



NODAL PLAN FOR GREATER TZANEEN MUNICIPALITY

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Table of Contents

ACRONYM AND ABBREVIATION	7
1. INTRODUCTION.....	9
2. STRUCTURE OF THE REPORT.....	9
PART A: ANALYSIS	10
3. POLICY CONTEXT AND VISION DIRECTIVES.....	10
3.1 Policy Context	10
3.1.1 National Development Plan Vision for 2030.....	10
3.1.2 Spatial Planning and Land Use Management Act, 2013 (Act 16 Of 2013)	11
3.1.3 Municipal Spatial Development Framework.....	11
3.2 Definition of a Development Node	11
3.3 Purpose of the Nodal Plan	13
4. CONTEXT, ROLE AND ISSUES	15
4.1 Locational Context.....	15
ISSUES.....	17
4.3 Built Environment.....	17
4.4 Biophysical.....	27
4.5 Swot Analysis	27
4.5.1 Strength.....	28
4.5.2 Weaknesses.....	28
4.5.3 Opportunities	28
4.5.4 Threats	29

PART B: SPATIAL PROPOSALS.....	30
5. CATEGORISATION AND CLASSIFICATION OF NODES.....	30
Primary Node	30
Secondary Node.....	30
Tertiary Node	30
Satellite Node:.....	31
6. DESIGN FRAMEWORK.....	31
6.1 Design Principles.....	31
6.2 Design Concepts	33
7. SPATIAL PROPOSALS.....	40
7.1 Findings and Proposals	40
7.2 Spatial Proposals of Nodes.....	42
8. CAPITAL INVESTMENT PLAN.....	45
8.1 Catalytic Projects	45
8.2 IDP Projects.....	47
9. IMPLEMENTATION PLAN.....	50
9.1 Implementation Elements.....	50

List of Tables

TABLE 1: Comparison of Nodes

TABLE 2: Tzaneen Zoning List

TABLE 3: Zonings Per Areas

TABLE 4: Nkowankowa Zoning List

TABLE 5: Lenyenye Zoning List

List of Diagrams

Diagram 1: Economic Activities

Diagram 2: Primary Nodes with Secondary and Tertiary Nodes

Diagram 3: Urban-Rural Continuum

Diagram 4: Infill Development and Urban Functional Boundary

Diagram 5: Mixed Uses

Diagram 6: Linear Multi Nodal Activity Spine

Diagram 7: Activity Spine with Intersections

Diagram 8: User Friendly Roads

Diagram 9: Street Closure

Diagram 10: Lenyenye Centre of the Functional Area

Diagram 11: Lenyenye

Attached as Annexure 1 Map:

MAP 1 (a): Tzaneen Town

MAP 1 (b): Tzaneen Town

MAP 2: Tzaneen's access Map

MAP 3: Land Use Patterns of Tzaneen

MAP 4: Proposed site for social housing Portions 9 and 38 of the farm Hamawasha 557LT

MAP 5 (a): Nkowankowa Town

MAP 5 (b): Nkowankowa Town

MAP 6: Nkowankowa and Dan Village's access

MAP 7: Land Use Patterns of Nkowankowa

MAP 8 (a): Dan Village

MAP 8 (b): Dan Village

MAP 9: Land Use Patterns of Dan Village

MAP 10 (a): Lenyenye Town

MAP 10 (b): Lenyenye Town

MAP 11: Lenyenye's access

MAP 12: Land Use Patterns of Lenyenye

MAP 13: Direction for Growth between Tzaneen and Nkowankowa

MAP 14: Direction for Growth in Lenyenye

MAP 15: Nodes

MAP 16 (a): Spatial Proposals

MAP 16 (b): Use friendly road

MAP 17: Nkowankowa's Activity Spine

MAP 18: Urban-rural continuum between Nkowankowa, Dan Village and Mokgolobotho

ACRONYM AND ABBREVIATION

AgriHub	Agricultural Hub
Agri-Park	Agricultural Park
BMR	Bureau of Market Research
CBD	Central Business District
CoGTA	Cooperative Governance and Traditional Affairs
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
EPA	Economic Potential Analysis
GTM	Greater Tzaneen Municipality
GVA	Gross Value Add
HDA	Housing Development Agency
HV	High Volume
IDP	Integrated Development Plan
LED	Local Economic Development
LEDET	Limpopo Department of Economic Development, Environment and Tourism
MDB	Municipal Demarcation Board
MDM	Mopani District Municipality
MSDF	Municipal Spatial Development Framework

ND	Nkowankowa and Dan Village
NDL	Nkowankowa, Dan Village and Lenyenye
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, 2013 (Act 16 of 2013)
Stats SA	Statistics South Africa
TOR	Terms of Reference

1. INTRODUCTION

The Nodal Plan for Greater Tzaneen Municipality has been prepared as part of the Municipal Spatial Development Framework 2017-2022. The policy shall be read in conjunction with the SDF and other planning policy instruments such as the Densification Policy, the Rural Development Strategy, Land Use Management Scheme, The Spatial Planning and Land Use Management By-Law of Greater Tzaneen Municipality and others. The policy shall be primarily used by the officials of the municipality, developers and urban managers.

2. STRUCTURE OF THE REPORT

The Tzaneen Nodal Plan consists of the following:

Part A: Analysis

- ❖ Policy Context and Vision Directives
 - Policy context
 - Definition of a development node;
 - Purpose of the nodal plan;

- ❖ Context, Role and Issues
 - Socio-economic
 - Built environment
 - Biophysical
 - SWOT Analysis

Part B: Spatial Proposals

- ❖ Categorisation and classification of Nodes
- ❖ Design Framework
 - Design principles
 - Design concepts
- ❖ Proposals and Recommendations
- ❖ Capital Investment Plan

- ❖ Implementation Plan
 - Implementation elements
 - Instruments
 - Projects, Timeframes and Indicators
 - Partnerships

PART A: ANALYSIS

3. POLICY CONTEXT AND VISION DIRECTIVES

3.1 Policy Context

3.1.1 National Development Plan Vision for 2030

NDP Vision 2030 provides that plans be developed for among others, rural restructuring zones, resource critical regions and special intervention areas.

Rural restructuring zones are described to have large populations that are experiencing change (for example new settlement formation). These areas require management, institutional development, land and tenure reform, infrastructure provision and economic stimulus. They may also be areas with agricultural, tourism or mining potentials.

Resource critical regions have highly valued natural resources that provide ecosystems lifelines. They may include areas of highly valued mineral resources, areas of great importance for biodiversity.

Special intervention areas require state support for among others job creation, growth management and green economy.

GTM happens to have most of these zones.

The development intensification of existing nodes as well as identification of new ones will be in compliance with the provisions of the NDP Vision 2030.

3.1.2 Spatial Planning and Land Use Management Act, 2013 (Act 16 Of 2013)

Section 21 of the Spatial Planning and Land Use Management Act (SPLUMA), 2013 (Act 16 of 2013) requires that, among others, economic nodes indicating where public and private investment will be prioritised and facilitated must be indicated in the SDF of the municipality.

The Nodal Plan will ensure compliance with the Development Principles stipulated in Chapter 2, section 7 of the SPLUMA Act 2013. These principles are intended to ensure that:

- ❖ past spatial and other development imbalances are redressed through improved access to and use of land.
- ❖ stimulation of the effective and equitable functioning of land market is achieved.
- ❖ land development occurs in locations that enhance sustainability and limit urban sprawl resulting in viable communities.
- ❖ the principle of efficiency, whereby land development optimises the use of existing resources and infrastructure is achieved.
- ❖ the principle of spatial resilience, where flexibility in spatial plans and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.
- ❖ the principle of good administration where all spheres of government ensure an integrated approach to land use and land development.

3.1.3 Municipal Spatial Development Framework

The Greater Tzaneen Municipal SDF 2017 – 2022 provides that the existing nodes be planned, intensified and expanded and that new ones are identified within Bulamahlo, Relela, and Runnymede clusters to provide intense development in these clusters. These nodes will assist in the definition of the space economy as well as anchor needed development for the area.

The new nodes will be developed in Rita village (Bulamahlo), around Relela, Moleketla and Motupa (Relela) and around Nwamitwa, Mandlakazi and Mavele (Runnymede).

3.2 Definition of a Development Node

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. *The proponents of the nodal concept attribute its formulation to the capacity*

of these areas to stimulate growth within their regions of influence and to turn around sprawling development which is often one of the key planning objectives for their establishment. (pg. 4: Towards a Framework for the classification of Development Nodes in KwaZulu-Natal, 2015)

The nodes are categorised into three stages depending on their stage of growth namely:

- ❖ Emerging;
- ❖ Stable; and
- ❖ Declining

An emerging development node would refer to a new and growing node which may be at a planning stage or yet to reach maturity. Such nodes would encompass areas with resources which have been earmarked for development purposes i.e. mining area supported by requisite infrastructure for human settlement. Areas such as Richards Bay, Nxuqra (Coega) near Port Elizabeth, Midrand, Lephalale.

Stable node refers to an established node which continues to grow. Sandton and Polokwane would be such nodes. These nodes have reached maturity and their sustainability such that they are self-financing and in certain instances even self-managing. These nodes are characterised by either strong industrial, commercial and/or manufacturing base and provide the most number of job opportunities.

A declining node refers to a node that has reached its peak and is in the process of decline due to, among others, mismanagement, high crime rate, poor social services, decline in infrastructure levels as well as decline in the economic base. These are also characterised by relocation of the major sectors of the economy to either emerging or stable nodes. The Johannesburg Central Business District is one such node as well as a number of CBDs in Ekurhuleni such as Germiston, Benoni, Boksburg, and Springs among others. All Nodes in GTM tilts into this group unless interventions are made.

Greater Tzaneen Municipality currently has identified five development nodes namely, Tzaneen, Haenertsburg, Nkwankowa/Dan Village, Lenyenye and Letsitele. These happen to be proclaimed towns consisting of the very smallest

hamlets such as Haenertsburg and Letsitele. Other settlements occur in areas of traditional authorities, commercial farms and tourism settlements.

3.3 Purpose of the Nodal Plan

The project brief stipulates that the Tzaneen Nodal Plan for GTM be reviewed as part of the Spatial Development Framework 2017–2022 which should inform spatial planning in GTM. The primary aim includes the normalization of settlement pattern, efficient delivery of services and promotion of regional economic and social development. The objectives include the following:

- ❖ To integrate space through the distribution of development nodes that meet different levels of community needs and enable efficient and equitable access to employment opportunities, goods and services, and public facilities.
- ❖ To apply the development nodes hierarchy as part of a long-term and integrated approach to development, taking into account level of planning and role of the area in the local, provincial and national economy.
- ❖ To plan development nodes to support a wide range of retail and commercial premises and promote a competitive retail and commercial market.
- ❖ To increase the range of employment opportunities in development nodes and contributing to the achievement of clusters' employment self-sufficiency targets and definition of space economy.
- ❖ To secure tenure through increase in the density and diversity of housing in and around development nodes and improve land efficiency and support centre facilities.
- ❖ To ensure that development nodes provide sufficient development intensity and land use mix to support high frequency public transport.
- ❖ To plan development nodes around a legible regional road network and quality public spaces.
- ❖ To concentrate activities, particularly those that generate high numbers of trips, within development nodes.

- ❖ To provide services through form of coordinated service provision to reach a wider scope of citizenry particularly in dispersed settlements.
- ❖ To enhance environmental sustainability and resource management.

A nodal plan will detail and integrate the objectives in both map form and annotation.

4. CONTEXT, ROLE AND ISSUES

This Chapter analysis the locational context, socio-economic, built-environment and biophysical.

ISSUES	TZANEEN	ND VILLAGE	LENYENYE
4.1 Locational Context	<p>Tzaneen is located within Lesedi cluster slightly north westerly of GTM next to Tzaneen dam, linked by 37km north west of Haenertsburg, 23km west of Nkowankowa and 34km west of Letsitele.</p> <p>Tzaneen town does not have a formalised or proclaimed urban boundary but shares its general boundary with Tzaneen Dam to the west, extending over the Groot Letaba River into agricultural holdings in the east, the farm Doornhoek 535-LT is the northern boundary and the farms Black Knoll 557-LT Hamawasha and 576-LT form the southern boundary. The Tzaneen CBD is located centrally while residential developments occur all around the town towards its outskirts except for the south, where the town is developed with an industrial township. The entire town is surrounded by land with good agricultural potential and environmentally sensitive areas which need to be protected.</p>	<p>Nkowankowa is located on the south-east of Tzaneen bordered by Letaba Estates on the north, the R36 on the west, Mariveni rural settlement on the east and Petanenge rural settlement on the south.</p> <p>Dan Village is located adjacent to Nkowankowa. It is bordered by Nkowankowa on the north, Ka-Mohlaba on the east, the R36 on west with Letsitele River on the south.</p>	<p>Lenyenye is located on the south of Nkowankowa along the R36. It is bordered by Moime Village on the west, Ka-Xikwambana farms on the north, the R36 and Mohlaba Cross Village on the east and Mokometsie Village to the south.</p> <p>Lenyenye and Maake are interdependent on each other. Lenyenye is urban while Maake is rural in nature but the presence of the plaza influences the space economy of the area. People in both areas travel both directions for services. People in Lenyenye travel to Maake for the shopping and banking services while people in Maake travel to Lenyenye for administrative services due to the presence of the police station and a court. The presence of the FET College in Maake also attracts residents from Lenyenye. The functional boundary of Lenyenye extends over to Maake village and Mohlaba Cross.</p>
4.2 Socio-Economic			
Demography	Tzaneen town has a small population base of approximately 16 000 people on	Stats SA indicates that in 2011 Nkowankowa had a population of	Lenyenye has a population size of approximately 12 099 people on a

	<p>approximately 22 km² of land translating in the density of 727.27 p/km² against the municipal density of 120.3 p/km² and 4 842 households.</p> <p>Such density is considered to be low for a town of similar stature..</p> <p>Low population density presents an opportunity to increase population density as well as development intensity within the current town boundary. (See Table 1)</p>	<p>42 859 people on a land size of 16,23km² with 5 967 households and a population density of 1 663,9p/km².</p> <p>Dan village has a population of approximately 22 485 people on a land size of approximately 9,52km², 5 465 households with a density of 2139,12 p/km².</p> <p>Nkowankowa and Dan Village have medium-high density which presents the opportunity for more services. (See Table 1)</p>	<p>land size of 8,81 km² with 3 145 households with a density of 1372,56p/km².</p> <p>Lenyenye has medium-high density which presents the opportunity for more services. (See Table 1)</p>
<p>Economy</p>	<p>Tzaneen is the economic hub of the entire municipality which produces the highest economy as a result of all the business, commercial and administrative functions that Tzaneen performs. Nkowankowa has medium economic activities as the town is dominantly dormitory with few industries and other business/commercial activities. NDL nodes highly rely on Tzaneen for commercial/shopping, jobs, administrative, recreational facilities. This dependence contributes a lot to the economy of Tzaneen while Tzaneen on the other hand provides job opportunities, business and administrative functions to residents of NDL. Dan Village is dependent on Nkowankowa. Lenyenye has the lowest economic activity as is dormitory in nature with very limited business and/or commercial activities that contribute towards its economy. The majority of residents in Lenyenye travel to Tzaneen for shopping and other economic activities.</p> <p>The economic base and development thresholds are low. This provides for an investment opportunity. (See Diagram 1)</p>		

ISSUES 4.3 Built Environment	TZANEEN	ND VILLAGE	LENYENYE
Accessibility	Access into Tzaneen is gained from the R71 in the north-west and R36 in the west, R524 on the south. R71 and R36 are national roads within the district. R71 links Magoebaskloof, Tzaneen and Gravelotte on the east. Tzaneen town is well linked to other centres especially the east west linkages connecting it to Polokwane in the west and Kruger Park in the east (See Map 2: Tzaneen's Access Map)	Access to ND is gained from R36 on the west as well as D673 which cuts across the R36 into Nkowankowa, passing between industries on the west and residential area on the east. The R36 links Modjadjieskloof on the north-west and to Lenyenye on the south. (See Map 6: ND Access Map) ND is accessible by road and rail.	Access to Lenyenye is gained from the R36 on the west. The R36 forms a linkage between Lenyenye, ND and Tzaneen to the north. Lenyenye's accessibility is limited to R36 with a single entrance. (Map 11: See Lenyenye's Access)
Roads and street systems	Tzaneen is well served by both provincial and district roads. R36 from Modjadjieskloof dissects the town from west to east thereafter it continues towards Nkowankowa, Lenyenye and Lydenburg. R71 on the other hand passes the town north of the CBD enroute to Gravelotte and merges with R36 for a distance just below the Magoebaskloof tea and banana estates to where they split north of Tzaneen dam where R71 goes westerly directly to Polokwane with R36 proceeding in a northern direction to Duiwelskloof. R36	Nkowankowa is linear in its form and structure straddling from east to west. The structure is informed by Bankuna Street which acts as an activity spine that links major activities such as the industrial park, an civic institution, a CBD and a sports stadium along its length. Major intersections are north-south all linking up with Bankuna Street. Except for the industrial area, with 25 meters road reserve, all the feeder roads have a road reserve of 8-15 meters. Bankuna Street on the	The roads system is dominated by Main Street that provides access to the Central Point as well as the industrial township. Streets are provided with walkways with a possibility of paving. There is no provision of street furniture.

	<p>and R71 to Nkowankowa and Gravelotte respectively provide the eastern and north eastern accesses. R528 which passes through George's valley and later joins D548 provides a south west access to and from the town. Two access roads, D523 and D589 provide the southern access. D978 to Deerpark provides the northern access.</p> <p>The road network makes Tzaneen to be highly accessible by road. Claude Wheatley, Boundary, Agatha, Peace, Adshade, Voortrekker and Danie Joubert Streets, Circle Drive, Sapekoe Drive, and Aqua Avenue are the main streets and roads in the town that facilitate town traffic movement.</p> <p>The road grid pattern on the overall is difficult to read due to lack of road master plan as the town developed piecemeal without following any road master plan.</p> <p>There is no provision of street furniture throughout Tzaneen.</p> <p>A road master plan currently being prepared should be finalised and</p>	<p>other hand has a road reserve of 20 meters.</p> <p>Few streets such as Bankuna, Hlanganani, Hlekani and Khanimambo are provided with pedestrian pavements. There is no provision of street furniture throughout Nkowankowa.</p> <p>Traffic congestion is only experienced during peak hours in the morning and afternoons.</p>	
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	implemented concurrent with the proposals of the nodal plan.		
Railway Infrastructure	<p>There is a railway line which is an integral part of the town. It is located in the southernmost part of the town. It also has a big site that is used for transportation of goods only.</p> <p>The presence of the railway line and stations provide an opportunity for the up scaling and use of rail.</p>	<p>Nkowankowa is serviced with a goods rail line which links the area with Letsitele and Tzaneen.</p> <p>The presence of the railway line and stations provide an opportunity for the up scaling and use of rail.</p>	There is no railway infrastructure.
Land Uses	<p>Map 3 and Table 2 indicate zoning type, sizes and the total area of Tzaneen. The total area within the urban area is 3946.2388ha. Out of the total, 305.66ha is occupied by roads and streets, 1904.1804ha (48%) is agricultural land that is part of the 2008 plan which is not yet developed.</p> <p>Res 1 to 2 cover 13, 95% (550.5960ha.) Of this total, 12% (494.3032) is residential 1.</p> <p>Industrial 1, 2 and 3 cover 8,4% (332.2343ha) of which Industrial 1 accounts for 3.49% (137.705ha).</p> <p>Business 1, 2, 3, and 4 accounts for 3.33% (131.2150ha), of which business 1 accounts for 1.91% (75.2199ha).</p>	<p>Nkowankowa is predominantly a residential township with an industrial township known as Nkowankowa Extension 1A on the west. Nkowankowa A, BC are mostly developed with residential properties and few uses such as business, open spaces and educational as indicated on Map 7 and Table 4.</p> <p>Dan village is a rural settlement which is dominated by residential uses and small agriculture. (See Map 9)</p> <p>Nkowankowa and Dan Village</p>	<p>Lenyenye is predominantly a residential township with an industrial township to the western boundary straddling north-south interspersed by small business, educational, institutional and municipal facilities. (See Map 12 and Table 5). To the north is Kuwait Village. To the east it's a river that separates the town from Rita Village.</p> <p>Lenyenye has an opportunity for upgrading of the industrial township, office development and densification.</p> <p>The presence of a magistrate's</p>

	<p>Public open space accounts for 4.15% (163.6484ha) and private open space 1.6% (65.4945). Educational accounts for 2.05% (80.9486ha). Municipal, and institutional accounts for 1.87% (73.6186ha), 0.08% (3.0648ha), and 0.54% (21.3442ha) respectively. Roads constitute 7.75% (305.66ha) and rail 2.56% (100.9306ha) of the total area.</p> <p>The largest land use is Agricultural at 48%, followed by Residential at 13,95, followed by Industrial at 8,4% with roads at 7,75%.</p> <p>The town has limited external growth with the opportunity to densify.</p>	<p>provide an opportunity for upgrading of the industrial township, office development as well as densification for Dan Village.</p>	<p>court, police station, postal services, community hall and clinic provide the opportunity of the development of a Civic Precinct.</p>
Housing	<p>The Residential erven sizes range between 250m² - 1000m² with Tzaneen Extension 13 (Flora and Agatha Park), Tzaneen Extension 70 and 78 (Adams Farm), Tzaneen Extension 72 and 84 (Golden Acres) at 250m² with a density of one dwelling unit per erf; Tzaneen Extension 75 (Riverside) at 1000m²; and the rest at 500m².</p> <p>However there are extensions formerly</p>	<p>Residential covers the most land at 1 568,5 hectares (66,8%) of the land followed by Agricultural which covers 210,5 hectares (8,9%) and Industrial which covers 5,9% with the rest of the land covered by other zonings which amount to less than 8% each. The lowest coverage being parking at 0,003%.</p> <p>Nkowankowa is a dormitory town</p>	<p>Residential covers 115,4372 hectares (43,81%) of the land followed by public roads which cover 62,7666 hectares (23,8%) with the public open space taking up 20,0623 hectares (7,61%) with the rest amounting to 24,78% respectively. The area has 3145 Households.</p> <p>Lenyenye has varying housing typologies ranging from basic housing units to medium/high income though at low density.</p>

	<p>zoned single residential that are losing their character through rezoning processes as in Extensions 4, 6 and 8. These Extensions are now zoned mixed use areas.</p> <p>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. (See Map 4: Proposed site for social housing)</p> <p>Some properties in Tzaneen, along Claude Wheatley, are mostly dilapidated and in a state of decay. Property owners are either no longer taking care of their properties or they have rented them out without anyone ensuring proper maintenance.</p> <p>These properties are located on old big stands and have proximity to the train</p>	<p>which has the opportunity to diversify into multi-functional town.</p>	<p>Housing density must be increased. The area is predominantly residential with limited job opportunities.</p> <p>Lenyenye is a dormitory town which has the opportunity to diversify into a multi-functional town.</p>
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	<p>station, CBD, the industrial township and Claude Wheatley which is one of the major town mobility spines and therefore suited for high residential density. High density development result in bringing more people into the centre of town. There is evidence in support of the proposal as high density developments have already taken off on the same street.</p> <p>Development time lag experienced at the high end of the housing market has stagnated housing provision in the town. There is evidence of the lower uptake of the market in these areas. Tzaneen needs to concentrate on providing houses on demand as well as integrating affordable housing into the urban fabric of the town. This could be achieved through subdivision of properties wherever possible without drastic change to the aesthetics and quality of the area.</p>		
Water and Sanitation	Water and sanitation is provided by GTM and enjoys high connection levels.	Greater Tzaneen Municipality IDP Housing Chapter, 2016 indicates that, <i>“In respect of bulk infrastructure, the water quota for Nkowankowa has reached full</i>	Water and sanitation is provided by GTM and enjoys high connection levels within the proclaimed town.

		<p>capacity and consumption already exceeds the allocation. These constraints are having a detrimental impact on the development and servicing of a number of Nkowankowa's extensions such as the Dan Village townships, Nkowankowa D (Mbambamencisi), Nkomanini and Mokgolobotho. Furthermore, the water purification plant needs upgrading and additional storage facilities are required. Apart from water related constraints, areas supplied by Eskom such as Nkowankowa, the Dan townships, Mbambamencisi, Nkomanini and Mokgolobotho has insufficient capacity for new development(s)."</p> <p>Water and electricity to Nkowankowa, Dan Village, Mbambamencisi, Nkomanini and Mokgolobotho are all supplied from a single source and therefore cannot be viewed and analysed individually.</p> <p>These are limited due to having reached their capacity levels.</p>	
Industrial	Five industrial townships have been provided in Extensions 5, 9, 11, 36 and	The Department of Trade and Industries has appointed a service	The industrial township area amounts to 4,0 hectares which

	<p>40</p> <p>The manufacturing sector is limited to less than 4% of the GTM's economy of Letaba Estate and Politsi contribute mote. Current contribution by the sector is minimal and therefore has negligible impact. The industrial township is predominantly services such as panel beating and spray painting, tyres, processing of agricultural produce and storage. GTM should encourage the growth of the industrial base of the town.</p> <p>There is enough space for the expansion of industries.</p>	<p>provider to prepare a detailed investment study on the upgrade and expansion of the industrial park. This will include a feasibility study, a master plan determining land use, utility services, infrastructure plan and design, cost estimate of infrastructure, project implementation road map, management structure, financing model and a business plan. It is recommended that GTM liaise closely with the service providers in order to integrate the study with the requirements of an AgriHub. This may require the upgrading of R36 to create an enabling environment for development between Tzaneen and NDM.</p> <p>The plan should also take into account urbanism already experienced in Dan Village and Mokgolobotho. The urbanism experienced in these areas has reduced dependence on rural form of production and relied on jobs available either in Nkowankowa, Tzaneen and Letaba Estates.</p>	<p>translates to 1,53% of the total area. This indicates an imbalance between housing and industry. As a result a number of job opportunities created are inadequate to meet the employment needs of the community. Furthermore, the industrial township is deteriorating and in a state of disrepair. Which has resulted in residential encroachment into the industrial township. The industrial operations are mainly limited to small steelworks, spray painting, panel beating and funeral services.</p> <p>The industrial park needs resuscitation in order to improve its operations to increase employment.</p>
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		There is an opportunity to re-industrialize the township.	
Central Business District	<p>Urban Geographers and City Planners agree that a Central Business District (CBD) is the focal point of a city. It is the commercial, office, retail, cultural centre and the centre point for transportation networks. As such it has no defined geographic boundaries but defined by the intensity of activities and functions taking place within a given space in town and on a city.</p> <p>Within Tzaneen these intense activities generally take place within the precinct north of the proposed R36 delineated by Sapekoer Drive on the east and Sirkel Road on the west, Agatha Street on the north-west. Intense activities taking place within these boundaries include 2 shopping malls, commercial banks, offices, bus and taxi ranks, informal trading, retail shops, educational facility, residential properties and other facilities. Strikingly is the absence of a square or a park in the CBD where open air, informal activities, gatherings would ordinarily take place.</p>	<p>The CBD in Nkowankowa does not meet the roles and functions generally agreed upon by Urban Geographers and City Planners that of a focal point, commercial, office, retail, cultural centre and the centre point for transportation networks. As no other alternative definitions exist, CBD will therefore be used to describe the central area of Nkowankowa.</p> <p>The CBD is located on the east of Tlangelani and Ntshunxeko Streets, south of Hlanganani Street but includes a magistrate's court, west of Ritavi Street and north of Hlekani and Khanimambo Streets.</p> <p>The CBD provides for a community hall, municipal offices, a police station, magistrate court, retail facilities, taxi rank and filling station. The CBD is negatively affected by the following:</p> <ul style="list-style-type: none"> • Lack of space for growth; • Insufficient parking space; 	<p>The Central Point is located on the south of Main Street, east of Clinic Street, west of Police Street and north of Magistrate Street but including a magistrate court. It consists of a community hall, magistrate court, police station, shops and post office.</p> <p>The Central Point is negatively affected by the following:</p> <ul style="list-style-type: none"> ❖ Lack of space for growth; ❖ Limited number of activities; ❖ Operates at elementary level; ❖ Absence of street furniture; ❖ Buildings in a state of decay; ❖ Presence of Maake Plaza which cannibalizes the centre; and ❖ Limited entrepreneurship. <p>There is an opportunity for the re-planning of the central place inclusive of the extension of the footprint as well as developing a Civic Precinct.</p>

	<p>The CBD is negatively affected by the following:</p> <ul style="list-style-type: none"> ❖ inadequate trading and storage spaces; ❖ trashing of the area by not observing health and street by-laws; ❖ lack of security; ❖ inadequate and malfunctioning ablution facilities; ❖ illegal stopping and parking, mainly by taxis; ❖ absence of street furniture and pedestrian friendly roads; ❖ insufficient parking space; ❖ high vacancy rate of shops and office spaces within the CBD; ❖ congested CBD due to lack of competition, the proximity of the malls to each other as well as the location of the bus and taxi ranks in close proximity; and ❖ buildings not adequately maintained. <p>An opportunity to introduce management systems of the CBD.</p>	<ul style="list-style-type: none"> • Limited number of activities; • Operation at elementary level; • Absence of street furniture; • Limited entrepreneurship; • Shortage of office space for professionals • Lack of small size working space operated at individual level. <p>There is an opportunity for the re-planning of the CBD for mixed uses, inclusive of the extension of the footprint.</p>	

4.4 Biophysical			
Parks and Open Spaces	<p>The valley of Great Letaba River and its tributaries as well as the presence of independent water bodies define the main green and open areas that have been designated as parks. Very few parks have been formally developed with facilities for the enjoyment of the community. Parks and open spaces are spread throughout the town. The environmentally sensitive area along the Greater Letaba River provides an opportunity to be formally used as a municipal park while the other smaller waterbodies and environmentally sensitive areas can be used as neighbourhood parks. These though will have to be planned and developed for utilisation by the community and visitors/tourists to the area.</p> <p>There is an opportunity to develop parks and open spaces for self-sustenance.</p>	<p>Very few parks have been formally developed with facilities for the enjoyment of the community. Parks and open spaces are spread throughout the town.</p> <p>The environmentally sensitive areas provide an opportunity to be planned and formally used as parks.</p>	<p>Very few parks are formally developed with facilities for the enjoyment of the community. Parks and open spaces are spread throughout the town.</p> <p>The environmentally sensitive areas provide an opportunity to be planned and formally used as parks.</p>

4.5 Swot Analysis

Based on the analysis of the locational context, socio-economic, built environment and biophysical issues, the following strengths, weaknesses, opportunities and threats were identified. These focus on issues that affect the nodes.

4.5.1 Strength

- ❖ Nkowankowa and Lenyenye have under-utilised industries which must be fully established and operated.
- ❖ Each node has developed infrastructure that will require further strengthening.
- ❖ The area around Maake Plaza has the potential to be a tertiary node.
- ❖ Presence of labour in all nodes.
- ❖ Existence of closer settlements and development of bulk water infrastructure in Runnymede in proximity of Mavele, Nwamitwa and Mandlakazi and in Relela in proximity of Relela, Moleketla and Motupa villages.
- ❖ The planned housing development in Tzaneen and NDM.
- ❖ Resuscitation of industries will encourage upgrading of infrastructural services around these areas.

4.5.2 Weaknesses

- ❖ Tzaneen, Nkowankowa and Lenyenye are landlocked either by commercial farms/environmentally sensitive areas or areas of traditional authority.
- ❖ Long distances (± 50 km) travelled mainly by low income residents of NDL for work and commercial purposes to Tzaneen.
- ❖ Nodes are not up to their maximum functional level.
- ❖ Dan village is not proclaimed.
- ❖ Housing development is not responsive to the market demands and needs especially to affordable housing.
- ❖ The presence of Maake Plaza ± 2 km has a negative impact on the sustainability of commercial businesses in Lenyenye.
- ❖ Shortage of office spaces for professionals in Nkowankowa and Lenyenye
- ❖ Insufficient bulk infrastructure to support present and future development within Nkowankowa, Dan Village and surrounding settlements.
- ❖ Insufficient parking spaces.

4.5.3 Opportunities

- ❖ The implementation of the provisions of the NDP Vision 2030 by restructuring rural settlements.
- ❖ Development of affordable housing within the urban fabric.
- ❖ Development of the Agrihub.
- ❖ The review of the current Property Rates Policy for the enhancement of revenue base.

- ❖ Expansion of existing nodes.
- ❖ Development of new nodes.
- ❖ Protection of areas with high agricultural potential and conservation value.
- ❖ Intensification of nodes and activity spines.
- ❖ The re-industrialization of the nodes.
- ❖ There is enough space for short-medium term industrial development.
- ❖ Densification.
- ❖ Up scaling use of rail line and stations.
- ❖ The re-planning of the CBDs for mixed uses, inclusive of the extension of the footprint.

4.5.4 Threats

- ❖ Low skills base of the labour.
- ❖ High migration rate.
- ❖ Decentralised land allocation systems.
- ❖ Illegal development on open spaces and encroachment of illegal land uses.
- ❖ Illegal parking and trading on streets and pavements.

PART B: SPATIAL PROPOSALS

Based on the Strengths, Weaknesses, Opportunities and Threats analysis, the following proposals on nodal planning are made to achieve the nodal objectives indicated in the policy framework as well as in the MSDF.

5. CATEGORISATION AND CLASSIFICATION OF NODES

Part A (3.2) above categorises nodes into the following:

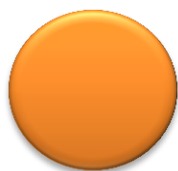
- ❖ Emerging;
- ❖ Stable; and
- ❖ Declining which are further classified according to their roles and functions informed by their objectives indicated in Part A (3.3) above.

Primary Node



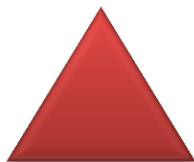
It is an urban centre with very high economic activities and potential for growth. It has complex economy which is not limited to the local area. It plays an important role at all levels (national, provincial and local). It also provides, among others, regional health and social facilities, complex industries,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

Secondary Node



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 Node



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:**

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.

6. DESIGN FRAMEWORK

Based on issues raised in the National Development Plan Vision 2030 as well as the analysis of the performance of the nodes which were found not to be in compliance with sections 6 and 7 principles of SPLUMA Act, 2013. The following design principles are used to guide the development of functional nodes which are in line with sections 6 and 7 principles of SPLUMA as well as the National Development Plan Vision for 2030.

6.1 Design Principles

The purpose of these principles is to ensure that the nodes are developed in a balanced and integrated manner and that each component builds on a common vision. The Nodal Plan continues to ensure that the identified design principles to each node are addressed and achieved. The following are the main objectives to be achieved by the nodes through use of principles:

Mixed Use

The implementation of this principle will result in mixed uses which may be achieved on the same Erf, a block or within a node, where facilities and services are within walking distances.

Connectivity

Interconnectivity will be achieved through development and use of walkways and pedestrian through-paths as well as non-motorised movement and through interconnecting street grid at a bigger scale. These could be used to spread / disperse traffic to various directions.

Walkability

This principle is meant to encourage people to walk rather than use motorised vehicles by having developments at human scale. This requires the provision of safe streets with street furniture that can be enjoyed through walking.

Mixed Housing

This principle encourages a variety of residential typologies within the same Erf, a block or within a node permitting a housing variety, sizes and prices.

High density

This principle encourages maximum use of space to achieve high densities.

Integrated transportation

This principle encourages quality network and efficient public and private transportation through buses and taxis with ranks located in strategic areas, where possible use of on a variety of transport modes are encouraged.

❖ Road network

- Improve on the efficiency of the road network by promoting better connectivity between areas at local level
- Improve the legibility of the system by introducing consistent signage and treatment of roads and sidewalks
- Introduce design standards that are compatible with the character of the node and build on local modalities and patterns of use

❖ Public transportation

- Encourage integration and sharing of space and facilities between different modes of transport

❖ Pedestrian movement

- Pedestrian movement should be accommodated and prioritised throughout the node
- New developments should provide a positive interface with the street environment
- Minimise use of surface parking abutting main pedestrian routes
- Provide good lighting and signage to ease movement and orientation

Open Spaces and Legibility

This principle encourages integration of open spaces with other uses especially for new nodes that can use open space with the street grid to enhance integration and legibility.

Safety and Security

This principle promotes passive surveillance by keeping eyes on the streets through, among others, the use of transparent fences, siting windows and balconies on the street side, street lights along the streets. This principle enhances safety and security especially for pedestrians.

Accessible infrastructure

This principle ensures accessibility to service infrastructure through locating people and services within walking distances.

Resource management and environmental sustainability

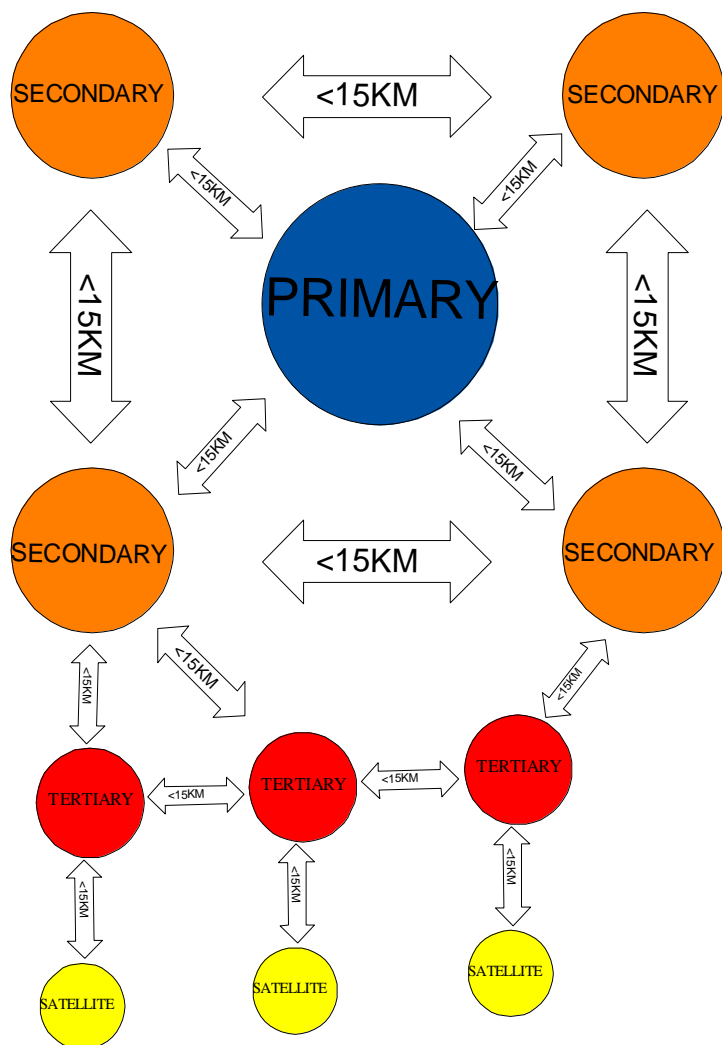
Environmental sustainability has to do with taking care of the livelihoods of residents and other users of the node, in particular children, the youth and the elderly as well as rethinking the way that the infrastructure is designed and delivered. There should also be an emphasis on the conservation and protection of social and cultural heritage, recycling and sharing of facilities, to ease management and maintenance of all public investments.

- Physical and non-physical interventions must complement and reinforce each other.
- The locality of activities and use must respond to local needs.
- Preserve local heritage and natural resources and integrate them into the overall planning and development of the area.
- Develop a clear strategy that looks at energy saving.

6.2 Design Concepts

The following design concepts are derived from the design principles in support of functional nodes.

6.2.1 Primary node with supporting secondary, tertiary and Satellite nodes

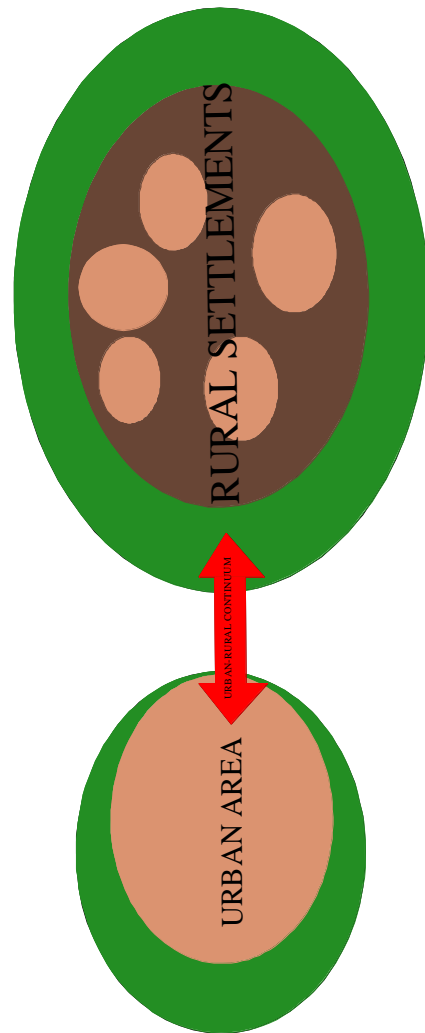


This concept provides for the location of a primary node in relation to secondary, tertiary and satellite nodes where the primary node is the core for national, provincial and local economy. The primary node is followed by a secondary node which provides services at a regional level, followed by a tertiary node which operates at community level, followed by a satellite node which operates at neighbourhood level.

This concept demonstrates the geographic/space economy of each area. The nature and the number of the nodes is informed by, among others, population size, income levels and others. (See Diagram 2)

Diagram 2: Primary nodes with secondary and tertiary nodes

6.2.2 Urban-rural continuum



The concept provides for the understanding of the relationships between urban and rural areas as well as their functional connections. Urban-rural continuum entails how an urban area influences rural growth and how the rural area is attracted by an urban area. The attraction disregards any artificial boundaries as people in a rural area may be working in town and/or producing for a town and therefore increasingly getting closer to town to reduce travel distances. A urban centre may also develop job opportunities closer to a rural area for the purposes of attracting labour and/or to develop on a cheaper land. Practically the two areas become functionally linked and should be considered as a single functional area for planning purposes. (See Diagram 3)

Diagram 3: Urban-Rural Continuum

6.2.3 Infill Development and Functional Boundary

This concept provides for the filling of the development gap between developed areas and a functional development boundary where infill development is encouraged, preferably at higher densities. This requires provision of services before external expansion is approved. A functional boundary is not constituted by a line but by activities that create a buffer, such as agricultural activities, presence of environmentally sensitive areas where no settlements are allowed. (See Diagram 4)

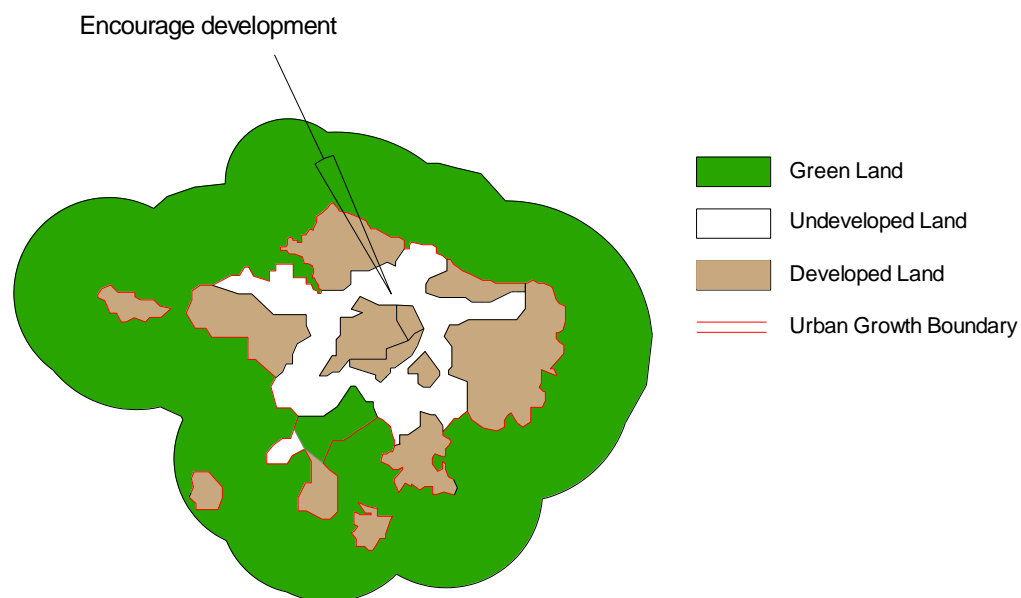


Diagram 4: Infill development and Urban Functional Boundary

6.2.4 Mixed/Integrated land use

This concept provides for the development of multiple uses within a single and/or adjacent properties to achieve maximum utilisation of space and services and to prevent sprawls into environmentally sensitive areas and areas with high agricultural potential. (See Diagram 5)

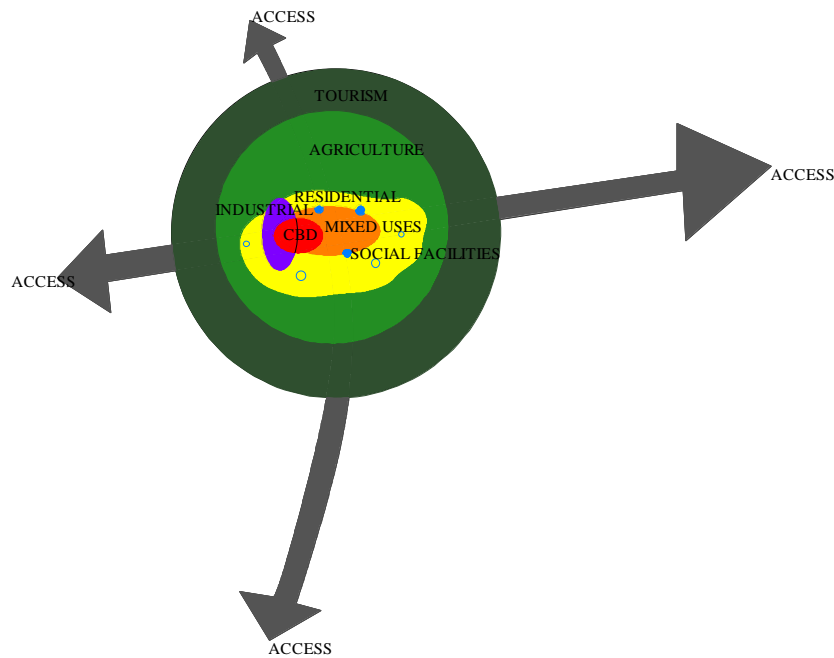


Diagram 5: Mixed uses

6.2.5 Linear multi nodal activity spine

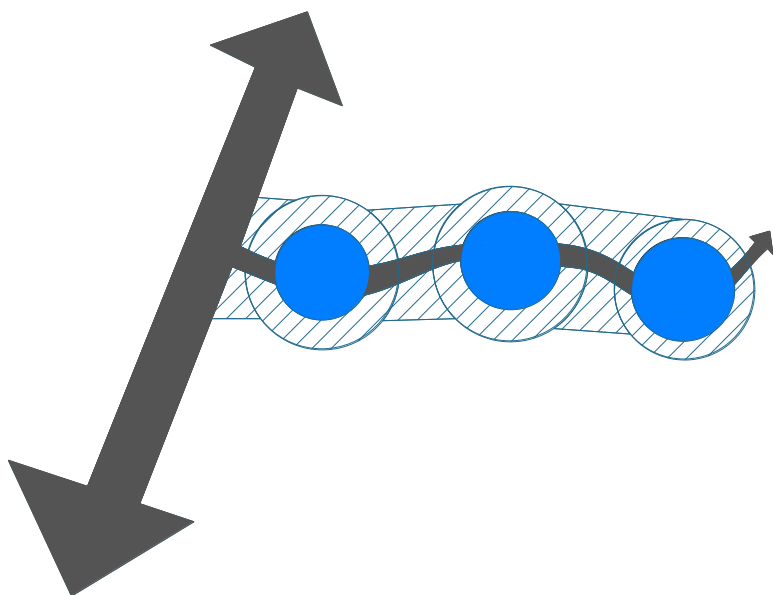


Diagram 6: Linear multi nodal activity spine

This concept provides for a linear local activity spine with multiple nodes that are connected by a major road that traverses through the nodes and carries traffic in the area. The nodes could be made of any number of activities such as a shopping malls, social and government facilities, industrial, recreational and any other activities that attract many people. (See Diagram 6)

6.2.6 Activity spine with intersections

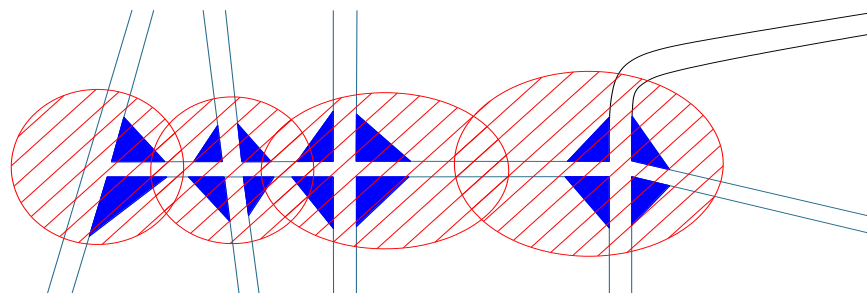


Diagram 7: Activity spine with intersections

This concept provides for the intensity of activities taking place in the intersections of the spine due to visibility and accessibility gained from all sides. These nodes are usually highly traded due to their location. (See Diagram 7)

6.2.7 User friendly roads

This concept provides for user friendly and safe roads for both motorists and pedestrians. These roads must be developed with suitable pedestrian pavement and/or walkway shaded by trees and street furniture for pedestrians usage. These are often located on streets that abut shopping centres or streets that are developed with services along their length. It is of high importance to have pedestrian pavement and/or walkways along busy roads in order to limit distractions between pedestrians and motorists. (See Diagram 8 and 9)

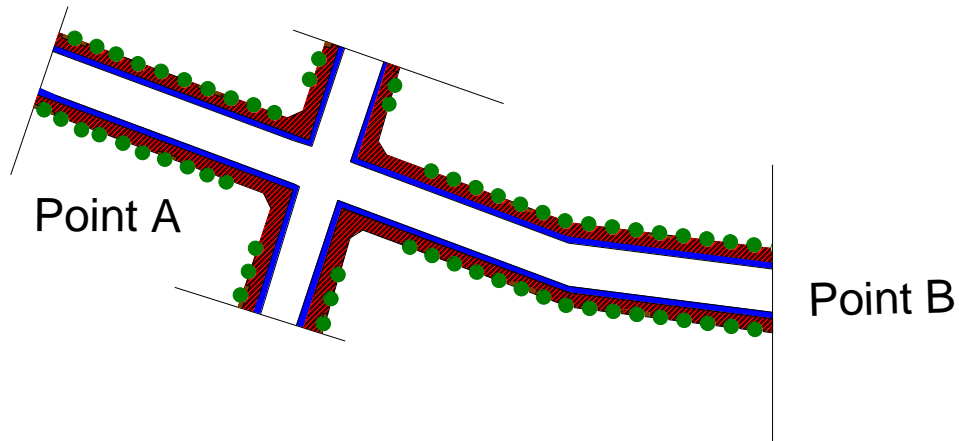


Diagram 8: User friendly roads

7. SPATIAL PROPOSALS

The broad recommendations of this project are designed to ensure sustainability and maturity, create robust economic activities in and around the nodes through, among others, the following strategies:

- ❖ Support high density and diversity of houses within and around the Central Business District;
- ❖ Support mixed land uses in order to create self-sufficient, self-supporting and vibrant nodes;
- ❖ Create home, work and educational opportunities in close proximity to each other to reduce travelling distances.

7.1 Findings and Proposals

Based on the Nodal Vision and objectives the following findings were identified within the nodes and proposals thereof made:

NO	FINDINGS	PROPOSALS
1.	Absence of urban boundaries and encroachments into environmentally sensitive areas and areas with high agricultural potential	<ul style="list-style-type: none"> ➤ Functional boundaries informed by uses and activities be adopted instead of linear boundaries. Functional boundaries will be informed by the area potential i.e. land with high agricultural potential only be used for agricultural purposes, land which is environmentally sensitive will be protected and used for conservation related activities, land with mineral resources will be used for mining purposes.
2.	Absence of defined direction for growth	<ul style="list-style-type: none"> ➤ Planned growth between Tzaneen and Nkowankowa be undertaken along the R36 starting from Hamawasha 557LT and Mokgolobotho/Dan Village towards Tzaneen ➤ Nkowankowa/Dan Village and Mokgolotbotho be considered as a single functional area due to their interdependence and their growth towards each other. ➤ Lenyenye, Mohlaba Cross and Rita Village must be viewed as one functional area due to their interdependence and their growth towards each other.
3.	Low density and scattered settlements	<ul style="list-style-type: none"> ➤ Consolidation of settlements such that they reach the required thresholds for public services i.e. schools, clinics, police stations and others. ➤ Encourage infill development within low density scattered settlements. ➤ Encourage densification wherever feasible and where services are available to support increased density such as in the demarcation of rural sites.

4.	Nodes are only limited to Lesedi	<ul style="list-style-type: none"> ➤ Nodes be established in Bulamahlo, Relela and Runnymede. ➤ Lesedi <ul style="list-style-type: none"> • The node around Nkowankowa/Dan Village should be redefined to include Mokgolobotho. ➤ Bulamahlo <ul style="list-style-type: none"> • A tertiary node inclusive of Rita, Burgersdorp, Maake, which service Shiluvane, Pharare and Makhudibung villages, be established. ➤ Relela <ul style="list-style-type: none"> • A tertiary node inclusive of Relela, Moleketla and Motupa be established. ➤ Runnymede <ul style="list-style-type: none"> • A tertiary node inclusive of Mandlakazi and Nwamitwa be established. • A satellite node in Mavele be established. <p><i>As indicated on Map 15.</i></p> <ul style="list-style-type: none"> ➤ Agrivillages be established in commercial farm areas to facilitate service delivery to farm workers. <p>Tourism settlements be recognised for service delivery.</p>
5.	Decaying of properties	➤ Urban renewal and higher densities are encouraged.
6.	Settlements have been designed for cars and not for people.	➤ Mixed use and design must be undertaken at human scale for people interaction with their localities/surroundings
7.	Absence of squares and town halls	➤ Identify open spaces in central areas that could be used as squares for civic, economic and leisure related activities.
8.	Undeveloped parks	➤ Identify centrally located open spaces to be developed as parks.
9.	Unrecognised urbanism	➤ Recognise the interdependence between rural and urban areas in order to encourage functionalism that will assist in the comprehensive planning of the area.

10.	Unrecognised activity spines	➤ Identify, re-plan and implement development objectives for such areas.
11.	Traffic congestion	➤ Identify areas with traffic congestion as well as areas that generate more traffic and plan them appropriately, be it through road widening, parking etc.
12.	Constrained growth potential of nodes	➤ Recognise the interdependence of areas and promote urbanism in those areas considered rural and plan them as single functional nodes. (See Map 13: Direction for growth between Tzaneen and ND and Map 14: Direction for Growth for Lenyenye)

7.2 Spatial Proposals of Nodes

Based on the findings and proposals above, the following spatial proposals have been made for the nodes:

7.2.1 Tzaneen

i. Infill development

Implement infill development, particularly at Riverside, the area north of R71. This area is set aside for low density development for occupation by affluent population of GTM. The area has not been fully developed over years due to affordability.

ii. High density

Higher density developments have been proposed for Portions 292 & 293 Pusela Farm and Portions 9, 37 & 38 Hamawasha along R36. Talana Hostel will be converted into Community Residential Units. Higher density is encouraged in the CBD to maximise mixed use. This can be achieved by providing residential buildings be it on top of businesses.

iii. Parks and open spaces

Development of parks and open spaces is encouraged along Wolkberg Drive, also at the corner of Adshade and Harry Dilley Streets, the open space along the side of the Groot Letaba River west of Claude Wheatley Street.

iv. Activity spine

An activity spine be developed in Agatha Street between Pienaar and Claude Wheatley Streets to provide pedestrian walkways/pavement, signage and street furniture. See Map 16b.

v. Mixed uses

Mixed uses within the CBD and any other area earmarked for high density is encouraged.

These proposals have been indicated in Map 16a.

7.2.2 Nkowankowa

i. Multi nodal activity spine

Bankuna Street is an activity spine with multiple activities. High density is encouraged along both sides of the spine. This activity spine will be inclusive of multiple uses and densities. See Map 17.

ii. Mixed use

The complex mixed use in Nkowankowa should occur within the CBD.

7.2.3 Nkowankowa/Dan Village/Mokgolobotho

i. Urban/rural continuum

Proximity and interdependence of Nkowankowa/Dan Village /Mokgolobotho justifies the urban-rural continuum approach where these areas have to be considered and analysed as a single functional area. See Map 18.

7.2.4 Lenyenye/Rita Village/ Mohlaba Cross

i. Central Location of Lenyenye

Lenyenye finds itself centrally located between Mohlaba Cross, Rita, Maake, Shiluvane, Pharare, Kujwana villages and responsible for providing civic services of a magistrate's court, police station, clinic and a community hall. The central place in Lenyenye, where these services are located, must be revamped to strengthen civic services that the area is responsible to provide to neighbouring communities. The proposal has been indicated in Map 19 and Diagram 10.

ii. Urban/rural continuum

Proximity and interdependence of Lenyenye/Mohlaba Cross/Rita/Maake/Shiluvane/Pharare/Kujwana villages justifies the urban-rural continuum approach where these areas have to be considered and analysed as a single functional area.

7.2.5 Proposed nodes in Moleketla/Relela/Motupa within the Relela Cluster and Nwamitwa/Mandlakazi/Mavele within the Runnymede Cluster

Development of nodes are proposed within Relela and Runnymede clusters. A tertiary node is proposed in Relela to include Relela, Moleketla and Motupa. A tertiary node is proposed in Runnymede including Mandlakazi and Nwamitwa with a satellite in Mavele. This proposal is supported by the 2017/2018 IDP Review which identifies Mandlakazi and Moleketla as Municipal Growth Points.

8. CAPITAL INVESTMENT PLAN

The Capital Investment Plan is inclusive of Catalytic projects and IDP Projects.

8.1 Catalytic Projects

The identification of the essential and potential projects without which the nodes cannot be developed and sustained responds to the objectives of the nodal plan as well as the design principles. Some of these projects are found both the Nodes and in the SDF and would therefore appear in more than one document. They are listed in other documents so that they are not lost in the system. The following projects were identified as part of the nodal plan.

NODES	PROJECTS	TIMEFRAMES			BUDGET
		Short term	Medium term	Long term	
Tzaneen	Design Agatha Street between Pienaar and Claude Wheatley Streets as a walkable activity spine to provide for pedestrian walkways/pavement, signage, street furniture.	√	√		R 500 000 - 00
	Design a pedestrian friendly road: Along Danie Joubert Street between Agatha and Peace Streets to provide side pedestrian walkways/pavements, signage, street furniture.	√	√		R 250 000 – 00
	Market square (informal trading, leisure, recreational.)	√	√		R 750 000 – 00
	Parking (side parking, parkade)	√	√	√	R 3 000 000 – 00
	Public parks	√			R 750 000 – 00
Nkowankowa / Dan Village	Design Bankuna Street as a walkable activity spine to provide for pedestrian walkways/pavement, signage, street furniture.	√	√		R 250 000 – 00

	Market square	√	√		R 500 000 – 00
	Parking (side parking, parkade)	√	√		R 200 000 – 00
	Finalisation of the Revitalisation and Refurbishment of Government Established Industrial Parks with special reference to those in the former homelands and Townships: Nkowankowa Industrial Park	√	√		Cost to be determined by the study
	Upgrading of Nkowankowa sewage plant	√	√		R 1 000 000 – 00
	Upgrading bulk water infrastructure in Dan Village and Nkowankowa	√	√		R 1 000 000 – 00
	Upgrading bulk electricity infrastructure in Dan Village and Nkowankowa	√	√		R 1 000 000 – 00
	Design the node inclusive of Nkowankowa, Dan Village and Mokgolobotho	√	√		R 750 000 – 00
Lenyenye	Upgrading of Main Street (provision of pedestrian walkways/pavements, signage and street furniture)	√	√		R 100 000 – 00
	Study on the resuscitation of the Lenyenye Industrial Park	√	√		R 250 000 – 00
	Design of Lenyenye Civic Precinct	√	√		R 300 000 – 00
ALL NODES	The study on the Local Area Plans inclusive of the proposed nodes in Bulamahlo, Relela, Runnymede	√	√	√	R 1 500 000 – 00
	Protection and conservation of environmentally sensitive areas	√	√	√	MDM and LEDET
	Protection of areas with high agricultural potential	√	√	√	MDM and LEDET

	Study of the primary corridor between Tzaneen and Nkowankowa	√	√	√	R 1 500 000 – 00
	Study of the secondary corridor between Nkowankowa/Dan Village and Lenyenye	√	√	√	R 1 500 000 – 00
TOTAL					R 15 100 000 – 00

8.2 IDP Projects

The following spatial and infrastructural budget is derived from the 2017 – 2022 sectoral IDP and aggregated into the existing and proposed nodes for completeness. The detailed budget is attached for further referral.

NODES	SPATIAL PROJECT		INFRASTRUCTURAL PROJECT	
	Project Name	Budget	Project name	Budget
Tzaneen	Talana Hostel-Fencing, Township Establishment, Redevelopment of the hostel into Community Residential Units	R 200 000	Construction of low level bridge at Agatha cemetery	R 600 000
	Township Establishment: Portions 292 & 293 Pusela Farm, Portions 9, 37 & 38 Hamawasha	R 4 000 000	New entrance R36 street lightings	R 1 100 000
	Rehabilitation and improvement of the Tzaneen and Ebenezer Dams	R 5 000 000	Entrance street lightings R71	R 532 000
	Refurbishment of Tzaneen Airfield Runway	R 2 500 000	Building of new substation at Agatha	R 4 000 000
			Rebuilding 66 kV wooden line from Tzaneen to Tarentaalrand	R 2 900 000
TOTAL		R 11 700 000		R 9 132 000
Nkowankowa	Revitalization of Nkowankowa Hostel 1628	R 6 000 000	Tarring of Nkowankowa B Streets	R 25 452 650
	Upgrading of Nkowankowa C Taxi Rank	R 21 341 818	Tarring of Nkowankowa A Codesa and Hani Streets	R 11 000 000

	Nkowankowa Stadium upgrade phase 2	R 11 278 401	Apollo lights	R 1 100 000
	Development of a shopping centre in Nkowankowa B	R 7 000 000		
TOTAL		R 45 629 219		R 37 552 650
Lenyenye	Construction of Lenyenye Taxi Rank	R 12 005 088	Lenyenye Street paving	R 6 300 000
	Lenyenye stadium upgrade phase 2	R 15 967 300		
TOTAL		R 27 972 388		R 6 300 000
Dan Village	Servicing and development of Dan Extension	R 90 000 000		
TOTAL		R 90 000 000		
Proposed node in Bulamahlo Burgersdorp	Upgrading of Burgersdorp Sports facility phase 2 of 2	R 8 920 234	Installation of Apollo lights at Burgersdorp	R 1 100 000
TOTAL		R 8 920 234		R 1 100 000
Proposed node in Runnymede Mandlakazi			Installation of Apollo lights at Mandlakazi	R 1 100 000
TOTAL				R 1 100 000
Proposed node in Relela Moleketla			Installations of Apollo lights at Moleketla	R 1 100 000
TOTAL				R 1 100 000

Budget shared among Nodal Areas				
Mandlakazi to Nwamitwa			Paving of Thapane Cross, Mandlakazi to Nwamitwa	R 21 341 818
TOTAL				R 21 341 818

The analysis of the above figures indicates the following budgetary allocation.

Nodes	Budget
Dan Extension	R 90 000 000 – 00
Nkowankowa	R 83 181 869 – 00
Lenyenyene	R 34 272 388 – 00
Thapane Cross, Mandlakazi and Nwamitwa	R 21 341 818- 00
Tzaneen	R 21 020 000 – 00
Burgersdorp	R 10 020 234 – 00
Mandlakazi	R 1 100 000 – 00

9. IMPLEMENTATION PLAN

9.1 Implementation Elements

The Spatial Planning and Land Use Management Act, 2014 has stipulated that an implementation plan must comprise of the following elements. Projects and programmes identified hereunder are strategic in nature and meant to inform and influence resource allocation of GTM:

- (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.

As indicated above, the following instruments have been derived from the implementation elements:

BUDGET AND RESOURCES	LEGAL FRAMEWORK	INSTITUTIONAL ARRANGEMENT	TARGETS AND INDICATORS	PARTNERSHIPS
<ul style="list-style-type: none"> ❖ Financial ❖ Human ❖ Capital (land and equipment) 	<ul style="list-style-type: none"> ❖ Spatial Development Framework ❖ Comprehensive Land Use Scheme ❖ Local Area Plans ❖ Densification Policy ❖ Rural Development Strategy ❖ Property Rates Policy ❖ Municipal Environmental Management Framework ❖ Bulk Contribution Policy 	<ul style="list-style-type: none"> ❖ Intergovernmental Steering Committee and Project Committee ❖ Municipal Planning Tribunal ❖ Compliance and enforcement officers ❖ GTM Council 	<ul style="list-style-type: none"> ❖ Targets include: Projects and dates of implementation ❖ Indicators include: The essence and quality of a product for its usability 	<p>Relationships created between the municipality, residents and private sector. The following are some of the sectors that may be considered for partnerships:</p> <ul style="list-style-type: none"> ❖ Business <ul style="list-style-type: none"> ○ Manufacturing / Production ❖ Housing ❖ Tourism ❖ Services