



GREATER TZANEEN MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK 2017 – 2022

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ACRONYM AND ABBREVIATION

AgriHub	Agricultural Hub
Agri-Park	Agricultural Park
APNR	Associated Private Nature Reserve
BMR	Bureau of Market Research
CBD	Central Business District
COGHSTA	Cooperative Governance, Human Settlements and Traditional Affairs
CRU	Community Residential Units
CSIR	Council of Scientific and Industrial Research
DAFF	Department of Agriculture, Forestry and Fisheries
DRDLR	Department of Rural Development and Land Reform
DWS	Department of Water and Sanitation
EIA	Environmental Impact Assessment
EMF	Environmental Management Framework
EPA	Economic Potential Analysis
GTM	Greater Tzaneen Municipality
GVA	Gross Value Add
HDA	Housing Development Agency
HV	High Volume
IDP	Integrated Development Plan
K2C	Kruger to canyons
KNP	Kruger National Park
LED	Local Economic Development

LEDET	Limpopo Department of Economic Development, Environment and Tourism
MDM	Mopani District Municipality
MDB	Municipal Demarcation Board
MSDF	Municipal Spatial Development Framework
NDP	National Development Plan Vision 2030
NR	Nature Reserve
PGDS	Provincial Growth Development Strategy
PLAS	Proactive Land Acquisition Strategy
RDF	Rural Development Framework
RDP	Reconstruction and Development Programme
RDS	Rural Development Strategy
SDF	Spatial Development Framework
SLA	Service Level Agreement
SPLUMA	Spatial Planning and Land Use Management Act
Stats SA	Statistics South Africa
TOR	Terms of Reference

PART A: STATUS QUO ANALYSIS

CHAPTER 1

FRAMEWORK AND CONTEXT FOR THE PREPARATION OF THE SPATIAL DEVELOPMENT FRAMEWORK

1.1 Service Level Agreement

The Service Level Agreement (SLA) between Greater Tzaneen Municipality (GTM) and the Service Provider directs that the preparation of the Municipal Spatial Development Framework (MSDF) be undertaken in agreed phases within agreed timeframes. The SLA further stipulates the aggregation of phases into the following quarters:

Quarter One

- *Introduction- Setting the scene, legislative and policy framework, key development issues(as set-out in the TOR background)*
- *Status Quo Report*
- *Spatial Challenges and Opportunities Report*
- *Report to the Steering Committee*
- *Stakeholders engagement and Report*

Quarter Two

- *Draft MSDF in compliance with Section 21 of the Spatial Planning and Land Use Management Act (SPLUMA)*
- *Implementation Framework Report*
- *Capital Investment Programme*
- *Report to the Steering Committee*
- *Stakeholder Engagement and Report*

Quarter Three

- *Full comprehensive SDF to include*
 - *Consideration of guidelines for future SDF.*
 - *Environmental issues and Bioregional Plan of Mopani District Municipality.*
- *Electronic copy of the SDF compatible with the municipality's IT system*

BOX 1 SLA GTM

1.2. Applicable Legislation

GTM derives its powers and functions to prepare and implement the SDF in terms of Sections 152 and 153 and Schedules 4 and 5, Part B of the Constitution of the Republic of South Africa, Act 108 of 1996. Some functions are shared between a local municipality and a district municipality. GTM shares electricity regulation, local tourism, municipal airport, municipal planning, municipal abattoirs, markets, municipal roads, disaster management and municipal transport planning with Mopani District. Of the 39 municipal functions, GTM performs 33 with others either shared or exclusively performed by the district.

The responsibility is further enhanced in Chapter 5 of the Municipal Systems Act, 2000 (Act 32 of 2000) which requires GTM to prepare an Integrated Development Plan that must include a Spatial Development Framework. Sections 6 and 7 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) prescribe development principles to be followed in preparing the Spatial Development Framework while section 21 of the same Act provides for the contents of the Spatial Development Framework.

Section 26 of the Systems Act directs that an IDP must reflect the following:

- a. Council's vision for the long term development with emphasis on most critical development and transformation needs.
- b. Assessment of existing level of development
- c. Development priorities and objectives
- d. Development strategies aligned with national and/or provincial sectoral plans
- e. Spatial Development Framework
- f. Operational strategies
- g. Disaster management plan

- h. A financial plan including a budget
- i. Key performance indicators

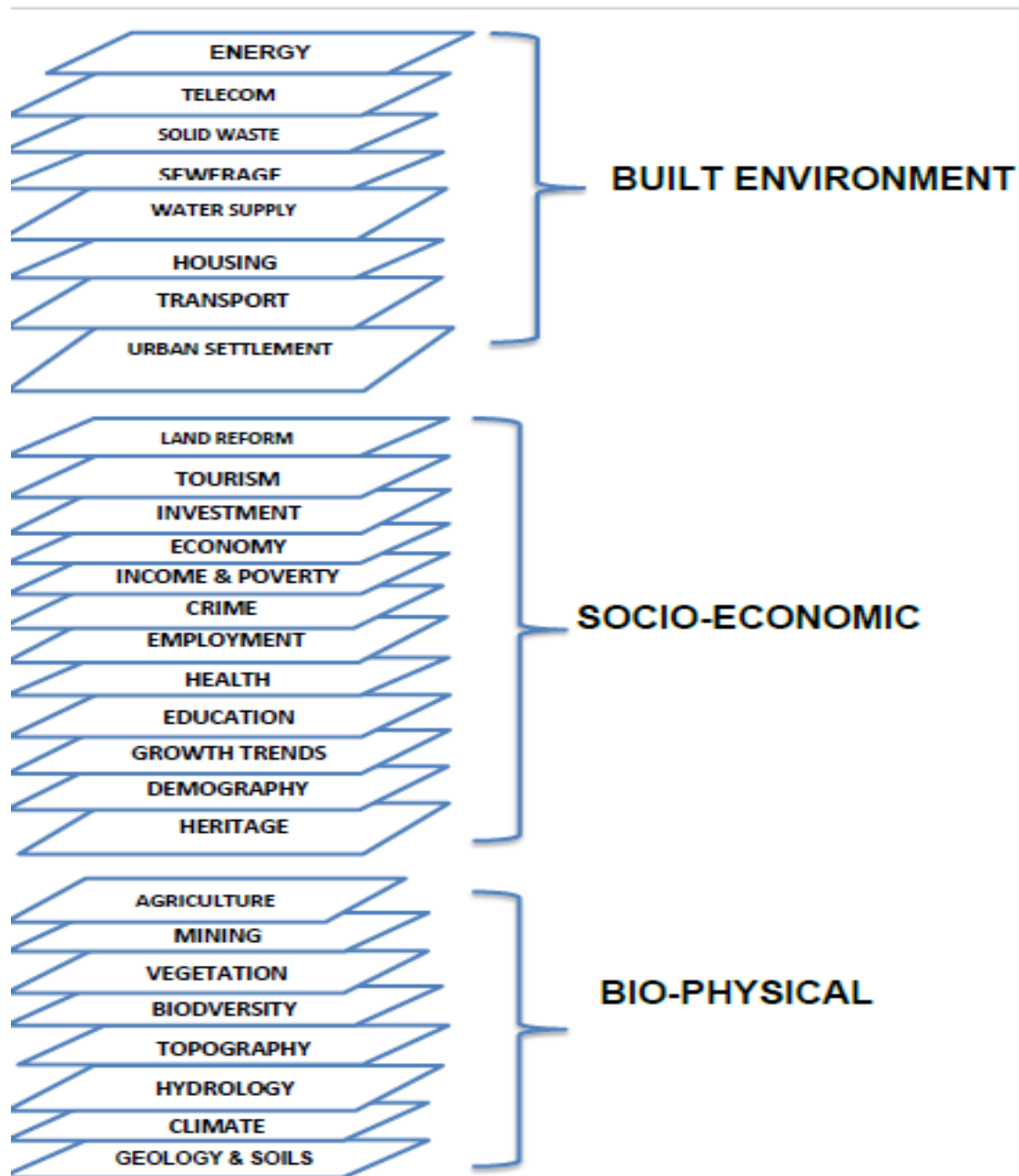
The Municipal Planning and Performance Regulations, 2001 (notice 796 of 2001) further elucidate the aim and objectives thereof which have further been expanded in section 21 of SPLUMA Act, 2013.

Section 21 of SPLUMA Act, 2013 further elaborates on section 26(e) of the Systems Act by providing detailed contents of the SDF, of which this SDF complies with. The SDF contains analysis of different sectors, a series of spatial guidelines, policies and principles which guide decision making and actions indicating where physical development should or not occur as well as the desired spatial form of GTM.

1.3 Methodology

The approach followed in the Review of the Greater Tzaneen Municipal SDF was informed by the Service Level Agreement indicated above as 1.1, which grouped the process into three quarters with outcomes.

Quarter one concentrated on the analysis of the municipality based on official reports and research which was guided by the following template developed by the Department of Rural Development and Land Reform (DRDLR):



The outcome of this quarter is the Status Quo Report with in depth analysis of the issues indicated above. Information was sourced from official documents of the municipality as well as other documents such as:

- The IDP and Sector Plans
- The Spatial Planning and Land Use Management By-Law of Greater Tzaneen Municipality, 2016;
- Municipal Demarcation Board (MDB) plans;
- Provincial Growth and Development Strategy;
- Statistics South Africa – Census 2011 Municipal Report: Limpopo, 2016 Community Surveys;
- Draft Mopani District Municipality Bioregional Plan, 2016;
- National Policy on the Protection of High Potential and Unique Agricultural Land, 2006;
- GTM Local Economic Development Strategy Review, 2012;
- GTM Annual Report 2013/14;
- National Housing Policy and Subsidy Programmes;
- Guidelines Relating to planning Public Schools Infrastructure;
- Agri-Parks, 2015;
- Rural Development Framework, 2013;
- Tzaneen Town Planning Scheme, 2000;
- Draft Nkowankowa, Dan and Lenyenye Economic Potential Analysis, 2010;
- Draft Status Quo Nkowankowa Local Area Plan, 2011;
- Tzaneen Nodal Planning, 2008;
- 2016 Municipal Ward Boundaries;
- Policy Security Township (Gated Development) for the Greater Tzaneen Municipality, 2010 and
- Tavern Policy, 2012.

Quarters two and three were combined and resulted in the Draft MSDF. These entailed Challenges and Opportunities, Sectoral IDPs, Capital Investment Plan and Implementation Plan. A separate map catalogue was created to be read in conjunction with the report.

1.4 Vision, Mission, Objectives and Strategies

The following is the current Vision of GTM:

"A Green, Prosperous and United Municipality that Provides Quality Services To All"

With the following Mission:

"The Greater Tzaneen Municipality is committed to provide quality services to its community by:

- Promoting social and economic development;*
- Providing and maintaining sustainable services;*
- Ensuring efficient and effective utilization of all available resources;*
- Ensuring and Promoting Environmental sustainability;*
- Promoting effective stakeholder and community participation."*

The Vision recognises the nature of the area which is described in some reports as ***"a tropical paradise"*** and further that its boasts of bio-diversity areas worth protecting. The Vision further recognises the economic potential of the area and the importance of community participation in development processes.

GTM has for the 2017-2022 period agreed on the following spatial objectives and strategies:

Spatial Objectives

Objective 1: The sustainable utilization of all land within the municipal area to its fullest potential and benefit.

Objective 2: The restriction of wastage of land through urban sprawl, degradation of the natural environment and/or sterilization of resources

Objective 3: The concentration of development to derive social and economic benefits for the community.

Objective 4: The utilization of existing development and infrastructure capacity.

Objective 5: The promotion of good internal and external accessibility through the optimal use of existing resources

Objective 6: The support of economic growth through the judicious exploitation of natural and artificial resources

Objective 7: The promotion of orderly development through timeous preparation and planning.

Objective 8: The manipulation of development to achieve a hierarchical settlement development pattern.

Objective 9: The promotion of land restitution and reform to achieve equitable access to land and security of tenure.

Spatial strategies

The achievement of the Spatial Objectives of the GTM is anchored on:

- ❖ Support of natural/inherent potential
- ❖ Anticipation of growth and timeouts action, and
- ❖ Manipulation and intervention.

The strategies to achieve the objectives are presented below:

Strategy A: Determine utilization potential of all land and limit development to best usage through policy and /or statutory plan

Strategy B: Adopt applicable minimum standard as policy

Strategy C: Enforce and/or support enforcement of legislation regulating environmental and resource conservation

Strategy D: Manipulate placement of social and economic facilities and opportunities both directly and indirectly at places with inherent development potential.

Strategy E: Determine surplus infrastructural capacity areas and plan to optimize utilization.

Strategy F: Place development at and in proximity to existing arterial routes.

Strategy G: Support economic growth opportunities by creating the spatial and infrastructural framework for economic and commercial purposes.

Strategy H: Anticipate growth and plan ahead, both spatially and physically.

Strategy I: Concentrate municipal development in the identified development potential areas.

Strategy J: Institute a formalization program to systematically formalize settlements to effect tenure.

Strategy K: Support Judicious land reform initiatives.

The above objectives and strategies are underpinned by the following Values:

- ❖ *Commitment*
- ❖ *Integrity*
- ❖ *Accountability*
- ❖ *Innovation*
- ❖ *Professionalism*
- ❖ *Transparency*
- ❖ *Consultation*

This Spatial Development Framework complies with the above legislative and policy framework.

CHAPTER 2

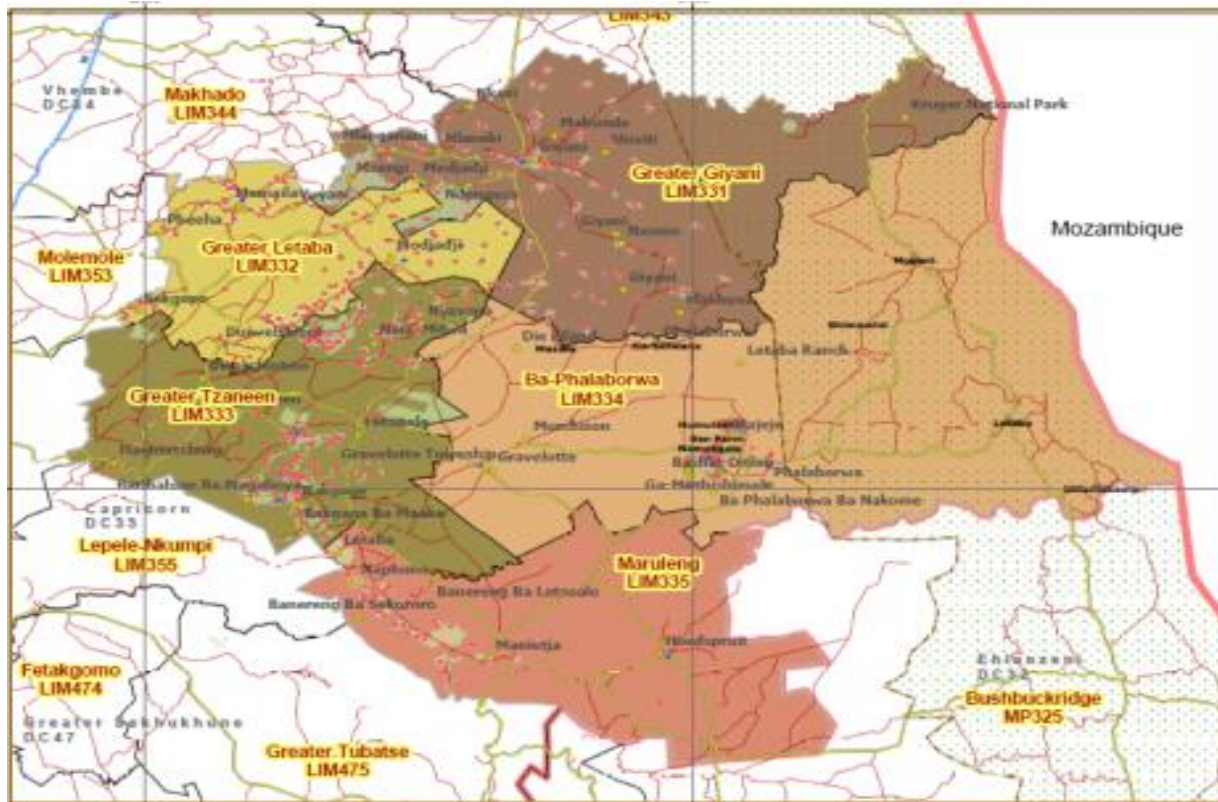
SPATIAL ANALYSIS

2.1 SOCIO-ECONOMIC

Study Area

The study area for the MSDF is the Greater Tzaneen Municipality (LIM333) one of the five local municipalities constituting Mopani District.

2.1.1 District Perspective



MAP 1: GREATER TZANEEN MUNICIPALITY LOCATION WITHIN MOPANI DISTRICT

Greater Tzaneen is located to the western most quadrant of Mopani District, bordered by Greater Letaba Municipality directly north, Ba-Phalaborwa Municipality due east, Maruleng Municipality to the south-east and Greater Giyani Municipality to the north-east.

across the district, Greater Tzaneen Municipality is bordered by Polokwane to the west and Lepelle-Nkumpi to the south.

Greater Tzaneen Municipality compares as follows within the district:

POPULATION/SIZE	TZANEEN	LETABA	GIYANI	MARULENG	BA-PHALABORWA
Area Size	2 896 km ²	1891 km ²	4172 km ²	3590.57km ²	7462 km ²
Population CENSUS(2001)	375 586	218 873	240 729	94 383	131 536
Population CENSUS (2011)	390 097	212 701	244 217	94 857	150 637
Population (Community Survey) 2016	416 500	218 000	256 100	99 610	168 900
2016 Population Density/Km ²	143,8 p/km ²	115,3 p/km ²	61,4 p/km ²	26,4 p/km ²	22,6 p/km ²
Population Growth 2011 – 2016	1,4%	0,49%	0,97%	1,0%	2,4%

TABLE 1

Source: STATS SA Census and Community Survey (2001 – 2011 - 2016)

Table 1 above indicates that Greater Tzaneen Municipality has the largest population of 416 500 against that of Ba-Phalaborwa Municipality at 168 900 people, the former having a density of 143,8 people per square kilometre, the latter being twice the land size of the former with a population density of 22,6 p/km². The difference in population density can be ascribed to numerous factors, chiefly, that Ba-Phalaborwa Municipality also constitutes a portion of the Kruger National Park with the population growth of 2,4% over the 2011-2016 period.

2.1.2 Greater Tzaneen Municipal Perspective

The municipality stretches from Haenertsburg in the west to Rubbervale in the east and Trichatsdal in the south and to south of Modjadjeskloof in the north, measuring 2 896km² with a population of 416 500 people (STATS SA Community Survey 2016)

translating into a density of 143.8 people/km². The increase in population density is due to population increase over the past 10 years and slight reduction of the GTM area in 2016 due to redetermination of the boundaries for the Municipal Demarcation Board (MDB). The majority of the people, in excess of 80%, are found in rural areas of traditional leadership with less than 20% in urban areas and small towns. The municipality comprises of 5 towns, namely Tzaneen, Nkowankowa, Lenyenye, Letsitele and Haenertsburg with 125 rural villages concentrated mainly in the south-east and north-west falling under the chieftainship of Modjadji Royal Nation, Nyavana Traditional Council, Valoyi Traditional Authority, Nkuna Traditional Authority, Maake Traditional Authority, Mamabolo(Ga-Molepo) Traditional Authority and Mogoboya of Bathlabine Traditional Council.

The municipality comprises of 2 620 farms constituting approximately two-thirds of the land mass, which is privately owned and mainly used for commercial farming with one-third of the land under the custodianship of tribal authorities and a small amount is municipal owned.

The municipality is for functional purposes demarcated into four clusters of Lesedi, Bulamahlo, Runnymede and Relela. **(See Map 2)**

2.1.3 Demography

The population breakdown, in terms of Stats SA Census 2011 reflects, that Africans constituted 376 056 (96,4%), followed by Whites at 11 703 (3%), Indians/Asians at 1 560 (0,4%), Coloureds at 780 (0,2%), and other undefined races at 390 (0,1%). The rest of the population excluding Africans was at 14 044.

GTM is therefore dominated by Africans.

Population break down in terms of gender indicates dominance by females at 53,5% with males at 46,5%.

The population age group was structured as follows in 2011:

Age group	Population (2001)	Population (2011)
0 – 15	36,2%	31,8%
15 – 64	62,4%	47,5%
65+	4,9%	5,7%

TABLE 2: POPULATION BY AGE (Source: StatsSA, 2011)

The 0-15 age group in 2011 constituted 31,8% against 36,2 in 2001, a decline of 4,4% in this age group, in the 15-64 group the decline experienced in the 10 year period was 14,9% and a growth of 0,8% in the 65+ age category within the same period.

Stats SA ascribes the decline in the population growth within the district which is experienced province wide due to emigration to Gauteng to seek better quality of life.

Table 2 above, indicates large population dependency of 37,5%.

The majority of the population, approximately 80%, resides in rural areas of traditional leadership distributed into the following four clusters:

CLUSTER	POPULATION (2001)	POPULATION (2011)	POPULATION & (2011)	POPULATION 2016	ESTIMATED POPULATION 2021
Bulamahlo	84 769	102 082	26,2%	109 123	116 762
Lesedi	90 280	143 418	36,7%	152 856	163 555
Runnymede	103 978	81 400	20,9%	87 049	93 142
Relela	72 540	63 197	16,2%	67 472	72 196
TOTAL	351 567	390 097	100%	416 500	445 655

TABLE 3: POPULATION DISTRIBUTION (StatsSA, 2011 Census and 2016 Community Survey)

Lesedi constitutes the biggest cluster both geographically and in terms of population. The majority of the population within the cluster resides within the central area broadly made of Tzaneen town, Nkowankowa, Dan Village areas along the R36 up to Lenyenye on smaller land size compared to areas constituted by wards 14, 16, 17 and 25 which are either farm land or areas under conservation. Lesedi had a population of 143 418 (36,7%) in 2011 which grew from 90 280 in 2001 to 143 418, a growth of 53 138 people.

Bulamahlo experienced population growth of 17 313 people between 2001 and 2011 making it the second highest population growth in GTM. The growth was experienced within the north and central areas of Rita, Makhudibung, Shiluvane and Burgersdorp.

Runnymede had the biggest population of 103 978 in 2001 and experienced a decline of 22 578 people by 2011. This decline was experienced mainly in Nwamitwa and Mavele.

Relela demonstrated a decline of population from the high of 72 540 people in 2001 to a low of 63 197 in 2011 a loss of 9 343 people. The decline was experienced mainly in Relela and Motupa.

The population growth between the two census periods experienced in Lesedi and Bulamahlo was due to immigration into the clusters from Runnymede and Relela respectively. The decline of population experienced in Runnymede and Relela was due to emigration of people to places with better employment prospects and social facilities.

2.1.3 Economy and Trends

According to Quantec Regional Economic Database: 2014, Greater Tzaneen Municipality has a large economy by Limpopo standards, with a total value of production at R7 billion in 2010 at constant 2005 prices. Finance, insurance, real estates and business services is the dominant sector, significantly influenced by the high imputed rent value of land.

This sector is closely followed by the following economic sectors broken down as follows:

Sector	Percentage
Community, Social / Personal Services	31,7%
Finance / Insurance / Real Estates	23,8%
Wholesale / Retail Trade	10,2%
Agriculture	7,6%
Manufacturing	3,7%

**TABLE 4: ECONOMIC CONTRIBUTORS
(Local Government Handbook, 2011 - 2016)**

Community, Social and Personal Services

This sector provides for activities such as sewage, refuse and sanitation, recreational activities, funeral and related activities, beauty activities, dry cleaning and textile and government.

Finance, Insurance and Real Estates

This sector includes banking activities, insurance and real estates as well as related activities.

Wholesale and Retail Trade

This sector relates to bulk buying and selling as well as retail activities in all its facets.

Agriculture

This sector relates to agriculture and production in all its facets, be it animals, crop production, timber and all other sub activities related to it.

Manufacturing

This sector entails to the production of goods, whether agricultural based, mineral based and any products for consumption.

Community, Social and Personal Services dominate the economy contributing 31,7% followed by Finance, Insurance and Real Estates at 23,8%, followed by Wholesale and Retail Trade at 10,2%, with Agriculture at 7,6% and lastly Manufacturing at 3,7% respectively. The domination of the economy by community, social and personal services has limited multiplier effect while agriculture and manufacturing have a bigger multiplier effect yet they are at the lowest link of the chain.

Should the current scenario continue in the short-medium term, Greater Tzaneen Municipality will be unable to create requisite quantum of job opportunities which will perpetuate the existing unemployment situation.

2.1.4 Employment

Employment and Unemployment statistics in proportion to Gender (2015/2016)

The graph below is a representation of employment and unemployment statistics within Greater Tzaneen Municipality in proportion to gender:

	Male	Female	Grand Total
Employed	39855	33627	73482
Unemployed	17572	24965	42537
Discouraged work-seeker	5147	8274	13421
Other not economically active	49253	64903	114156
Grand total	111827	131769	243596

TABLE 5: EMPLOYMENT STATISTICS BETWEEN GENDERS Source: Quantec Regional Economic Database: 2014

Furthermore StatsSA Census 2011 indicates the following unemployment rate between the years 2001 and 2011.

POPULATION	2001	2011
Unemployment Rate	42,4%	36,7%
Youth Unemployment Rate	54,3%	48,5%

TABLE 6: EMPLOYMENT PERCENTAGES (Source: StatsSA, 2011)

The unemployment rate is very high and higher than the national average at 24,9% in 2011. Current (April, 2016) national unemployment rate is at 26,4% which indicates growth of unemployment at about 2,5% from that of 2011. Unemployment in GTM decreased from 42,4% in 2001 to 36,7% in 2011, a decrease of 5,7%. Youth unemployment decreased from 54,3% in 2001 to 48,5% in 2011, a decrease of 5,8%. It would be observed that youth unemployment rate is much higher than that of the other age categories. Statistics South Africa indicates that youth unemployment has remained very high up to 2016.

The above indicates a very high unemployment rate.

2.1.5 Income and Poverty

INCOME	PERCENTAGE
None income	13,8%
R1 – R4 800	7%
R 4 801 – R 9 600	11,9%
R 9 601 – R 19 600	25%
R 19 601 – R 38 200	22%
R 38 201 – R 76 400	8,8%
R 76 401 – R 153 800	5%
R 153 801 – R 307 600	3,9%
INCOME	PERCENTAGES
R 307 601 – R 614 400	2,1%
R 614 401 – 1 228 800	0,5%
R 1 228 801 – R 2 457 600	0,2%
R 2 457 601+	0,2%

TABLE 7: INCOME (Source: StatsSA, 2011)

According to the Bureau of Market Research (BMR) Report 407, 2011, income is classified as low if it ranges from R0 – R50 000 per annum, middle which is further divided into three categories, namely low emerging R50 000 – R100 000,

emerging ranging from R100 000 – R300 000 and upper middle ranging from R300 000 – R750 000, and the affluent consisting of emerging affluent which ranges from R750 000 – R1 000 000 and the affluent which is in excess of R1 000 000.

The above table indicates that 88,5% of the economically active population is within the low income range with 11% at the middle and only 0,9% is affluent.

It would appear that 88,5% of the population is very poor and therefore constitutes dependency, either on family members and/or state for social support. Only 11,9% of the economically active population is self-supporting.

2.1.6 Educational Location of Schools/Institutions

The following table indicates physical location of schools and institutions of higher learning (tertiary) in GTM as at 2016.

CLUSTERS	PRIMARY	SECONDARY	COMBINED	INTERMEDIATE	TERTIARY INSTITUTION
RELELA	23	14	0	0	0
LESEDI	42	14	0	8	3
RUNNYMEDE	35	19	0	0	0
BULAMAHLO	44	25	1	4	1
TOTAL	144	72	1	12	4

TABLE 8: SCHOOLS

Map 3 and Table 8 above indicate the following:

Tzaneen and Motupa Educational Circuits administer schools within the GTM. Lesedi, Runnymede and Bulamahlo Clusters fall within Tzaneen Circuit and Relela Cluster falls into Motupa Circuit respectively. Relela has 23 primary schools and 14 secondary schools on one hand, Lesedi has 42 primary schools and 14 secondary schools, 8 Intermediate schools and 3 tertiary institutions. Runnymede has 35 primary schools and 19 secondary schools with Bulamahlo having 40 primary schools, 25 secondary schools, 1 combined school, 4 intermediate schools and 1 tertiary institution. The spatial distribution of primary to secondary schools indicates the following ratios. Relela has 1,6:1, Lesedi 3:1, Runnymede 1,8:1 and Bulamahlo 1,8:1 respectively. Runnymede and Bulamahlo enjoy a similar ratio of 1,8:1 whilst Lesedi demonstrates a skew distribution of 3:1 with Relela showing a favourable ratio of 1,6:1.

The spatial distribution of schools in Lesedi has experienced an unfavourable ratio more so to the west where the ratio is less favourable. The distribution pattern of this area (west) reflects its nature, that of big commercial farms.

Levels of Education

Group	Population
No schooling	2,5%
Some primary	42,4%
Completed primary	6,4%
Some Secondary	37,3%
Completed Secondary	9,9%
Higher Education	1,2%
Not Applicable	0,2%

TABLE 9: EDUCATION (Source: StatsSA, 2011)

Approximately, 45% of the population can neither read nor write as they are functionally illiterate. This limits their access to job opportunities. Only 6,4% of those that enrolled at primary proceeded to secondary school. This dropout rate reduces possible skills training. 37,3% of those that enter secondary level school education drop out, with only 9,9% completing secondary education. Only 10% of the population has matric, with 1,2% having higher education.

2.1.7 Health

The following table indicates the distribution of health facilities within the clusters.

CLUSTER	POPULATION (2011)	PERCENTAGE	CLINICS	PUBLIC HEALTH CENTRE	PUBLIC HOSPITAL	PRIVATE HOSPITAL
Relela	63 197	16,2%	5	0	0	0
Runnymede	81 400	20,8%	8	1	0	0
Lesedi	143 418	36,8%	7	1	2	1
Bulamahlo	102 082	26,2%	12	1	2	0
TOTAL	390 097	100%	32	3	4	2

TABLE 10: DISTRIBUTION OF HEALTH FACILITIES

The GTM is served by 6 hospitals, of which 4 are public, 3 public health centres and 32 clinics. Relela is served by 5 clinics, with each clinic catering for 12 639 people whilst Runnymede on one hand is served by 8 clinics, each clinic catering for 10 175 people, Lesedi with the biggest population is served by 7 clinics, each clinic catering for 20 488 people and Bulamahlo with 12 clinics, each catering for 8 506 people. It would appear that Bulamahlo is the best served in terms of the number of clinics to population as against Lesedi, the worst served with each clinic serving 20 488 people, compared to 8 506 people in Bulamahlo. Visiting points are also used to provide health services at different intervals. **(See Map 4a-c)**

Clinics in Bulamahlo are closer to the norm of serving a population of 5 000 – 7 000 people as per **CSIR Guidelines for the Provision of Social Facilities in South African Settlements, 2012.**

Bulamahlo's 2 public hospitals serve approximately 51 000 people each whilst those in Lesedi serve approximately 71 500 people each.

This indicates short supply and skew distribution of health facilities in GTM.

2.1.8 Law enforcement

Crime incidents and location of Police Stations

The municipality is served by 5 police stations located in Tzaneen, Ritavi, Maake/Lenyenye, Letsitele and Haenertsburg. Except for Haenertsburg, all the other police stations are located in the central area of GTM. This leaves vast areas of GTM not efficiently served by police stations. This also reduces police visibility which should assist in crime prevention.

Tzaneen police precinct area experiences the highest crime rate, with crime incidents ranging between 4576 – 21 111, in the 2014/2015 period. Precinct areas served by Ritavi, Maake/Lenyenye and Letsitele police stations experienced crime incidents ranging from 1555 – 2487 in 2014/2015 period. Haenertsburg police precinct area experienced crime incidents ranging from 166 – 327 in 2014/2015 period. **(See Map 5a)**

Serious Crimes

The Tzaneen police precinct area stretching from Motupa in the north down to Magoebaskloof Canopy Tours experienced a high crime rate of serious crimes ranging from 1265 – 7676 in 2014/2015 period. **(See Map 5b)**

Tzaneen Police Precinct area experiences highest crime rate and requires intervention,

2.1.9 Tourism and Heritage

The Greater Tzaneen Municipality is located within the Kruger to Canyons Biosphere Region with the Kruger National Park to the east and the Modjadjieskloof/Duiwelskloof mountain range to the west. The area is characterised by Nature Conservation areas, Greater Tzaneen/Phalaborwa Corridor and nature reserves. **(See Map 6)**

Kruger to Canyons Biosphere Region

The primary objectives of biosphere reserves are the conservation of biological diversity; sustainable use and fair and equitable sharing of benefits arising from the utilization of genetic resources (in accordance with the Convention on Biological Diversity). Furthermore, a biosphere reserve is intended to fulfil three functions, namely:

- ❖ **Conservation** - to preserve genetic resources, species, ecosystems and landscapes;
- ❖ **Development** - to foster sustainable economic and human development;
- ❖ **Logistic support** - to support demonstration projects, environmental education and training as well as research and monitoring related to local, national and global issues of conservation and sustainable development.

Biosphere Reserves are categorized into three interrelated zones:

- ❖ **Core Zone**, comprises a strictly protected ecosystem that contributes to the conservation of landscapes, ecosystems, species and genetic variation.
- ❖ **Buffer Zone**, surrounds or adjoins the core areas, and used for activities compatible with sound ecological practices that can reinforce scientific research, monitoring, training and education.
- ❖ **Transition Zone**, is the part of the reserve where the greatest activity is allowed, fostering economic and human development that is socio-culturally and ecologically sustainable.

The Kruger to Canyons Biosphere Reserve (K2C) is situated in the north eastern section of the country and includes both the Kruger National Park and the Blyde River Canyon, as well as, the Wolkberg Wilderness. The current boundaries of the registered Biosphere extend from the Little Letaba River in the north to the Sabie River in the south and from the Blyde Escarpment in the west to the Mozambique border in the east.

The K2C covers a large portion of the MDM, inclusive of the Kruger National Park, Tzaneen, and the Hans Merensky Nature Reserve. The Core zone includes the KNP, Lekgalameetse NR, part of Wolkberg Wilderness and an extension of Motlatse Canyon NR in the far south. The buffer zone corresponds mostly with the APNR, but includes Hoedspruit and a section of the

escarpment in the south west, linking with Lekgalameetse NR. The transition zone covers all other areas within the biosphere reserve.

The Draft Mopani District Municipality Bioregional Plan addresses the following areas:

Wolkberg Wilderness which encapsulates the last and northern most part of the Drakensberg mountain range and was proclaimed, in part, because of its many endemic species. It abuts the Lekgalameetse NR, and only a small portion encroaches into the Bioregion in the far south west.

Lekgalameetse Nature Reserve located within the Wolkberg Mountains and characterised by a wealth of biodiversity. It abuts the afore-mentioned Wolkberg Wilderness, and only a small area encroaches into the Bioregion in the far south west. The Mafefe Camp, based in the Lekgalameetse Nature Reserve, is part of The African Ivory Route.

Modjadji Nature Reserve is located close to Modjadjiskloof, in the heart of Ga-kgapane. The reserve features the world's largest concentration of a single-species cycad, also known as the 'Modjadji palm'. The Modjadji Camp, based in the Modjadji Nature Reserve, is part of The African Ivory Route.

Tzaneen Dam Nature Reserve is situated on the banks of the Tzaneen Dam, just north west of the town of Tzaneen.

Ebenezer Dam Nature reserve is situated on the banks of the Ebenezer Dam, just east of the town of Haenertsburg.

BOX 7 Source: Draft Mopani District Municipality Bioregional Plan

(Map 7) indicates conservation areas, areas for expansion and wetlands, dams and rivers.

NAME	NATURE	CLUSTER
Khalanga	Accommodation	Runnymede
Bale	Culture and Heritage	Runnymede
Tzaneen Museum	Culture and Heritage	Relela
Tzaneen Cultural Village	Environment	Relela
Modjadji Nature Reserve	Environment and Culture	Relela
Thabina Nature Reserve	Environment	Lesedi
Lekgalameetse Nature Reserve	Environment	Bulamahlo
SAFCOL Wilderness	Environment	Lesedi
Bankuna Heritage	Culture	Lesedi
Bathlabine Heritage	Culture	Lesedi
Nwamitwa Heritage	Heritage	Runnymede

TABLE 11: TOURISM AND HERITAGE SITES

The above table indicates that Lesedi has two cultural and one environmental site. Runnymede provides diversity in that it provides for heritage, accommodation and culture while Relela provides for culture, heritage and environment and Bulamahlo only provides for environment.

The same report has identified threats to the environment of the local area and seeks to mitigate such threats. These threats to protected areas are mainly due to mining operations and the incompatible developments in human settlements and associated developments. The plan identifies the following actions in mitigation of the threats:

- ❖ Removal of the existing mining areas from the protected area network.
- ❖ Enforcement of environmental performance requirements for operation and closure of mines;
- ❖ Prioritisation of conservation areas for proclamation as protected areas.
- ❖ Verification of conservation areas.
- ❖ Revision of SDFs land uses to align with protected areas.
- ❖ Enforcement of Environmental Impact Assessment (EIA) in protected areas; and
- ❖ Enforcement of planning controls to stop the development of incompatible land uses in protected areas.

GTM comprises of pristine land and exotic environmentally sensitive areas which should be protected and used for conservation related activities.

2.1.10 Land Reform

Land Claims

The district is subject to numerous land claims (190) with Greater Letaba Municipality having the highest number (72) with affected area of 80 639,91Ha, followed by Ba-Phalaborwa Municipality with 28 claims affecting an area of 77 178,37Ha followed by Greater Tzaneen Municipality with 37 claims affecting an area of 24 286,94Ha and Maruleng Municipality with 4 claims affecting an area of 1982,32Ha. Greater Giyani Municipality being the smallest area at 44 claims affecting 1410,14Ha. 25 of the claims in GTM are yet to be validated. The 12 validated claims for GTM are equivalent to 12,8% of the municipal area.

The following communities have lodged various land claims.

- ❖ Kgatle community
- ❖ Berlyn Community
- ❖ Bathlabine BaMogoboya Land claim (Phase 1)
- ❖ Bathlabine BaMogoboya Land claim (Phase 2)
- ❖ Bathlabine BaMogoboya Land claim (Phase 3)
- ❖ Bathlabine BaMogoboya Land claim (Phase 4)
- ❖ Maitjene Community
- ❖ Maitjene Community (Phase 2)
- ❖ Bakgaga Ba Maake Tribe (Phase1)
- ❖ Valoyi Traditional Authority (Phase 1)
- ❖ Mapaana Community
- ❖ Letsoalo SM

Source: GTM IDP 2017 – 2022

The above land claims will not affect the claimants as they are meant for financial compensation and not for settlement on the claimed land.

2.2 BUILT ENVIRONMENT

2.2.1 Energy

Electricity

Eskom and Greater Tzaneen Municipality are licenced suppliers of electricity in the area. The municipality supplies electricity within the towns of Tzaneen, Haenertsburg and adjacent farms. The remainder of the area is supplied by Eskom. Eskom supplies to the substations using High Volume (HV) and reticulate to individual households.

80% – 90% of households within proclaimed towns and farms have access to electricity. A majority of rural areas have a range of 50 - 70% access to electricity as indicated in *Map 8a-d*.

Energy sources

The following table indicates energy sources and uses.

Energy Source	Cooking(%)	Heating (%)	Lighting(%)
Electricity	47,3	42	86,2
Gas	1	0,6	0,2
Paraffin	1,3	0.6	0,4
Solar	0,1	0,1	0,2
Candles	0	0	12,4
Wood	50	35,5	0
Coal	0,1	0,2	0
Animal Dung	0	0,1	0
Other	0	0	0
None	0,2	21	0,6

TABLE 12: ENERGY SOURCE
(Source: StatsSA, 2011)

Electricity is mostly used for lighting by 86,2% of the households followed by cooking at 47,3% and heating at 42% respectively. 12,4% of the households still rely on candles for lighting. Half of the households still use wood for cooking and 35,5% for heating. This indicates heavy reliance by rural communities on use of wood for cooking with negative implications for forests and environment.

Gas, Paraffin, Solar, Coal and Animal Dung are hardly used. The use of wood for cooking and heating poses an environmental threat that may result in deforestation and pollution of the environment.

Increased use of gas and solar energy should be encouraged as they are cheaper to use clean and save environment.

2.2.2 Telecoms

According to StatsSA 2011 household access to telephones and cellphones is highest in towns where Tzaneen and Haenertsburg range from 30-60% Nkowankowa and Marumofase are at 10-30% and Letsitele ranging from 10-50%. The rest of the area is at 0-10% of the households with access to telephones and cellphones.

ITEMS	2001	2011
Radio	58 030	68 551
Television	32 396	74 891
Computer	1 767	12 578
Landline	2 125	1 195
Cellphone	10 974	49 806
Internet		25 642

TABLE 13: ACCESS TO COMMUNICATION
(Source: StatsSA, 2011)

The use of communication equipment such as Radio, Television, Computer, Cellphone and internet has increased with that of landlines having decreased.

Overall access to communication is poor.

2.2.3 Solid Waste

Solid Waste Removal (*See Map 9a-b*)

According to StatsSA 2011 the following is the solid waste removal position:

Refuse Disposal	Total Household	Percentage
Removed by local authority/private company at	16 044	14,7%

least once a week		
Removed by local authority/private company less often	946	0,9%
Communal refuse dump	1 028	0,9%
Own refuse dump	75 234	69,1%
No rubbish disposal	14 208	13%
Other	1 466	1,3%
	108 926	100%

Table 14: Refuse Disposal
(Source: StatsSA, 2011)

Both the district and the local municipality have the powers to perform the refuse removal, refuse dumps and solid waste disposal. The district is currently not performing any of these functions. The function is performed by the local municipality within the proclaimed towns.

Households in rural and farm areas dispose own refuse.

Only 15,6% of the households have their refuse removed either by the municipality or private companies whilst 70% of the households dispose own refuse. 13% of the households have no rubbish disposal facility.

There is a need for the extension of refuse removal services and provision of refuse dumps

2.2.4 Water

The following table indicates water sources available to the communities within GTM.

Source Of Water	Total Household	Percentage
Regional/Local water scheme (operated by municipality or other water services provider)	48 013	44,1%
Borehole	20 514	18,8%
Spring	3 057	2,8%
Rain water tank	730	0,7%

Dam/Pool/Stagnant water	12 230	11,2%
River/Stream	9 631	8,8%
Water vendor	6 595	6,1%
Water tanker	2 456	2,3%

TABLE 15: SOURCE OF WATER
(Source: StatsSA, 2011)

44,1% of households are serviced with piped water linked to the water schemes in both urban and some rural areas. There is still heavy reliance on the use of boreholes as 18,8% of the households use this service. 20% of the households still rely on dams/pools/stagnant water/river and streams for their water. 8,4% of the household get their water from water vendors and water tankers. Only 0,7% of the households rely on their own water tanks for their water.

38,1% of the households do not have access to reliable and quality water supply. (*See Map 10*)

Water Infrastructure

Ebenezer, Tzaneen, Tours, Thabina, Magoebaskloof and Thapane Dams are located within the municipal area from which primary water is sourced via water schemes which also provide water for irrigation to farmers. The dams also provide secondary uses such as recreational activities. The following table indicates progressive access to piped water.

PIPED WATER	1996	2001	2011
Piped (Tap) water inside the dwelling/yard	29 814	29 910	49 541
Piped (tap) water on communal stand	28 837	36 457	33 011
No access to piped (tap) water	14 031	19 625	26 373

TABLE 16: ACCESS TO PIPED WATER
(Source: StatsSA, 2011)

An increase of 19 631 piped tap water inside the dwelling/yard was experienced between 2001 and 2011 on one hand with a decrease of 3 446 piped water on communal stands for the same period on the other. Households with no access to piped water increased by 6 748 between the years 2001 and 2011. *See Map 10b: Regional/local water schemes*

Water infrastructure is mainly located in proximity of human settlements (urban/rural). All the clusters are supplied with water treatment works, 6 in Lesedi, 2 in Bulamahlo, 1 each in Runnymede and Relela. Pump stations are found in Bulamahlo, Runnymede and Relela to augment water supply and distributions.

The dams and Letaba river supply water for agricultural purposes as well as into the following schemes:

- Ritavi 1;
- Ritavi 11;
- Thabina;
- Tours;
- Tzaneen Ebenezer;
- Tzaneen / Modjadjieskloof;
- Thapane;
- Letsitele;
- Samorela;
- Haenertsburg;
- Tzaneen Local Municipality Farms; and
- Rubbervale.

The water quota allocation from the Department of Water and Sanitation (DWS) has been fully utilised hence the raising of the Tzaneen dam wall and construction of Nwamitwa dam.

2.2.5 Sanitation

The following table indicates that access to sanitation was at 60-100% of the households in 2011 mainly provided in towns such as Haenertsburg, Tzaneen, Nkowankowa, Lenyenye and Litsetele and commercial farms such as ZZ2 Natuur Boerdery, the Agatha Forest Reserve, Woodbrush Forest Reserve and Wolkberg (Serala) Wilderness Area which traverses Greater Tzaneen Municipality into Lepelle-Nkumpi.

TOILET FACILITY	TOTAL HH	PERCENTAGE
Flush toilet (connected to sewerage system)	16 670	15,3%
Flush toilet (with septic tank)	2 851	2,6%

Chemical toilet	1 532	1,4%
Pit toilet with ventilation	20 925	19,2%
Pit toilet without ventilation	52 538	48,2%
Bucket toilet	363	0,3%
Other	1 836	1,7%
None	12 111	11,2%

TABLE 17: TOILET FACILITIES (Source: StatsSA, 2011)

Only 15,3% of the households have water borne sanitation with 2,6% having flush toilet with septic tank. Use of chemical toilets accounts for 1,4%. 67,4% of the households rely on pit latrines with or without ventilation. Only 1% of the households use bucket system or other whilst 11,2% of the households do not have access to toilet facilities at all.

The majority of households do not have access to healthy and reliable sanitation.

The use of pit latrines could lead to underground water contamination/pollution which may affect the quality of water in the area.

2.2.6 Settlements

The following settlements are located in the indicated wards and mainly in rural areas except for Tzaneen, Nkowankowa, Lenyenye, Haenertsburg and Letsitele.

Cluster	Ward No & Councillor	Settlement Name	Traditional Authority
Relela	WARD 1 Maunatlala Ngwako Given	Senopela	Modjadji
		Senakwe	Modjadji
		Pelana	Modjadji
		Morapalala	Modjadji
		Mantswa	Modjadji
		Maunatlala	Modjadji
		Ga-Patamedi	Modjadji
		Moloko	Modjadji
		Matipane	Modjadji

	WARD 7 Matita Thabiso Leon	Kheopeni	Modjadji
		Mohlakong	Modjadji
		Morutsi	Modjadji
	WARD 8 Mathekga Mokgadi Margeret	Sethong	Modjadji
		Relela	Modjadji
		Semarela	Modjadji
	WARD 9 Mohale Martha	Jokong	Modjadji
		Moleketla	Modjadji
		Sefolwe	Modjadji
		Mopje	Modjadji
		Sebabane	Modjadji
	WARD 10 Baloyi Moore Sarah	Kubjana	Modjadji
		Motupa	Modjadji
		Marirone	Modjadji
	WARD 11 Hlangwane Mokgadi Lydia	Bokhuta	Modjadji
		Mapitlula	Modjadji
		Babanana	Valoyi
		Lerejeni	Modjadji
		Leokwe	Modjadji
Runnymede	WARD 2 Mafokwane Malesela Harold	Mawa Block 12	Modjadji
		Mawa Block 8	Modjadji
		Lekgwareng	Modjadji
		Mawa Blcok 9	Modjadji
		Mogwathi Block 10&11	Modjadji
	WARD 3 Masetla Sewela Pessyna	Nyakelani	Nyavana
		Ramotshinyadi	Modjadji
		Radoo	Nyavana
		Ga-Wally	Modjadji
	WARD 4 Seshoka Mavis Mapitja	Rikhotso	Modjadji
		Mookgo Block 6	Modjadji
		Mookgo Block 7	Modjadji

		Xihoko	Nyavana
	WARD 5 Ngobeni Jele Leornard	Musiphani	Valoyi
		Malubana	Valoyi
		Deeside Farm	
		Maweni	Valoyi
	WARD 6 Ngobeni Emmah Tshikiwana	Joppie	Valoyi
		Runnymede	Valoyi
		Mavele	Valoyi
		Pjapjamela	Modjadji
	WARD 12 Ntimbane Gaza Edney	Fofoza	Valoyi
		Malovisi/Khubu	Valoyi
		Lwandlamuni	Valoyi
		Mbhekwani	Valoyi
		Rwanda	Valoyi
	WARD 13 Ngobeni Shibodwana Edward	Mandlakazi	Valoyi
		Riverside	
		Tarentaalrand	
		Bratalrand	
		Broederstroomdrift	
Letsitele			
Lesedi	WARD 14 Cronje Pierre Wilhelm	Aqualaan	
		Magoebaskloof	
		Politsi	
		Westafalia	
		Aquapark	
		Mooketsi	
	WARD 15 Prinsloo Marthinus	Arborpark	
		Florapark	
		Medipark	
		Broederstroomdrift	
		Agatha Street	

		Talana	
WARD 16 Rikhotso Nkhensani Roniel		Haenertsburg	
		Middlekop	
		Coach House	
		Rouman	
		Allesbeeste	
		Geoge's valley	
		Topanama	Bathlabine
		Khujwana	Nkuna
WARD 17 Makhubele Tsakani Joyce		Nkowankowa-A	
		Dan- Mavunge	Nkuna
		Dan Extension	
		Mokgoloboto	
WARD 18 Mukansi Garaone Norman		Khujwana	Nkuna
		Wisani	
		JB Mohlaba Cross	Nkuna
WARD 19 Zandemela Ntombekaya Homegirl		Nkowankowa- A	
		Nkowankowa- B	
		Letaba Estates	
WARD 20 Banyini Khomisani Orgaine		Dan village	Nkuna
		Tibuvumbeni area	
WARD 21 Mpenyana Rirhandzu Thandy		Nkowankowa-B	
		Nkowankowa-C	
		Dan-Mbhalati	Nkuna
		Mbambamencisi	Nkuna
		Nkomanini	Nkuna
		Langhoorte Farm	
WARD 23 Malatji Given Marvin		Mariveni	Nkuna
		Letsitele	
		Bosveld Citrus	
WARD 31		Lenyenye	

	Ramodipa Phetole Justice			
	WARD 32 Kgatla MMamokatla Rachel	Shikwambana	Nkuna	
		Moime	Bathlabine	
		Mohlaba Cross	Nkuna	
		Wisani		
	WARD 34 Letsoalo MMasoki Margeret	Rasebalana	Bathlabine	
		Khopo	Bathlabine	
		Topanama	Nkuna	
		Lephepane	Nkuna	
	Bulamahlo	WARD 22 Makwala Sello Christopher	Marafana	Nkuna
			Mhangweni	Nkuna
			Lefara	Nkuna
Khopo			Bathlabine	
Rita			Maake	
WARD 24 Mushwana Hlungwavukosi Thomas		Mohlaba	Nkuna	
		Petanenge	Nkuna	
		Zangoma	Nkuna	
		Sasekani	Nkuna	
WARD 25 Banyini Josta		Mulati	Nkuna	
		Boudeoux		
		Ntsako	Nkuna	
		Mafarana	Nkuna	
		Sedan	Nkuna	
WARD 26 Malatji Tshepiso Elias		Nyanyukani	Nkuna	
		Julesburg Solani	Nkuna	
		Hovheni	Nkuna	
		Tours		
WARD 27 Makhubele Gezani Phineas		Hweetsi	Maake	
		Makhubidung	Maake	
		Malekeke	Maake	
			Shoromong	Maake

		Sonkoane	Maake
		Hospital View	Maake
		Mine view	
		Ezekhaya	Nkuna
		Serutung	Maake
		Matshelapata	Maake
		Magapeng	Maake
	WARD 28	Phepeng	maake
	Lepulane Letebele Klaas	Burgesdorp	Nkuna
		Gavaza	Nkuna
	WARD 29	Pulananeng	Maake
	Phakula Masungi Erick	Myakayaka	Nkuna
		Burgersdorp	Nkuna
		Tickeyline	Maake
	WARD 30	Nabane	Maake
	Rapitsi Ramothibi Samuel	Marumofase	Maake
		Montsheng	Maake
		Ramalema	Maake
	WARD 33	Moime	Bathlabine
	Raganya Mpshafe Sophy	Maake Headkraal	Maake
		Mosiye	Maake
		Thabina	Bathlabine
		Mothopong	Bathlabine
		Serare	maake
		Leolo	Bathlabine
	WARD 35	Mohlatlareng	Maake
	Masila Ngwako Abram	Serare	Maake
		Mokometsi	Maake
		Bokgaga	Maake

Four types of settlements are found in GTM namely, proclaimed towns, rural areas, farm settlements and tourism related settlements. Tzaneen is a major economic centre in the district while Nkowankowa, Lenyenye and Dan Village are municipal nodes. Tzaneen enjoys favourable link to major road networks. Nkowankowa, Dan Village, Lenyenye and Letsitele also have access to major provincial roads. Rural settlements are singularly located in areas of traditional authorities as communal settlements. Farm and tourism related settlements are found in commercial farms settled by management staff as well as labourers working in those farms and on strategically located tourism areas.

The table below indicates population distribution in GTM

AREA	PERCENTAGE
Urban	11,4%
Tribal/Traditional	82%
Farm	6,6%

TABLE 18: SETTLEMENTS

Source: StatsSA, 2011

In spite of the small number of households found in the urban areas as well as farms and tourism related areas they still generate the most economy in GTM against 82% households found in areas of traditional authority.

Urban settlements

Tzaneen, Haenertsburg, Letsitele, Nkowankowa and Lenyenye are the proclaimed towns in GTM, Tzaneen performs the commercial and administrative functions. Nkowankowa, was part of the former homeland of Gazankulu while Lenyenye was part of the former homeland of Lebowa and still reflect the homeland settlement type by providing dormitory for labour in the border industries and therefore not informed by town planning and development principles. The system created artificial towns without an economic base.

Tzaneen is a provincial growth point and commercial centre for the area which will increase its population by supporting social housing and community residential areas.

Haenertsburg as a municipal growth point will accommodate residential development for people of the town as well as the farm workers of surrounding farms.

Nkowankowa is the industrial hub of GTM with the biggest population much as the industrial township is in the state of disrepair.

Lenyenye acts as a residential township with negligible industrial development which is in a state of disrepair.

Letsitele acts as a farming commercial area and services adjacent commercial farms.

The size and the production levels of these towns is too small to drastically improve the economy of GTM and should therefore be further expanded industrialised and commercialised.

Rural settlements

The municipality has 125 rural villages concentrated mainly in the south-east and north-west, falling under the chieftainship of Modjadji Royal Council, Nyavana Traditional Council, Valoyi Traditional Authority, Nkuna Traditional Authority, Ba- Kgaga Ba-Maake, Mamabolo(Ga-Molepo) Traditional Authority and Mogoboya of Bathlabine Traditional Council. **(See Dwelling density Map 11)**

The majority of the population finds itself within rural settlements.

Informal Settlements

The GTM IDP 2017 – 2022 identified 8 informal settlements within Greater Tzaneen Municipality from the survey was undertaken by the Housing Development Agency in 2013. The following are the identified settlements:

- ❖ Mokgolobotho
- ❖ Mapolankeng
- ❖ Burgersdorp Extension
- ❖ Nkambako
- ❖ Pulaneng
- ❖ Mbambamencisi
- ❖ Mohlaba Cross
- ❖ Kuwait

The Housing Development Agency made recommendations to the Greater Tzaneen Municipal Council to approve future upgrades on Mokgolobotho, Mapolankeng, Burgersdorp Extension, Nkambako, Pulaneng and Mbambamencisi.

The formalization and development of the above settlements should strictly be in compliance with the environmental provisions and guidelines as indicated in the bio-regional plan of Mopani district.

Agri-Villages

The majority of farm workers working in commercial farms reside in informal settlements that are neither planned nor provided with services.

The Housing IDP, 2017 – 2021 proposes the establishment of Agri-villages to accommodate approximately 500 residents in or around Haenertsburg, Letsitele and Tzaneen to utilise the availability of infrastructure. These villages could be combined with successful Land Restitution projects in the municipal area. Portions 14 & 34 of the Farm Dwarsfontein 541LT have been acquired by GTM for the development of an Agri-village.

2.2.7 Housing

The following table indicates dwelling types in GTM as of 2011.

TYPE OF MAIN DWELLING	1996	2001	2011
Formal Dwellings	39 303	59 190	100 696
Traditional Dwellings	29 893	23 177	4 831
Informal Dwellings	2 949	3 472	2 756

TABLE 19: TYPE OF DWELLINGS

(Source: StatsSA, 2011)

In 2011, 100 696 houses could be described as formal, 4831 as traditional, 2756 as informal and 643 as others. The 2016-2021 Housing IDP Sector indicates that there is shortage of housing in GTM especially the affordable housing hence the recommendation to develop a number of these in given areas.

2.2.8 Transport

Two modes of public transportation are found within GTM:

- ❖ Taxis and buses

The majority of passengers use taxis for both short and long trips. Buses are mainly used to transport workers between places of residence and work, especially in the mornings and afternoons as buses are time bound.

Roads

GTM is serviced with a number of roads ranging from national, provincial, district and municipal which are a responsibility of different authorities depending on the road classification. The 2017-2022 Road Sectoral IDP indicates that:

Both the national and provincial departments of roads and transport are busy with improvement of strategic roads within GTM. The Mopani district Municipality's National Council of Provinces report of 10 September 2014 listed the following arterial roads for future upgrades:

- ***Agatha Street (Only investigations concluded)***
- ***Claude Wheatley (Only investigations concluded)***
- ***Mafarana to Sedan Tar (6km) (under construction)***
- ***Thapane to Moruji tar (under construction)***
- ***Sapekoe Drive (Only investigations concluded)***
- ***Bankuna Street (Only investigations concluded)***

The following major corridor roads have been developed in GTM.

CORRIDOR	DESCRIPTION
❖ Tzaneen – Nkowankowa and Lenyenye	❖ Along R36 south-west of Tzaneen to Nkowankowa and Lenyenye
❖ Tzaneen - Boyne	❖ Along R71 west of Tzaneen to Boyne and Polokwane
❖ Tzaneen - Modjadjiskloof	❖ Along R36 north-west of Tzaneen to R529
❖ Tzaneen - Nwamitwa	❖ Along the east of Tzaneen to R529
❖ Nkowankowa - Letsitele	❖ Nkowankowa to Letsitele

TABLE 20: CORRIDORS WITHIN GTM
(Source: GTM IDP 2017 – 2022)

The development of the above roads will further facilitate overall investment and development into GTM. The analysis of the road management system indicates that GTM manages ± 2984 km of municipal road network. This network comprises of district /connector and municipal / access roads in terms of road classification. The district is responsible for approximately 600 km of gravel and 270km of tarred roads while the province is responsible for 170km of tarred roads and 14 km of gravel roads. This indicates that the majority of the area is serviced through gravel roads.

Rail

GTM is traversed by a goods rail line from east to north-west. The eastern alignment being Phalaborwa and the north-west alignment being Polokwane.

Letsitele Station

Letsitele station is situated 118km east of Groenbult on the Kaapmuiden line which is a busy citrus loading point. This was a major fruit loading point but the traffic declined significantly during 2011.

Orangedene Station

Orangedene station is situated 19 km south of Tzaneen on the Groenbult - Kaapmuiden line which provides another export citrus fruit loading point only loaded 1 200 tons was loaded in 2011.

Tzaneen Station

Tzaneen station is located south of Groenbult in Tzaneen and the Kaapmuiden line which used to load wood chips up till recently. During the early 2000's over 5000 tons of wood chip was sent to several locations but this traffic is now on road. Over 10 000 of containerised traffic of fruit was loaded to Table Bay Harbour and exported from there. Nearly 30 000 tons of liquid fuels were received at the private petrol sidings.

Politsi Station

Politsi station is located north-west of Tzaneen at Politsi for loading fruits/vegetables.

Like in the rest of the country movement of goods by rail has drastically reduced drastically and replaced by road traffic through heavy trucks which has resulted in greater road maintenance costs and need for storage as goods are no longer stored at railway stations. There is a need to identify suitable location for distribution centres and storage.

Airfield

Private airfield is located 15 km from Tzaneen next to Gravelotte Road adjacent to Letaba Estate which is used by Letaba Flying Club, Bush Pilot Aviation and Race of Champions. The Airfield is currently not used for commercial purposes such as cargo.

2.3 BIOPHYSICAL

GTM is characterized by extensive and intensive farming activities (commercial timber, cash crops, tropical and citrus fruit production); mountainous inaccessible terrain in the west and south, and un-even topography (gentle slopes) to the north and east with exceptional natural beauty and considerable untapped tourism potential.

2.3.1 Topography

The area is hilly to mountainous to the west, elongated north-south with the eastern north-south elongation showing a few mountain outcrops on the southern quadrant of the eastern portion. The mountainous western portion is also a source of water that supplies Tzaneen dam and farms.

Some of the mountains on the western part of GTM exhibit a slope of more than 25% making it impossible to develop. Slopes of 12 – 25% are expensive to develop as they require cutting. 8-12% slopes are considered to be gentle to steep but developable. 4-8% slope is easily developable and most of residences are developed on such areas. This slope (4-12%) provides micro climatic conditions. (**See Map 12**)

2.3.2 Geology and Soils

See Map 13 for references. Soils in the mountainous area, indicated green on the map, to the west with north-south elongation is described as red and yellow soils with low-medium potential. This also occurs in the area to the central south area. The central area elongated north-south mainly on the flat land is described as red, yellow and/or greyish soils with high potential. Soils to the south-east (red) are described as red soils with base status. The dark purple scattered next to the south, west and to the east are rocky outcrops with limited soils.

The light purple (central elongated north-south) has high agricultural potential while soils in the mountainous area (green) has medium agricultural potential with the rest of the areas having low agricultural potential. Areas with high and medium potential also display good vegetation and provide water source.

Map 14 indicates that the majority of the area is favourable for agricultural cultivation and is generally covered with good soils hence beautiful forestry. In spite of its agricultural potential, the land is not utilised to its full potential in the areas of traditional authority, instead settlements have been developed with little land left for cultivation.

The land that is used for its agricultural potential is occupied by commercial farmers who use it to produce a variety of crops.

2.3.3 Hydrology

The area is served by the following dams and perennial rivers:

DAMS	RIVERS
❖ Tzaneen Dam	❖ Nwamedzi river
❖ Ebenezer Dam	❖ Thabina River
❖ Tours Dam	❖ Letaba River
❖ Magoebaskloof Dam	❖ Koedoesrivier
❖ Nwamitwa Dam (Under Construction)	❖ Politsirivier
❖ Thabina Dam	❖ Broederstroom
❖ Altenzur Dam	❖ Brandboontjiesrivier

TABLE 21: DAMS AND RIVERS

The majority of these dams and rivers play a major role within GTM and provide water to the regional/local water schemes and tourism sites. The Nwamitwa Dam is still under construction while Tzaneen Dam wall is being raised to provide more water as the current water quota allocation from the Department of Water and Sanitation (DWS) is fully utilised.

2.3.4 Climate

Annual Rainfall

GTM is known as a tropical paradise and surrounded by forests and bushes. Rain is very common as it is influenced by the mountains and ridges. **(See Map 15)**

The annual rainfall has been observed to be at 900 – 1960mm within the Woodbush Forest, Agatha Nature Reserve into the Wolkberg Wilderness on the south-western region of the area and within the Manombe and Modjadji Nature Reserves. These areas are highly sensitive with high potential soils. The rest of the area has observed between 400 – 700mm annual rainfall. The entire area is subject to high erosive levels.

Maximum Annual Temperature

The area experience medium to high temperatures and humidity.

Aridity zones

Similarly to the rainfall pattern the Woodbush Forest, Agatha Nature Reserve, Wolkberg Wilderness, Manombe and Modjadji Nature Reserves are high humidity zones with the rest of the area characterised as a semi-arid zone, with the exception of the area on the far east. Areas experiencing high levels of humidity are also sensitive and protected.

It is reported that the increase in the greenhouse gas emissions has resulted in climate change which will have a negative impact on the environment. The greenhouse effect results in increased ambient temperatures which has an influence on rainfall which will have an impact on the water resources, human health, wheat and maize production, grazing land as well as biodiversity.

2.3.5 Biodiversity

The Mopani District Municipality with the Limpopo Department of Economic Development, Environmental and Tourism are finalising the Mopani District Municipality Bioregional Plan. The plan will serve as a primary biodiversity informant to a range of planning and land-use authorisation processes as provided for in the National Environmental Management Act, 1998 (Act 107 of 1998).

The following biodiveristy areas within GTM fall under the Kruger to Canyon bio-sphere and will be subjected to special authorisation processes:

- ❖ Rita
- ❖ Burgersdorp
- ❖ Shiluvane
- ❖ Mogapeng
- ❖ Rhulani
- ❖ Pharare
- ❖ Haenertsburg
- ❖ Nyanyukani
- ❖ Solani
- ❖ Hovheni
- ❖ Ga-Masoma
- ❖ Hweetsi

2.3.6 Conservation

GTM is a mountainous area by character with its western region having more mountains and ridges at a slope of more than 25%. This area is mostly undeveloped and covered with bushes and forests. It is where most timber farms are located. Some areas such as Ntsako and Marumofase also have slopes of more than 25%. **(See Map 16)**

The municipal area has a total of 9 dams which function as regional/local water schemes and tourism sites.

Areas for conservation are the Woodbush Forest, Wolkberg Wilderness, the Modjadji and Manombe Nature Reserves including the following areas under the following management authorities:

NAME	MANAGEMENT AUTHORITY	EXTENT (Ha) in Bioregion	MANAGEMENT
Wolkberg Wilderness	LEDET	3 821,32	Wolkberg Wilderness 5 year Strategic Plan
Lekgalameetse Nature Reserve	LEDET	1 158,78	Unknown
Modjadji Nature Reserve	LEDET	304,76	Unknown
Tzaneen Dam Nature Reserve	DWS	1 832,37	Unknown
Ebenezer Dam Nature Reserve	DWS	79,51	Unknown

TABLE 22: CONSERVATION AREAS
(Source: Draft Bioregional Plan, 2016)

2.3.7 Vegetation

GTM is classified into 5 bioregions, namely zonal and internal forests found along the south-west of the municipal boundary, mesic Highveld grassland bioregion is found around Haenertsburg and Agatha Nature Reserve, Lowveld region is found in most of the area with the exception of the central bushveld bioregion far north-east between Mavele and Mirangoma.

The high density tree areas 70-100% is limited to Woodbush Forest, Agatha Nature Reserve and the Wolkberg Wilderness with the rest having a low density ranging from <1,3-70%. **(See Map 17)**

2.3.8 Agriculture

National Policy on the Protection of High Potential and Unique Agricultural Land, 2006 provides, among others, the following strategic objectives:

- ❖ To ensure that high potential and unique agricultural land is used only for agricultural purposes to enhance food security;
- ❖ To regulate and control access to agricultural land by proponents of non-agricultural development;
- ❖ To preserve agricultural land resource for the benefit of communities whose livelihood is based on agriculture for income generation, food security, job opportunities and better quality of life;
- ❖ To promote knowledge and enhance skills transfer amongst stakeholders on matters pertinent to land use planning and preservation of agricultural land.

As GTM's land is mainly high potential agriculture and unique, it is subject to the application of the policy.

GTM comprises of 2 620 farms constituting approximately two-third of the land which is privately owned and mainly used for commercial farming. Commercial agriculture is concentrated in Tzaneen and surrounds, the area to the west of Hoedspruit and along the Great Letaba River, particularly where the R529 follows the valley. Some of the products are fruit and nut, forestry, timber, pulp and paper, tea, maize, red meat, biofuel and sorghum.

Agri-Hub

Tzaneen is identified as one of the provincial Agri-Hubs with high value commodities. Research undertaken by the Department of Rural Development and Land Reform indicates that GTM is best suited for an AgriHub as it displays the following:

- ❖ The largest villages (125) with a 108 926 households and supportive structures of 2 agri-processors, 10 sawmills, 1 grain silo, 1 miller, 1 poultry abattoir and a maize processor;
- ❖ Water sourced from Ebenezer, Tzaneen, Tours, Thabina, Magoebaskloof and Thapane Dams supply water to farmers for irrigation;
- ❖ Beef cattle as an enterprise commodity;
- ❖ Established sector programmes for support within the municipality providing the following:
 - 10 recapitalization project parcels;
 - 23 implemented project parcels;
 - 22 Proactive Land Acquisition Strategy (PLAS) project parcels equating 5784Ha PLAS Project parcels; and
 - Many Ilima/Letsema land parcels.
- ❖ The town is serviced with sufficient road connectivity; and

- ❖ There is a high proportion of fertile land that has high capability around the town of Tzaneen.

The Agri-Hub will affect the current settlement pattern as all land with high agricultural potential shall have to be used for agricultural purposes.

Agri-Park

The Department of Rural Development and Land Reform (DRDLR), Mopani District and GTM have chosen Portion 82 of the Farm Broederstroomsdrift 534LT farm as a site for the establishment of an Agri-Park.

The focus of the Agri-Park is primarily the processing of “agricultural products” (and the mix of “non-agricultural” industries which may be low or non-existent). Of prime importance, will be linkages between the parks and surrounding agricultural land for production. The Agri-Park approach will include the selection and training of smallholder farmers, as well as selecting farms per province for placement, incubation and training of unemployed agricultural graduates and other agro-entrepreneurs. The Agri-Parks will be farmer-controlled.

The Agri-Park Programme forms part of Government’s undertaking to review all land reform policies as indicated in the 2011 Green Paper on Land Reform and the support that needs to be provided. The model will have a strong social mobilisation component so that black farmers and agri-business entrepreneurs are actively mobilised and organised to support this initiative. The DRDLR’s strategic partnerships with key government departments such as the Department of Agriculture, Forestry and Fisheries and the Departments of Cooperative Governance and Traditional Affairs and other spheres of Government will use state for both production and processing.

The guiding principles for establishing an Agri Park are as follows:

- ❖ One Agri-Park per District
- ❖ Agri-Parks must be farmer controlled.
- ❖ Agri-Parks must be the catalyst around which rural industrialization will take place.
- ❖ Agri-Parks must be supported by government (10 years) to ensure economic sustainability.
- ❖ Strengthen partnership between government and private sector stakeholders to ensure increased access to services (water, energy, transport) and production on the one hand, while developing existing and creating new markets to strengthen and expand value-chains on the other.
- ❖ Maximise benefit to existing state land with agricultural potential in the provinces, where possible.

- ❖ Maximise access to markets to all farmers, with a bias to emerging farmers and rural communities.
- ❖ Maximise the use of high value agricultural land (high production capability).
- ❖ Maximise use of existing Agro-processing, bulk and logistics infrastructure, including availability of water, energy and roads.
- ❖ Support growing-towns and revitalisation of rural towns, in terms of high economic growth, high population growth over past 10 years and promote rural urban linkages.

Gross Value Add (GVA) – Agriculture, hunting, forestry and fishing.

The area around Letaba Estate has a Gross Value Added of between R32–R50 million. The areas between Politsi towards the east to Tzaneen and Letsitele have a Gross Value Added of between R9 – R32 million with the rest of the areas having a Gross Value Added of R1-R9 million.

Letaba Estates provides the highest value add to the agricultural economy of the area due to its processing ability to a final product. *(See Map 18)*

2.3.9 Mining

Mining Rights

There is a number of mega projects that mining companies have been considering for implementation or exploration in the district, concentrated in the Phalaborwa area, Mica to the south west and Gravelotte to the west, as well as Tzaneen in the far west of the District. There are also small mining initiatives in these areas, including the Giyani and Murchison sequence greenstone areas.

Currently small mining activities are limited to the area north of Haenertsburg.

Mining Potential

Mining Potential is limited to the south eastern quadrant of the area in the surrounds of Makhudibung and east of Letsitele. These areas are considered to have high mining potential for future exploration. According to the GTM IDP 2012/2013 the following has occurred in the area of Mohlaba Location:

Tivani Iron Ore Mine

An extensive exploration programme on the Tivani ore body was conducted by Iscor Heavy Minerals (now Exxaro) before 1997. This programme has proven the occurrence of iron and ilmenite in sufficient quantities to justify commercial extraction. The ore

body is located on the farm Mohlabas Location. Ferrox Holdings Ltd, a company registered in the British Virgin Islands, has a majority interest in the ore body. During 2012 Ferrox announced that it has appointed HSBC to lead the capital raising process for mine development and concentrate production, which is estimated to cost R3.6 billion. Downstream beneficiation is also envisaged in the form of pig iron smelting. This will require an additional capital investment of R10 billion. At this stage an open pit mine is planned on Mohlabas Location, with surface facilities on the farms Berlyn and Keulen. Run of mine production of 10 Mtpa iron ore is envisaged from the Tivani project, starting within 24 months of regulatory approval and ramping up to full production over 36 to 48 months. At full production, approximately 2.5 Mtpa of iron concentrate will be generated for beneficiation within South Africa or for export. If smelted, an estimated 1.5 Mtpa of pig iron or steel would be produced, in addition to titanium dioxide slag and vanadium pentoxide. The production of approximately 500,000 to 800,000 tpa of ilmenite is also being evaluated. The immediate requirement is to raise US\$150 million (R1.2 billion) working capital to start iron ore production at Tivani, and for drilling programmes to confirm its additional resource base to NI 43-101 standards. The LED Unit has an important role to play in terms of local labour training and recruitment, mine procurement from local business and the planning of community development projects in mine host settlements. Other directorates and units also have critical contributions to make, such as infrastructure and housing provision, as well as nodal and spatial planning. These development support activities are required from the earliest possible stage. **(GTM IDP 2012/2013)**

CHAPTER 3 CHALLENGES AND OPPORTUNITIES

This section consolidates challenges identified in Chapters 1 – 2 and identifies opportunities for GTM.

3.1 Framework and Context of the Spatial Development Framework

The following challenges and opportunities have been identified from the Framework and context:

Challenges	Opportunities
<ul style="list-style-type: none"> ❖ Previous Spatial Development Framework and Policies have not succeeded in creating integrated and sustainable communities and human settlements. ❖ Current policies have not resulted in the use of inherent strengths and intrinsic potential of the area such as agriculture, horticulture and tourism potential. In other words, they have failed to provide strategic direction. ❖ The municipality does not perform some of the strategic functions such as municipal health and potable water. ❖ Allocations of resources are done in absence of settlement objectives. ❖ The indiscriminate development of settlements which encroach areas with high agricultural potential and environmental sensitivity. 	<ul style="list-style-type: none"> ❖ Adherence to the SDF, National Policy on the Protection of High Potential and Unique Agricultural Land as well as the provision of the Mopani District Bioregional Plan. ❖ The implementation of the agrihub and agriparks as well as the provisions of the Mopani District Bioregional Plan ❖ Close liaison between MDM and GTM on provision of municipal health and potable water. ❖ Applying the development objectives in the allocation of resources. ❖ Support the development of identified Nodes. ❖ Support the development of the proposed Agri-park and Agri-Hub. ❖ The implementation of Nodal Plan, Densification Policy and Rural Development Strategy.

<ul style="list-style-type: none"> ❖ Absence of the Comprehensive Land Use Scheme 	<ul style="list-style-type: none"> ❖ Implementation of Planning By-Law. ❖ The adoption and implementation of a Comprehensive Land Use Management Scheme.
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3.2 Socio-Economic

The following challenges and opportunities have been identified from the socio-economic analysis:

Challenges	Opportunities
<ul style="list-style-type: none"> ❖ Prevalence of high dependency rate due to unemployment, only 11.9% of the economically active population is self-supporting. ❖ High levels of poverty at 88,5% of the population. ❖ Low levels of education. ❖ High level of child headed households. ❖ Economic and services reliance on few and small urban nodes. 	<ul style="list-style-type: none"> ❖ Youth training in livelihood skills. ❖ Provision of expanded public works programmes. ❖ Support technical education to the youth. ❖ Provide support and guidance to child headed households. ❖ Resuscitation of Nkowankowa and Lenyenye Industrial Parks. ❖ The utilization of the environment for tourism and heritage. ❖ The development of the AgriHub in GTM.

3.3 Built Environment

The following challenges and opportunities have been identified from the built environment analysis:

Challenges	Opportunities
<ul style="list-style-type: none"> ❖ Human settlement sprawl and low densities. ❖ Unequal distribution of services such as schools, clinics, police station etc. in the area. ❖ Poor levels of infrastructure (roads, water, sanitation, refuse, telecoms etc.) in rural areas. ❖ Land and environmental degradation due to soil erosion caused by over grazing and deforestation ❖ Inadequate construction and maintenance of infrastructure due to budgetary constraints. ❖ Inadequate provision for distribution centres and storage facilities. 	<ul style="list-style-type: none"> ❖ The implementation of planned human settlements including nodes. ❖ Development of adequately planned settlements including Densification Policy. ❖ The implementation of the IDP including the Roads Master Plan ❖ The protection of land with high agricultural potential and the implementation of the Mopani District Bioregional Plan. ❖ Practise rotational grazing system ❖ The review of the Property Rates Policy such that adequate funding is available. ❖ Identification of suitable location for the development of distribution centres and storage facilities to enhance trade in the area.

3.4 Bio-physical

The following challenges and opportunities have been identified from the bio-physical analysis:

Challenges	Opportunities
<ul style="list-style-type: none">❖ The degradation of environmentally sensitive areas and areas with high agricultural potential including human settlement development and mining. ❖ Lack of value added to agricultural products ❖ Underutilisation of rivers and dams for agricultural purposes in traditional areas	<ul style="list-style-type: none">❖ Implementation of the authorisation processes including environmental impact assessment (EIAs), geotechnical studies, use of the planning by-laws and comprehensive land use scheme. ❖ Local processing of agricultural products ❖ Establishment of agricultural schemes by utilising water and dams ❖ Utilisation of waterbodies for tourism and aquaculture.

PART B: DEVELOPMENT FRAMEWORK

CHAPTER 4:

SPATIAL DEVELOPMENT VISION, OBJECTIVES, STRATEGIES/INTERVENTIONS AND GUIDELINES

Section 21 of SPLUMA Act, 2013 directs that a Municipal Spatial Development Framework must be guided by a longer term spatial development vision statement for the municipal area indicating a desired spatial growth and development pattern for the next 10 to 20 years where vision represents the spatial aspirations of the municipality. In other words it is an aspirational description of where the municipality would want to be.

For this purpose the following spatial development vision has been adopted:

FUNCTIONAL AND SUSTAINABLE HUMAN SETTLEMENTS THAT SATISFY COMMUNITY NEEDS

The following objectives, strategies/interventions and guidelines were adopted in the Integrated Development Plan 2017 – 2022 Spatial Development:

DEVELOPMENT OBJECTIVE 1: The sustainable utilization of land within the municipal area to its fullest potential and benefit.	
STRATEGY / INTERVENTION	GUIDELINES
❖ Determine utilization potential of all land and limit development to usage through policy and/or statutory plan.	<ul style="list-style-type: none">❖ Apply the Draft Mopani District Municipality Bioregional Plan, 2016❖ Apply the GTM Rural Development Strategy❖ Apply the GTM Spatial Development Framework 2017 – 2022❖ Apply the GTM Nodal Plan 2017 – 2022
DEVELOPMENT OBJECTIVE 2: The restriction of wastage of land through urban sprawl, degradation of the natural environment and/or sterilization of resources	

INTERVENTIONS	GUIDELINES
❖ Adopt applicable minimum standard policy	<ul style="list-style-type: none"> ❖ Only permit development in line with applicable policies ❖ Encourage infill development to avoid urban sprawl ❖ Apply high density principles in the nodes, development corridors and activity spines. ❖ Discourage development in areas that are environmentally sensitive and have high agricultural potential ❖ Apply the principle of functional boundary ❖ Support shortened development procedures in priority areas
DEVELOPMENT OBJECTIVE 3: The concentration of development to derive social and economic benefits for the community	
INTERVENTIONS	GUIDELINES
❖ Enforce and/or support enforcement of legislation regulating environmental and resource conservation	<p>Apply the Mopani Bioregional Plan in the following areas:</p> <ul style="list-style-type: none"> ❖ Removal of the existing mining areas from the protected area network. ❖ Enforcement of environmental performance requirements for operation and closure of mines; ❖ Prioritisation of conservation areas for proclamation as protected areas. ❖ Verification of conservation areas. ❖ Revision of SDFs land uses to align with protected areas. ❖ Enforcement of Environmental Impact Assessment (EIA) in protected areas; and ❖ Enforcement of planning controls to stop the development of incompatible land uses in protected areas.
DEVELOPMENT OBJECTIVE 4: The utilization of existing development and infrastructure capacity	
INTERVENTIONS	GUIDELINES
❖ Manipulate placement of social and economic facilities and opportunities both directly and indirectly at places with inherent development potential	<ul style="list-style-type: none"> ❖ Encourage optimal development at strategic locations such as nodes, development corridors and activity spines. ❖ Develop places of residence in close proximity to places of work and social facilities.
DEVELOPMENT OBJECTIVE 5:	

The promotion of good internal and external accessibility through the optimal use of existing resources	
INTERVENTIONS	GUIDELINES
❖ Determine surplus infrastructural capacity areas and plan to optimise utilization.	<ul style="list-style-type: none"> ❖ Prioritize densification in these areas. ❖ Support creation of job opportunities. ❖ Develop social services
DEVELOPMENT OBJECTIVE 6:	
The support of economic growth through the judicious exploitation of natural and artificial resources	
INTERVENTIONS	GUIDELINES
❖ Place development at and in close proximity to existing arterial routes	<ul style="list-style-type: none"> ❖ Improve and augment infrastructural services in these areas to encourage optimal development ❖ Determine the width of the land to be developed along the arterial routes and introduce functional boundaries to contain sprawl
DEVELOPMENT OBJECTIVE 7:	
The promotion of orderly development through timeous preparation and planning	
INTERVENTIONS	GUIDELINES
❖ Support economic growth opportunities by creating the spatial and infrastructural framework for economic and commercial purposes.	<ul style="list-style-type: none"> ❖ Identify and plan areas with potential for economic growth ❖ Settlements must be developed with objectives to encourage functionality and optimal development ❖ Encourage functional relationships between development nodes ❖ Create a comprehensive land use scheme to guide all land use developments.
DEVELOPMENT OBJECTIVE 8:	
The manipulation of development to achieve a hierarchal settlement development pattern	
INTERVENTIONS	GUIDELINES
❖ Anticipate growth and plan ahead, both spatially and physically	<ul style="list-style-type: none"> ❖ Encourage a range of densities in strategic locations ❖ Identify and support functional relationships between areas ❖ Enforce the implementation of the SDF

DEVELOPMENT OBJECTIVE 9:

The promotion of land restitution and reform to achieve equitable access to land and security of tenure

INTERVENTIONS	GUIDELINES
❖ Institute a formalization program to systematically formalise settlements to effect tenure	❖ Prepare general plans for all areas ❖ Set aside/conservate environmentally sensitive areas as well as areas with high agricultural potential.
❖ Support Judicious land reform initiatives	❖ Apply the Rural Development Strategy

CHAPTER 5

CURRENT AND FUTURE STRUCTURING AND RESTRUCTURING ELEMENTS

5.1 Need for structuring and restructuring of space

The realisation of the spatial vision which is **FUNCTIONAL AND SUSTAINABLE HUMAN SETTLEMENTS THAT SATISFY COMMUNITY NEEDS** requires the structuring and restructuring of GTM's human settlements. The elements of the vision are "functional and sustainability, and satisfaction of needs". The vision is underpinned by objectives and strategies that require the implementation of the following structuring and restructuring elements.

The structuring elements are futuristic in that they will be used in future to structure the desired spatial form. Restructuring is interventionist in that it seeks to correct what has already been done. The following structuring elements seek to address and resolve dysfunctional spatial form experienced in GTM.

5.1.1 Nodes

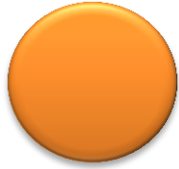
A development node broadly refers to a concentration of economic and social activities that are located at a single location for the purposes of promoting economic development. These are classified in terms of their size and intensity of use into primary, secondary, tertiary and satellite. The nodes are either emerging, meaning that they are new and still under process of development, stable, meaning that they are substantially developed and currently maintaining themselves and retaining own momentum of growth and declining, meaning that they are in a state of losing development momentum and growth and may be declining. **Refer to the GTM Nodal Plan 2016 – 2021 for further information.**

The following nodes are either confirmed or proposed:

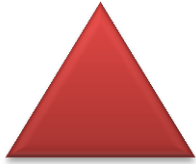


Primary Node (Tzaneen)

A primary node is an urban centre with very high economic activities and potential for growth. It has complex economy whose importance is not limited to the local economy. It plays an important role at all levels (national, provincial and local). It also provides, among others, regional health and social facilities, complex industries, high density residential developments and shopping centres of +25 000m² each.

**Secondary Node (Nkowankowa)**

A secondary node is an urban centre with simple to complex economy and the potential for growth. It services the regional economy, provides health, social and justice services at a regional scale with shopping centres ranging between 20 000m² – 25 000m².

**Tertiary Nodes (Lenyenyene, Mandlakazi/Nwamitwa, Relela/Moleketla/Motupa, Rita/Maake/Burgersdorp)**

This is a centre which provides services and the economy at community level. Services such as local clinics with satellite social facilities, policing services, a shopping centre ranging between 10 000m² - 15 000m².

**Satellite Node (Mavele)**

This is a centre that operates at neighbourhood level for immediate needs and services. It also services local economy and more importantly rural development activities as an anchor for rural economy.

5.1.2 Growth Points

The Draft 2017 – 2022 has identified the following areas as growth points within GTM which are also designated as nodes:

	Development Area	Designation	Affected Towns and Villages	Function	Development Focus
1.	1st Order Growth Points: High Potential for development. Have sizeable economic Sector providing jobs. Has regional function and	Tzaneen (Provincial Growth Point)	Tzaneen	Residential, business, industries, institutional	To sustain the area as primary development area through receiving first priority for provision and encouragement of residential, formal business, industrial, infrastructural, social and economic development. Acquisition of land and township establishment to timeously provide for serviced sites. Transfer

	large number of social and institutional facilities. High population				of Portion 292 and 293, Pusela 555-LT from Dept. of Public Works priority to provide for social housing and to prevent the illegal occupation of vacant land, especially river beds. Adams farm (Tzaneen Ext 78) as integrated human settlement development. First priority for tourism development (Tzaneen Dam, Tourist Information Centre. Construction of Provincial by-pass road to receive priority.
2.		Nkowankowa Lenyenye (District Growth Point)	Nkowankowa, Dan, Petanenge Mokgolobotho, Mohlaba Headkraal, Lenyenye, Sasekani, Mohlaba, Moime	Residential, business, industries, institutional	To become the primary development area which attracts people from the region or beyond, through the creation of a conducive environment for business, industrial and institutional development. Unlocking the development potential of the towns to attract investors and retain spending. Acquisition of land and township establishment to timeously provide for serviced sites. Prevention of illegal settlement. First priority to provide and encourage residential, formal business, industrial, infrastructural, social and economic development. Revival of Bindzulani centre and the Nkowankowa industrial area. Formalization of informal settlements and prevention of

					<p>urban sprawl. Community and village tourism development.</p> <p>First priority for provision of a cemetery at Lenyenye and Nkowankowa extension.</p> <p>Upgrading of R36 of high priority.</p>
3.		Burgersdorp (Municipal Growth Point)	Burgersdorp, Maake, Gabaza, Ramalema, Rita, Myakayaka, Makhwibidung, Co-op, Matselapata, Shiluvane.	Residential, business, industries, institutional	<p>Second priority for residential, infrastructural, social and economic development.</p> <p>Development of community hall.</p> <p>1st priority for development of filling station with taxi rank and hawker facilities.</p> <p>First priority for provision of a cemetery.</p> <p>Community Prevention of indiscriminate settlement.</p> <p>Community and village tourism development.</p>
4.		Moleketla / Mandlakazi (Municipal Growth Point)	Moleketla, Mopye, Motupa, Jokong, Thako, Moruji, Sethone, Relela, Bokuta, Fobeni, Lerejene, Thapane, Mapitlula, Marinoni, Kobjana, Mandlakazi, Mbekwana, Nwamitwa, Fofoz, Lwandlamuni, Babanana, Rwanda	Residential, business, industries, institutional	<p>Second priority for residential, infrastructural, social and economic development.</p> <p>Development of community hall.</p> <p>1st priority for development of filling station with taxi rank and hawker facilities.</p> <p>First priority for development of Nwamitwa Shopping Centre.</p> <p>Prevention of indiscriminate settlement.</p> <p>Community and village tourism development</p>
		Letsitele	Letsitele, Mariveni,	Residential,	Third priority for residential,

		(Municipal Growth Point	Makotlo, Khwitini	business, industries, institutional	infrastructural, social, and economic development. First priority Tourism development.
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5.1.3 Corridors

Corridors are linear development areas informed by a number of elements some of which may be a major road, rail, natural features such as the sea or a mountain range and/or combination of some of these elements.

Movement Corridors

R71, portions of R36, R529 are movement corridors as they carry vehicular traffic mainly between east-west and north-south.

Primary Corridor

R36 between Tzaneen and Nkowankowa could be described as a primary corridor to be utilised as a development anchor between the two nodes and will support the development corridor and change its nature of being a movement corridor to a public space utilised by both sides along the length of the road. This corridor is for short-medium term development.

Secondary Corridor

The portion of road on R36 between Nkowankowa and Lenyenye is a secondary corridor for development in the medium–long term.

5.1.4 Urban Functional Boundary

This boundary performs differently from a linear one which is a line on the ground beyond which no use is entertained. The functional boundary is a boundary that is used to determine the best use of the land and mainly uses natural elements as a boundary. This boundary will therefore control sprawls and inappropriate developments from taking place within a particular area. To determine this boundary, best uses and options will be determined and the best use wins.

5.1.5 Protection of land with high agricultural potential and conservation of environmentally sensitive land

Land with high agricultural potential must be used for agricultural purposes and environmental potential be conserved and not developed with any other use as the usage of such land destroys its future usage potential.

5.2 GTM SDF Guidelines

The following SDF guidelines must be read together with the Nodal Plan, Densification Policy, Rural Development Strategy and any other applicable policy.

The guidelines are provided in the table form below, per land use structuring element. The intent of these guidelines is to provide a description of each of the structuring element, its purpose and the broad land uses supported and those not supported within defined areas.

No. 1	NODES			
Category	Primary	Secondary	Tertiary	Satellite
Description	Tzaneen	Nkowankowa	<ul style="list-style-type: none"> ❖ Lenyenye, ❖ Relela/Moleketla/Motupa, ❖ Mandlakazi/Nwamitwa 	Mavele
Purpose	Reinforce the mixed use and function of the node through: <ul style="list-style-type: none"> ❖ Clustering activities and higher intensity of public and private investment ❖ Promoting the expansion of the existing industries and businesses ❖ Supporting residential and related uses ❖ Building on multi-modal transportation and pedestrian accessibility ❖ Supporting and encouraging infill and densification within the nodes 	It services the regional economy, provides health, social and justice services at a regional scale with shopping centres ranging between 20 000m ² – 25 000m ²	Provides services and the economy at community level. Services such as local clinics with satellite social facilities, policing services, a shopping centre ranging between 10 000m ² - 15 000m ² .	Operates at neighbourhood level for immediate needs and services. It also services local economy and more importantly rural development activities as an anchor for rural economy.

Uses supported	Any land uses that are supported by the policies of the areas i.e. the land use scheme and those that are compatible with permitted land uses	Any land uses that are supported by the policies of the areas i.e. the land use scheme and those that are compatible with permitted land uses	Any land uses that are supported by the policies of the areas i.e. the land use scheme and those that are compatible with permitted land uses	Any land uses that are supported by the policies of the areas i.e. the land use scheme and those that are compatible with permitted land uses
Uses not supported	Uses not supported by the policies of the area	Uses not supported by the policies of the area	Uses not supported by the policies of the area	Uses not supported by the policies of the area
Notes				

No. 2	CORRIDORS		
Category	Primary Corridor	Secondary Corridor	Movement Corridor
Description	R36 between Tzaneen and Nkowankowa	The R36 between Tzaneen – Nkowankowa – Lenyenye	R71, portions of R36, R529 are movement corridors as they carry vehicular traffic mainly between east-west and north-south.
Purpose	To be utilised as a development anchor between the nodes and will support the development corridor and change its nature of being a movement corridor to a public space utilised by both sides along the length of the road. This corridor is for short-medium term development. In this area agricultural	Support economic development along and around the corridor. In this area agricultural activities are supported as a functional buffer/boundary for the protection of areas with high agricultural potential and environmental sensitivity. The corridor is for medium-long term development.	To carry vehicular traffic mainly between east-west and north-south.

	activities are supported as a functional buffer/boundary for the protection of areas with high agricultural potential and environmental sensitivity.		
Uses supported	Permitted development may only be supported by the policy, mixed use and support the movement and accessibility. Development that does not cannibalise the existing node. Where EIA studies have been undertaken and development is permitted, commercial, business, petrochemical, warehousing, packaging, manufacturing and distribution centres may be supported.	Restricts certain points to agriculture, agricultural product beneficiation, agricultural schools, agro-processing, farmer's markets, commercial farming and related activities where EIA studies have been undertaken and development is permitted, commercial, business, petrochemical, warehousing, packaging, manufacturing and distribution centres may be supported.	Uses supporting the corridor such as filling stations and agricultural related activities.
Uses not supported	Uses not in terms of the applicable policy.	Uses not in terms of the applicable policy.	Uses not in terms of the applicable policy.
Notes	Ideally a development corridor should not be wider than 3km on each side of a road if the road is used as an anchor. This is meant to enforce the linearity of the form of development.		

No.3	URBAN FUNCTIONAL BOUNDARY
Description	This is a boundary that is determined by the best use of the land and restricts any other developments that are not best suited for a particular piece of land.
Purpose	To control sprawls and inappropriate development from taking place in a particular area.
Uses supported	The most appropriate uses on the land i.e. agriculture where the land has potential for agriculture.

Uses not supported	Inappropriate uses
Notes	The determination of this boundary requires land capacity and capability studies to determine the best use.

No.4	ENVIRONMENTALLY SENSITIVE AREAS
Description	Wolkberg Wilderness, Lekgalameetse, Modjadji, Tzaneen Dam and Ebenezer Dan nature Reserves have been identified in the Mopani District Bioregional Plan as environmentally sensitive areas that must be protected and any other area that has been declared as environmentally sensitive through appropriate studies. As depicted in Map 16, <i>Conservation Map</i> independent confirmation is required for each area.
Purpose	To conserve and appropriately develop special environmental areas for conservation and related uses
Uses supported	Conservation uses, tourism uses, conservation educational facilities and amenities including visitor centres, research, conferencing and tourism related settlements with clear conservation controls. Only uses approved in terms of the procedures allowed by the EMF.
Uses not supported	Commercial centres, office parks, industrial, warehousing, workshops, scrapyards and noxious industry and all other uses deemed detrimental to the area by the Local Authority.
Notes	Sensitive environmental areas are designated in the District Bioregional Plan and those identified in the EMF or the environmental authorisation process in terms of the National Environmental Management Act (NEMA)

No.5	AGRICULTURE
Description	Areas with high agricultural potential. These areas are mostly found outside the boundaries of settlements, particularly in the southern, eastern and western quadrants of the municipal area. As depicted in Map 18, <i>GVA, Agriculture</i> , independent confirmation is required for each area.

Purpose	To conserve the high potential agricultural areas, curtail settlements to avoid encroachments into these areas and to promote food security and the agricultural sector.
Uses supported	Agriculture, agricultural product beneficiation, agricultural schools, agro-processing, farmer's markets, commercial farming, agri-villages, agri-parks, agri-hubs and related activities.
Uses not supported	Commercial centres, office parks, industrial, warehousing, workshops, scrapyards and noxious industry and all other uses deemed detrimental to the area by the Local Authority.
Notes	Uses compatible with agricultural areas that do not compromise the agricultural productivity of the land may be allowed subject to the discretion of the Municipality.

No.6	RURAL SETTLEMENTS OUTSIDE THE NODAL AREAS
Description	These settlements are developed within areas of traditional authorities and largely do not conform with requirements of appropriate development planning as provided for in SPLUMA's principles and guidelines provided in the GTM Nodal Plan.
Purpose	To develop functional and sustainable rural settlements that conform with the requirements of appropriate development planning as provided for in SPLUMA's principles and guidelines provided in the GTM Nodal Plan.
Uses supported	Dwelling units, Residential buildings, Spaza shops, Commercial, Places of worship, places of education, Agriculture, Markets, Social halls, Institution, Guest houses, Home Offices, Places of Amusement, Places of Refreshment, Professional rooms, Public and Private Open Spaces, Taxi and Bus ranks and related uses. The following uses will only be permitted with EIAs: Cemetery, Public Garages, Filling Stations and any other infrastructural development that requires approval in terms of NEMA.
Uses not supported	All uses that do not comply with health and environmental legislation.
Notes	None

CHAPTER 6

SPECIAL AREAS

SPLUMA, Act 2013 requires that more and above the composite SDF plan, special areas that require special attention be identified and issues such as the need for incremental upgrading be addressed, detailed local area plans must be developed as well as shortened land use development procedures.

6.1 Designation of areas for incremental upgrading approaches

Incremental upgrading approaches will be implemented in areas in need of upgrading irrespective of their location. These areas could be an area where a general plan is to be prepared, areas that were identified for formalisation and in agri-villages.

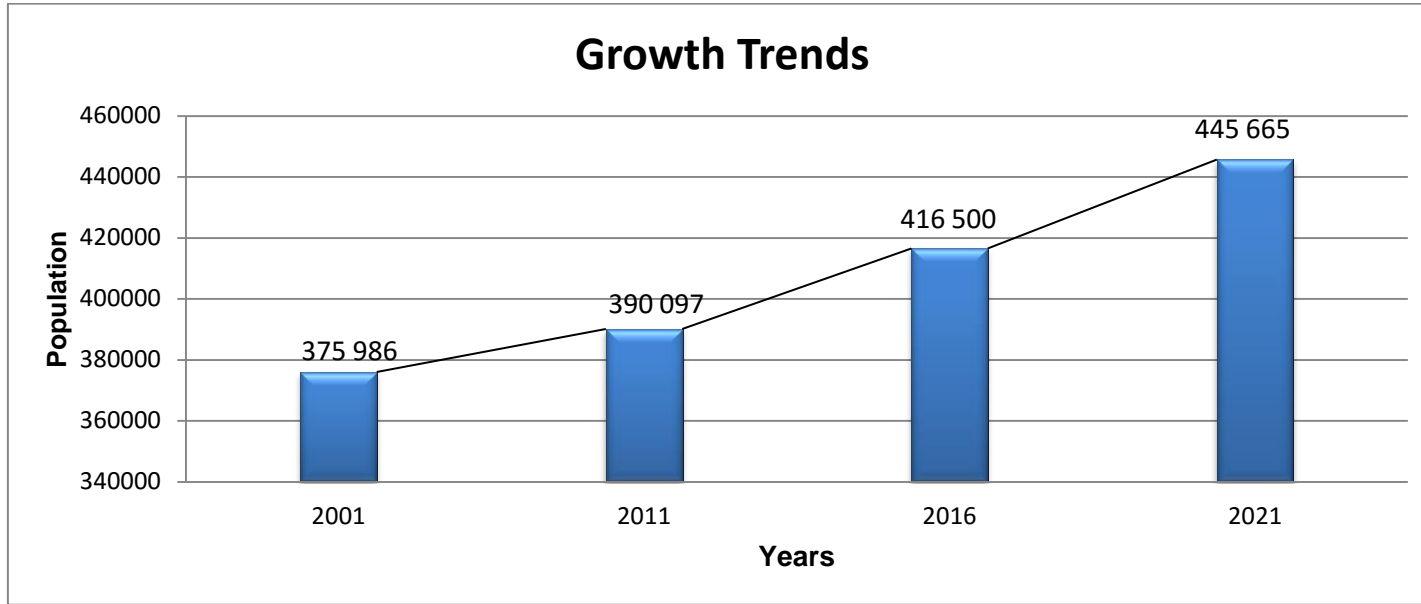
6.2 Areas for more detailed plans

Detailed plans must be developed for the following areas:

- ❖ Environmentally sensitive areas as well as areas with high agricultural potential from encroachment by creeping and sprawling settlements.
- ❖ Development corridors and activity spines as they require high density and intensity of use to justify the use of public transport.
- ❖ Nodes in order to prevent encroachment into environmentally sensitive and areas with high agricultural potential as well as to achieve high intensity use.

6.3 Areas for shortened land use development procedures

Areas for priority development due to a need to create jobs, upgrade informal settlements, address emergency situations and any other priority issue may be given priority to shortened land use development procedures. These areas must have been identified as exceptions by the municipality.



(Source: StatsSA)

CHAPTER 7

POPULATION GROWTH ESTIMATES

Between 2001 and 2011 the population in GTM increased from 351 567 to 390 097 a growth rate of 0,38%. Community Survey 2016 estimates the population to have grown to 416 500 people at a growth rate of 1,4% per annum. Using the current growth rate of 1,4%, GTMs population is estimated to grow to 445 655 people in 2022. Lesedi will experience more growth as it attracts more people due to its level of development in relation to other clusters. This will require provision of more public facilities and infrastructure. Population growth in Lesedi is expected to occur in Tzaneen and the Greater Nkowankowa area (DV and Mokgolobotho) as well as incremental growth along R36 between Nkowankowa and Lenyenye at given points. In Bulamahlo population is expected to grow in Rita, Maake, Shiluvane, Makhudibung and Burgersdorp. In Relela population growth will occur in Relela, Motupa and Moleketla. Runnymede will experience population growth in Mandlakazi, Mavele and Nwamitwa respectively.

The 2016 figures are derived from Stats SA 2016 Community Surveys. The figures are aggregated at municipal level and not at ward level. Population growth has been assumed to demonstrate similar patterns as of the 2011 figures.

Development is therefore expected to have higher growth in the above areas.

CHAPTER 8

ESTIMATED DEMAND FOR HOUSING UNITS

The 2017 – 2022 IDP indicates a low cost housing backlog of 12 590 units pending the review of the beneficiaries for 2012 to 2015. The middle income backlog is at 1 613 units.

The final review of the housing backlog will be much higher than the 14 213 units due to higher estimates for population increase indicated in the Stats SA 2016 Community Survey.

The following National Housing Programmes have been established to enhance housing provision:

- ❖ Integrated Residential Development Programme.
- ❖ Consolidation Subsidy Programme
- ❖ Enhanced Extended Discount Benefit Scheme
- ❖ Community Residential Units Programme
- ❖ Individual Subsidy Programme
- ❖ Upgrading of Informal Settlements
- ❖ Provision of Social and Economic Facilities
- ❖ Housing Assistance in Emergency Circumstances
- ❖ Social Housing Programme
- ❖ Institutional Subsidies
- ❖ Rural Subsidy : Communal Land Rights
- ❖ Rectification of Certain Residential Properties Created Under the Pre-1994 Housing Dispensation.

The current housing backlog is not informed by the provisions and recommendations of the SDF, Nodal Plan, Densification Policy nor the Rural Development Strategy but by community demands that may result in settlement sprawls.

Further development of settlements should be directed at priority areas that are informed by the policy objectives for the development of sustainable human settlements.

Planned location and density for future housing development:

The development site for social housing has been identified as constituting Portions 9 and 38 of the farm Hamawasha 557LT located north of R36 and the proposed Extension 89 and the railway line to its east with the western boundary being the tributary of Greater Letaba River. An integrated social housing development is to be established on Portions 6, 292 and 293 of the farm Pusela 555LT. This will provide accommodation for low income market.

Politsi - Portion 14 and 34 of the farm Dwarsfontein 541LT was purchased by Council for the purpose of farm worker housing.

Letsitele – Remaining Extent of Portion 2 of the farm Novengilla 562LT is earmarked for the development of farm houses as well as social housing.

Haenertsburg- An agrivillage to accommodate farm workers.

CHAPTER 9

AREAS WITH ENVIRONMENTAL PRESSURES AND OPPORTUNITIES

The MDM with LEDET prepared a District Bioregional Plan entitled Mopani District Bioregional Plan which will serve as a primary biodiversity informant to a range of planning and land-use authorisation processes.

The following biodiversity areas within GTM fall under the Kruger to Canyon bio-sphere and will be subjected to special authorisation processes:

- ❖ Rita
- ❖ Burgersdorp
- ❖ Shiluvane
- ❖ Mogapeng
- ❖ Rhulani
- ❖ Pharare
- ❖ Haenertsburg
- ❖ Nyanyukani
- ❖ Solani
- ❖ Hovheni
- ❖ Ga-Masoma
- ❖ Hweetsi

Areas for conservation are the Woodbush Forest, Wolkberg Wilderness, the Modjadji and Manombe Nature Reserves including the following areas under the following management authorities:

NAME	MANAGEMENT AUTHORITY	EXTENT (Ha) in Bioregion	MANAGEMENT
Wolkberg Wilderness	LEDET	3 821,32	Wolkberg Wilderness 5 year Strategic Plan
Lekgalameetse Nature Reserve	LEDET	1 158,78	Unknown
Modjadji Nature Reserve	LEDET	304,76	Unknown
Tzaneen Dam Nature Reserve	DWS	1 832,37	Unknown
Ebenezer Dam Nature Reserve	DWS	79,51	Unknown

CHAPTER 10

CAPITAL INVESTMENT PLAN

The following spatial and infrastructural budget is derived from the 2017 – 2022 sectoral IDP and aggregated into growth points.

GROWTH POINTS	SPATIAL PROJECT		
	Project Name	Medium – Long Term objectives	Budget
Tzaneen	Talana Hostel-Fencing, Township Establishment, Redevelopment of the hostel into Community Residential Units (CRU)	To get approval on the township establishment and convert the hostel CRU	R 200 000
	Township Establishment: Portions 292 & 293 Pusela Farm, Portions 9, 37 & 38	To get approval on the township establishment and development high density residential units	R 4 000 000
	Rehabilitation and improvement of the Tzaneen and Ebenezer Dams	To lengthen the dams walls for maximum capacity	R 5 000 000
	Refurbishment of Tzaneen Airfield Runway	Refurbished airfield for more functionality	R 2 500 000
	Upgrade the section between AF 1 and AF 100 with Wolf conductor		R 3 759 300
TOTAL			R 15 459 300
Nkowankowa	Revitalization of Nkowankowa Hostel 1628	Renovated hostel	R 6 000 000
	Upgrading of Nkowankowa C Taxi Rank	Upgraded and more functional taxi rank	R 21 341 818
	Nkowankowa Stadium upgrade phase 2	Upgraded stadium with the required utilities	R 11 278 401
	Development of a shopping centre in Nkowankowa B	Developed fully functional shopping centre	R 7 000 000
TOTAL			R 45 629 219

Lenyenye	Construction of Lenyenye Taxi Rank	Accessible taxi rank for residents of Lenyenye	R 12 005 088
	Lenyenye stadium upgrade phase 2	Upgraded stadium with all required utilities	R 15 967 300
TOTAL			R 27 972 388
Dan Village	Servicing and development of Dan Extension	Established and fully serviced Dan Extension	R 90 000 000
TOTAL			R 90 000 000
Burgersdorp	Upgrading of Burgersdorp Sports facility phase 2 of 2	Upgraded stadium with all required utilities	R 8 920 234
TOTAL			R 8 920 234
Motupa	Development of a Community Library	Operational Community Library. Fully serviced and equipped library	R 11 000 000
TOTAL			R 11 000 000
Runnymede	Development of a Community Library	Operational Community Library. Fully serviced and equipped library	R 11 000 000
TOTAL			R 11 000 000
Campies Glen Rural Station	Phase 1 Upgrade <ul style="list-style-type: none"> ▪ Upgrade the section from pole numbers CG 1 to CG 54 ▪ Upgrade the section from pole numbers 98 to CG 176 to Rabbit conductor 		R 1 800 540 R 3 365 040

	Phase 2 Upgrading <ul style="list-style-type: none"> ▪ Upgrading the section from pole numbers CG1 to CG 18 to Wolf conductor ▪ Build a new 1.47km Hare line from CG 18 to CG 45/9 and create a N/O point at CG 45/8 ▪ Build new 2.93km Hare line from CG 45/9 to CG 95 and create a N/O point at CG 94 		R 620 100
			R 617 400
			R 1 230 600
TOTAL			R 7 633 680
Grenshoek Rural Substation	Phase 2 Upgrading <ul style="list-style-type: none"> ▪ Upgrade the section from pole numbers GH 1 to GH 29 to Wolf conductor ▪ Upgrade the section from pole numbers GH 114 to GH 214 to Hare conductor 		R 1 665 450
			R 4 171 440
TOTAL			R 5 836 890
Haenertsburg Rural Substation	Phase 2 Upgrading <ul style="list-style-type: none"> ▪ Extend the 33kV OHL to pole number HB 1/112 ▪ Construct a new 2 x 2 MVA, 33/11 kV Substation at HB 1/112 and create a N/O point at HB 1/111 		R 2 625 000
			R 1 330 000
TOTAL			R 3 955 000
Henley Rural Substation	Phase 2 Upgrading <ul style="list-style-type: none"> ▪ Upgrade the sections between HL 1 and HL21/26 with Wolf Conductor ▪ Upgrade the sections between HL 21/26 and HL 21/54 with Hare conductor 		R 1 962 000
			R 1 187 760
TOTAL			R 3 149 760
Ledzee Rural Substation	Phase 2 Upgrading		

	<ul style="list-style-type: none"> ▪ Upgrade the sections between LZ 51 and LZ 79/43 with Hare conductor ▪ Upgrade the sections between LZ 79/43 and LZ 79/65 with Rabbit conductor 		R 2 435 580
			R 816 900
TOTAL			R 3 252 480
Rooikoppies Rural Substation	Phase 2 Upgrading <ul style="list-style-type: none"> ▪ Upgrade the sections between RK 1 and RK 7/6 with Hare conductor 		R 645 540
TOTAL			R 645 540
Tarentaalrand T-Off Substation	TRC Feeder Phase 2 Upgrading <ul style="list-style-type: none"> ▪ Upgrade the sections between TRC 50/29 and TRC 50/72 with Rabbit conductor ▪ Upgrade the sections between TRC 6 and TRC 30 with Hare conductor 		R 1 695 120
			R 959 280
	TRD Feeder Phase 2 Upgrading <ul style="list-style-type: none"> ▪ Construct a new 2 x 2 MVA 33/11 kV substation next to pole number TRD 180 and create a N/O point between TRD 166 and TRD 167 ▪ Build a new 14km 33kV supply line towards pole number TRD 180 		R 1 330 000
			R 7 000 000
TOTAL			R 8 330 000
The Plains Rural Substation	Phase 2 Upgrading <ul style="list-style-type: none"> ▪ Upgrade the section between PL 1 and PL 2 with Hare conductor ▪ Upgrade the section between PL 2/5 and PL 20 with Rabbit conductor 		R 42 000
			R 581 280
TOTAL			R 623 280

Waterbok Rural Substation	<ul style="list-style-type: none"> ▪ Construct a new 2 x 2 MVA 33/11 kV substation at WB 2/181 ▪ Build a new 13.5km 33kV supply line towards pole number WB 2/181 and create a N/O point at WB 2/88 		R 1 330 000
			R 6 750 000
TOTAL			R 8 080 000

Table 23: BUDGET FROM THE SECTORAL DEPARTMENTS

The above budget reflects either the level of development of the growth point or a need. Dan Extension requires services and development at a cost of R 90 000 000 – 00 and has the second biggest population after Nkowankowa, Nkowankowa requires R 45 000 000 – 00 mainly for public infrastructure such as stadium, taxi rank, hostel and a shopping centre. Lenyenye requires R 27 000 000 – 00 for the development of public infrastructure (stadium and taxi rank). Tzaneen only requires R 11 000 000 – 00 for township establishment and hostel development, Burgersdorp on the other hand requires R 8 000 000 – 00 for public infrastructure (stadium). Motupa and Runnymede require R 11 000 000 – 00 each for the development of community libraries.

CHAPTER 11

PURPOSE, DESIRED IMPACT AND STRUCTURE OF THE LAND USE MANAGEMENT SCHEME

SPLUMA, 2013 in Chapter 5, section 23 indicates that it is the executive authority role of the municipality to develop, prepare and adopt or amend a land use scheme in order to provide general policy and other guidance. The purpose of the land use scheme is to give effect to and be consistent with the municipal spatial development framework and determine the use of land within the municipal areas in order to promote economic growth, social inclusion, efficient land development and minimal impact on public health, the environment and natural resources.

Chapter 5, section 24(1) also indicates that the municipality must, after public consultation, adopt and approve a single land use scheme for its entire area within five years from the commencement of this Act.

The land use scheme must provide the following as outlined in Chapter 5, section 24(2) “A land use scheme adopted in terms of subsection (1) must –

- a) *include appropriate categories of land use zoning and regulations for the entire municipal area, including areas not previously subject to a land use scheme;*
- b) *take cognisance of any environmental management instrument adopted by the relevant environmental management authority, and must comply with environmental legislation;*
- c) *include provisions that permit the incremental introduction of land use management and regulation in areas under traditional leadership, rural areas, informal settlements, slums and areas not previously subject to a land use scheme;*
- d) *include provisions to promote the inclusion of affordable housing in residential land development;*
- e) *Include land use and development incentives to promote the effective implementation of the spatial development framework and other development policies;*
- f) *Include land use and development provisions specifically to promote the effective implementation of national and provincial policies; and*
- g) *Give effect to municipal spatial development frameworks and integrated development plans.*

GTM's IDP indicates a budget for the preparation of the Land Use Management Scheme.

CHAPTER 12

IMPLEMENTATION PLAN

12.1 Implementation Elements

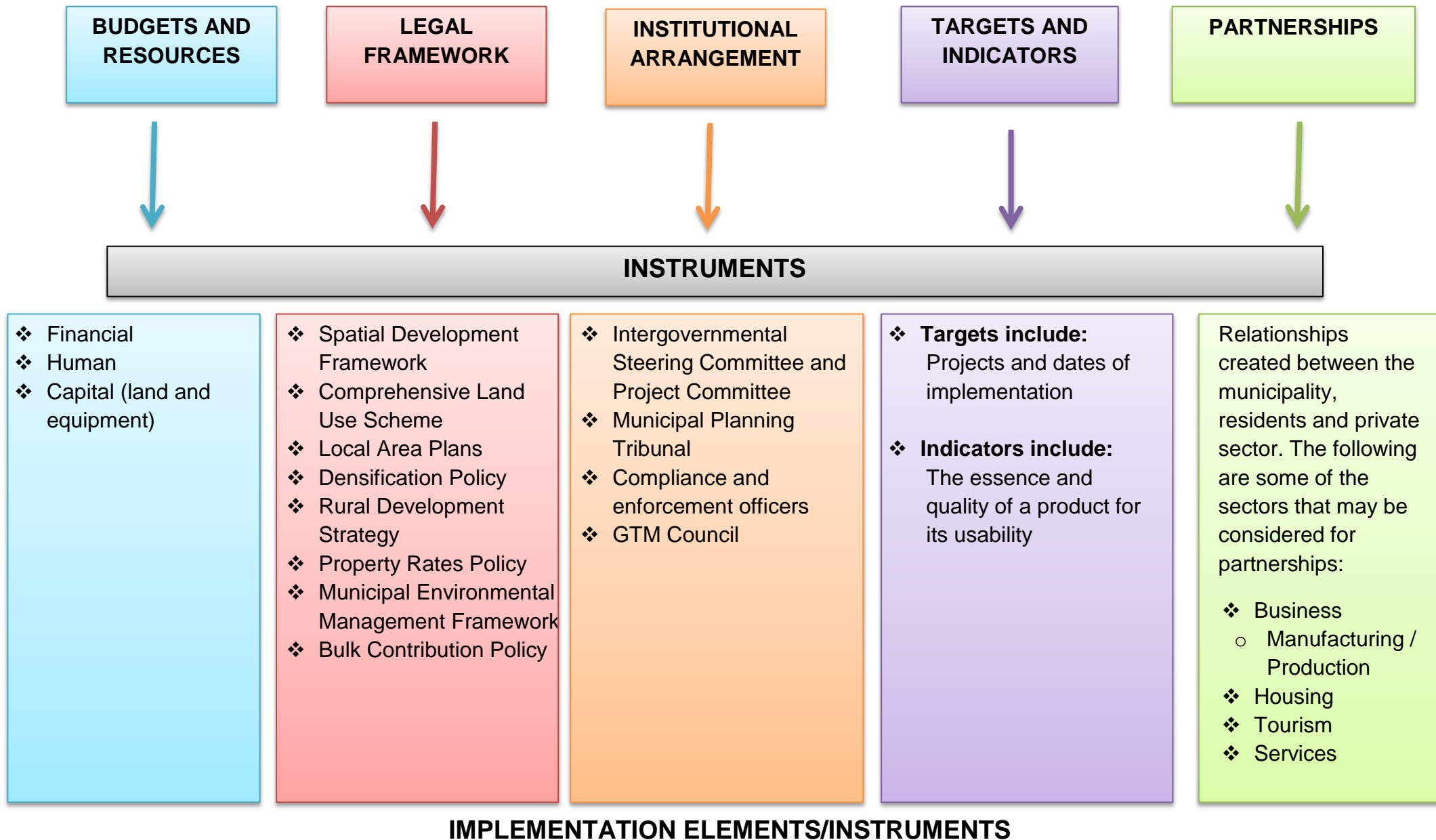
The Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) stipulates that an implementation plan be prepared and must comprise of the following elements:

- (i) *sectoral requirements, including budgets and resources for implementation;*
- (ii) *necessary amendments to a land use scheme;*
- (iii) *specification of institutional arrangements necessary for implementation;*
- (iv) *specification of implementation targets, including dates and monitoring indicators; and*
- (v) *Specification, where necessary, of any arrangements for partnerships in the implementation process.*

The above elements are guided by the following spatial objectives identified in the spatial sectoral plan:

OBJECTIVES

1. The sustainable utilization of all land within the municipal area to its fullest potential and benefit.
2. The restriction of wastage of land through urban sprawl, degradation of the natural environment and/or sterilization of resources
3. The concentration of development to derive social and economic benefits for the community.
4. The utilization of existing development and infrastructure capacity.
5. The promotion of good internal and external accessibility through the optimal use of existing resources
6. The support of economic growth through the judicious exploitation of natural and artificial resources
7. The promotion of orderly development through timeous preparation and planning.
8. The manipulation of development to achieve a hierarchal settlement development pattern.
9. The promotion of land restitution and reform to achieve equitable access to land and security of tenure.



12.2 Budget and Resources

Budget and resources have been provided for in the multi-year budget of the municipality. Both human and capital resources are available to implement the identified projects. Most of the projects will be implemented by service providers who are equipped with machinery to implement the projects. All the projects will be implemented on the municipal owned land or on public land under the authority of the municipality or where a municipality has a servitude over the land.

12.3 Legal Framework

The following legal framework under which the projects are prepared and implemented is either readily available or in the state of finalisation:

- ❖ Spatial Development Framework
- ❖ Comprehensive Land Use Scheme
- ❖ Local Area Plans
- ❖ Densification Policy
- ❖ Rural Development Strategy
- ❖ Property Rates Policy
- ❖ Municipal Environmental Management Framework

12.4 Institutional Arrangement

The following institutional arrangement is in place and functional:

- ❖ Land Use Coordinating Team (made of the various sectors under the leadership of spatial planning. The primary role of the team is to recommend activities and strategies for integrated planning to result in sustainable human settlements. This may involve review of the budget to align with the nodal objectives)
- ❖ Municipal Planning Tribunal
- ❖ Compliance and enforcement officers
- ❖ GTM Council

12.5 Targets and Indicators

Both of the following elements have been built into the project design:

❖ **Targets include:**

Projects and dates of implementation

❖ **Indicators include:**

The essence and quality of a product for its usability

12.6 Projects, Timeframe and Indicators

The following are the identified projects within GTM:

Project Name	Time			Indicators	Partnerships
	Short	Medium	Long		
Comprehensive Land Use Scheme	√	√	√	Compliance with the provisions of SPLUMA and By-Laws	MDM and GTM
SPLUMA By-Laws	√	√	√	Compliance with the provisions of SPLUMA	MDM and GTM
Development and implementation of Local Area Plans	√	√	√	Compliance with the provisions of SPLUMA and By-Laws	GTM
Resuscitation of the Nkowankowa Industrial Park	√	√		Take up of industrial space, creation, sustained occupancy rate and maintenance of job opportunities	National DTI, LEDET, MDM and GTM
Implementation of the Agri-Park	√	√		Trained cadet of agricultural extension officers, sustained production levels, increased production output.	DRDLR, LEDET, MDM and GTM
Protection of land with high agricultural potential	√	√	√	Decreased encroachment, increased productions	LEDET, MDM and GTM
Protection and conservation of	√	√	√	Decreased encroachment of	LEDET, MDM and GTM

environmentally sensitive areas				environment, increased use of such areas for tourism	
Establishment of a Geographic Information System division	√	√	√	Appointed staff, Accessible quality maps and plans,	GTM – Planning Division
Implementation of the Nodal Plan and Densification Policy	√	√	√	Prepared local plans, intensification of the nodes,	GTM
Implementation of the Rural Development Strategy	√	√	√	Increased participation levels, higher production levels, higher income generation	LEDET and GTM
Implementation of Development Corridors and activity spines	√	√	√	Prepared local area plans, implementation of infrastructure	MDM and GTM
Implementation of the District Roads Master Plan		√	√	Upgraded roads	MDM
Implementation of the Mopani District Biodiversity Plan	√	√	√	Reduction of encroachment	LEDET, MDM and GTM
Development of distribution centres and storage facilities – proposed on Portions 39 and/or 45 Hamawasha 557LT	√	√		Reduction of heavy duty trucks within the CBD	GTM and Private Sector

12. 7 Partnerships

The Systems Act allows the creation of Municipal Service Partnerships to be entered into with private or public parties. These can be, a service contract, management contract, lease, build/operate/transfer and/or concession and licensing. GTM has exercised some of these options and would still be encouraged where appropriate to continue exercising them. Partnerships have been created mainly with funding institutions such as Municipal Infrastructure Grant (MIG), LEDET, LEDA, GTEDA, MDM and COGHSTA.

CHAPTER 13

SDF MAP EXPLANATORY

The SDF Map demonstrates the following elements:

- ❖ The existing and proposed nodes, demonstrate the geographic space economy within GTM with the three nodal areas emerging into a development triangle.
- ❖ The primary corridor is along the R36 between Tzaneen and Nkowankowa and the secondary corridor being between Nkowankowa and Lenyenye.
- ❖ The direction for growth in Tzaneen is along the R36 towards Nkowankowa while the direction for growth in Nkowankowa is towards Tzaneen.
- ❖ Environmentally sensitive areas must be protected and conserved and development should not be allowed in such areas as per the MDM Bioregional Plan.
- ❖ The agri-economic engine for GTM is located in Politsi and Letaba Estates.
- ❖ Areas with potential for mining areas have been identified along the R36 in Lefara and Zangoma as well as in Gabaza and Burgersdorp.
- ❖ Areas suitable for the development of distribution centres and storage facilities.

(See Map 22: SDF Map)