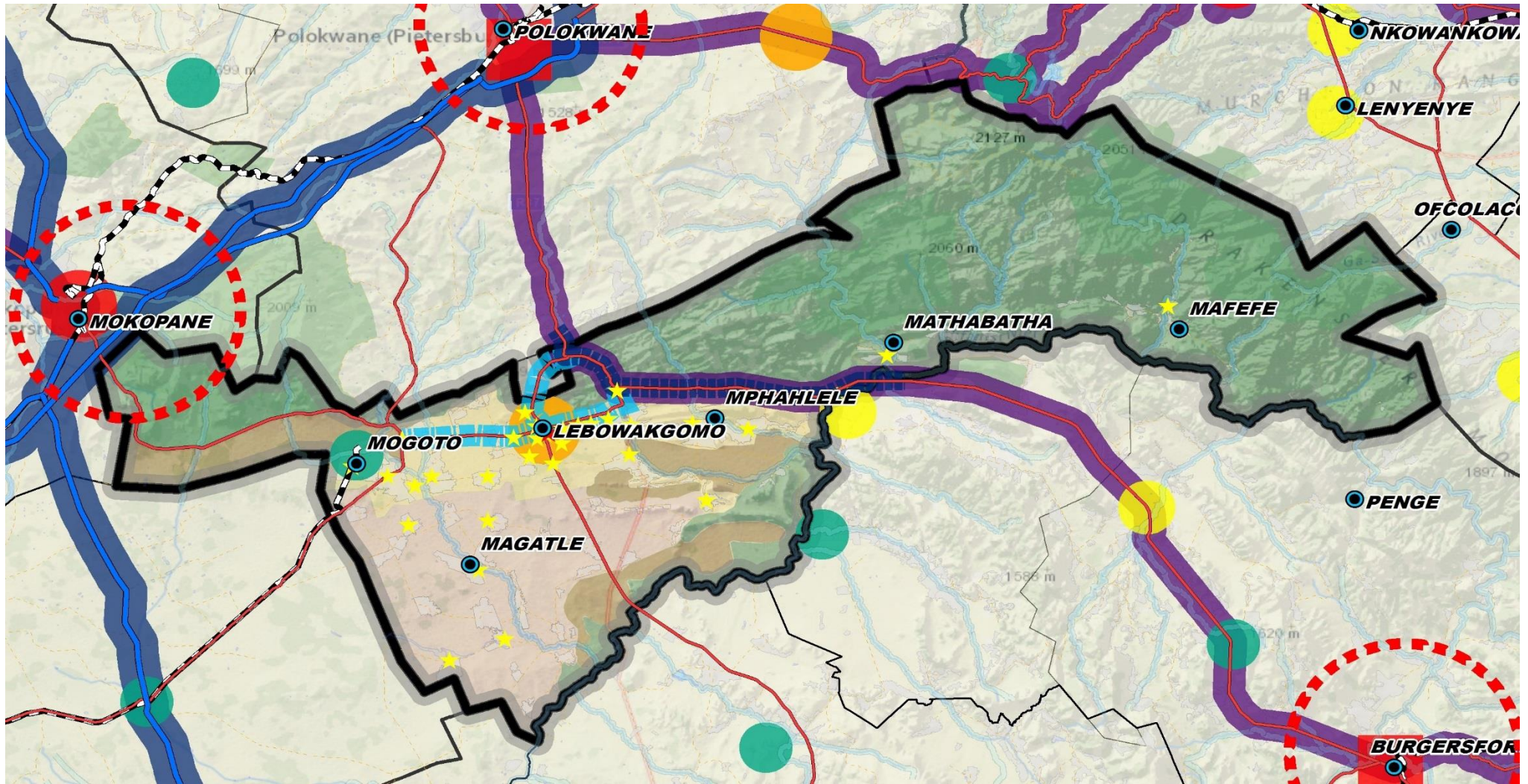




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Review of the Lepelle-Nkumpi Spatial Development Framework (SDF)

Part II: Draft Spatial Development Framework: Spatial Proposals (Final Draft)

Lepelle-Nkumpi Local Municipality

20 October 2016

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Contents

Abbreviations	viii		
Terminology and Acronyms	ix		
1 SDF Structure	1		
1.1 Document Structure	2		
2 Spatial Proposals	3		
2.1 Introduction	4		
2.2 Administrative Clusters	4		
2.3 Spatial Concept	5		
2.3.1 Final Vision Statement	5		
2.3.2 Concept Diagram (Development Principles and Conceptual Framework)	5		
2.3.2.1 Composite Conceptual Framework	6		
2.3.2.2 Development principles and the progressive realisation of the Conceptual Framework	8		
2.4 Spatial strategies – the Spatial Development Framework	14		
2.4.1 Future demand approach statement	14		
2.4.2 Composite Municipal SDF	15		
2.4.3 Components of the SDF – proposals and strategies	18		
2.4.3.1 Environment Protection and Tourism Zone (EPTZ).	18		
2.4.3.2 Agricultural and Farming Zone (AFZ)	22		
2.4.3.3 Nodal points and the hierarchy of settlements	24		
2.4.3.4 Desired and general patterns of land use	30		
2.4.3.5 Accommodating unique developments	38		
2.4.3.6 Development Edges and priority areas for development within the Urban Development Areas (Growth Points)	40		
2.4.3.7 Development Edges and future growth within the remainder of the municipal area – Rural Development Areas.	50		
2.4.3.8 Connectivity between areas & classification of roads	52		
2.4.3.9 Activity nodes	59		
2.4.3.10 Other development zones	63		
2.4.4 Proposals per focus area	63		
2.4.4.1 Land use budget and proposals for the Lebowakgomo/Mphahlele DGP (Urban Development Area)	65		
2.4.4.2 Land use budget and proposals for the Moletlane/Mogoto RGP (Urban Development Area)	69		
2.4.4.3 Land use budget and proposals for the Magatle Rural Development Area	73		
2.4.4.4 Land use budget and proposals for the Mphahlele Rural Hinterland	76		
2.4.4.5 Land use budget and proposals for the Mathabatha/Mafefe Rural Hinterland	80		
2.5 Housing	86		
2.6 Land Use Management System	87		
2.7 Engineering services requirements	88		
APPENDIX A: LAND USE BUDGTD FOR LEPELLE-NKUMPI SDF 2016 - 2010	90		



Figures

FIGURE 2.1: STRUCTURE OF SDF REPORT	2
FIGURE 2.2: COMPOSITE CONCEPTUAL FRAMEWORK	7
FIGURE 2.3: FUTURE APPROACH & COMPONENTS	14
FIGURE 2.4: HIERARCHY OF SETTLEMENTS	24
FIGURE 2.5: PRINCIPLE FOR LOCALITY OF LAND USES	30
FIGURE 2.6: RELATIONSHIP BETWEEN COUNCIL AND MPT AND OFFICIALS IN LAND USE MANAGEMENT	38
FIGURE 2.7: PROCESSING OF DIFFERENT TYPES OF APPLICATIONS & EVALUATION IN TERMS OF COUNCIL POLICY	39
FIGURE 2.8: EXAMPLE OF DEVELOPMENT EDGES IN RURAL AREAS	51
FIGURE 2.9: LEGEND FOR MAPS OF FOCUS AREA PROPOSALS	64



Maps

MAP 2.1: ADMINISTRATIVE CLUSTERS	4
MAP 2.2: LEPELLE-NKUMPI MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK, 2016	17
MAP 2.3: THE ENVIRONMENTAL PROTECTION & TOURISM ZONE (EPTZ) AND AGRICULTURAL AND FARMING ZONE (AFZ)	19
MAP 2.4: PROTECTED AREAS, AREAS OF CRITICAL BIODIVERSITY AND AGRO- ECOLOGICAL ZONES	20
MAP 2.5: URBAN DEVELOPMENT AREAS	25
MAP 2.6: RURAL DEVELOPMENT AREA	26
MAP 2.7: DEVELOPMENT EDGES OF GROWTH POINTS & RURAL DEVELOPMENT FOCUS AREA	41
MAP 2.8: EXPANSION AREAS WITHIN LEBOWAKGOMO/MPHAHELE DGP	42
MAP 2.9: LEPELLE-NKUMPI STRATEGIC DEVELOPMENT AREAS	44
MAP 2.10: SDA'S WITHIN LEBOWAKGOMO/MPHAHELE DGP	45
MAP 2.11: UIA'S IN LEBOWAKGOMO/MPHAHELE DGP	48
MAP 2.12: RURAL DEVELOPMENT FOCUS AREA	50
MAP 2.13: DEVELOPMENT CORRIDORS AND STRATEGIC LINKS	55
MAP 2.14: STRATEGIC TOURISM LINK	56
MAP 2.15: ACTIVITY NODES	61
MAP 2.16: LEBOWAKGOMO/MPHAHELE DGP PROPOSALS	67
MAP 2.17: LEBOWAKGOMO SETTLEMENT STRATEGY	68
MAP 2.18: MOLETLANE/MOGOTO RGP PROPOSALS	71
MAP 2.19: MOLETLANE/MOGOTO SETTLEMENT STRATEGY	72
MAP 2.20: MAGATLE RURAL DEVELOPMENT FOCUS AREA PROPOSALS	75
MAP 2.21: MPHAHELE HINTERLAND PROPOSALS (NORTHERN PARTS)	78
MAP 2.22: MPHAHELE HINTERLAND PROPOSALS (SOUTHERN PARTS)	79
MAP 2.23: MATHABATHA TOURISM NODAL SUPPORT AREA 1 & HINTERLAND PROPOSALS (1)	82

MAP 2.24: MATHABATHA TOURISM NODAL SUPPORT AREA 1 & HINTERLAND PROPOSALS (1)	83
MAP 2.25: MAFEFE TOURISM NODAL SUPPORT AREA 2 & HINTERLAND PROPOSALS (1)	84
MAP 2.26: MAFEFE TOURISM NODAL SUPPORT AREA 2 & HINTERLAND PROPOSALS (2)	85



Tables

TABLE 2.1: GUIDELINES TO PROTECTED AREAS, CRITICAL BIODIVERSITY AREAS, AND HIGH POTENTIAL AGRICULTURAL LAND	23
TABLE 2.2: POPULATION AND HOUSEHOLD DISTRIBUTION PER DEVELOPMENT AREA	28
TABLE 2.3: CLASSIFICATION OF LAND USE TYPES TO INFORM GENERAL PATTERNS OF LAND USE	31
TABLE 2.4: DESIRED PATTERNS OF LAND USE FOR DIFFERENT DEVELOPMENT AREAS WITHIN THE MUNICIPALITY	35
TABLE 2.5: STRATEGIC DEVELOPMENT AREAS (FOR HOUSING)	46
TABLE 2.6: UPGRADING INTERVENTION AREAS	49
TABLE 2.7: CLASSIFICATION AND HIERARCHY OF ROADS IN MUNICIPAL AREA	53
TABLE 2.8: HIERARCHY OF ROADS & ACCESS TO LAND USE	53
TABLE 2.9: PROPOSED DEVELOPMENT CORRIDORS WITHIN LEPELLE-NKUMPI MUNICIPALITY	57
TABLE 2.10: PROPOSED STRATEGIC LINKS WITHIN LEPELLE-NKUMPI MUNICIPALITY	58
TABLE 2.11: SECONDARY ACTIVITY NODES	60
TABLE 2.12: PROPOSED HIERARCHY OF SHOPPING CENTRES IN LEPELLE-NKUMPI MUNICIPALITY	62
TABLE 2.13: LAND USE BUDGET FOR THE LEBOWAKGOMO/MPAHLELE DISTRICT GROWTH POINT	66
TABLE 2.14: LAND USE BUDGET FOR THE MOLETLANE/MOGOTO RURAL GROWTH POINT	70
TABLE 2.15: LAND USE BUDGET FOR THE MAGATLE RURAL DEVELOPMENT AREA	74
TABLE 2.16: LAND USE BUDGET FOR MPHLELE RURAL HINTERLAND	77
TABLE 2.17: LAND USE BUDGET FOR THE MATHABATHA/MAFEFE RURAL HINTERLAND	81

TABLE 2.18: DEMAND FOR HOUSING PER DEVELOPMENT AREA	86
TABLE 2.19: ESTIMATED WATER DEMAND FOR 2020 AND 2025 FOR MUNICIPAL AREA FOR THE DIFFERENT DEVELOPMENT AREAS	88
TABLE 2.20: WATER DEMAND FOR STRATEGIC DEVELOPMENT AREAS	88
TABLE 2.21: WATER DEMAND FOR UPGRADING INTERVENTION AREAS	89
TABLE 2.22: WATER DEMAND FOR SDA'S & UIA'S (COMBINED)	89



Abbreviations

ABET	Adult Basic Education and Training
CBA	Critical Biodiversity Area
CBD	Central Business District
CDM	Capricorn District Municipality
CPA	Community Property Association
CRDP	Comprehensive Rural Development Programme
DAFF	Department of Agriculture, Forestry and Fisheries
DGP	District Growth Point
DRDLR	Department of Rural Development and Land Reform
DRDP	District Rural Development Plan
ESA	Ecological Support Area
GDP	Gross Domestic Product
GWS	Group Water Scheme
ICT	Information and Communication Technology
IDP	Integrated Development Plan
IRDP	Integrated Residential Development Programme
K2C	Kruger to Canyon
LED	Local Economic Development
LSDF	Limpopo Spatial Development Framework
LSP	Local Service Point
LUM	Land Use Management
LUMS	Land Use Management Systems

MGP	Municipal Growth Point
MTSF	Medium Term Strategic Framework
MYHDP	Multi Year Housing Development Plan
NDP	National Development Plan
NEMPA	National Environmental Management Protection Act
PCP	Population Concentration Point
PGP	Provincial Growth Point
PTO	Permission To Occupy
RSA	Republic of South Africa
RWS	Rural Water Supply Scheme
SDA	Strategic Development Area
SDF	Spatial Development Framework
SEZ	Special Economic Zone
SPLUMA	Spatial Planning and Land Use Management Act
VSA	Village Service Area
WRA	World Resource Institute



Terminology and Acronyms

Term	Acronym	Definition
Active outdoor recreation area		An area or specific site within the EPTZ earmarked for outdoor recreation which may include eco-tourism, organised outdoor recreation and sport activities such as golf, hunting, mountain biking, hiking trails and fishing sites. However, such activities should comply with environmental protection guidelines at all time.
Activity Node		Areas where a higher intensity of land uses and activities, other than residential uses, are supported and promoted. Typically any given municipal area would accommodate a hierarchy of nodes that indicate the relative intensity of development anticipated for the various nodes, their varying sizes and their dominant nature.
Activity Spine		A major routes between nodal areas where public transport services or a high level of private transport occur and which provides opportunities for development along such routes or at important intersections thereof. As in the case with Activity Corridors, these Activity Spines should also be developed with a specific theme in mind which determines the character of land uses along such spine.

Term	Acronym	Definition
Critical Biodiversity Areas	CBA	The portfolio of sites that are required to meet the Province's biodiversity targets, and need to be maintained in the appropriate condition based on their biodiversity characteristics, spatial configuration and requirement for meeting targets for both biodiversity pattern and ecological processes.
Central Business District	CBD	The business focal point of the municipality where commercial, office, retail, entertainment, government and cultural activities cluster and is usually also the centre point for transportation networks.
Density		The number of units per unit of land area, e.g. dwelling units/hectare. There are five measures of density, namely: Population density: people/hectare; Gross dwelling unit density: dwelling units/total land area of a project or suburb including roads, public open space and non-residential land uses; Net dwelling unit density: dwelling units/land occupied by residential plots only; Building density: area of buildings/hectare; Settlement density: (dwelling units/total land occupied by settlement) also known as average gross dwelling units density.



Term	Acronym	Definition
Densification		The increased use of space both horizontally and vertically within existing areas/properties and new developments, accompanied by an increased number of units and/or population threshold.
Development Corridor	DC	Class 1 and 2 roads, links or transport routes between nodes or areas of economic importance where mobility should receive preference over land use, but where an increased intensity of land use is encouraged at certain points along the route or to provide access to other networks or routes where increased intensity of land use can be accommodated without affecting the mobility within the corridor.
Development or urban edge		A demarcated line and interrelated policy that serves to manage, direct and limit urban expansion.
Growth Points:		
Provincial Growth Point	PGP	The highest order nodes in the Province. In most cases, these cities and towns have an established and diverse economy, together with a range of higher order social and government services. Most importantly, these nodes have immense resource potential, predominantly mineral-related, which render them existing and/or future core nodes in the provincial, and even national economy. Four of these nodes

Term	Acronym	Definition
		were also earmarked as Special Economic Zones (SEZs) in the Limpopo Development Plan. The bulk of future economic development will be undertaken by the private sector, but should be supported by public investment in sufficient and high quality engineering infrastructure, and additional social services to serve the fast-growing local populations.
District Growth Point	DGP	Nodes that are very well positioned along the national and provincial movement network and have a strong resource base (including mineral potential and agricultural activities). They function as high order service centres, have relatively large local populations, and have relatively well established institutional cores and relatively strong economies. However, while some of them have a well-established CBD and active industrial area, others lack economic- and engineering infrastructure due to years of under-investment. All District Growth Points have potential for economic growth, which should be supported by public investment in infrastructure, but especially high levels of public investment is needed to unlock the potential of historically under-invested nodes.
Municipal Growth Point	MGP	Large rural settlement clusters (between 75 000 and 100 000 people), but with very small economic and institutional bases, and very limited local resources on which to build. However, they are accessible via the provincial road network, and thus well located to serve the respective

Term	Acronym	Definition
		population clusters. It is proposed that these areas be prioritised for the provision of engineering infrastructure, higher order community facilities, as well as economic infrastructure where relevant.
Rural Growth Point or Rural Node or Service Point	RGP	These nodes represent two categories. The first is namely a village situated in the midst of a high number of small scattered villages that are isolated/ removed from the provincial road network. The isolated location of these villages is deterring efficient service delivery, hence the identification of a nodal point among these villages where services will be clustered to the benefit of the broader area. The second category comprises small 'towns' that are situated along the provincial road network, in the midst of extensive commercial farming areas and which serve relatively few local residents/ farming communities. Both categories generally have limited economic and institutional bases at present. Social services are to be consolidated at these nodes to efficiently serve the extensive surrounding rural communities. Although small local economies might emerge over time as a result of the proposed agglomeration of public services, it is acknowledged that the economic potential of these nodes is less than the three types of Growth Points described above. The focus should thus be on community infrastructure and not necessarily economic infrastructure.

Term	Acronym	Definition
Infill Development		Development or use of vacant or under-utilised land within existing settlements or built-up area in order to optimise and re-position the use of infrastructure and buildings, increase urban densities and promote integration. It is normally associated with re-development or growth management programmes. Another category of infill development involves "suburban infill" which can be described as the development of land in existing suburban areas that was left vacant during the development of the suburb.
Integrated Development Plan	IDP	A plan contemplated in Chapter 5 of the Local Government: Municipal Systems Act, 2000 (Act 32 of 2000).
Land Development		The erection of buildings or structures on land, or the change of use of land, including township establishment, the subdivision or consolidation of land or any deviation from the land use or uses permitted in terms of an applicable land use scheme.
Land Use		The purpose for which land is or may be used lawfully in terms of a land use scheme or any other authorisation, permit or consent issued by a competent authority.

Term	Acronym	Definition
Land Use Management	LUM	To regulate or manage the use or a change in the form or function of land, and includes land development.
Land Use Management System	LUMS	A system of regulating and managing land use and conferring land use rights through the use of schemes and land development procedures.
Land Use Scheme	LUS	A legal instrument for regulating the use of land and land development in terms of provincial or national legislation, such as a Land Use Scheme contemplated in Chapter 5 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013). It bears the same meaning as a Town Planning Scheme contemplated in Chapter 2 of the Town Planning and Townships Ordinance, 1986 (ord. 15 of 1986).
Local Activity Corridor		A main development corridor with a specific theme for development along such route or at strategic intersections with lower order routes.
Municipal Spatial Development Framework	MSDF	A spatial development framework contemplated in Part E of Chapter 4 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013).

Term	Acronym	Definition
Nodes		Areas where a higher intensity of land uses and activities are supported and promoted. Typically any given municipal area would accommodate a hierarchy of nodes that indicate the relative intensity of development anticipated for the various nodes, their varying sizes and their dominant nature.
Administrative Cluster	AC	A functional area for administrative purposes based on municipal wards.
Primary Activity Node	P	The highest order activity node within the municipality, comprising of a wide range of specialised land uses and services. It is also referred to as the Lebowakgomo CBD. It may even contain shopping centres within the hierarchy classes of those typical as the Secondary Activity Nodes.
Protected Area		Areas in South Africa consisting of special nature reserves, nature reserves and protected environments, including declared provincial protected areas; World heritage sites; Specially protected forest areas, forest nature reserves and forest wilderness areas declared in terms of the National Forests Act, 1988; and Mountain catchment areas declared in terms of the Mountain Catchment Areas Act, 1970.



Term	Acronym	Definition
Provincial Spatial Development Framework		A spatial development framework contemplated in Part C of Chapter 4 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013).
Rural Development Focus Area	RDFA	A demarcated focus area which have been identified in national and provincial programmes for upgrading of services and revitalization initiatives in order to ensure sustainable livelihoods and a better life for people in the in the rural areas
Secondary Activity Node/s	S	Nodes in suburban locations throughout the municipal area aimed at serving the different local communities and neighbourhoods according to their specific and basic needs. Secondary Activity Nodes are further classified and provided in terms of a hierarchy of centres or specific function.
Sector Plans		Municipal plans for different functions such as bio-diversity conservation, housing, transport, local economic development and disaster management. They may also be geographically based, for example a sub-region, settlement within a local municipality or a component of that settlement.

Term	Acronym	Definition
Settlement or Human Settlement		A geographic term referring to a settlement or populated place where people live together as a community and where dwelling houses are clustered together. A settlement can range in size from a few dwelling houses grouped together to the largest of cities with surrounding urbanised areas. It includes villages, towns and cities.
Spatial Development Framework	SDF	A spatial development framework contemplated in Chapter 4 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)
Spatial Planning		A planning process that is inherently integrative and strategic, takes into account a wide range of factors and concerns and addresses how those aspects should be spatially arranged on the land or in an area.
Strategic Development Area	SDA	A Strategic Development Area or a growth area is a specifically demarcated area or precinct with unique opportunities to give form to a desired objective, and further represent areas/precincts where future growth opportunities are identified, which includes greenfield development and infill development.

Term	Acronym	Definition
Strategic Links	SL and STL	Class 3 or 4 roads, links or transport routes between nodes and Development Corridors, or even between settlements, which provide an important or strategic level of connectivity between important destinations. It may also link internal nodes with outside areas (e.g. other municipalities or outside nodes). However, they are not corridors for development although they may hold potential for development at certain strategic intersections. Strategic Links can be divided into two types and as follows, namely: A Strategic Link (SL) is a link which ensures high mobility and improved connectivity between different nodes, growth points and between residential areas whilst a Strategic Tourism Link (STL) ensures connectivity between nodal areas and tourism areas (inside and outside of the municipal area.)
Tourism nodal support area		An area or settlement located within the EPTZ that can serve as a focus area for activities that support tourism and eco-tourism in the adjacent Protected Areas and Critical Biodiversity Areas. Activities in these nodes may include hotels, overnight accommodation, guest houses, restaurants, curio shops, art galleries, cultural museums etc.
Town Planning Scheme		A Town Planning Scheme bears a similar meaning as a Land Use Scheme, but it is a

Term	Acronym	Definition
		scheme contemplated in Chapter 2 of the Town Planning and Townships Ordinance, 1986 (Ord. 15 of 1986).
Township		An area of land divided into erven, and may include public places and roads indicated as such on a General Plan.
Upgrading Intervention Area	UIA	An area which have been compromised by uncoordinated and unplanned settlement of people which requires intervention from the authorities in terms of upgrading of services and land use control in order to ensure sustainable human settlement and prevent further urban sprawl.
Urban Sprawl		Is a concept which includes the spreading outwards of a city, town or build-up area and its suburbs to its outskirts and resulting in low-density development of rural land, high segregation of land uses and various design features that encourage car dependency and longer travel distances between such land uses.
Zone		In the context of this SDF it shall refer to a spatial planning area having a specific earmarked purpose and does not necessarily reflect or

Term	Acronym	Definition
		include a corresponding zoning or use zone as contemplated in a land use scheme, but it may.

Zones:

<i>Agricultural and Farming Zone</i>	AFZ	Areas where commercial and game farming activities take place, and are classified as the It includes: The commercial citrus farms and other commercial farms; Cattle and game farms.
<i>Environment Protection and Tourism Zone</i>	EPTZ	Areas for biodiversity protection and major areas for tourism potential and includes: Protected areas; Critical Biodiversity areas; Tourism nodal support areas which includes existing settlements located within protected areas or biodiversity areas; Areas of active outdoor recreation.
<i>Industrial Development Zone</i>	IDZ	Areas specifically demarcated and zoned for industrial development.

Term	Acronym	Definition
<i>Government Zone</i>	GZ	A precinct specifically demarcated for the establishment of government and other public and institutional land uses.
<i>Mining Zone</i>	MZ	An area where mining activity, including mines and prospecting can and may occur, but it may also contain other land uses and activity including human settlements and farming.
<i>Zoning or Use Zone</i>		A system designating and regulating permitted land uses based on mapped zones and associated tables and conditions which separate one set of <u>land uses</u> from another.





1 SDF Structure

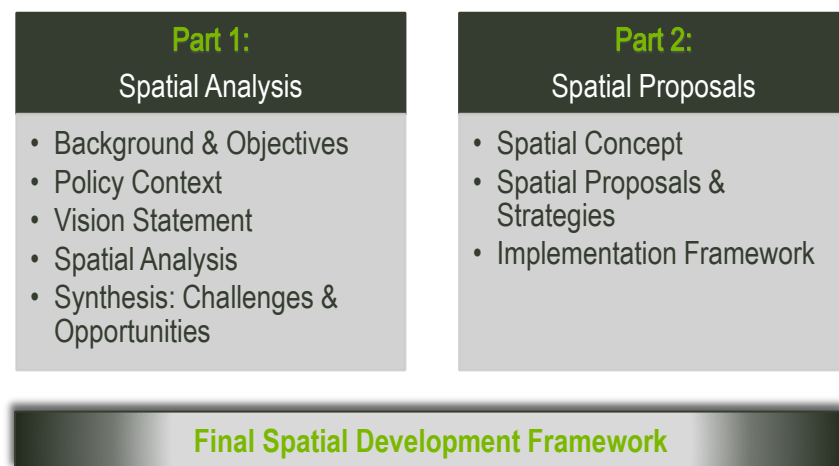
Spatial Development Frameworks are frameworks that seek to influence the overall spatial distribution of current and future land use within a municipality in order to give effect to the vision, goals and objectives of the Municipal IDP

1.1 Document Structure

The final SDF document will consist of two parts or components, namely:

- Spatial Analysis and Synthesis Report; and
- Spatial Proposals Report.

FIGURE 2.1: STRUCTURE OF SDF REPORT



This report and specific phase of the project consist of the following essential parts forming the **Spatial Proposals Report**, namely:

- Spatial Concept;
- Spatial proposals and strategies.

The implementation framework will follow later and after the Spatial Proposals and Strategies.

2 Spatial Proposals



2.1 Introduction

This part includes the final spatial concept for the future development of the SDF area (based on refining the vision).

It firstly provide a refined vision statement where-after a Conceptual Framework will follow.

The subsequent part will contain the Spatial Development Framework or spatial proposals which is based on the principles and Conceptual Framework.

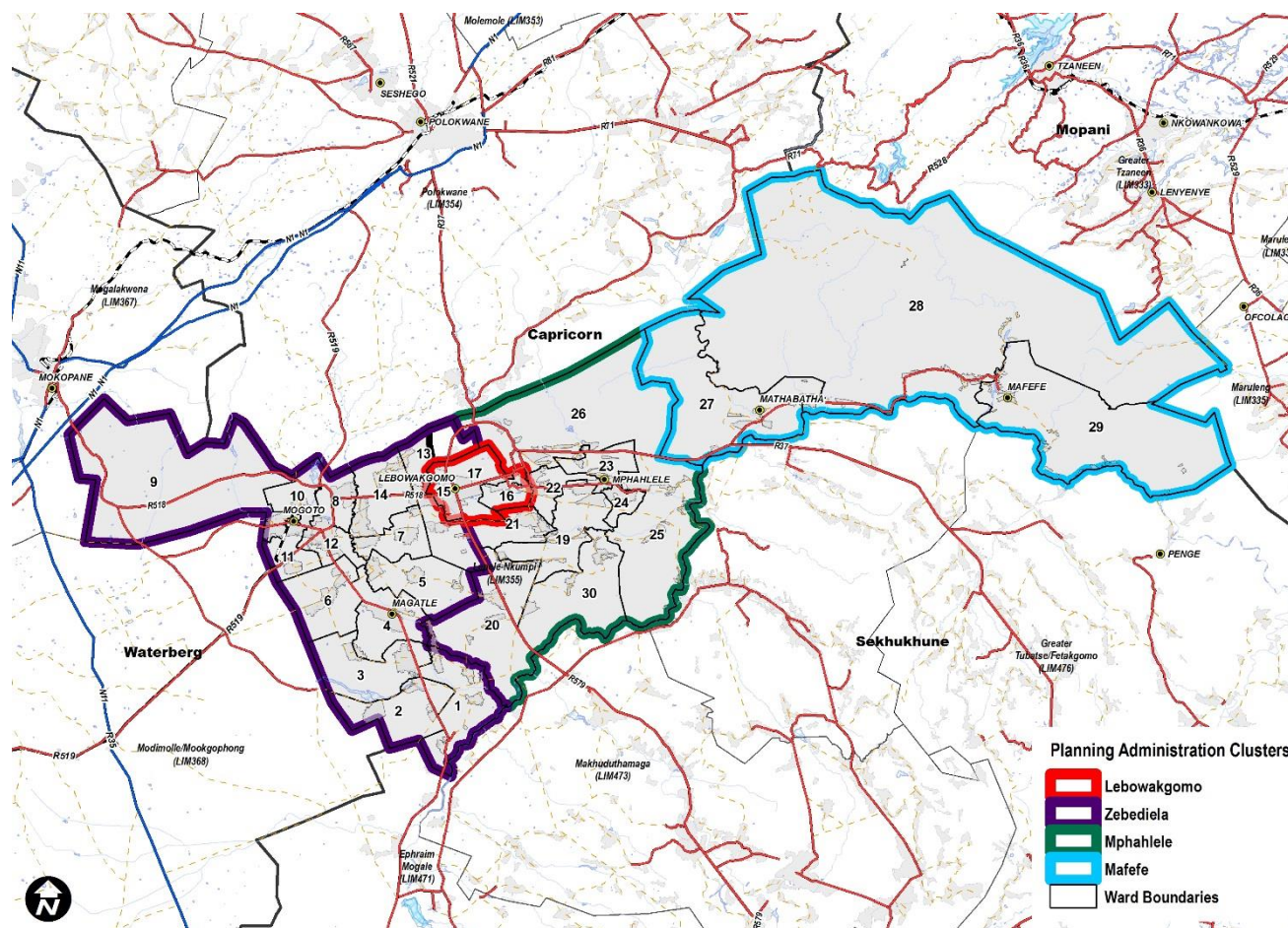
2.2 Administrative Clusters

For purposes of this SDF the municipal area is divided into the following Administrative Clusters, delineated more clearly in Map 2.1. It is based on the municipal wards and includes the following, namely:

- Zebediela Planning Administration Cluster (Wards 1-14);
- Lebowakgomo Planning Administration Cluster (Wards 15-18);
- Mphahlele Planning Administration Cluster (Wards 19-26 & 30);
- Mafefe-Mathabatha Planning Administration Cluster (Wards 27-29).

These cluster can be used for public participation, IDP purposes and ward planning purposes.

MAP 2.1: ADMINISTRATIVE CLUSTERS



2.3 Spatial Concept

2.3.1 Final Vision Statement

Short & medium term vision:

To develop a spatial hierarchy development areas for the Municipality with linkages to the broader region, encouraging integration, environmental and socio-economic sustainability, and wherein the residents have adequate access to a quality of life.

Long term vision:

To refine the growth points for the Municipality and further explore the unique opportunities within urban and rural development areas.

2.3.2 Concept Diagram (Development Principles and Conceptual Framework)

The development principles for Lepelle-Nkumpi municipality is primarily based on the SPLUMA principles for development as contemplated in Chapter 2 of the act as discussed in other parts of this report, namely:

- Spatial justice;
- Spatial sustainability;
- Efficiency;
- Spatial resilience;
- Good administration.

Based on these development principles, the concept ideas were formulated which provides in concept diagrams or the **Conceptual Framework (CF)**.

This CF is essentially schematic illustrations of the ideas or concepts, including a long term vision, of the spatial patterns that will inform the Spatial Development Framework and implementation strategies in the subsequent paragraphs.

This Conceptual Framework therefore provides the basis upon which the Spatial Development Framework (SDF) will be formulated or refined in order to ensure that the desired and fundamental spatial form or shape of the Lepelle-Nkumpi municipal area is realised.

The CF includes the following major elements or components, namely:

- Biodiversity or nature conservation areas, including:
 - Critical Biodiversity protection areas
 - Nature conservation areas;
 - Environmental sensitive areas and areas along rivers;
 - Tourism nodal support nodal (consisting of settlements);

- Agricultural areas for:
 - Commercial farming,
 - Subsistence farming; and
 - Game and cattle farming;
- **Urban development areas** for high order, which further includes:
 - Growth Points (high order settlements);
 - Other higher order settlements for urban development;
 - Industrial areas;
- Rural development areas including:
 - CRDP intervention area;
 - Other rural settlements on the fringe of the CRDP; and
 - Subsistence farming areas in between.
- High order transport routes to serve as functional links, including:
 - Functional links between Growth Points and between the Growth Points and focus area for rural development;
 - Functional links from the Provincial Corridor route;
 - Strategic links to ensure connectivity between important areas.

2.3.2.1 Composite Conceptual Framework

The following development principles and conceptual ideas are set for Lepelle-Nkumpi leading to a Conceptual Framework, namely:

- Development Principle 1: Achieve a sustainable balance between urban and rural development, conservation, mineral resources and agriculture.
- Development Principle 2: Ensure sustainable human settlements and viable communities by promoting and creating compact urban settlements in those areas which hold competitive advantages in terms of regional access, existing infrastructure, existing community facilities and economic activity as well as within fiscal and institutional means
- Development Principle 3: Provide for rural development in a sustainable manner and ensure that residents in rural areas have adequate access to a quality life and equal protection of their environment and negative impact of unwanted land uses.
- Development Principle 4: Strengthen the economic activity within the municipal area by increasing the interaction with other growth points and adjacent municipalities with the region.
- Development Principle 5: Utilise the economic and development potential created by natural resources such as nature conservation areas and the biosphere.
- Development Principle 6: Utilise the existing main road system of transport routes as functional links between nodal points in support of spatial patterns and economic activity within the municipality and where necessary improve such routes in order to ensure good linkages.

The composite Conceptual Framework is reflected in Figure 2.2 and further set out in detail with the principles and separate conceptual framework figures in paragraph 2.3.2.2 herein after.

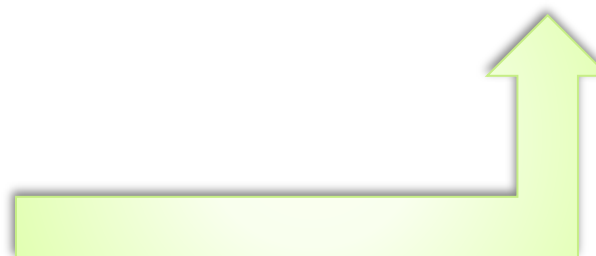
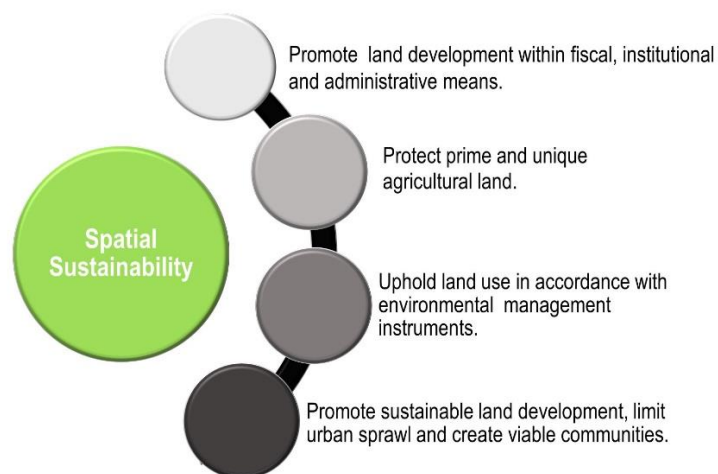
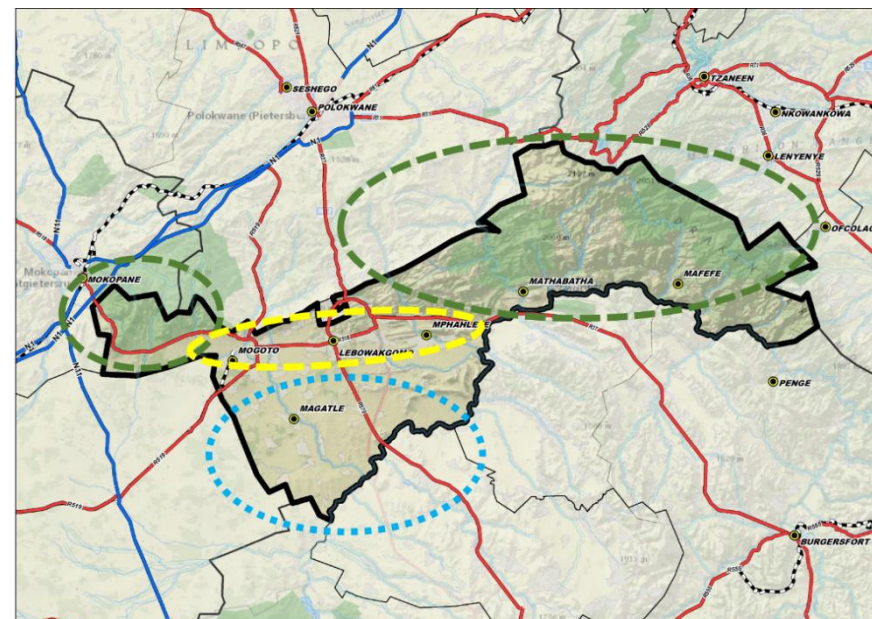
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2.3.2.2 Development principles and the progressive realisation of the Conceptual Framework

In order to understand the rationale of the different principles and how these principles each resulted in a conceptual idea contributing towards the composite CF, this paragraph provides more detail, namely:

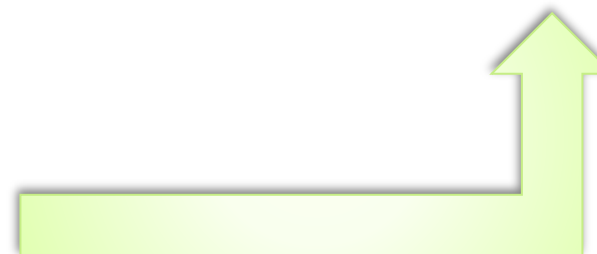
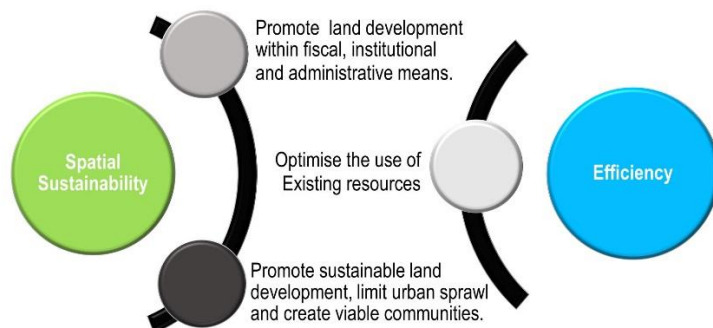
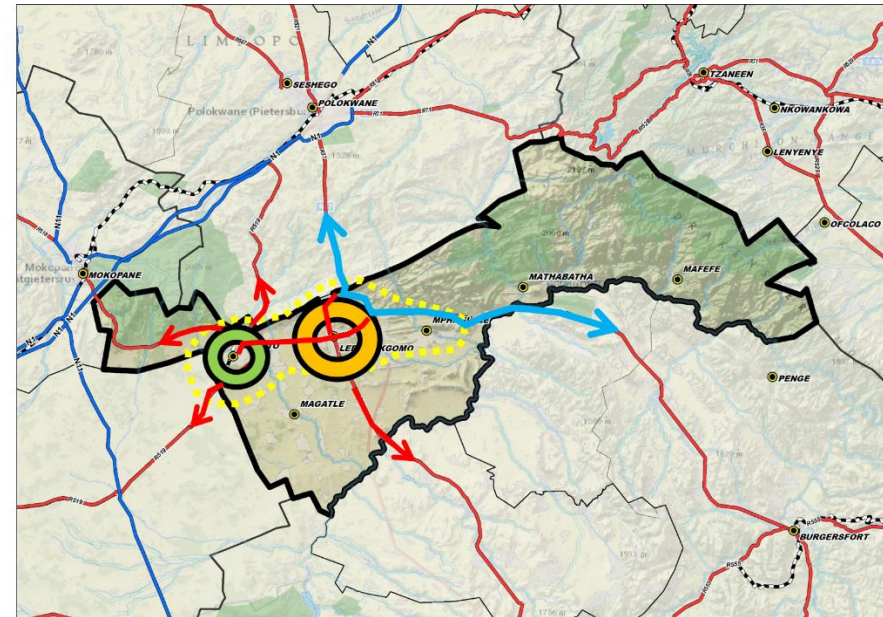
Development Principle 1: Achieve a sustainable balance between urban and rural development, conservation, mineral resources and agriculture.

- Ensure spatial patterns that will support and protect the biodiversity and environmentally sensitive areas, but also make use of these resources to promote tourism and the local economy;
- Ensure spatial patterns that would protect the agricultural areas, mineral resources, and enhance the initiatives in respect of Rural Development Programmes, leading to an improved quality of life for all residents in the municipal area.
- Ensure spatial patterns that would promote sustainable land development patterns and limit urban sprawl in order to conform with the fiscal, institutional and administrative means of the municipality as well as Limpopo Province.



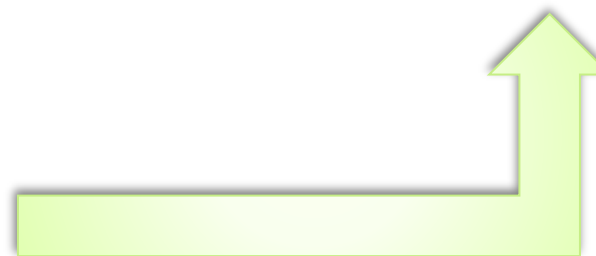
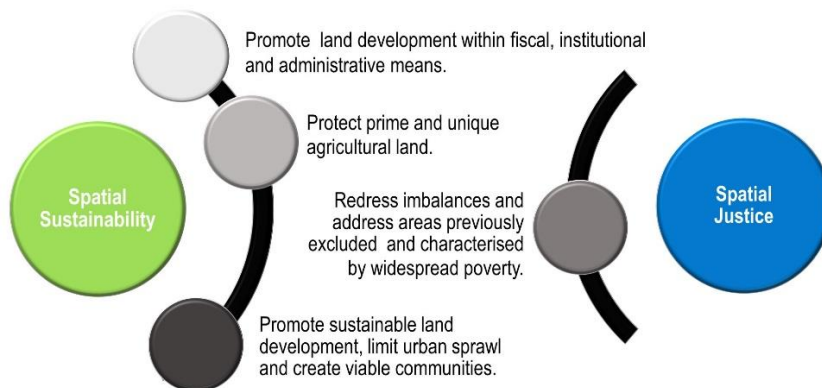
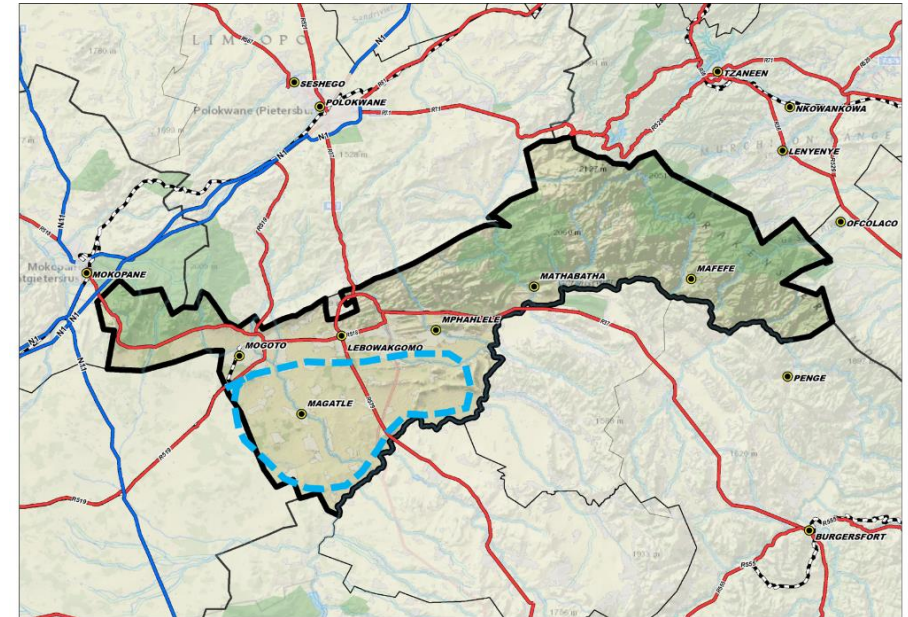
Development Principle 2: Ensure sustainable human settlements and viable communities by promoting and creating compact urban settlements in those areas which hold competitive advantages in terms of regional access, existing infrastructure, existing community facilities and economic activity as well as within fiscal and institutional means.

- Ensure alignment of the functional hierarchy of settlements and the growth points with the Limpopo SDF and in terms of real growth demands.
- Ensure compact urban areas and prevent uncontrolled urban sprawl, but at the same time ensure that sufficient areas are provided to accommodate expected development demands and growth patterns, especially to address the housing needs.
- Prevent uncontrolled development and expansion of informal settlements, but at the same time ensure that existing informal settlements are incorporated into the urban fabric in order to improve the life of these communities.
- Utilise the potential of the higher and strategically located routes in order to ensure connectivity between nodal areas (internal and external) and the rural areas.
- Ensure proper functioning and application of the Land Use Scheme.



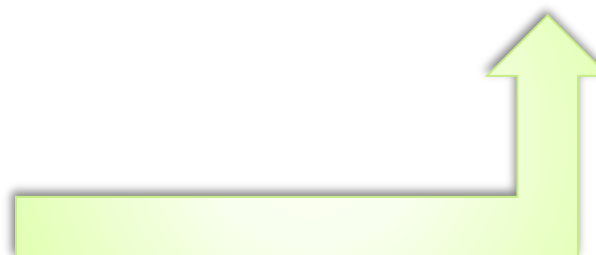
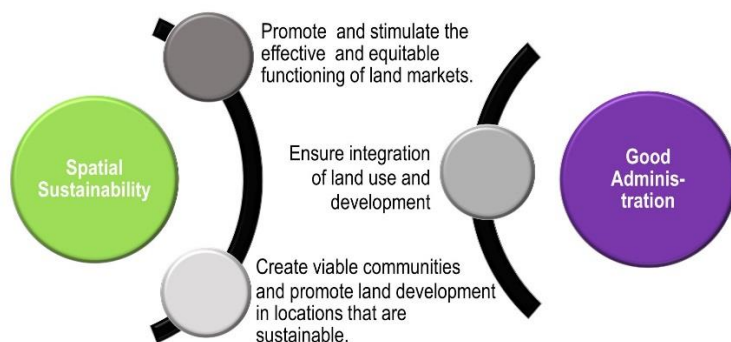
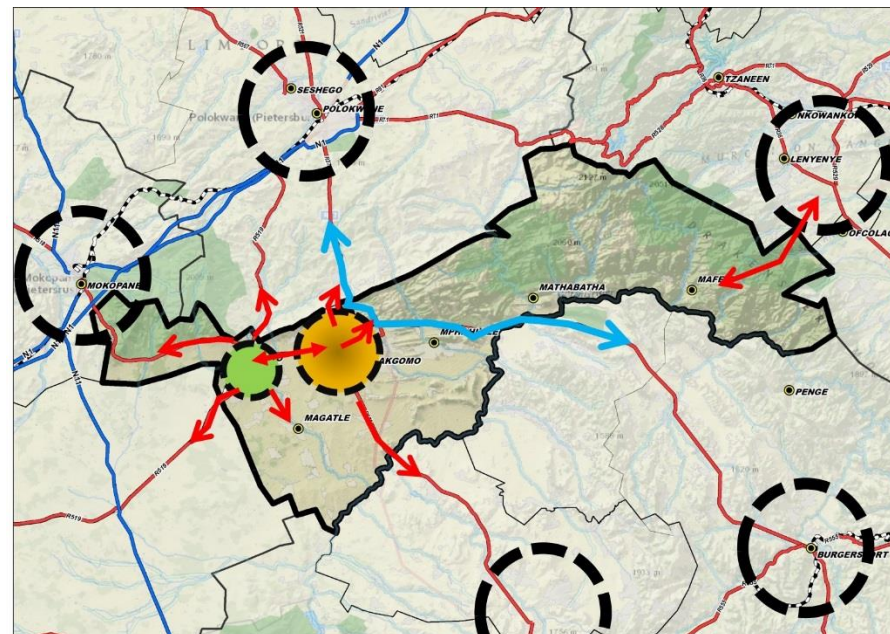
Development Principle 3: Provide for rural development in a sustainable manner and ensure that residents in rural areas have adequate access to a quality life and equal protection of their environment and negative impact of unwanted land uses.

- Ensure alignment of the functional hierarchy of settlements and the growth points with the Limpopo SDF and in terms of real growth demands.
- Align development of rural areas to be consistent with national and provincial initiatives.
- Ensure sustainable and efficient rural areas by limiting urban sprawl and preventing defragmented patterns of settlement development which can also compromise the agricultural potential of the land and which puts unnecessary constraint on fiscal resources.
- Ensure that settlements have adequate access to basic services and essential community facilities.
- Ensure that agricultural land and areas of environmental sensitivity, including water resources such as rivers are protected from encroachment by human settlements.
- Ensure proper functioning and application of the Land Use Scheme.



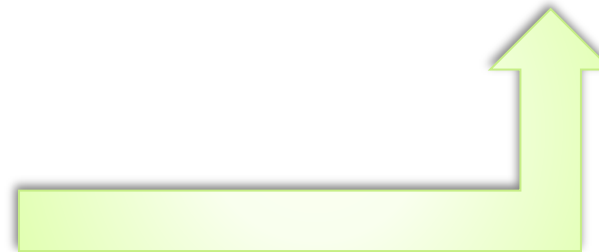
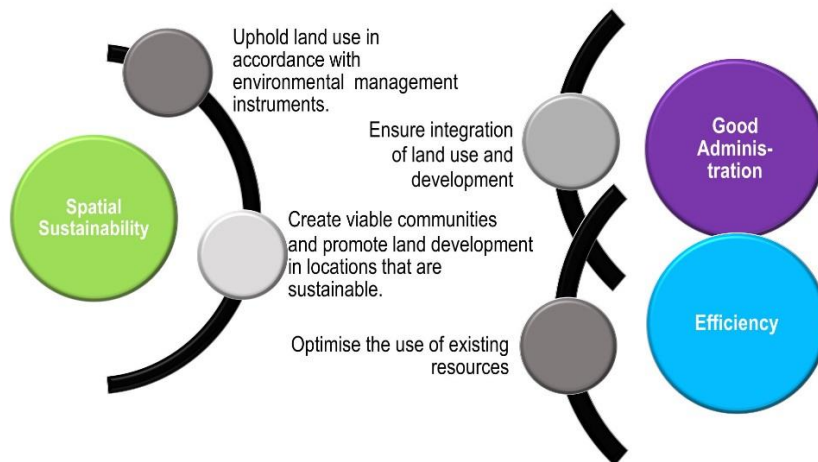
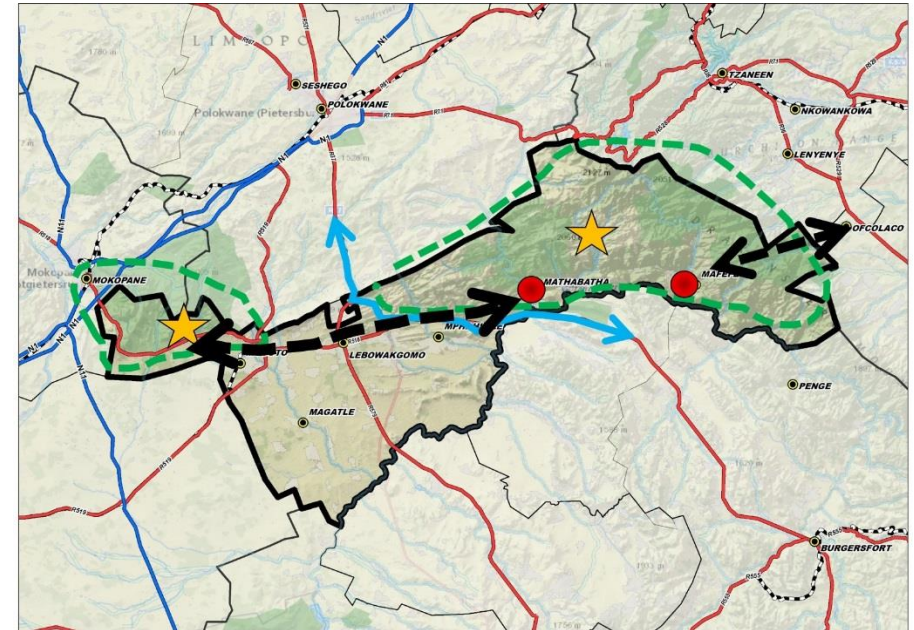
Development Principle 4: Strengthen the economic activity within the municipal area by increasing the interaction with other growth points and adjacent municipalities with the region.

- Optimise the linkages with and opportunities created by adjacent mining areas/towns such as Mokopane and Tubatse in order to increase development opportunities in the Lebowakgomo District Growth Point.
- Create a new linkage from the Mafefe area towards the east in order to utilise tourism and economic opportunities in the Greater Tzaneen and Maruleng municipal areas;
- Optimise the interaction and opportunities with Polokwane as capital of the Limpopo, where a vast range of specialised uses and facilities are present.
- Strengthen the Lebowakgomo District Growth Point in order to provide in a wide range of services and land uses and to create opportunities for private sector investment and provision of specialised goods and services that can serve the entire municipal area.
- Strengthen the Moletlane/Mogoto growth point as rural node in support of the rural development programmes and initiatives of national and provincial government.



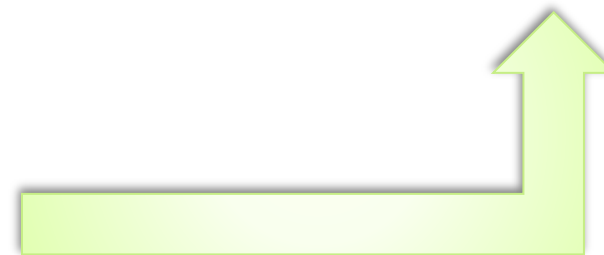
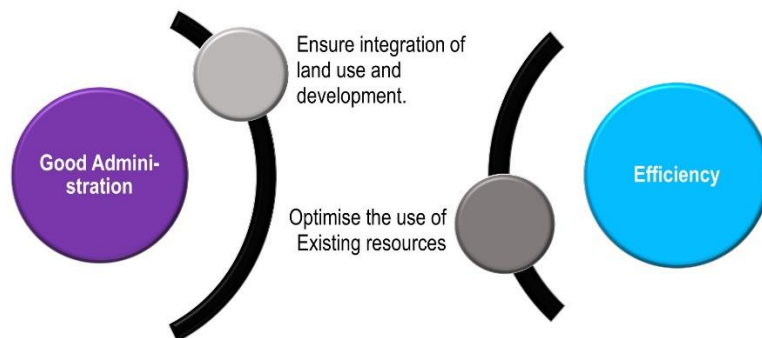
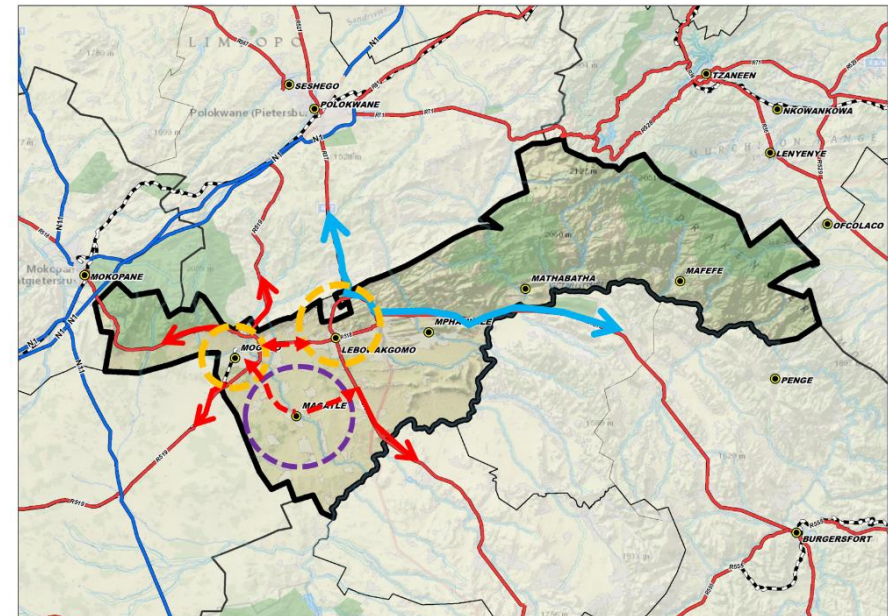
Development Principle 5: Utilise the economic and development potential created by natural resources such as nature conservation areas and the biosphere.

- Optimise the opportunities of the Wolkberg mountain range along the R-37 Provincial Corridor in order to increase tourism in the municipal area, and especially in the Mafefe and Mathabatha areas.
- Optimise the opportunities of the Strydpoortberg mountain range, the Nkumpi dam, the Zebediela Golf Course and adjacent Makapan Valley world heritage site in order to increase tourism in the municipal area, and especially in the Zebediela area.
- Identify the above mentioned areas as tourism nodes and subsequently ensure meaningful linkage and integration between these two nodal areas by creating additional opportunity for development and economic activity along this linkage/route.
- Strengthen the position of settlements, such as Mafefe and Zebediela Estate, which is located within or close to nature conservation areas in order to ensure increased development opportunities and private sector investment related to the tourism and accommodation sector.



Development Principle 6: Utilise the existing main road system of transport routes as functional links between nodal points in support of spatial patterns and economic activity within the municipality and where necessary improve such routes in order to ensure good linkages.

- Utilise existing main roads in order to ensure proper linkages between nodal areas, including growth points and rural development nodes;
- Create additional linkages where required in order to ensure good connectivity between all nodal areas.
- Utilise the opportunities created along main routes for increased density in land development and maximum exploitation of the economic potential.
- Ensure safe and efficient access along all main roads in accordance with requirements of the road authorities



2.4 Spatial strategies – the Spatial Development Framework

2.4.1 Future demand approach statement

Deriving from the Conceptual Framework and development principles set for the municipal area, the following major issues as depicted in Figure 2.3 can be identified. Some components needs to be protected, others need to change and some are new concepts.

FIGURE 2.3: FUTURE APPROACH & COMPONENTS



It is necessary to “spatially arrange” these components in such a way that it complies with the development principles set for the area and by using certain planning tools or techniques.

In order to achieve the above desired spatial form for the municipal SDF, the following planning tools and concepts will be utilised, namely:

- The concept of protection areas wherein valuable natural and economic resources require protection.
- The concept of a hierarchy of settlements including settlement re-structuring in order to correct distorted spatial patterns and ensure optimal utilisation/provision of infrastructure and engineering services;
- The concept of development (urban) edges which provides in the containment of and limitations for development;
- The concept of nodes wherein higher intensity of land uses and activities are supported and provided for;
- The concept of corridors or functional linkages between nodes;
- The concept of growth areas or strategic development areas where future growth opportunities are identified, which include intensities of development and infill development;
- The concept of intervention areas for example where rural development should receive priority or where informal settlement upgrading should take place; and
- The concept of areas where the expansion of urban areas should realise over the long term period (directions of expansion).

2.4.2 Composite Municipal SDF

The SDF or spatial strategies consists of two major components, namely:

- An abstract visualisation in the form of a map representing the spatial patterns and major components of this SDF; and
- Strategies and proposals further explaining components of the map and other aspects of the SDF, which may include other maps and figures to illustrate these components/strategies.

Map 2.2, titled the *Lepelle-Nkumpi Spatial Development Framework, 2016* depicts the Municipal SDF and illustrate the abstract visualisation thereof in more detail. It is a refined strategy of concepts contained in the Conceptual Framework set out in the previous section of this report.

The plan therefore deals with or include the following:

- Areas for biodiversity protection and major areas for tourism potential. These areas are “no-go” areas for some forms of development, excluding uses associated with the protection of the biodiversity and tourism etc. the area is demarcated as the **Environment Protection and Tourism Zone (EPTZ)**. It also includes:
 - Protected areas;
 - Critical Biodiversity areas;
 - Tourism nodal support areas which includes existing settlements located within protected areas or biodiversity areas;
 - Adventure tourism
- Areas where commercial and game farming activities take place, and are classified as the **Agricultural and Farming Zone (AFZ)**. It includes:
 - High potential agricultural land;
 - The commercial citrus farms and other commercial farms;
 - Cattle and game farms.

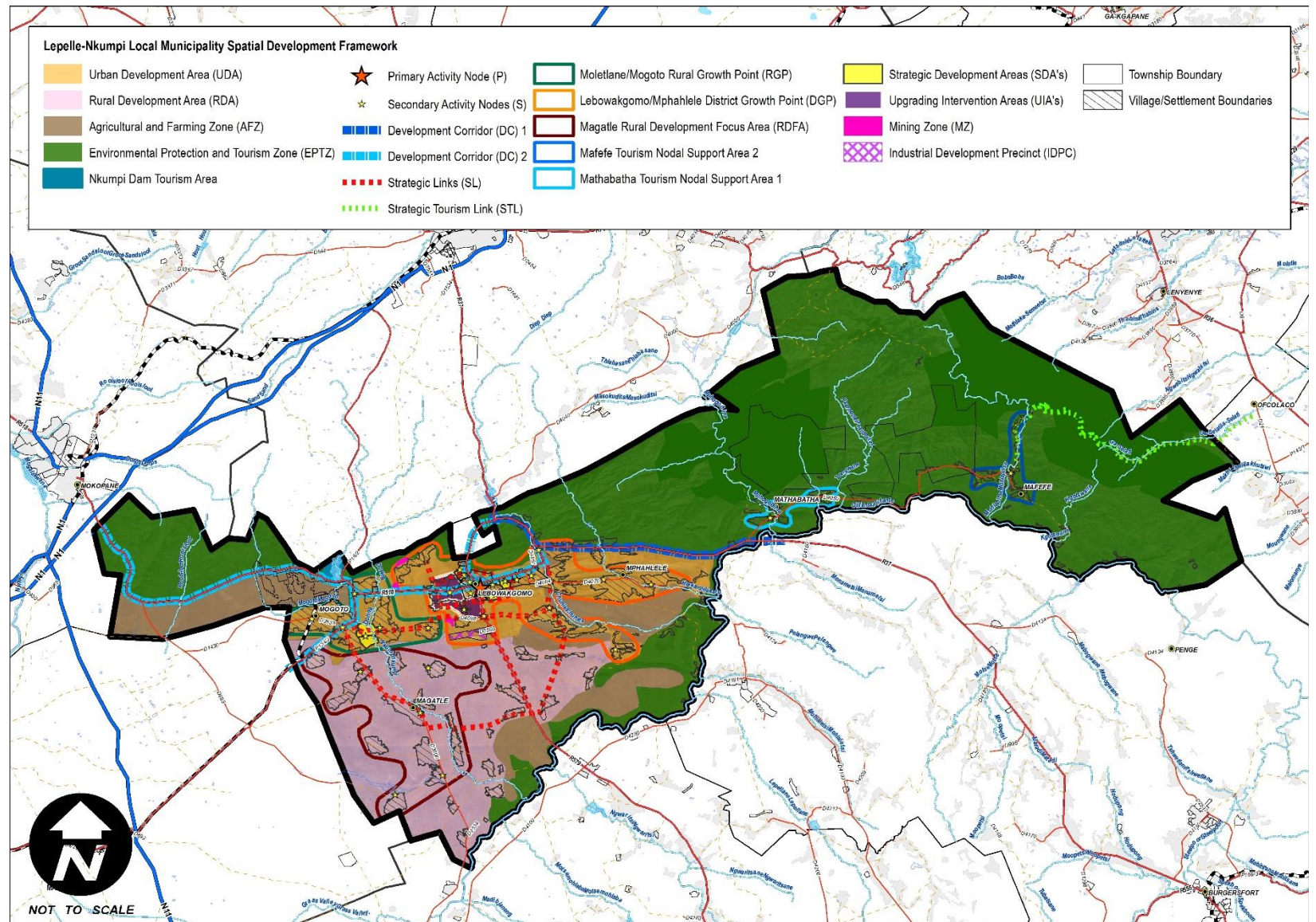
- Nodal points or growth points which represent the areas for **urban development (urban development area)** for human settlements where the largest spectrum of specialised land uses should be focused;
- **Rural development area** which represent rural settlements and areas between these settlements utilised for subsistence farming. These areas form integral part of the national governments CRDP initiatives;
- Areas for future urban development and human settlement, distinguishing between:
 - Restructuring of fragmented spatial patterns of settlements and/or precincts by provision of:
 - The **development edges**;
 - Directions of growth and/or areas of **future expansion** - these should be areas which should be reserved for long term human settlement/urban development, forming a vision of the urban area over the long term (10-30 years).
 - Focus areas for human settlement/urban development and provision of housing in the identified growth points – these should be the areas where development (housing provision) should take place within the next 5 years and is hence earmarked as **Strategic Development Areas (SDA's)**;
 - Areas for incremental upgrading over the long term and where immediate intervention is required in order to prevent uncontrolled development. These areas have been earmarked as **Upgrading Intervention Areas (UIA's)**;
- Areas for future rural development and human settlement, include measures to:
 - Restructure fragmented spatial patterns of settlements by provision of:
 - The **development edges**;
 - Areas for **minimal expansion** in order to accommodate natural growth and provision of any housing development within the next 5 years;
 - Directions and/or areas of **future expansion** (10-30 years).
 - Focus areas for subsistence farming and agricultural activities;



- Connectivity between major nodal points (Growth Points) and the region/adjacent municipal area, which includes and provides for:
 - **Development Corridors (DC)** providing connectivity and opportunity for development between nodal points and routes of greater importance, consisting of:
 - Local Activity Corridors
 - Activity Spines;
 - **Strategic links (SL)** providing connectivity between nodal points and other land uses.
- Activity Nodes providing in community services (business nodes) and land uses to resident communities in support of their basic and specific needs throughout the human settlements (development edges) in the municipal areas, consisting of:
 - The Primary Activity Node (P); and
 - Secondary Activity Nodes (S);
- Other development zones/areas or land uses within the Development Edge of settlements providing specific opportunities for and identifying suitable areas for economic development including:
 - The Industrial Development Precinct (IDPC);
 - The Government Precinct (GP);
 - The Mining Zone (MZ).



MAP 2.2: LEPELLE-NKUMPI MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK, 2016



2.4.3 Components of the SDF – proposals and strategies

2.4.3.1 Environment Protection and Tourism Zone (EPTZ).

The **Environmental Protection and Tourism Zone (EPTZ)** of the SDF as depicted in Map 2.2 is shown in Map 2.3 and Map 2.4. The EPTZ is an area which should be strictly managed in order to protect ecosystems and the biodiversity as contemplated in NEMPA and the Limpopo Conservation Plan, 2013.

The EPTZ includes:

- Protected Areas;
- Critical Biodiversity Areas;
- Riverine area/wetlands;
- Kruger-to-Canyon Biosphere;
- Areas of potential Adventure Tourism;
- Tourism nodal support areas which includes existing settlements located within protected areas, biodiversity areas or ecological support areas.

a) **Protected Areas and Critical Biodiversity Areas**

The two levels of environmentally sensitive areas that are accommodated in the EPTZ include Protected Areas and Critical Biodiversity Areas and is depicted in more detail in Map 2.4.

Protected Area means areas in South Africa consisting of special nature reserves, nature reserves and protected environments, including declared provincial protected areas; World heritage sites; Specially protected forest areas, forest nature reserves and forest wilderness areas declared in terms of the National Forests Act, 1988; and Mountain catchment areas declared in terms of Mountain Catchment Areas Act, 1970.

Critical Biodiversity Areas (CBA's) are the portfolio of sites that are required to meet the Province's biodiversity targets, and need to be maintained in the appropriate condition based on their biodiversity characteristics, spatial configuration and requirement for meeting targets for both biodiversity pattern and ecological processes.

For purposes of spatial planning and land use management, Table 2.1 herein provides land use management guidelines in respect of the Protected Areas and Critical Biodiversity Areas within the EPTZ of the Lepelle-Nkumpi Municipal SDF. (Refer to the Limpopo Conservation Plan, 2013 for detail guidelines).

b) **Tourism Nodal Support Areas and Adventure Tourism Areas**

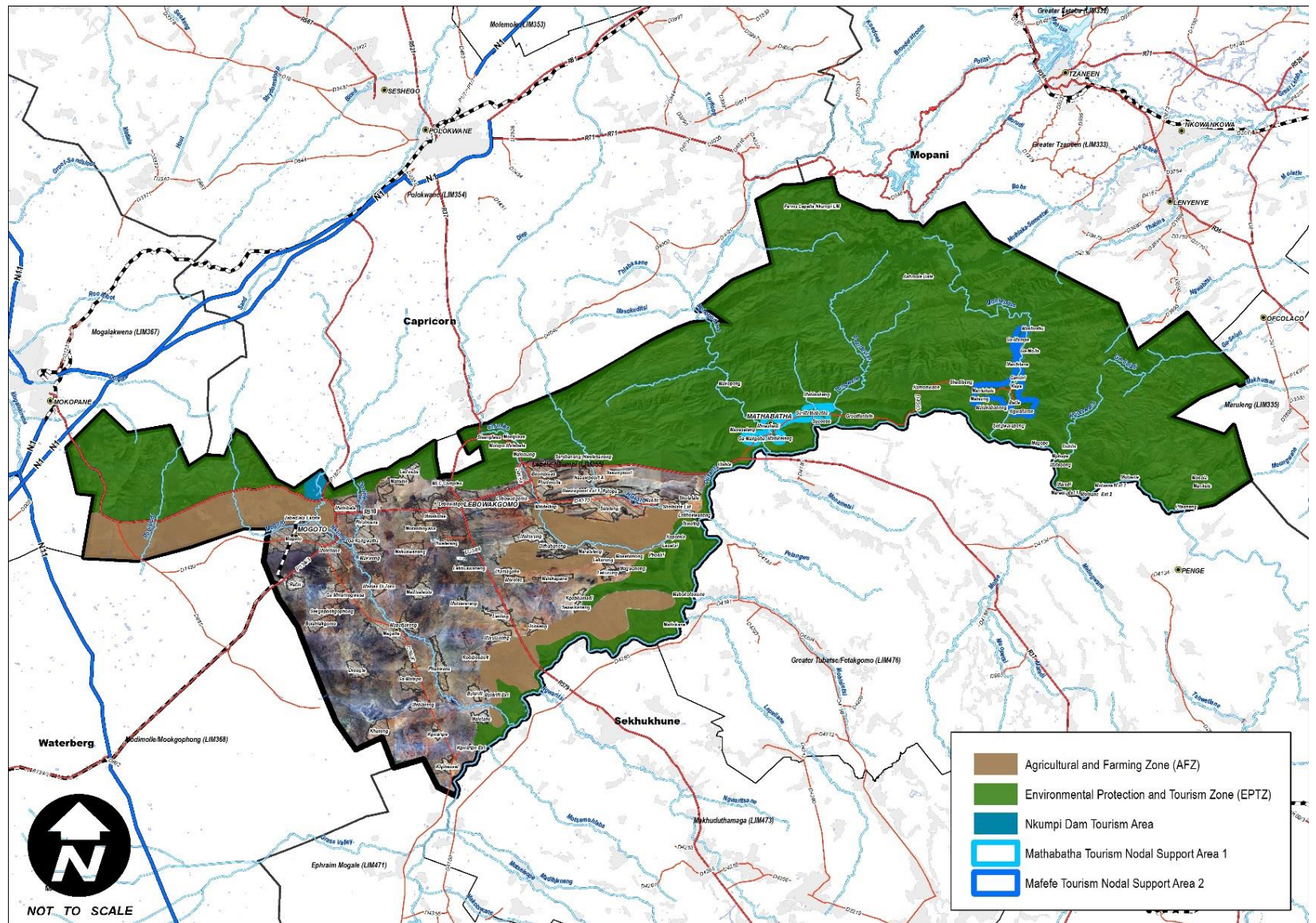
Limpopo Province's focus on tourism is nature based (eco-tourism) and cultural heritage. Hence the environmental sensitive area to the north east and north west of the municipal area, forming part of the Kruger-to-Canyon Biosphere, combined with rural settlements in this area provides a unique opportunity to combine eco-tourism in these nature areas (e.g. conservation areas) with cultural experience of visitors/tourists to the municipal area.

In order to utilise the economic and development potential associated with environmentally sensitive areas, the plan (see and Map 2.3) also proposes that certain tourism nodal support areas and adventure tourism areas be provided.

A **Tourism Nodal Support Area** is an area or settlement located within the EPTZ that can serve as a focus area for activities that support tourism and eco-tourism in the adjacent Protected Areas and Critical Biodiversity Areas. Activities in these nodes may include hotels, overnight accommodation, guest houses, restaurants, curio shops, art galleries, cultural village, museums, education/training etc.

An **Adventure Tourism Area** is an area or specific site within the EPTZ earmarked for outdoor recreation which may include eco-tourism, organised outdoor recreation and sport activities such as golf, hunting, mountain biking, hiking trails, rock-climbing, caving and fishing sites. However, such activities should comply with environmental protection guidelines at all time.

MAP 2.3: THE ENVIRONMENTAL PROTECTION & TOURISM ZONE (EPTZ) AND AGRICULTURAL AND FARMING ZONE (AFZ)



This map illustrates the agro-ecological zones and critical biodiversity areas within the Mopani District. The district's boundary is outlined in black. Major towns such as Mopani, Tlokweng, and Mafikeng are labeled. The map includes a legend in the bottom right corner defining various symbols:

- NFEPA Rivers (CSIR, 2011)
- NFEPA Wetlands (CSIR, 2011)
- Dams
- Kruger to Canyons Biosphere Reserve
- Crop Farming
- Agro-ecological zones: High
- Critical Biodiverse Areas: Protected Area, Critical Biodiversity Area 1

The map also shows surrounding districts like Capricorn, Sekhukhune, and Waterberg, along with major roads and rivers.

The following areas as depicted in Map 2.3 are proposed **Tourism Nodal Support Areas**, namely:

- Mathabatha area;
- Mafefe area.

These areas support the eco-tourism envisaged for the Wolkberg and Strydpoortberg mountain ranges and nearby located nature reserves.

These areas' main role is to support the conservation efforts but also to ensure the sustainability of the communities in these areas by providing them with the opportunity to create cultural attractions for tourists/visitors.

Conservation cannot be sustainable if there is no benefit for the community.

Despite the fact that these areas are earmarked as nodal support areas, the expansion of settlements should be limited and the current footprint maintained as far as possible and in compliance with nature conservation legislation at all times. Any additional land uses should utilise the existing space within settlements as far as possible and intensification/densification should receive priority over horizontal expansion or expansion of the development edge.

Apart from other outdoor recreation potential in the municipal area and specifically in the Strydpoort Mountains, the Nkumpi dam and former Zebediela golf course located within the EPTZ are prioritised as **Adventure Tourism Areas**. This site is located favourable in terms of its regional access (e.g. from Polokwane and Mokopane) as well as in terms of the local area, i.e. the Mogoto area.

This outdoor recreation area is firstly proposed in order to increase and support tourism in this area as in the case with the tourism nodal support areas, but also proposed in order to provide local residents in the Moletlane/Mogoto growth point with outdoor recreational facilities.

The Nkumpi dam (see Map 2.3 for delineated area titled: *Nkumpi Dam Tourism Area*) holds great potential for fishing and other water sports, e.g. canoeing as well as for a camping/picnic site.

The Zebediela golf course, also in close proximity of Nkumpi dam, not only hold potential for golf, but may also be utilised for other outdoor activities in the nearby mountain area, such as hiking and mountain biking. It may also accommodate overnight accommodation facilities etc.

Further strategies and proposed activities can be investigated further by the municipality's Local Economic Development (LED) section.

2.4.3.2 Agricultural and Farming Zone (AFZ)

The **Agricultural and Farming Zone (AFZ)** as depicted in Map 2.3 and Map 2.4 is strictly earmarked for commercial and farming activities and represent the “food basket” of the municipal area which should not be compromised by undesirable development, including human settlement. In general terms, urban development should not be permitted and agriculture and normal farm practices should receive preference over any other activity.

Within the central part of the Municipal area, (see Map 2.4) there is a specific area earmarked as **high potential agricultural land** which must be preserved for long-term use for agriculture. Aligned to the principles of uses permitted on agricultural land, as provided for in the Preservation and Development of Agricultural Land Bill, August 2016, agriculture should remain the dominant land use in this area. The agricultural land should be managed to ensure that it is protected against negative impacts from adjacent non-agricultural land uses.

The AFZ is a “no-go” area for non-agricultural land uses, excluding secondary uses that are compatible and are uses associated to the primary agricultural uses such as the processing and packing of agricultural products and servicing of these farming communities. Apart from the ancillary uses such as farmsteads and houses for farm workers, game lodges etc. human settlements should not occur in this zone.

The AFZ further hold the potential for small-scale and subsistence farming which can over time develop into productive commercial farms. However, an aspects which needs attention by government institutions, is the control over cattle grazing, especially on state owned land and especially in the rural development area in the vicinity of Magatle. It is hence proposed that a sector plan and strategy be compiled in cooperation the Department of Agriculture and Forestry to address the control of cattle grazing in the municipal areas.

The AFZ can also support the EPTZ by activities such as game farming and hunting. For example, overnight accommodation facilities at the Zebediela golf course (Adventure Tourism zone) could also provide accommodation for hunters in the area, and *vice versa*. Hunting farms with overnight accommodation can also be used for tourist accommodation and game drive safaris.

TABLE 2.1: GUIDELINES TO PROTECTED AREAS, CRITICAL BIODIVERSITY AREAS, AND HIGH POTENTIAL AGRICULTURAL LAND

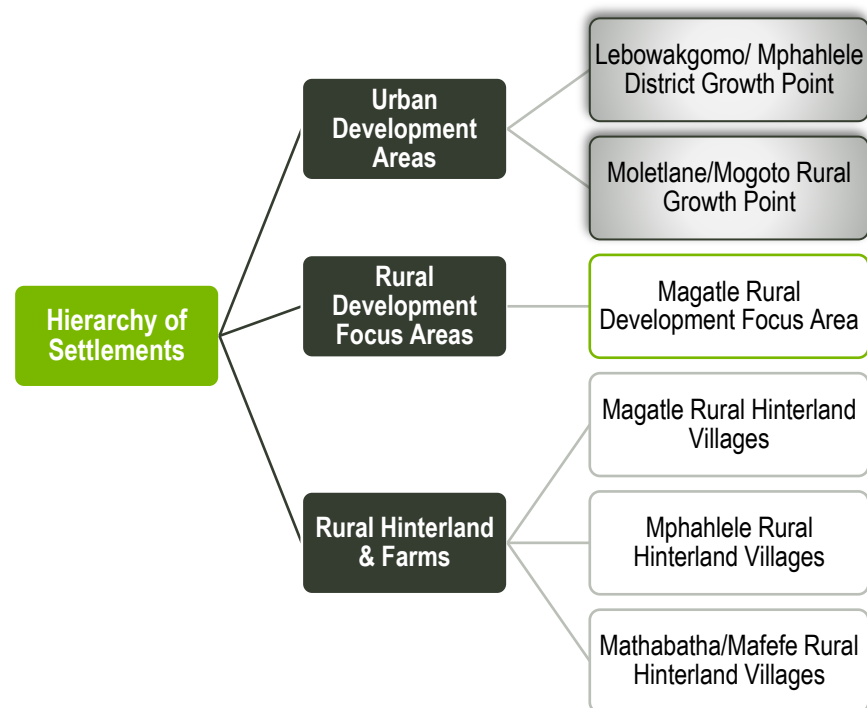
Land use management guidelines					
Category	Description	Objective	Requirement	Compatible land uses	Incompatible land uses
Protected Areas	¹ Protected Areas under NEMPA	Maintain natural state & rehabilitate degraded areas to natural state	Maintain or obtain formal conservation protection	Conservation & associated activities (e.g. eco-tourism) and supporting infrastructure	All other land uses
Critical Biodiversity Areas (CBA) 1	Irreplaceable biodiversity sites	Maintain natural state & rehabilitate degraded areas to natural state	Obtain formal conservation protection where possible. Implement appropriate zoning to avoid loss or intensification of land uses	Conservation & associated activities; Game farming and eco-tourism; Livestock protection; Supporting infrastructure; Urban Open Space	Urban land uses (including residential, golf estate, rural residential, resorts, business, mining, industrial and infrastructure; Intensive animal production; Arable agriculture; Small holdings
Critical Biodiversity Areas (CBA) 2	Biodiversity sites, but alternative sites may be available	Maintain natural state with limited or no biodiversity loss. Maintain current agricultural activities and prevent intensification of land use	Avoid conversion of agricultural land to more intense land uses which may threaten species or ecological processes.	Current agricultural practices as long as it is managed to ensure that populations of threatened species and ecological processes are maintained; Any activity listed in CBA 1.	Urban land uses (including residential, golf estate, rural residential, resorts, business, mining, industrial and infrastructure; More intense animal production; Certain activities can be allowed subject to detailed impact assessment
High Potential Agricultural Land	Preservation of agricultural land	To promote the preservation and sustainable development of agricultural land		Agricultural use Secondary uses compatible to the primary agricultural use. The uses to make a positive contribution to the agricultural industry, either directly or indirectly.	Non-agricultural land uses, not compatible to primary agricultural use.

¹ Protected Areas include formal promulgated areas as well as areas pending declaration under NEMPA

2.4.3.3 Nodal points and the hierarchy of settlements

The proposed structure for human settlement is divided into three broad categories, namely urban development areas, rural development areas and rural settlements or rural hinterland areas.

FIGURE 2.4: HIERARCHY OF SETTLEMENTS



Urban Development Areas

The Urban Development Areas (UDA) as depicted in Map 2.5 includes the highest order settlements which form the strategic growth points of the municipality and Limpopo Province, consisting of:

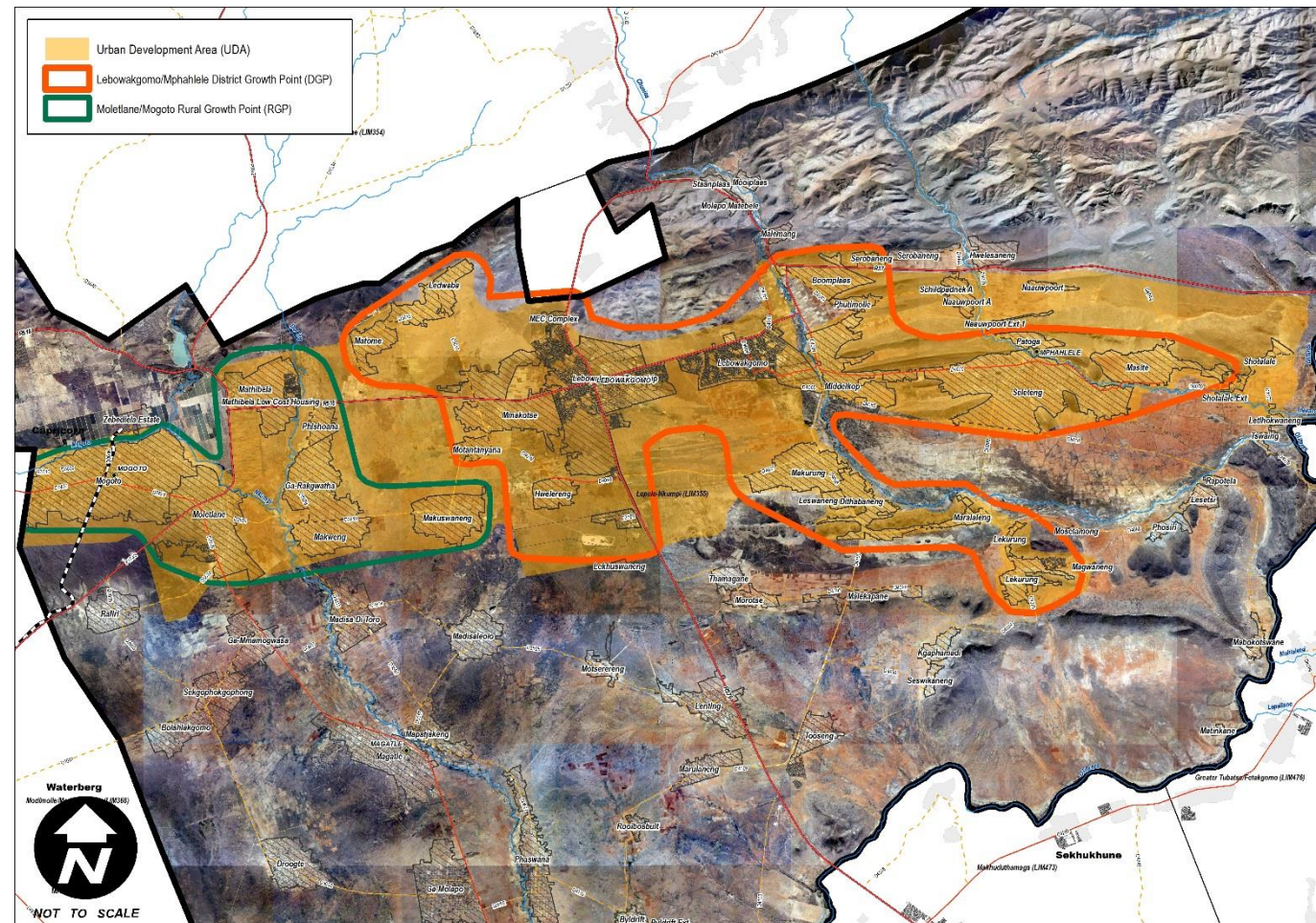
- The Lebowakgomo-Mphahlele District Growth Point (DGP) and;
- The Moletane/Mogoto Rural Growth Point (RGP)/Service area

It is accepted that growth will take place in their areas and that the largest provision for future integrated human settlements (urban development) will be focussed to these growth points.

These areas are the priority areas for future urban development within the municipality providing the widest range of specialised uses as well as a wide spectrum of housing typologies. It is also the priority areas for infrastructural and community service provision.

The growth point should also be the focus areas for private investment and housing provision by the private sector and housing development agencies. Hence, Strategic Development Areas (SDA's) which are areas for prioritised human settlement and provision of housing, is accommodated in the growth points of these urban development areas.

MAP 2.5: URBAN DEVELOPMENT AREAS



a) Rural Development Focus Areas

The Rural Development Areas (RDA) include settlements clustered relatively close to each other and surrounding the Magatle higher order settlement, and located in the outskirt rural areas. The focus of interventions is in respect of rural development, basic services and community facilities. The latter should be on a higher level than in the rural hinterland areas.

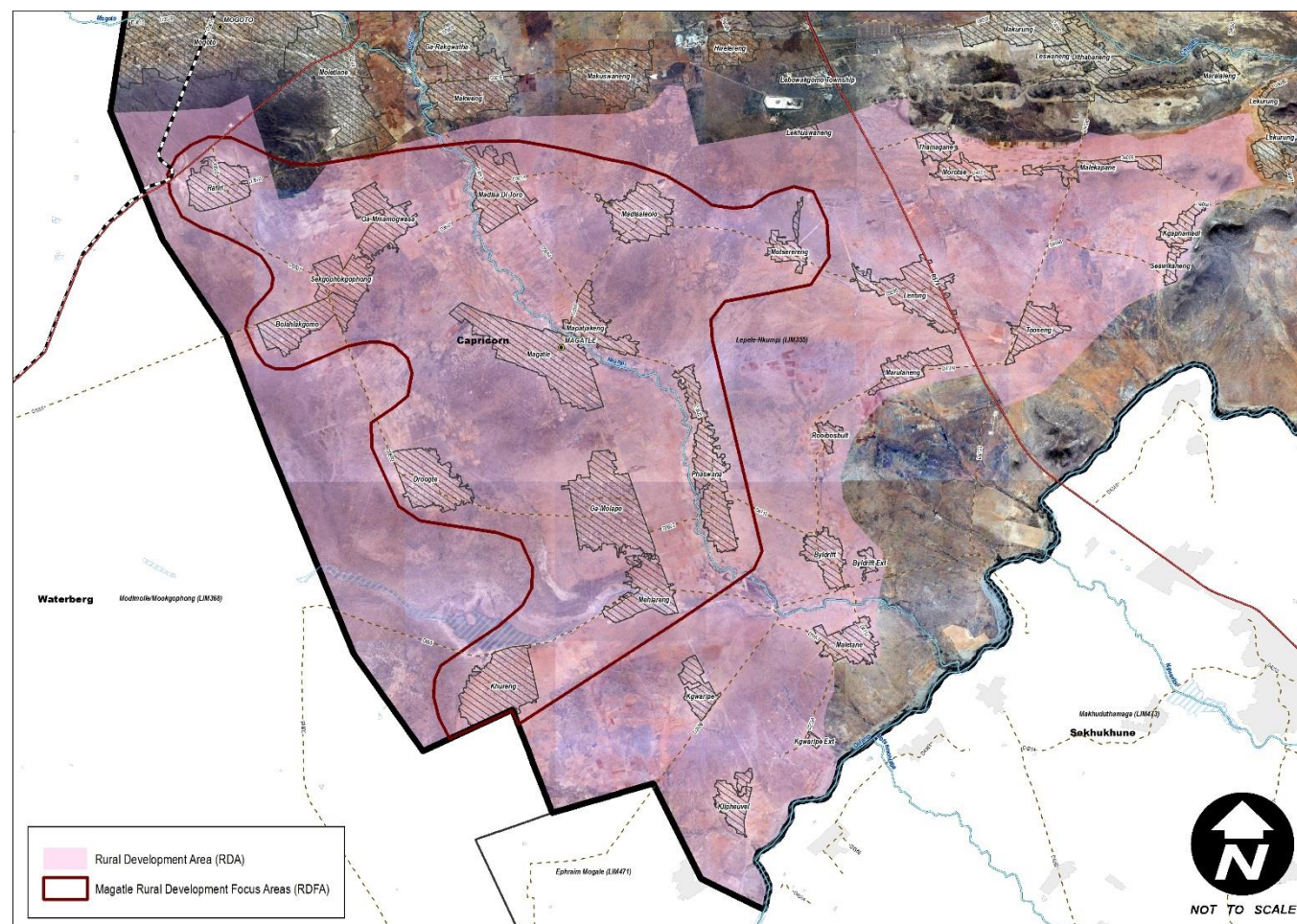
The area is acknowledge as:

■ The Magatle Rural Development Focus Area (RDFA).

This rural development area forms the focus area for the national government's Comprehensive Rural Development Programme (CRDP) and also earmarked in the District Rural Development Plan (DRDP) as an intervention area.

No large scale human settlement should be facilitated or large expansion to existing settlements should be facilitated in this area. However, if there is any substantial expansion required, the principle should be to ensure that development takes place between two settlements where integration will be possible and where "leapfrog development" is prevented at all costs. Also refer to **Error! Reference source not found.** in paragraph 0 on page 50 for an example.

MAP 2. 6: RURAL DEVELOPMENT AREA



b) Rural hinterland villages and farms

This category includes the remainder of the settlements and the lower order settlements in the municipal area, which may either occur in the rural development area, the Agricultural and Farming Zone (AFZ) or Environmental Protection and Tourism Zone (EPTZ).

The development focus is on agricultural and rural development, and provision of basic services. No large scale human settlement should be facilitated or large expansion to existing settlements should be facilitated in

TABLE 2.2: POPULATION AND HOUSEHOLD DISTRIBUTION PER DEVELOPMENT AREA

Growth Point order and/or development area name		Settlements	Estimated projected population and households							
			2015		2020		Estimated Growth 2015-2020		2025	
			Population	Households	Population	Households	Population	Households	Population	Households
URBAN DEVELOPMENT AREA (UDA) – GROWTH POINTS										
Lebowakgomo- Mphahlele	District Growth Point	Lebowakgomo, Matome, Patoga, Makurung, Dithabaneng, Leswaneng, Maralaleng, Serobaneng, Boomplaas, Phutimolle, Lekurung, Masite, Middelkop, Seleteng, Ledwaba, Motanyana, Mmkotse, Hwelereng, MEC complex, Lekurung.	86,829	22,494	90,806 (37%)	23,525	3,977	1,031	95,011	24,614
Moletlane/ Mogoto	Rural Growth Point	Moletlane, Mogoto Ga-Rakwatha, Phishoana, Mathibela, Mathibela (low cost housing), Makuswaneng, Makweng. Lekhuswaneng.	50,977	13,206	52,979 (22%)	13,725	2,002	519	55,064	14,265
Sub-total (UDA):			137,806	34,700	143,785	37,250	5,979	1,550	150,075	38,879
					(59%)			(79%)		
RURAL DEVELOPMENT AREA (RDA)										
Magatle Rural Development Focus Area – CRDP		Magatle, Bolahlagkomo, Mehlaeng, Khureng, Motsereng, Phaswana, Droogte, Ga-Molapo, Rafiri, Mapatjakeng, Ga-Mmamogwasa, Madisaleolo, Madisa Di Toro, Sekgophokgophong, Mapatjakeng.	46,783	12,120	48,083 (20%)	12,457	1,300	337	49,420	12,803
Magatle rural hinterland villages		Klipheuwel, Kgwaripe ext, Kgwaripe, Maletane, Byldrif Ext, Byldrif, Zebediela Estate, and farms.	8,427	2,183	8,554 (3.5%)	2,216	127	33	8,683	2,249
Sub-total (RDA):			55,210	14,303	56,637 (23.5%)	14,673	1,427	370 (19%)	58,103	15,052

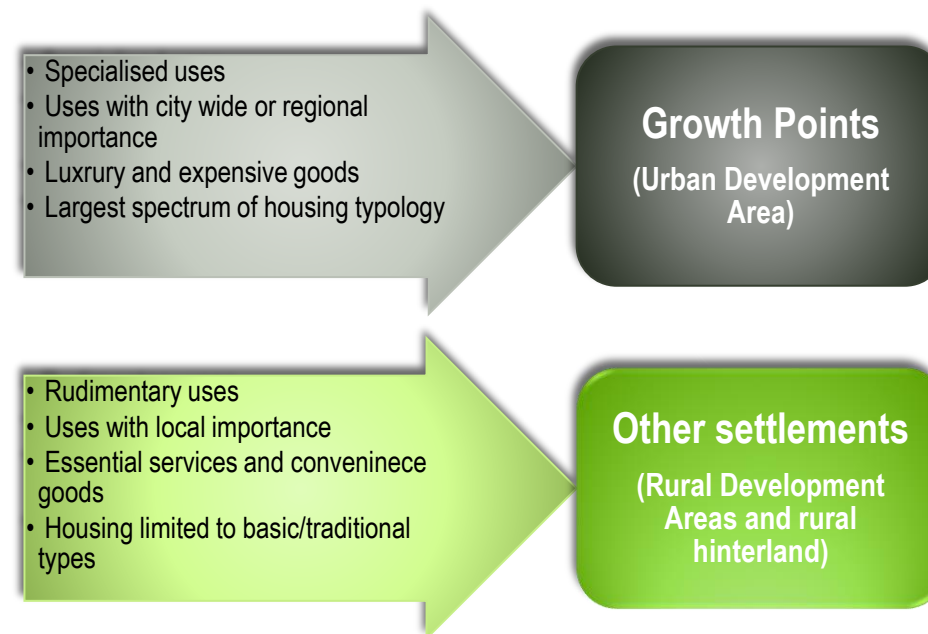
Growth Point order and/or development area name	Settlements	Estimated projected population and households							
		2015		2020		Estimated Growth 2015-2020		2025	
		Population	Households	Population	Households	Population	Households	Population	Households
RURAL HINTERLAND AREAS									
Mphahlele rural hinterland villages	Schildpadnek A, Naauwpoort, Naauwpoort A, Naauwpoort Ext 1, Matinkane, Rooibosbult, Marulaneng, Tooseng, Lenting, Morotse, Malekapane, Kgaphamadi, Seswikaneng, Thamagane, Mooiplaas, Malemang, Molapo Matebele, Staanplaas, Serobaneng, Hwelesaneng, Mabokotswane, Magwaneng, Mosetamong, Phosiri, Rapotela, Lesetsi, Shotalale, Shotalale Ext, Letlhokwaneng, Tswaing, and farms.	20,919	5,419	21,024 (8.5%)	5,447	105	28	21,129	5,474
Mathabatha/Mafefe rural hinterland villages	Ashmole Dale, Mosola, Mankele, Ramonwane, Maredi Ext 1, Motsane Ext 2, Motsane, Ditabongong Ext 1, Mashushu, Ga-Mampa, Ga-Moila, Manthlane, Gemini, Kapa, Ga-Madiba, Potlaneng, Malakabaneng, Betle, Ngwaname, Sekgwarapeng, Magope, Dublin, Mphape, Matsoong, Maredi, Motsane, Pitsaneng, Shadibeng, Mataung, Mantukulu, Setaseng, Makopeng, Maseseleng, Madikeleng, Mmashadi, Mahlaokeng, Ga-Makgoba, Ga-Mathabatha, Grootfontein, Success, Hlahla, and farms,	23,055	5,973	23,105 (9%)	5,986	50	13	23,155	5,999
Sub-total (hinterland villages):		43,974	11,392	44,129	11,433	155	41	44,284	11,473
Total:		238,011	60,861	245,552	63,817	7,561	1,961	253,435	65,875

2.4.3.4 Desired and general patterns of land use

This section propose a set of general guidelines or preferred patterns of land use which prescribes the nature and extent of land uses which may be permitted within the municipal area. It makes distinction between land uses for the different areas depending on their suitability/desirability in a specific area, and with the view to promote certain specialised uses in the growth points where agglomeration benefits exist and where it has a competitive advantage and may benefit the larger region. Hence Table 2.3 and Table 2.4 provide this desired patterns of land uses. It is important to note that these patterns of land use should only serve as general guideline in those cases/areas where no other guideline exist or where any local area plan or precinct plan is absent, which may propose/prescribed different land uses as mentioned in these tables. It should also be noted that the proposed zonings mentioned in the tables are not the ultimate, but mere suggestions. During consideration of proposed land uses by the Municipal Planning Tribunal, there may be alternative zonings which may be more relevant.

The principle as shown in the illustration in Figure 2.5 proposed by these general patterns of land use is mere to ensure that the most specialised land uses with the intention to serve the entire municipal area or the larger region, be located in the Growth Points, and the most rudimentary land uses and those necessary to serve a local market, locate in those settlement or farm areas at the lower end of the hierarchy.

FIGURE 2.5: PRINCIPLE FOR LOCALITY OF LAND USES



Hence, Table 2.3 provides the general classification of land use types with possible types and proposed zonings, whilst Table 2.4 provides the desired patterns of where these certain types may be permitted or may not occur. It should be noted that this is a guideline and the proper processes should still be followed of township establishment and/or rezoning in order to permit such uses on a land.

TABLE 2.3: CLASSIFICATION OF LAND USE TYPES TO INFORM GENERAL PATTERNS OF LAND USE

Category	Sub-category	Purpose and description	Typical land use types and land uses permitted	Possible Use Zone/s (zoning)
1: Business & Retail	1a: Specialised business	To provide in the highest spectrum of retail trade in consumer, luxury and specialised goods as well as personal services, offices, both local and of regional importance and banking facilities. (normally uses associated with CBD's).	Shops, offices, restaurant, medical consulting rooms, banking, warehouses & wholesale trade, commercial use, conference facility, hotel, business tavern, places of amusement, public garage, vehicle sales lot, funeral parlour, social hall, place of instruction, institutions, dwelling units (high density)/flats, residential building, municipal purposes.	"Business 1"; Business 2"; "Educational"; "Institutional"; "Public Garage"; "RSA"; "Special"; "Residential 2"; "Municipal".
	1b: General business	To provide in a higher spectrum of services to residents, normally limited to consumer goods and small portion of luxury goods and personal services. (normally associated with sub-urban shopping centres serving more than one neighbourhood)	Shops, offices, restaurant, medical consulting rooms, banking, places of amusement, social hall, municipal purposes.	"Business 2"; "Institutional"; "Public Garage"; "RSA"; "Special"; "Municipal".
	1c: Service related business	To provide in services incidental to the needs of a community and/or a specific market which can not be classified as consumer goods or personal services or as service industries. It may also include manufacturing of curios, art etc.	Bakery, dry-cleaner, filling stations, hand-craft and art studios/shops.	"Business 1"/"Business 2" (with consent)
	1d: Local business	To provide in a limited demand for consumer goods only.	Shop or spaza/kiosk, rural general dealer.	"Business 2" (with Annexure to restrict uses and GLFA.); Written Consent under "Residential 1".
2: Industrial & mining	2a: Noxious industry and uses causing nuisance	To accommodate industries with a health hazard and/or component of nuisance which can affect the environment and/or human lives and animal life.	Noxious industries, panel beaters	"Industrial 2" (with consent Noxious Industry);

Category	Sub-category	Purpose and description	Typical land use types and land uses permitted	Possible Use Zone/s (zoning)
		Normally classified in legislation as noxious or hazardous or just causing nuisance, smells etc.		"Industrial 1" (with consent Panel beaters)
	2b: Light Industrial	To provide in factories and uses for manufacturing, alteration, installation, mounting and repair of goods and products, which can not be classified as a Noxious Industry.	Commercial use, Bakery, dry-cleaner, funeral parlour, crematorium, industries, service industries. Warehouse, public garage, scrap yard, builder's yard,	"Industrial 1" (with consent Scrap Yard)
	2c: Service Industry	To provide in services incidental to the needs of a community and/or a specific market. The emphasis of such uses is on maintenance and repair. No nuisance may be caused.	Tyre and exhaust fitment centres, servicing & repair of air conditioners, audio and video equipment, household equipment, upholstery,	"Industrial 1"; "Industrial 2"; "Business 1"; "Business 2".
	2d: Resource orientated industry and mining	To permit the processing and excavation, mining and prospecting of raw material and minerals found in the immediate area on the property or underground.	Mines and quarries	"Mining1 and Quarrying"; "Mining 2"
3: Community Services	3a: Educational (Schools)	To make provision for educational and training facilities/services for the community	Schools, pre-schools, creches, day-care centres and other training facilities.	"Educational"; "Residential 1"/"Residential 2" with consent a Place of Instruction.
	3b: Institutional & medical consulting rooms	To make provision for medical and health care facilities, as well as other institutional uses for the community.	Institutions, hospitals, clinics, step-down facilities, medical consulting rooms, medical centres, old age homes, nursing homes.	"Institutional"; "Municipal"; "Special"
	3c: Place of Public Worship (Church)	To make provision for religious places and places of public worship for the community	Churches and educational facilities.	"Educational"; "Residential 1"/"Residential 2" with consent a Place of Public Worship.
	3d: Community facilities	To provide for municipal or other government services/land uses and facilities to serve communities. (excluding infrastructure)	Generally any use permitted under the "Municipal" or "RSA" use zone and/or functions delegated to the local municipality, including uses such as community halls, libraries, municipal	"Municipal"; "RSA"

Category	Sub-category	Purpose and description	Typical land use types and land uses permitted	Possible Use Zone/s (zoning)
			offices, Thusong centres, fresh produce markets, show grounds, landfill sites, cemetery, etc.	
4: Residential	4a: Single Residential	To provide in single residential erven with Freehold Title tenure	Erven within township.	"Residential 1"
	4b: Multiple (high density) Residential	To provide in multiple (high density) residential erven with Freehold Title tenure	Erven within township.	"Residential 2"
	4c: Rural Residential	To provide in residential sites on communal land and customary tenure; or to provide in single residential erven with Freehold Title tenure.	Erven in formal rural settlement; sites in informal rural settlement; sites in semi-formal rural settlement.	"Rural Settlement"
	4d: Farmstead	To permit the necessary dwelling unit and subservient housing accommodation for employees on farms on agricultural land,	Farm settlement	"Agricultural"
5: Agriculture & Farming	6a: Farm.	To allow productive and subsistence farming and agricultural uses	Productive and/or subsistence farm, crop growing, grazing, stock farm, game farm, fish breeding, equestrian centre and schools, vegetable gardens and forest plantations, etc., including necessary farm dwelling unit/s & outbuildings as well as farm stall for selling of goods produced on the farm.	"Agricultural"
	6b: Agro-business	To allow agro-businesses directly associated with farming products produced on a productive or subsistence farm or in the immediate area	Butchery, nursery, fresh produce market, dairy, chicken hatchery and kennels.	"Agricultural" with consent rural general dealer; household enterprise; kennels; farm stall.
	6c: Agro-industrial	To allow agro-industrial uses directly associated with farming products produced on a productive or subsistence farm or in the immediate area	Packers, sawmill, canners, processing plants for agricultural products and an abattoir.	"Agricultural"

Category	Sub-category	Purpose and description	Typical land use types and land uses permitted	Possible Use Zone/s (zoning)
6: Recreation and Tourism	6a: Nature Conservation	To ensure protection of natural resources and the environment	Proclaimed Nature conservation areas and nature reserves, private nature conservation areas, and open spaces.	"Nature Reserve"; "Game Reserve"; "Agricultural"
	6b: Adventure Tourism	To provide for active outdoor recreation and enjoyment of natural resources.	Hiking trails, mountain climbing, cycling trails, fishing sites, bush camps, 4x4 routes, game farms, hunting farms etc.	"Nature Reserve"; "Game Reserve"; "Agricultural" "Private Open Space"
	6c: Tourism attractions and heritage sites	To provide for tourism attraction sites, museums, heritage sites and other passive recreation.	Heritage sites, historical places, museums, cultural historical sites and attractions, nature sceneries	"Nature Reserve"; "Game Reserve"; "Agricultural" "Private Open Space"; "Public Open Space"
	6d: Tourism accommodation	To provide for overnight accommodation facilities for visitors and tourists to nature conservation areas and areas of adventure tourism	Lodges, overnight accommodation, guest houses, residential building, hotels, caravan parks and tent camps, game lodges, hunting lodges etc.	"Nature Reserve"; "Game Reserve"; "Resort"; "Special"; "Agricultural"/"Residential 1" with consent guest house; "Residential 2"; "Business 1"
	6e: Open Space & recreation	To provide for active and passive recreation within townships	Gardens, parks, sport fields, sport grounds, playgrounds, squares	"Public Open Space"

TABLE 2.4: DESIRED PATTERNS OF LAND USE FOR DIFFERENT DEVELOPMENT AREAS WITHIN THE MUNICIPALITY

		Land use categories and sub-categories allowed or not allowed in development areas, zones and precincts		
Development area description	Specific area, zone or precinct	Categories/Sub-categories allowed by change in land use or township establishment	Categories/sub-categories allowed by change in land use or township establishment, but with special merits and motivation	Categories/sub-categories not allowed at all
URBAN DEVELOPMENT AREA (UDA)				
Lebowakgomo/Mphahlele District Growth Point	Primary Activity Node (P)	1; 3; 6c; 6d; 6e.	2b; 2c; 4b.	2a; 2d; 5.
	Government Precinct (GP)	1a; 3; 4b; 6c; 6d; 6e.	1b; 1d.	2; 5.
	Secondary Activity Nodes (S)	1b; 1c; 1d; 3.	2c; 6d;	2a; 2d; 5.
	Industrial Development Precinct (IDPC) – industrial townships	2; 3d.	1c; 1d; 3a; 6.	4; 5.
	Residential neighbourhoods - townships	4a; 4b; 6c; 6d; 6e.	2c; 4c.	2a; 2d; 5.
	Farm portions	3a; 3c; 5; 6; 4d.	3b; 3d.	2; 4a; 4b.
Moletlane/Mogoto Rural Growth Point	Secondary Activity Nodes (S)	1b; 1c; 1d; 3.	2c; 6d.	2a; 2d; 5.
	Residential neighbourhoods - townships	4a; 4b; 6c; 6d; 6e.	2c; 4c.	2a; 2d; 5.
	Farm portions	3a; 3c; 5; 6; 4d.	3b; 3d.	2; 4a; 4b.
RURAL DEVELOPMENT AREA				
Magatle Rural Development Focus Area (RDFA)	Secondary Activity Nodes (S)	1b; 1c; 1d; 3; 6c; 6d.	2c; 5b; 5c.	2a; 2d.
	Settlements within RDFA and within development edge	1d; 3; 4; 6c; 6d; 6e.	1b; 1c; 2c; 5b; 5c.	2a; 2d

Land use categories and sub-categories allowed or not allowed in development areas, zones and precincts

<i>Development area description</i>	<i>Specific area, zone or precinct</i>	Categories/Sub-categories allowed by change in land use or township establishment	Categories/sub-categories allowed by change in land use or township establishment, but with special merits and motivation	Categories/sub-categories not allowed at all
Magatle Rural Hinterland	Areas outside Development Edge and/or farm portions	4d; 5; 6.	1d; 2d; 3a; 3c.	1a; 1b; 1c; 2a; 2b; 2c; 3b; 3d; 4a; 4b; 4c.
	Secondary Activity Nodes (S)	1b; 1c; 1d; 3; 6c; 6d.	2c; 5b; 5c.	2a; 2d.
	Settlements outside RDFA, but within Development Edge	1d; 3; 4; 6c; 6d; 6e.	1c; 2c; 5b; 5c.	2a; 2d
	Areas outside Development Edge and/or farm portions	4d; 5; 6.	1d; 2d; 3a; 3c.	1a; 1b; 1c; 2a; 2b; 2c; 3b; 3d; 4a; 4b; 4c.
RURAL HINTERLANDS				
Magatle Rural Hinterland	Settlements within Development Edge	1d; 3; 4; 6c; 6d; 6e.	1c; 2c; 5b; 5c.	2a; 2d.
	Areas outside Development Edge and/or farm portions	4d; 5; 6.	1d; 2d; 3a; 3c.	1a; 1b; 1c; 2a; 2b; 2c; 3b; 3d; 4a; 4b; 4c.
Mphahlele Rural Hinterland	Settlements within Development Edge	1d; 3; 4; 6c; 6d; 6e.	1c; 2c; 5b; 5c.	2a; 2d.
	Areas outside Development Edge and/or farm portions	4d; 5; 6.	1d; 2d; 3a; 3c.	1a; 1b; 1c; 2a; 2b; 2c; 3b; 3d; 4a; 4b; 4c.
OTHER NODAL AREAS OR ZONES				
Mathabatha/Mafeke Rural Hinterland	Settlements within Tourism Nodal Support Areas no. 1 & 2	1c; 1d; 3; 4; 6c; 6d; 6e.	1b; 2c; 5b; 5c.	2a; 2d.

Land use categories and sub-categories allowed or not allowed in development areas, zones and precincts

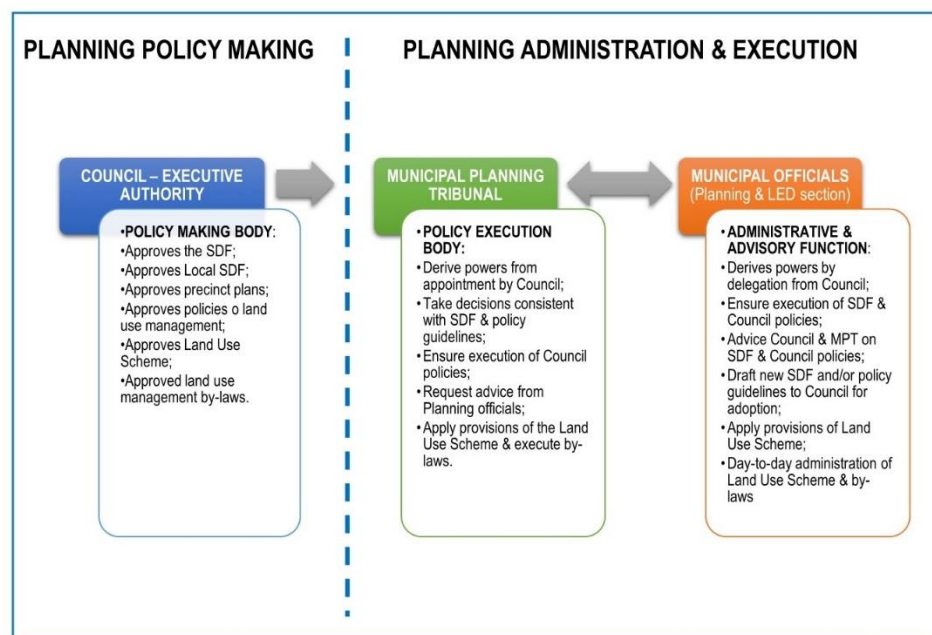
Development area description	Specific area, zone or precinct	Categories/Sub-categories allowed by change in land use or township establishment	Categories/sub-categories allowed by change in land use or township establishment, but with special merits and motivation	Categories/sub-categories not allowed at all
	Areas outside Development Edge and/or farm portions	4d; 5; 6.	1d; 2d; 3a; 3c.	1a; 1b; 1c; 2a; 2b; 2c; 3b; 3d; 4a; 4b; 4c.
Environmental Protection & Tourism Zone (EPTZ)	Adventure Tourism Area	6a; 6b; 6c; 4d; 5a.	6d; 1d; 2d; 3a.	2a; 2b; 2c; 3b; 3c; 3d; 4a; 4b; 4c.
Agriculture & Farming Zone (AFZ)	Areas outside Development Edge and/or farm portions	1d; 3a; 4d; 5; 6.	1c; 2c; 2d; 3b; 3c; 3d.	4a; 4b; 4c.
Mining Zone (MZ)	All areas in Mining Zone (in or outside development edge)	2b; 2c; 2d; 1d; 3a; 4a; 4b; 5; 6.	2a; 3b; 3d.	

2.4.3.5 Accommodating unique developments

As a point of departure it is important to take cognisance of the relationship between the Council of the Municipality, and the Municipal Planning Tribunal (MPT) and officials employed by the municipality in dealing with land use management.

The MPT and officials of the municipality acts on delegation from Council and can not adopt new policy. Only Council can make policy. The MPT and officials are responsible to execute those Council policies. (Refer to Figure 2.6).

FIGURE 2.6: RELATIONSHIP BETWEEN COUNCIL AND MPT AND OFFIALS IN LAND USE MANAGEMENT



However, since the Municipal Planning Tribunal or any decision making authority who takes decision on land use matters, must follow the SDF as a policy guideline and should not deviate from it, unless good cause is shown. It is however good administration if any deviation from the SDF is sanctioned by Council, who is the policy making body.

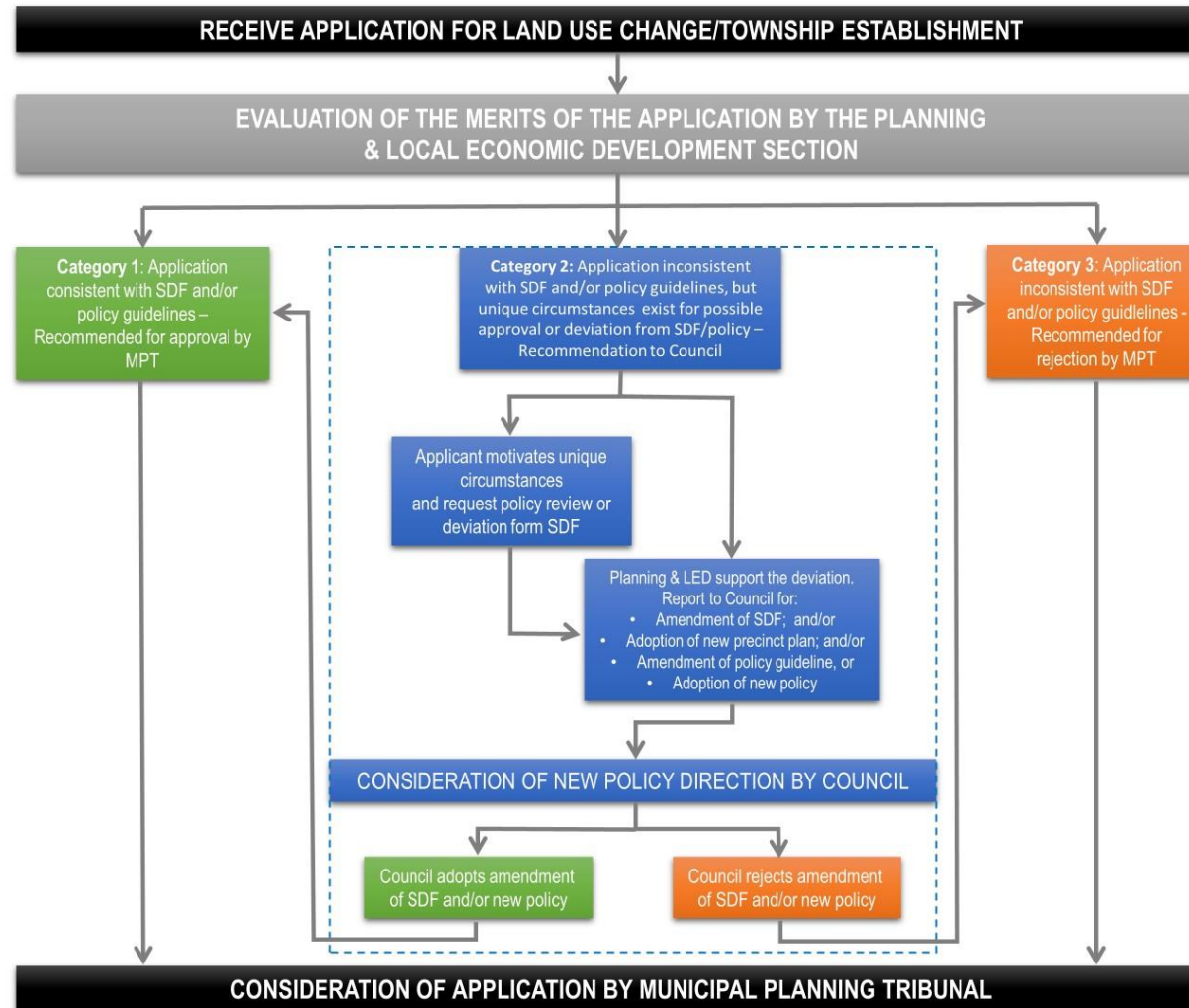
The Municipal Planning Tribunal is actually only executing Council policy, including the provisions of the SDF. Hence, Figure 2.7 propose the following process should any proposed development deviate or depart from provisions of this SDF.

It is not always possible in a SDF to provide for all possible developments or development types which may seek to locate in the municipal area. Hence, in certain instances there is merit in deviating from provisions in the SDF or from proposals contained in the SDF.

There are those unique applications, where officials and developers may realise that the SDF, or any applicable policy, doesn't provide sufficient guidance and/or where the SDF or policy is simply outdated or may not assist in the successful approval of such application by the Municipal Planning Tribunal.

Figure 2.7 describes a recommended route and process to ensure that unique applications for land use change, township establishment or demarcation can be considered positively and not rejected by the mere fact that it is inconsistent (not in line) with Council policy. Land Use Management Systems must be flexible enough not be applied rigidly in those cases which holds merit. The proposed process suggested for a Category 2 type of application reflected in Figure 2.7 will ensure flexibility and reflects responsible and fair decision making.

FIGURE 2.7: PROCESSING OF DIFFERENT TYPES OF APPLICATIONS & EVALUATION IN TERMS OF COUNCIL POLICY



2.4.3.6 Development Edges and priority areas for development within the Urban Development Areas (Growth Points)

There are three concepts or tools used to direct development and limit expansion of the urban form in order to comply with the principles of SPLUMA set out elsewhere in this report, namely development edges, priority areas earmarked for development and areas where intervention is required. Hence:

A **development or urban edge** is defined as a demarcated line and interrelated policy that serves to manage, direct and limit urban expansion and settlement expansion.

Strategic Development Areas (SDA's) or growth areas are specific demarcated areas or **precincts** with unique opportunities to give form to a desired objective, and further represent areas/precincts where future growth opportunities are identified, which includes greenfield development and infill development.

Upgrading Intervention Area (UIA's) are areas which have been compromised by uncoordinated and unplanned settlement of people which requires intervention from the authorities in terms of upgrading of services and land use control in order to ensure sustainable human settlement development and prevention of further urban sprawl.

These “planning tools” focuses on refining the concept of the hierarchy of settlements and growth points as referred to in paragraph 2.4.3.3 above.

These tools or planning techniques should strengthen the urban areas where there are a relative strong economic base currently, or at least the potential for sustainability, instead of duplicating settlements and creating new urban areas without economic base. The 2007-SDF had a shortcoming in not clearly delineating an urban/development edge which contributed towards unwanted spatial patterns and uncontrolled development.

In other words, it was necessary in this SDF to delineate the development edges of the settlements and settlement clusters and defining boundaries for future development,

especially housing/residential development. It was essential to re-structure some spatial elements.

The SDA's and Development Edges are delineated in such manner that it will:

- ensures integration (spatial justice);
- ensure efficiency - make optimal use of resources;
- provide in compact urban forms (sustainability); and
- prevent urban sprawl as far as possible (sustainability).

Within these development edges, SDA's are identified and are described in more detail in the subsequent paragraphs.

Development Edges

The Development (Urban) Edges of the growth points are clearly delineated in Map 2.7 (Also refer to paragraph 2.4.4 and associated figures).

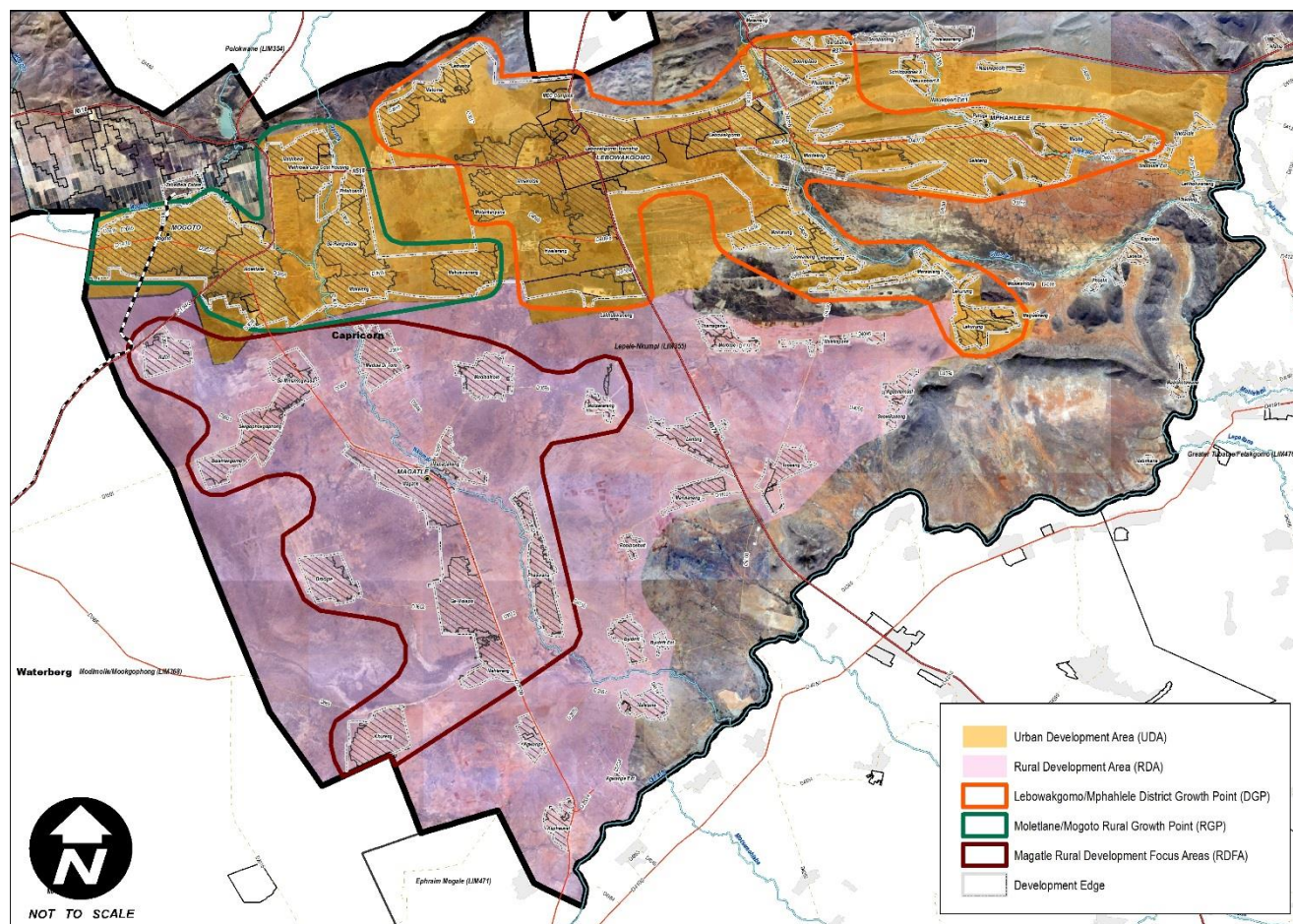
In general, all development of urban nature, including human settlements, should be located within the depicted Urban Edge. The municipality may only permit development outside the urban edge under exceptional circumstances and in the case where the proposed use is not a type of use which is normally located within urban areas, e.g. mines or land uses which depends on specific natural resources, e.g. tourism related uses.

Apart from the Development (Urban) Edge, first priority for development should be concentrated in the Strategic Development Areas discussed hereafter.

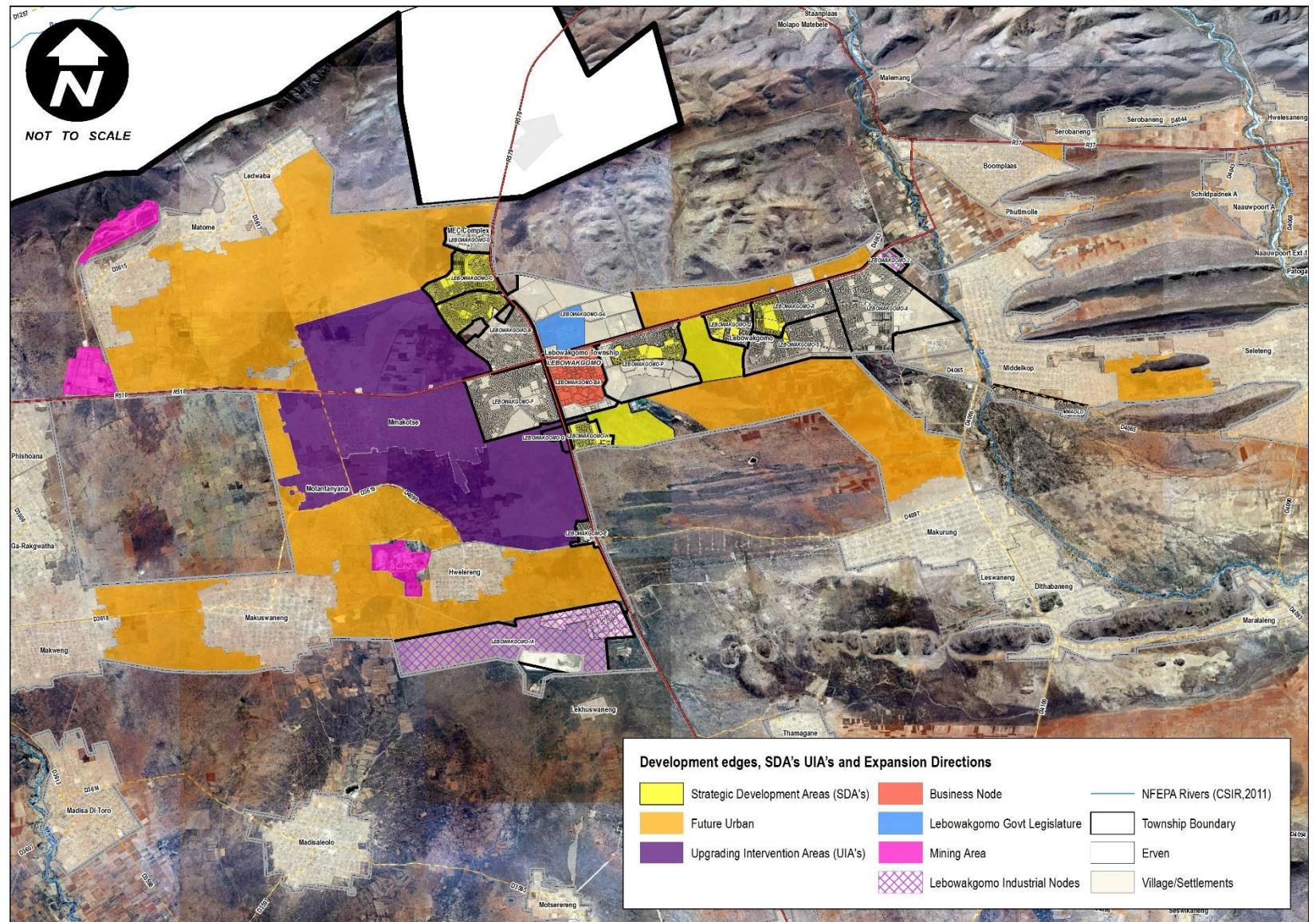
Areas for future expansion of the Lebowakgomo/Mphahlele DGP within the demarcated Development Edge is also depicted in Map 2.7. It is important to note that these areas should only be developed after all identified areas such as SDA's and areas within demarcated development edges are saturated. It is not foreseen that any development should take place in these areas during the short to medium term, but only over the long term.

The area where urban expansion can take place over the long term (15 to 25 years) includes approximately 6,400ha of land. It can hence be calculated that approximately 40,300 households or 149,000 people can be accommodated in these areas.

MAP 2.7: DEVELOPMENT EDGES OF GROWTH POINTS & RURAL DEVELOPMENT FOCUS AREA



MAP 2.8: EXPANSION AREAS WITHIN LEBOWAKGOMO/MPHAHELE DGP



Strategic Development Areas (SDA's)

Table 2.5 and Map 2.9 provides the demarcated Strategic Development Areas (SDA's) proposed in the two growth points of the municipality, namely:

- SDA 1 – 342ha;
- SDA 2 – 183ha;
- SDA 3 – 152ha; and
- SDA 4 – 633ha.

The SDA's described herein and depicted in the Spatial Development Framework are the main focus areas for the future development of residential areas (housing) and expansion of townships. These SDA's represent the areas where integrated housing developments projects should be focussed. Obviously, that would include all required community facilities based on normal norms and standards for human settlements. Hence, the SDA's should be planned in advance and make provision for the required community facilities such as schools, clinics, shopping facilities, community hall, parks and open spaces etc.

The municipality should therefore compile local precinct (framework) plans for each SDA setting out the densities of residential erven as contemplated elsewhere in this plan, and the required community facilities required to serve the estimated population to reside in these SDA's.

The SDA's represent a short to medium term development (5 to 10 years) potential. It may therefore not be necessary to develop the total potential in the short term, but a larger area is earmarked in order to ensure sufficient space for future development in order to ensure that planning is done upfront should the demand exceed the estimated areas determined for the next 5 years.

As illustrated in Map 2.10, SDA's 1, 2 and 3 is located in the Lebowakgomo/ Mphahlele DGP which represent the widest spectrum of housing provision in the municipal area. Strategic Development Area 4 is located at the Moletlane/Mogoto RGP.

A phased approach is however proposed in most instances and it is therefore recommended that the municipality apply the provision of houses over the short term (5

years) according to a specific programme to be formulated by its housing specialists. In the meanwhile the broad programme set out in Table 2.5 may be used as a broad guideline for implementation purposes of the SDF.

It is further recommended that the municipality start with precinct or local development framework plans for those SDA's where no township establishment or erven already exists. This could form part of a larger precinct or local development framework plan.

Notwithstanding the above, the municipality should implement Phase 1 of the proposals immediately since it would address the backlogs of housing discussed in previous sections of this report, whilst Phases 2 and 3 would be implemented later and after certain processes have been concluded, (e.g. framework planning, township establishment) before the housing programmes can commence.

It is clear from the table that a total area of 1,310ha of land is contained within the urban SDA's which holds the potential to accommodate approximately 15,801 dwelling houses (households).

Therefore, these SDA's make sufficient provision for residential and township development without the necessity to undertake any development outside these demarcated SDA's in the short term (5 years), and even perhaps over the medium term (10 years).

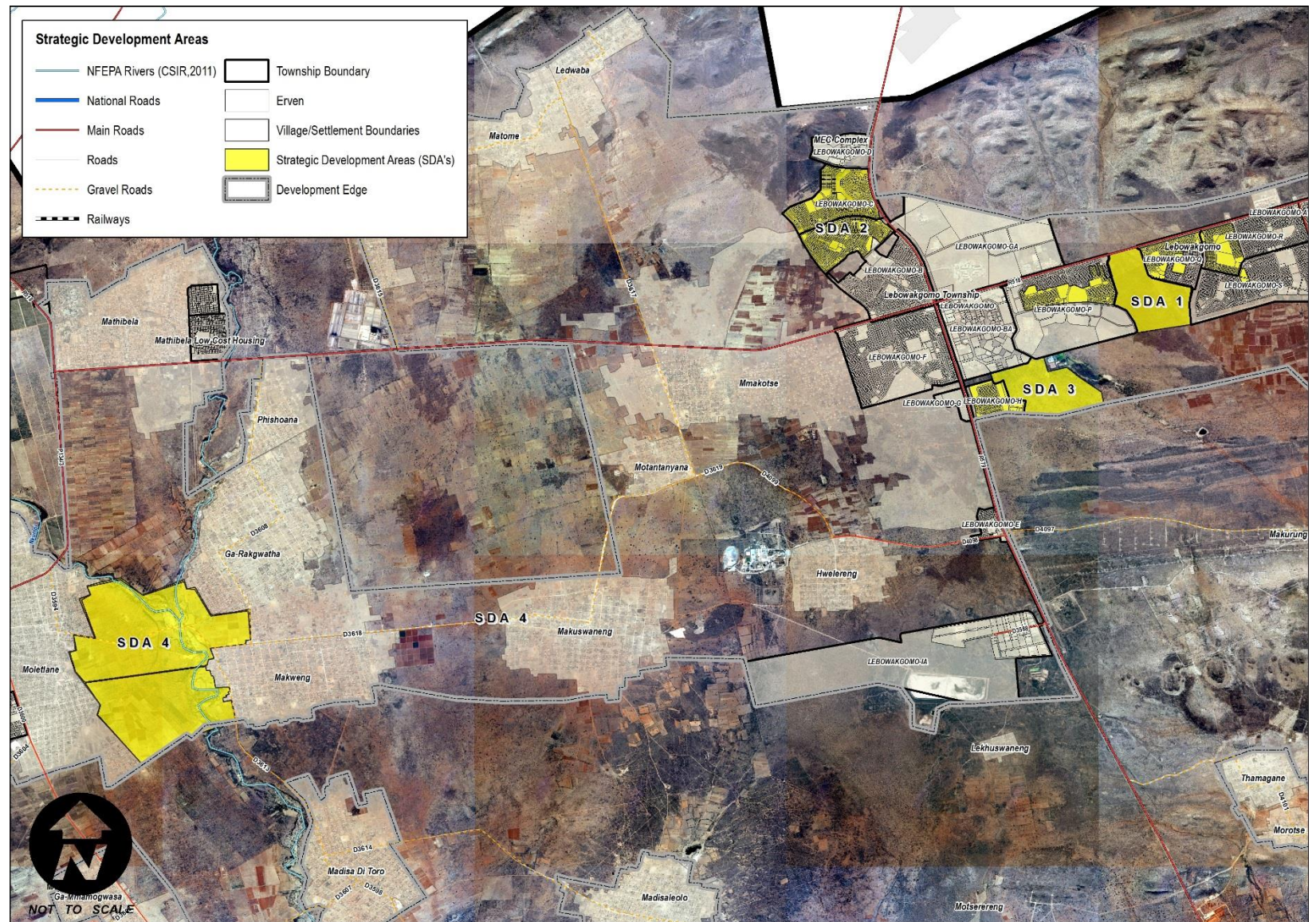
Of the total area of approximately 677ha located in SDA's 1, 2 and 3 in the Lebowakgomo District Growth Point, a total number of approximately 10,488 additional houses can be accommodated. The SDA's in the Moletlane/Mogoto Rural Growth Point include 633ha of land and will be able to accommodate another 5,316 houses in total.

In respect of the phasing, the first phase within the period 2016/2018 can accommodate 3,193 households, which is intended to address the current housing backlog.

Phase 2 will provide erven for another 3,000 households and is intended to address the future growth in the municipal area. (Also refer to and Table 2.18)

Phase 3 can accommodate more than 9,600 erven and intended to make sufficient provision for growth after 2021. However, in order to prevent backlogs at that stage, it is proposed that the municipality commence with planning within the planning period as well. Planning should include spatial forward planning (Local SDF's) and township establishment.

MAP 2.9: LEPELLE-NKUMPI STRATEGIC DEVELOPMENT AREAS



MAP 2.10: SDA'S WITHIN LEBOWAKGOMO/MPAHLELE DGP

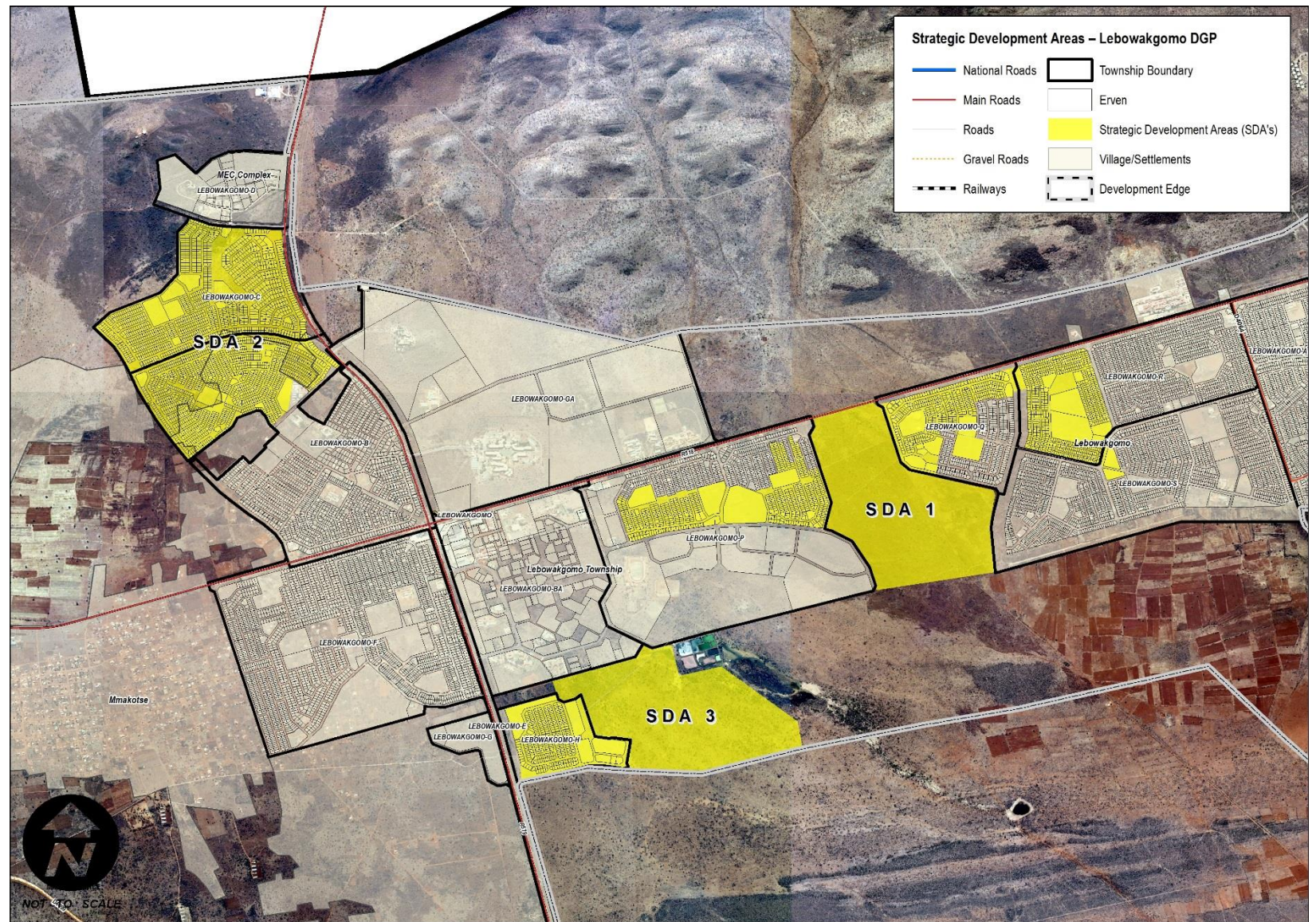


TABLE 2.5: STRATEGIC DEVELOPMENT AREAS (FOR HOUSING)

Estimated							Estimated number of dwelling houses			
Growth Point	SDA	Total area of SDA (ha)	Phasing of SDA's	Area for residential development	No of erven	Area/township	Housing typology	Phase – time frame		
								1 (2016-2018)	2 (2019-2021)	3 (beyond 2021)
Lebowakgomo-Mphahlele District Growth Point	SDA 1	342	Phase 1	98	870	Lebowakgomo Q & Lebowakgomo X3	Subsidised housing (single residential & high density)	870	-	-
				52	520	Lebowakgomo –P (northern part)	Bonded – single residential	520	-	-
				60	10	Lebowakgomo –P (southern part)	Bonded – high density	-	1,800	-
			Phase 3	65	1,625	New township	Bonded – single residential	-	-	1,625
			Phase 2	20	10		Subsidised/Rental stock – high density	-	600	
	SDA 2	183	Phase 3	80	1,178	Lebowakgomo B	Subsidised – single residential	-	-	1,178
				103	1,137	Lebowakgomo C	Bonded – single residential			1,137
	SDA 3	152	Phase 1	40	300	Lebowakgomo H	Bonded – mixed development	315	-	-
			Phase 2	30	15	New township	Subsidised – high density	-	-	900
				60	1,250		Bonded – mixed residential	-	-	1,540
Sub-total:		677	-	608	6,915			1,705	2,400	6,380
Moletlane/Mogoto Rural Growth Point	SDA 4	633	Phase 1	124	1,488	New township	Subsidised – single residential	780	-	-
							Bonded – single residential	708	-	-
			Phase 2	123	1,476	New township	Subsidised & bonded – single res.	-	600	-
			Phase 3	196	2,352	New township	Subsidised – single residential	-	-	3,228
Sub-total:		633	-	443	5,316	-	-	1,488	600	3,228
Total:		1,310	-	1,051	12,231	-	-	3,193	3,000	9,608
								15,801		

Upgrading Intervention Area (UIA)

The Upgrading Intervention Areas (UIA's) described herein and depicted in the Spatial Development Framework and Map 2.11 are the areas where immediate intervention is required by the municipality/authorities in order to ensure sustainable human settlements and give effect to the envisaged spatial form of the municipality over the medium to long term.

The identified UIA's are currently areas recognised by uncontrolled human settlements or improper planned areas in the vicinity of the Lebowakgomo DGP. (See Map in Map Book)

Three areas as shown in Map 2.11 and shown in more detail in Table 2.6 have been identified, namely:

- UIA 1 located west of Lebowakgomo B and north adjacent to the provincial Road R518;
- UIA 2 located south of Lebowakgomo F and G;
- UIA 3 located west of Lebowakgomo F and south adjacent to the provincial road R518.

The intervention by government and the municipality inter alia includes:

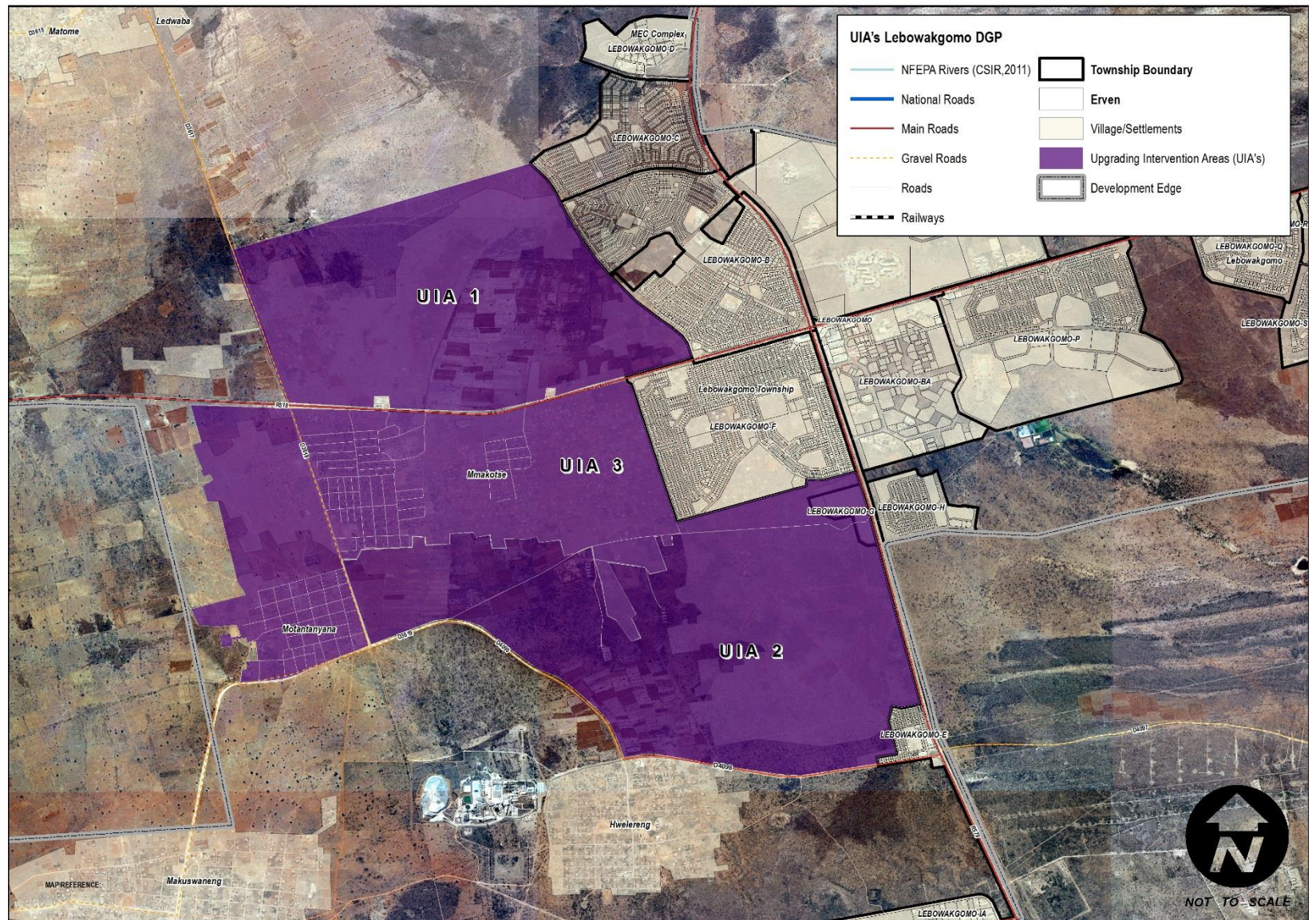
- Discussion and negotiation with traditional authorities and provincial government departments on the proper planning and allocation of land/sites;
- As interim measure, the prevention of further uncontrolled development – enforcement of land use regulations and the land use scheme;
- Control over further land occupation;
- Proper planning of the area to include a desirable density and additional community facilities;
- Proper planning of required engineering services;
- Formalisation and further township establishment in order to formalise the area and ensure proper incorporation into the land use scheme;
- Ensure land tenure rights for existing and prospective occupants since this area practically forms part of the Lebowakgomo/Mphahlele District Growth Point and Urban Development Area.

It may not be possible to ensure final township establishment in the first two or three years, but it would be required from the municipality to immediately initiate an action plan and compile a strategy how to resolve these planning challenges as mentioned above.

As in the case with the SDA's, it would also be essential for the municipality to compile detailed local precinct (framework) plans for these UIA's in order to determine the potential for housing development, provision of services, community facilities etc. and most importantly, to determine the financial impact.

It would also be essential to undertake extensive public participation with residents in the affected area, in order to prevent any further "invasion" of uncontrolled land uses which may complicate the planning for the area. Proper planning and provision of further invasion is important since these areas lie strategically within the proposed Urban Development Area of the Lebowakgomo DGP.

MAP 2.11: UIA'S IN LEBOWAKGOMO/MPAHELE DGP



The three urban UIA's are located in an area where immense pressure exist for development, services and housing units.

Unfortunately, because of uncontrolled urban sprawl these areas include vast portions of land ($\pm 2,100$ ha) and estimated figures of the potential for houses may exceed the real demand in terms of actual population growth by far. This would compromise the principles as set out in SPLUMA and areas earmarked in the SDA's. It is evident from Table 2.6 that these UIA's hold the potential to accommodate approximately **16,569 to 25,665 dwelling houses**, which means an additional 61,305 to 94,960 people depending on the densities which may be implemented.

TABLE 2.6: UPGRADING INTERVENTION AREAS

<i>Growth Point</i>	<i>UIA</i>	<i>Total area of UIA (ha)</i>	<i>Estimated area for residential development</i>	<i>Estimated number of dwelling houses</i>	
				<i>Low density scenario</i>	<i>Higher density scenario</i>
Lebowakgomo -Mphahlele DGP	UIA 1	632	505	4,545	7,575
	UIA 2	855	684	6,156	10,260
	UIA 3	652	522	5,868	7,830
Total:		2,139	1,711	16,569	25,665

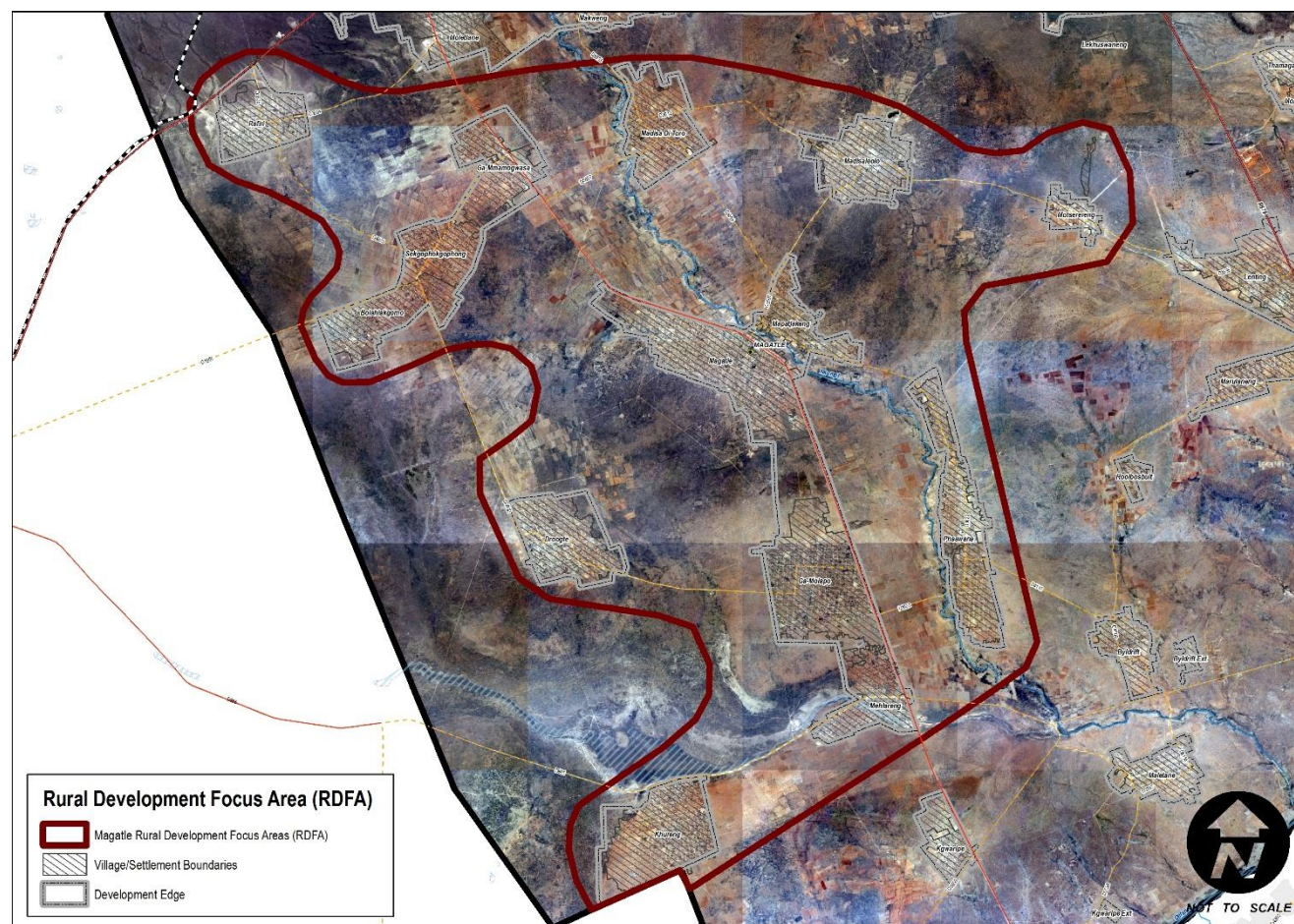
2.4.3.7 Development Edges and future growth within the remainder of the municipal area – Rural Development Areas.

The Rural Development Focus Area is located in the south western parts of the municipal area as depicted in Map 2.12 and also shown on the Spatial Development Framework. For complete reference to development Edges, please refer to paragraph 2.4.4 herein which deals with focus areas

Rural Development Focus Area (RDFA) is an demarcated focus area which have been identified in national and provincial programmes for upgrading of services and revitalization initiatives in order to ensure sustainable livelihoods and a better life for people in the in the rural areas.

As in the case with urban areas, the concept of Development Edges also find application to the rural settlements. In order to prevent urban sprawl and to restructure the distorted spatial patterns evident in the rural areas, this concept is regarded of utmost importance.

MAP 2.12: RURAL DEVELOPMENT FOCUS AREA



However, small areas within demarcated Development Edges are provided in each settlement which should serve to accommodate natural growth and any demarcation of sites. An example is illustrated in Figure 2.8.

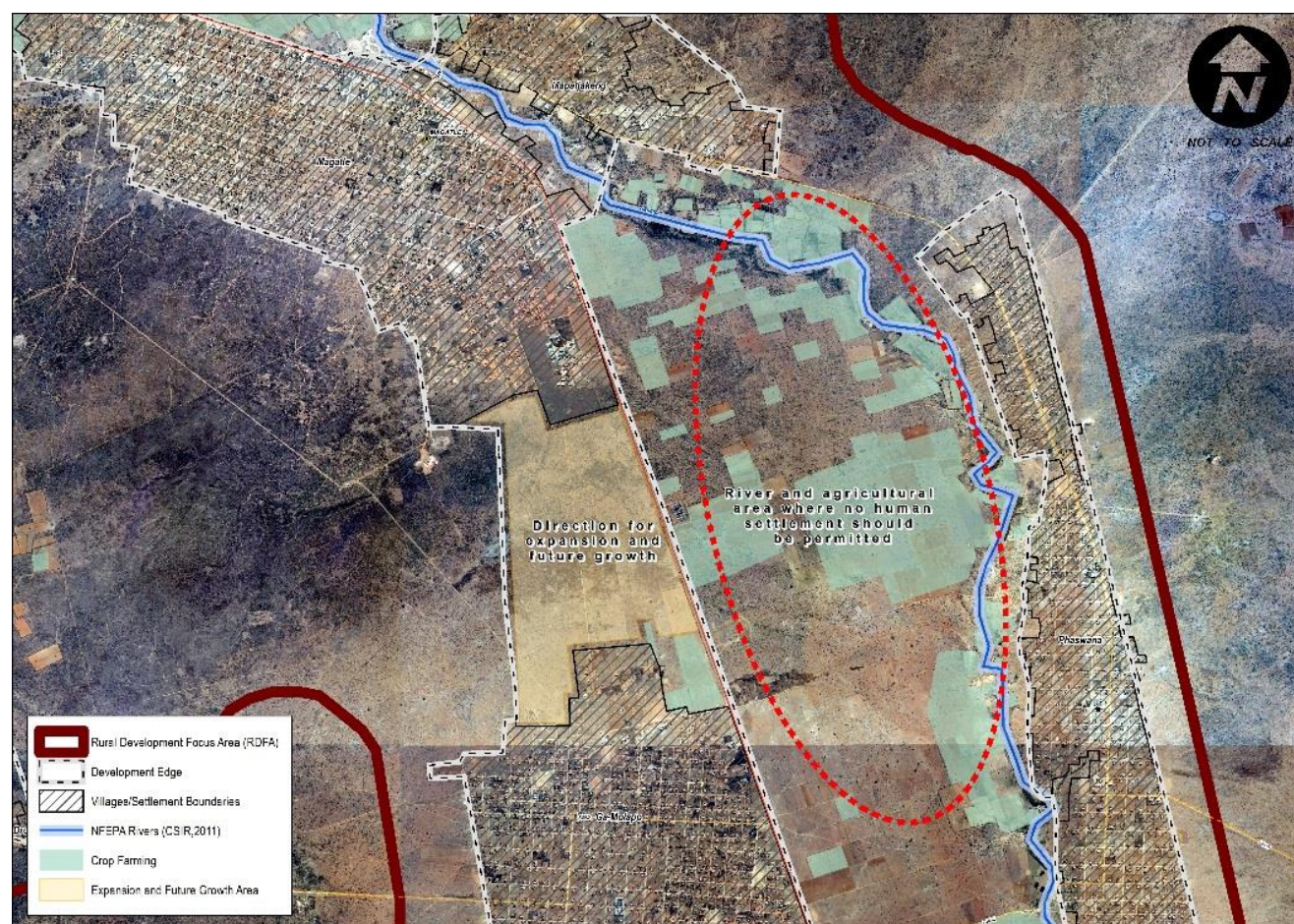
The following criteria were used to delineate the development edges in the rural areas, namely:

- Existing boundaries of settlements;
- Cadastral boundaries of farm portions and townships;
- Traditional authority boundaries;
- The settlement's, hierarchic and functional role in the municipality and region;
- Current directions of growth and pressure for growth;
- Agricultural and farming potential; and
- Environmental sensitivity, rivers and wetlands; and
- Population growth.

Please note that the delineation of the development edges is based on a desk-top study and not a detail investigation of each area. Hence, should any proposed extension/ demarcation of sites be required in a settlement in future, the municipality should undertake a proper feasibility study to confirm the proposed area for extension.

However, the principle is that large scale housing developments should be focussed in the growth points (urban areas) where a higher level of services, including specialised services and facilities can be provided in a much more cost effective manner compared to rural areas.

FIGURE 2.8: EXAMPLE OF DEVELOPMENT EDGES IN RURAL AREAS



Despite the provision that housing development should be focussed on the growth points, the rural areas should not be neglected and focus should be on providing basic services and essential community facilities, and promote development and the local economy (e.g. agricultural production) in order to ensure access to a quality life residents in these areas in the same manner as in urban areas. This strategy supports the initiatives and programmes of national government in respect of the CRDP.

Hence, the Spatial Development Framework depicts the delineated development edges of all settlements in the municipal area.

2.4.3.8 Connectivity between areas & classification of roads

Development Corridors (DC) are Class 1 and 2 roads, links or transport routes between nodes or areas of economic importance where mobility should receive preference over land use, but where an increased intensity of land use is encouraged at certain points along the route or to provide access to other networks or routes where increased intensity of land use can be accommodated without affecting the mobility within the corridor.

For purposes of this SDF, the following two levels of Development Corridors are proposed, namely:

- **Local Activity Corridor** – a main development corridor with a specific theme for development in the adjacent areas via lower order routes connected to the corridor route. High levels of mobility is important and direct access to individual developments along this corridor is restricted;
- **Activity Spines** – major routes between nodal areas where public transport services or a high level of private transport occur and which provides opportunities for development at important intersections and via lower order routes along this spine. As in the case with Activity Corridors, these Activity Spines should also be developed with a specific theme in mind which determines the character of land uses along such spine.

Strategic Links are Class 3 or 4 roads, links or transport routes between nodes and Development Corridors, or even between settlements, which provide an important or strategic level of connectivity between important destinations. It may also link internal nodes with outside areas (e.g. other municipalities or outside nodes). However, they are not corridors for development although they may hold potential for development at certain strategic intersections.

For purposes of this SDF, the following two different Strategic Links are proposed, namely:

- **Strategic Link (SL)** – a strategic link which ensures high mobility and improved connectivity between different nodes, growth points and between residential areas.
- **Strategic Tourism Link (STL)** – this link ensures connectivity between nodal areas and tourism areas (inside and outside of the municipal area).

The following hierarchy of roads as shown in Table 2.7 are proposed for the municipal area, namely:

TABLE 2.7: CLASSIFICATION AND HIERARCHY OF ROADS IN MUNICIPAL AREA

Classification	Re-serve width	Function	Description & function
Class 1	-	Trunk road (National & Regional Distributors)	National & Provincial roads
Class 2	-	Primary Distributor (Major Arterial)	Provincial roads. Primary network of urban area.
Class 3	30m to 25m	District Distributor (Minor Arterial & Major Collectors)	Distribute traffic between various residential, industrial and business areas. Link between primary network and roads within residential area/s.
Class 4	20m to 16m	Local Distributor (Minor Collectors)	Distribute traffic within communities and link Class 3 and 5 roads. Carry traffic between 400 to 1500 dwelling units
Class 5	13m	<i>Residential access roads</i>	<i>Provide access to individual erven. Vehicle access is not their only function, but also used by residents for walking and leisure activities</i>
Class 5a	13m	<i>Residential access collector</i>	
Class 5b	10m	<i>Residential access loop</i>	
Class 5c	10m	<i>Access cul-de-sac</i>	

The municipality must further ensure that a proper hierarchy of roads is maintained and promoted in order to ensure that a proper balance of the function or mobility of roads and land uses are maintained. Table 2.8 herein provides a brief explanation and guideline for purposes of land use management. However, it is suggested that this classification and function of the different roads within the municipality be refined in the municipality's Road Master Plan.

TABLE 2.8: HIERARCHY OF ROADS & ACCESS TO LAND USE

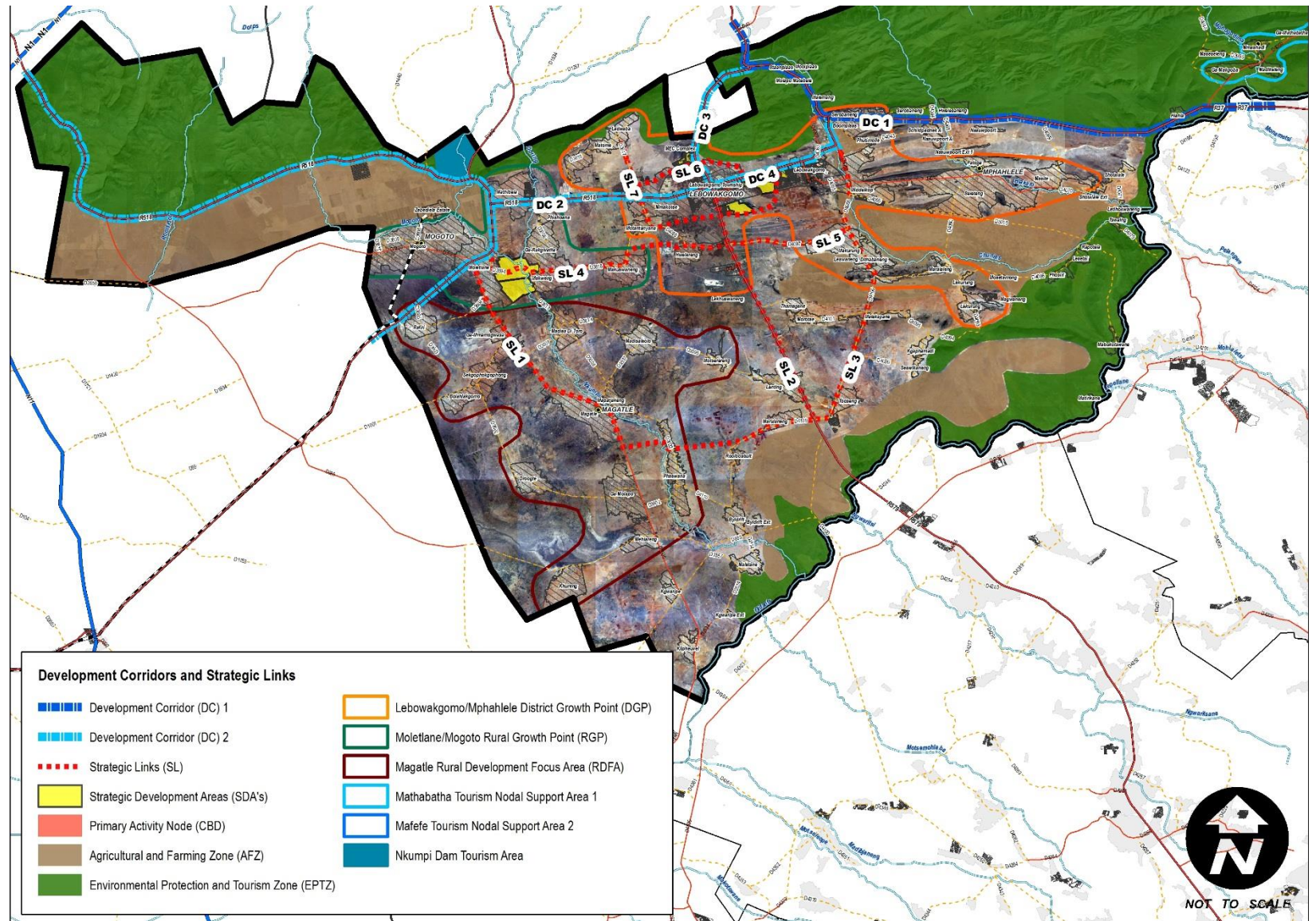
Classification	Priority	Access & land use
Class 1	Mobility between cities and towns	No direct access to individual erven. Access to erven/land use via Class 3 to 5 roads
Class 2		
Class 3	Mobility between different urban areas and other roads	Access to individual erven shall be limited and preferably be via Class 4 and 5 roads
Class 4	Land use receive priority but still ensure relative high level of mobility between neighbourhoods/ communities.	Access permitted to individual erven and between neighbourhoods
Class 5	Land use the absolute priority. Mobility restricted and design of roads should ensure slower vehicle movement. Pedestrian movement also important.	Access permitted to and between individual erven

Table 2.9 and Table 2.10 provide the proposed development corridors and strategic links proposed for the municipal as depicted in detail in the Spatial Development Framework hereto. Map 2.13 and Map 2. 14 depicts the Development Corridors (DC's), Strategic Links (SL's) and Strategic Tourism Link (STL) described in Table 2.9 and Table 2.10. The tables further provides some land use guidelines setting the theme and possible land uses in each case.

The Strategic Links should serve as Class 3 and 4 roads with their function as set out in Table 2.7 and Table 2.8 herein. These roads should receive priority for upgrading in the case where it is existing roads, and where new section are proposed, should receive priority for construction over the next 5 to 10 years.

The Strategic Tourism Link should serve the purpose as a Class 3 road linking residential areas and tourism areas. It may also improve interaction between agriculture in the municipal area and areas in the Greater Tzaneen Municipality (e.g. Letsitele). However, this is a proposed new road which goes through environmentally sensitive areas and through mountains. There are therefore many challenges in respect of the construction of this link. It is therefore proposed that a feasibility study be conducted to investigate the possibility of constructing this link road in future. However, it is believed that this STL will contribute tremendously to the local economic development and tourism potential in the EPTZ and the two Tourism Nodal Support Areas like Mafefe.

MAP 2.13: DEVELOPMENT CORRIDORS AND STRATEGIC LINKS



MAP 2. 14: STRATEGIC TOURISM LINK

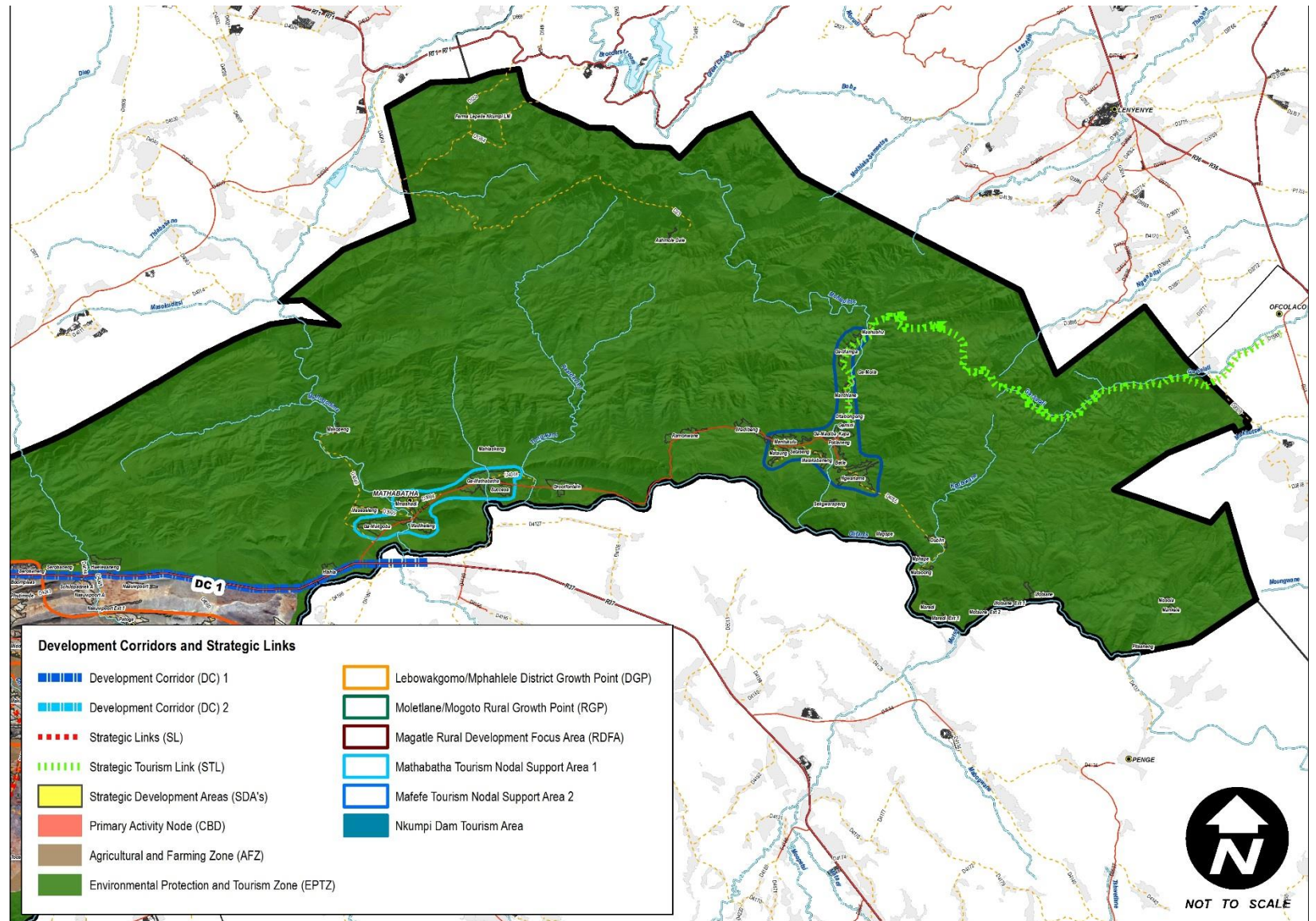


TABLE 2.9: PROPOSED DEVELOPMENT CORRIDORS WITHING LEPELLE-NKUMPI MUNICIPALITY

<i>Development Corridor Name</i>	<i>Description of corridor or route</i>	<i>Theme</i>	<i>Land use management guidelines (possible land uses)</i>
DC 1 Dilokong Local Activity Corridor (Provincial Development Corridor)	The entire section of R-37 route between Polokwane and Tubatse which crosses the municipal area as also earmarked as Provincial Development Corridor	Tourism and recreation	Uses in support of tourism and recreation and which can contribute towards regional coherence. It should be uses which is compatible with the environmental sensitive areas and which can contribute to the theme of tourism and outdoor recreation. Requirements of roads authorities should be adhered to in respect of access and egress. Requirements of environmental protection authorities should be adhered to in respect of the environment.
DC 2 Lebowakgomo-Zebediela Westwards Activity Spine	From the CBD along the R518 up to the intersection with the R519 at the Moletlane/Mogoto Rural Growth Point	Tourism and business residential areas	Uses in support of tourism such as overnight accommodation, curio shops, filling station, farm stalls. The uses should not be located along the entire section of the activity spine, but at specific activity nodes via intersections and roads/streets which intersects with the R518. Requirements of roads authorities should be adhered to.
DC 3 Lebowakgomo-R37 Northwards Activity Spine	From the municipal boundary where it stats with the R579 up to the intersection with the R518 at the CBD	Government and institutional precinct	Government & Institutional uses related to administration and public services. The uses should not be located along the entire section of the activity spine, but at specific activity nodes (e.g. Government Precinct) via intersections and roads/streets which intersects with the R579. Requirements of roads authorities should be adhered to in respect of access and egress.
DC 4 Lebowakgomo R37 eastwards Activity Spine	From the CBD into an eastern direction via the R579 up to DC 1 (R37)	Community facilities and high density residential development	Community facilities such as municipal facilities, health services, medical consulting rooms, schools, training centres as well as high density residential development. Industrial uses such as warehouses and light industrial uses in Lebowakgomo J. Requirements of roads authorities should be adhered to in respect of access and egress.

TABLE 2.10: PROPOSED STRATEGIC LINKS WITHN LEPELLE-NKUMPI MUNICIPALITY

Strategic Link Name		Description of route	Purpose
SL 1	Mogoto/Magatle Strategic Link	From the intersection of the R519 and the D3600 Road at Moletlane to Magatle	Regional importance: Linking the Rural growth Point/Service Centre with the Rural Development Area
SL 2	Magatle-Lebowakgomo Strategic Link	From Magatle via the R579 Route up to the intersection of the R518 at the CBD	
SL 3	R579-R37 Strategic Link	Road D4100/D4066 from the R579 to DC 1	
SL 4	SDA 4 – Lebowakgomo Strategic Link	From Road D3600 at Moletlane through proposed SDA 4 basically following Roads D3618 and D4099 up to the R579 Road south of Lebowakgomo	City wide importance: Linking proposed SDA 4 to Lebowakgomo and other areas.
SL 5	Lebowakgomo South-east Strategic Link	The D4097 road linking the R579 south of Lebowakgomo to Road D4066 at Makurung.	City wide importance: Linking proposed priority development areas west of Lebowakgomo and the industrial area with DC1 and areas to the east
SL 6	Lebowakgomo Northern Strategic Link	From proposed UIA 1 through SDA 2 crossing Road R579 north of the CBD continuing eastward and then turning south to meet with the R518	City wide importance: Linking SDA's and UIA's with other areas and higher order routes.
SL 7	Lebowakgomo west to east ring road Strategic Link	From Matome through UIA 1 crossing the R518 proceeding southwards through UIA's 2 and 3 turning eastwards and crossing the R579 finally turning northwards to link with the R518 in the vicinity of SDA 1	City wide importance: Linking SDA's and UIA's with other areas and higher order routes. It also provides alternative connectivity between residential areas.
STL	Mafefe/Tzaneen Strategic Tourism Link	From Mafefe this link should follow through the mountains and connect to the municipal area of the Greater Tzaneen Municipality near Ofcalaco.	Regional importance: Linking the EPTZ and the two Tourism Nodla Support areas (Mathabatha & Mafefe) with north-eastern parts of the Limpop Province, to areas such as Tzaneen and Ba-Phalaborwa (the Kuger National Park). It provides an alternative link instead of following the Magoebaskloof pass or routes via Tubatse.

2.4.3.9 Activity nodes

Activity nodes are areas where a higher intensity of land uses and activities, other than residential uses, are supported and promoted. Typically any given municipal area would accommodate a hierarchy of nodes that indicate the relative intensity of development anticipated for the various nodes, their varying sizes and their dominant nature.

Hence, the following activity Nodes are proposed for the municipality, namely:

Primary Activity Node (P)

The Central Business District (CBD) of Lebowakgomo located within the Lebowakgomo-Mphahlele District Growth Point (PGP) is earmarked as the Primary Activity Node (P) of Lepelle-Nkumpi. It represents the highest order activity node within the municipality, comprising of a wide range of specialised land uses and services. It may even contain shopping centres within the hierarchy classes of those typical as the Secondary Activity Nodes as described hereinafter.

The Primary Activity Node is depicted in Map 2.15 and also shown in the Spatial Development Framework.

This activity node is the most important activity node in the municipal area serving the entire community of Lepelle-Nkumpi as well as other areas with specialised goods and services.

The municipality should ensure that proposals and strategies contained in the CBD Development Framework as set out in the Lebowakgomo LSDP, 2013 is implemented and further supported in order to ensure its sustainability over the long term.

The Lebowakgomo CBD should be the main focus point for all specialised goods and services.

Secondary Activity Nodes (S)

Secondary Activity Node/s (S) are those nodes throughout the municipal area aimed at serving the different local communities and neighbourhoods according to their specific and basic needs. Secondary Activity Nodes are further classified and provided in terms of a hierarchy of centres or specific function, of which the municipality may determine the order or hierarchy as well as development conditions of each centre. Normally, these nodes are being referred to as suburban shopping centres. Examples of the hierarchy may range from local convenience centres up to regional shopping centres, all depending on aspects such as service radius and population size.

Hence, apart from the Primary Activity Node (P1) mentioned above, the SDF allows for establishment and recognition of Secondary Activity Nodes (S) throughout the municipal area, based on the guidelines and classification set out in Table 2.12.

These secondary activity nodes' main function should be focused on services for the suburban residents in settlements or residential areas it should serve (e.g. convenience goods), rather than to serve as a substitute of the CBD, which would imply a duplication of services and goods (e.g. specialized, expensive goods), which is normally associated with the primary activity node in the district.

The secondary activity nodes should never replace the function or threaten the sustainability of the Primary Activity Node.

The municipality must ensure that a proper balance is maintained between the provision of Secondary Activity nodes throughout the municipal area and the sustainability of the CBD. The CBD must be sustainable over the long term.

Therefore, all proposed suburban shopping facilities (Secondary Activity Nodes), excluding small shops like spaza shops, should be evaluated against the said hierarchic guidelines.

Map 2.15 and the Spatial Development Framework provides for the identified Secondary Activity Nodes in the municipal area in order to serve the various communities. It should be noted that the number and location of these secondary nodes can be extended or relocated over time as the need arise for them according to the guidelines. The secondary activity nodes should be developed over a long period and only when a specific area reaches the minimum threshold population. However, they can be planned ahead in more

detail when local area framework or precinct plans are compiled. They should be accommodated as such in township establishment or demarcation applications.

In the meanwhile Table 2.11 provides for the following proposed nodes in the municipal area, some existing and others proposed. The proposed locations may vary depending on local circumstances, land use rights, availability of land etc. The proposed locations should only serve as guideline. They are:

TABLE 2.11: SECONDARY ACTIVITY NODES

Secondary Activity Node	Proposed or existing Location	Classification	Recommended GLFA
S1	Lebowakgomo CBD	Regional Shopping Centre	25,000m ²
S2	Moletlane	Neighbourhood Centre	12,000m ²
S3	Lebowakgomo A	Neighbourhood Centre	8,000m ²
S4	Magatle	Neighbourhood Centre	8,000m ²
S5	Mogodi (Boomplaas)	Local Convenience Centre	4,000m ²
S6	Mathibela	Neighbourhood Centre	10,000m ²
S7	Lebowakgomo E	Local Convenience centre	2,400m ²
S8	Seleteng (Mphahlele 2)	Neighbourhood Centre	10,000m ²
S9	Makurung	Local Convenience Centre	1,500m ²
S10	Lebowakgomo F	Local Convenience Centre	2,000m ²
S11	UIA 3 - Along the R518, next to Lebowakgomo F	Neighbourhood Centre	10,000m ²
S12	Lebowakgomo B	Local Convenience Centre	1,500m ²
S13	Ga-Makgoba (Mathabatha)	Local Convenience Centre	500m ²

Secondary Activity Node	Proposed or existing Location	Classification	Recommended GLFA
S14	Kappa (Mafefe)	Local Convenience Centre	500m ²
S15	Lebowakgomo R Ext. 3	Local Convenience Centre	2,400m ²
S16	Lebowakgomo Q	Local Convenience Centre	3,600m ²
S17	Lebowakgomo P	Local Convenience Centre	2,000m ²
S18	Lebowakgomo C	Local Convenience Centre	4,500m ²
S19	SDA 3	Local Convenience Centre	3,600m ²
S20	UIA 2	Neighbourhood Centre	10,000m ²
S21	SDA 4 – Moletlane	Neighbourhood Centre	10,000m ²
S22	Makuswaneng	Local Convenience Centre	500m ²
S23	Mogoto	Local Convenience Centre	500m ²
S24	Ga-Rakgwatha	Local Convenience Centre	500m ²
S25	Ga-Mmamogwasa	Local Convenience Centre	500m ²
S26	Ga-Madisaleolo	Local Convenience Centre	500m ²
S27	Mehlareng	Local Convenience Centre	500m ²
S28	Khureng	Local Convenience Centre	500m ²
S29	Mashite	Local Convenience Centre	500m ²
S30	Mamaolo/Middelkop	Local Convenience Centre	500m ²
S31	Lekurung	Local Convenience Centre	500m ²
Total:			138,500m²

MAP 2.15: ACTIVITY NODES

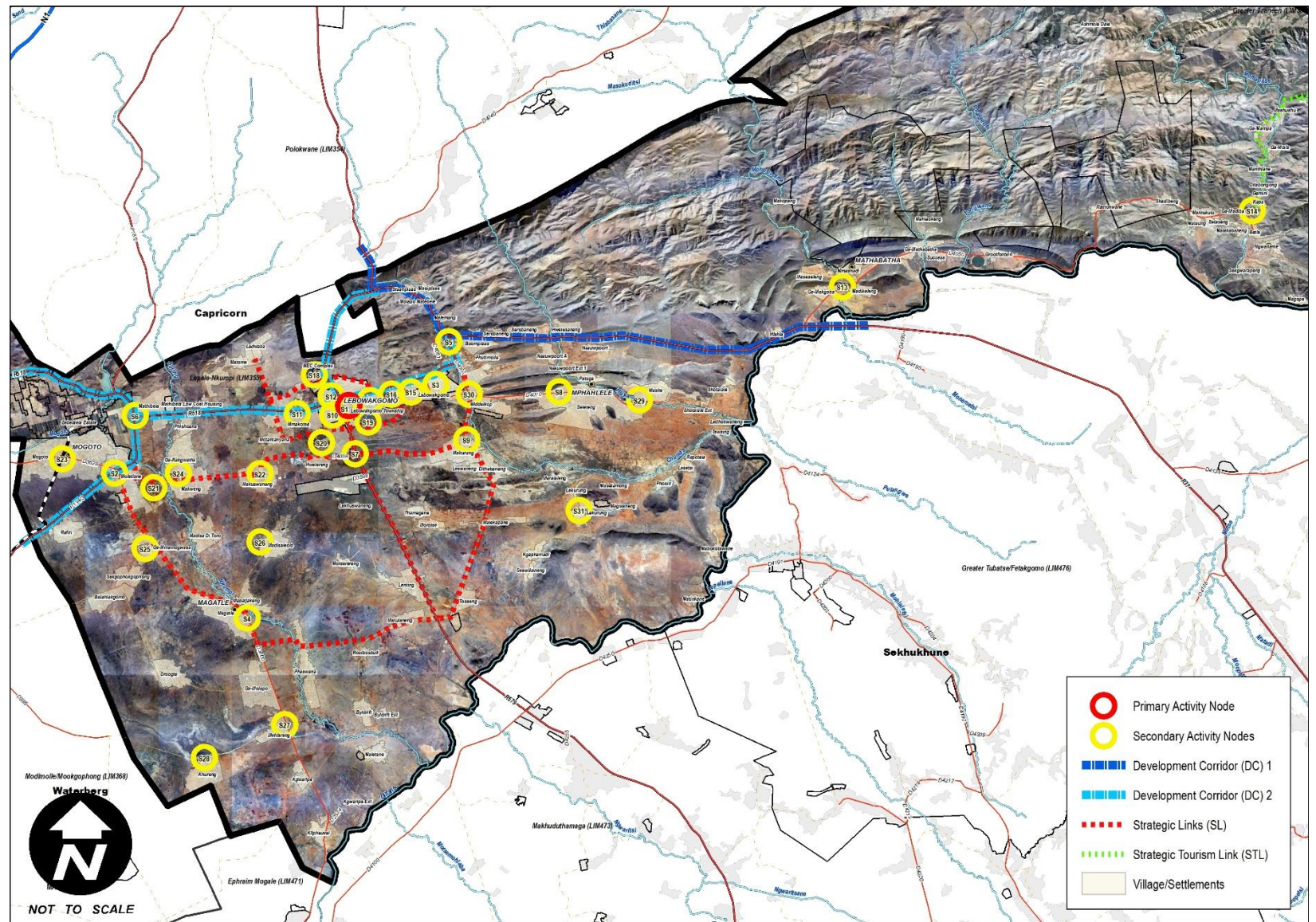


TABLE 2.12: PROPOSED HIERARCHY OF SHOPPING CENTRES IN LEPELLE-NKUMPI MUNICIPALITY

Type of centre	Size of centre (m ² GLFA) [Number of stores]	Trade area	Access requirements	Number of households served	Population served	Socio-economic groups	Avg. radius service area (km)	Median travel time (min.)	Main tenants/ composition of facilities
CORE CLASSIFICATIONS									
Small free standing & Local Convenience Centre	500-5,000 [5-25]	Part of suburbs	Suburban street	LSM 1-5: < 10,000	<40,000	All LSM groups	1-1,5	<3	– Café/superette; – Few convenience stores.
				LSM 6-9: < 4,500	<15,000				
				LSM 10-10+: < 2,000	<7,000				
Neighbourhood Centre	±5,000-±12,000 [25-50]	Group of suburbs	Major Collector road	LSM 1-5: 20,300-47,000	±135 000	All LSM 4-10	2	4-9	– Supermarket; – Convenience; – Small specialised stores.
				LSM 6-9: 9,000-20,100	±51,000				
				LSM 10-10+: 3,700-8,600	±18,500				
Community Centre	±12,000-±25,000 [50-100]	Suburban communities	Major arterial road	LSM 1-5: 44,000-103,000	±295,000	All LSM 4-10	3	6-14	– Large supermarket; – Convenience stores; – Small national clothing; – Restaurants/takeaways; – Services.
				LSM 6-9: 20,000-46,000	±115,500				
				LSM 10-10+: 8,000-19,000	±41,000				
Small Regional centre/Large Community centre	±25,000-±50,000 [75-150]	Sub region of a city	Major suburban arterial road linking to a provincial road	LSM 1-5: 90 000-209 000	±600,000	All LSM 4-10	5	10-16	– Large Supermarket; – 1 or 2 large clothing anchors; – National tenant comparison goods; – Boutiques; – Restaurants; – Entertainment; – Services.
				LSM 6-9: 40 000-90 000	±280,000				
				LSM 10-10+: 17,000-38,000	±83,000				
Regional centre	±50,000-±100,000 [150-250]	Large region of city/ rural town	Major suburban arterial/provincial road linking to a national road	LSM 1-5: 180,000-420,000	±1,200,000	All LSM 4-10	8	14-20	– Large Supermarket (even 2); – Hyper market; – 3+ clothing; – Small clothing stores & boutiques; – Restaurants; – Entertainment; – Convenience.
				LSM 6-9: 80,000-185,000	±464,000				
				LSM 10-10+: 33,000-76,000	±165,000				
Super Regional centre	>100,000 [>250]	Large region in city and surrounding areas	Major suburban arterial/provincial road linking to a national road	LSM 6-9: 106,000-250,000	±623,000	Above avg LSM 5-10	10+	24-30	– As at regional centre, but more emphasis on entertainment and variety.
				LSM 10-10+: 44,000-101,000	±21,7500				

2.4.3.10 Other development zones

The other development zones/areas or land uses within the Development Edge of settlements providing specific opportunities for and identifying suitable areas for economic development as depicted in the Spatial Development Framework includes the following, namely:

- The Industrial Development Precinct (IDPC);
- The Government Precinct (GP);
- The Mining Zone (MZ).

The Industrial Development Precinct (IDPC)

The IDPC is restricted to the Lebowakgomo/Mphahlele DGP and includes two areas or townships, namely Lebowakgomo Extensions 1A and J.

Lebowakgomo Ext 1A is located south of the CBD along the R-579 and includes a large under-utilised area/erven which holds the potential for a wide range of industrial facilities. It is further located favourable in terms of supporting services from the Primary Activity Node/CBD of Lebowakgomo.

Lebowakgomo Extension J is a smaller industrial township located east of the CBD and along the proposed DC 4 (R518). It is strategically located between Lebowakgomo and settlements further to the east in Mphahlele. The erven are currently not utilised and hold great potential for warehouses and light industrial uses, especially because it is located along the development corridor.

The Government Precinct (GP)

The Government Precinct comprises the Lebowakgomo Government Complex and should be regarded as complimentary to the Primary Activity Node or Lebowakgomo CBD. It could be regarded as an “extension” of the CBD and should be managed together with the CBD to retain its important status. It should form the focus area for government and

municipal departments which provides in services to the municipal area as well as the wider region.

The municipality may expand the GZ if required and subject thereto that they are convinced that the current complex is utilised to its full potential.

The Mining Zone (MZ)

The Mining Zone is restricted to limited localities throughout the municipal area. The MZ is based on mineral resources and should be managed by the municipality with this factor in mind. However, any new mine should be evaluated carefully considering its possible impact on human settlements, agriculture and the environment.

However, although mines can contribute positively towards the local economy and should play an important part in future, it is not foreseen that the MZ will comprise a substantial component of the municipal land uses.

2.4.4 Proposals per focus area

This section of the report provides a land use budget for each of the development or focus areas and it is based on the preceding proposals. The “land use budget” reflects a possible allocation of land and required facilities based on population estimates for 2020. The required facilities and shortfall is based on **CSIR Guidelines for the Provision of Social Facilities in South African Settlements, 1st Edition, August 2012**.

It only provides a guideline and in each case for each land use, the situation pertaining to existing facilities in the area should be analysed thoroughly. (The complete table for the entire municipal area is included in **APPENDIX A** hereto).

The subsequent parts below also reflect a range of maps and description of facets of the SDF in more detail as described/reflected in paragraph 2.4.3 above. **(Please note that the legend for all of these maps are provided on a separate page, refer to Figure 2.9)**

FIGURE 2.9: LEGEND FOR MAPS OF FOCUS AREA PROPOSALS

Legend

 Main Towns	 Mining	 Urban Development Area (UDA)
 Local Municipalities	 Health District Office	 Rural Development Area (RDA)
 Lepelle-Nkumpi Local Municipality	 Hospitals	 Agricultural and Farming Zone (AFZ)
 Ward Boundaries	 Clinics	 Environmental Protection and Tourism Zone (EPTZ)
 Parent Farms	 Education Circuit Office	 Nkumpi Dam Tourism Area
 Township Boundaries	 Primary Schools	 Lebowakgomo/Mphahlele District Growth Point (DGP)
 Erven	 Secondary Schools	 Moletane/Mogoto Rural Growth Point (RGP)
 Village/Settlements	 Combined	 Magatle Rural Development Focus Area (RDFA)
 National Roads	 ABET- Adult Basic Education and Training	 Mathabatha Tourism Nodal Support Area 1
 Main Roads	 ELSEN - Education for Learners with Special Education Needs	 Mafefe Tourism Nodal Support Area 2
 Roads	 Cemetery (Existing and Planned)	 Strategic Development Areas (SDA's) (Housing)
 Gravel Roads	 Stadium	 Upgrading Intervention Areas (UIA's)
 Railways	 Municipal Library	 Future Acquisition (Township Establishment)
 NFEPA Rivers (CSIR,2011)	 Police Stations	 Lebowakgomo CBD (Business Node)
 NFEPA Wetlands (CSIR,2011)	 Shopping Centres (Existing)	 Government Precinct (GP)
 Dams		 Industrial Development Precinct (IDPC)
		 Mining Zone (MZ)
		 Development Corridor (DC) 1
		 Development Corridor (DC) 2
		 Strategic Links (SL)
		 Strategic Tourism Link (STL)
		 Primary Activity Node (P)
		 Secondary Activity Nodes (S)
		 Development Edge

2.4.4.1 Land use budget and proposals for the Lebowakgomo/Mphahlele DGP (Urban Development Area)

The Urban Development Area comprise of the two growth points, namely the Lebowakgomo/Mphahlele District Growth Point (DGP) and the Moletlane/Mogoto Rural Growth Point (RGP). Table 2.13 explains the land use budget for the Lebowakgomo/Mphahlele DGP.

Features of SDF

The most important features in the SDF of this growth point is depicted in Map 2.16 and includes the following:

- The delineated District Growth Point within the Urban Development Area;
- The delineated Development Edge of the growth point with areas for future expansion in between, and also includes land for acquisition by the municipality;
- Strategic Development Areas (SDA's);
- Upgrading Intervention Areas (UIA's);
- Development Corridors (DC) and Strategic Links (SL);
- Other roads and streets;
- Primary Activity Node (P);
- Secondary Activity Nodes (S);
- The Industrial Development Precinct (IDPC);
- The Mining Zone (MZ); and
- The Government Precinct (GP).

Shortfall of facilities required

There is a range of required community facilities in this growth point. It is proposed that these land uses be located at existing nodal areas or other precincts as far as possible in an attempt to avoid defragmentation of services. It is further proposed that the Government Precinct can serve as nodal area to provide in a wide range of community facilities such as the home affairs office, police station, library, etc. Currently the former government legislature is under-utilised with available infrastructure which can be used.

The secondary activity nodes depicted in the SDF includes existing nodes as well as new proposed activity nodes. New activity nodes are focussed on strategic development areas and other priority development areas and should realise over time and depending on the actual demand in an area.

In respect of sporting facilities, it is proposed that the new athletics stadium/facilities be erected at the current sport node/stadium, but that additional sport facilities such shown in the land use budget also be erected in the Mphahlele area, which also holds a large concentration of residents. The SDF will not make proposals at this point in time and recommends that the location of such facilities be determined during the compilation of a Local Spatial Development Framework for this area.

More detail on planning proposals for the Lebowakgomo settlement area in particular is depicted in Map 2.17 herein, but should be regarded as preliminary proposals and broad guidelines until such time that the Lebowakgomo LSDP is reviewed.

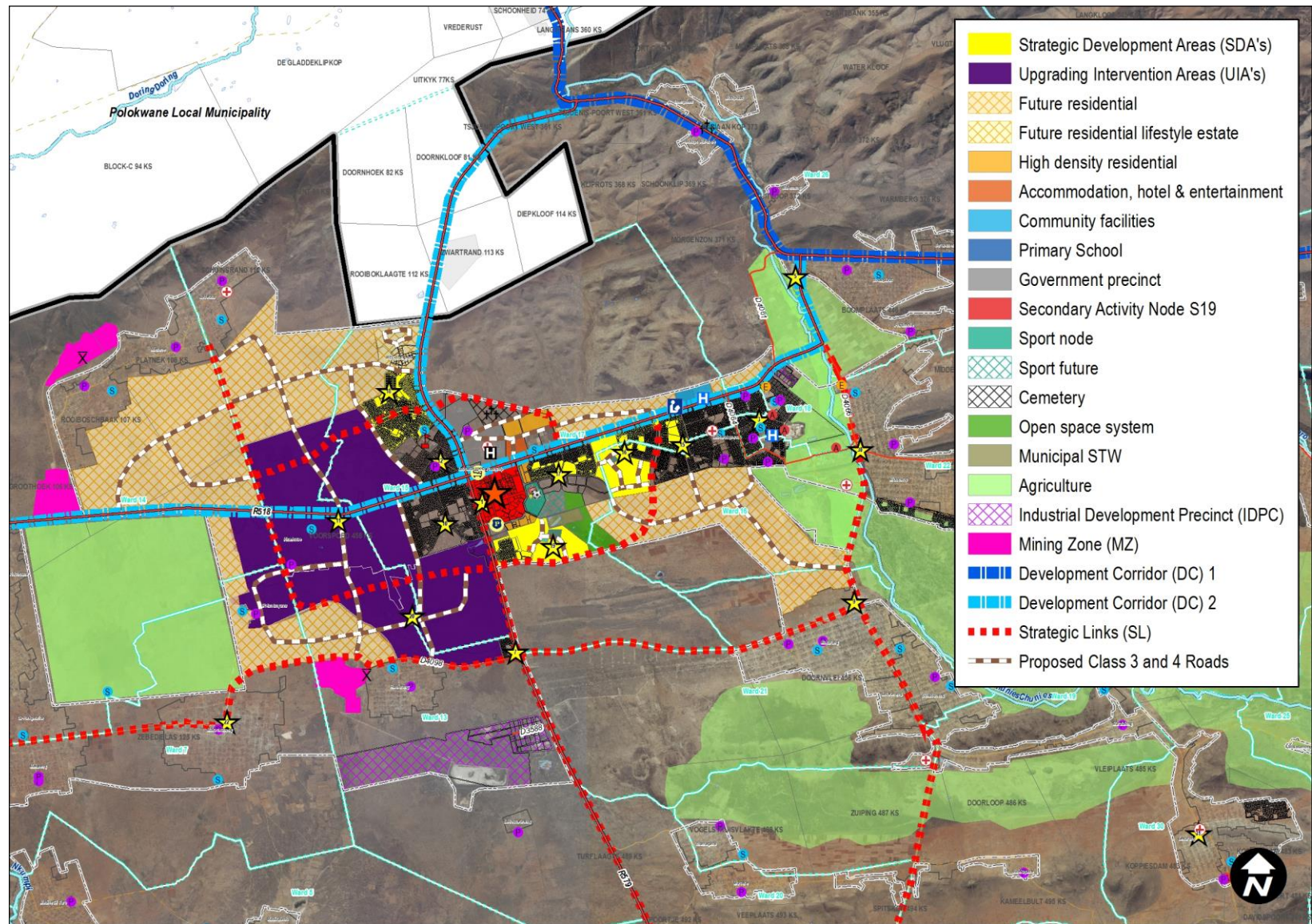
In 2013 a LSDP was approved for the Lebowakgomo area. However proposals in this SDF requires that this plan be reviewed in order to ensure that the entire Growth Point is properly planned for the future and in much more detail than what an SDF is capable off. In this instance it would also be necessary to provide more detail in respect of the Mphahlele area.

TABLE 2.13: LAND USE BUDGET FOR THE LEBOWAKGOMO/MPAHLELE DISTRICT GROWTH POINT

Land use	Number of facilities currently provided (2016)	Lebowakgomo/Mphahlele DGP Facilities & land area required (2020)		
		Tot. required	Shortfall required	Area of land (ha)
RESIDENTIAL				
Dwelling units	-	23,511 du's	-	2,816
EDUCATION				
Primary School	30	13	0	0
Secondary School	25	7	0	0
HEALTH				
Prim Health care clinic	8	4	0	0
Health Care Centre /Hospital	2	2	0	0
SAFETY				
Police station	1	2	1	0.5130
Fire station	1	2	1	0.0770
SOCIAL SERVICES				
Community Centre		2	2	0.0757
Community hall		6	6	0.1816
Library	1	2	1	0.0541
Art centre	0	2	2	0.9080
Social grant pay point		2	2	0.0182
Home affairs office		2	2	0.0227
BUSINESS				
Sec Activity Node	-	127,128m²	-	42.3761
Offices	-	12,713m²	-	4.2376
CEMETERY				
Cemetery	0	1	1	15.87

Land use	Number of facilities currently provided (2016)	Lebowakgomo/Mphahlele DGP Facilities & land area required (2020)		
		Tot. required	Shortfall required	Area of land (ha)
RECREATION				
Football field		6	6	12.1075
Sport complex	1	2	1	2.5134
Athletics stadium	0	2	2	15.0268
Community park		2	2	0.7567
Neighbourhood park	9	9	0	0
Subtotal:				2,676.3403
STREETS & ROADS				892.9021
TOTAL:				3,869.2423

MAP 2.17: LEOBOWAKGOMO SETTLEMENT STRATEGY



2.4.4.2 Land use budget and proposals for the Moletlane/Mogoto RGP (Urban Development Area)

The next Urban Development Area includes the second growth point in the municipal area, namely the Moletlane/Mogoto Rural Growth Point (RGP). Table 2.14 below explains the land use budget and reflects the shortfall of required land uses/facilities in this specific area.

Features of SDF

The most important features in the SDF of this growth point is depicted Map 2.18 and includes the following:

- The delineated Rural Growth Point within the Urban Development Area;
- The delineated Development Edge of the growth point with areas for future expansion in between;
- Strategic Development Areas (SDA) 4;
- Development Corridors (DC) and Strategic Links (SL);
- Other roads and streets;
- Secondary Activity Nodes (S).

Shortfall of facilities required

There is a range of required community facilities in this growth point. It is proposed that these land uses be located at the existing Secondary Activity Node (S2) close to the intersection with the R519 route.

The secondary activity nodes depicted in the SDF includes existing nodes as well as new proposed activity nodes. New activity nodes are focussed on strategic development areas or areas where a large population currently resides. These new activity nodes should realise over time and depending on the actual demand in an area.

In respect of sporting facilities, it is proposed that the location of these facilities must be determined by the municipality in the near future. Hence, the SDF will not make proposals at this point in time and recommends that the location of such facilities be determined during the compilation of a Local Spatial Development Framework for this area.

More detail on planning proposals for the Moletlane/Mogoto settlement area in particular is depicted in Map 2.19 herein, but should be regarded as preliminary proposals and broad guidelines until such time that a detail precinct plan is adopted for this Growth Point.

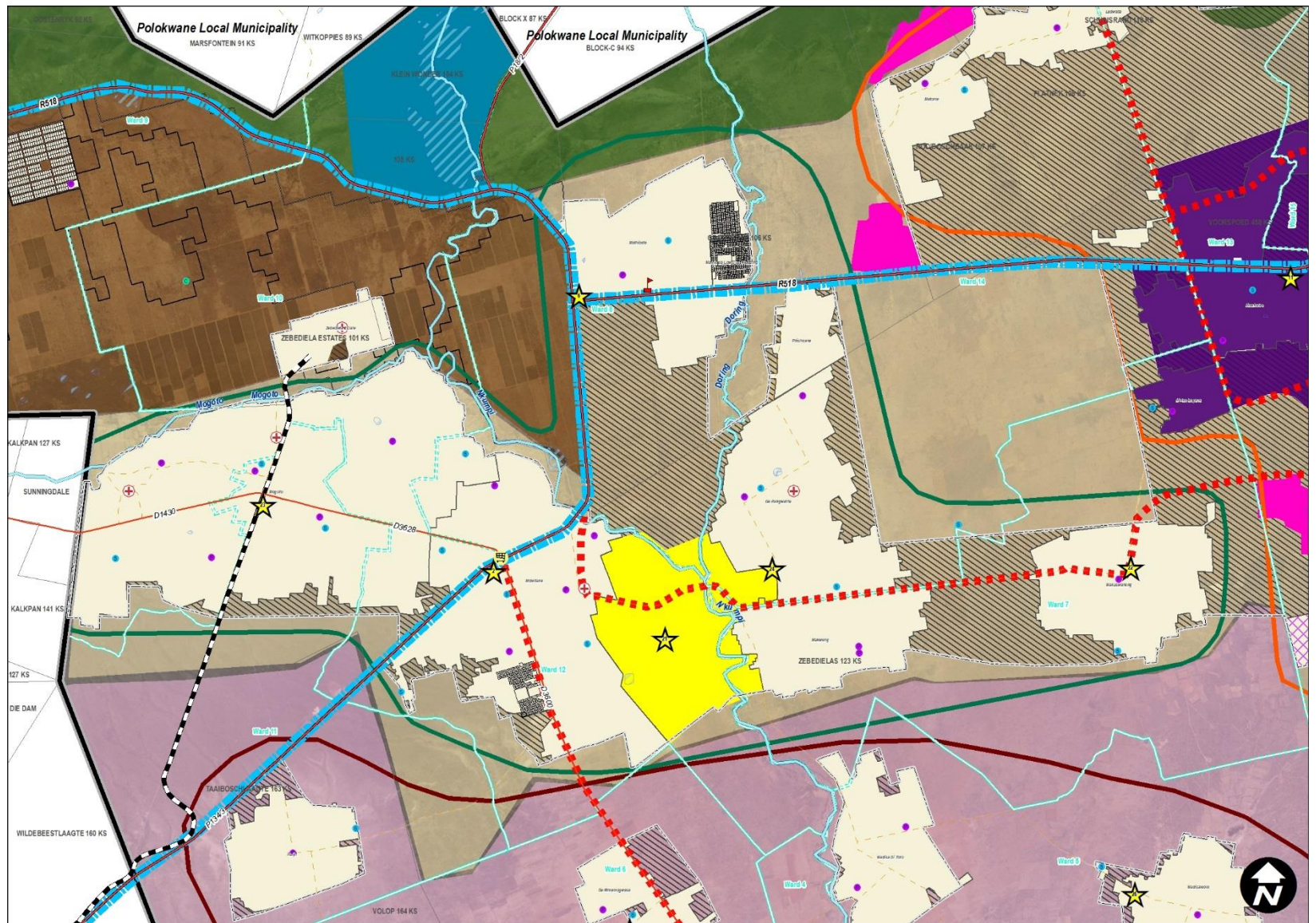
It is understood that a precinct plan or LSDP is underway for this area and it should make sure that proposals in this SDF such as Development Edges and expansion areas is captured properly.

TABLE 2.14: LAND USE BUDGET FOR THE MOLETLANE/MOGOTO RURAL GROWTH POINT

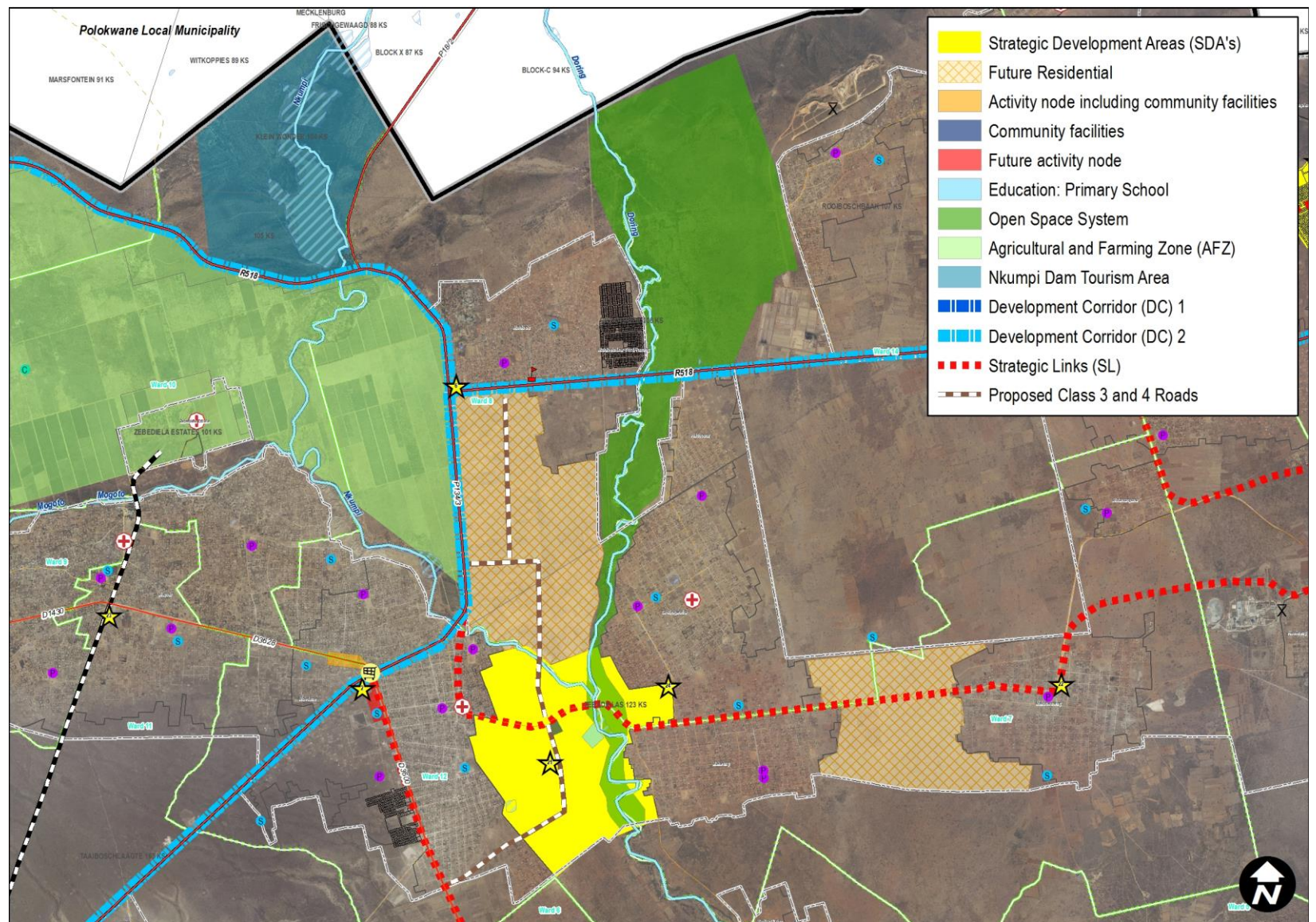
Land use	Number of facilities currently provided (2016)	Moletlane/Mogoto RGP Facilities & land area required (2020)		
		Tot. required/ provided	Shortfall required	Area of land (ha)
RESIDENTIAL				
Dwelling units	-	5,316 du's	-	633
EDUCATION				
Primary School	20	8	0	0
Secondary School	12	4	0	0
HEALTH				
Primary Health care clinic	4	2	0	0
Community Health Care centre/Hospital	0	1	1	0.1766
SAFETY				
Police station	1	1	0	0
Fire station	0	1	1	0.1324
SOCIAL SERVICES				
Community Centre	0	1	1	0.0496
Community hall	0	4	4	0.1060
Library	0	1	1	0.0318
Art centre	0	1	1	0.0530
Social grant pay point		1	1	0.0106
Home affairs office		1	1	0.0132
BUSINESS				
Sec Activity Node (Retail)	-	72,726m²	-	24.2419
Offices	-	7,273m²	-	2.4242
CEMETERY				
Cemetery	0	1	1	9.14

Land use	Number of facilities currently provided (2016)	Moletlane/Mogoto RGP Facilities & land area required (2020)		
		Tot. required/ provided	Shortfall required	Area of land (ha)
RECREATION				
Football field		3		7.0639
Sport complex	0	1	1	4.4149
Athletics stadium		1	1	8.8298
Community park		1	1	0.4415
Neighbourhood park		5	5	0
Sub total				729.7489
STREETS & ROADS				218.9247
TOTAL:				948.6736

MAP 2.18: MOLETLANE/MOGOTO RGP PROPOSALS



MAP 2.19: MOLETLANE/MOGOTO SETTLEMENT STRATEGY



2.4.4.3 Land use budget and proposals for the Magatle Rural Development Area

The Rural Development Area includes the Magatle area and it comprise of the Magatle Rural Development Focus Area (RDFA) or the CRDP area, as well as some hinterland villages. Table 2.15 provides the land use budget for this Rural Development Area and reflects the shortfall of required land uses/facilities in this specific area.

Features of SDF

The most important features in the SDF of this rural development area is depicted in Map 2.20 and includes the following:

- The delineated Rural Development Focus Area within the Rural Development Area;
- The hinterland (villages) within the Rural Development Area;
- The delineated Development Edges of all settlements;
- Areas available for future growth (within the development edges);
- Strategic Links (SL);
- Other roads and streets;
- Secondary Activity Nodes (S);
- Areas of the Environmental Protection and Tourism Zone (EPTZ);
- Areas of the Agricultural and Farming Zone (AFZ).

Shortfall of facilities required

The most important shortcomings in this area is the secondary activity nodes providing residents with suburban retail facilities as well as facilities for local offices. However, the Magatle area accommodates a Magistrates Court and other government facilities which should serve as nodal area for future provision of local offices in this area. Other facilities required in this rural development area include several community halls and a community centre and a social grant pay-out point. The proposed location of the secondary activity node at the Magatle RDFA is shown in the SDF-proposals and located relatively close to the existing government node in Magatle. The other secondary activity nodes throughout the area and in other villages are also shown in the SDF. It is recommended that such community facilities be located within the secondary activity nodes, or at least as close as possible.

The other large component shown in the Land Use Budget involves sport facilities. The SDF will not make proposals at this point in time and recommends that the location of such facilities be determined during the compilation of a Local Spatial Development Framework for this area.

TABLE 2.15: LAND USE BUDGET FOR THE MAGATLE RURAL DEVELOPMENT AREA

Land use	Number of facilities currently provided (2016)	Facilities required (2020)		
		Tot. required/ provided	Shortfall required	Area of land (ha)
RESIDENTIAL				
Magatle RDFA		2,248 du's		853.0000
Outskirt rural		83 du's		104.0000
EDUCATION				
Primary School	28	9	0	0
Secondary School	19	5	0	0
HEALTH				
Primary Health care	7	2	0	0
Community Health Care centre/Hospital	1	1	0	0
SAFETY				
Police station	1	1	0	0
SOCIAL SERVICES				
Community Centre	1	0	1	0.0496
Community hall		4	4	0.1190
Library	0	1	1	0.0357
Art centre	0	1	1	0.0595
Social grant pay point		1	1	0.0119
Home affairs office		1	1	0.0149
BUSINESS				
Sec Act Node (Retail)		59,503m²		19.8343
Offices		5,950m²		1.98334
CEMETERY				
Cemetery	0	1	1	9.9700
RECREATION				
Football field		4	4	7.9337

Land use	Number of facilities currently provided (2016)	Facilities required (2020)		
		Tot. required/ provided	Shortfall required	Area of land (ha)
Sport complex		1	1	4.9586
Athletics stadium		1	1	9.9172
Community park		1	1	0.4959
Neighbourhood park	6	6	0	0
Sub total				91.0738
STREETS & ROADS				314.4221
TOTAL:				1,362.4960

The map displays the Mookgophong Local Municipality area, divided into 21 wards. Each ward is labeled with its number and a corresponding KSA (Kommunale Streeksake) number. The wards and their KSAs are as follows:

- Ward 1: Kalkvalley 151 KS
- Ward 2: Charlotte Dale 581 KS
- Ward 3: Rooiboschfontein 578 KS
- Ward 4: Rooiboschfontein 578 KS
- Ward 5: Rooiboschfontein 578 KS
- Ward 6: Rooiboschfontein 578 KS
- Ward 7: Rooiboschfontein 578 KS
- Ward 8: Rooiboschfontein 578 KS
- Ward 9: Rooiboschfontein 578 KS
- Ward 10: Rooiboschfontein 578 KS
- Ward 11: Rooiboschfontein 578 KS
- Ward 12: Rooiboschfontein 578 KS
- Ward 13: Rooiboschfontein 578 KS
- Ward 14: Rooiboschfontein 578 KS
- Ward 15: Rooiboschfontein 578 KS
- Ward 16: Rooiboschfontein 578 KS
- Ward 17: Rooiboschfontein 578 KS
- Ward 18: Rooiboschfontein 578 KS
- Ward 19: Rooiboschfontein 578 KS
- Ward 20: Rooiboschfontein 578 KS
- Ward 21: Rooiboschfontein 578 KS

The map also shows the boundaries of neighboring municipalities: Modimolle/Mookgophong Local Municipality to the west, Ephraim Mogale Local Municipality to the south, and Makhuduthamaga Local Municipality to the east. A north arrow is located in the bottom right corner.

2.4.4.4 Land use budget and proposals for the Mphahlele Rural Hinterland

The land use budget for the Rural Hinterland of Mphahlele depicted in Table 2.16 reflects the shortfall of required land uses/facilities in this specific area.

Features of SDF

The most important features in the SDF of this rural hinterland area is depicted in Map 2.21 and Map 2.22 and includes the following:

- Areas of the Environmental Protection and Tourism Zone (EPTZ);
- Areas of the Agricultural and Farming
- The two delineated Tourism Nodal Support Areas of Mathabatha and Mafefe within the Environmental Protection and Tourism Zone (EPTZ);
- The hinterland (villages) within the EPTZ;
- The delineated Development Edges of all settlements;
- Areas available for future growth (within the development edges);
- Development Corridors (DC);
- Other roads and streets;
- Secondary Activity Nodes (S).

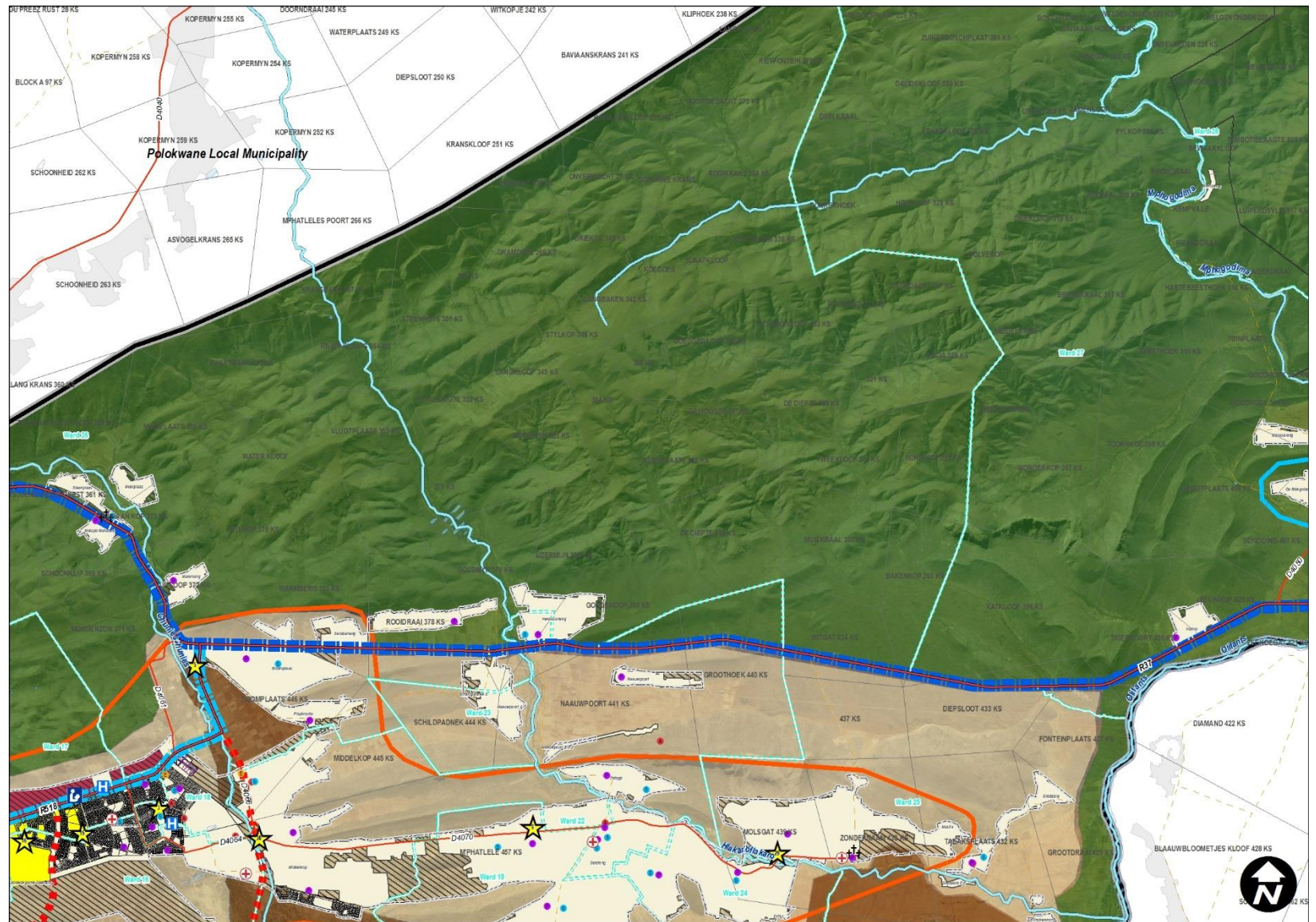
Shortfall of facilities required

The most important shortcoming in this area is the secondary activity nodes providing residents with suburban retail facilities. Other facilities include a community hall and social grant pay-out point. The proposed location of the secondary activity node is shown in the SDF-proposals. It is recommended that community facilities such as a community hall be located within the secondary activity node or at least as close as possible. Community halls may serve a dual purpose for other facilities like clinics and pension pay points.

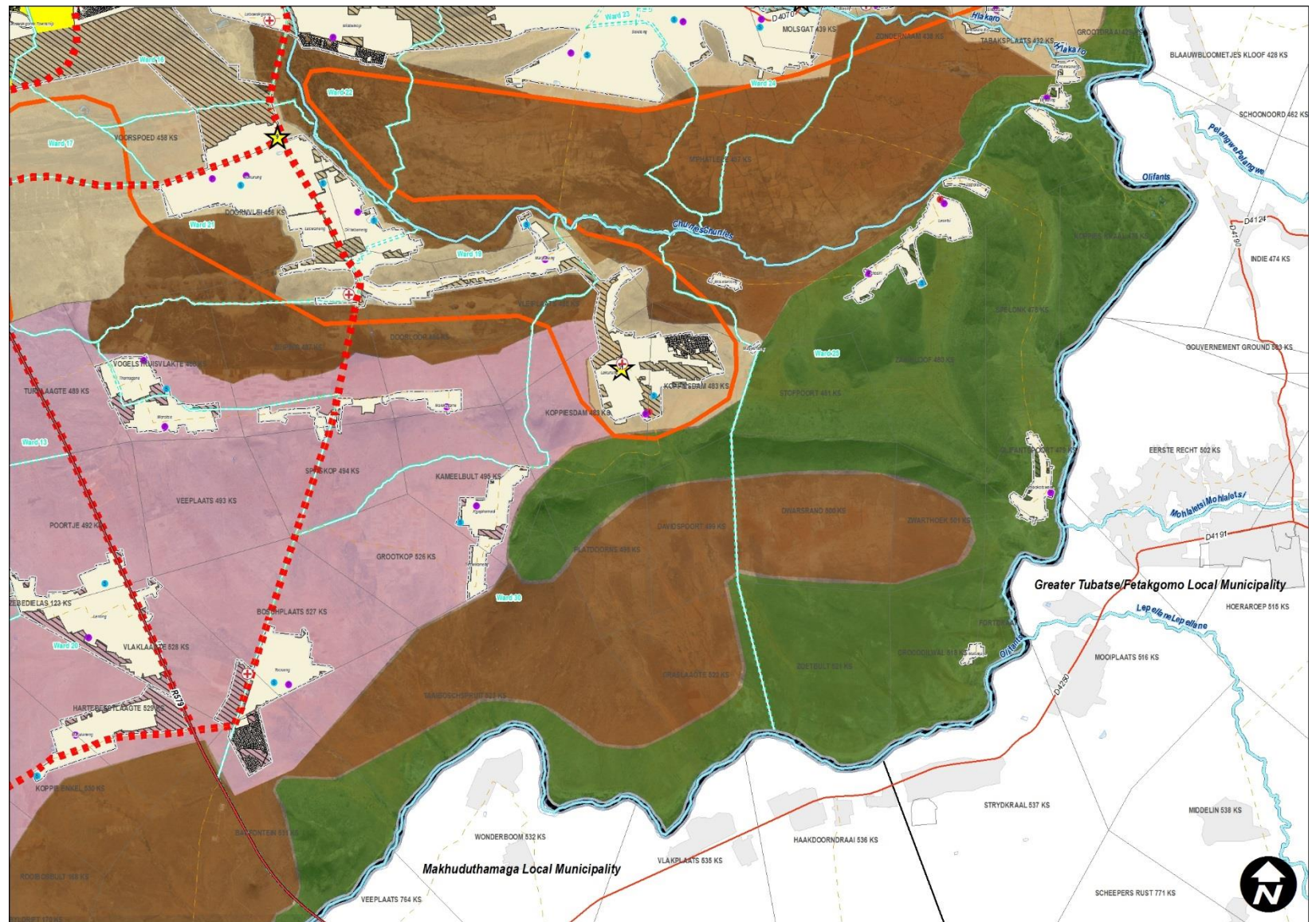
TABLE 2.16: LAND USE BUDGET FOR MPAHLELE RURAL HINTERLAND

Land use	Number of facilities currently provided (2016)	Facilities required (2020)		
		Tot. required/ provided	Shortfall required	Area of land (ha)
RESIDENTIAL				
Outskirt rural		957 du's		452
EDUCATION				
Primary School	18	3	0	0
Secondary School	9	2	0	0
HEALTH				
Primary Health care	1	1	0	0
SAFETY				
Police station	0	0	0	0
SOCIAL SERVICES				
Community hall		1	1	0.0420
Library		0	0	0
Social grant pay point		1	1	0.0042
BUSINESS				
Sec Act Node (Retail)	-	8,410m²	-	2.8032
CEMETERY				
Cemetery		0	0	0
RECREATION				
Football field		1	1	7.9337
Neighbourhood park		2	2	0.0205
Sub total				466.1304
STREETS & ROADS				139.8391
TOTAL:				605.9695

MAP 2.21: MPHAHLELE HINTERLAND PROPOSALS (NORTHERN PARTS)



MAP 2.22: MPHAALELE HINTERLAND PROPOSALS (SOUTHERN PARTS)



2.4.4.5 Land use budget and proposals for the Mathabatha/Mafefe Rural Hinterland

Table 2.17 provides the land use budget for the Rural Hinterland of Mathabatha/Mafefe and reflects the shortfall of required land uses/facilities in this specific area.

Features of SDF

The most important features in the SDF of this rural hinterland area is depicted in Map 2.23 to Map 2.26 and includes the following:

- Areas of the Environmental Protection and Tourism Zone (EPTZ);
- The two delineated Tourism Nodal Support Areas of Mathabatha and Mafefe within the Environmental Protection and Tourism Zone (EPTZ);
- The hinterland (villages) within the EPTZ;
- The delineated Development Edges of all settlements;
- Areas available for future growth (within the development edges);
- Activity Corridors;
- Other roads and streets;
- Secondary Activity Nodes (S).

Shortfall of facilities required

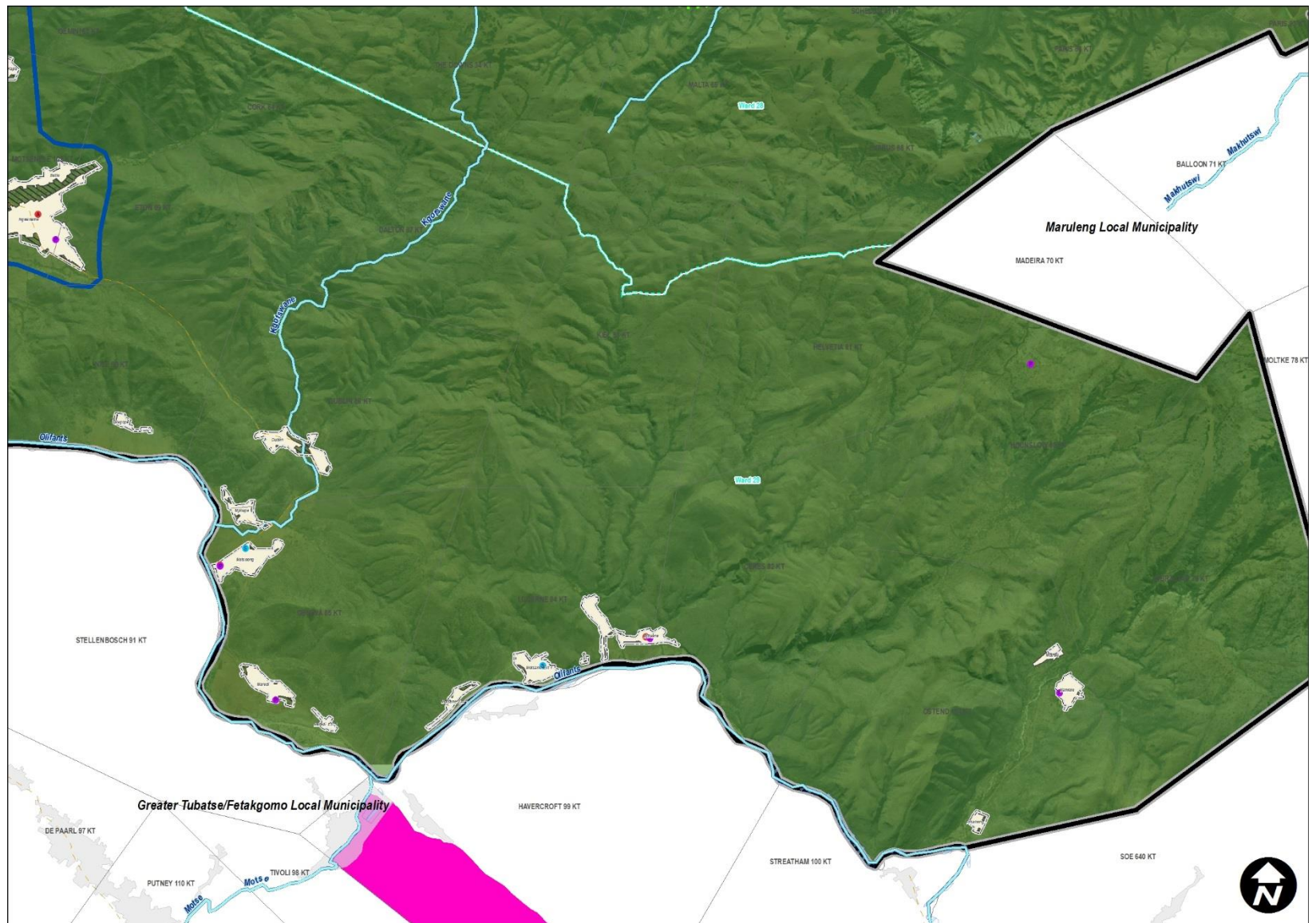
The most important shortcoming in this area is the secondary activity nodes providing suburban retail facilities, as well as a community hall. The proposed location of the secondary activity node is shown in the SDF-proposals. It is recommended that community facilities such as a community hall be located within the secondary activity node or at least as close as possible. Community halls may serve a dual purpose for other facilities like clinics and pension pay points.

TABLE 2.17: LAND USE BUDGET FOR THE MATHABATHA/MAFEFE RURAL HINTERLAND

Land use	Number of facilities currently provided (2016)	Facilities required (2020)		
		Tot. required/ provided	Shortfall required	Area of land (ha)
RESIDENTIAL				
Outskirt rural		1,407 du's		507
EDUCATION				
Primary School	25	3	0	0
Secondary School	10	2	0	0
HEALTH				
Prim Health care	2	1	0	0
SAFETY				
Police station	1	0	0	0
SOCIAL SERVICES				
Community hall		2	2	0.0462
Library		0	0	0
Social grant pay point				
BUSINESS				
Sec Act Node (Retail)	-	9,242m²	-	3.0807
CEMETERY				
Cemetery		0	0	0
RECREATION				
Football field		2	2	2.8032
Neighbourhood park		2	2	0.0621
Sub total				522.5301
STREETS & ROADS				156.7590
TOTAL:				679.2892

The map displays the topography of the Tzaneen region, highlighting the proposed water supply pipeline route. The route starts at the Olifants River and extends towards the D4050 reservoir. The map also shows the boundaries of the Greater Tzaneen Local Municipality and the Greater Tubatse/Fetakgomo Local Municipality. Various towns and villages are labeled, including Tzaneen, Mamatzeeri, Stellenbosch, and others. A legend in the bottom right corner identifies the symbols used for the proposed pipeline route and existing infrastructure.

MAP 2.26: MAFEFE TOURISM NODAL SUPPORT AREA 2 & HINTERLAND PROPOSALS (2)



2.5 Housing

The housing demand, 2011 according to the Limpopo MYHDP 2014-1019 is estimated at 2668 units. The housing backlog according to the Integrated Development Plan (IDP) is **±3,000 housing units**.

According to Table 2.18 the entire estimated projected population growth for the period 2015 to 2020 is **1,961 households**.

This means that the municipality must provide in an estimated housing demand of approximately **4,961 dwelling units** for the planning period of the SDF, in other words up to 2020.

The demand for housing per development area can now be calculated using the percentage distribution ratio for the estimated projected population growth. Table 2.18 shows the proposed housing distribution.

The projected housing provision should mainly be focussed on the SDA's as set out in paragraph 2.4.3.4 and Table 2.5 thereof.

SDA's 1 and 3 in the Lebowakgomo/Mphahlele DGP can accommodate the estimated housing backlog of 1,590 as well as the estimated growth of 1,031 housing units as shown above immediately.

SDA 4 in the Moletlane/Mogoto RGP will accommodate the backlog and estimated growth, but it is necessary to undertake the necessary township establishment of approximately 1,488 erven. This will accommodate the backlog of 780 and the additional 519 erven which will provide for future growth.

The backlog and growth shown above for the Magatle Rural Development area should mainly be focused on the Magatle Rural Development Focus Area (RDFA). However, no specific SDA is provided but this housing need should be distributed through the area and the municipality should ensure that additional erven is demarcated within the proposed development edges at all times.

TABLE 2.18: DEMAND FOR HOUSING PER DEVELOPMENT AREA

<i>Development area</i>	<i>Estimated projected growth</i>	<i>Percentage of total growth</i>	<i>Pro-rata distribution of estimated backlog</i>	<i>Total housing need</i>
Lebowakgomo/Mphahlele DGP	1,031	53%	1,590	2,621
Moletlane/Mogoto RGP	519	26%	780	1,299
Magatle Rural Development Area	370	19%	570	940
Mphahlele Rural Hinterland area	28	1.4%	42	70
Mathabatha/Mafeke Rural Hinterland area	13	0.6%	18	31
Total:	1,961	100%	3,000	4,961

2.6 Land Use Management System

The Land Use Management System (LUMS) of a municipality is a system of regulating and managing land use and conferring land use rights through the use of schemes and land development procedures.

Hence, LUMS have two important pillars, namely: Land Use Schemes which provides the legal regulation of land use in respect of land parcels, and land development procedures, which includes legislative procedures as well as management systems or operational matters.

One recommendation below is that the municipality must review its current Land Use Scheme as soon as possible. Secondly it is recommended that the municipality urgently investigate the entire LUMS – in other words how they are managing land use on a day to day basis.

Scheme clauses and scheme maps

It is recommended that the Lepelle-Nkumpi Land Use Scheme be reviewed as soon as possible in order to ensure that the scheme clauses includes the critical amendments of providing in a Floor Area Ratio (FAR) to the use zones. The second most important part is to ensure the updating of the scheme maps. Despite this, the scheme is already 10 years old since it has been compiled in compiled in 2006. Simply considering its age and provisions of Section 27(1) of SPULAM which stipulates that a municipality must review its land use scheme at least every five years, it would be necessary to review the Lepelle-Nkumpi Land Use Scheme within the period of this SDF.

Application and administration of the scheme

After 1 July 2015 when the SPLUMA came into operation, the act is clear on this matter. Section 33(1) stipulates that all land development applications must be submitted to the municipality as authority of first instance.

Hence, although the status quo report identified shortcomings in the administrative procedure in dealing with land use applications in the rural areas, the fact that SPLUMA came into operation and because of the introduction of a Joint Municipal Planning Tribunal,

Furthermore, the scheme currently applies to the entire jurisdiction area of the municipality and consistent with the approach of the SPLUMA.

However, the most important matter in respect of the LUMS is that the municipality must put procedures in place to ensure that land use applications and the day-to-day management of the scheme is properly administered. Land use changes need to be recorded and scheme maps needs to be updated.

The challenge with land use management further lies in the rural areas or areas under control of traditional authorities that is mostly located on State owned land. It is for example difficult for any resident to lodge an application on State land since an application in terms of Ordinance 15 of 1986 and/or SPLUMA should be accompanied by a proper Power of Attorney from the land owner. In this case the State. It is impractical and almost not possible. Hence, this aspect should be investigated and the scheme or by-laws contemplated in SPLUMA should make provision for this unique situation.

2.7 Engineering services requirements

This section will provide a short proposal on the required water demand for the municipal area up to 2020. A general estimation for water demand will be given, followed by specific focus on the strategic development areas and focus areas for development.

Hence, in general it is estimated that based on the population projection set out in this SDF, the total water demand for 2020 for the estimated projected population is 29,862,343 kl/day and it will increase to 30,867,696 kl/day for the year 2025. (See Table 2.19 for more detail)

TABLE 2.19: ESTIMATED WATER DEMAND FOR 2020 AND 2025 FOR MUNICIPAL AREA FOR THE DIFFERENT DEVELOPMENT AREAS

<i>Development Area</i>	2020		2025	
	Estimated projected population	Estimated water demand (kl/day)	Estimated projected population	Estimated water demand (kl/day)
Lebowakgomo/Mphahlele DGP	90,806	11,986,392	95,011	12,541,452
Moletlane/Mogoto RGP	52,979	6,993,228	55,064	7,268,448
Magatle Rural Development Area	56,637	6,116,796	58,103	6,275,124
Mhahlele rural Hinterl;and villages	21,024	2,270,592	21,129	2,281,932
Mathabatha/Mafele Rurla Hinterland villages	23,105	2,495,340	23,155	2,500,740
Total		29,862,348		30,867,696

Table 2.20 below provides the estimated water demands for the Strategic Development Areas (SDA's) delineated in this SDF. The first phase to provide for 3,193 additional households should be implemented immediately and will require 1,601,609 kl/day of water. The second phase will follow in 2019 and an additional 1,504,800 kl/day will serve an additional 3,000 households. It has been estimated that storage capacity is sufficient. However bulk sanitation should be investigated. Since the entire area is under strain in this regard, it is proposed that the municipality appoint specialists to ensure sufficient provision in sewer services.

TABLE 2.20: WATER DEMAND FOR STRATEGIC DEVELOPMENT AREAS

<i>Area</i>	Required water demand (kl/day)			
	Phase 1 (2016/2018)	Phase 2 (2019-2021)	Phase 3 (beyond 2021)	Total
SDA 1	697,224	1,203,840	815,100	2,716,164
SDA 2	-	-	1,161,204	1,161,204
SDA 3	158,004	-	1,223,904	1,381,908
SDA 4	746,381	300,960	1,519,807	2,567,148
Total	1,601,609	1,504,800	4,720,015	7,826,424

In respect of the areas demarcated as Upgrading Intervention Areas (UIA's), the total requirement for the three areas is estimated between 6,799,918 to 10,532,916 kl/day depending on the density. Table 2.21 below shows the detail for the areas.

THE TOTAL REQUIREMENT FOR THE DEMARCATED SDA'S AND UIA'S IS SHOWN IN

Table 2.22 below. The water demand for all the demarcated areas which will provide for water for approximately 32,370 to 41,466 households is estimated at 14,626,341 to 18,359,340 kl/day. The difference in figures depends on the density to be utilised in respect of the UIA's.

TABLE 2.21: WATER DEMAND FOR UPGRADING INTERVENTION AREAS

Area	Required water demand (kl/day)	
	Low density scenario	High density scenario
UIA 1	1,865,268	3,108,780
UIA 2	2,526,422	4,210,704
UIA 3	2,408,227	3,213,432
Total	6,799,918	10,532,916

TABLE 2.22: WATER DEMAND FOR SDA'S & UIA'S (COMBINED)

Area	Required water demand (kl/day)	
	Low density scenario	High density scenario
SDA's	7,826,424	7,826,424
UIA's	6,799,918	10,532,916
Total	14,626,341	18,359,340

Estimates for bulk sanitation services is not provided in this report. It is recommended that this should be investigated in detail because the entire area is under strain in this regard. The municipality should appoint specialists to ensure sufficient provision is made for in sewer services.

APPENDIX A: LAND USE BUDGET FOR LEPELLE-NKUMPI SDF 2016 - 2010

BASE DATA	1 URBAN DEVELOPMENT AREA				2 URBAN DEVELOPMENT AREA				3 RURAL DEVELOPMENT AREA				4 RURAL HINTERLAND				5 RURAL HINTERLAND				FARMS	TOTAL																
	Lebowakgomo/Mphahlele DGP				Molelane/Mogoto RGP				Magatle RDFA sett'mnts Villages				Mphahlele Villages				Mathabatha/Mafelo Villages					Municipality																
Development area (ha)									45809				79190				64028				64028																	
Dev edge area (ha)	24594								6280				1028				2964				2660				2660													
Settlement area current									14265				5427				924				2512				2153													
Available potential (ha)									10329				853				104				452				507													
2015 population	86829				50977				137806				55210				2836				58046				20919				23055									
2020 population	90806				52979				143785				56638				2865				59503				21024				23105				23105				1001	248418
Pop growth expected	3977				2002				5979				1428				29				1457				105				105									
2015 Households	22494				13206				35700				14303				735				15038				5419				5973					466				
2020 Households	23525				13725				37250				14673				742				15415				5447				5986					461				
HH Growth expected	1931				519				1550				370				7				377				28				19					13				
Current density (inh/ha)									2.5				2.6				0.8								2.2				2.8									
Potential h/ha in expansion area									25850				2248				83				2331				975				975					1407				
Potential Pop in expansion area									90474				7868				290				8158				3413				3413					4923				
																													</									





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