geology and mineral deposits are shown on **Map 6: Geology**.

[6] EMLM IDP 2017-18
[7] EMLM IDP 2017-18




**Map 6: Geology**

### 4.2.4 Vegetation

The most prominent vegetation types in the Elias Motsoaledi Local Municipality include:[8]

- Central Sandy Bushveld
- Loskop Mountain Bushveld;
- Loskop Thornveld;
- Rand Highveld Grassland;
- Sekhukhune Montane Grassland
- Sekhukhune Mountain Bushveld and;
- Springbokvlakte thornveld.

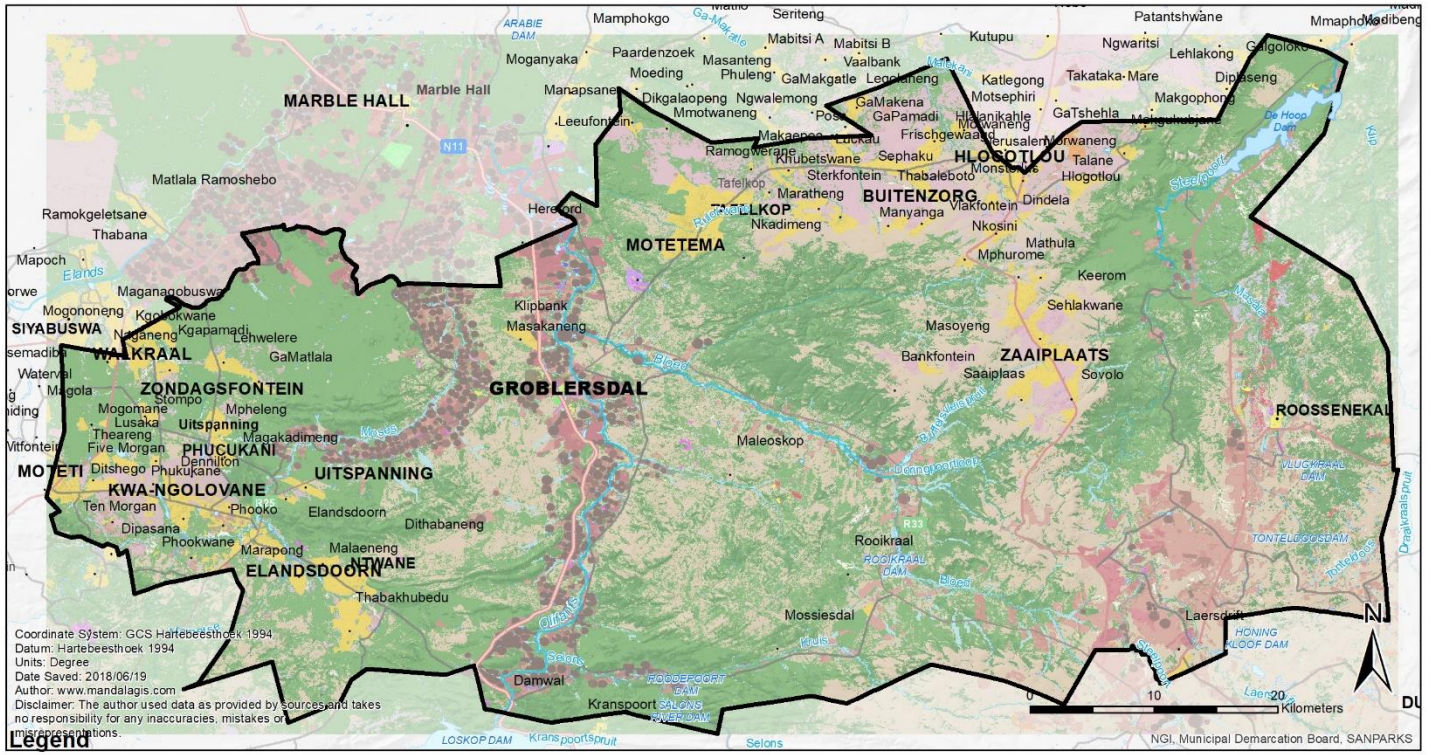
Human activities such as settlements, commercial farming and subsistence farming have an impact on the quality of vegetation. Impact includes destruction of vegetation in specific areas due to human activities such as dumping, fires, site clearing for construction or agriculture, and soil erosion due to overgrazing.

Close to 70% of the municipal area is covered in natural vegetation i.e. forest and woodland (40%), thicket and bush (15%) and grassland (15%) (estimates from national land cover database).

The natural areas including main vegetation types vs. areas of human activity such as agriculture and settlements are shown on **Map 7: Land Cover** overleaf.

[8] EMLM SDF 2013

# Landcover




## Legend

- Water seasonal
- Water permanent
- Wetlands
- Thicket /Dense bush
- Woodlan/Open bush
- Grassland
- Low shrubland
- Cultivated comm fields (high)
- Cultivated comm fields (med)
- Cultivated comm fields (low)
- Cultivated comm pivots (high)
- Cultivated comm pivots (med)
- Cultivated comm pivots (low)
- Cultivated orchards (high)
- Cultivated orchards (med)
- Cultivated orchards (low)
- Cultivated subsistence (high)
- Cultivated subsistence (med)
- Cultivated subsistence (low)
- Plantations / Woodlots mature
- Plantation / Woodlots young
- Mines 1 bare
- Mines 2 semi-bare
- Mines water seasonal
- Mines water permanent
- Mine buildings
- Erosion (donga)
- Bare none vegetated
- Urban commercial
- Urban industrial
- Urban informal (dense trees / bush)
- Urban informal (open trees / bush)
- Urban informal (low veg / grass)
- Urban residential (dense trees / bush)
- Urban residential (open trees / bush)
- Urban residential (low veg / grass)
- Urban residential (bare)
- Urban school and sports ground
- Urban smallholding (dense trees / bush)
- Urban smallholding (open trees / bush)
- Urban smallholding (low veg / grass)
- Urban smallholding (bare)
- Urban sports and golf (dense tree / bush)
- Urban sports and golf (open tree / bush)
- Urban sports and golf (low veg / grass)
- Urban township (dense trees / bush)
- Urban township (open trees / bush)
- Urban township (low veg / grass)
- Urban township (bare)
- Urban village (dense trees / bush)
- Urban village (open trees / bush)
- Urban village (low veg / grass)
- Urban village (bare)
- Urban built-up (dense trees / bush)
- Urban built-up (open trees / bush)
- Urban built-up (low veg / grass)
- Urban built-up (bare)

## Legend

- Study Area

**Map 7: Land Cover**

### 4.2.5 Sensitive and Protected Areas

The following are the proclaimed nature reserves in the EMLM area:

- Mantrombi Nature Reserve
- Kwaggavoetpad Nature Reserve
- Maleoskop Nature Reserve
- Moutse Nature Reserve

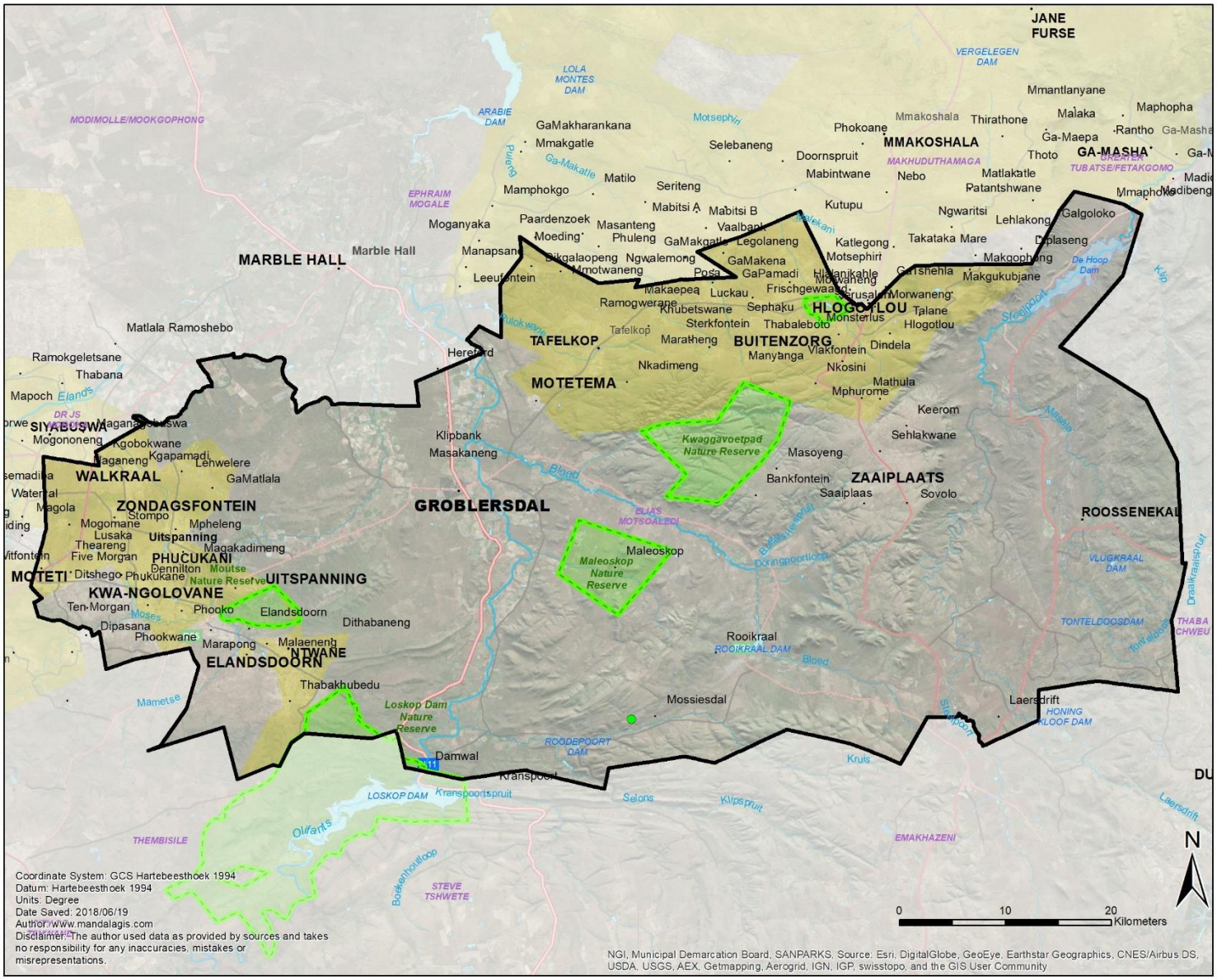
An opportunity for the creating additional protected areas adjacent to the De Hoop Dam exists which could contribute to attracting more tourism into the area.

In addition to the formal nature reserves, a number of game farms / hunting farms also operate in the municipality.

Nature reserves are shown on **Map 8: Protected Areas**.

In terms of ecological sensitivity and protection against ecosystem destruction, SANBI has compiled an index indicating areas that may be at risk should mining activity be allowed to go ahead. This is of special relevance to a mining region such as Sekhukhune. Virtually the entire EMLM area is classified as high to moderate risk in terms of potential ecological impact on mining, due to high to moderate biodiversity importance of the remaining natural areas and agricultural areas. **Map 9: Mining Sensitivity** shows the different impact categories.

# Protected Areas

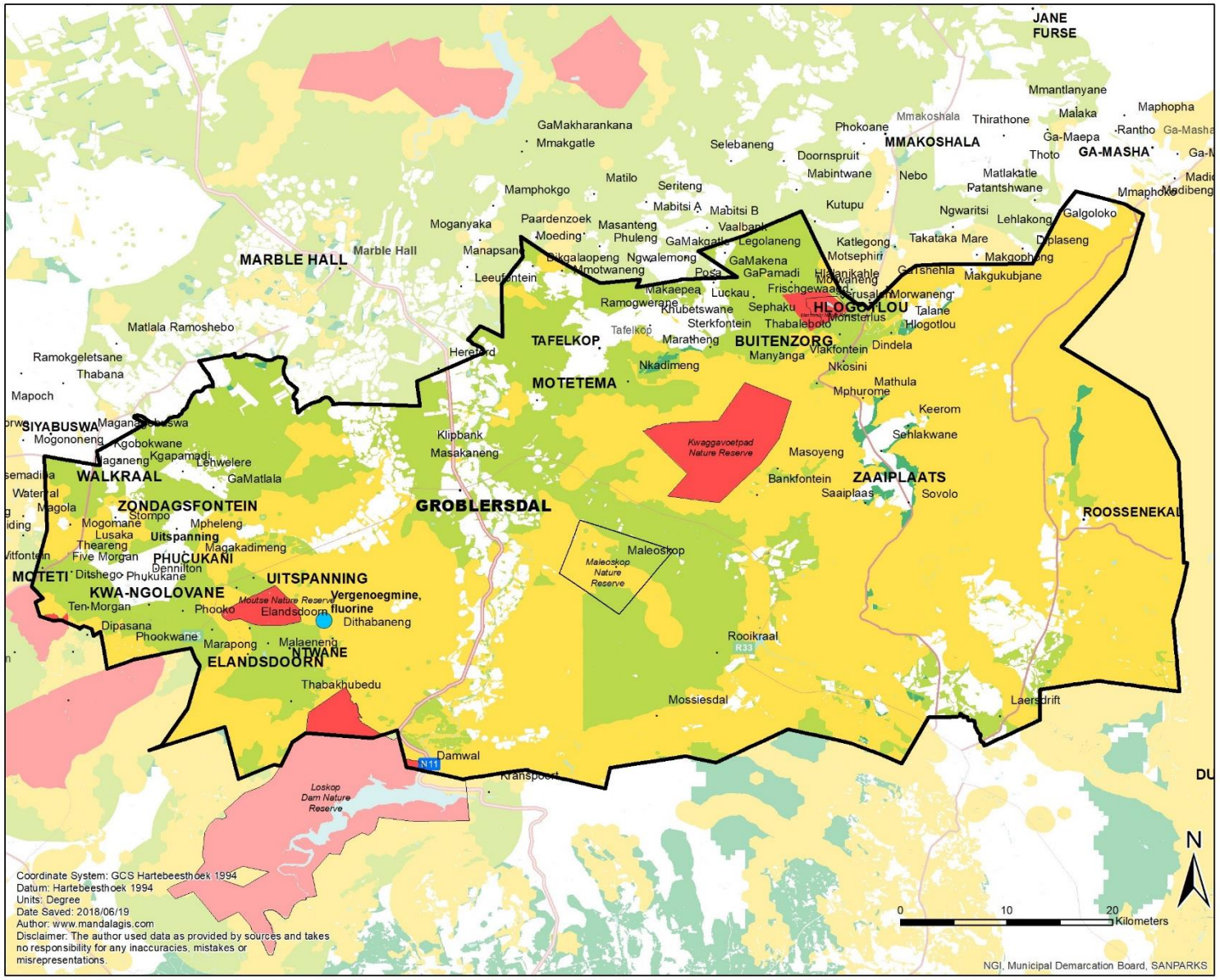



## Legend

- Study Area
- Kruisrivier Nature Reserve
- Nature Reserves
- Dams
- Rivers
- Freeway / Motorway
- Highway
- Major Arterial / A Road; Collector
- Minor Arterial/B or C Road
- Traditional Councils

**Map 8: Protected Areas**

# Mining




## Legend

- Study Area
- Nature Reserve
- RSAimportantminerals

### NFEPA Mining Guide, SANBI

- A. Legally Protected, Mining Prohibited
- B. Highest Biodiversity Importance, Highest Risk For Mining
- C. High Biodiversity Importance, High Risk To Mining
- D. Moderate Biodiversity Importance, Moderate Risk For Mining

**Map 9: Mining Sensitivity**

### 4.2.6 Natural Resources

Natural resources for economic development in die EMLM mostly comprise of land for agriculture, notably in the Loskop Valley in the vicinity of Groblersdal, serviced by the Loskop Dam. Cultivated land comprises around 20% of the municipal land area (estimated from national land cover database). The rural villages are characterised by dry-land subsistence farming.

The land capability for agriculture in general and grazing is shown on **Map 10: Land Capability** and **Map 11: Grazing Capacity** respectively (see maps overleaf).

The various nature reserves and game farms can also be regarded as natural resources with economic benefit, specifically in the tourism industry.

Mining is not a major economic activity in the EMLM, with most of the mining in the District occurring in Greater Tubatse along the Dilokong Platinum Corridor. Only a few existing mines / future mines are listed as being in the EMLM:[9]

- Blue Ridge, 30km south east of Groblersdal: "An underground mineable platinum project whose feasibility study is under revision. Blue Ridge has the potential to be a UG2 reef platinum mine from surface to 800 metres underground"[10]. Feasibility depending on platinum price.
- Sheba's Ridge, 30km from Blue Ridge: "The project represents a large low grade nickel and PGE resource with copper credits. It would be mined as an open pit following an orebody that is 4 km long and 100 metres wide, with a core that has a width of 20 metres. The feasibility work so far envisages a large scale, low cost open pit mine with a life of 18 years."[11] Subject of unsuccessful sales agreement. Further feasibility studies being conducted.

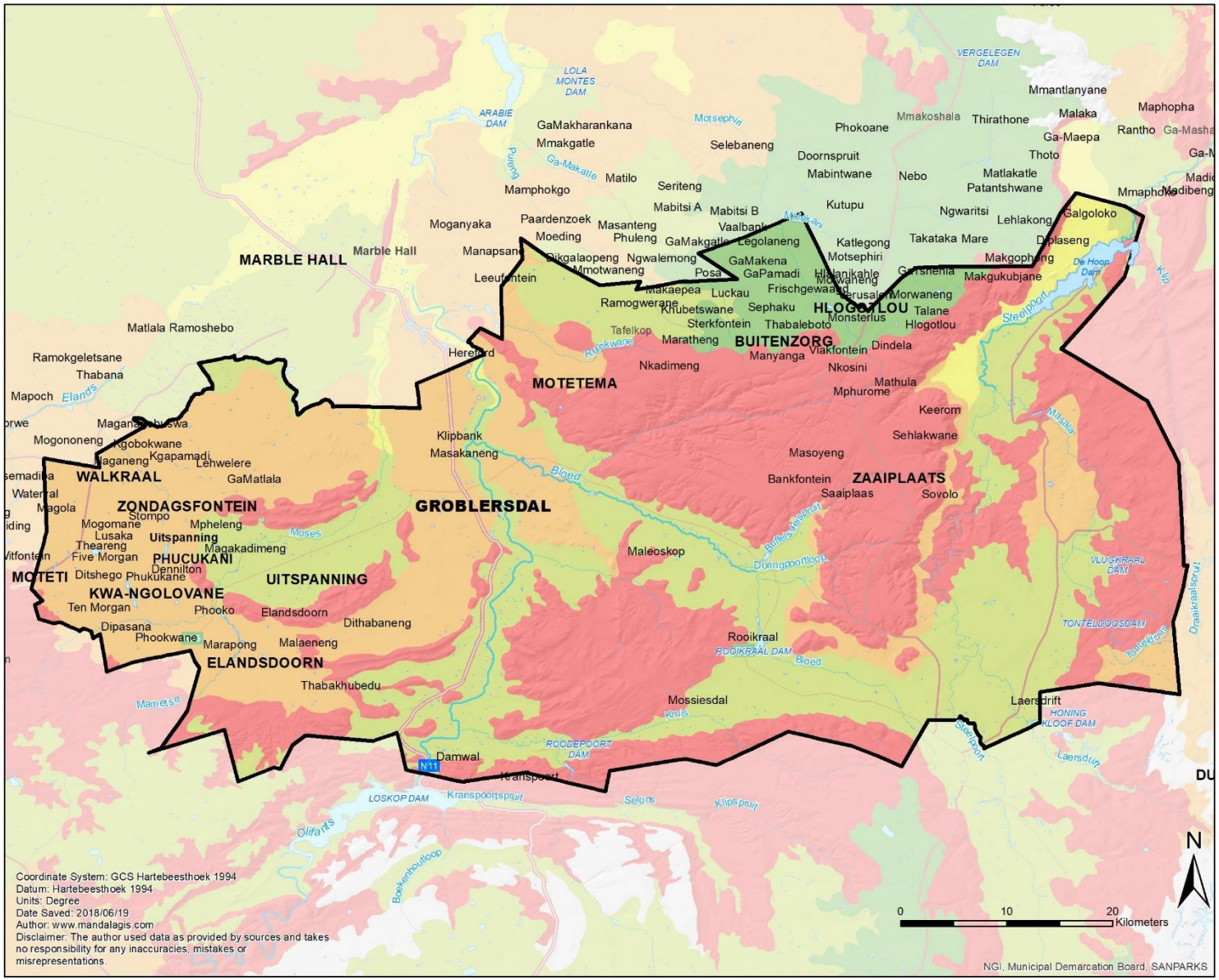
Other future mines subject to feasibility studies include Loskop and Tinderbox. In addition, certain sites with mining potential have been identified;[12] their viability however have not yet been determined:

Copper potential mines stretching from Roossenekal to Elandsdoorn – 18 potential sites

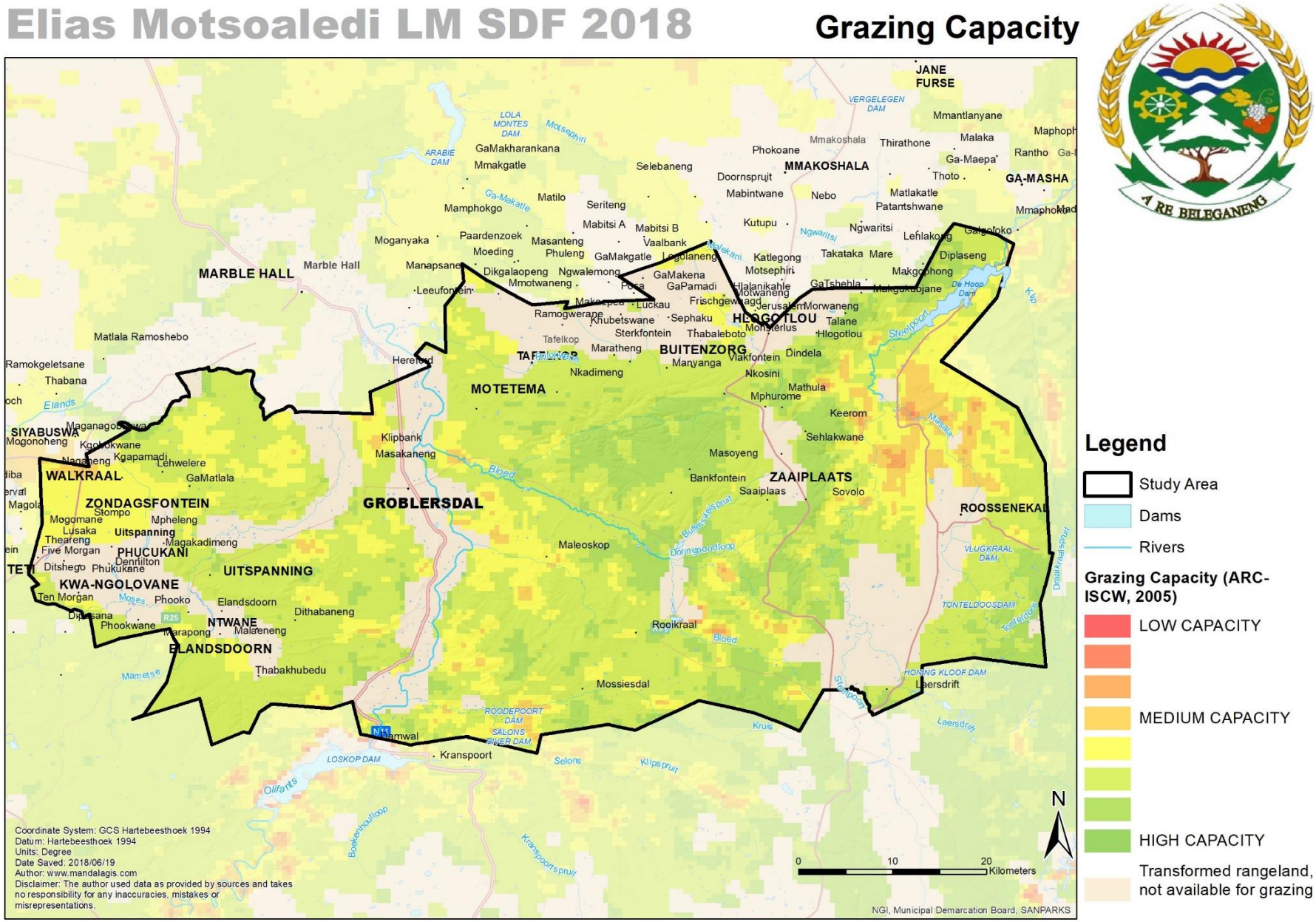
| | | |
|---|---|---|
| Vanadium | - | 3 potential sites |
| Thulium | - | 4 potential sites |
| Iron | - | 2 potential sites |
| Nickel | - | 2 potential sites |
| Molybdenum | - | 2 potential sites |
| Arsenic | - | 1 potential site |
| Actinium | - | 4 potential sites |
| Platinum | - | 2 potential sites |

[9] SDM IDP 2017-18
[10] https://www.miningreview.com/news/blue-ridge-and-sheba-s-ridge-study-feasibility/ 2008
[11] https://www.miningreview.com/news/blue-ridge-and-sheba-s-ridge-study-feasibility/ 2008
[12] EMLM SDF 2013

# Land Capability




**Map 10: Land Capability**




**Map 11: Grazing Capacity**

## 4.3 Socio-Economic Trends and Conditions

### 4.3.1 Demographic Profile

According to the Community Survey (CS) of 2016 the total population of the municipality is 268 256 which shows population increase of 7, 6% as compared to the 2011 StatsSA figures. In 2011 there were 60 251 households in the EMDM. The population growth could mostly be attributed to natural growth as the EMLM is not an area of high in-migration. Of the total population close to 98% is black, with the other population groups making up the remaining 2%.

| Category | Population 2011 | Population 2016 | % Increase | Population 2021* | % increase* | Population 2026* | % increase* |
|---|---|---|---|---|---|---|---|
| Male | 115 503 | 125 133 | 8.34 | 135 569 | *8.34* | 146 876 | *8.34* |
| Female | 133 860 | 143 123 | 6.92 | 153 027 | *6.92* | 163 617 | *6.92* |
| **Total** | **249 363** | **268 256** | **7.58** | 288 596 | ***7.58*** | 310 492 | ***7.58*** |
| *Note: Future population estimates based on current StatsSA growth rate. No scientific population projections for the area were available at the time of writing.* | | | | | | | |

**Table 4: Total Population**

In terms of age distribution, the EMLM has a relatively young population with around 48% of the population under 19 years of age. The general age structure is as follows:

| Age Group (Years) | 2011 | % of Total 2011 | 2016 | % of Total 2016 |
|---|---|---|---|---|
| 0-14 | 89772 | 36 | 89 680 | 33.4 |
| 15-65 | 142136 | 57 | 156 229 | 58.2 |
| 65+ | 17455 | 7 | 22 347 | 8.3 |
| **Total** | **249 363** | | **268 256** | |

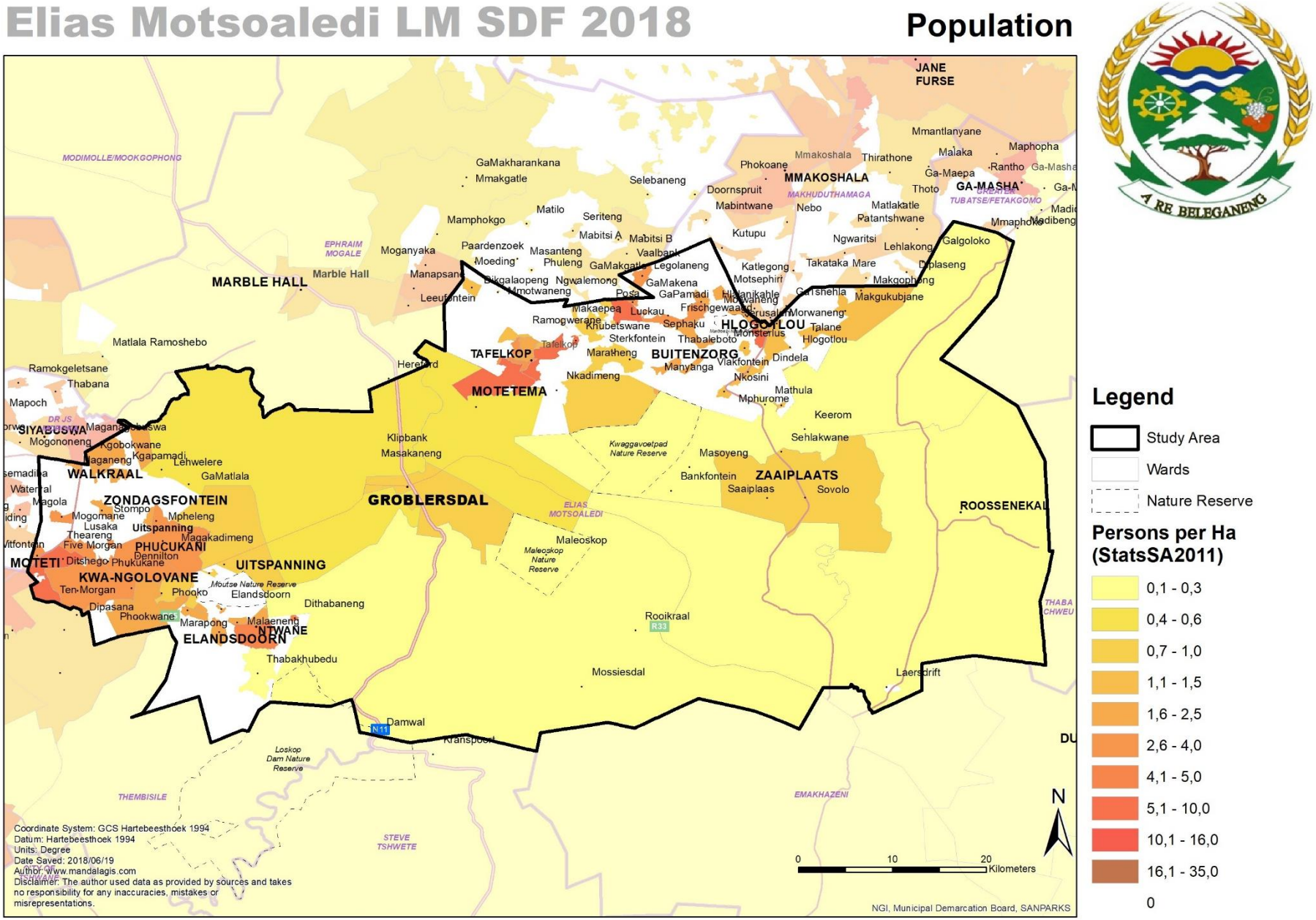
**Table 5: Age Distribution**

The average household size is according to the CS 2016 is 4 people. Education levels are fairly low, with around 18% of the economically active population having completed secondary or tertiary education (CS 2016).

| Education Level | % Completed |
|---|---|
| No Schooling | 19.4 |
| Some Primary | 25.4 |
| Completed Primary | 3.8 |
| Some Secondary | 32 |
| Completed Secondary | 14.6 |
| Higher Education | 3.7 |
| Not Applicable | 0.7 |

**Table 6: Education Profile**

The EMLM is sparsely populated as is typical of rural areas. Population is concentrated in Groblersdal and the main village clusters, with large parts of the EMLM having a very low population density. Population distribution and density is shown on **Map 12: Population**.




**Map 12: Population**

There are clear population concentrations in Motetema / Tafelkop, the larger Dennilton / Elandsdoring area and Hlogotlou. Zaaiplaas is a secondary concentration. In terms of future trends, municipal planning will have to give direction towards population concentration, promoting the densification around nodal areas as opposed to further spread. No detailed demographic study or scientific projections were available as input into the SDF. However, as per national trends over the next 30 years, it can be expected that most population will concentrate in towns or rural nodes (up to 70-80%). Nodal development will be addressed in the proposals as part of this SDF.

### 4.3.2 Local Economy and Employment

The EMLM has a relatively high unemployment rate of 42.9% of the economically active population (Stats SA 2011). The high unemployment rate as well as the large percentage youthful population is linked to the high dependency rate of 76% (i.e. relatively few bread winners compared to dependents). This dependency ratio has however dropped significantly from nearly 87% in 2001.

The high unemployment and high dependency ratio is linked to another indicator of poverty, i.e. the income level per household. In the 56, 9% of households can be classified as Indigent earning less than R1 600 per month (or R19 200 per year) (Stats SA 2011). According to the EMLM IDP 2017-18, not all these households have registered to qualify for access to free basic services as provided in the Indigent Policy guidelines. It is also noted that if these statistics are correct it would pose a serious challenge to the municipality both in the human context as well as the financial burden this would impose.

| Annual Household Income | Number of Households | % of Total |
|---|---|---|
| No Income | 8 456 | 14.0 |
| R1 – R4 800 | 3 768 | 6.3 |
| R4 801 – R9 600 | 6 806 | 11.3 |
| R9 601 – R19 600 | 15 258 | 25.3 |
| R19 601 – R38 200 | 13 844 | 23.0 |
| R38 201 – 76 400 | 5 806 | 9.6 |
| R76 401 and above | 6 313 | 10.5 |

**Table 7: Household Income 2011**

Groblersdal is the main business node in the EMLM, with secondary business areas also occurring in larger settlements i.e. Dennilton / Elandsdoring, Hlogotlou / Monsterlus and Motetema / Tafelkop. Other, mostly informal business activities occur scattered among the settlements, mostly along main movement routes or at busy intersections. Groblersdal is well-connected regionally via the N11 and R25, presenting an opportunity for a stronger service sector to develop.

The EMLM is highly dependent on agriculture. It forms part of the series of five Loskop Irrigation Schemes, in the EMLM in the vicinity of Groblersdal. The following products are cultivated: [13]

- Grapes
- Wheat
- Tobbaco
- Maize
- Soya Beans
- Citrus Fruits
- Cotton
- Vegetables

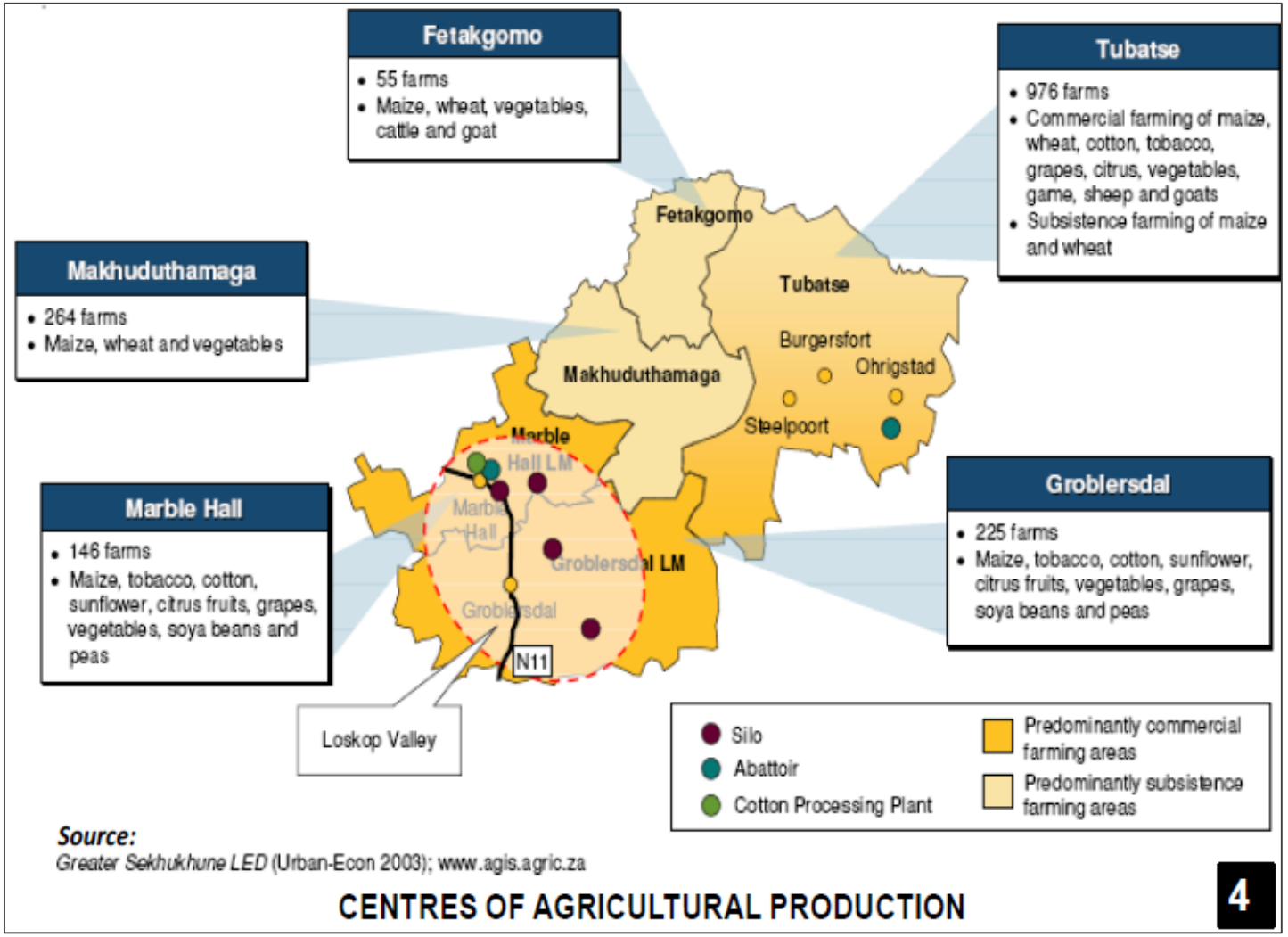


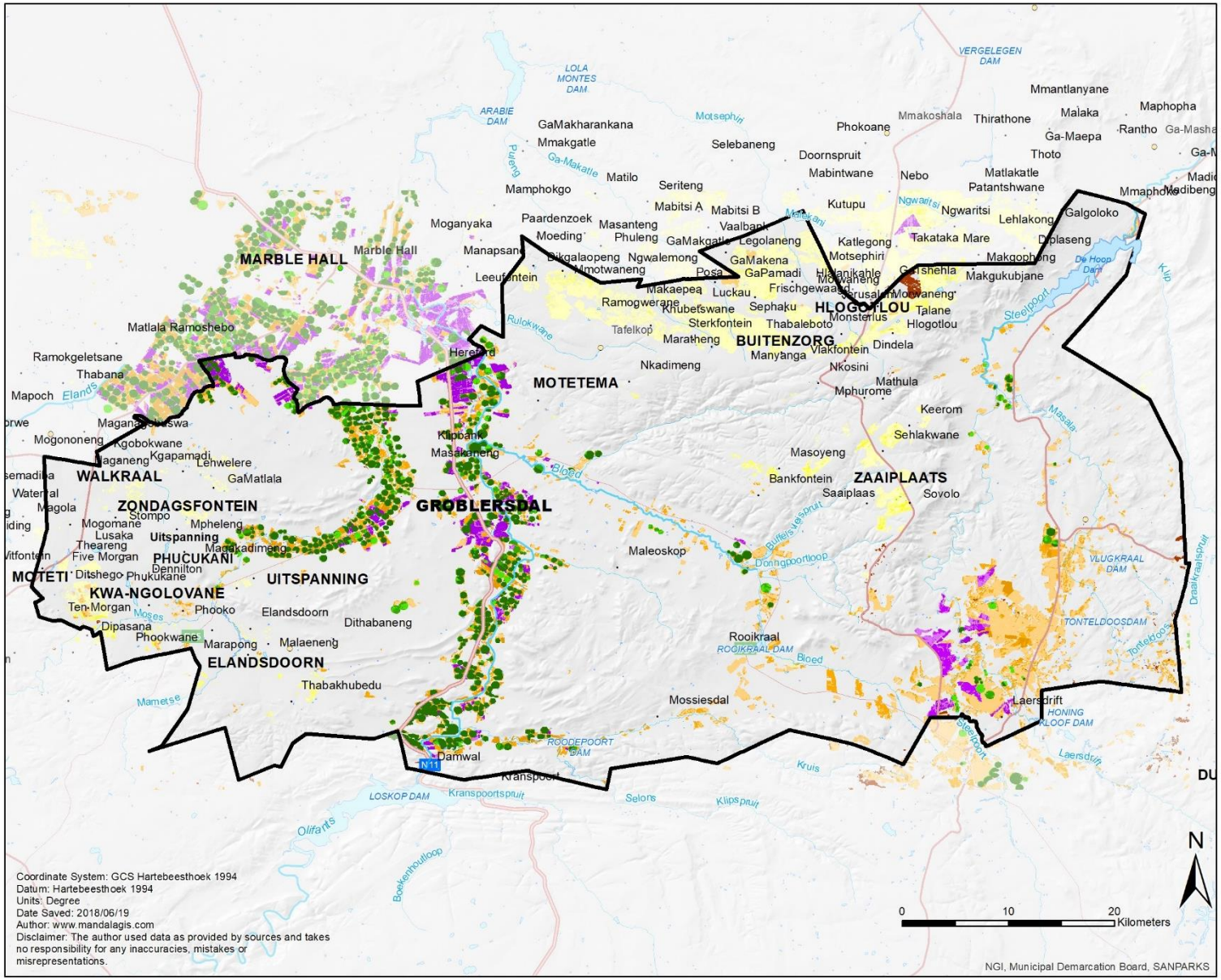

**Figure 6: Agricultural Production SDM**

The cultivated agricultural areas in the EMLM are shown on **Map 13: Agriculture** overleaf.

Subsistence farming occurs predominantly around the rural village clusters, especially the northern cluster. Commercial farming (irrigation) occurs in the distinct Olifants valley, with some commercial agriculture (dry land) in the south east corner south of Roossenekal.

[13] SDM IDP 2017-18

# Landcover (Agri)




## Legend

### Landcover (Agri) 2014

- Plantations / Woodlots mature
- Plantation / Woodlots young
- Cultivated subsistence (med)
- Cultivated subsistence (low)
- Cultivated subsistence (high)
- Cultivated orchards (med)
- Cultivated orchards (low)
- Cultivated orchards (high)
- Cultivated comm pivots (med)
- Cultivated comm pivots (low)
- Cultivated comm pivots (high)
- Cultivated comm fields (med)
- Cultivated comm fields (low)
- Cultivated comm fields (high)

**Map 13: Agriculture**

The natural areas, nature reserves, game farms and the newly developed De Hoop Dam presents tourism opportunities in the EMLM which should be explored. A more integrated place-marketing approach and improvement of roads in the area could make a contribution to this. It is stated in the SDM Tourism Strategy that "Elias Motsoaledi Municipality has about 577 tourism beds serving two distinct markets. Guest Houses and Game Lodges serve business visitors, which are the dominant markets and Game Lodges serve Hunters and Weekend visitors."[14]

The following tourism projects are proposed in the SDM Tourism Strategy as summarised in the SDF IDP 2017-18:

- Marketing and development of the proposed De Hoop Dam Nature Reserve as Eco- Tourism and recreational destination
- Sustainable tourism development at Loskop Dam, Mantrombi, Kwaggavoetpad and Moutse Nature Reserves, but all land development and usages to conform to related legislation, such as National Environmental Management Act, 1998 (NEMA) Regulations, 2006
- The support of village tourism
- All developments within the areas earmarked for conservation or eco-tourism must enhance the rural character of the surrounding areaDevelopments that promote water sport and recreation need to submit as part of the environmental management plan the rules associated with the use of the water resource for water sport and recreation

As mentioned in the discussion of natural resources, mining is not a significant sector in the EMLM.

In line with the above discussion, the Limpopo Employment Growth and Development Plan identified the priority sector for EMLM to be agriculture and agro-processing, tourism, construction and the public sector (e.g. service provision). The following observations were also made:

- Economic growth rates in the EMLM are generally lower than provincial average.
- Agricultural sector prominent in Groblersdal district (strong comparative advantage in provincial economy).
- Manufacturing sector only making significant contribution in Groblersdal district (relative contribution decreasing).
- Community, social and personal services main economic activity in rural areas/settlements.
- Important role of wholesale and retail trade sector across EMLM.
- Tourism sector has significant development potential but currently underdeveloped.

### 4.3.3 Community Facilities and Amenities

***Schools:***

The EMLM has a large number of schools relative to the size of its population. This is mainly due to the dispersed settlement character of the rural communities, requiring a larger number of schools to ensure pupils in remote settlements have access to education. The EMLM IDP 2017-18 presents the following statistics:

[14] SDM IDP 2017-18

| Facility | Number |
|---|---|
| FET Colleges | 1 |
| Secondary Schools | 85 |
| Primary Schools | 115 |
| ECD Centres / pre-schools | 126 |
| Schools with infrastructure backlog | 58 |

**Table 8: Education Facilities**

The IDP further states that the major challenges facing the municipality, taking cognisance that Eduction is a Provincial matter include, but are not limited to:

- Inadequate provision of learning materials
- Renovation of old schools including the construction of administration blocks
- Additional classrooms in some of the schools
- Infrastructure backlogs with respect to the provision of water and sanitation services to schools
- Inadequate sports facilities

***Health Facilities:***

There are a total of 19 health facilities (17 primary health care clinics and 2 hospitals) within the area of jurisdiction of EMLM. They are listed as follows in the EMLM IDP 2017-18:

| Facility | Number |
|---|---|
| Hospitals | 2 |
| Clinics | 17 |
| Mobile Clinics | 0 |
| Pension Pay Points | 53 |
| Social Work Services | 15 |
| Drop-In Centres | 17 |
| Emergency Services | 5 |
| Aged Service Centres | 6 |

**Table 9: Health Facilities**

***Sports and Recreation:***

There are 6 formal sports and recreational facilities comprising a rugby field in Groblersdal, a cricket and soccer field in Tafelkop, and four soccer stadiums in Elandsdoorn, Groblersdal, Hlogotlou and Tafelkop respectively. In addition to the above there are 30 informal sports fields in the Moutse, Hlogotlou,Zaaiplaas and other parts of the municipality.[15]

***Cemeteries:***

Only Groblersdal has a formal cemetery. Private graveyards and cemeteries are being established on agricultural and communal land. The EMLM IDP 2017-18 identifies the priority areas for the establishment of cemeteries to address ad hoc burials to be Tafelkop, Hlogotlou and Dennilton.

***Safety:***

There are seven police stations in the EMLM, located in the following areas: Dennilton, Groblersdal, Hlogotlou, Laersdrif, Motetema, Zaaiplaas, Roossenekal.

***Communication:***

There are 15 post offices, of which 5 are full post offices and 10 are smaller postal services. The 5 main post offices Groblersdal, Hlogotlou, Elandsdoring, Roossenekal and Tafelkop. According to the EMLM IDP 2017-18, mail collection points are also used in remote areas as another form of providing postal service to communities.

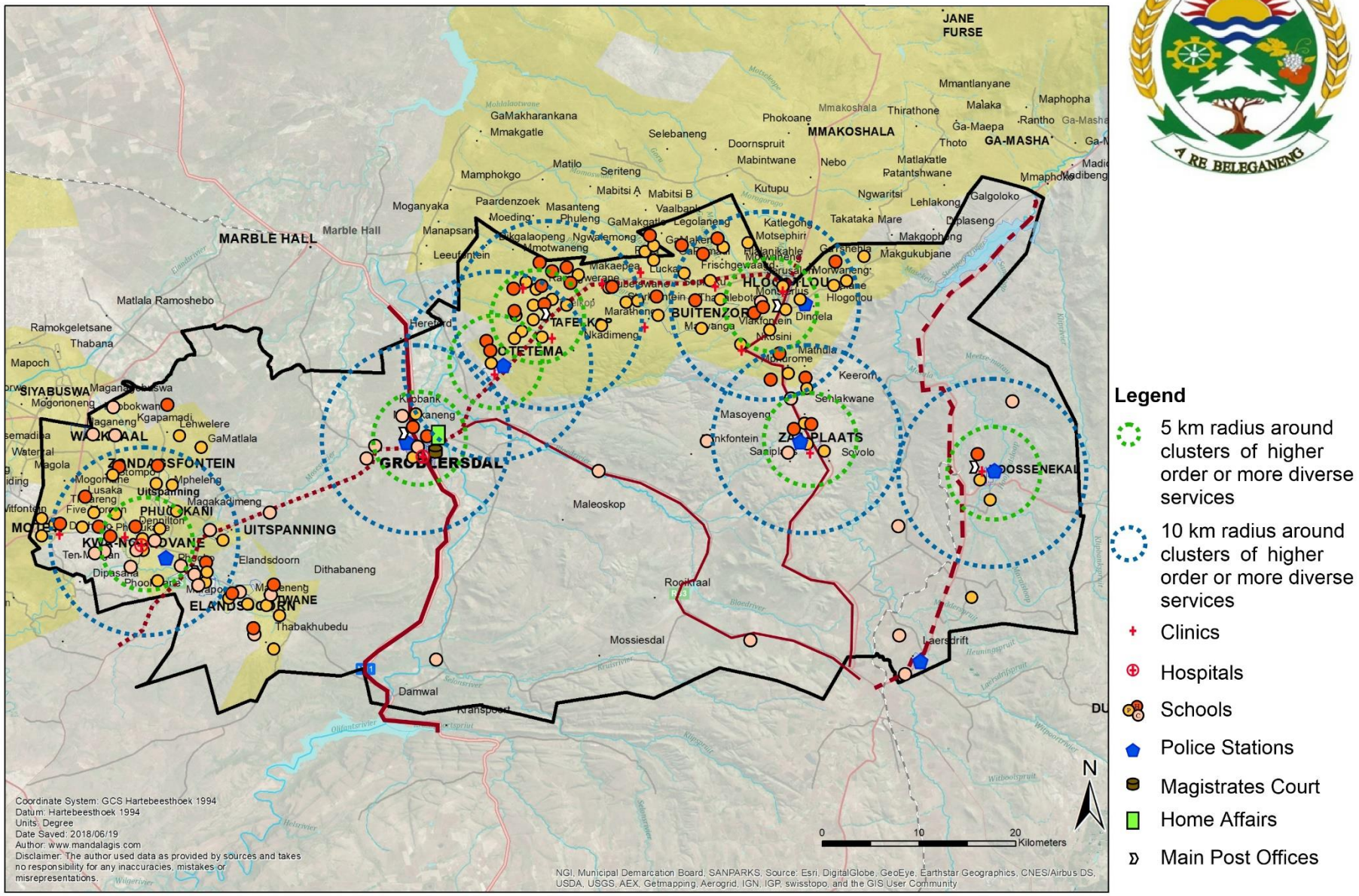
Telkom and private service providers are the main suppliers of telephone services. Most people (96%) in the municipal area have access to some form of telephone services (telephone and cell phone in dwelling, telephone only in dwelling, cell phone, neighbour, public telephone, other nearby). The vast majority however do not have access to the internet - 77.9% of households had no access to internet in 2011 (Stats SA).

***Conclusion: Social Facilities:***

Major social facilities are indication on **Map 14: Social Facilities**. Clusters of higher order facilities occur in the main nodes as indicated on the map. Groblersdal is the only node in the EMLM that provide higher order social services such as hospitals and major government departments. Other lower order service clusters occur around the rural nodes. A large number of school are distributed throughout the rural villages, but some of these are very small schools and a substantial number of these schools have a backlog of basic services. The map shows areas falling within a 5km and 10km radius of the main service clusters, giving an indication of areas that are very remote from social services. This will serve as input in determining location of nodes in the SDF proposals.

[15] EMLM IDP 2017-18

## Social Facilities




**Legend**

- 5 km radius around clusters of higher order or more diverse services
- 10 km radius around clusters of higher order or more diverse services
- Clinics
- Hospitals
- Schools
- Police Stations
- Magistrates Court
- Home Affairs
- Main Post Offices

**Map 14: Social Facilities**

Standards for provision of social services in scattered rural context is a challenging subject. As per Red Book and similar standards, the table below gives an indication of the ideal number of facilities per population. As per these standards, there is an oversupply of schools and serious backlog in medical facilities. This however does not take into account local factors, e.g. more schools may be required due the physical accessibility (pupils cannot cross rivers and mountains and car ownership is very low). The same applies to medical facilities – it may not be financially feasible or practical in terms of numbers of trained medical staff to supply the suggested number of facilities. Recommendations regarding number of facilities and approaches to address shortfalls will be made in the implementation framework of this document. An approach of focussing on the distance to facilities and levels of services at facilities will be recommend as opposed to a quantitative approach.

| **ESTIMATED REQUIREMENT OF SHORTFALL OF KEY SOCIAL FACILITIES** | | | | |
|---|---|---|---|---|
| | **Current Population 2016:** | **268 256** | | |
| ***Facility*** | ***Standard*** | ***Current Facilities*** | ***Required Facilities*** | ***Shortfall / Excess*** |
| **Education Facilities** | | | | |
| Primary School | 1 per 3,000/4,000 population | 115 | 67 | 48 |
| Secondary / High School | 1 per 6,000/10,000 population | 85 | 27 | 58 |
| **Health Facilities** | | | | |
| Clinic (Mobile Clinic) | 1 per 5,000 population | 17 | 54 | -37 |
| Day Hospital / Day Clinic | 1 per 10,000 population | 0 | 27 | -27 |
| Community Hospital | 1 per 14,500 population | 2 | 19 | -17 |
| **Social / Cultural Facilities** | | | | |
| Neighbourhood Library & Community Centre | 1 per 20,280 population | 0 | 13 | -13 |
| **Other** | | | | |
| Fire Station / Emergency Services | 1 per 60,000 population | 5 | 4 | 1 |
| Police Station (in Neighbourhood Node) | 1 per 25,000 population | 7 | 11 | -3 |

***All standards adopted from the guidelines for Human Settlement Planning and Design by the CSIR_RED BOOK and "Making Urban Places", 1996, Behrens & Watson, defined as international standard.***

**Table 10: Standards for Social Facilities**

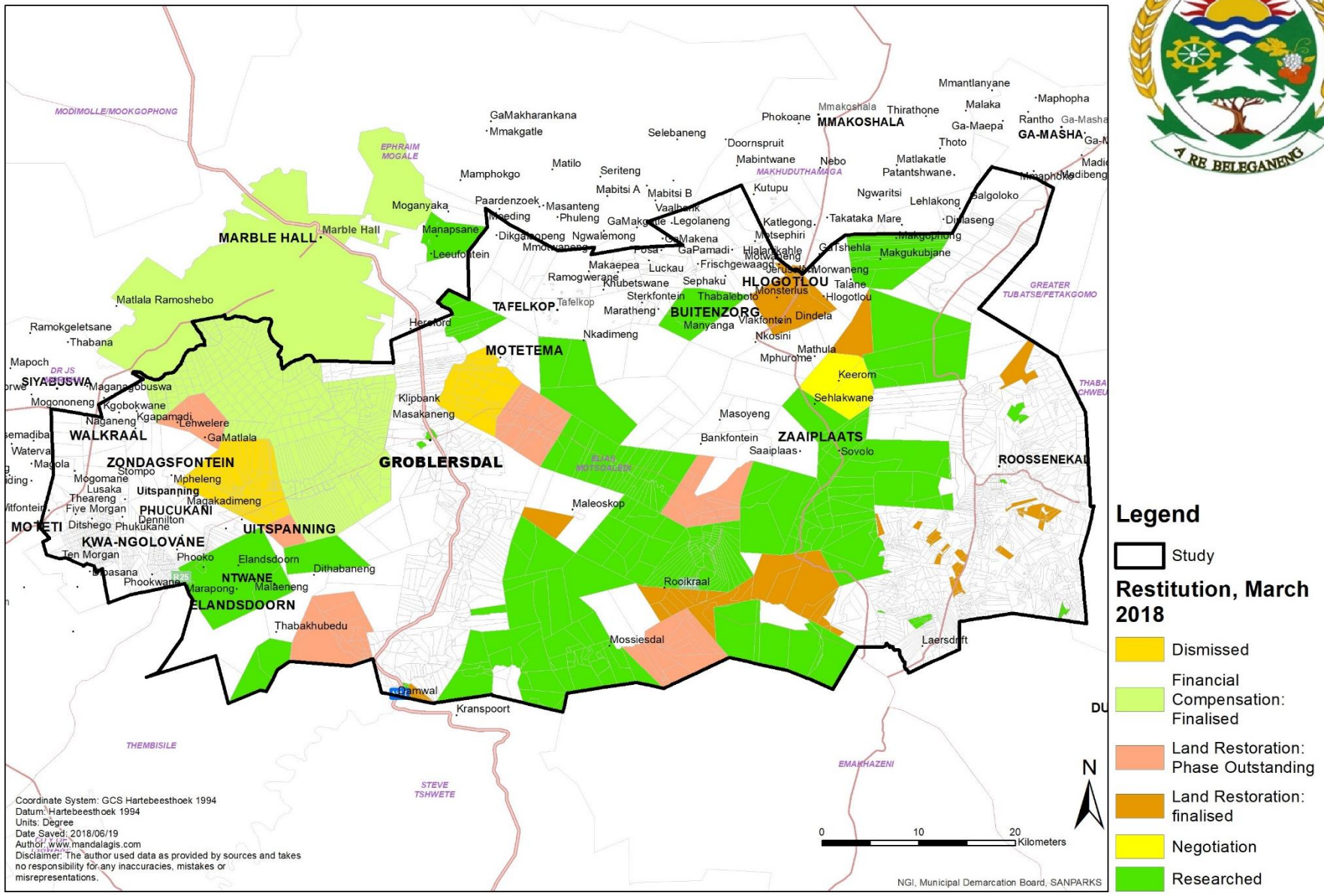
### 4.3.4 Land Ownership, Availability and Land Reform

The major issue regarding land reform in the EMLM is land claims emanating from claims involving land under traditional authorities. In the absence of a reviewed Communal Land Act (review not completed at date of writing) dealing with communal tenure rights, issues related to tenure in traditional authority areas will remain unresolved further complicating the issue of land claims. In the district as a whole, there are 850 land claims, which cover 75% of the land in Sekhukhune, are also causing major land shortages for the district.[16]

In the EMLM, some claims have been settled but the issue is still persisting. Land restitution status is indicated on **Map 14: Land Restitution** overleaf.

[16] SDM IDP 2017-18

# Land Restitution




**Map 15: Land Restitution**

Another major land issue is that land administration remains a bone of contention between the traditional and the municipal administrations, according to the SDM IDP 2017-18. The local municipalities remain with a challenge of land allocation for either residential or development priorities because traditional leaders allocate sites without engaging the municipalities to ascertain issues relating to township establishment and land development requirements.

There are 6 traditional authorities in the EMLM (source EMLM IDP 2017-18):

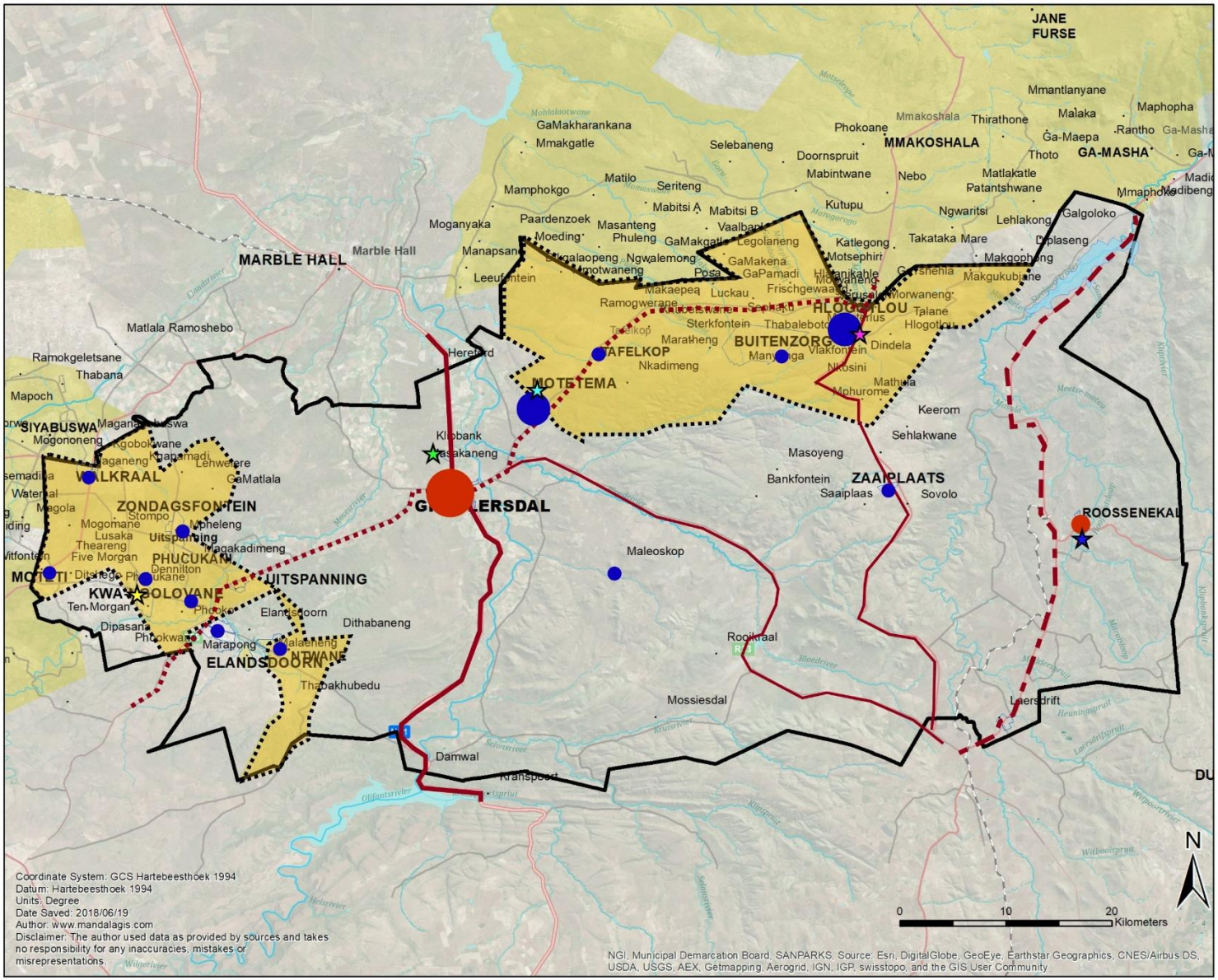
| Traditional Authority | Name of Chief | Location | Traditional Authority Needs (IDP) |
|---|---|---|---|
| Bakwena | Chief B.R. Matsepe Kopa | Ward 25 – Tafelkop Ga-Matsepe | • Water<br>• Office furniture |
| Bantwane | Chief M.P. Mathebe | Ward 10 - Ntwane | • Communication services<br>• Fencing of office<br>• Electrification of office |
| Ndebele | Chief P.J. Mahlangu Maphepha 2nd | Ward 19 | • Tarring of road to the office<br>• Construction of public toilets<br>• Fencing of the office<br>• Security room<br>• Renovation of office and hall |
| Bakgaga ba Kopa | Chief B.H. Rammupudu | Ward 26 Tafelkop | • Renovation of traditional authority offices<br>• Office equipment |
| Matlala | Chief S.F. Matlala | Ward 14 Ga-Matlala Lehwelere | • Traditional authority offices and equipment at Blompoort and Naganeng (Induna) |
| Manthole | Chairperson P.J. Phetla<br>(There is nog Chief at the Traditional Authority) | Ward 29 Ramogwerane | • Salaries for the acting Chief and Headmen (Indunas) |

**Table 11: Traditional Authorities**

In the majority of the villages (109) communal ownership prevails, highlighting the urgency for municipalities such as the EMLM that communal tenure legislation should be finalised. Land under traditional authority is shown on **Map 16: Traditional Authority Land**.

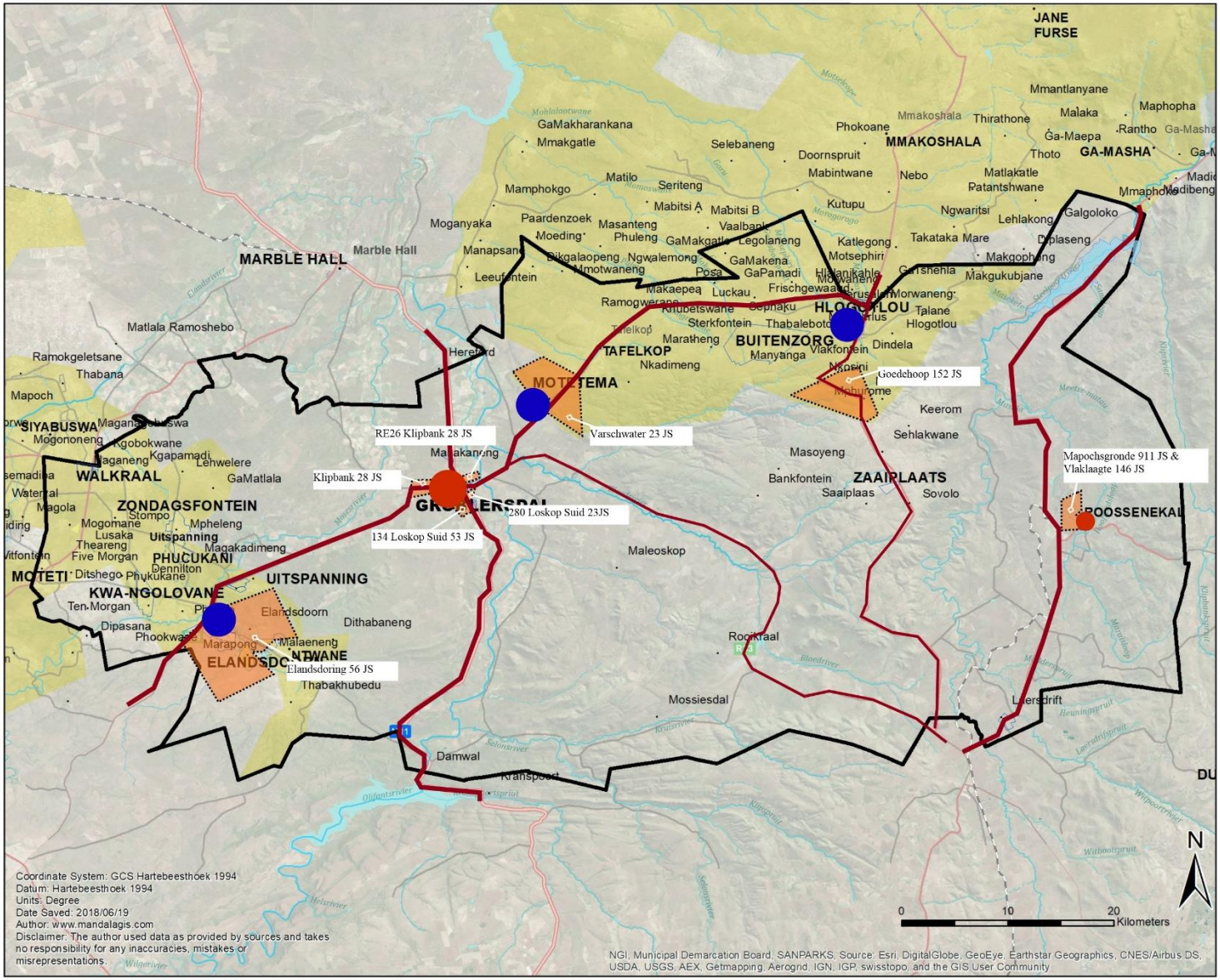
In terms of strategically land for future development, there are a few land parcels located around nodes that should be unitlised as a priority for housing and economic development. These land parcels were in government ownership and the time of writing. The strategic land parcels are indicated on **Map 17: Strategic Land Parcels**, the econd map overleaf.

# Traditional Authority Land




**Map 16: Traditional Authority Land**

# Strategic Land Parcels




**Map 17: Strategic Land Parcels**

## 4.4 Built Environment Status-Quo

### 4.4.1 Overall Spatial Structure

The spatial structure of the EMLM is typical of a rural municipality. It has one dominant urban area i.e. the town of Groblersdal. The bulk of economic activity, mainly commercial agriculture, is concentrated in Groblersdal and its surrounding area. The majority of the population, also the poorest of the population, live in 82 rural settlements on the outskirts on the municipality. These rural settlements include two former homeland areas - Moutse and Hlogotlou are the former homeland areas of Lebowa (north) and KwaNdebele (west).

The spatial structure is characterised by a hierarchy of nodes, confirmed in the Limpopo Spatial Development Framework 2016:

- Groblersdal Town: Provincial Growth Point
- Motetema: Municipal Growth Point
- Monsterlus: Municipal Growth Point
- Dennilton / Elandslaagte: Rural Node / Service Point
- Sehlakwane: Rural Node / Service Point

Due to the dispersed nature of the rural settlements, there are also some areas that serve as small local service points including the small town of Roossenekal and rural points such as Sephaku, Moteti/Zoetmelksfontein and Walkraal

Refer to **Map 16: Spatial Structure** for an indication of these nodes.

The majority of the EMLM population live in these concentration points, which are located which are located along the major provincial and national roads traversing the area (R25/N11/R33, R573 and R555).

The two largest settlements within this structure are:

***Groblersdal:*** Formal town located along N11/R25 approximately 28km south of Marble Hall. It provides a higher order service to the surrounding area including complimentary activities associated to the agricultural and mining sector, retail, social and financial services. The town consists of close to 1700 registered erven.

***Motetema / Tafelkop:*** - The largest rural node in the municipality. It is located along the D1547 route approximately 10km (Motetema) and 18km (Tafelkop) from Groblersdal respectively. Part of the area (Tafelkop) is under traditional authority and consists of more than 8000 unregistered erven. Motetema has close to 1000 registered erven.

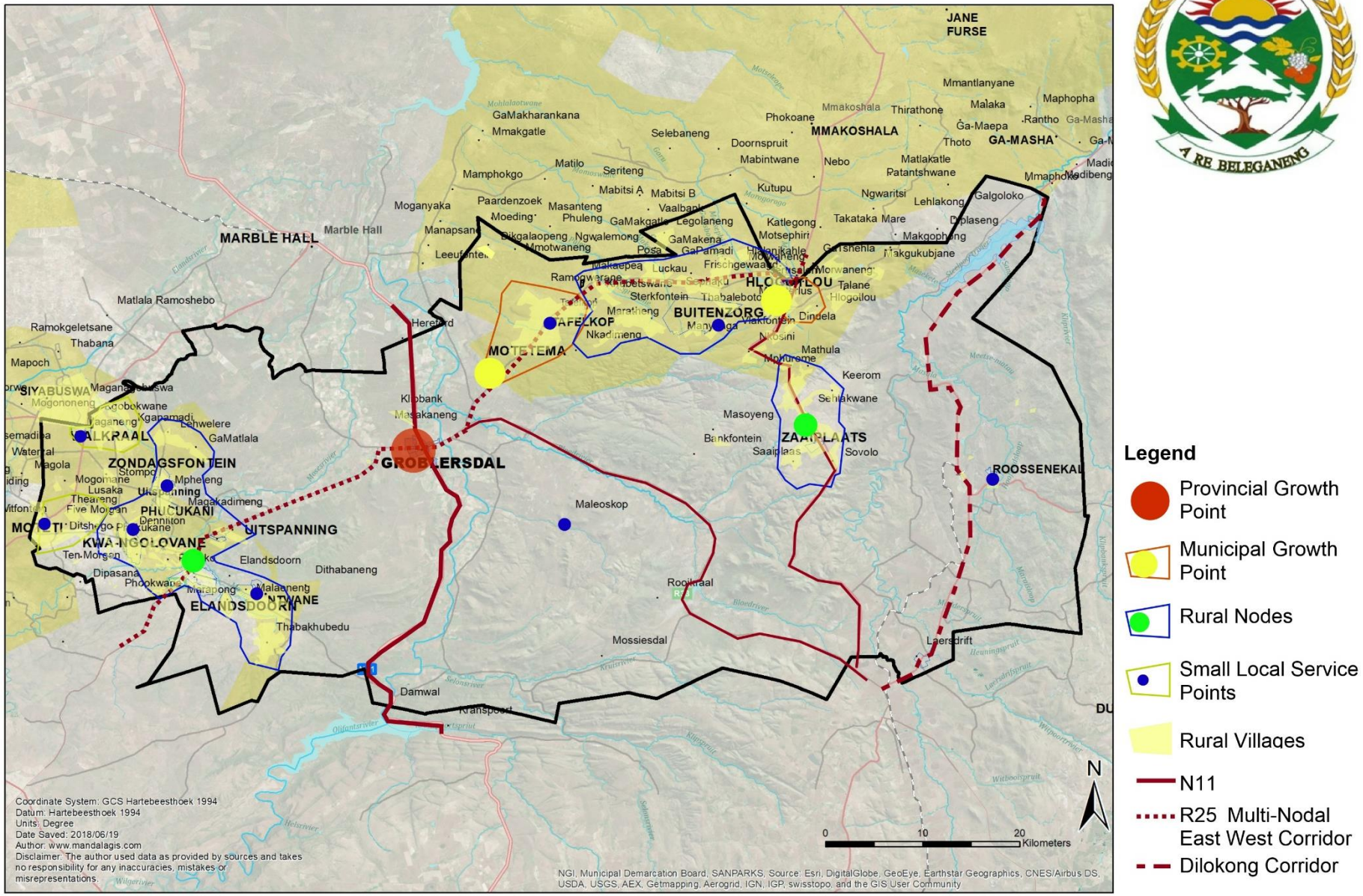
The only other formal urban area in the EMLM is the small town of ***Roossenekal***, located within the south east of the municipal area in close proximity to the R555 along D1526. The town is smaller than Groblersdal with only close to 700 registered erven and provide lower order services to mainly the agricultural sector.

Current major development in the EMLM as highlighted in the EMLM IDP 2017-18 include:

- Groblersdal Regional Mall
- Agri-park - council approved allocation of 40 hectares of land for Agri-Park development (Groblersdal to serve as Agri-Hub) which forms part of the DRDLR initiative
- Council driven proposals:
    - 95% completion of Groblersdal township establishment process on Portion 39 of Farm Klipbank 26js.
    - Completion of Roossenekal township establishment in progress on the Remainder of farm Mapochgronde 911js
    - Township establishment processes for the expansion of Groblersdal Industrial Sites on Portion 0 of farm Klipbank 26js

The main nodes and settlement clusters are they currently are, are shown on **Map 18: Spatial Structure** overleaf.

## Spatial Structure




**Map 18: Spatial Structure**

### 4.4.2 Land Use Management

Land use management in the EMLM is governed by SPLUMA. In terms of progress with SPLUMA implementation the following is noted in the EMLM IDP 2017-18:

- The District Joint Tribunal has been established to consider specific category of land development applications
- The system of delegation of responsibilities to the tribunal as well as the designated officials has been approved by council wherefore certain categories of application should be dealt with by each designated authority or individual.

The EMLM does not have a wall-to-wall land use scheme. The Groblersdal Town Planning Scheme of 2006 is applicable to the formal areas of Groblersdal town. There is also not formal land use management system in the municipality.

The implementation of a formal land use management system in the EMLM is complicated by the fact that the majority of its population live in rural areas with mostly unregistered erven. This is largely due to the existence of traditional authorities in the area. Special land use management measures will have to be implemented in such areas, or alternatively the erven will have to be formalised. This process is further hampered by the lack of national legislation governing communal land tenure and related matters.

The figure show the limited extent of areas where a formal cadastre of townships (i.e. formal erven) is available.

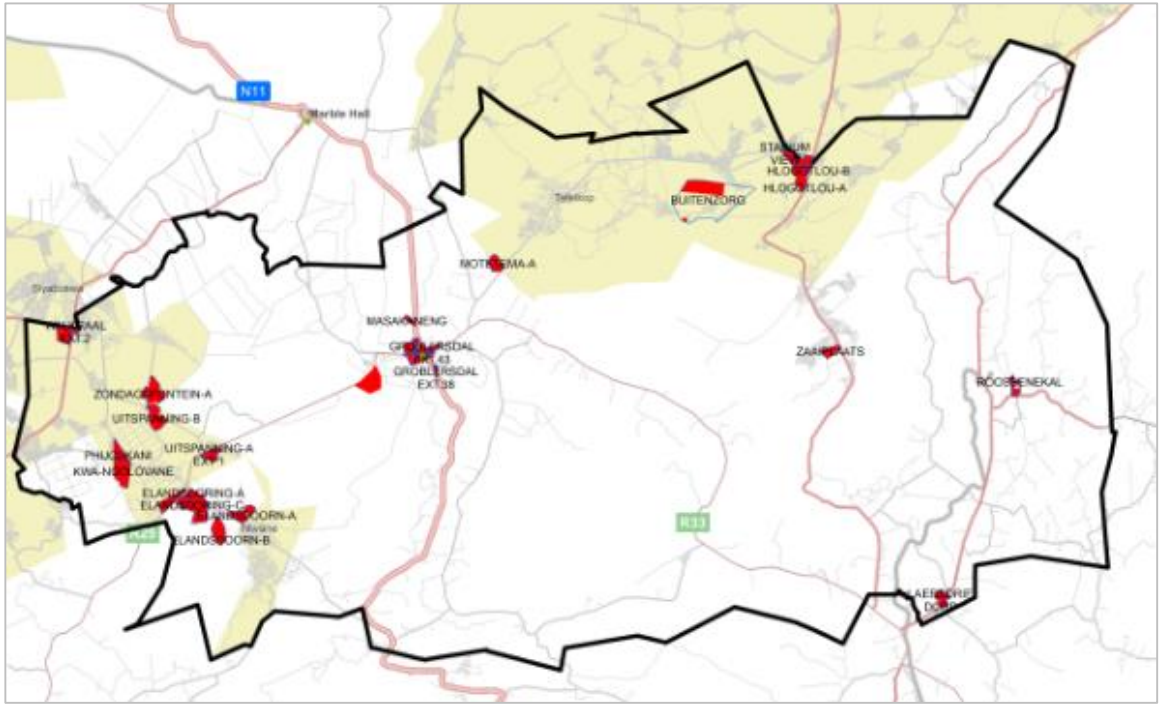



**Figure 7: Areas with Formal Erven**

### 4.4.3 Housing

The largest portion of housing in the EMLM is formal (StatsSA 2016):

| Type of Dwelling | Number (2016) | % of Total |
|---|---|---|
| House of brick / concrete block structure on a separate stand or yard or on a farm | 48781 | 73,51 |
| Traditional dwelling / hut / structure made of traditional materials | 2740 | 4,13 |

| Type of Dwelling | Number (2016) | % of Total |
|---|---|---|
| Flat or apartment in block of flats | 192 | 0,29 |
| Cluster house in complex | 12 | 0,02 |
| Townhouse (semi-detached house in a complex) | 29 | 0,04 |
| Semi-detached house | 559 | 0,84 |
| House / flat / room in backyard | 8414 | 12,68 |
| Informal dwelling in backyard | 2404 | 3,62 |
| Informal dwelling (not in backyard; e.g. in an informal settlement or on a farm) | 1028 | 1,55 |
| Room / flat on a property or larger dwelling / servants quarters / granny flat | 771 | 1,16 |
| Caravan / tent | 21 | 0,03 |
| Other | 1408 | 2,12 |
| **Total** | **66359** | |

**Table 12: Dwelling Types**

Currently, the municipality has a backlog of 7500 houses which is due to the growing demand of houses.[17] There are also 5 informal settlements in the EMLM in the process of upgrade / formalisation. The progress with formalising settlements is as follows:[18]

| Settlement | Formalisation Progress |
|---|---|
| Zone 11 in Roossenekal Ward 30 | Feasibility study completed |
| Zuma Park in Dennilton Ward 07 | Feasibility study complete |
| Congo in Motetema Ward 29 | Draft layout |
| Hlogotlou Stadium Ward 20 | Process finalised; handover done |
| Masakaneng Village next to Groblersdal (Ward 14) | General Plan in place |

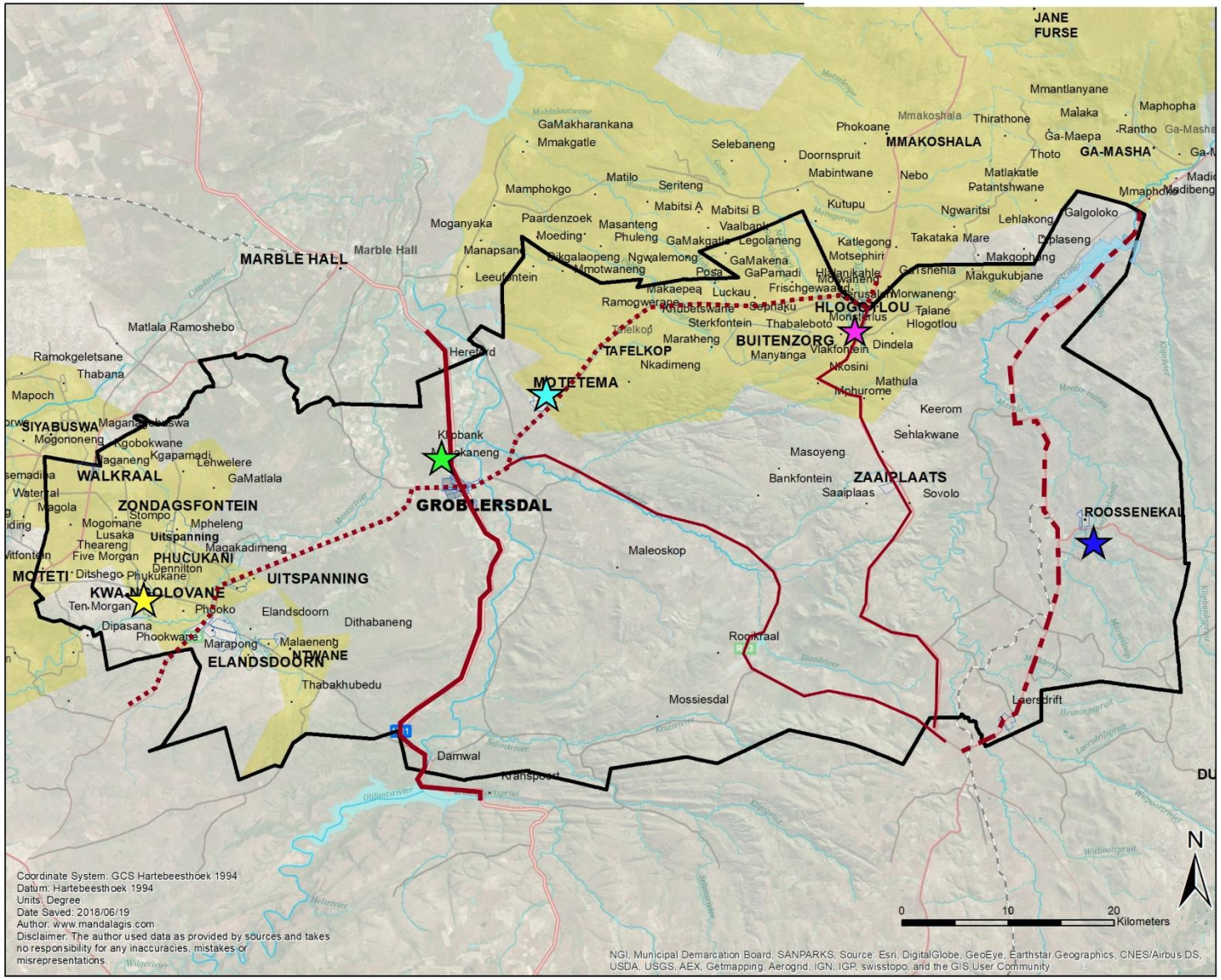
**Table 13: Informal Settlement Upgrade**

It is also noted that land invasions are problematic, with land invasions at Roossenekal, Laersdrift, Walkraal, Masakaneng, Motetema, Elnsdoorn (Tambo, Walter Sizulu) and R25 T-junction Groblersdal.[19]

The informal settlements which are part of the upgrade process is shown on **Map 19: Informal Settlements Upgrade** overleaf.

[17] EMLM IDP 2017-18
[18] EMLM IDP 2017-18
[19] EMLM IDP 2017-18

# Informal Settlement Upgrade




**Legend**

Informal Settlements Being Upgraded:

- Zuma Park
- Masakaneng Village
- Congo
- Hlogotlou Stadium
- Zone 11

**Map 19: Informal Settlements Upgrade**

### 4.4.4 Movement and Transport

The major national and provincial road traversing the area are the N11, R25, R33, R573 and R555. These roads serve the purpose of both regional connectivity and to give access to nodes within the EMLM. The main node, Groblersdal, is located at the intersection of the N11/R25/R33.

The general condition of major regional roads is poor with severe damage such as potholes, cracks, and rutting observed along most roads. The following summary of road conditions is provided:[20]

| Road | Description | Condition | Ownership |
|---|---|---|---|
| N11 | Groblersdal, Loskopdam, Mokopane | Good | SANRAL |
| R25* | Groblersdal, Johannesburg / Groblersdal, Tafelkop, Monsterlus | Under construction (bad) | RAL |
| R33 / R555 | Groblersdal, Stoffberg, Roossenekal | Bad | RAL |
| D1547 | Groblersdal, Motetema, Monsterlus | Bad | RAL |
| *Note: Priority road for upgrade since serving high volumes of traffic and major public transport route between Groblersdal, Tafelkop and Mosterlus. | | | |

**Table 14: Major Roads: Condition**

Road damage is particularly prevalent along the following sections of road:[21]

- The R33 between Groblersdal and Stoffberg;
- The R555 between Stoffberg and Roossenekal;
- The R25 between Dennilton and Groblersdal.

In terms of local roads, there is a backlog of approximately 1200 km roads that need surfacing or resurfacing.[22] In general the quality of the local road network is considered fair, with 9% of the surfacing and 11% of the structure poor or very poor. Local issues include potholes, cracking and lack of storm water management.

The quality of major regional roads is a concern as it hampers economic activity in terms of the flow of good and people between major nodes in the area. It also makes social services less accessible to communities. Since the regional roads in the EMLM are mostly under national and provincial control, road quality is a major intergovernmental issue to prioritise in the EMLM. The same challenge apply to rural roads, as roads and storm water management in rural areas fall under the control of

[20] EMLM IDP 2017-18
[21] SDM IDP 2017-18
[22] EMLM IDP 2017-18

the Limpopo Department of Roads and Public Transport. The IDP notes that there is no clarity on the management responsibility of the rural roads between the local municipality, the district municipality and the provincial authorities.

The roads forming part of the Dilokong and Phalaborwa corridors have been prioritised by the District, but this does not directly affect the EMLM as those corridors are not within the EMLM.

The main modes of public transport that serve the EMLM area are taxis and busses, using the same routes. Buses are available in all 30 wards to commute people to their destination. It is stated in the EMLM IDP 2017-18 that a lot of the community members rely on bus services because of their accessibility to remote areas as compared to taxis that use main roads only. The local bus service provider is Great at North Buses (7 days a week; whole day). A morning / evening regional bus service to Pretoria is provided by PUTCO. There is no commuter rail service.

Vehicular transport however remains the small component of people movement especially in the more remote rural areas. Only a fraction of the community (4, 7%) utilises minibus taxi as a mode of transport to places of work and schools, and 3, 5% uses bus transport as their main mode of transport. More than 85% of people walk as their main mode of travel.[23]

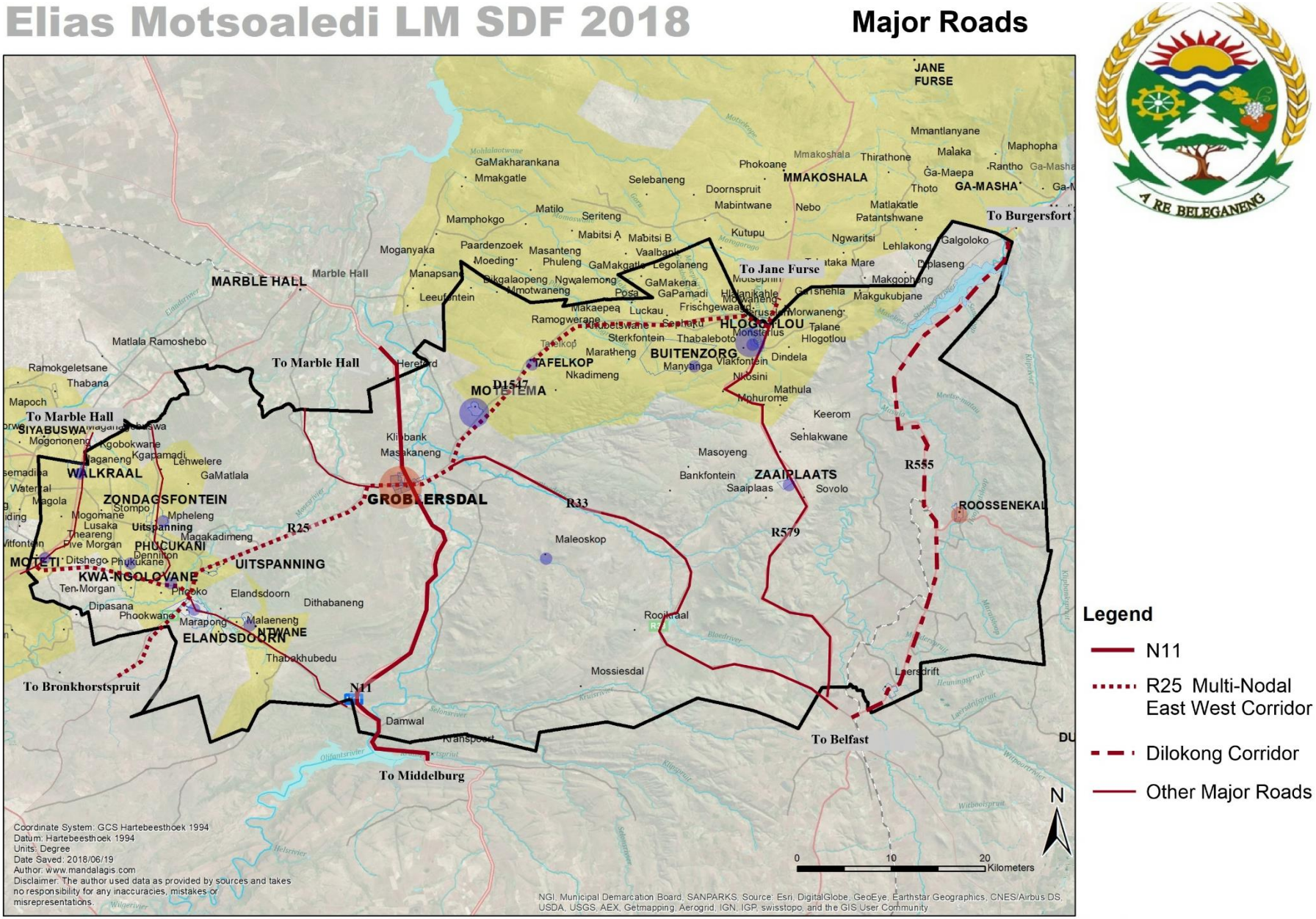
There is only a single airfield in the EMLM located in Groblersdal, use for emergencies, tourism and agriculture.

The Municipal Integrated Transport Plan indicates amongst other challenges the following aspects as key:[24]

- Poor access roads to rural communities
- Insufficient commuter transportation
- Inadequate signage on public roads
- Road accidents caused by animals
- Upgrading of public transport infrastructure
- Non-motorised transport ,Pedestrian sidewalks and cyclists
- Hawkers stalls or illegal settlements along the road side
- Non-compliance of activities at the existing air strip

The main movement network is indicated on **Map 20: Major Roads**.

[23] EMLM IDP 2017-18
[24] EMLM IDP 2017-18




**Map 20: Major Roads**

### 4.4.5 Water

Very few residents have access to piped water inside their dwelling (12.2%)[25], with only 23% of residents having access to water on site. Access to water is shown on **Map 21: Access to Water**. Access to piped water is mostly restricted to formal towns, whereas rural areas do not have access.

Formal water provision is hampered by the topography of the area as well as the dispersed nature of settlements across the rural landscape. The increase in households by close to 10% (StatsSA 2011) further worsened the water backlog. The current backlog is approximately 35 000 households. Due to lack of formal water provision, most residents rely on natural water sources such as streams and springs. Some communities rely on boreholes. There are a total of 71 boreholes in the municipality with 44 of them not operational. These boreholes are Minor Aquifer types that supply communities of 1800 people from a single borehole.[26] The following is a summary of water sources used (StatsSA 2011):

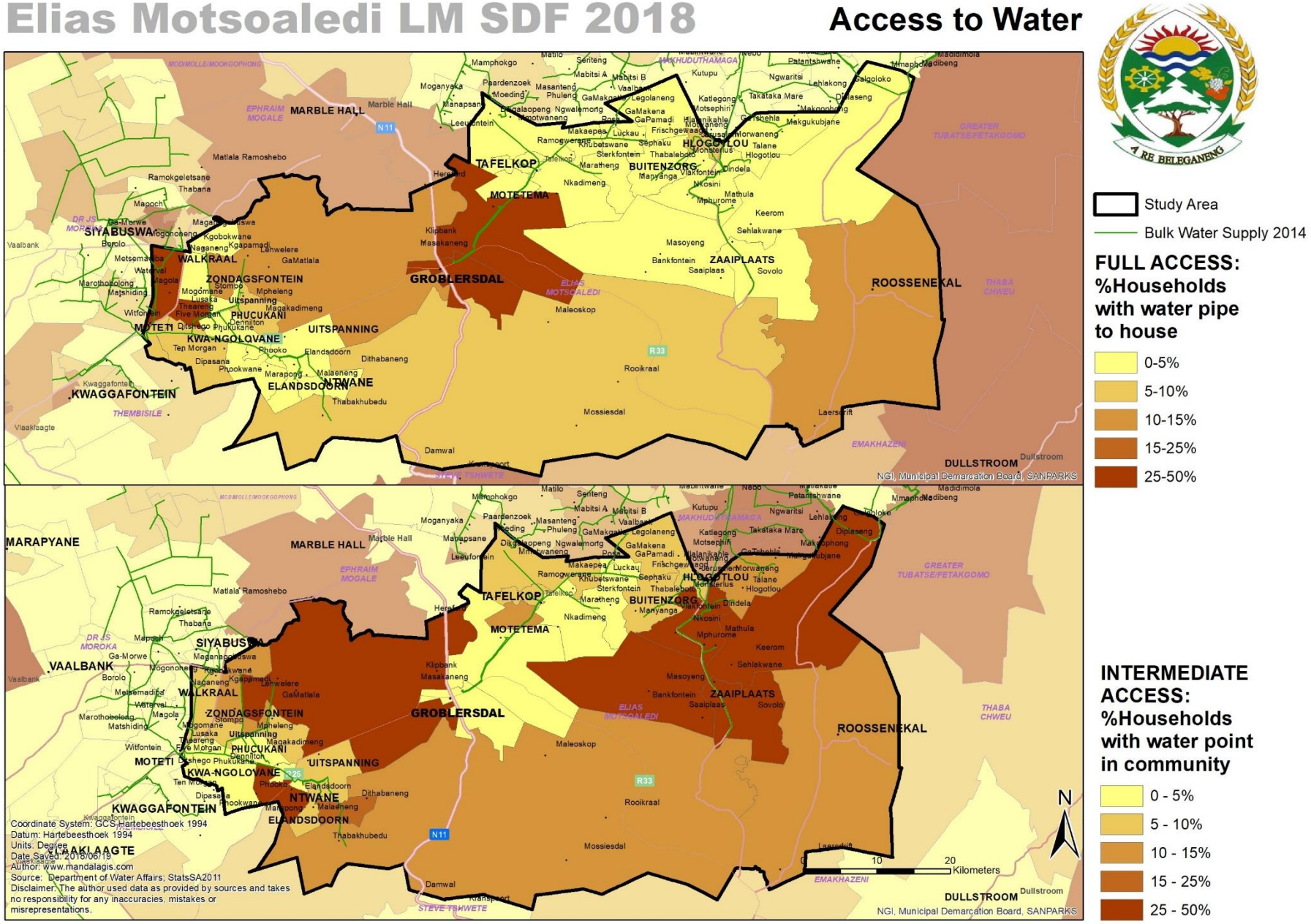
| Water Source | % of households |
|---|---|
| Regional / local water scheme | 43.5 |
| Borehole | 19.3 |
| Spring | 2.7 |
| Rain water tank | 1.6 |
| Dam / pool / stagnant water | 5.4 |
| River / stream | 9 |
| Water vendor | 9.2 |
| Water Tanker | 4.3 |
| Other | 5 |

**Table 15: Water Sources**

Another dimension to the challenge of water provision is the lack of bulk infrastructure. The Sekhukhune district municipality (SDM) is a water authority, and the EMLM's provide water as per the signed water service level agreement with the District. In this capacity, the SDM has upgraded the water treatment plant in Groblersdal which will be used for bulk water supply in Moutse area.

The SDM provides free basic water to all villages in the EMLM except Groblersdal, Motetama and Roossenekal. The largest part of the indigent population is in rural areas where the SDM is providing the water services. Approximately, 31649 households receive free basic water in EMLM.[27]

[25] StatsSA 2011
[26] EMLM IDP 2017-18
[27] EMLM IDP 2017-18




**Map 21: Access to Water**

### 4.4.6 Sanitation

Sanitation provision remains a big challenge in the EMLM, with only approximately 10% of households having access to water borne sewerage (StatsSA 2011). This is linked to the challenges with water provision especially in the rural settlements. The current sanitation backlog is 84,6% (56 149 households).[28] Due to the topography, lack of water and dispersed nature of settlements, full water borne sewerage for the entire municipality may not be feasible.

The SDM is providing sanitation services as outlined in their powers and functions, while the role of the EMLM is to co-ordinate. Free basic sanitation is provided in all rural areas in the form of VIP toilets. Access to sanitation is summarised as follows (StatsSA 2011):

| Type of Sanitation | Households | Percentage |
|---|---|---|
| Flush toilet connected to sewerage | 6085 | 10 |
| Flush toilet (with septic tank) | 942 | 1.6 |
| Chemical toilet | 766 | 1.3 |
| Pit latrine with ventilation (VIP) | 4949 | 8.2 |
| Pit latrine without ventilation | 42683 | 71 |
| Bucket latrine | 460 | 0.8 |
| No toilet | 2680 | 4.4 |
| Other | 1687 | 2.8 |
| | 60251 | |

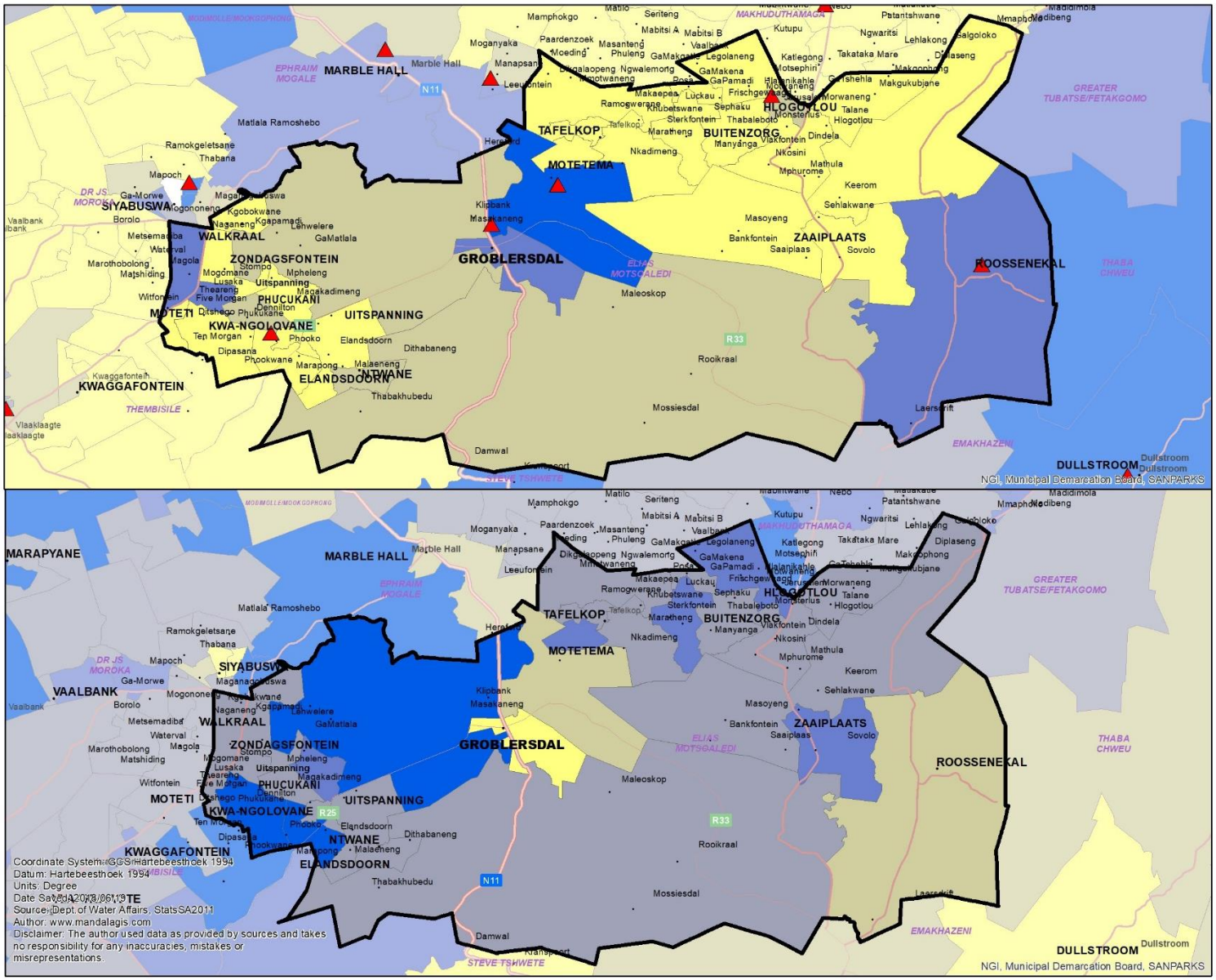
**Table 16: Access to Sanitation**

In terms of bulk infrastructure, there are two waste water treatment works in the EMLM, i.e. Groblersdal WWRW and Roossenekal WWTW. These facilities serve the formal towns. There are also two ponds systems, one in Motetema and one in Dennilton. It is noted in the IDP that these are in need of upgrade.

Access to water is shown on **Map 22: Access to Sanitation**.

[28] EMLM IDP 2017-18

# Access to Sanitation




Study Area

Waste Water Treatment Works

**FULL ACCESS: %Households with flush / chemical toilet**

- 0 - 5%
- 5 -10%
- 10 - 20%
- 20 - 40%
- 40 - 60%

**INTERMEDIATE ACCESS: %Households with pit latrines**

- 0-10%
- 10-25%
- 25-50%
- 50-60%
- 60-100%

**Map 22: Access to Sanitation**

### 4.4.7 Waste Management

Only 16, 5% households in the EMLM receive full kerbside collection (StatsSA 2016). The refuse removal service has been recently been extended to Walter Sizulu (RDP) and Tambo villages in Dennilton. In addition, the Community Service Department has introduced Free Basic Refuse Removal service in ten villages utilising communal skips.[29]

In terms of bulk infrastructure, the municipality has two landfill sites servicing the formal towns, located at Groblersdal and Roossenekal. There is a transfer station at Hlogotlou. A major concern is the Philadelphia dumping site which is not licensed by is used by the local hospital where waste is burned.

### 4.4.8 Energy

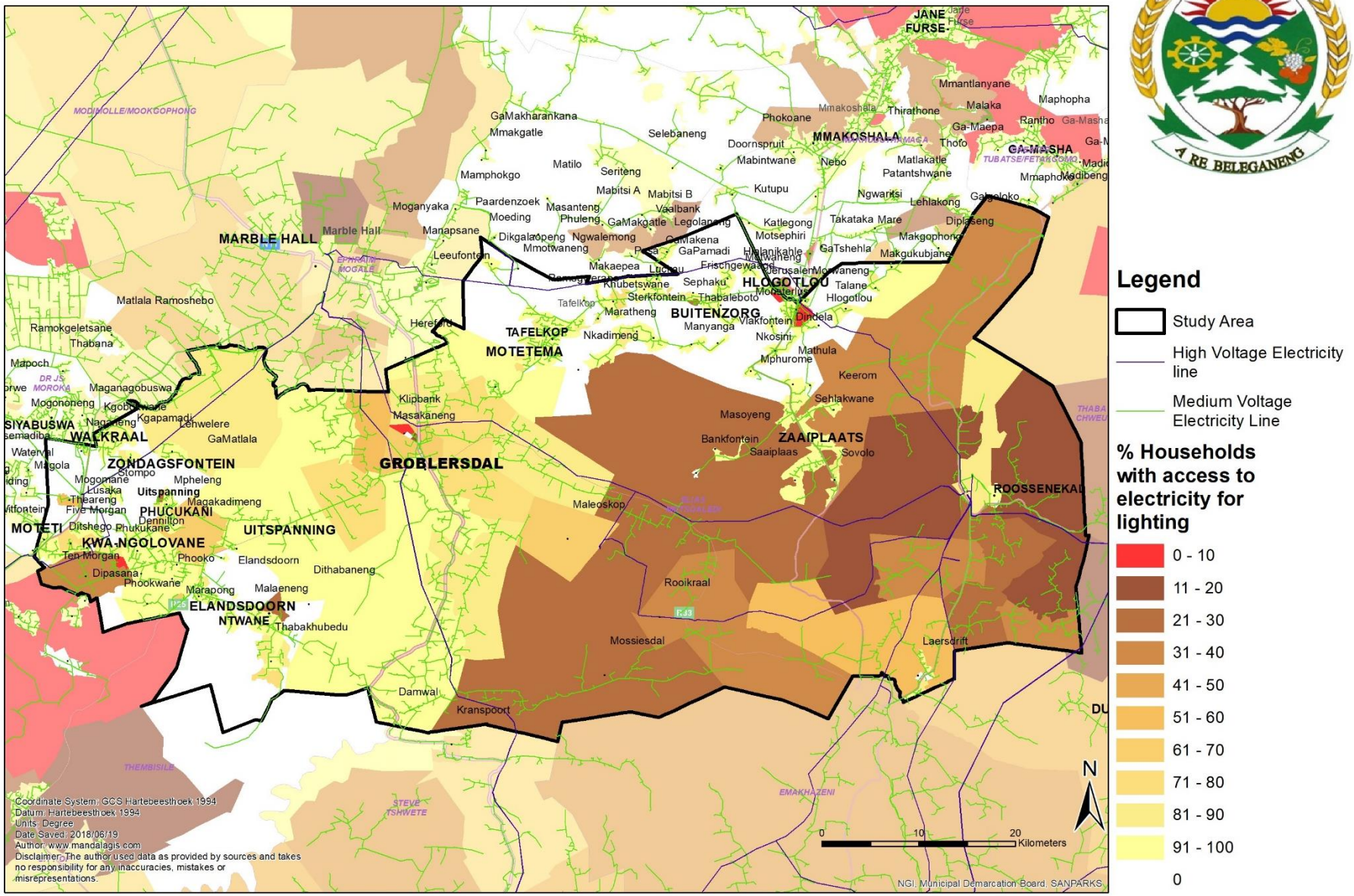
Electicity is the one basic service where the backlog has been almost completely eradicated. Approximately 97, 5% of all the towns and villages comprising the EMLM have access to electricity supply. The electricity backlog is 6 % (3895 households).[30] It is mainly the sparsely populated rural areas where there is lower levels of access to electricity.

The municipality and ESKOM are the main electricity supply authorities. The Municipality has a licence for Groblersdal and Roossenekal town only, with all other areas falling under the jurisdiction of Eskom.

Access to electricity is and distribution of Eskom lines are shown on **Map 23: Access to Electricity.**

[29] EMLM IDP 2017-18
[30] StatsSA 2016 in EMLM IDP 2017-18

# Access to Electricity




**Map 23: Access to Electricity**

# 5 SYNTHESIS SPATIAL ISSUES AND OPPORTUNITIES

The EMLM is a typical rural municipality with one small urban node and large rural village clusters, of which the majority are under traditional leadership. The majority of the population live in the rural villages.

The area is well connected regionally to nodes in Limpopo, Mpumalanga and Gauteng, although road conditions could be improved and freight rail options should be considered.

The main strength of the EMLM is its agricultural sector. One of the main commercial agriculture clusters occur partly in the municipal area. There is opportunity to further strengthen this sector through intervention into the small scale / subsistence farming sector to ensure that it becomes more productive and commercialised. Expanding the value chain locally in terms of agri-processing and logistics is another key opportunity. An opportunity for economic diversification exists in the form of tourism, which would require a comprehensive strategy as part of a regional approach to tourism.

The area is however plagued by a severe lack of service delivery. Rural villages mostly do not have access to water, sanitation and formal refuse removal. This impacts negatively on the quality of life of communities. The challenge or service provision is however complicated by difficult topography, scattered and unstructured settlements form of villages, lack of water sources and serious financial viability constraints. The majority of the municipal population earn low or no annual income, and as such would be strained to pay for services. This scale of the issue is as such that it will have to be addressed at a wider scale with provincial / district assistance. Strategies around alternative service delivery will have to be formulated.

The unstructured nature of most of the rural settlements present a further challenge that will have to be addressed. Opportunities exist to strengthen nodes as part of the current spatial structure where population and social services are already clustered. The current lack of cadastral units / erven in most settlements hamper the formalisation of nodes and service delivery, as well as the establishment of a formal land use management system. The formalisation of especially nodal areas will have to be prioritised, but in time also other rural settlements. A new Land Use Scheme will have to make provision for the long term formalisation process and incorporation of formalised areas into the Scheme.

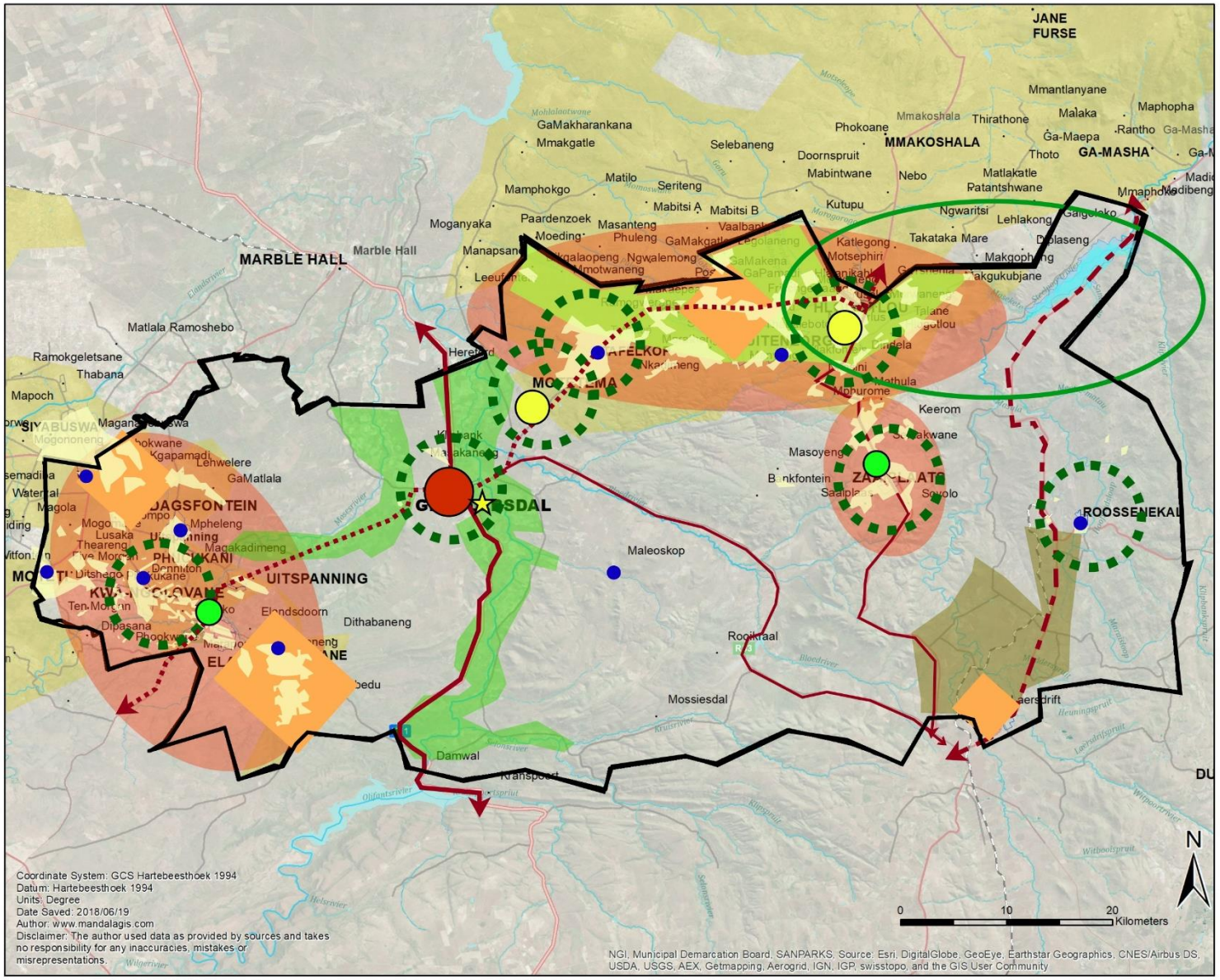
Innovative solutions will have to be found to address the cycle of poverty and low service delivery in the area. It may require restructuring of settlements over the medium term and an alternative, off-grid approach to basic service delivery. Commercialisation of small scale agriculture and the provision of accessible social service in a strong nodal structure should be prioritised. It would be important a new approach to development and land allocation be agreed to with the traditional leadership in the area, to ensure cooperation towards common goals. Substantial energy will have to be devoted to engagement processes, to complement and facilitate technical processes.

The table below presents a summary of strengths, weaknesses, opportunities and threats. The **Map 24: Spatial Synthesis** of the next page presents a spatialized summary of the main issues in the EMLM, where relevant.

| STRENGTHS | WEAKNESSES |
|---|---|
| • Established commercial agriculture sector, irrigation schemes<br>• New De Hoop dam for community, mining water provision<br>• Groblersdal is established node<br>• Well located central to markets (hampered by poor road conditions) | • Very low levels of access to water and sanitation especially in rural areas<br>• Weak on adhering to principle of spatial justice – land reform process lagging largely due to lack of communal land and tenure legislation<br>• Weak on adhering to principle of spatial efficiency – scattered rural settlements difficult to service, not conducive to economic development<br>• Weak on adhering to principle of spatial sustainability – sprawling settlements in high quality agricultural land, few nature reserves, potential impact of mining not managed.<br>• Tourism potential not utilised<br>• Population distribution in EMLM: large percentage of poor living in scattered rural villages<br>• High unemployment and high dependency ratio<br>• Poor road conditions hampering regional accessibility |
| **POTENTIAL** | **THREATS** |
| • High quality agricultural land in northern traditional areas – potential for higher output farming and food security<br>• High potential grazing land in most of EMLM<br>• Groblersdal identified as AgriHub by DRDLR<br>• Points can be identified in rural settlements where densities can be increased and local service nodes created.<br>• High tourism potential – can be better utilised<br>• Large are of natural beauty and sensitive ecosystems, e.g. mountainous areas near De Hoop Dam – potential for more nature reserves as associated economic development<br>• Unknown degree of mining potential (balanced with threat to natural environment)<br>• Part of multi-nodal east-west District corridor passes through EMLM<br>• Strategic public land available for development adjacent to existing nodes | • Lack of land reform threat to long term security of tenure and economic development<br>• High level of reliance on intergovernmental cooperation as many functions such as service provision, roads, district tribunal, etc. performed by other spheres of government<br>• Large environmentally sensitive areas that could be negatively impacted by mining<br>• Illegal land occupation, partly driven by housing shortage<br>• Relatively high population growth for rural area – more pressure on services, housing provision and sprawl of settlements<br>• Infrastructure maintenance challenges |

**Table 17: SWOT Summary**

## Spatial Synthesis




### Legend

**Opportunities & Strengths**

- Nodal structure - potential to strengthen
- High regional connectivity
- Regional development corridors
- Commercial agriculture: irrigation
- Agri-Hub
- Commercial agriculture: grazing
- Potential to commercialise small scale farming
- Potential for new reserve / tourism near De Hoop Dam
- Clusters of more diverse social services

**Threats & Weaknesses**

- Scattered rural villages hamper service delivery
- Dense rural communities without access to basic
- Communities with least access to social services

**Map 24: Spatial Synthesis**

# 6 SPATIAL STRATEGIES

## 6.1 Introduction: Spatial Strategies

In this section, the spatial strategies comprising the Spatial Development Framework will be presented. This will be based on a review of the current SDF and the issues emerging from the analysis presented in the previous section. This section will include the following:

- Spatial Development Objectives
- Conceptual Framework
- Spatial Strategies
    - Nodes and settlement clusters
    - Corridors and movement lines
    - Rural focus areas

## 6.2 Spatial Development Objectives

Following from the spatial development vision guiding this SDF (see previous section), the spatial development objectives have been identified:

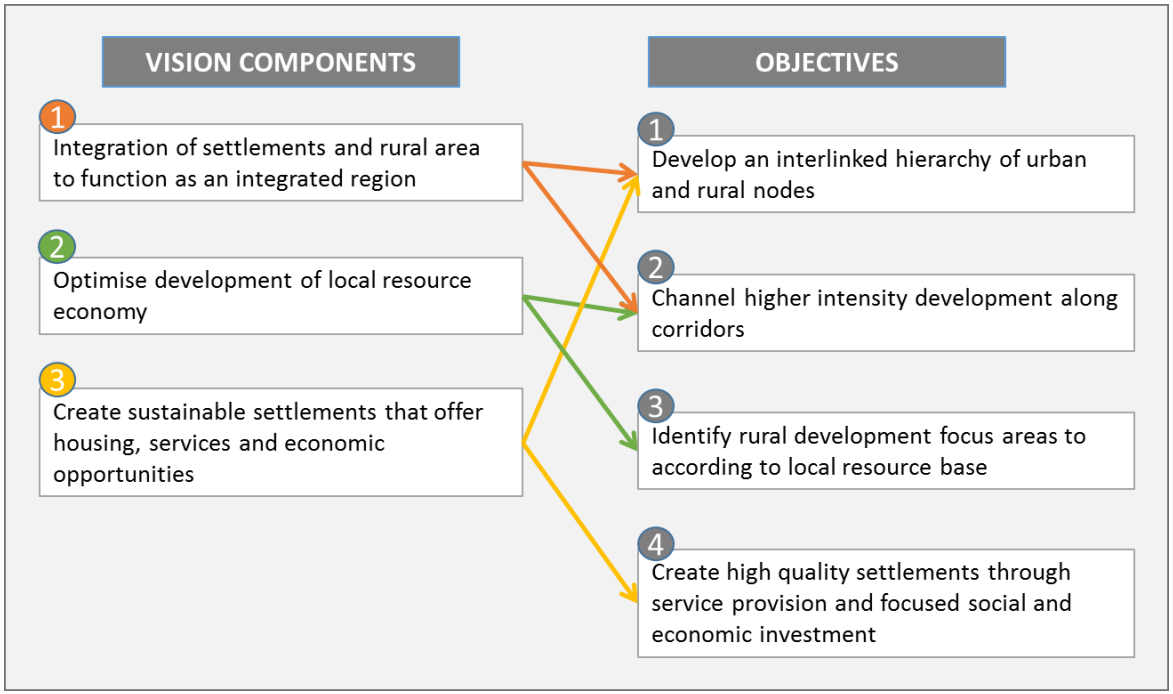



**Figure 8: Spatial Development Objectives**

## 6.3 Conceptual Framework

The conceptual framework indicated how these objectives are expressed in the specific spatial context of the EMLM. The conceptual framework is also used to identify specific spatial strategies.

The proposed spatial strategies are:

1 - Define hierarchy and role of urban nodes
2 - Define hierarchy and role of rural nodes, in the context of rural settlement clusters
3 - Identify and define development corridors and regional movement connectors
4 - Define focus areas for rural development anchored to rural nodes

Each of these strategies will be described in more detail in the following sections.

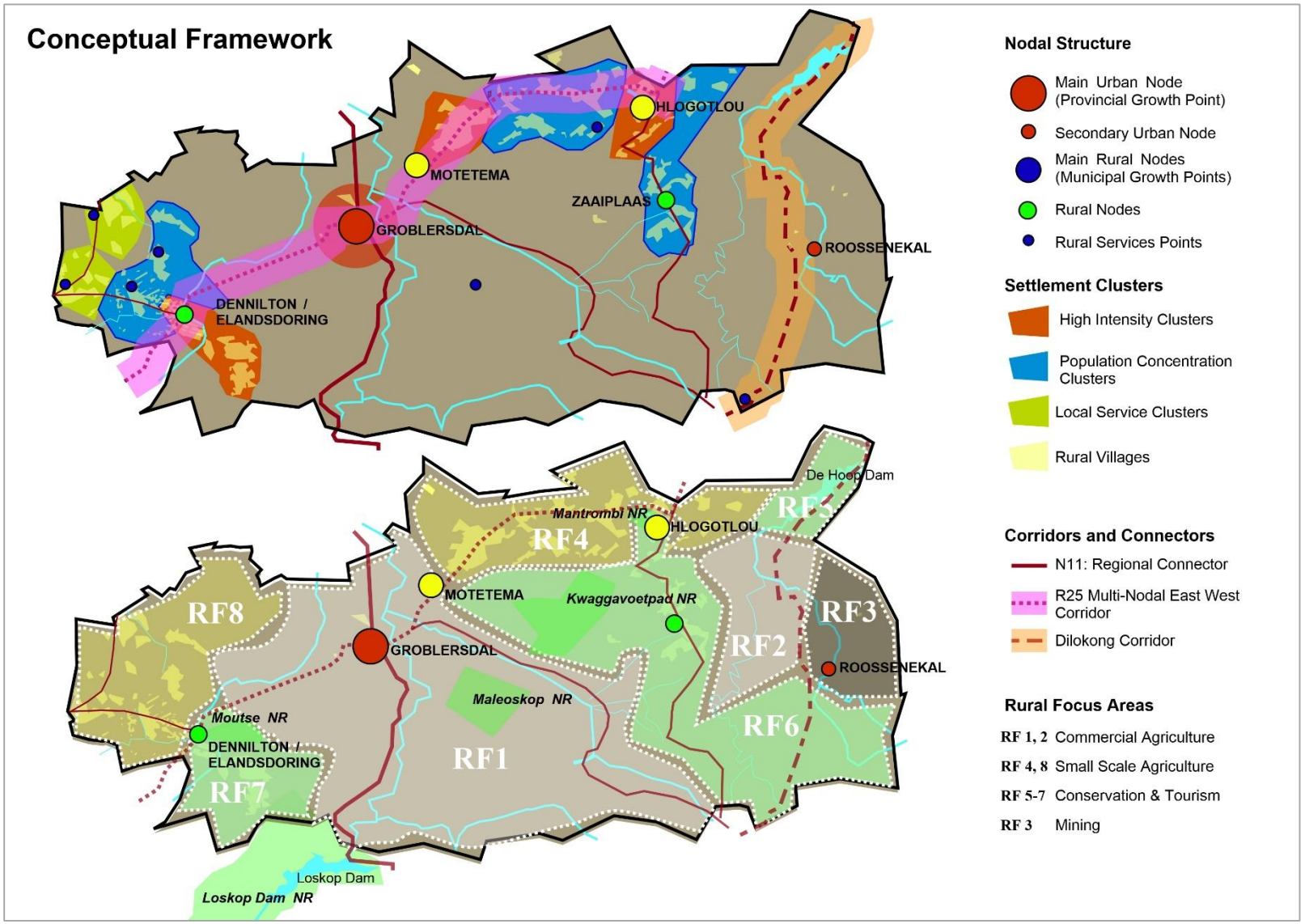



**Figure 9: Conceptual Framework**

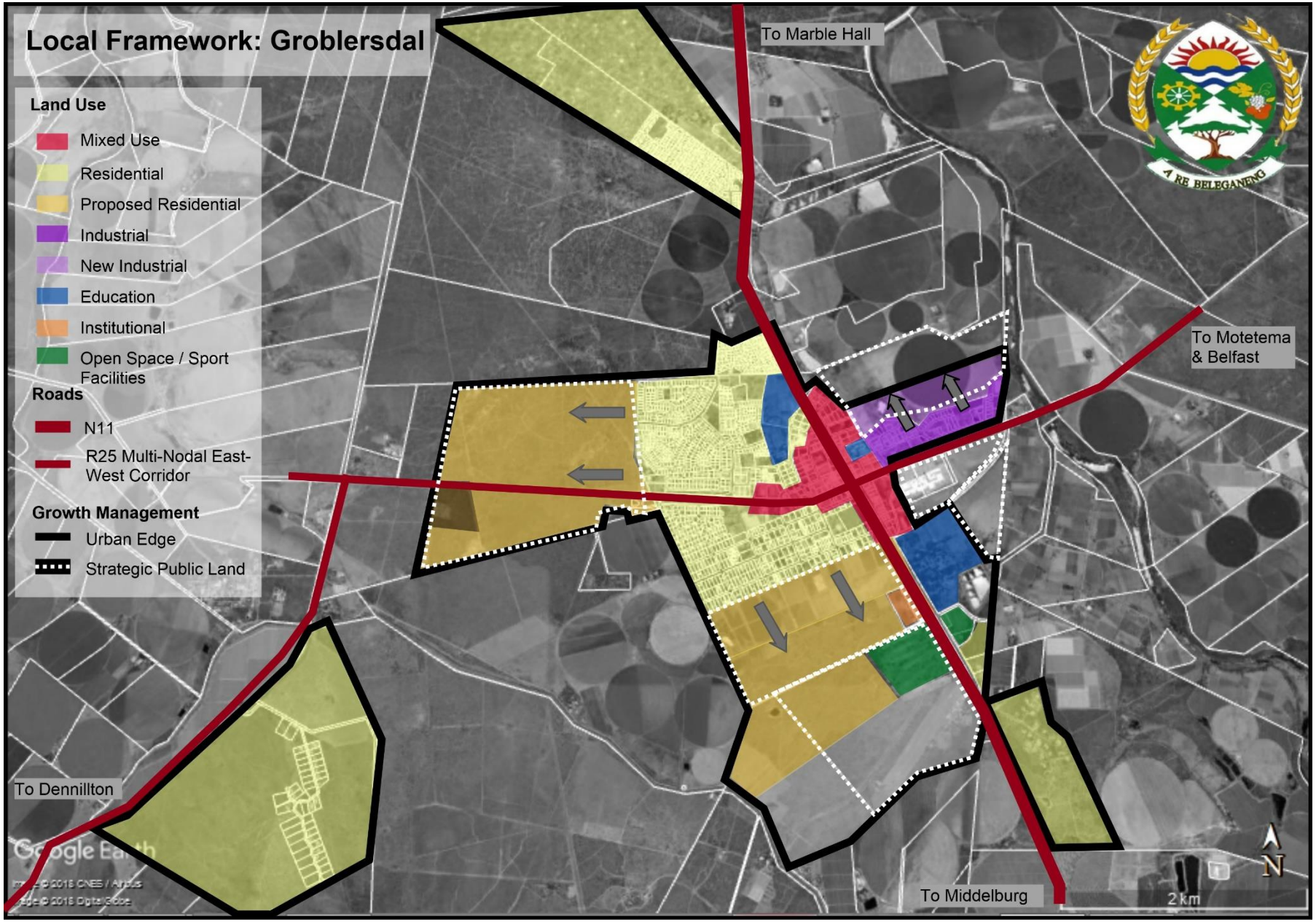
## 6.4 Strategy 1: Define Hierarchy and Roles of Urban Nodes

### 6.4.1 Main Urban Node: Groblersdal

Groblersdal is the main urban node in the EMLM, and has also been identified as an important node at District and Provincial scale. Groblersdal has been identified as and Agri-Hub by the Department of Rural Development and Land Reform (DRDLR).

| Focus Area | Strategic Thrust |
|---|---|
| **Function** | • Provide higher order services to urban population, population from rural villages in northern and western village clusters.<br>• Serve as central hub to commercial agricultural sector in western part of the EMLM; Groblersdal is also the Agri-Hub in terms of the Agri Parks initiative of the DRDLR (refer to agricultural strategies for more detail).<br>• Provincial Growth Point |
| **Service Area** | • Recognise service area to include the following and ensure good transport and road linkages towards Groblersdal:<br>o Commercial agricultural area surrounding Groblersdal<br>o Tourism overnight point part of regional tourism route<br>o Rural village clusters in west and north – employment, higher order services, potential in-migration / new residential catchment area from villages to town. |
| **Land Use** | • Strategic government-owned land is available for expansion – use for mixed housing including subsidised housing as part of town and avoid greenfields development away from town.<br>• Consider options inside urban edge for resettlement of informal settlements as opposed to in-site upgrading away from town.<br>• Focus on providing greater choice in housing options, e.g. medium density housing; also limiting urban sprawl and cost of services.<br>• Growth management: implement urban edge, prioritise use of government owned land (all spheres and agencies) for medium density housing development and industrial expansion within urban edge. |
| **Interventions** | • Finalisation and implementation of agri-hub concept.<br>• Incentives to expand industrial component in support of agri-hub (agro processing and related).<br>• Incentives to expand small scale industries in support of mining in larger region.<br>• Infrastructure maintenance: develop urban management plan to prioritise critical areas for maintenance, e.g. roads and water services.<br>• Tourism: formulate integrated tourism strategy with local tourism role-players to promote eco-tourism, cultural tourism.<br>• Develop facilities and services to serve as central hub for public transport, enabling people from rural villages to access employment and entrepreneurial opportunities. |

**Table 18: Strategic Thrusts: Groblersdal**

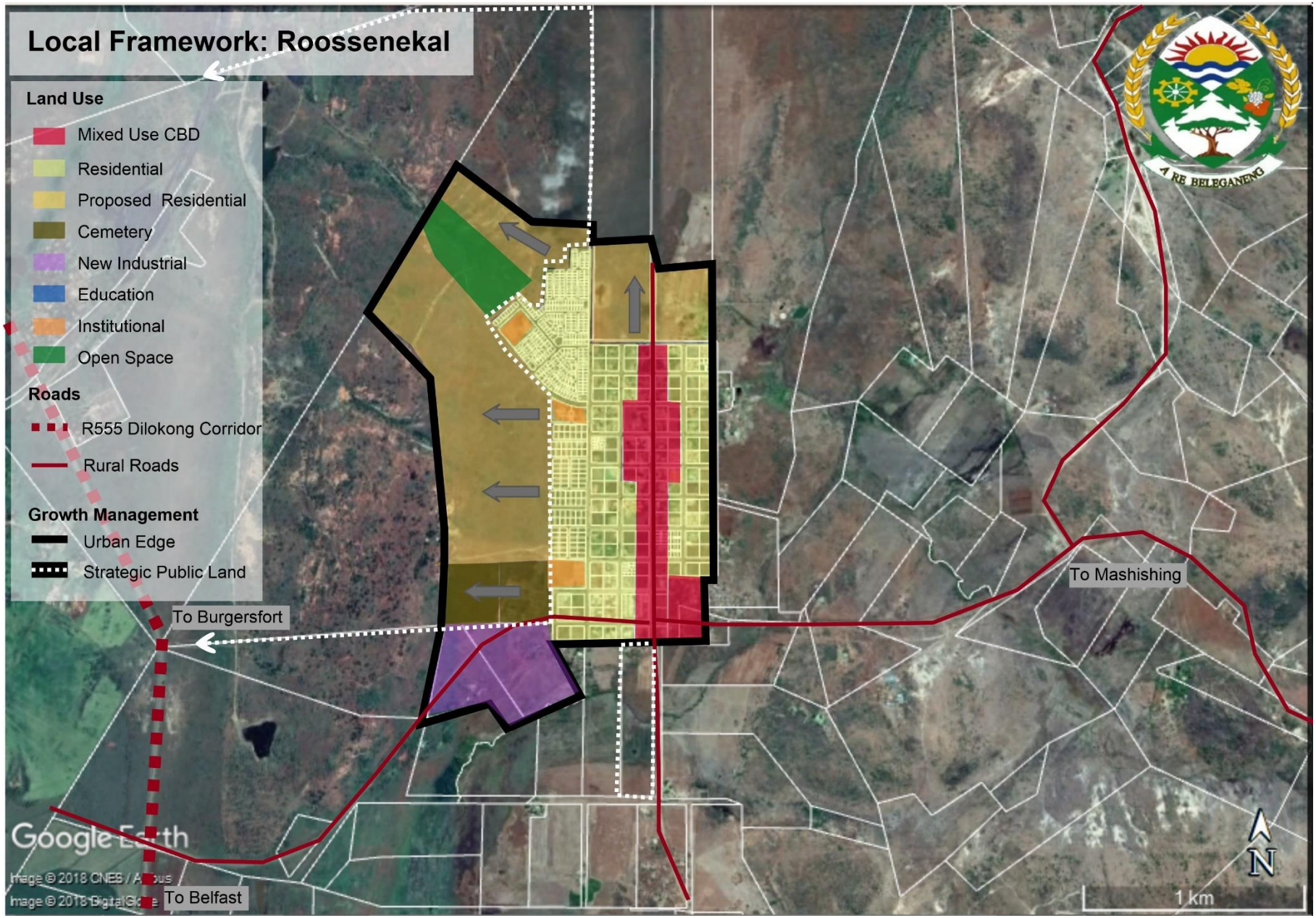



**Map 25: Groblersdal Local Framework**

### 6.4.2 Secondary Urban Node: Roossenekal

| Focus Area | Strategic Thrust |
|---|---|
| **Function** | • Serve as service point for surrounding rural community and commercial agriculture sector |
| **Service Area** | • Recognise service area to include the following and ensure good transport and road linkages towards Roossenekal:<br>o Commercial agricultural area surrounding Roossenekal<br>o Rural village clusters in north – employment, higher order services, potential in-migration / new residential catchment area from villages to town. |
| **Land Use** | • Strategic government-owned land is available for expansion – use for mixed housing including subsidised housing as part of town and avoid greenfields development away from town.<br>• Consider options inside urban edge for resettlement of informal settlements as opposed to in-site upgrading away from town.<br>• Focus on providing greater choice in housing options, e.g. medium density housing; also limiting urban sprawl and cost of services.<br>• Growth management: implement urban edge, prioritise use of government owned land (all spheres and agencies) for medium density housing development and industrial expansion within urban edge. |
| **Interventions** | • Incentives to expand small scale industries in support of mining in larger region.<br>• Infrastructure maintenance: develop urban management plan to prioritise critical areas for maintenance, e.g. roads and water services. |

**Table 19: Strategic Thrusts: Roossenekal**



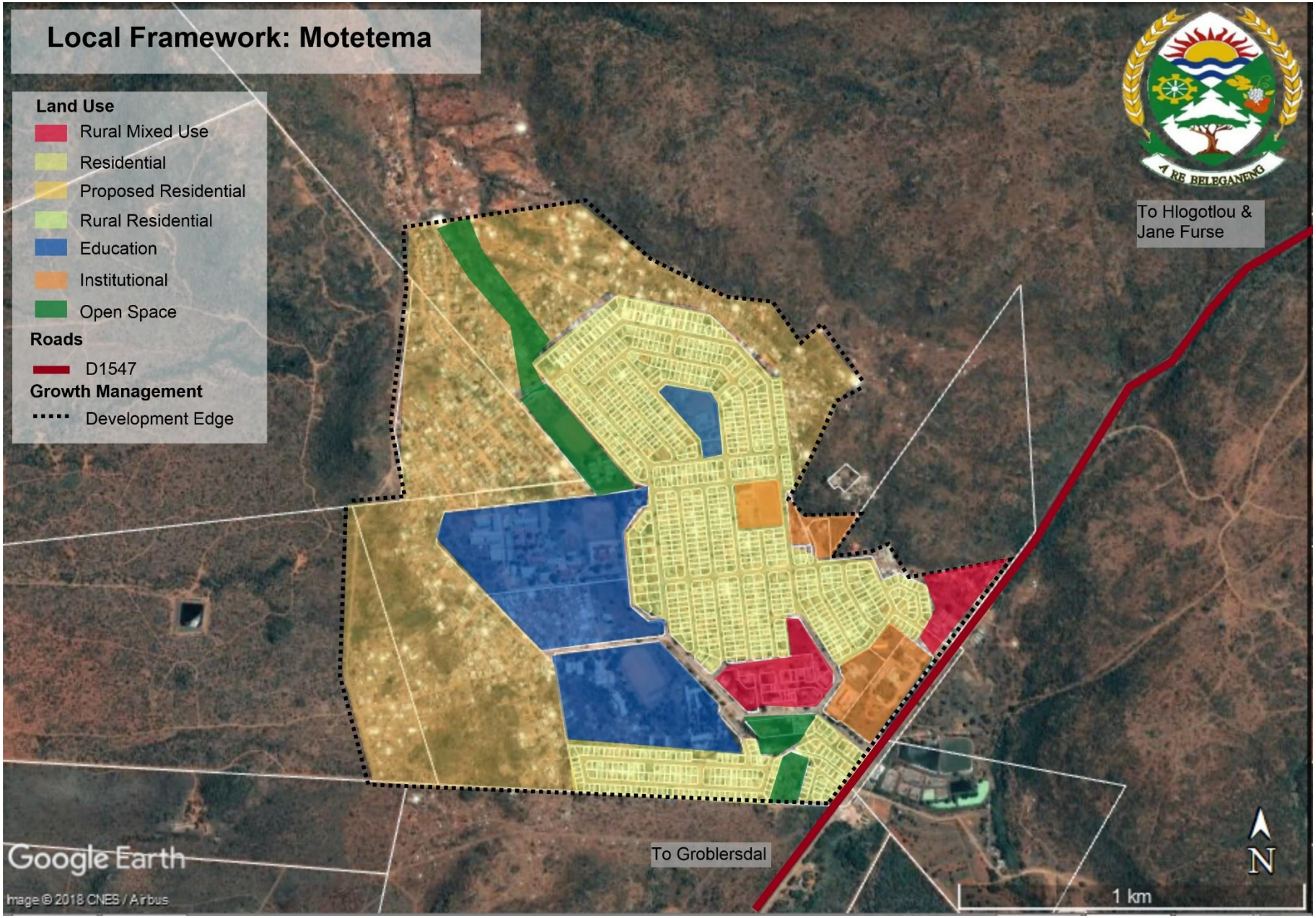

**Map 26: Roossenekal Local Framework**

## 6.5 Strategy 2: Define Hierarchy and Roles of Rural Nodes in Settlement Clusters

### 6.5.1 Main Rural Node: Motetema

| Focus Area | Strategic Thrust |
|---|---|
| **Function** | • Motetema is to be developed as a rural node for the western part of the northern village clusters in the EMLM, as one of the nodes on the R25 East-West Multi-Nodal Corridor.<br>• Its primary function is to provide daily services to the surrounding communities, e.g. retail, education, skills development, health care, basic government services such as pension pay points, basic postal and internet services, etc..<br>• It should be considered as the site for the establishment of a Farmer Production Support Unit in terms of the DRDLR Agri-Park strategy, with a link to the Agri-Hub in Groblersdal.<br>• Municipal Growth Point. |
| **Service Area** | • Recognise service area to include the following and ensure good transport and road linkages towards Motetema:<br>o Daily service to the western part of the northern village cluster in the EMLM.<br>o Agricultural support to surrounding small-scale and communal farmers |
| **Land Use** | • Develop a strong mixed use nodal area to provide an integrated service to surrounding villages<br>• Identify a site for the Farmer Production Support Unit<br>• Ensure a greater choice in housing including medium density housing within the development edge<br>• Ensure a greater mix of land uses overall, allowing for small retail points, schools and other institutional uses such as churches within small nodes in the residential fabric. |
| **Interventions** | • Infrastructure development, especially road upgrade and maintenance to ensure connectivity.<br>• Development of public transport facilities.<br>• Initiation of agricultural support programme linked to Agri-Park initiatives.<br>• Agreement on development edge to prevent further sprawl. |

**Table 20: Strategic Thrusts: Motetema**

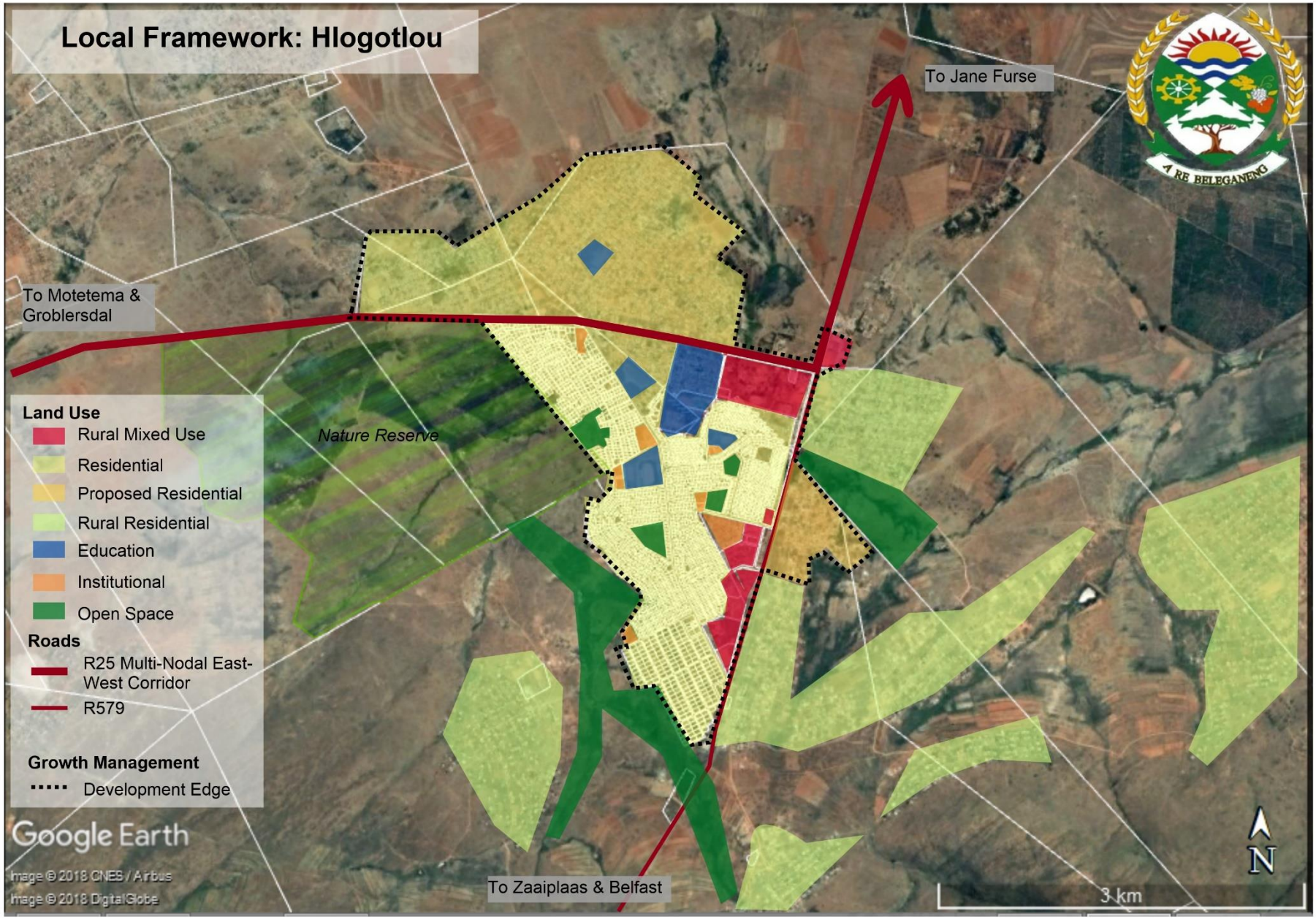



**Map 27: Motetema Local Framework**

### 6.5.2 Main Rural Node: Hlogotlou

| Focus Area | Strategic Thrust |
|---|---|
| **Function** | • Hlogotlou is to be developed as a rural node for the eastern part of the northern village clusters in the EMLM, as one of the nodes on the R25 East-West Multi-Nodal Corridor.<br>• Its primary function is to provide daily services to the surrounding communities, e.g. retail, education, skills development, health care, basic government services such as pension pay points, basic postal and internet services, etc.<br>• It should be considered as the site for the establishment of a Farmer Production Support Unit in terms of the DRDLR Agri-Park strategy, with a link to the Agri-Hub in Groblersdal<br>• Due to its location relative to nature reserves and the potential reserve around the new De Hoop Dam, it should be developed as an anchor point for tourism.<br>• Municipal Growth Point. |
| **Service Area** | • Recognise service area to include the following and ensure good transport and road linkages towards Hlogothlou:<br>o Daily service to the eastern part of the northern village cluster in the EMLM.<br>o Agricultural support to surrounding small-scale and communal farmers<br>o Accommodation and employment for cultural and eco-tourism in area surrounding the node |
| **Land Use** | • Develop a strong mixed use nodal area to provide an integrated service to surrounding villages.<br>• Identify a site for the Farmer Production Support Unit.<br>• Ensure a greater choice in housing including medium density housing within the development edge.<br>• Ensure a greater mix of land uses overall, allowing for small retail points, schools and other institutional uses such as churches within small nodes in the residential fabric. |
| **Interventions** | • Infrastructure development, especially road upgrade and maintenance to ensure connectivity.<br>• Development of public transport facilities.<br>• Initiation of agricultural support programme linked to Agri-Park initiatives.<br>• Agreement on development edge to prevent further sprawl.<br>• Development of tourism strategy. |

**Table 21: Strategic Thrusts: Hlogotlou**

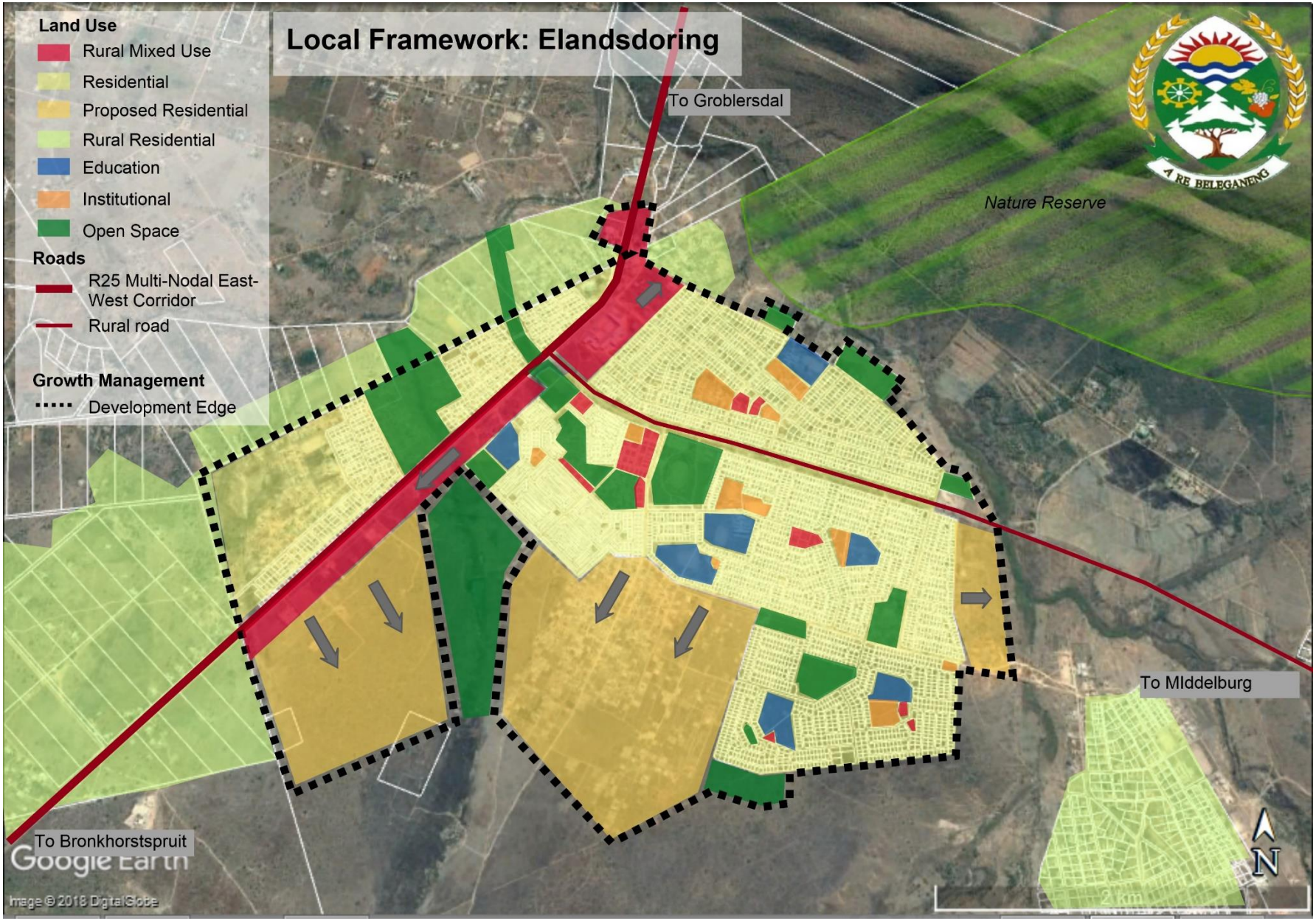



**Map 28: Hlogotlou Local Framework**

### 6.5.3 Rural Node: Dennilton / Elandsdoring

| Focus Area | Strategic Thrust |
|---|---|
| **Function** | • Elandsdoring is to be developed as a rural node the western village clusters in the EMLM, as one of the nodes on the R25 East-West Multi-Nodal Corridor.<br>• Its primary function is to provide daily services to the surrounding communities, e.g. retail, education, skills development, health care, basic government services such as pension pay points, basic postal and internet services, etc.<br>• It should be considered as the site for the establishment of a Farmer Production Support Unit in terms of the DRDLR Agri-Park strategy, with a link to the Agri-Hub in Groblersdal.<br>• Due to its location relative to nature reserves, and including the Loskop Dam NR outside the municipal area, it should be developed as an anchor point for tourism. |
| **Service Area** | • Recognise service area to include the following and ensure good transport and road linkages towards Elandsdoring:<br>o Daily service to the western village cluster in the EMLM.<br>o Agricultural support to surrounding small-scale and communal farmers.<br>o Accommodation and employment for cultural and eco-tourism in area surrounding the node. |
| **Land Use** | • Develop a strong mixed use nodal area to provide an integrated service to surrounding villages<br>• A strip development may occur and be encouraged towards the hospital located in Denilton.<br>• Identify a site for the Farmer Production Support Unit.<br>• Ensure a greater choice in housing including medium density housing within the development edge.<br>• Ensure a greater mix of land uses overall, allowing for small retail points, schools and other institutional uses such as churches within small nodes in the residential fabric. |
| **Interventions** | • Infrastructure development, especially road upgrade and maintenance to ensure connectivity.<br>• Development of public transport facilities.<br>• Initiation of agricultural support programme linked to Agri-Park initiatives.<br>• Agreement on development edge to prevent further sprawl.<br>• Development of tourism strategy. |

**Table 22: Strategic Thrusts: Elandsdoring**

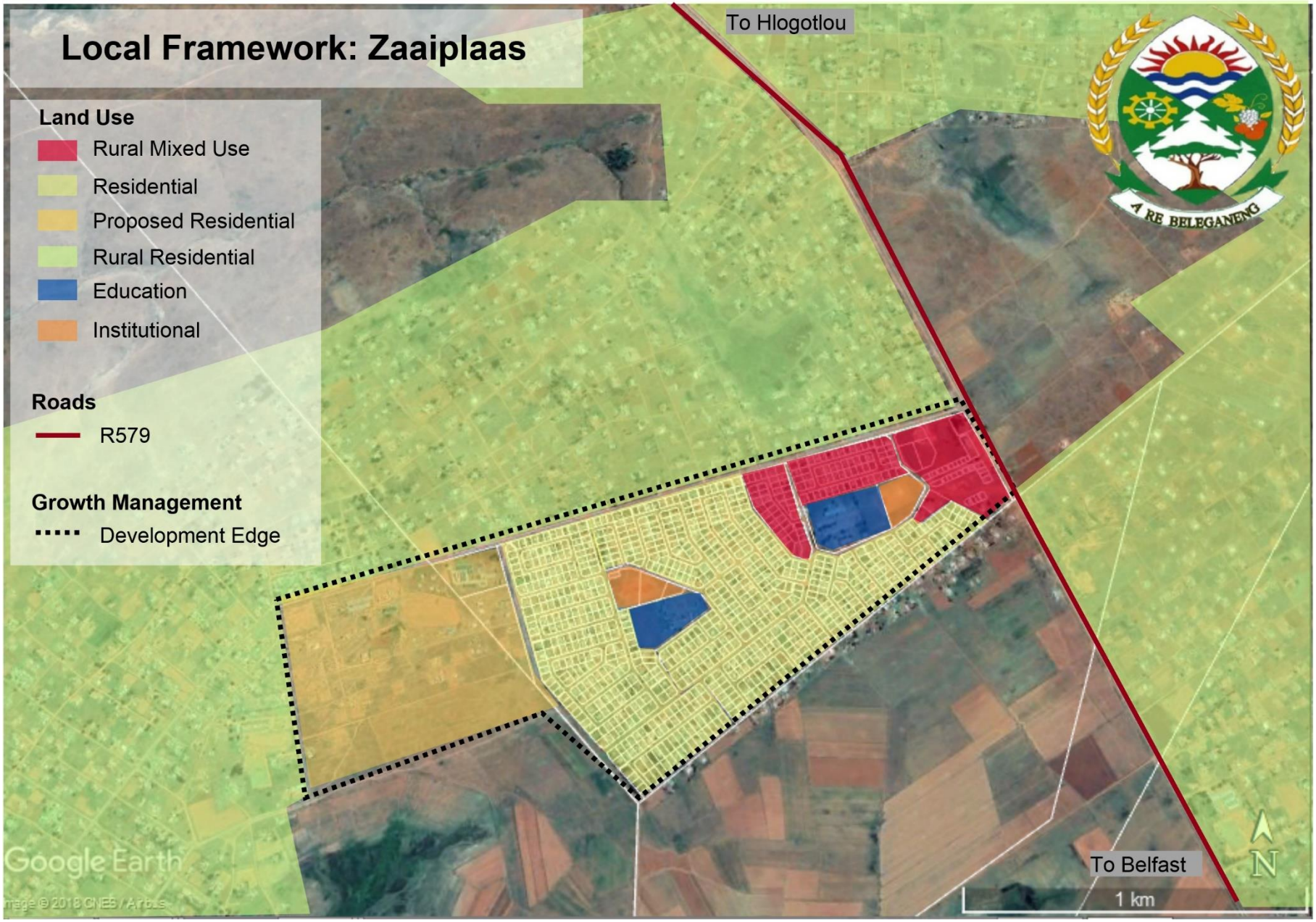



**Map 29: Elandsdoring Local Framework**

### 6.5.4 Rural Node: Zaaiplaas

| Focus Area | Strategic Thrust |
|---|---|
| **Function** | • Zaaiplaas is to be developed as a rural node the southern portion of the northern village clusters in the EMLM, located on the R579.<br>• Its primary function is to provide daily services to the surrounding communities, e.g. retail, education, skills development, health care, basic government services such as pension pay points, basic postal and internet services, etc. |
| **Service Area** | • Recognise service area to include the following and ensure good transport and road linkages towards Zaaiplaas:<br>  ○ Agricultural support to surrounding small-scale and communal farmers.<br>  ○ Accommodation and employment for cultural and eco-tourism in area especially in the vicinity of the De Hoop Dam. |
| **Land Use** | • Develop a strong mixed use nodal area to provide an integrated service to surrounding villages<br>• Ensure a greater choice in housing including medium density housing within the development edge.<br>• Ensure a greater mix of land uses overall, allowing for small retail points, schools and other institutional uses such as churches within small nodes in the residential fabric. |
| **Interventions** | • Infrastructure development, especially road upgrade and maintenance to ensure connectivity.<br>• Development of public transport facilities.<br>• Agreement on development edge to prevent further sprawl.<br>• Development of tourism strategy. |

**Table 23: Strategic Thrusts: Zaaiplaas**




**Map 30: Zaaiplaas Local Framework**

### 6.5.5 Rural Service Points: Western Village Clusters

| Focus Area | Strategic Thrust |
|---|---|
| **Function** | • The identified nodes (Dennilton, Phucukani, Zondagsfontein, Elandsdoorn, Walkraal and Moteti) are to provide basic services such as daily convenience shopping, basic health care, internet access, electricity pay points and early childhood development service to the surrounding villages. |
| **Service Area** | • Recognise service area to include the following and ensure good transport and road linkages towards the service points:<br>o The villages surrounding the service point as indicated on the map overleaf |
| **Land Use** | • Small mixed use areas to be formalised and serviced to fulfil the role of a basic rural service node. |
| **Interventions** | • Formalisation of land use structure (e.g. township establishment).<br>• Provision of basic services, e.g. water, sanitation, electricity and refuse removal.<br>• Road upgrades and maintenance.<br>• Prioritisation of land claim resolution |

**Table 24: Strategic Thrusts: Western Village Clusters**

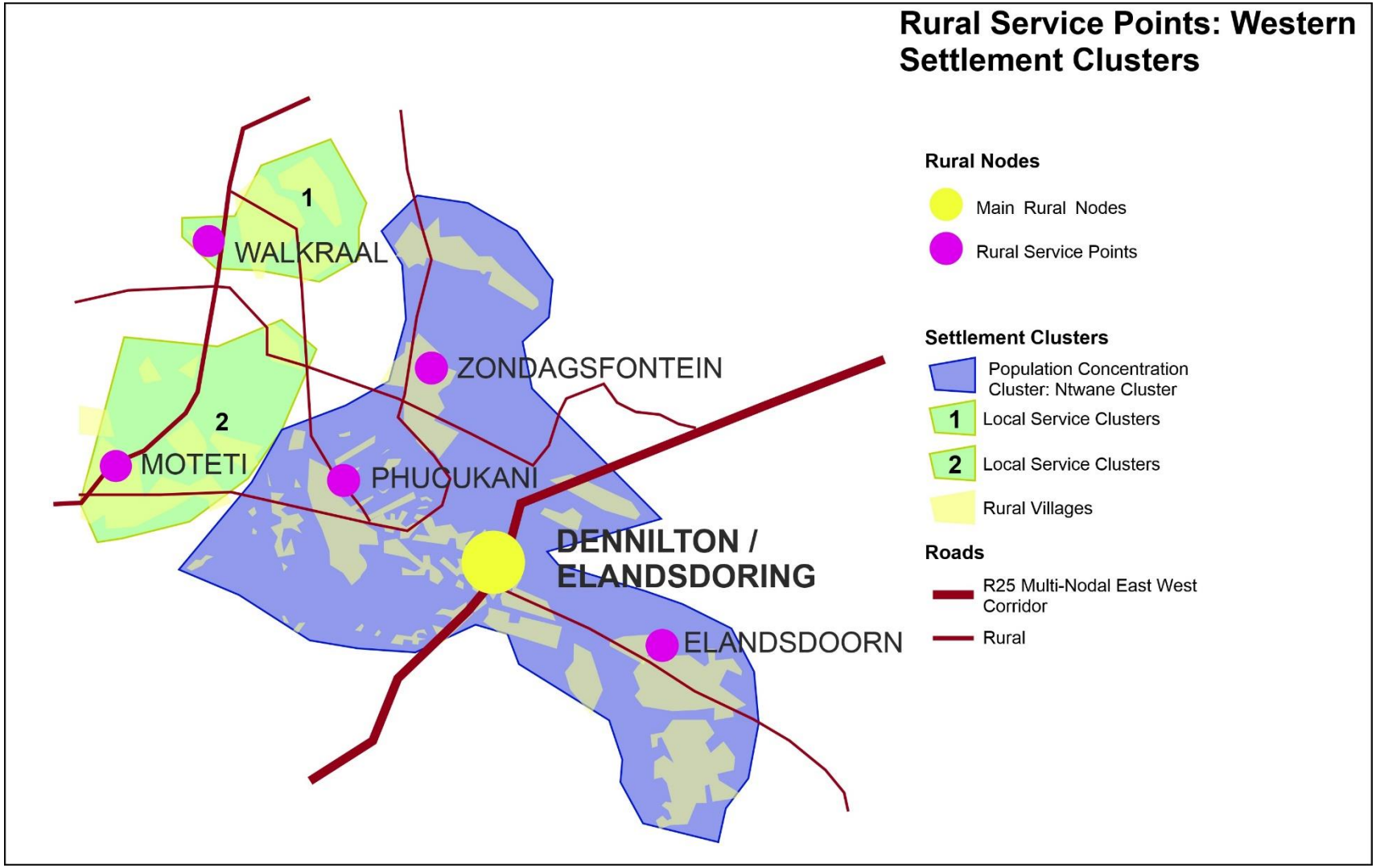



**Figure 10: Rural Service Points: West**

### 6.5.6 Rural Service Points: Northern Village Clusters

| Focus Area | Strategic Thrust |
|---|---|
| **Function** | • The identified nodes (Tafelkop, Buitenzorg and Zaaiplaas) are to provide basic services such as daily convenience shopping, basic health care, internet access, electricity pay points and early childhood development service to the surrounding villages. |
| **Service Area** | • Recognise service area to include the following and ensure good transport and road linkages towards the service points:<br>  ○ The villages surrounding the service point as indicated on the map overleaf |
| **Land Use** | • Small mixed use areas to be formalised and serviced to fulfil the role of a basic rural service node. |
| **Interventions** | • Formalisation of land use structure (e.g. township establishment).<br>• Provision of basic services, e.g. water, sanitation, electricity and refuse removal.<br>• Road upgrades and maintenance.<br>• Prioritisation of land claim resolution |

**Table 25: Strategic Thrusts: Northern Village Cluster**

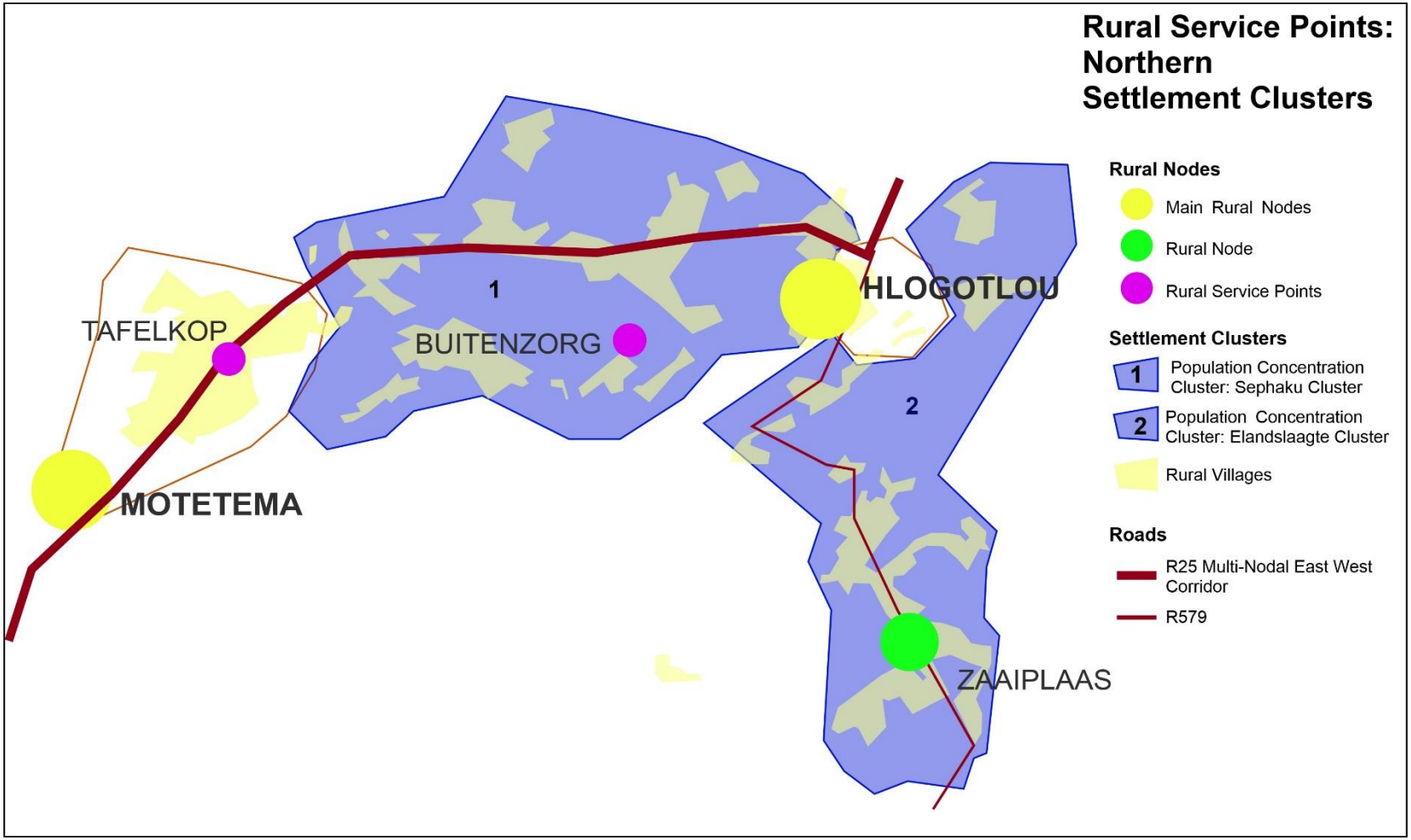



**Figure 11: Rural Service Points: North**

## 6.6 Strategy 3: Identify and Define Development Corridors and Regional Movement Lines

### 6.6.1 Multi-Nodal East-West Corridor (R25)

The Multi-Nodal corridor is a District initiative that should be supported by the EMLM due to its unlocking of development potential. The following urban and rural nodes are located along the corridor:

- Groblersdal (urban)
- Motetema (rural)
- Hlogotlou (rural)
- Elandsdoring (rural)

It is proposed that any urban or rural development initiative, including mixed use areas, medium density housing and Agri-Park initiatives, be located along this corridor.

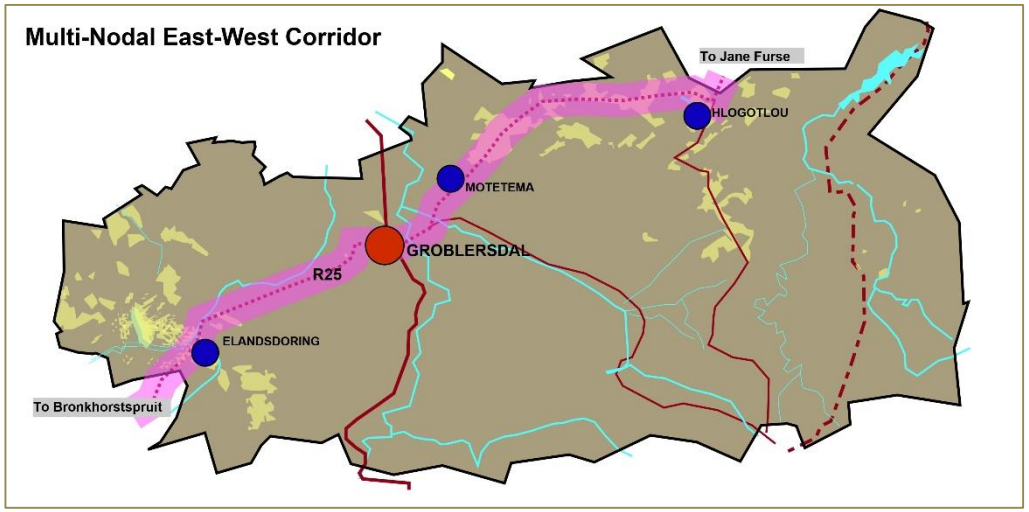



**Figure 12: Multi-Nodal Corridor**

### 6.6.2 Dilokong Corridor

This Dilokong Corridor is the mining corridor of which only a small section crosses the EMLM. Its development impact is not highly significant for the EMLM. Roossenekal is the only node in the EMLM located on this corridor. For the sake of continuity, the portion of the corridor that forms part of the EMLM should be included in provincial development initiatives regarding mining.

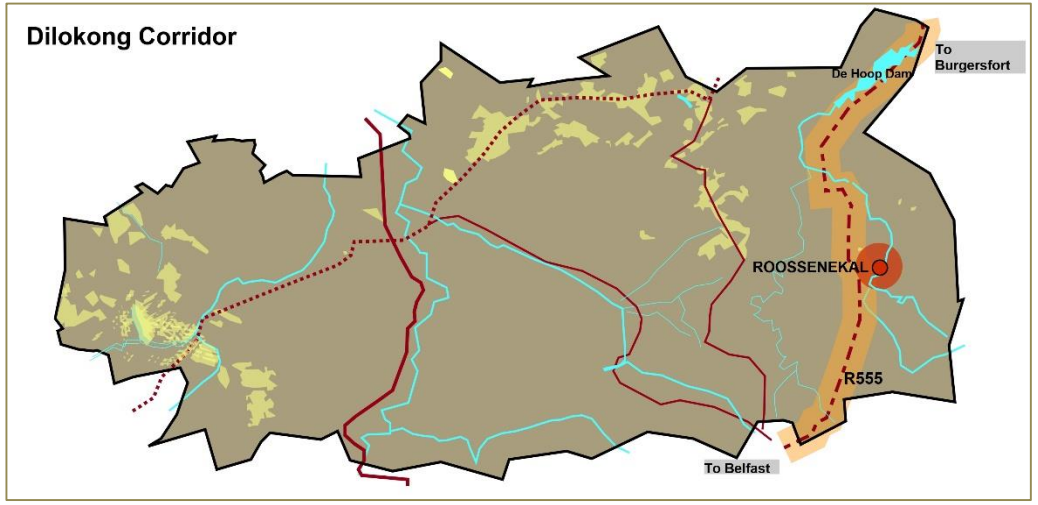



**Figure 13: Dilokong Corridor**

### 6.6.3 Regional and Rural Connectors

The strength of Groblersdal as a node and its role as Agri-Hub depends on good connectivity with the surrounding region. The same applies to the rural nodes. Road conditions remain a challenge in the EMLM. It is important that the routes identified on the figure to the right be prioritised for upgrade and maintenance by the responsible local, district and provincial or national authorities. It is proposed that roads be mainstreamed as a key issue in intergovernmental relations.

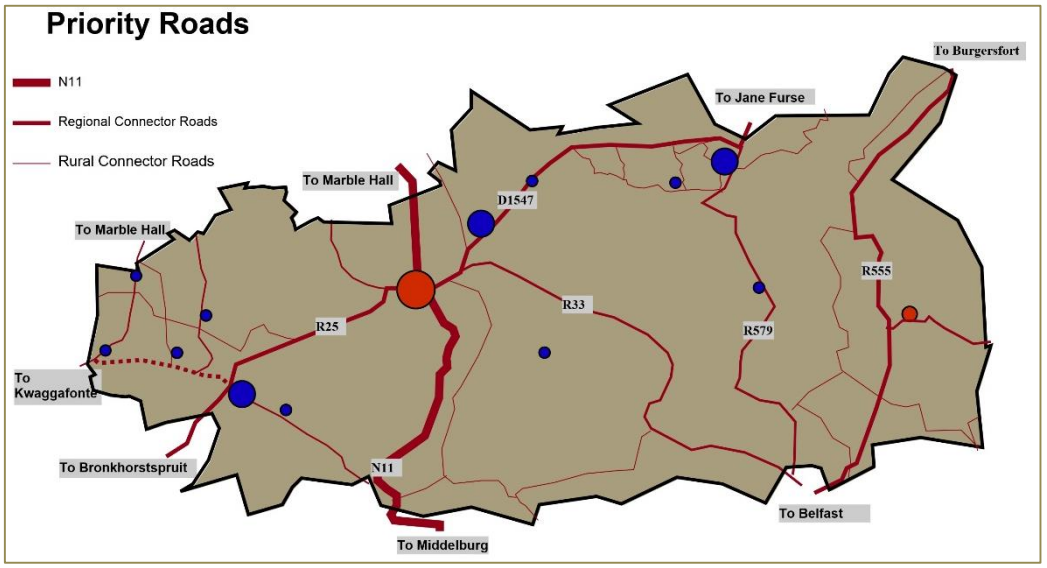



**Figure 14: Priority Roads**

## 6.7 Strategy 4: Define Focus Areas for Rural Development

### 6.7.1 Agriculture

In terms of agricultural development, it is proposed that the recommendations of the District Rural Development Plan for Sekhukhune District Municipality prepared by the DRDLR in March 2016 be implemented. The report focuses on the concept of Agri-Parks, and the development of Groblersdal as the Agri-Hub, as well as other agricultural support initiatives.

The following development actions are identified (as quoted from the report):

**Development Action 1: Optimising the potential of Agri-Parks:** Agri-Parks provide a unique opportunity for the realisation of transformative agricultural development and rural economic transformation in Sekhukhune and beyond. The three components of Agri-Parks i.e. Farmer Production Support Unit (FPSU), the Agri-Hub (AH), and the Rural Urban Market Centre Unit (RUMC) allow for targeted financial, intellectual and infrastructural investment in agricultural development in Sekhukhune.

To this end, Agri-Parks are presented in this district rural development plan as providing a holistic operational strategy to agrarian reform and agri-business development. It is recommended that:

- Groblersdal as an Agri-Hub (production, equipment hire, processing, packaging, logistics and training unit) be utilised for strengthening the agricultural commodity value-chain in the entire district municipality;
- Development of Agri-villages in the intervention areas as outlined in detail in previous pages should be carried out. These include Sekwati, Ga-Marishame and Sopeyane;
- Agricultural related infrastructure in settlements and villages engaged in agricultural activities be provided;
- It is suggested that the Farmer Production Support Units (FPSUs) located in Jane Furse as well as other areas to be identified, in alignment with the Agri-Parks implementation plan;
- New commodities and markets based on the Sekhukhune competitive and comparative advantages be identified; and
- Access to funding for investment into new machinery and equipment, as well as agriculture and conservation-related research and development (R&D) be provided.

**Development Action 2: Supporting small-scale farmers, promoting of small scale enterprise and survival strategies in rural villages:**

- Improvement of the irrigation schemes through such interventions as investment in irrigation infrastructure, will benefit small scale farmers.
- Strengthening/Promoting the participation of small-scale farmers in the Agri-park; and
- The provision of agricultural implements, seeds, fertilisers as well as irrigation equipment to small-scale farmers.

**Development Action 3: Addressing the effects of climate change on agriculture:**

- Feasibility study of the development of farm level mitigation methods e.g. avoiding excess nitrogen/fertilisers, crop choices, etc.
- Evaluate the economic cost of interventions
- Develop a plan to roll out the programme to local farmers
- Promote the use of drought tolerant crops

The spatial configuration of the Agri-Park initiative could be rolled out as follows:

- Groblersdal is confirmed as the Agri Hub
- Farmer Production Support Units (FPSUs) to be established in the main rural nodes (Elandsdoring, Motetema and Hlogotlou)
- Road links towards the Agri-Hub be upgraded

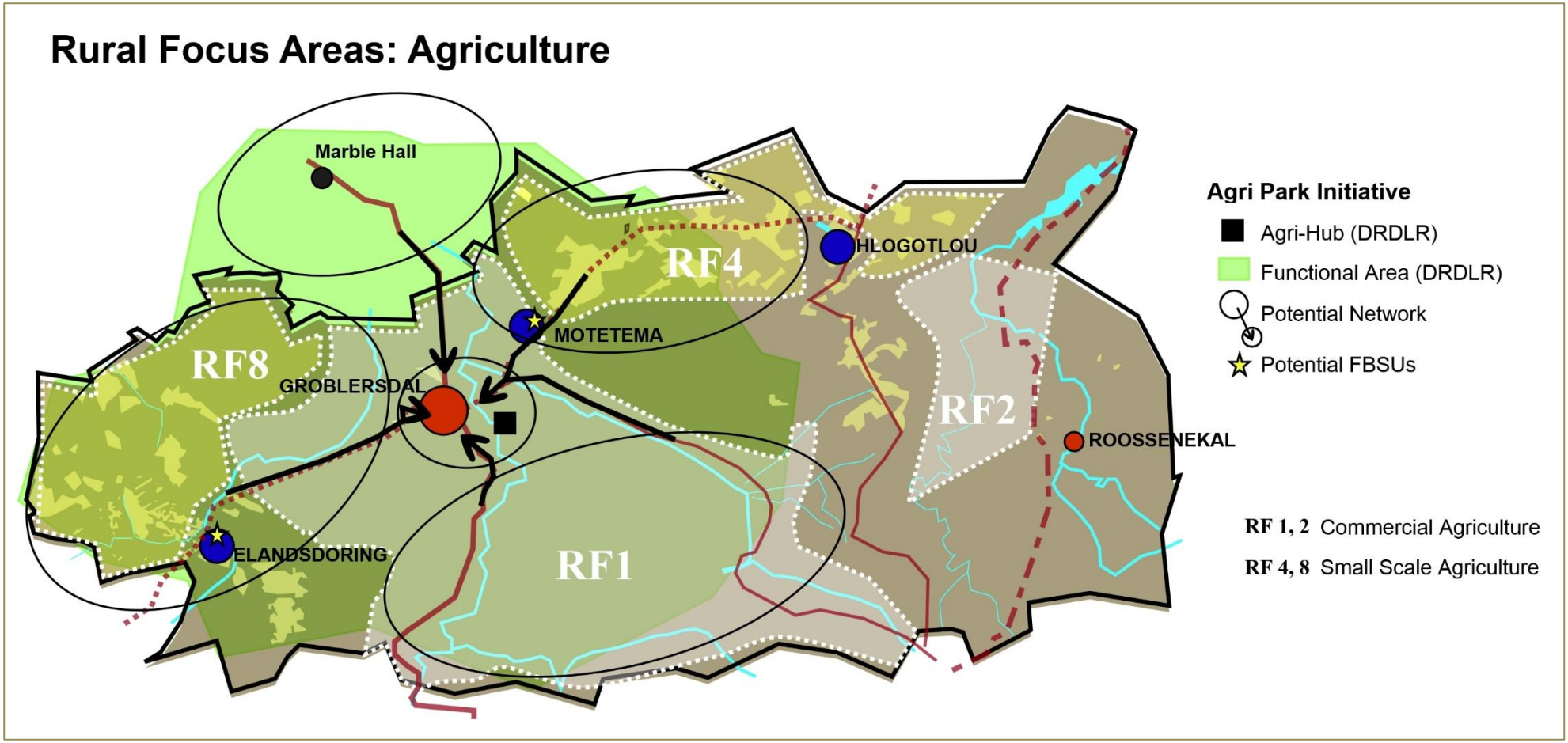



**Figure 15: Agri-Park Spatial Implications**

The details regarding the Agri Hub and FPSU facilities are set out by DRDLR as follows (conceptual):

**Figure 16: Agri-Park Facilities**

### 6.7.2 Conservation and Tourism

The tourism sector, if correctly marketed, has the opportunity to create a large number of job opportunities within the EMLM. The strategic locality of the EMLM in close proximity to a number of large and prominent game reserves and nature reserves provides the opportunity to establish a secondary support market to the prominent tourism industry. The aforementioned is further supported by the natural features of the Municipality and existing tourism attractions. The proximity to Gauteng makes the EMLM area an ideal host for meetings, conferences, training, team building and other corporate activities as well as school camps.

The proposed conservation and tourism strategies include the following:

- The declaration of the area surrounding the De Hoop Dam as a Nature Reserve, including mountainous areas in its vicinity.
- The development of the De Hoop Dam into a tourism attraction.
- The promotion of nature based tourism such as mountain climbing, eco-tourism and hiking trails.
- Agro- and education tourism which relates to farming activities (milking of cows, feeding, planting, educational holiday programmes).

- Promotion of Rural Guest House/Accommodation Facilities.
- Promote development of Cultural Villages and Craft Centres.
- Promote development of B&B's and their facilities along key routes and nodes.

The EMLM has a large potential tourism market based on business trips through the municipality between Gauteng and the platinum mining areas to the north east. Promoting of good facilities in the EMLM may result in the area being used as an overnight destination. Groblersdal should be marketed as a meeting place where business people from mining areas and Gauteng may meet.

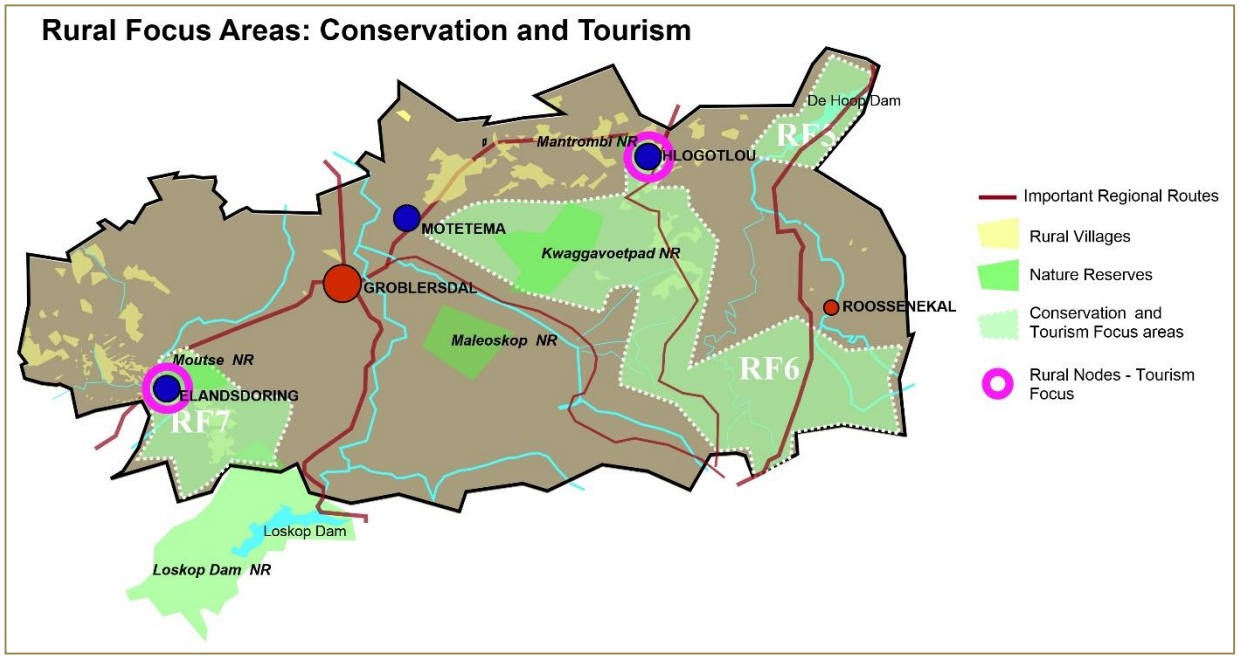



**Figure 17: Tourism and Conservation Focus Areas**

### 6.7.3 Mining

The Elias Motsoaledi Local Municipality mining plays a very small direct role in the local economy. Rapid mining growth in adjacent municipalities, especially Tubatse and Fetakgomo, does however pose supply opportunities to local entrepreneurs.

With regard to existing and future mining activities within Elias Motsoaledi Local Municipality and especially in adjacent municipalities the following is proposed:

- New mining opportunities in close proximity to Roossenekal should be explored.
- Skills development programmes should focus on ensuring employability of local persons in the mining sector, especially those communities in the east of the EMLM.

- Improved road connectivity with mining areas: A direct and well maintained road network between the Elias Motsoaledi municipal area and the mining activities in the Burgersfort/Steelpoort area will greatly enhance the competitiveness of local supplies in EMLM to supply to the mining sector in the areas. It is proposed that the R555 be upgraded as part of the Dilokong Corridor.

The establishment of a business linkage network is also proposed in conjunction with the District Municipality, to constantly identify opportunities arising from mines and mine related growth, and link those opportunities to local entrepreneurs and local investors. A network of linkages between mines and local supplies producers and entrepreneurs through the establishment and strengthening of industry associations and linkages between them could increase purchases from local suppliers. The establishment of a Business Linkage Network is already under development by the District Municipality, and the focus in the EMLM area should be on supplying gods and services where local entrepreneurs and businesses have a competitive advantage.

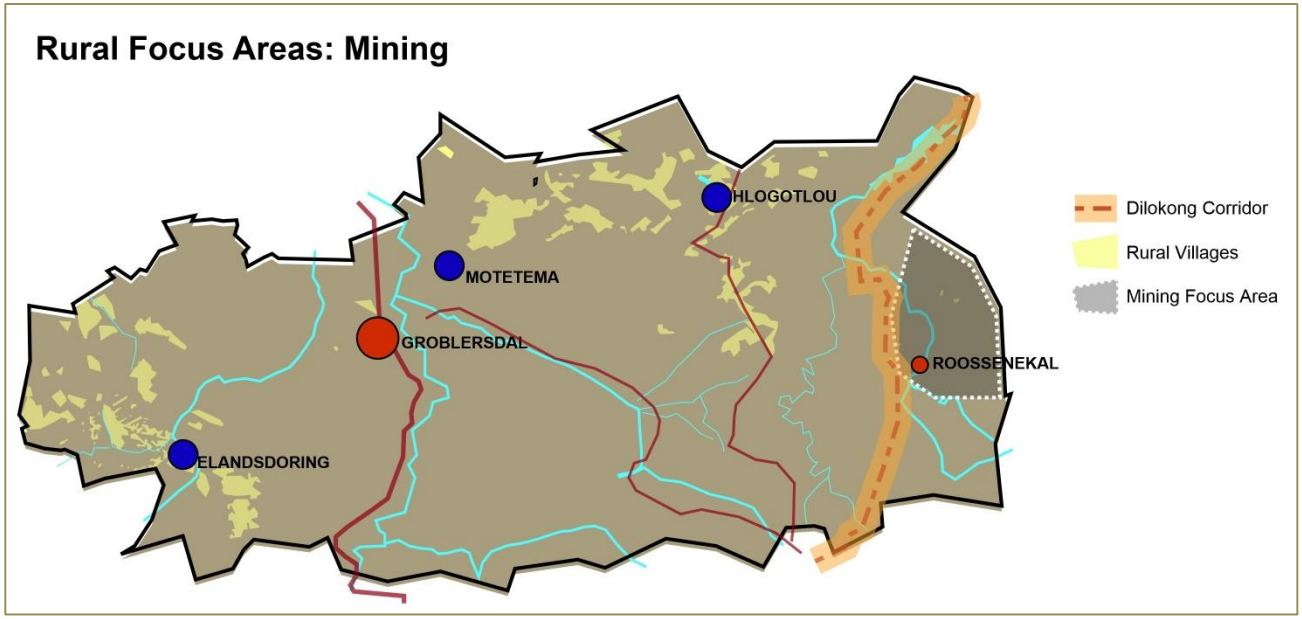
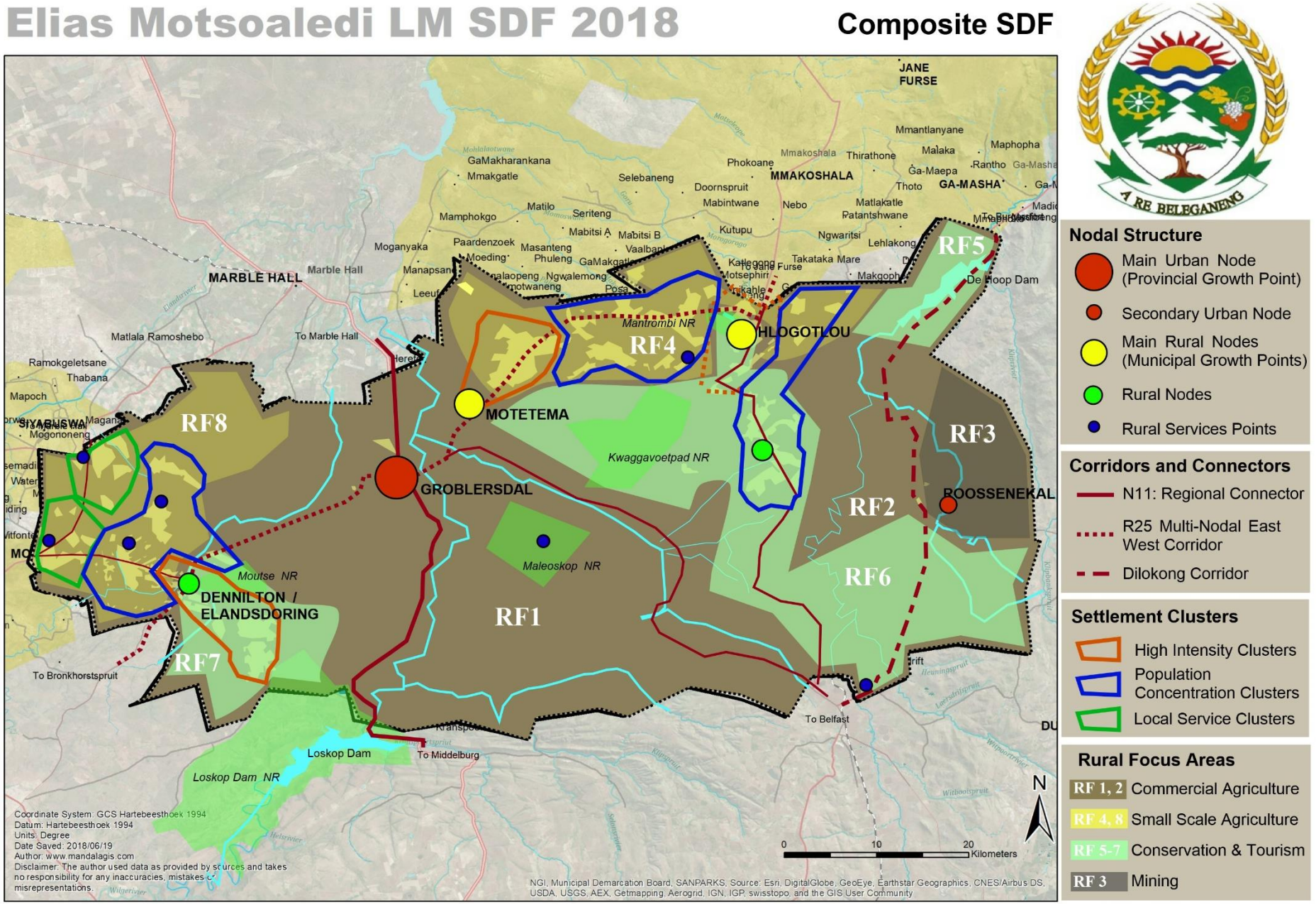



**Figure 18: Mining Focus Area**

## 6.8 Conclusion: Composite Spatial Development Framework

**Map 31: Composite SDF** on the next page should be used in conjunction with the place-specific strategies set out in this section.




**Map 31: Composite SDF**

# 7 IMPLEMENTATION FRAMEWORK

## 7.1 Guidance for Land Use Management

The EMLM does not have a wall-to-wall land use scheme. This situation is further complicated by the fact that large areas of the EMLM do not have a formal cadastre (i.e. settlements and rural villages do not have formal erven.). This creates a challenge not only for land use management because land use rights cannot be assigned to land portions without formal boundaries, but also for financial viability. When there are no formal erven with land use rights assigned to it, no property taxes can be charged to earn revenue to improve service delivery. It also makes servicing of areas and billing for services difficult. This is especially a problem when higher order uses such are retail or medical services are developed on informal land parcels. The absence of a formal land use management system further contributes to difficulty in implementing plans and policies such as the SDF, and ensure a good quality environment.

It is recommended that a land use management system should be set up in an incremental way, according to the following phases:

- Phase 1: Prepare draft Land Use Scheme in terms of the provisions of SPLUMA to incorporate entire area of EMLM, with formal land use rights assigned to areas with a formal cadastre. This Land Use Scheme should also include interim management measures for densely populated areas without formal erven including areas under traditional leadership. The recently completed Land Audit can serve as input into preparing the land use scheme.
- Phase 2: Put in place processes to receive land use applications and monitor land use in terms of the new Land Use Scheme.
- Phase 3: Commence with a process of formalisation, i.e. surveying and township establishment of informal residential areas and villages. The focus initially has to be on high density areas and areas with higher order land uses such as business uses to ensure proper management and inclusion if higher order land uses into the municipality's billing system.

The following should be taken into account when developing and applying a formal land use management system:

| |
|---|
| ***Land Use Decisions: Applications*** <br><br> • Decisions on land use applications should not be contrary to the land use frameworks provided in the SDF. <br> • Nodal areas, for which broad local frameworks have been provided in the Strategies section of this SDF, should be prioritised for the completion of precinct plans, also incorporating where relevant provision for high density residential, non-residential and mixed use areas and uses related to the Agri-Park initiative. <br> • More detailed planning / precinct plans should be included as part of the SDF once they are completed, to ensure that they become legally binding. |
| ***Land Use Incentives*** <br><br> • Special zones should be included in the land use scheme which links the development of land uses to incentives in the nodal areas. Uses that receive incentives should be those that will strengthen the EMLM's economic base, e.g. manufacturing, agri-processing, alternative energy generation, etc. <br> • It is recommended that special zones and incentives be included in the detailed precinct planning for specific nodes. |

***Areas Requiring Special Land Use Measures***

- The rural village clusters should be phased into a more formal land use management system, as set out in the section above.
- The first step would be to map current land uses, also where there is no formal cadastre, and apply a broad land use classification, e.g. residential, business and community service.
- Business nodes should be prioritised for formalisation, e.g. township establishment. There areas should be included in the municipal valuation roll after formalisation to ensure that rates and taxes could be levied where applicable.
- Agreement should be reached with traditional leaders and communities on a village expansion plan for each village, e.g. direction of expansion, high potential agricultural land not to be encroached on, development edge around development area.

***Development Principles for Rural Villages***

In the development of special land use measures for rural villages, the following principles should be adhered to:

- Geometric layout: a regular, grid-based layout that also takes into account the slope of the land assists in making the provision of service easier and cheaper.
- Increased density in rural setting: providing services in low density settings is more expensive, e.g. every metre of water pipe / road serve fewer people. Higher densities, combine with a grid layout, will make service provision more efficient.
- Clustering of facilities: It is important to designate a large enough site to accommodate various community service such as clinic, library, school and sports fields in a central or accessible place in the village. Community members can visit various facilities by making just one trip. Facilities can be shared for different uses. The clustering of facilities also means that more people will be attracted to a single location, creating the opportunity for e.g. the establishment of shops selling refreshments.
- Regional accessibility for economic opportunity: A rural village on its own often have a population that is too small to support a substantial business area / CBD. A good strategy is to use passing traffic on regional access routes to ensure that more “feet” pass through a business area. As such, a located on an important movement route, or at the intersection of routes, should be considered.
- Avoid division of agricultural land: Subsistence or small scale commercial agriculture is often practised in rural villages. It is important for community members to have access to land for farming. Sometimes this requirement can lead to a layout of houses that are not beneficial for installing services. A model whereby houses are laid out in a denser, grid pattern and agricultural land is made available around settlements is more efficient. This clustering of larger portions of agricultural land can also create better economies of scale of commercial agriculture.

***Land Use Categories***

In developing a new land use scheme, the following principles should be taken into account when developing land use definitions and zoning categories:

- Accommodating existing use rights: new land use zoning should not be more restrictive than current use rights for areas already forming part of a Town Planning Scheme
- Flexibility: The EMLM is an area where development needs to be stimulated. As such, zoning categories should not be overly restrictive, e.g. permitting a range of uses without requiring a rezoning (make use of consent procedures).
- Simplicity: Too wide a range of very specific zoning categories should be avoided. In addition to being restrictive on development, very detailed land use definitions and zoning categories places a heavy burden on the municipality in terms of legal enforcement.

**Growth Management**

The urban edge is defined in the SDF as the growth management mechanism. The purpose of the urban edge is to:

- Discourage urban sprawl and ensure a more compact urban form.
- Encourage spatial integration of previously segregated areas through infill development.
- Improve the utilisation of existing infrastructure, services and facilities, by rather increasing density than encouraging outward development
- Preserve agricultural resources
- Preserve the environments that promote tourism, recreation and nature conservation
- Assist urban regeneration by adopting an inward-focussed approach

Other provisions regarding urban edge:

- The urban edge should be included in the Land Use Management Scheme. Provisions for amending the urban edge should also be included in the scheme.
- Urban development should not be permitted outside of this edge, including residential, retail and services, offices, industrial and commercial. It should be noted that rural residential uses are not limited by the urban edge. In order to provide for legal clarity, the Land Use Scheme should include a definition of rural residential uses.

**System / Institutional Guidance**

It is recommended that a GIS-linked land use management system be implemented. This is necessary for tracking existing use rights as well as changes. It can also be used as a tool against which to track trends such as:

- Areas experiencing development pressure.
- Areas where type of applications deviate from SDF frameworks (this may indicate the need for a more detailed investigation and an amendment to the SDF to accommodate a new type of development pressure if desirable.
- Rate of SDF implementation.

**Table 26: Land Use Management Guidance**

## 7.2 Priority Projects and Initiatives

### 7.2.1 Priority Land Retention

The retention of strategically located public land will ensure that the EMLM / other government agencies can play a pro-active role in the development of the area. As a principle, government land within the urban edge or in rural development focus areas should not be alienated without consideration of the developmental impact of such decisions. Public land adjacent to the main nodes as identified in Section 4.3.4 should be prioritised for developmental initiatives by all spheres of government.

### 7.2.2 Priority Areas: Housing Provision

The priority areas for new residential development have been indicated in the local frameworks for the respective nodes. It is recommended that formal housing provision be focused inside the urban edge / development edge of the main nodes to discourage sprawl and enhance economies of scale.

### 7.2.3 Detailed Planning

A precinct plan has recently been prepared for Groblersdal. The other areas that need be prioritised for more detailed planning are the hierarchy of node identified earlier and include:

- Motema
- Hlogotlou
- Elandsdoring
- Roossenekal

The service levels of, and links between, these nodes and the rural service nodes should also be formalised.

The establishment of an Agri-Hub in Groblersdal should be complemented by a more detailed study to support more detailed planning regarding potential links between the Agri-Hub, support centres in the main nodes, established commercial agriculture and improving the output and financial returns of agriculture in traditional areas.

## 7.3 Process Links

The Spatial Development Framework is a key strategic document that links to other planning processes. The nature of these links is as follows:

1- Land use planning and management: The SDF provides guidelines for more detailed planning and precinct level. Together with more detailed spatial planning, it provides direction to the land use management system. This could include active direction, e.g. inclusion of an envisaged future land use layer in the Land Use Scheme, and/or assessment of changes in land use and new developments in terms of the guidelines set by the SDF and more detailed plans.

2- Sector planning: the location and extent of land uses in spatial planning gives direction to more detailed sector and services planning, e.g. future extension of bulk capacity, areas to be prioritised for services, number and type of community services required, etc.

3- The SDF serves as strategic input into the IDP process, by indicating the key investment areas and type of interventions required for specific areas. This, together with other processes such as organisation planning and community input, form the basis for strategy and project identification in the IDP process. It can also be an input into the prioritisation of projects in the IDP process. In turn, IDP project planning forms the basis of the multi-year budget.

4- The local SDF is an important input into broader, regional planning processes, e.g. provincial and district spatial and services planning. It can serve as a key alignment mechanism to coordinate priorities and implementation across a region.

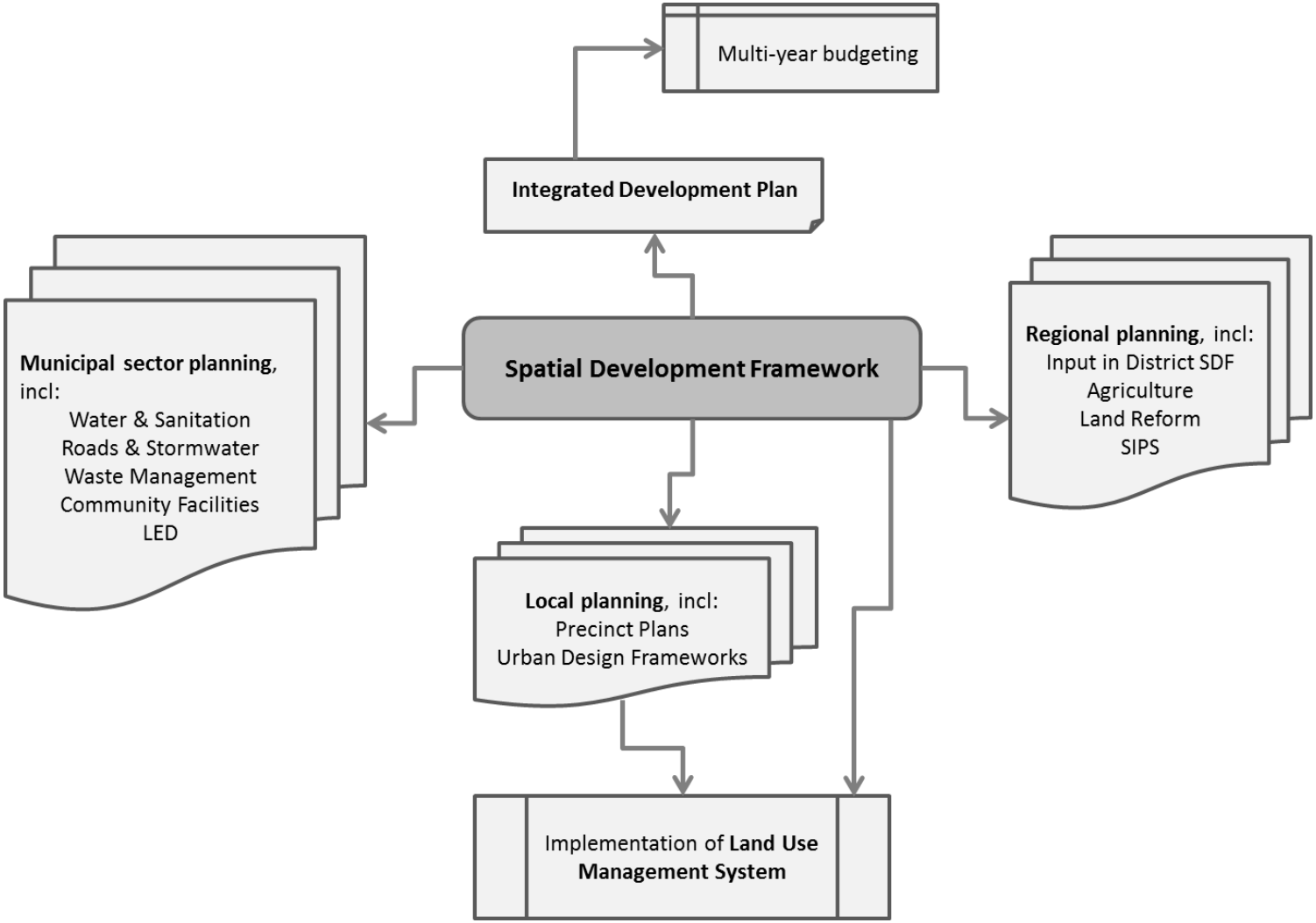



**Figure 19: Process Links**

## 7.4 Projects and Programmes

The following are the most critical programmes and projects arising from the SDF:

| Description | Time Frame | Priority | Budget Estimate (where possible) | Responsibility |
|---|---|---|---|---|
| **Projects** | | | | |
| EMLM Land Use Scheme in terms of SPLUMA | 2019/20 | High | R1.2 mil | EMLM<br>Funding assistance from DRDLR |
| Local Development Frameworks: Rural Nodes | 2019/20 – 2022/23 | High | R500 000 @ year (4 years) | EMLM |
| Proclamation of new nature reserve: De Hoop Dam area | 2022/23 | Medium | TBT | DWA / DEA and LEDET |
| Development of Service Delivery Programme: alternative service delivery options for water and sanitation in rural villages | 2020/21 | HIgh | R1.5 mil | EMLM and SDM |
| Update: Roads Master Plan | 2019/20 | High | R1 mil | EMLM and SDM |
| **Programmes** | | | | |
| Formalisation (township establishment) in rural nodes | 2019/20 | High | R500 000 per annum phased approach | EMLM |
| Development and implementation of Land Use Management System in terms of SPLUMA | 2019/20 – 2020/21 | High | R800 000 per annum | EMLM<br>Funding assistance from DRDLR |
| Small scale commercial farming development - rural village clusters | 2019/20-2029/2030 | High | R1 mil per annum phased approach | EMLM and DRDLR as part of Agri-Park initiative |
| Establishment of local refuse collection and recycling in rural villages (rural enterprise development) | 2019/20 – 2021/22 | High | R500 000 per annum | EMLM and SDM |
| Agri-Park Implementation Programme | 2019-20 – 2024-24 | High | TBT | DRDLR and EMLM |
| Tourism: Place Marketing including De Hoop Dam Tourism Master Plan Implementation | 2019/20-2024/25 | Medium | R300 000 per annum | EML, SDM, LEDET |

**Table 27: Critical Spatial Projects and Programmes**

## 7.5 Monitoring, Evaluation and Review

Recommendations for the monitoring, evaluation and SDF review cycle are described in this section. It is recommended that the implementation and monitoring of the SDF, as well as the revision of the SDF, be closely linked to the IDP process and the statutory reporting as required in terms of the Municipal Finance Management Act (MFMA). This is critical in order to (1) ensure integration and (2) avoid the cumbersome duplication of processes. It is also recommended that with each revision cycle, the SDF be improved as more detailed planning and sector planning is done and more information becomes available through various studies and planning processes.

Four main streams of monitoring and revision are proposed:

1- Short term (maximum 5 years) focus: project implementation through the IDP process, monitoring and reporting of implementation.

2- Long term focus: developing of impact indicators and relevant data collection over time, five-yearly revision of the SDF based on impact assessment.

3- Land Use Management: a GIS based land use management system is proposed, in terms of which approval of projects and applications and developments can be monitored against the SDF and more detailed planning proposals. Special processes have to be included in the Land Use Scheme / Land Use Management System to manage the land use and occupation process in the rural village cluster.

4- Detailed planning and sector planning: More detailed planning e.g. precinct plans and sector planning should happen within the guidance set by the SDF.

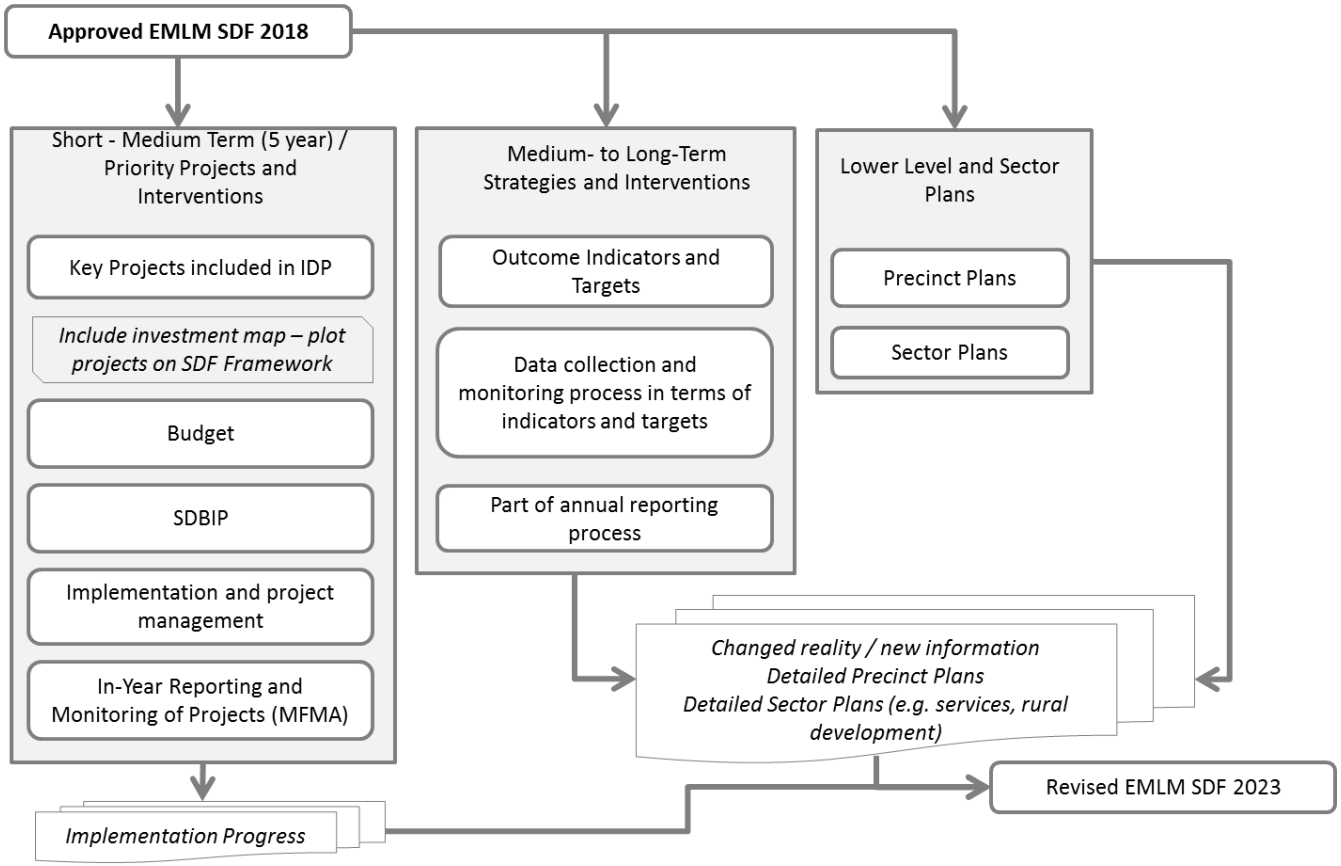



**Figure 20: Monitoring, Evaluation and Review Cycle**

# 8 CONCLUSION

The EMLM has a strong commercial agricultural sector and tourism potential that should be harnessed to the benefit of communities. It is well located regionally, with a national route and two district / provincial development corridors traversing the municipal area. Its biggest challenge remains the economic hardship and lack of access to services experienced by remote rural villages. The planned establishment of the Agri-Hub near Groblersdal should be used as a catalyst for more commercial agriculture in the area, including communal agriculture with a profit motive. The provision of basic services should be prioritised as an intergovernmental initiative.