



LIST OF ACRONYMS

Acronym	Description
AMD	Acid Mine Drainage
ASGISA	Accelerated and Shared Growth Initiative of South Africa
BNG	Breaking New Ground
CGS	Council of Geoscience
FSCOGTA	Free State Department of Cooperative Governance and Traditional Affairs
CSS	Community Survey Statistics
DFA	Development Facilitation Act
DRDLR	Department of Rural Development and Land Reform
DWA	Department of Water Affairs
EIA	Environmental Impact Assessment
ENPAT	Environmental Potential Atlas of South Africa
EMF	Environmental Management Framework
FS PSDF	Free State Provincial Spatial Development Framework
GDP	Gross Domestic Product
GGP	Gross Geographic Product
GVA	Gross Value Added
GIS	Geographic Information System
IAPs	Invasive Alien Plants
IDP	Integrated Development Plan
IDS	Industrial Development Strategy
ISRDP	Integrated Sustainable Rural Development Programme
LRAD	Land Redistribution for Agricultural Development
LSDF	Local Spatial Development Framework
LSU	Large Stock Unit
LUMS	Land Use Management System
MIG	Municipal Infrastructure Grant
MPRDA	Mineral and Petroleum Resources Development Act
MRA	Mine Residue Areas
MSA	Municipal Systems Act
MTIEF	Medium Term Income and Expenditure Framework
MTSF	Medium Term Strategic Framework
NEMA	National Environmental Management Act
NNR	National Nuclear Regulator
NSDP	National Spatial Development Perspective



PLAS	Proactive Land Acquisition Strategy
PGDS	Provincial Growth and Development Strategy
PSEDS	Provincial Spatial Economic Development Strategy
SAHRA	South African Heritage Resource Agency
SALGA	South African Local Government Association
SANRAL	South African National Roads Agency Ltd
SEMP	Strategic Environmental Management Plan
SLAG	Settlement Land Acquisition Grant
SDF	Spatial Development Framework
SEA	Strategic Environmental Assessment
SMME	Small Micro Medium Enterprises
SOE	State Owned Enterprise
SPC	Spatial Planning Categories
TDF	Tailing Dam Facility
TOR	Terms of Reference
URP	Urban Renewal Programme
VIP	Ventilated Improvement Pit Latrine
WSDP	Water Services Development Plan
WWTW	Waste Water Treatment Works

GLOSSARY OF TERMS

Word	Definition
Conservation	The management of human use of the biosphere to yield the greatest benefit to present generations while maintaining the potential to meet the needs and aspirations of future generations. Conservation thus includes sustainable use, protection, maintenance, rehabilitation, restoration, and enhancement of the natural and cultural environment.
Agri-Tourism	Agricultural related community based projects focused on local economic development that may include the following: small scale vegetable and herb production, community manufacturing projects, arts and crafts, leadership and farming training. This is so as to enhance agricultural and tourism.
Corridor	Corridors are links between nodes, along which an increased intensity of development may be encouraged. Corridors provide efficient access to a higher level of economic opportunities than would generally be the case in less structured space. They typically include public transport routes.
Commonage Land	Pasture land owned by any sphere of government, villages or towns, providing the public the right to pasture animals on the common land.
Credible SDF	A credible SDF is one which has adequately analysed the state of the municipality and details the drivers for change and effectively gives direction for the future growth and development of the municipality in alignment with government policies. It should also be equipped with a thorough implementation plan; comprising of costs, responsible persons, and lists of actions from a short to long term period.
Densification	Densification is the increased use of space both horizontally and vertically within existing areas/ properties and new developments, accompanied by an increased number of units and/or population threshold.
Extensive Agriculture	Stock farming on natural veld.
Environment	The surroundings within which humans exist and that are made up of: a) the land, water and atmosphere of the earth; b) micro-organisms, plant and animal life; c) any part or combination of (a) and (b) and the interrelationships among and between them; and d) the physical, chemical, aesthetic and cultural properties and conditions of the foregoing that influence human health and well-being.
Environmental Management Framework	An EMF provides a study of the biophysical and socio-cultural systems of a geographically defined area to reveal where specific land uses may best be practiced and to offer performance standards for maintaining appropriate use of such land.
Food Security	Physical and economic access, at all times, to sufficient, safe and nutritious food to meet dietary needs and food preferences for an active and healthy life.
Future Neighbourhood Development	Areas designed for future neighbourhoods, including residential purposed, for example single title erven, group housing, estates, gap-



	housing and residential small holdings. Community facilities should be provided according to the Guideline for Human Settlements.
Geographic Information System	GIS is a system of hardware and software used for storage, retrieval, mapping, and analysis of geographic data.
Infill Residential Development	Development of open stands within existing settlements in order to optimise the use of infrastructure, increase urban densities and promote integration.
Integrated Development Plan	The Strategic Municipal Development Plan, reviewed on an annual basis, required by the MSA (Act 32 of 2000) which guides municipal decisions and budgets as well as the development programs of SoEs and the private sector.
Intensive Agriculture	Land with crop farming or forestry potential or existing agricultural activity or has been ploughed within the previous 10 years.
Intensification	The process of intensifying activities or land use by increasing the floor area, height or number of activities. (Joburg SDF)
Land Use Management System	A system used to regulate land use in a municipality, including a town planning or zoning scheme, or policies related to how land is used on a plot by plot basis.
Light Industry	Areas designed for light industrial activities associated with the service industry (example; repair of motor vehicles) including ware houses and service stations.
Mine Residue Areas	Mine residue areas refer to: <ul style="list-style-type: none"> ○ Tailings disposal facilities (TDF's), whether hydraulically placed (dams) or mechanically placed (dumps); ○ Waste rock dumps, open cast excavations and quarries; ○ Water storage facilities and return water dams; ○ Footprints left after the re-mining of TDF's, in some cases eroded and reduced to a "bad land" condition; and ○ Mixtures of building material, mine waste, urban waste spillage, industrial waste, etc within the boundaries of former mine priorities.
Mixed-use Development (Areas)	A mixed use development area refers to the integration of suitable and compatible residential and non-residential land uses within the same area and may include non-residential land uses such as retail, business, offices, tourism related, service industries, commercial activities, social, agricultural related uses and recreation uses.
Nodes	Nodes are areas where a higher intensity of land uses and activities are supported and promoted. Typically any given municipal area would accommodate a hierarchy of nodes that indicates the relative intensity of development anticipated for the various nodes, their varying sizes, and their dominant nature. Collective Economic Nodes: 4 and more NSDP Categories of Potential, with High or Above Average Combined Development Potential and corresponding High or Above Average Development Need formed the basis of the classification as Collective economic node.

	<p>Agricultural Nodes: Labour intensive mass produced goods</p> <p>Tourism Nodes: Tourism nodes offer leisure and tourism products to the consumer and will attract tourists to a town or region due to its unique features, historic value, special character or surroundings.</p>
Parks	Parks are all open spaces and active parks that are identified and delineated as per the data by the Surveyor General.
Open Spaces	Open spaces include the areas within the urban settlement as identified in the Surveyor General data as parks, the buffer areas surrounding the rivers and dams, as well as the open green areas linking the various parks, dams and rivers.
Rural Areas and Rural Development	<p>Rural areas can be defined as areas outside urban settlements where population densities are less than 150 people / km²; and dwelling densities are less than 1du/ ha.</p> <p>Rural development generally includes primary economic activities; agriculture, agro-processing, mining, tourism, resource extraction, water, energy.</p>
Strategic Environmental Assessment	A SEA is a system of incorporating environmental considerations into policies, plans and programmes
Sector Plans	Sector Plans are municipal plans for different functions such as bio-diversity conservation, housing, transport, local economic development and disaster management. They may also be geographically based, for example a sub-region, settlement within a local Municipality or a component of a settlement.
Services Centre	Those urban nodes, which have not been identified as Economic Nodes (Economic Hub, Collective Economic Nodes, and Specialised Economic Nodes) or NSDP Category of Potential Specific Nodes, will continue to exist as services centres to their surroundings.
Settlement	A settlement is a small community, village or a group of houses in a thinly populated area.
Spatial Planning	Planning of the way in which different activities, land uses and buildings are located in relation to each other, in terms of distance between them, proximity to each other and the way in which spatial considerations influence and are influenced by economic, social, political, infrastructural and environmental considerations.
Spatial Development Framework	A Spatial Development Framework (SDF) is a core component of a Municipality's economic, sectoral, spatial, social, institutional, environmental vision. It is a tool to achieve the desired spatial form of the Municipality. Furthermore, it is a framework that seeks to guide overall spatial distribution of current and desirable land uses within a municipality in order to give effect to the vision, goals and objectives of the municipal IDP. The aims of a spatial development framework are to promote sustainable functional and integrated human settlements, maximise resource efficiency, and enhance regional identity and unique character of a place.
Stakeholders	Agencies, organisations, groups or individuals who have a direct or indirect interest in a development intervention or its evaluation.



Sustainable Development	Sustainable Development requires the integration of social, economic and environmental factors in the planning, implementation and evaluation of decisions to ensure that development serves present and future generations.
Urban Areas and Urban Development	Urban areas can be defined as places where population densities are greater than 150 people / km ² <ul style="list-style-type: none"> - dwelling unit densities greater than 1du/ha - settlement contained within an Urban Edge - services provided on a grid reticulation system - some primary; urban agriculture, small holdings, building materials, resource extraction but mainly secondary and tertiary economic activity.
Urban Edge	A demarcated line and interrelated policy that serves to manage direct and limit urban expansion.
Urban Sprawl	Urban Sprawl is the expansion of urban areas across the landscape and the conversion of forested, wetland and agricultural areas to urban areas. Urban sprawl includes the expansion of major roadways, not just housing and commercial areas. It is usually associated with increased automobile usage, water and air pollution, underutilisation of infrastructure and land use segregation.
Urban Farming	The remainder of the commonage land or mining land not required for environmental conservation or urban development, suitable for intensive- and extensive agriculture depending on land suitability & water availability.

CONTENTS

	PAGE NO
<u>CHAPTER 1: SPATIAL DEVELOPMENT FRAMEWORK</u>	
1. Introduction	14
1.1. Background	14
1.2. Matjhabeng LM Strategic Spatial Vision	14
1.3. Objectives for Matjhabeng LM SDF	16
<i>1.3.1. Urban</i>	<i>16</i>
<i>1.3.2. Rural</i>	<i>16</i>
<u>CHAPTER 2: SPATIAL PLANNING PRINCIPLES AND TOOLS</u>	
2.1. Spatial Planning Principles	17
<i>2.1.1. Walking Distance</i>	<i>17</i>
<i>2.1.2. Integration</i>	<i>17</i>
<i>2.1.3. Densification and Infill Development</i>	<i>17</i>
2.2. Spatial Planning Tools	18
<i>2.2.1. Nodes</i>	<i>18</i>
<i>2.2.2. Corridors</i>	<i>18</i>
<i>2.2.3. Infill and Densification</i>	<i>18</i>
<i>2.2.4. Containment</i>	<i>18</i>
<i>2.2.5. Protection</i>	<i>18</i>
<i>2.2.6. Growth</i>	<i>19</i>
2.3. Spatial Planning Categories (SPCS) for Matjhabeng LM	19
<u>CHAPTER 3: MATJHABENG LM SDF</u>	
3.1. Urban Development Vision	21
3.1.1. Introduction	21



3.1.2. Growth Potential	21
3.1.3. Guiding Principles/Nodal Definition	22
3.1.4. The Metropolitan Urban Complex	23
3.1.5. Regional Infrastructure	24

CHAPTER 4: SPATIAL DEVELOPMENT FRAMEWORK FOR URBAN CONCENTRATION

4.1. Urban Development Guidelines	26
4.1.1. Residential Development	26
4.1.2. Mining Land	30
4.1.3. Urban Agriculture	33
4.1.4. Maximization of existing infrastructure	33
4.1.5. Economic Development	33
4.1.6. Urban Edge	36
4.1.7. Disposal of municipal owned sites	36
4.1.8. Incentive Schemes	36
4.1.9. Open Spaces	39
4.1.10. Environmental Guidelines	41
4.2. Urban Spatial Development Frameworks	43
4.2.1. Allanridge/Nyakallong	43
4.2.1.1. Vision	43
4.2.1.2. Urban Fact-File	43
4.2.1.3. Development Proposal	43
4.2.2. Ventersburg/Mmamahabane/Tswelangpele	46
4.2.2.1. Vision	46
4.2.2.2. Urban Fact-File	46
4.2.2.3. Development Proposals	47
4.2.3. Hennenman/Phomolong	49



4.2.3.1. Vision	49
4.2.3.2. Urban Fact-File	49
4.2.3.3. Development Proposals	49
4.2.4. Virginia/Meloding	52
4.2.4.1. Vision	52
4.2.4.2. Urban Fact-File	52
4.2.4.3. Development Proposals	53
4.2.5. Odendaalsrus/Kutlwanong	56
4.2.5.1. Vision	56
4.2.5.2. Urban Fact-File	56
4.2.5.3. Development Proposals	57
4.2.6. Welkom/Thabong	60
4.2.6.1. Vision	60
4.2.6.2. Urban Fact-File	60
4.2.6.3. Development Proposals	61

CHAPTER 5: TOURISM

5.1. Mission and Vision	67
5.2. Tourism Development Focus Areas	67
5.2.1. Events tourism	68
5.2.2. Mining tourism	70
5.2.3. Agri-tourism	71
5.2.4. Eco-tourism	73
5.3. Sand River Tourist Route – Spatial Interpretation	75
5.4. Tourism Route Development	75



CHAPTER 6: MATJHABENG LM RURAL DEVELOPMENT

6.1. Agricultural Development	77
6.1.1. Limited agricultural opportunities	77
6.1.2. Low to medium potential	79
6.1.3. High potential	80
6.1.4. Spatial implications	84
6.1.5. General	84
6.1.6. Other uses on agricultural land	85
6.2. Land Reform	85
6.3. Rural Settlements	87
6.3.1. Locational factors	87
6.3.2. Farm residents programme	88
6.4. Mining activities	90
6.4.1. Legislative Framework	90
6.4.2. Proposals to minimize MRA Impact	91
6.4.2.1. Environmental pollution	91
6.4.2.2. Geotechnical stability	92
6.4.2.3. Monitoring and evaluation	93
6.4.2.4. Human health	93
6.4.2.5. Communication	94
6.4.2.6. Safety and security	94
6.4.2.7. Job creation	94
6.4.2.8. Economic viability	94
6.5. Environmental Management	95
6.5.1. Agriculture	95
6.5.2. Natural Habitats	95

**CHAPTER 7: LAND USE MANAGEMENT SYSTEM** **97****CHAPTER 8: IMPLEMENTATION FRAMEWORK**

8.1. Matjhabeng LM Priority Areas	99
8.2. Projects identified as part of SDF process	100
8.3. Capital Projects (2014/15)	101
8.4. Projects financed by other Sector Departments	105
8.5. Spatial Representation	106
8.6. Monitoring	106
8.7. Evaluation	107

CHAPTER 9: COMPLIANCE WITH SPLUMA **108**



MAPS

MAP 1: THE METROPOLITAN URBAN COMPLEX

MAP 2: REGIONAL INFRASTRUCTURE

MAP 3: ALLANRIDGE/NYAKALLONG

MAP 4: VENTERSBURG/MMAMAHABANE/TSWELANGPELE

MAP 5: HENNENMAN/PHOMOLONG

MAP 6: VIRGINIA/MELODING

MAP 7: ODENDAALSRUS/KUTLWANONG

MAP 8: WELKOM/THABONG

MAP 9: TOURISM

MAP 10: MATJHABENG LM RURAL DEVELOPMENT

MAP 11 TO MAP 17: CAPITAL PROJECTS



TABLES

TABLE 1: SDF PROJECTS IDENTIFIED	100
TABLE 2: CAPITAL INVESTMENT FRAMEWORK (SPORT)	101
TABLE 3: CAPITAL INVESTMENT FRAMEWORK (SEWER)	102
TABLE 4: CAPITAL INVESTMENT FRAMEWORK (ROADS)	102
TABLE 5: CAPITAL INVESTMENT FRAMEWORK (ELECTRICAL)	103
TABLE 6: CAPITAL INVESTMENT FRAMEWORK (CEMETERIES)	103
TABLE 7: CAPITAL INVESTMENT FRAMEWORK (WATER)	103
TABLE 8: CAPITAL INVESTMENT FRAMEWORK (TAXI)	104
TABLE 9: CAPITAL INVESTMENT FRAMEWORK (STREET TRADERS)	104
TABLE 10: CAPITAL INVESTMENT FRAMEWORK (STORMWATER)	104
TABLE 11: CAPITAL INVESTMENT FRAMEWORK (GENERAL)	105
TABLE 12: CAPITAL FRAMEWORK PER FUNCTION	105
TABLE 13: DEPARTMENT OF HEALTH PROJECTS	106
TABLE 14: SDF COMPLIANCE	108

CHAPTER 1: SPATIAL DEVELOPMENT FRAMEWORK

1. INTRODUCTION

1.1. Background

Emendo Inc Town and Regional Planners was appointed by the Department of Rural Development and Land Reform (DRDLR) to assist with the preparation of the Matjhabeng Local Municipality Spatial Development Framework.

This Phase (Spatial Development Framework) is informed by:

- Phase 1 – Policy and Principles
- Phase 2 – Issues and Vision
- Phase 3 – Status Quo Synthesis

1.2. Matjhabeng Local Municipality Strategic Spatial Vision

According to the 2012/13 Matjhabeng Local Municipality Integrated Development Plan (IDP), the vision of the Municipality is:

“To be a united, non-racial, transparent, responsive, developmental and efficient municipality that renders sustainable services, so as to improve the quality of life in the community.”

Matjhabeng Local Municipality is committed to the Batho Pele Principles namely:

- Consultation with all role-players.
- Setting of Service Standards.
- Equal access to all services.
- All will be treated of relevant particulars.
- Administration that is open and transparent.
- Redress will take place where standards are not met.
- All funds received will be spent – Economical, Effective and Efficient.

The above vision statement is informed by the following mission statement:

- To provide municipal services in an economic, efficient and effective way.
- To promote a self-reliant community through the promotion of a culture of entrepreneurship.
- To create a conducive environment for growth and development.
- To promote co-operative governance.
- To promote a dynamic community participation and value adding partnership.

In order to guide the above vision and mission statements, a number of themes were formulated and developed to give more direction to the priorities. The respective themes are as follows:



Theme 1 – Municipal Services to all Residents

- Ensure access to water services to every household.
- Ensure access to electricity to every household.
- Provide sanitation to every household.
- Provide refuse pick-up to every household.
- To respond to existing health issues to improve and protect the health of all residents and decrease the incidence of preventable illness with public education programs.
- Provide road access to property.
- Ensure safe and secure environment.
- Provide access to sports and recreation facilities.
- To render economic information to all residents of the municipality.
- To ensure maintenance of infrastructure, equipment and property.
- To facilitate the provision of social and housing services.
- Provision of sites and municipal services.

Theme 2 – Sustainable Growth and Improved Quality of Life

- To work with other spheres of Government to improve the quality of life by creating employment.
- Encourage strategies and alliances to promote access to quality employment opportunities in Matjhabeng.
- Develop labour intensive projects to create local employment.
- To consider the health of our citizens as part of the planning process.
- To improve and protect Matjhabeng natural environment and ensure it remains a healthy environment to live and work in.
- To protect rural land and promote the continued viability of agriculture in Matjhabeng.
- Develop policies that give preferential treatment to local business.
- Develop strategies and alliances that change the economic base of Matjhabeng.
- Dynamic Marketing of the economic potential of the area worldwide.
- To develop a land use management plan and spatial development framework.
- Provision of training and supporting services to the community.

Theme 3 – Accessible, Accountable and Responsible Municipality

- To raise public awareness and market the services available.
- Optimal usage and selling of municipal services.
- To optimally engage the community in the development of the Municipality Policies and Programs.
- To continue to improve in technology to achieve efficiencies and the most effective delivery of programs and services to meet the growing demand for electronic and other new service delivery channels.
- Enhance partnerships with the public and private sector organisations.
- To allow for flexibility in the municipality's endeavoured to adapt to the changing institutional changes.
- To adhere to Batho Pele principles and other relevant statutory requirements.
- To aggressively combat corruption in an endeavour to eliminate it.
- To ensure accessibility to the municipal buildings for people with disability.
- To ensure that funds allocation is activity based in all operations.
- To ensure proximity and accessibility of services to all communities.

Theme 4 – Resourceful and Developmental Municipality

- To ensure that Matjhabeng Municipality develops a broad and reliable tax base that is sustainable in the long term.
- To ensure that Matjhabeng Municipality becomes fiscally accountable by providing its citizens with transparent, accurate and timely information.
- Continuously improve the quality of customer service.
- Support, promote and recognize employee's role and involvement in developing a strong Local Government and capacity building for community members.
- Create an organisational structure that will think and act in a manner that addresses the strategic values determined by the community through the Municipal Council.

1.3. Objectives for Matjhabeng Local Municipality Spatial Development Framework

1.3.1. Urban

- The effective integration of historically advantaged and disadvantaged communities;
- To maximize the vacant land potential to the benefit of the community;
- To promote the optimization of existing CBD's and to encourage residential densification within these areas;
- To encourage the utilization of existing vacant industrial stands;
- To minimize the impact of existing mining activities on future development areas;
- To promote environmentally sustainable practices;
- To maximize the usage of existing engineering services;
- To maximize the existing intermodal transport systems in support of each other (road, rail and air);
- Encourage the growth and development of the tourism capabilities;
- Promote the establishment of complimentary land uses in historically disadvantaged areas in order to address imbalances;
- Promote the establishment of integrated housing projects, thereby providing options to different income levels linked to different housing typologies;
- Encourage the upgrading of existing informal settlements in support of each other; and
- Provide for the establishment of urban agriculture within urban areas.

1.3.2. Rural

- Provide an conducive environment for agricultural production;
- Enhance food security in the area;
- Be environmentally sensitive by protecting the endangered fauna and flora species; and
- Promote urban and rural linkages.

CHAPTER 2: SPATIAL PLANNING PRINCIPLES AND TOOLS

2.1. SPATIAL PLANNING PRINCIPLES

2.1.1. Walking Distance

The proper walking distance must always be used as the measure for accessibility. According to the Guidelines for Human Settlement, Planning and Design, a convenient walking distance to public transport is often interpreted as maximum walking time of 5-10 minutes, and a maximum walking distance of 400-500 metres. There will be exceptions to these principles, particularly in deep rural areas, but these principles become applicable as soon as densities increase and where there is a need for efficient urban settlements and services.

A comprehensive neighbourhood, in which the actions of daily living, including transportation access, are within walking distance of a person's home, decreases the number of vehicle kilometres travelled by its citizens. Were the same population to live in a conventional suburban development pattern, where daily activities are separated beyond a comfortable walking distance, increased kilometres would be travelled and therefore more roads and parking spaces would be needed. Traditional urban patterns integrate human activities through a mixture of a landscapes and buildings, allowing the walk from one destination to another to be pleasant alternative to driving.

2.1.2. Integration

The implementation of the walking distance principle to promote greater access to opportunities for all people will require functional integration. In conventional suburban development, land and buildings are designated for singular use or activity. In contrast, neighbourhood development should integrate a range of activities and therefore may be better described by its building and design typology. Fundamentally, integration must intend to maximize continuity and beauty within the public realm and minimize influence on individual building use or design. These issues are also resembled in reality where settlements are characterized by segregation of land uses and low-density development that cannot support public transport, or small businesses. To address these issues and achieve better access and integration, appropriate densification will have to be promoted in settlements.

2.1.3. Densification and Infill Development

A sprawling city means long travel distances to work as well as places of education, recreation and other services. Public transport is not viable in spread-out cities, as the population densities are too low, and there are not enough potential passengers. Because spread-out cities therefore rely on private vehicles, they will always have traffic congestion and poor air quality. As people urbanise, densification and infill development should be perused as a tool to achieve spatial integration.

The increased use of space, both horizontally and vertically, can be defined as densification and is becoming increasingly important. Densification can take place within existing areas/properties and new developments and can be accompanied by an increased number of units and/or population thresholds. Care should be taken that densification and subdivision proposals take into account environment, heritage and visual impacts and not are applied indiscriminately. The availability and quality of infrastructure must also be considered in considering densification. It should be policy driven rather than status quo populist driven.

Infill development is development of vacant land between the residential areas and may be set aside for various population groups. Infill development must be well-located so as to support access to opportunities for future residents, ensure appropriate densities considering a mix of uses and residential units and include urban design guidelines.

2.2. SPATIAL PLANNING TOOLS

Based on the "Guidelines for the Development of Spatial Development Frameworks, August 2011 (DRDLR)", a number of spatial planning tools were identified to be incorporated into the Spatial Development Framework.

2.2.1. Nodes

These are areas where a higher intensity of land uses and activities will be supported and promoted. Nodal development improves efficiency as it provides easy access and creates thresholds for a variety of uses and public transport services.

2.2.2. Corridors

In many cases, but not always, there may be existing corridors between nodes or there is the potential of new corridors.

Corridors are links between nodes, along which an increased intensity of development will naturally be attracted and should be encouraged. Similar to nodes they improve access to opportunities. Corridors should provide an appropriate level of access to the opportunities along the corridor and would typically include public transport routes.

Corridors may also be of different scales:

- **Regional Corridors** – area along route linking nodes through a number of municipalities which may support more intense rural activities.
- **Urban Corridors**- more intense activities along major road and rail infrastructure in a metropolitan area or large town, often known as Activity Corridors.
- **Activity Streets** – minor linear concentrations of activity along a busy street in a small town or suburb.

2.2.3. Infill and Densification

In addition to nodes and corridors, it may necessary to identify areas where infill development and densification will be pursued, as a tool to achieve spatial integration, increase population thresholds and address the legacy of apartheid through social inclusion.

2.2.4. Containment

This concept refers to the need to limit inefficient low-density development, typically through the use of an urban edge, which indicates the boundary for urban development for an agreed period of time.

2.2.5. Protection

This concept is explicitly aimed at protecting valuable natural, economic or heritage resources, such as agricultural land, wetlands, ecological corridors or scenic landscapes. Protection may be required for components of settlements (e.g. the establishment of a network of green spaces in urban areas)



or rural landscapes outside of settlements. An urban edge may also be used as a tool to achieve protection.

2.2.6. Growth Areas

The identification of appropriate/future growth opportunities is an important aspect of an SDF. By proactively indicating such areas, based on the agreed the principles, the often negative impacts of unguided market forces can be curtailed. These can include the redevelopment of existing development areas to higher intensities, vacant land suitable for infill development as well as Greenfield sites.

2.3. SPATIAL PLANNING CATEGORIES (SPCs) FOR MATJHABENG LOCAL MUNICIPALITY

Spatial Planning Categories was formulated as part of the Free State Spatial Development Framework, 2013. The SPCs are generally consistent with UNESCO's biosphere reserve zonation model and include all land zonings that are provided for under the existing zoning scheme regulations.

A total of six SPCs have been provided for land use classification at this level. The SPCs category A and B refer to the natural landscape, while categories C, D, E and F refer to the human-made environment. In addition, a number of sub-categories have been included for the purpose of refining the designation process at municipal level. (Department of Rural Development and Land Reform, 2011)

Spatial Planning Categories	Description/Discussion	Code
Core Areas	<ul style="list-style-type: none"> ▪ Statutory Protected Areas ▪ Wilderness Areas ▪ Special Nature Reserves ▪ National Parks ▪ Nature Reserves, including provincial, local authority and registered private nature reserves ▪ Protected Environments ▪ Forest Wilderness Areas/Forest nature Reserves ▪ Marine Protected Areas ▪ World Heritage Sites ▪ Mountain Catchment Areas 	A.a A.a.1 A.a.2 A.a.3 A.a.4 A.a.5 A.a.6 A.a.7 A.a.8 A.a.9
Buffer Areas	<ul style="list-style-type: none"> ▪ Non-Statutory Conservation Areas ▪ Contractual Conservational Areas ▪ Private Conservation Areas ▪ Ecological Corridors ▪ Freshwater Ecosystem Priority Areas (FEPA) ▪ Rivers or Riverbeds (incl. 32m buffer) ▪ Other Natural Areas ▪ Urban Green Areas ▪ Public Park ▪ Landscaped Areas 	B.b B.a.1 B.a.2 B.b B.b.1 B.b.2 B.b.3 B.c B.c.1 B.c.2
Agriculture	<ul style="list-style-type: none"> ▪ Extensive Agricultural Areas ▪ Bona-fide Game Farms ▪ Extensive Stock Farms ▪ Intensive Agricultural Areas ▪ Cultivated Areas ▪ Plantation and Woodlots 	C.a C.a.1 C.a.2 C.b C.b.1 C.b.2
Urban Related	<ul style="list-style-type: none"> ▪ Main Town ▪ Local Town 	D.a D.b



	<ul style="list-style-type: none"> ▪ Rural Settlements ▪ Tribal Authority Settlements ▪ Communal Settlements ▪ Institutional Areas ▪ Place of Instruction ▪ Place of Worship ▪ Institution ▪ Authority Areas ▪ Government Uses ▪ Municipal Uses ▪ Residential Areas ▪ Single Residential House ▪ Group Housing ▪ Guest House ▪ Flats/Residential Building ▪ Mixed Density Residential Area ▪ GAP Housing ▪ Subsidized Housing ▪ Informal Housing ▪ Small Holdings ▪ Residential Estate ▪ Business Areas ▪ Business Premise ▪ Shop ▪ Service-Related Business ▪ Service Trade Industry ▪ Service Station ▪ Special Business ▪ Casino ▪ Adult Entertainment ▪ SMME Incubators ▪ Mixed-Use Development Areas ▪ Cemeteries ▪ Sports Fields and Infrastructure ▪ Airport and Infrastructure ▪ Resorts and Tourism Related Areas ▪ Farmsteads and Outbuildings 	<p>D.c D.d D.e D.f D.f.1 D.f.2 D.f.3 D.g D.g.1 D.g.2 D.h D.h.1 D.h.2 D.h.3 D.h.4 D.h.5 D.h.6 D.h.7 D.h.8 D.h.9 D.h.10 D.i D.i.1 D.1.2 D.j D.j.1 D.j.2 D.k D.k.1 D.k.2 D.l D.m D.n D.o D.p D.q D.r</p>
Industrial	<ul style="list-style-type: none"> ▪ Agricultural Industry ▪ Industrial Development Zone ▪ Light Industry ▪ Heavy Industry ▪ Extractive Industry 	<p>E.a E.b E.c E.d E.e</p>
Surface Infrastructure and Buildings	<ul style="list-style-type: none"> ▪ National Roads ▪ Main Roads ▪ Minor Roads ▪ Public Streets ▪ Heavy Vehicle Overnight Facilities ▪ Railway Lines ▪ Power Lines ▪ Tele-communication Infrastructure ▪ Renewable Energy Structures ▪ Dams and Reservoirs ▪ Canals ▪ Sewerage Plants and Refuse Areas ▪ Science and Technology Structures 	<p>F.a F.b F.c F.d F.e F.f F.g F.h F.i F.j F.k F.l F.m</p>

CHAPTER 3: MATJHABENG LOCAL MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK

3.1. URBAN DEVELOPMENT VISION

3.1.1. Introduction

The future urban development vision of the Matjhabeng Local Municipality is important insofar as it will reflect the strategic growth direction of the urban areas.

The importance of the urban development vision is manifested in the following strategic elements, namely:

- Areas of future economic and infrastructural capital investment is defined;
- Investor confidence is established as local and external stakeholders is presented with a clear development vision;
- The structuring of the urban environment and establishment of linkages between urban and rural components;
- The objectives of integration, infill and densification is promoted to encourage the establishment of viable and sustainable communities; and
- To acknowledge and incorporate environmentally sensitive areas into the holistic planning vision. These areas include MRA's which have a negative impact on the environment and community (health and safety) and areas of high bio-diversity importance.

3.1.2. Growth Potential

Based on the population figures as obtained from Statistics SA (2013), the population between 2001 and 2011 remained fairly even without any growth. This trend can mainly be attributed to the decrease of some of the mining operations.

Notwithstanding, the above we believe that the substation has "normalized" within Matjhabeng Local Municipality with long-term commitments from the mining houses to remain in the area and to expand (Wits Gold).

The future growth scenario's for Matjhabeng Local Municipality was based on the following assumptions:

- That an average growth rate of 1.34% (South African Average) was applied as a standard growth for Matjhabeng;
- That a number of new mining operations will establish over the next 5 years, which will increase the population;
- That existing mining houses will remain as is without any major retrenchments; and
- That the Matjhabeng Local Municipality engage on an aggressive economic promotion to attract investors to occupy vacant industrial, business and residential opportunity.

With a population of 406 461 in 2011, the anticipated population in 2020 is estimated as follows:

- 1.34% growth (natural) on annual basis to 2020 – 458 191 persons.
- Mining investment between 10 000 and 20 000 employees – 478 191 persons.



- Promotion of vacant industrial, business and residential opportunities ($\pm 10\,000$ persons) – 488 191 persons.

Based on the above assumptions we anticipate a population growth of $\pm 82\,000$ persons between 2011 and 2020 which result in a total population of 488 191 persons.

3.1.3. Guiding Principles/Nodal Definition

The Spatial Development Framework of a town/city should direct and arrange the development activities and the built form in such a way that it can accommodate ideas and desires of people without compromising the natural environment and the way services are rendered.

Therefore the Spatial Development Framework should provide general direction to guide decision-making and action over a multi-year period aiming at the creation of integrated and habitable cities, towns and rural areas.

In order to enhance the objectives of efficiency, sustainability, accessibility, integration, equality and good governance, the following strategies must be used in developing policies and processes:

- Adopting a growth management approach
- Understanding the city's development context
- Utilising a city wide approach to development
- Implement area based development initiatives and interventions
- Identify marketable opportunities
- Providing development guidelines

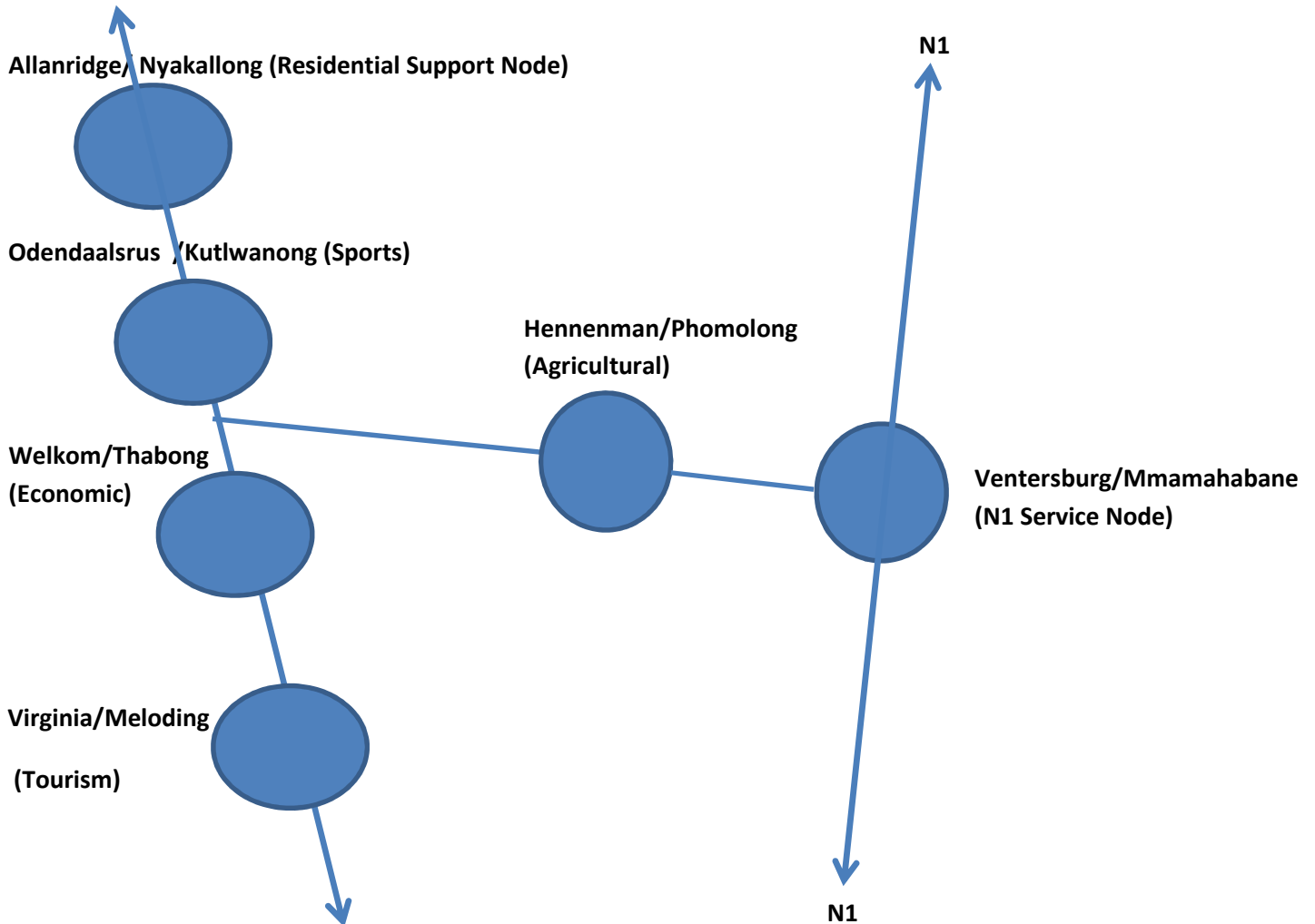
The strategic urban development vision was informed by the following elements; namely:

- The importance and locality of the Welkom/Thabong urban concentration that provides higher order social, economic and recreational facilities to the sub-region. This urban concentration is economically and socially self-sustainable in terms of the provision and balance of complimentary land uses to the residential environment;
- The potential impact of mining activities on future urban growth. The natural infill and densification between historically advantaged-and disadvantaged areas are often hampered by the occurrence of mining residue areas (MRA's). Future urban growth areas had to be identified where the impact of these activities are not prominent;
- Accessibility and the locally of transportation corridors. There are a number of form-giving north/south corridors which contributes in the definition of the existing and future urban structure. These corridors are the R30 and R34; and
- Definition of urban areas. The urban areas of Matjhabeng Local Municipality, with the exception of Hennenman and Ventersburg, have been traditionally linked to the mining activities. As these urban areas was established owing to the presence of mining activities, it will be important to define existing urban concentrations in terms of its function and to present a future vision to be embraced by the community at large. The negative "stigma" which is often associated with mining towns needs to change, which in the long terms will redefine investor perception.

In terms of the above, the respective urban concentrations were redefined in terms of importance, definition and future vision. The future vision of each of the respective urban concentrations is indicated below:



Urban Concentration	Nodal Vision
Welkom/Thabong	Economic Node
Virginia/Meloding	Tourism Node
Odendaalsrus/Kutlwanong	Sporting Node
Allanridge/Nyakallong	Residential Support Node
Hennenman/Phomolong	Agricultural Node
Ventersburg/Mmamamahabane	N1 Service Node



3.1.4. The Metropolitan Urban Complex (Map 1)

Based on the nodal definition of the respective urban concentrations and in line with the guiding principles, the question arose “What is Matjhabeng Local Municipality Urban Development Vision?”.

The above is answered as follows:

- **Priority 1:** That the long-term vision of urban development be focus to integrate the areas of Welkom/Thabong with Odendaalsrus/Kutlwanong. These areas, together with southern urban areas of Virginia/Meloding will become a small “metro” over a period of time.

The respective urban concentrations within the “metro” will still provide the services as identified within the respective nodes, as urban areas function in support of each other.

- **Priority 2:** That the development between Allanridge/Nyakallong and Odendaalsrus/Kutlwanong be promoted.
- **Priority 3:** That the development between Hennenman/Phomolong and Odendaalsrus/Kutlwanong be promoted.

The phasing and the prioritization of the future urban vision are important owing to the following reasons:

- It will create investor confidence;
- It will prevent isolated developments taking place between urban areas which are not prioritized; and
- Existing infrastructure will be maximized.

It must be stated that the above priorities does not “substitute” the process of integration and infill which first need to occur within the respective urban concentrations.

3.1.5. Regional Infrastructure (Map 2)

In order to align to the Matjhabeng Local Municipality Urban Development vision, the regional infrastructure needs to support the vision.

With regard to the above, the following is proposed:

A) Air Services

There are a number of airfields and landing strips within the municipal area. The upgrading of the Welkom airport to provide for higher order services will be of importance to complement the existing transport system and to contribute to the multi-nodal transport system.

The Welkom airport can be supported by the Virginia airstrip where proposals have been made for some commercial activities.

B) Rail (Freight and Commuter)

The Matjhabeng Local Municipality is blessed with a well-developed and integral rail system, which also provides siding facilities to industrial areas.

With the densification and development of future urban areas and the marketing of vacant industrial areas, the function and contribution of rail should be emphasised. With regard to the aforementioned the following is proposed:

- That a rail commuter system between Nyakallong through Odendaalsrus, Welkom, Thabong towards Meloding be investigated. The link should also be connected to Hennenman. With the densification of the respective urban concentrations and the future urban development vision, this service will contribute to the effective provision of public transport.

The economic impact of an effective commuter service will be substantial as retail, services and commercial nodes will establish adjacent to the stations supported by intermodal transfer facilities (taxi and buses).

Discussion need to be entered into with the South African Rail Commuter Corporation to determine the viability, implementation and time-frames.

- With the large number of vacant industrial areas, which makes provision for rail services, this becomes an important marketing tool. Investors which are dependent upon rail services could be attracted. Discussion need to be entered into the Transnet to establish frequency, services provided and logical requirements.

C) Road Network

Based on information as obtained from the Free State Department of Transport, a large number of proposed roads have been earmarked for the Matjhabeng Local Municipality. Notwithstanding the identification of these roads, no large construction projects have been identified for implementation. The focus is mainly on maintenance and smaller upgrades projects.

Connectivity and linkages is most probably the largest contributor in the structuring of urban environments. As stated in previous sections, the linkages and accessibility within and towards adjacent areas of Matjhabeng Local Municipality is good. In order to optimize the presence and opportunities of the existing road infrastructure, the following roads to be prioritized for implementation:

- **R34:** With regard to the R34, the following linkages are proposed:
 - The connectivity of the R34 Road through Welkom is not continuous. It is proposed that the R34 Road by way of the P4/1 and Koppie Alleen road be extended southwards to link with the R30 road from Bothaville towards Theunissan. The detail aligned need to be established.

This extension will also provide a convenient alternative to the N1 national Road. Economic activities which focus a through traffic will also benefit.

- The linkage of the R34, south of Kutlwanoong towards the R30 should also be implemented. This road could become a mobility corridor.
- **Flamingopark/Rheederpark linkage road to the R70:** With the proposed Phakisa Development., the northward linkage (Constantia road extension) to the R70 and the eastward extension (Brebner Road) towards the R70 and R34 will promote the development of the sub-region.
- Linkage between the R70 towards the R34, between Thabong and Riebeeckstad. This linkage will improve accessibility between the economic node of Welkom and the sub-region. With the proposed development between Riebeeckstad and Thabong this linkage will be essential.
- Other smaller sections of upgrading/construction need to be identified by the Matjhabeng Local Municipality.

D) Engineering Infrastructure

With regard to engineering infrastructure, the following is proposed:

- That existing "old" infrastructure be maintained and upgraded to support future development areas;
- That bulk infrastructure (reservoirs, sub-stations and outfall works) have sufficient capacity to address future needs; and
- That the prioritization and implementation of these projects be communicated to the community and potential investors.



CHAPTER 4: SPATIAL DEVELOPMENT FRAMEWORK FOR URBAN CONCENTRATION

Notwithstanding the future development vision which was outlined for the Matjhabeng Local Municipality over the long-term, the separate urban concentrations are still contained within their respective urban environments. Bearing in mind the long-term vision it is important to guide and direct the individual growth pattern of the separate urban concentrations.

The purpose of this section is to indicate in more detail the spatial development proposals per urban concentration.

4.1. URBAN DEVELOPMENT GUIDELINES

The preparation of the detailed Spatial Development Frameworks for each of the respective urban concentrations was guided by the following common principles; namely:

4.1.1. Residential Development

Land development for residential purposes will be guided by the following elements:

- All open land in the different urban areas previously earmarked for residential development should be developed as a first priority.
- All defunct or undeveloped mining land and open spaces between urban areas should be developed as a second priority or simultaneously with developments highlighted as a first priority subject to environmental stability.
- The existence of well-established residential areas with high land values should be protected against urban decay. Transitional zones between low and high residential income areas can be planned to assume the projection of well-established residential areas. These transitional zones must be planned to the satisfaction of the Municipality and these zones can include and land use providing for the desirable transition.
- Areas indicated for residential development should make provision for the different income levels of the population, linked to different housing typologies.
- The minimum stand sizes should adhere to the policies of the National and Provincial governments.
- Mining hostels in the past offer housing to mainly heads of households and could be utilised for high density family based residential development and or educational facilities, community facilities, commercial hive development on ground floor with residential development on top floors.
- Private hostels should be upgraded to high-density family or single dweller units and ownership of land should be promoted.

In support of the above guidelines, the following detail aspects pertaining to implementation need to be taken into consideration:

A) Legal/Institutional Guidelines

The establishment of townships and densification within the existing residential areas is conducted in terms of a legal framework regardless of income or race. The difference between the respective residential typologies vests primarily with the funding organization, where middle to higher income residential developments are funded by the private sector and the lower income developments funded by the public sector (BNG).

Densification within existing urban structure is primarily conducted by way of rezoning (change of zoning from Residential 1 to Residential 2/3 – Townhouses) or subdivision (subdivision of an erf as dictated by the density requirements of the Town Planning Scheme). Township Establishment is conducted on Farm land in terms of the Township Ordinance, 9 of 1969.

The provision of affordable housing is the responsibility of National, Provincial and Local Government. Although the primary responsibility vests with the Public Sector, a number of agreements have been entered into with the Private Sector (Financial Sector) to assist with the delivery of integrated housing developments. The challenge is to go beyond the provision of mass housing but to build communities and create conditions which will promote economic and community sustainability. In addressing new developments, the following criteria need to be considered:

- Availability of bulk infrastructure;
- Ownership of land;
- Access to social amenities and economic opportunities;
- Access to public transport; and
- Integration of the urban structure.

As a part of the development areas, a mix of housing typologies at higher densities need to be established which will ultimately create more sustainable and liveable communities that are better suited for demographic and cultural diversity. This is in line with the "Breaking New Ground" Policy of the Department of Human Settlements.

Community Residential Units (CRU's) need to be considered to provide stable rental tenure for lower income persons (Below R3 500) who are not able to access private rental and social rental market. This program replaces the National Hostel Re-Development program and is coherent program dealing with different forms of public residential accommodation in good locations with public support.

From a spatial point of view, the best localities for CRU's are in the immediate vicinity of economic activity nodes which normally offers a variety of business/social services as well as movement corridors.

This type of housing can also be aligned with the Neighbourhood Development Partnership Grant (NDPG) for the certain areas in order to further strengthen the identified activity nodes namely:

- Areas in close proximity or within CBD's; or
- Identified mixed land use zones.

Other residential support programmes from the National Government need to be addressed, namely:

- The intervention for distressed communities in identified mining towns; and
- The Informal Settlement Upgrading Support Programme (NUSP) as managed by the Housing Development Agency (HDA).

B) Greenfield Developments

The important aspect of the planning and implementation of these future residential areas is to adhere to the policy guideline from the Department of Human Settlements to promote the establishment of BNG projects (Breaking New Ground). The primary objective of this policy is to provide integrated and sustainable townships thereby providing housing opportunities to residents with different income levels and different housing typologies (subsidized, bonded and rental).

Unfortunately the trend within the existing planning “mind-set” is still to provide for only subsidized housing in larger Greenfields Development.

A number of future “Greenfields” development areas have been identified within the respective urban areas. The development of the identified areas need to be further investigated and is subject to the following elements:

- Land ownership profile and the release of land. Some of the identified land parcels is privately owned and could delay the process of township establishment (longer land release mechanism). Land ownership should not be viewed as a restrictive condition for effective integration.
- **Availability of Infrastructure:** An assessment need to be conducted on the future land development areas in terms of the availability of bulk infrastructure. Although it is accepted that bulk infrastructure need to be upgraded to service new development areas, the locality of the future development areas to bulk infrastructure, including roads is important. Existing infrastructure need to be maximized.
- **Environmental Considerations:** With the development of future areas, the following elements need to be investigated:
 - Locality of the future areas to mining infrastructure, outfall works and cemeteries. In all of the aforementioned, buffer zones are applicable.
 - **River Systems:** No development shall take within the 1:100 year floodline.
 - **Wetlands:** No development shall take within wetlands, which is also protected by a buffer zone.
 - **Geological Conditions:** Soil suitability is important as it dictates the construction material to be applied when building houses/infrastructure. The area is under layed by clay, which could require the rafting of foundations. There is no dolomite in the area.
 - **Bio-diversity:** An assessment in terms of bio-diversity importance was conducted by the Free State Department of Environment. Areas of high bio-diversity need to be protected (sensitive areas, red data species, etc).
 - **Accessibility:** The future development areas need to be accessible from either Municipal or Provincial roads. Should the development be located adjacent to Provincial Roads, a number of restrictions will occur, namely access points at specific points (distance restrictions) and building lines along the roads (usually 95m, which could be relaxed). The application for Township needs to be supported by a Traffic Impact Assessment.
 - **Legal Parameters:** The formalization and implementations of new development areas is guided by a legal framework (Townships Ordinance, No 9 of 1969), which requires a number of technical and legal aspects to be adhered to.

C) Vacant residential erven within historically advantaged areas: As identified from the situational analysis, there are a large number of vacant approved and proclaimed residential erven within historically advantaged areas. A large number of these erven are concentrated into townships which were never developed. Although each of these areas will be identified as part of the detail Spatial Development Framework's the following guidelines can be used as a point of departure:

- In some of these areas a re-design of the erven should take place (consolidation and sub-division) to provide for more erven and focussed developments. It must be borne in mind that the establishment of smaller erven have no impact on the type and quality of housing.
- With the design or disposal of these stands, the existing adjacent residential environment needs to be considered in terms of the respective typologies to be implemented.
- The respective areas need to be prioritized in terms of need and the availability of existing infrastructure.
- Discussion need to be entered into with the new mining group (Wits Gold) for the take-up of residential erven. It is anticipated that the new shafts will come into operation during 2016.
- That the Matjhabeng Local Municipality prioritize areas for development, linked to different housing typologies; and
- That respective marketing packages be developed linked to the different areas.

Based on the information as provided by the Matjhabeng Local Municipality regarding the availability of infrastructure, the developable areas were prioritized according to services. It must be stated that infrastructural availability is not the only criteria for prioritization and therefore the following additional criteria need to be considered:

- The housing need linked to the typology in a specific locality;
- The type of development. Should the Municipality opt for middle to high income housing the provision of services (internal) becomes the responsibility of the developer. A service level agreement will then have to be entered into between the developer and Municipality.

The Table below indicated the vacant residential areas linked to the availability of services.

Area and Infrastructure	Erven
A. Serviced	
* Naudeville Ext 2	332
* Rheederpark Ext 1+2	774
* Ventersburg Ext 6	71
* Allanridge Ext 2	552
* Flamingo Park and Ext 2	616
Total	2345
B. Partially Serviced	
* Virginia (Joel, Saaiplaas, Kitty)	731
* Bronville Ext 9	90
Total	821
C. Not Serviced	
* Flamingo Lake	349
* Riebeeckstad	1757
* Thabong Ext 6	889
* Allanridge Ext 3	298
* Meloding (Circle, Grave Yard, Clinic)	348
* Hennenman	174
* Phomolong (School Erf)	100
* Odendaalsrus Ext 13	595
Total	4510

D) Public Open Spaces: A large number of surplus public open spaces are available in the historically advantaged townships. Some of these open spaces can be transformed for the purposes of higher density residential development. Prior to the disposal of public open spaces, the following guidelines need to be followed:

- A number of urban areas was planned to create the “Green City” concept. It will be important to maintain the definition of these areas within the larger urban environment;
- All public open spaces need to be inspected and evaluated in terms of functionality and definition;
- Should public open spaces be identified to be used for alternative uses, these uses must be identified; and
- Community involvement into this process will be essential.

As stated at the inception of this section, densification and infill development can contribute in reaching threshold populations in close proximity to Central Business Areas necessary for the economy (retail/social activities) to reach optimum levels, thereby providing additional job creation opportunities.

4.1.2. Mining Land

Land development of defunct or undeveloped mining areas, when needed for urban development (rehabilitation through urban development), should be guided by the following:

A) Land Uses

○ **Residential**

The integration of mining villages/hostels into the urban structure need to be carefully assessed in terms of the following criteria:

- Will the proposed settlement contribute to infill and integration? If so, the process (Local SDF); services agreements between the Mining House and Municipality; and process of Township Establishment need to be discussed with the Municipality;
- If the proposed residential developments are located away from existing urban areas, and cannot be effectively integrated, the issue of sustainability need to be evaluated. With these remotely located settlements, sustainability is not achieved as complimentary services (schools, clinic’s, retail, other) are not provided, resulting in long-term residential “islands” of poverty. The maintenance of services from the Municipality also becomes expensive (distance, economy of scale principles) which often does not justify such expenses;
- The availability of complimentary social and economic services;
- The quality of infrastructure; and
- Any future residential/urban development need to take cognisance of existing and future mining activity. It is proposed that no urban development takes place within the 500m buffer area surrounding mining residential areas, including evaporation ponds (MRA’s).



- **Shaft areas and reduction plants**

Defunct shaft areas should be utilised for non-noxious industrial and commercial land uses and should be planned as an integrated development unit into the surrounding neighbourhoods.

- **Rock and refuse dumps**

Rock and refuse dumps in the area should be rehabilitated and township development can only proceed when dumps are removed and rehabilitated.

- **Existing industrial areas**

Existing industrial areas should be incorporated into any future detail town planning as industrial areas.

- **Explosive magazines**

Defunct explosive magazines should be rehabilitated when development is considered. Note must be taken regarding the limitations for residential development when explosive magazines are still in operation.

- **Concession stores, mining offices and security training areas**

Concession stores should be incorporated as local business areas in proposed development areas.

Mining offices should be used as office/park-commercial/park facilities and the high quality of gardening should be continued to enhance the tranquillity of the area.

Existing security training areas should be used as community facilities for example a school, orphanage, old age home, etc.

- **Sports facilities**

Existing mining sport facilities should be re-utilised in future urban developments as sport zones. Adjacent hostels to these facilities should be converted for indoor sport such as karate, wrestling, boxing, etc.

- **Mine Water Canals**

Mine water canals still in operation when township development proceeds in earmarked mining areas should be incorporated and safeguarded in respect to pollution and health within the guidelines of the national Department of Health, Department of Water Affairs and Forestry and Department of Environmental Affairs.

- **Excavation Areas**

These areas need to be rehabilitated before or during urban development processes.



- **Existing Mining Road Networks**

These roads are assets and should be incorporated in future development plans as internal/external linkages.

- **Railway Network Systems**

If development in a mining area proceeds, investigations should be done to establish the feasibility of re-using existing railway lines for alternative uses such as industrial, commercial or rail based transportation systems.

- **Slimes Dams**

Due to radiation levels no slimes dams can be re-seed for urban development purposes. Slimes dam footprints can only be reused once all contamination has been satisfactorily addressed.

- **Trees**

Existing plantations should be incorporated into any development plans.

B) Infrastructure

- **Mining Services**

Future development teams should liaise closely with mining officials in order to determine which mining services can be removed or should be accommodated in development plan proposals.

- **Civil Engineering**

Before development can proceed on undeveloped/defunct mining land the following investigations must be done:

- The capacities and condition of bulk services supply to development areas should be determined and evaluated for compliance with municipal requirements.
- Existing sewerage and water reticulation networks, which may be utilised in developments, should be evaluated for compliance with municipal requirements.
- The general conditions of existing roads should be verified to determine whether these roads comply with geometric standards and municipal requirements.

C) Environmental Issues

It is important that mining houses clarify environmental restrictions such as radiation, acid mine drainage, subterranean water quality, general contamination and geotechnical restrictions before land is to be developed for urban land usage.

It is further important to realise that mining land is to be released in terms of the Mineral and Petroleum Resources Development Act of 2002, MPRDA No: 28 of 2002 as amended, before mining land could be used for urban purposes (closure certificate).

A comprehensive Environmental Impact Assessment needs to be conducted prior to any development. These EIA's need to consider the bio-physical environment, health considerations social impact and climatic conditions.

4.1.3. Urban Agriculture: The Matjhabeng Local Municipality is characterised by a number of natural attributes (areas not suitable for urban development), municipal commonage and land within the 500m MRA's. Existing urban agricultural practices consists mainly of staple foods for household consumption with very few products which find their way into local or other markets.

Although a number of urban agricultural areas have been identified in the respective urban Spatial Development Framework's, the success and expansion thereof will require intervention into 3(three) areas, namely:

- Redistribution of land and other assets from large scale to the smallholder sector.
- Reform of agricultural markets. Upstream and downstream agricultural markets are characterized by monopolies and lack of regulation which largely serve the needs of large scale, commercial producers. Opportunities need to be created for new entrants operating on a smaller scale and serving the local markets and to after a degree of price stability.
- Support to existing and new small – holders: No agricultural enterprise, regardless of extent can be successful without support services both to expand production and to compete with commercial farmers. At the local level, this includes agricultural extension and veterinary services, research, mechanical services, credit facilities, transport services, development of irrigation and other infrastructure, training and market information. At a wider level, it includes the construction of market places, places of storage and processing facilities.

Within the Matjhabeng Local Municipality area there are a number of vacant or unused municipal facilities which could be investigated to assist with certain needs (storage, packaging, other).

4.1.4. Maximization of existing infrastructure: Large number of areas for urban expansion has been identified within the respective urban environments.

The financial implication of the development of these areas can result in non-development should the following aspects not be considered:

- The future areas need to be accessible and in close proximity to bulk and connector services; and
- The capacity of the existing bulk need to be evaluated in terms of the proposed future developments.

Based on the assessment of the above elements the respective future areas need to be prioritized.

4.1.5. Economic Development

The existing urban areas are imbalanced in terms of the provision of higher order social, industrial and commercial activities. The aforementioned historical provision is further accessbated by the fact that with the decline of the mining sector, a large number of existing commercial, social and industrial activities closed down which resulted in the provision of excess vacant office space together with the already vacant stands still to be developed.

The fact that a number of mining permits have been issued over long periods, together with the prospecting licenses issued, it is evident that the mining sector will remain in the area for years to

come, which create a major opportunity for further economic, social and recreation growth, job creation and principles.

In terms of the above, the following investment directives are proposed:

A) Development corridors within the existing urban areas

An increasing number of residential erven in Matjhabeng is being used for office/business purposes without the consent or rezoning of the properties. This trend is primarily motivated by the following reasons:

- No vacant business or office space available in the CBD;
- No vacant land available for the development of offices/business;
- Houses adjacent to the CBD are in a state of decay;
- The rent for offices within the CBD is excessive;
- From an investment perspective, it is more advantageous to purchase a property as opposed to rent a premises in the CBD;
- Residential properties along busy traffic arteries are not suitable for residential purposes owing to increase noise levels;
- Crime within the CBD is escalating and is not safe to work in the area, especially after hours; and
- Parking is a problem within the CBD's.

The usage of residential properties for offices is not common in Matjhabeng and is exercised in the majorities of urban areas throughout South Africa.

Within the historically advantaged areas in Matjhabeng Local Municipality, the existing guidelines for the establishment of offices within residential properties are as follows:

- The owner of the business must reside in the dwelling house.
- The residence shall not be used as a shop, any industry or noxious industry.
- The public display of goods either in a display window or by any other means shall not be allowed.
- The display of any notice board, advertisement or sign exceeding 500 x 300mm, is prohibited.
- Any act detrimental to the amenity and peacefulness of the surroundings, shall lead to the cancellation of this consent.
- The regular parking of vehicles with a mass in excess of 2000kg on the site or in the street adjacent to the site shall not be allowed.
- Not more than one partner and/or two (2) employees shall be employed.

In the historically disadvantaged townships, uses such as shops and retail are allowed on premises on which a residential building is located. The occupants of a residential building may practice, inter alia, their social and religious activities and their occupations, professions or trades, including retail provided that:

- the dominant use of the property shall remain residential;
- the occupation, trade or profession or other activity shall not be noxious; and
- the occupation, trade or profession shall not interfere with the amenity of the neighbourhood.

In line with the number of existing residential activities and the need to identified additional areas, the Matjhabeng Local Municipality identified a number of proposed transportation corridors along which these activities will be permitted (more detail is contained within the respective individual Spatial Development Framework's).

The following conditions are applicable to the rezoning of residential erven along the corridors:

- All alterations to the buildings shall be done by a qualified architect;
- Buildings shall not exceed two storeys in height;
- Parking shall be provided on the premises as determined by the Town Planning Schemes in operation in the different areas;
- All parking shall be paved to the satisfaction of the Council;
- No boundary walls or fences shall be allowed on the street boundary;
- The area of the premises facing the street shall be landscaped to the satisfaction of the Council;
- Maximum floor space index of 0.50 for business and 0.70 for offices; and
- The following types of offices/businesses will not be allowed within these areas:
 - Adult Store
 - Liquor Store
 - Escort Club
 - Night Club
 - Discotheque
 - Tavern
 - Shebeen
 - Industries
 - Noxious Industries
 - Motor Trade and Workshops
 - Other uses which Council can decide on from time to time at its sole discretion

That in all other areas not mentioned, along District Distributor Roads and where residences are used for office/business purposes at present, owners be forced to apply for rezoning and that applications be dealt with by the Council on merit after receiving an application for rezoning, but that no new uses in these areas be approved and that the necessary law enforcement be done and the necessary capacity be supplied for that.

B) Industrial Land: At present there are a total of 444 vacant serviced industrial stands available within Matjhabeng Local Municipality of which the majority is located in Hennenman and Virginia. The proposals are as follows:

- The Matjhabeng Local Municipality must promote the incentive scheme to market and dispose of the respective erven. This scheme must make it attractive for investors to come to the area.
- The disposal of sites should be conditional in terms of performance (implementation and operational) from the investors; and
- The respective areas need to be upgraded (services) in order to promote marketability.

With regard to the remainder of the urban areas, the following:

- Provision of the expansion of industrial areas within the Welkom area need to take place; and
- Service industries need to be provided within historically disadvantaged areas to promote the establishment and growth of emerging service providers in a conducive environment to the benefit of the larger community.

C) Central Business Districts

The majority of the formal Central Business Districts is undeveloped with the potential to increase the bulk substantially.

In view of the above, the following is proposed:

- That residential densification is promoted within and in close proximity to existing CBD's. Municipal owned land could be used in achieving this objective; and
- Higher order retail/commercial facilities need to be provided in historically disadvantaged communities. The intention is not to compete with the formalized CBD's in the historically advantaged towns, but rather to provide a higher order service to local residents which need to travel long distances to obtain certain products.

4.1.6. Urban Edge: The objective of the urban edge demarcation is primarily to promote the following principles:

- To control extensive urban expansion (urban sprawl);
- To promote the principles of infill and densification between historically advantaged and historically disadvantaged community; thereby integrating previously segregated communities;
- To maximize the use of existing infrastructure; and
- To promote the optimum use of social and commercial opportunities.

4.1.7. Disposal of Municipal Owned Sites

There are a large number of erven which vests with the Matjhabeng Local Municipality. These erven are characterized by different zonings (residential, public open space, municipal, business, industrial) and could, if effectively managed, contribute to the growth of the economy.

With regard to the disposal of erven, the following is proposed:

- There should be a clear policy – and implementation plan as to the disposal of erven;
- The disposal of erven (non-residential) should be linked to the principle of "Highest and Best Use";
- The marketing and disposal of erven should be clear to any potential investor. These erven should not become a platform for "property speculation", but should be linked to acceptable proposals; and
- The legal contracts between the Municipality and potential investor/buyer should be structured to protect the Municipality against "non-performance" and other relevant clauses to prevent non-development.

4.1.8. Incentive Schemes

The Matjhabeng Local Municipality introduced and approved an incentive scheme aimed at attracting investors into the area. These incentives were approved during 2004 for a period of 3 years. After discussion with Officials from the Matjhabeng Local Municipality, it was confirmed that the incentives are still applicable.

The incentive scheme is as follows:

A) Industrial Development

<ul style="list-style-type: none"> Approved serviced vacant industrial/business site for R1-00, irrespective of size. A site required from the Matjhabeng Municipality at a nominal purchase price of R1-00. <p>In the event of a purchaser defaulting by not developing the site as approved or stipulated in the contract between the Matjhabeng Municipality and himself, the land be reverted back to the Municipality at the original purchase price without any compensation for improvements done to date on the land.</p>												
<ul style="list-style-type: none"> A subsidy on an approved rental based on the following sliding scale on an approved premises leased for the conducting of a business: <table border="1"> <thead> <tr> <th>Rental</th> <th>Max Subsidy</th> </tr> </thead> <tbody> <tr> <td>R0-R2 000</td> <td>45%</td> </tr> <tr> <td>R2 001-R2 500</td> <td>35%</td> </tr> <tr> <td>R2 501-R3 000</td> <td>30%</td> </tr> <tr> <td>R3 001-R5 000</td> <td>20%</td> </tr> <tr> <td>R5 000+</td> <td>15%</td> </tr> </tbody> </table>	Rental	Max Subsidy	R0-R2 000	45%	R2 001-R2 500	35%	R2 501-R3 000	30%	R3 001-R5 000	20%	R5 000+	15%
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R2 501-R3 000	30%											
R3 001-R5 000	20%											
R5 000+	15%											
<ul style="list-style-type: none"> A subsidy of maximum 45% on a total cost of not more than R70 000.00, or as negotiated with the entrepreneur in very special circumstances will be payable for: <ul style="list-style-type: none"> Relocation costs of approved machinery and equipment from a location in the RSA to an approved location in Matjhabeng. Transport costs in the case of relocation from abroad, from any South African port (sea or air) of approved machinery and equipment to an approved site in Matjhabeng. 												
<ul style="list-style-type: none"> Cash grant of R5 000.00 for an advertisement campaign to introduce the company and/or its products and which is to be utilized not later than 6 months after first production. 												
<ul style="list-style-type: none"> A discount of 20% on the total monthly account payable by the applicant, irrespective if the applicant is the owner of the land or renting premises from either the Municipality, the private or public sector or from a Mining House. <p>In cases where special circumstances can be proved, water and electricity may be charged at cost price where cost price will remain only the cost as charged by Sedibeng Water or Eskom without any margins for profit, leaks or maintenance.</p> <p>In the case of commercial entities, purified sewerage water will be charged at cost price plus pumping costs, where cost price will be ex sewerage plant price without any margins for maintenance, profit or leaks.</p> <p>In the case of the emerging farmers paprika project on Saaiplaas and Homestead, purified sewerage water will be provided free of charge to the training nethouses and free of charge for 2 years for qualifying emerging farmers moving into their own nethouses. After 2 years, emerging farmers will only pay cost price for purified sewerage water e.g. purifying and pump costs. At any other unit in Matjhabeng where similar projects will be launched the same will apply.</p>												
<ul style="list-style-type: none"> Facilitation Services <p>The following services will be rendered free of charge by all relevant departments of the Matjhabeng Local Council:</p> <ul style="list-style-type: none"> Rezoning, subdivision and consolidation of sites (erven). Approval of building plans plus building inspections. Issue of certificates of compliance in respect of electrical installations. Inspection and valuation of industrial and residential property made available to the applicant in terms of the incentive scheme. Plans for gardening, landscaping and beautification of approved premises. Periodic inspection of fire-fighting equipment and training of fire-fighting proto teams. Limited assistance with identifying and opening up of markets and promotion of company products as negotiated and agreed upon between the entrepreneur and the Department of 												



Economic Development and Spatial Planning.

- Limited assistance in Human Resource matters as agreed to by the Executive Manager Human Resources and applicant.

That the following criteria for the possible granting of incentives be approved:

- Financial viability of the project.
- The cost/benefit to the Matjhabeng Municipality per se and the economy of the City in general.
- Affordability of incentives to the Matjhabeng Municipality at a particular point in time.
- Effect on diversification of the local economy.
- Utilisation of local resources.
- Utilisation of appropriate competitive technology.
- Commitment to the utilisation, upgrading and training of local skills.
- Unfair competition to existing projects (business) in Matjhabeng.

B) Emerging Entrepreneurs

- A site, properly motivated in terms of size required, is leased to the successful applicant at R1.00 per year for a period of two years. The applicant's situation is to be reviewed after two years and either a new lease are extended to him or the site be transferred in the applicant's name. In the event of the purchaser defaulting in the first period of five years, the land be reverted back to the Municipality without any compensation for any improvements done on the land.
- Where and when possible, bulk services will be provided up to the erf boundary, and if not possible, the minimum provision will be a standalone water tap.
- Rental of existing floor space other than Municipality owned building will be subsidized to the tune of 45%. This includes space in mine facilities, privately owned buildings, the local Industrial Park or other Government property.
- Rental of floor space in Municipal owned buildings will be 10% of market related rentals as determined by the City valuer.
- A discount of 20% of the total monthly account payable by the applicant, irrespective of the applicant being the owner of the land or renting the premises from either the Municipality, the private or public sector or from a Mining House.
- The Department of Economic Development and Spatial Planning will, where possible, endorse and market products of emerging entrepreneurs on its webpage.
- The Department of Economic Development and Spatial Planning will endeavour to assist emerging entrepreneurs to enrol at accredited institutions for courses in business-and financial skills to enhance their chances to become successful business people.

C) Agriculture

○ **Commercial Farmers**

- On submission of a proper business plan the Department of Economic Development and Spatial Planning will recommend an appropriate incentive package that will address the most critical needs of the project.
- Incentives may include:
 - Free land.
 - 20% discount on all municipal services.
 - Purified sewerage water at cost price where cost price will only include purifying and pumping costs and exclude profit margins, leakages or maintenance costs.
- An open ended approach to any positive suggestion or need of the applicant will be followed by Council.



○ **Emerging Farmers**

- Economic Development and Spatial Planning will identify suitable farming projects which can be managed into viable commercial projects and which may become export orientated.
- Economic Development and Spatial Planning will identify suitable candidates to partake as individuals.
- Economic Development and Spatial Planning will identify mentor farmers to assist such projects.
- Economic Development and Spatial Planning will endeavour to secure funding for such projects from various reputable sources.
- Economic Development and Spatial Planning will through the project identification process also secure markets for the produce, locally and internationally.
- Economic Development and Spatial Planning will also secure training assistance for emerging farmers.
- Subsidies of 20% will be made available to emerging farmers on all municipal services except for purified sewerage water which will be free of charge for the first 2 years after the training year whereafter the emerging farmer will pay cost price as is defined in this report.
- Emerging farmers will receive ownership of land, where possible, after a proven record of economic viability and skills is recorded.

○ **Commonage Farmers**

- The same package is applicable to the succeeding commonage farmer group should sustainability be proven and a proper business plan be submitted to Economic Development and Spatial Planning who will recommend an appropriate Incentive Package.

D) General

- That Council approves that in the case of development projects in other economic sectors, an appropriate incentive package be determined by Economic Development and Spatial Planning, after consideration of a business/development/site plan where such a package will address only the most pressing needs of the applicant and which package will then be tabled for final approval by Council.
- That Council further will consider an application for an incentive package in special circumstances where a new entity has established itself on mining property at a particular point in time and where the Mining House is directly providing services to the applicant for a period not exceeding 3 years after establishment after which the Mining House, for whatever reason is discontinuing. The services and Council then has to provide such services. Incentives to be considered in such cases will only be those most critically to ensure the sustainability of the business and must be backed by proof from the applicant.
- That in case no objections are received from the public, the Office of the Speaker **CONTINUES** with the promulgation of the policy.

4.1.9. Open Spaces

There is a large over-supply of Public Open Spaces within the Matjhabeng Local Municipality, especially within the historically advantaged areas:

The provision of open space and recreation within Matjhabeng Local Municipality can be divided into 2 categories, namely passive and active open space.

A) Passive Open Space

A passive open space system fulfill a number of functions, which include hazard avoidance, resource conservation, ensuring social well-being and education and is generally located within areas where streams and the natural typology dictates the function thereof.

B) Active Open Spaces

Within the respective urban nodes of Matjhabeng Local Municipality, there are a large number of public open spaces which is either not developed or poorly developed, notwithstanding the need for more formalized activities/facilities within primarily historically disadvantaged areas.

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

Formulating principles for the development of active open spaces can help to ensure that standards of quality and usefulness are achieved in the planning, design and management of such spaces. The following development principles need to be taken into account when developing an active open space network within the respective Local Municipality.

- **Development and Maintenance Costs**

An important factor in determining the number and size of active open spaces mainly relates to the development and maintenance costs thereof. In other words, the number of active open spaces that are developed should not exceed the budget available to develop such open spaces. Also, there must be sufficient funds to maintain these open spaces over the long run.

Past experience has proved that active open spaces that are not fully developed and maintained often lose their practical value to local residents. Therefore, it is argued that fewer active open spaces that are reasonably developed and maintained are far more useful than a large number of active open spaces that are not.

- **Type of Facilities Provided**

When planning active open spaces, it is important that appropriate recreation facilities are provided. Often recreational facilities are provided that do not fulfill the needs of the community, usually because they are not the preferred recreational types. To prevent the provision of inappropriate recreational facilities, the recreational preferences of a local community must be established before planning and developing a recreational facility. On the other hand, often communities do not participate in certain recreation types, simply because they never had access to such facilities to learn the sport. One way to overcome this is to have such sport facilities share facilities with the more popular sports. For example, cricket should be played on combined soccer fields or a soccer field should double as a rugby field.

- **Accessibility of Active Open Spaces**

When locating active open spaces, it is important to ensure that they are accessible to the larger community. Various criteria apply when locating active open spaces. For example, if a higher order active open space serves a residential area, this open space should be located within the most central location of the area, so that this active open space is located within walking distance of the largest portion of the population of the residential area. The residential area that does not have access to such an active open space should be linked by means of defined walkways with the settlement that does. It is also advisable that an active open space be centrally located within a residential area and

not on its fringe, to ensure the continued presence of people in the vicinity of such a facility to protect it from vandalism.

- **Urban Form and Function**

Active open spaces can be used to develop the proposed community nodes by forming part of its land use structure. By doing this, the focal function of these nodes is enhanced. It is important that the mentioned focal function be enhanced through the design of these active open spaces. For example, the planting of trees along the periphery of an active open space will enhance the identity and attractiveness of the open space.

If active open spaces are integrated through design with the other facilities within a community node, it will enhance the usage of these open spaces and enhance the viability of the other land uses in these nodes. For example, if an active open space that contains recreation facilities were located next to the schools, it would automatically be accessible and available to the schools for use during the week. Placing it close to a retail facility will ensure that during weekend sport events, spectators will have easy access to local businesses for refreshments, thus benefiting the local economy.

4.1.10. Environmental Guidelines

Owing to the increasing population, urban expansion and development is inevitable. However, urban expansion encroaches upon habitats with potentially high diversity as well as on land with high agricultural potential. Strategic land use planning in Matjhabeng Local Municipality need to be based on information as contained in the Environmental Studies, discouraging development in environmentally sensitive areas while earmarking other, more suitable areas for development.

The urban concentrations of Matjhabeng Local Municipality are characterized by a number of river systems in close proximity to the respective towns. These systems need to be protected from pollution and encroachment by formal developments.

A) Residential

- **Formal Residential Development**

Home owners will be encouraged to create indigenous gardens within existing residential areas.

Proposed new residential areas will be evaluated, based on their potential impact, whether positive or negative, on the environment. "Environment" in this sense of the word includes the natural, economic, and social environment as well as the general sense of place. Residential development in environmentally sensitive areas with high agricultural potential will be discouraged.

Areas not suitable for residential development due to geological, hydrological and other constraints such as a lack of infrastructure need to be identified. "No-Go" areas will be "red flagged" and development role players will be made aware of this up-front.

Sufficient open space areas need to be retained within new residential developments and where possible kept natural. Landowners should be encouraged to maintain their properties and keep them as natural and indigenous as possible, creating linkages with neighbouring properties and therefore establishing a natural habitat potential in the area. Where possible, natural habitats should not be disturbed.

- **Informal Residential Development**

The growth of existing informal settlements and the establishment of new settlements need to be avoided at all costs. These settlements have a negative impact due to the lack of infrastructure and basic services. Pollution in these areas is generally high. It is therefore important that these areas be formalized and that, where possible, basic services be provided.

Education, especially with regard to the impact of pollution on the natural and social environment, should be encouraged and facilitated, informing these communities of the possible impacts and how to address these in a responsible manner. Education will contribute to the general upliftment of these communities.

B) Industrial / Commercial

A desired environment should include an area free of or within minimum pollution (air, water, noise, ground). Industries need to be restricted to these areas earmarked for such purposes. Non-agricultural related industrial activities on farms and agricultural holdings should be discouraged. Strict pollution mechanisms should be implemented and adhered to, especially in sensitive areas such as along water courses. Environmental Management Plans need to be formulated for all industries and will be monitored on a regular basis by an appointed and dedicated environmental management officer (EMO).

C) Mining

All new mining enterprises will be preceded by a comprehensive environmental impact process accompanied by an environment management plan which specifically addresses the site establishment, access, services, pollution control, vegetation removal and rehabilitation. Such EMP's will also be required for all existing mining activities.

Measures will be put in place to ensure that all mines comply with legislation and that their impact on the environment is mitigated.

D) Road Network

The desired state of road infrastructure should be that all roads are upgraded and that sufficient funding is available to maintain the road network. Furthermore, construction of all new roads and any other transportation infrastructure must adhere to environmental legislation requirements, which, *inter alia*, will include an environmental impact assessment and environmental management plan.

E) Engineering Infrastructure and Waste Management

Engineering services within the municipal area should be of an adequate standard before any new developments or densification may be permitted. Services such as water reticulation and waste management (sewage disposal, solid waste) are particularly important, since portions within the municipal area have not been serviced. The lack of waterborne sewage systems in certain areas is worrying as this could have major negative environmental impacts. A backlog exists in the Municipality in the provision of water and sanitation and is mainly situated in the informal areas.

The desired environment will be one where all urban areas are serviced sufficiently with water, sanitation, electricity, waste and stormwater management. Impacts of new service infrastructure on the environment need to be investigated before such infrastructure is installed. It will need to ensure that Sewerage Treatment Works (Water Care Works) and landfills have sufficient capacity to accommodate new developments in order to avoid pollution in all forms.

4.2. URBAN SPATIAL DEVELOPMENT FRAMEWORKS

4.2.1. Allanridge/Nyakallong (Map 3)

4.2.1.1. Vision

The Allanridge/Nyakallong urban concentration has been identified as a “Residential Support Node” owing to the following reasons:

- It is located at the most northern section of the nodal urban development axis and is relatively isolated from the remainder of the higher order urban concentration (Welkom);
- Although it provides residential opportunities to some mining employees, a large number of retired persons have settled in the area; and
- The “quiet” town of Allanridge, together with supporting infrastructural services, basic commercial and social activities provides a tranquil environment.

4.2.1.2. Urban Fact-File

The Allanridge/Nyakallong Spatial Development Framework was informed by the following existing facts:

Situational Facts	Allanridge	Nyakallong
A) Population	2361	16976
B) Total number of Stands	1626	4116
C) Municipal Owned Stands	846	1399
D) Vacant Residential Stands	840	17
E) Informal Settlement Households	None	None
F) Housing Backlogs	None	+155
G) Vacant Business Stands	24 (4.74ha)	9 (0.49ha)
H) Vacant Industrial Stands	None	None
I) Vacant Municipal Purpose Stands	9	3
J) Vacant Educational Stands	None	8
K) Excess Public Open Spaces (Municipal)	12.25ha	-5.84ha
L) Good accessibility from R30	-	-

4.2.1.3. Development Proposals

The proposals must be read in conjunction with the “Urban Development Guidelines” as outlined in Section 4.1 of this report.

The Spatial Development Framework proposals for Allanridge/Nyakallong are as follows:

Spatial Elements	Proposal	SPC's
A. Urban Edge	<p>With the locality of the mining activity to the west of Nyakallong and south of Allanridge complimented with the evaporation pond between Allanridge and Nyakallong, effective integration cannot be achieved.</p> <p>The urban edge makes no provision for the expansion of Allanridge but includes on area to the south of Nyakallong for future development.</p>	
B. Economic Nodes	<p>*Allanridge CBD The Allanridge CBD is currently underutilized, and the following is proposed:</p> <ul style="list-style-type: none"> • That the disposal and development of stands be promoted. • With the development and redesign of vacant residential stands (Ext 2 and 3), it is anticipated that there will be a take-up of vacant business stands. <p>* Mixed Land Use Nodes With the lack of any industrial/service industrial stands in Allanridge/Nyakallong, the following is proposed:</p> <ul style="list-style-type: none"> • That a mixed land use node be established at the entrance to both Allanridge and Nyakallong along the R30 transportation corridor. • These nodes should provide for the establishment of retail trade, service industries (non- noxious) and social facilities. 	<p>Di D.h.4</p> <p>Dm</p>
C. Activity Corridors	<p>* There are no direct access road between Allanridge and Nyakallong with travellers making use of the R30 road. As stated, the development of this corridor should focus at the respective access points to Allanridge and Nyakallong.</p>	Di
D. Residential Development	<p>The housing need within this urban concentration is marginal.</p> <p>With regard to the provision of future housing projects, the following is proposed:</p> <ul style="list-style-type: none"> • Allanridge: There is a total of ±840 vacant residential erven at an average size of 1000m² each. Where there is a large number of concentrated vacant erven (Ext 2 and southern section of Ext 3), the areas needs to be redesigned linked to the provision of different housing typologies (Gap, rental, middle and high income). With the effective re-design of the residential sites, it is anticipated that the number of housing opportunities could be in excess of 1000. <p>Once the above process of re-design has been completed, the respective housing options should be marketed and disposed of by the Matjhabeng Local Municipality.</p>	D.h.5



	<ul style="list-style-type: none"> • Nyakallong: An area to the south of the existing settlement have been earmarked for future residential expansion which is located on the Farms Phathakahle, 446 and Wesselsrust, 58 and measures 439ha in extent. In view of the existing need, we anticipate that this area will take a considerable period of time to be developed. <p>The other future development area is located along the R30 within the north western section of Nyakallong. This portion of land has been planned, but raises concerns relating to its locality in close proximity to the evaporation pond and mining buffer, which could result in environmental and health risks to the occupants.</p> <p>The viability of this area need to be further investigated.</p>	<p>D.h.7 + D.h.5</p>
<p>E. Urban Agriculture</p>	<p>Land within the urban edge which are located within the 500m mining buffer or which is affected by the river system could be used for the purposes of urban agriculture.</p> <p>An area to the north (adjacent to evaporation pond) and south (river systems) is proposed to be used for urban agriculture.</p>	<p>C.b</p>
<p>F. Environmental</p>	<p>*Mines</p> <ul style="list-style-type: none"> - Future development should not be allowed within the 500m buffer areas; - Agricultural activities (intensive and extensive) should be promoted within the buffer areas. <p>* Public Open Spaces</p> <ul style="list-style-type: none"> - The Public Open Spaces need to be assessed and re-evaluated as part of the re-design of the vacant residential areas in Allanridge. - In view of the strategic vision of this urban concentration, the provision and definition of Public Open Spaces need to be effectively integrated to attract future residents to the area. <p>* Rivers and Wetlands</p> <ul style="list-style-type: none"> - These areas (especially within and to the south of Nyakallong) need to be protected. 	<p>B.c.1</p> <p>B.b.2</p>
<p>G. Social Services</p>	<p>* Schools</p> <ul style="list-style-type: none"> - There is an over-provision of educational sites in the urban concentration which should be retained. <p>*Health</p> <ul style="list-style-type: none"> - No health facilities are required. <p>*Sport/Recreation</p> <ul style="list-style-type: none"> - A new sport and recreational facility is proposed in Nyakallong. 	<p>D.f.3</p> <p>D.g</p> <p>D.o</p>



H. Infrastructure	*Sanitation - The outfall works needs to be upgraded to improve capacity.	F.1
	*Roads - The tarring of roads in Nyakallong needs to continue.	F.d
	*Public Transport - A taxi rank is proposed in Nyakallong.	

Strategic Interventions

- Redesign of vacant residential erven in Allanridge Ext 2 and 3.

4.2.2. Ventersburg/Mmamahabane/Tswelangpele (Map 4)

4.2.2.1. Vision

The Ventersburg/Mmamahabane urban concentration has been identified as a “N1 Service” node owing to the following reasons:

- This urban area is bisected by the N1 National Road between Western Cape and Limpopo Provinces;
- The N1 Road carries large volumes of traffic which is characterized by freight, tourists and local traffic patterns;
- The urban area is strategically located between Kroonstad and Mangaung; and
- It already fulfils a service function to through traffic.

4.2.2.2. Urban Fact File

The Ventersburg/Mmamahabane Spatial Development framework was informed by the following existing facts:

Situational Facts	Ventersburg	Mmamahabane
A) Population	1297	9963
B) Total Number of Stands	656	2400
C) Municipal Owned Stands	81	914
D) Vacant Residential Stands	173	77
E) Informal Settlements Households	-	530
F) Housing Backlog	-	215
G) Vacant Business Stands	3	5
H) Vacant Industrial Stands	7	2
I) Vacant Municipal Purpose Stands	-	2
J) Vacant Education Stands	5 (small)	0
K) Excess Public Open Space (Municipal)	-1.3ha	+4.28ha
L) Accessibility is good from the N1 and R70	-	-

4.2.2.3. Development Proposals

The proposals must be read in conjunction with the "Urban Development Guidelines" as outlined in Section 4.1 of this report.

The Spatial Development Framework proposals for Ventersburg/Mmamahabane are as follows:

Spatial Elements	Proposals	SPC's
A. Urban Edge	<p>The urban areas of Ventersburg and Mmamahabane are well integrated with only the N1 National Road which provides a "buffer".</p> <p>The urban edge follows the river to the south of the urban areas, the existing Ventersburg Town to the west, the R70 Road to the north (with the exception of a small section to the east of Mmamahabane) and the proposed urban development area to the east.</p>	
B. Economic Nodes	<p>*Ventersburg/Mmamahabane CBD</p> <p>With the upgrade of the N1 National Road, it is proposed that the total area to be investigated and planned (urban renewal strategy). The potential of economic activities within this urban concentration is large, and for such reason it is important that proper planning be conducted for the area.</p> <p>The urban renewal strategy should focus on potential activities, locality thereof, movement of traffic through the area and a detail implementation plan.</p>	<p>D.i</p> <p>D.h.4</p>
C. Activity Corridors	<p>The establishment of activity corridors from the R70 Road through Ventersburg and Mmamahabane; and the development of access nodes from the N1 National Road need to be investigated.</p>	<p>D.i</p>
D. Residential Development	<p>The residential proposals are as follows:</p> <p>*Ventersburg</p> <p>Within the Ventersburg area, there are a large number of vacant residential stands which needs to be developed, prior to the establishment of new areas. Ventersburg Ext 6 needs to be investigated, redesigned and disposed of.</p> <p>There is a small area (± 13ha) to the north of Ventersburg along the R70 which have been earmarked for future urban development. This area is considered to be an infill development.</p> <p>*Mmamahabane</p> <ul style="list-style-type: none"> - There are a number of informal settlements which need to be upgraded. As some of these settlements are located along the river system, environmental consideration in the formalization of these areas will be of utmost importance. - An area to the south of Mmamahabane has been identified for future urban development. This area is privately owned and in close proximity to the river system and sewer outfall works. Although it needs to be investigated, it is not the preferred 	<p>D.h.5</p> <p>D.h.8</p> <p>D.h.5</p> <p>D.h.7</p>

	<p>option.</p> <ul style="list-style-type: none"> - The larger future development area is to the east of Mmamahabane on the Farm Groenpunt No 96. This land is Council owned and could provide housing options over a period of time. <p>Accessibility to the site from the R70 is good. The availability and provision of bulk infrastructure need to be further investigated.</p>	<p>D.h.5</p> <p>D.h.7</p>
E. Urban Agriculture	<p>Although the detail urban agricultural areas have not been indicated on the map, the extent of natural open spaces provides an opportunity for such activities to be exercised.</p>	C.b
F. Environmental	<p>*Public Open Spaces Although there is a large number of passive open spaces along the respective river systems, defined active open space within the urban concentration is required. This need to be provided as part of the urban renewal plan.</p> <p>*Rivers and Wetlands With the large number of river systems within and adjacent to the urban areas, these areas need to be protected and utilized for passive, recreation and tourism activities.</p>	<p>B.c.1</p> <p>B.b.2</p>
G. Social Services	<p>*Schools The provision of schools is in line with the required guidelines.</p> <p>*Health Although there are health facilities in the area, residents need to travel to larger urban areas for specialized treatment. In view of the large traffic volumes along the N1 and the centrality of the urban area within the sub-region, a higher order medical facility should be considered.</p> <p>*Sport and Recreation The Ventersburg Stadium and tennis courts have been sold to SANRAL for the construction of a truck-stop and complimentary activities. A new sports and recreational facility is proposed in Mmamahabane.</p> <p>*Safety, Security and Emergency Services With the locality of the N1, safety, security and emergency services need to be provided to assist local persons and through traffic (accidents).</p>	<p>D.F.3</p> <p>D.g</p> <p>D.o</p> <p>D.g.1</p>
H. Infrastructure	<p>*Sanitation There is a need to integrate the 2(two) outfall systems into 1(one) properly constructed system.</p> <p>*Water The water network needs to be upgraded.</p> <p>*Roads The tarring of roads in Mmamahabane needs to continue.</p> <p>*Taxi A new taxi facility is proposed in Mmamahabane.</p>	<p>F.1</p> <p>F.d</p>

Strategic Interventions

- The preparation of an “Urban Renewal Strategy” for the total urban area.

4.2.3. Hennenman/Phomolong (Map 5)

4.2.3.1. Vision

The Hennenman/Phomolong urban concentration has been identified as an “Agricultural” node owing to the following reasons:

- It is not dependent upon the mining sector;
- It provides a service to the adjacent farming community; and
- It is well accessible from National (N1) and Provincial Roads (R70).

4.2.3.2. Urban Fact-File

The Hennenman/Phomolong Spatial Development Framework was informed by the following existing facts.

Situational Facts	Hennenman	Phomolong
A) Population	3605	20562
B) Total Number of Stands	1744	4982
C) Municipal Owned Stands	434	66
D) Vacant Residential Stands	357	96
E) Informal Settlements Households	-	1000
F) Housing Backlog	-	1072
G) Vacant Business Stands	29	7
H) Vacant Industrial Stands	98	-
I) Vacant Municipal Purpose Stands	14	1
J) Vacant Education Stands	2	10
K) Excess Public Open Space (Municipal)	+14.25ha	-3.96ha
L) Good accessibility from R73 and R70		

4.2.3.3. Development Proposals

The proposals must be read in conjunction with the “Urban Development Guidelines” as outlined in Section 4 .1 of this report.

The Spatial Development Framework proposals for Hennenman/Phomolong are as follows:

Spatial Elements	Proposal	SPC's
A. Urban Edge	<p>With the distance between Hennenman and Phomolong, supported with the existing land reform projects, the long term integration will be difficult to achieve. For such reason, an urban edge was demarcated separately around each of the urban areas.</p> <p>In the case of Hennenman, the urban edge was marginally extended to the south (infill) and the west to provide for future development.</p> <p>With regard to Phomolong, the urban edge was extended westwards to provide for the future growth.</p>	
B. Economic Nodes	<p>* <u>Hennenman CBD</u> Within the Hennenman CBD, there are a number of vacant stands, which indicates that this area is not developed to its potential. The following is proposed:</p> <ul style="list-style-type: none"> o That a CBD precinct plan be prepared for Hennenman which need to investigate the development and marketing of the intermodal facility (rail and road). In view of its accessibility to the N1 and the existing rail linkage this area needs special attention. <p>* <u>Phomolong Mixed Land Use Node</u> In view of its remote locality from Hennenman, it is proposed that provision be made for higher order mixed land used node at the entrance from the R70 to Phomolong. This node will provide for retail, services, service industries and higher density residential development.</p> <p>* <u>Hennenman Industrial Area</u> The Hennenman industrial area is under-utilized and need to be marketed as an investment opportunity. Not only is this area strategically located in close proximity to National and Provincial Roads, but is also serviced by rail.</p> <p>The disposal of erven need to be subject to the effective provision of engineering infrastructure.</p>	<p>D.i</p> <p>D.h.4</p> <p>Dm</p> <p>E.b</p>
C. Activity Corridors	<p>The proposals are as follows:</p> <ul style="list-style-type: none"> • No activity corridors have been proposed along the Provincial roads. • Activity corridors are proposed to develop within the existing urban areas with the objective to stimulate economic development by allowing higher order activities within residential sites along the public transport corridors. The roads to be utilized include: 	<p>Di</p>



	Phomolong: Pho1 and 2, which lead to the R70 Road; and Hennenman: Beyers, Breet and Hertzog Street.	
D. Residential Development	<p>The residential proposals are as follows:</p> <p>*Hennenman There are 3(three) smaller parcels of land to the west and south which have been earmarked for future middle to high income housing. These areas are adjacent to the existing urban areas and infrastructure is available.</p> <p>The development of the above areas should <u>not</u> continue until such time that the existing undeveloped erven within Hennenman has been redesigned, disposed off and developed.</p> <p>*Phomolong The proposals are as follows:</p> <ul style="list-style-type: none"> o That the existing informal settlement be upgraded if technically and environmentally suitable; and o That Phomolong extend in a westward direction on the farm Ventersvlakte, 740. This farm measures 424ha in extent and will be sufficient to accommodate the housing need for a considerable period of time. <p>Bulk infrastructure is located in close proximity.</p>	<p>D.h.1</p> <p>D.h.8</p> <p>D.h.5</p> <p>D.h.7</p>
F. Urban Agriculture	Hennenman is the only urban area which is characterized by smallholdings. It is proposed that these areas together with the areas to the south (along the river system) be utilized for small scale farming. The same will apply along the river system to the north of Phomolong.	C.b
G. Environmental	<p>*Public Open Spaces</p> <p>-Hennenman With the over-provision of Public Open Spaces in Hennenman, an assessment needs to be conducted as to which of these open spaces could be used for alternative land uses.</p> <p>-Phomolong With the establishment of the future development area sufficient provision must be made for active (sports) and passive (relaxation) within this area.</p> <p>* Rivers and Wetlands The areas to the south of Hennenman and north of Phomolong need to be protected and utilized as passive urban agriculture to the benefit of the community.</p>	<p>B.c.1</p> <p>B.c.1</p> <p>B.b.2</p>

H. Social Services	<p>* Schools There is an over-provision of educational zoned sites in this urban concentration which should be retained. The potential disposal/change of land use of these educational sites needs to be carefully assessed prior to implementation.</p> <p>* Cemetery Upgrading of the cemetery is proposed in Phomolong.</p> <p>* Health No additional health facilities are required. However, with the planning of the future development area provision need to be made for health facility sites.</p> <p>* Sport/Recreation New sports facilities are proposed in Phomolong.</p>	<p>D.F.3</p> <p>D.g</p> <p>D.o</p>
I. Infrastructure	<p>* Sanitation Upgrading of the Hennenman and Phomolong outfall works is required.</p> <p>* Taxi New taxi facility is proposed in Phomolong.</p> <p>* Roads The tarring of roads in Phomolong need to continue.</p>	<p>F.1</p> <p>F.d</p>
J. Whites Township	No further expansion of this township is proposed.	

Strategic Intervention

- Hennenman CBD Precinct Plan;
- Marketing and disposal of erven in Hennenman Industrial area; and
- "Urban Renewal" Strategy for Phomolong.

4.2.4. Virginia/Meloding (Map 6)

4.2.4.1. Vision

The Virginia/Meloding urban concentration has been identified as a "Tourism" node owing to the following reasons:

- There are a large number of tourism activities within the area;
- The urban areas are transverse by the Sand River; and
- The area is well accessible by way of the R34 and R73 Provincial roads.

4.2.4.2. Urban Fact-File

The Virginia/Meloding Spatial Development Framework was informed by the following existing facts:

Situational Facts	Virginia	Meloding
A) Population	21846	44362
B) Total Number of Stands	6450	11144
C) Municipal Owned Stands	1317	487
D) Vacant Residential Stands	1255	244
E) Informal Settlements Households	-	605
F) Housing Backlog	-	2450
G) Vacant Business Stands	109	6
H) Vacant Industrial Stands	103	-
I) Vacant Municipal Purpose Stands	34	2
J) Vacant Education Stands	11	12
K) Excess Public Open Space (Municipal)	+13.5ha	-20.75ha
L) Good accessibility from R34 and R73		

4.2.4.3. Development Proposals

The proposals must be read in conjunction with the "Urban Development Guidelines" as outlined in Section 4.1 of this report.

Spatial Elements	Proposals	SPC's
A. Urban Edge	<p>The natural integration between Virginia and Meloding is severely affected by the presence of mining activities between them.</p> <p>The urban edge was demarcated to exclude the mining activities, where possible, and to follow the existing urban boundaries in the case of Virginia.</p> <p>With regard to Meloding, the urban edge was demarcated to include the future development areas to the south and west.</p>	
B. Economic Nodes	<p>With the decline of the mining industry, this urban concentration was severely affected and is in need of intervention. With the possible opening of new mines to the south of Virginia, this area will receive the economic and social stimulus required.</p> <p>The proposals are as follows:</p> <p>*Virginia CBD The Virginia CBD is underutilized with the presence of a large number of vacant stands. In order to create a vibrant CBD, it is proposed that a CBD investigation be undertaken with the objective to attract more residents to the area.</p> <p>We believe that the CBD is over-designed and that some erven could be changed for the purposes of higher density residential development.</p>	<p>D.h.1</p> <p>D.h.4</p>

	<p>*Industrial Development The industrial area is well located and is serviced by a rail linkage. It is proposed that the industrial area be marketed to potential investors by the Matjhabeng Local Municipality.</p> <p>*Virginia Airport Precinct Harmony is in the process of preparing a detail precinct plan for this area. With the presence of the existing Virginia airfield, it is proposed that adjacent land uses be earmarked for the purposes of commercial, industrial and residential. This development will strengthen the investor's options within the urban area.</p>	<p>E.b</p> <p>D.m</p>
C. Activity Corridors	<p>Activity corridors are proposed within the existing urban areas with the objective to stimulate economic development by allowing higher order activities within residential dwellings along public transport corridors. These activity corridors will also assist in integrating Virginia and Meloding more effectively.</p> <p>The roads which have been identified, include:</p> <ul style="list-style-type: none"> • Mel 56, 76 and 105 in Meloding; and • Virginia Way, Sandriver Way and Riverside Drive in Virginia. 	D.i
D. Residential Development	<p>The residential proposals are as follows:</p> <p>*Virginia It is proposed that Virginia Ext 10 be redesigned and disposed off linked to different housing typologies.</p> <p>With regard to vacant Municipal owned stands within developed residential areas, the Matjhabeng Local Municipality dispose of these erven.</p> <p>A future development area to the east of Saaiplaas has been identified for long term expansion. This land vests with the Council and can be serviced. The development of this land should only occur once the existing vacant stands have been developed.</p> <p>*Meloding With the limited expansion options to the north (Virginia), the only area where Meloding can naturally expand to is towards the south and west. As the land is privately owned and might be subject to environmental and other challenges, a detail investigation need to be conducted on these areas.</p> <p>The housing need within Meloding could also be addressed within the proposed Harmony development (Virginia Airport Precinct). Further discussions need to take place.</p>	<p>D.h.5</p> <p>D.h.5</p> <p>D.h.5</p> <p>D.h.7</p>



	<p>The existing informal settlements need to be upgraded, if technically/environmentally suitable.</p> <p>*Merriespruit 3 CRU Project Harmony commissioned the conversion of hostels into family units during 2013. At present the conversion is in process and would result in providing 448 rental units.</p>	<p>D.h.8</p> <p>D.h.5</p>
E. Urban Agriculture	<p>Although no specific areas have been earmarked, it is proposed that discussions be entered into with Harmony to utilize some of the MRA buffer areas for urban agriculture.</p>	C.b
F. Environmental	<p>*Mines</p> <p>A. Future development should not be allowed within the buffer areas (500m).</p> <p>B. Agricultural activities (intensive and extensive) should be promoted within the buffer area.</p> <p>*Public Open Spaces</p> <p>- Virginia Should one consider the vision of this urban concentration, together with the presence of the Sand River and a large number of Private Open Spaces, the disposal of possible Public Open Spaces within the existing urban area need to be carefully assessed.</p> <p>Larger Public Open Spaces which could contribute to recreational facilities along the Sand River should be developed for active and passive recreation within a safe environment.</p> <p>- Meloding With the establishment of the future development areas sufficient provision must be made for active (sport) and passive (relaxation) open spaces within this area.</p>	<p>B.c.1</p> <p>B.c.1</p>
J. Social Services	<p>*Schools There is an over provision of educational stands (21) within this urban concentration. It is proposed that some of these sites be utilized for residential densification purposes.</p> <p>*Health No additional health facilities are required. However, with the planning of the future development areas provision must be made for health facility stands.</p> <p>*Sport/Recreation It is proposed that a new sport complex be developed in Meloding and that existing facilities be maintained (fencing, caretaker's house).</p> <p>*Cemeteries It is proposed that the existing cemetery be upgraded in Meloding and Virginia.</p>	<p>D.F.3</p> <p>D.g</p> <p>D.o</p>



K. Infrastructure	* Sanitation The existing outfall works needs to be refurbished to increase capacity.	F.1
	* Taxi A taxi rank is proposed in Meloding.	F.d
	* Roads The tarring of roads in Meloding needs to continue.	

Strategic Intervention

- Virginia CBD Precinct Plan;
- Marketing and disposal of Industrial stands; and
- Redesign of Virginia Ext 10.

4.2.5. Odendaalsrus/Kutlwanong (Map 7)

4.2.5.1. Vision

The Odendaalsrus/Kutlwanong urban concentration has been identified as "Sports" node owing to the following reasons:

- It is associated with the Phakisa Race Track which is internationally renowned;
- It is in close proximity to other higher order sports facilities;
- It is well accessible by way of the R30, R70 and R36/1 Roads; and
- It has a number of vacant municipal owned erven which could be converted for sporting and related activities.

4.2.5.2. Urban Fact-File

The Odendaalsrus/Kutlwanong Spatial Development Framework was informed by the following existing facts:

Situational Facts	Odendaalsrus	Kutlwanong
A) Population	9393	54350
B) Total Number of Stands	3526	12257
C) Municipal Owned Stands	814	4196
D) Vacant Residential Stands	842	244
E) Informal Settlements Households	-	1359
F) Housing Backlog	-	2944
G) Vacant Business Stands	64	22
H) Vacant Industrial Stands	22	-
I) Vacant Municipal Purpose Stands	20	6
J) Vacant Education Stands	7	23
K) Excess Public Open Space (Municipal)	17.2ha	-24.86ha
L) Good accessibility from R30, R70 and P36/1		

4.2.5.3. Development Proposals

The proposals must be read in conjunction with the "Urban Development Guidelines" as outlined in Section 4.1 of this report.

The Spatial Development Framework proposals for Odendaalsrus/Kutlwanong are as follows:

Spatial Elements	Proposal	SPC's
A. Urban Edge	<p>The locality of the mining activity between Odendaalsrus and Kutlwanong is influencing the effective integration between the 2(two) townships.</p> <p>In view of the large number of vacant stands in Odendaalsrus, the urban edge is demarcated around the existing urban area of Odendaalsrus, making no provision for future expansion.</p> <p>With regard to Kutlwanong, the urban edge to the east has been retained but provision has been made for the future extension to the west towards Odendaalsrus. With the expansion of the urban edge towards the west, integration between Odendaalsrus and Kutlwanong will be promoted.</p>	
B. Economic Node	<p>*Odendaalsrus CBD</p> <p>The Odendaalsrus CBD is currently underutilized with a number of undeveloped zoned business erven. The following is proposed:</p> <ul style="list-style-type: none"> ○ That the CBD be retained and that complimentary activities be promoted to establish within the area; ○ With the redevelopment of Odendaalsrus Ext 13 and the future expansion of Kutlwanong towards Odendaalsrus it is anticipated that the take-up business of erven will occur. <p>*Redevelopment of industrial and business area adjacent to railway line</p> <p>There are a large number of industrial and business stands adjacent to the railway line which is vacant. It is proposed that a precinct plan be prepared for the area which needs to focus on the revitalization of this economic hub.</p>	<p>D.h.1</p> <p>D.h.4</p> <p>D.m</p>
C. Activity Corridors	<p>The proposals are as follows:</p> <ul style="list-style-type: none"> • No activity corridors have been proposed along the Provincial roads. • Activity corridors are proposed within the existing urban areas with the objective to stimulate economic development by allowing higher order activities within residential stands along public transport corridors. The roads to be densified include: 	<p>D.i</p>

	<ul style="list-style-type: none"> ○ Kut 1 which is located in Kutlwanong and the linkage thereof with Odendaalsrus by way of ODE1. ○ Van Der Vyver Street, Voortrekker Avenue, Church Street and Althea Way in Odendaalsrus. Althea way is also a linkage road to Kutlwanong. 	
D. Residential Development	<p>The residential proposals are as follows:</p> <p>*Odendaalsrus It is proposed that the existing urban environment of Odendaalsrus be retained with no provision for future urban expansion areas.</p> <p>The redesign of Odendaalsrus Ext 13 needs to take place which can provide for the provision of different housing typologies (GAP, middle, rental and high income). The provision of accommodation linked to sports teams need to be considered (areas designed to accommodate large groups, linked to complimentary facilities (gymnasium, pool, recreation).</p> <p>With the effective redesign of the residential erven, it is anticipated that the number of housing opportunities could increase. Once the aforementioned process has been completed, the respective housing options could be marketed and disposed off by the Matjhabeng Local Municipality.</p> <p>*Kutlwanong At present Kutlwanong is characterised by a number of informal settlements and a housing need in excess of 3000 erven. The following is proposed:</p> <ul style="list-style-type: none"> ○ That the existing informal settlements be upgraded, if technically/environmentally suitable. ○ That the area to the west of Kutlwanong has been identified for future development. This land (Leeubosh; 285) vests with the Local Municipality and is in close proximity to infrastructure. This portion measures ±882ha in extent and will be sufficient to accommodate the housing need for a considerable period of time. 	<p>D.h.5</p> <p>D.h.8</p> <p>D.h.5</p> <p>D.h.7</p>
E. Urban Agriculture	<p>Although no specific area, with the exception of land between the cemeteries in Kutlwanong, has been identified, a number of other opportunities need to be investigation for such practices. These include:</p> <ul style="list-style-type: none"> ○ Land adjacent to mining areas; and ○ Land along the natural river systems. 	C.b



	*Roads The tarring of roads in Kutlwanong needs to continue.	F.d
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Strategic Intervention

- Redesign of Odendaalsrus Ext 13;
- Precinct Plan for industrial/business area in close proximity to Railway line; and
- Investigate Kutlwanong as an "Urban Renewal" area.

4.2.6. Welkom/Thabong (Map 8)

4.2.6.1. Vision

The Welkom/Thabong (including Bronville and Riebeeckstad) urban concentration has been identified as the "Economic" node owing to the following reasons:

- The "Economic" node is not restricted only to economic activities, but includes higher order social, recreational, institutional and services;
- In terms of the classification of cities/metro's, this urban concentration is viewed as a small city;
- The area is well accessible by way of a number of Provincial Roads;
- The urban area provides a service, not only locally, but the larger sub-region;
- The area is well supported by a network of well-established infrastructure; and
- The area is supported by rail and air services.

4.2.6.2. Urban Fact-File

The Welkom/Thabong (including Bronville and Riebeeckstad) Spatial Development Framework was informed by the following existing facts:

Situational Facts	Welkom	Thabong
A) Population	75398	135613
B) Total Number of Stands	19110	32494
C) Municipal Owned Stands	3639	5284
D) Vacant Residential Stands	4255	1352
E) Informal Settlements Households	-	2976
F) Housing Backlog	-	4733
G) Vacant Business Stands	154	107
H) Vacant Industrial Stands	129	83
I) Vacant Municipal Purpose Stands	127	14
J) Vacant Education Stands	39	48
K) Excess Public Open Space (Municipal)	+143.5ha	-14.0ha
L) Accessibility by way of a number of Provincial Roads (R30, R70 and R34)		

4.2.6.3. Development Proposals

The proposals must be read in conjunction with the "Urban Development Guidelines" as outlined in Section 4.1 of this report.

The Spatial Development Framework proposals for Welkom, Riebeeckstad/Thabong and Bronville are as follows:

Spatial Elements	Proposals	SPC's
A. Urban Edge	<p>The urban edge was demarcated to promote the principles of infill and densification within this urban concentration.</p> <p>With the exception of the northward expansion of Welkom (Phakisa) and the Masimong development towards the southeast of Thabong, the majority of the urban edge follows the existing urban structure.</p> <p>In some cases, existing mining operations was included to give structure to the urban edge and not to promote fragmentation.</p>	
B. Economic Nodes	<p>The proposals are as follows:</p> <p>*Welkom CBD The Welkom CBD is well structured and defined which provides higher order activities to the sub-region.</p> <p>The challenge which faces the Welkom CBD is the lack of higher density residential developments in support of retail and associated activities after hours.</p> <p>It is proposed that vacant business and municipal zoned erven be investigated for the use of higher density residential development. This would result in potentially more investment within the area.</p> <p>*Riebeeckstad CBD The Riebeeckstad CBD is largely vacant and alternative uses need to be considered on the vacant business erven. With the redevelopment of the vacant residential erven, we believe that excess business space is available.</p> <p>It is proposed that higher density residential development be considered within the CBD. A more detail investigation is required.</p> <p>* Thabong Business Areas The Thabong and Bronville Townships are characterized by lower order retail complexes throughout the Township which does not provide higher order services. In</p>	<p>D.h.1 D.h.4</p> <p>D.h.1 D.h.4</p> <p>D.h.1</p>

	<p>terms of the population of the area, there is a definite need to provide a higher order retail complex.</p> <p>*Industrial Area (Existing) To the south of Flamingo Park there is an industrial area (Ext 17) which have a large number of vacant stands. It is proposed that these sites be marketed and disposed off (large erven).</p> <p>In addition to the above, there are also a number of smaller industrial erven available in Thabong. These stands must be marketed and disposed off.</p> <p>* Future Industrial Areas Apart from the vacant industrial areas which need to be occupied by investors a number of other areas have been identified to be considered for future industrial development. Some of these areas are located on mining land, which would require discussions with the land owners. Some of the areas which have been identified is as follows:</p> <ul style="list-style-type: none"> ○ Portions 4 to 17 of Erf 10640 (±5ha); ○ Remainder of the farm Uitsig, 151 (±39ha); ○ Land to the south and south-east of Voorspoed-Oos Extension 12 industrial area (about 460ha being a portion of the Remainder of the Farm President Steyn, 154). This land should only be obtained if needed; ○ Land between Ararat Street, Alma Drive and Western Holdings shaft for light industries, commercial development and industrial parks (±86 being the eastern portion of the remainder of Mealiebult, 146); ○ Other portions of land which vest with the mining houses should be considered once the operations become defund. Such areas include the mining land at ARM5 and 6 shafts (portions of the farms Vlakovlei121, Friedesheim 51, Erfdeel 18 and Bedelia 54) and mining land at Kudu and sable shafts (±168ha on portions of Rietpan 17, Mijannie 66 and Wessellia ,110). <p>* Light, Industrial and Commercial Corridor One of the fundamental principles of SPLUMA is that the core urban areas in Matjhabeng be encouraged to develop towards each other. The integration of different land use functions are further encouraged to enhance efficiency in these</p>	<p>E.b</p> <p>E.b</p> <p>E.c</p>
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	<p>urban areas. In this regard, a corridor to light industries and commercial activities along Provincial Road P2/3 (Alma Road extension) is proposed.</p> <p>In the context of an integrating urban system consisting of Odendaalsrus, Kutlwanong, Thabong and Bronville, these locations along Road P2/3 have the following characteristics:</p> <ul style="list-style-type: none"> ○ It is located within a future integrated urban system; ○ It is located away from core area congestion and high land costs; and ○ It is well located with regard to the existing and planned road infrastructure. <p>The existing corridor of mixed land uses along Provincial Road (P1/2 - Theunissen/Odendaalsrus) between Welkom and Odendaalsrus as a given situation should be supported and extended to accommodate different land use zones.</p> <p>*Heavy Industries (Noxious) Noxious industries which are classified in terms of noise, smoke or other pollution activities should be encouraged to locate south of Welkom. Since no residential areas can be developed in these areas owing to constraints associated with mining activities, noxious industries should have the lowest impact on the environment.</p>	<p>E.c</p> <p>E.c</p> <p>E.d</p>
<p>C. Activity Corridor</p>	<p>Activity corridors are proposed within the existing urban areas with the objective to stimulate economic development by allowing higher order activities within residential stands along public transport corridors. The roads/corridors to densified, include the following:</p> <ul style="list-style-type: none"> ○ Welkom: State way, Long Road, Toronto Road, Tempest Road, Ararat Road, Ian Hofmeyer Road, Koppie Alleen Road, Volks Roads, Constantia Road, Power Road and Alma Road. ○ Thabong: Constantia Road, Mothusi Road, Nkoane Road, A Phakati Road, Mangosuthu Buthlezi Way, Ndaki Way, Lois Street, Thb 701, Thb 784, Thb 879 and Thb 832. 	<p>D.i</p>
<p>D. Residential Development</p>	<p>The areas identified for future urban expansion is as follows:</p> <p>*Welkom - The redesign , marketing and disposal off vacant erven in Naudeville Ext 2, Rheederpark Ext 1 and 2, Flamingo Park Ext 2 and Riebeeckstad Ext 1.</p>	<p>D.h.5</p>



	<p>The redesign of these areas needs to be investigated with different housing typologies linked to different income levels.</p> <p>The option to develop Flamingo Lake to address higher income earners should be investigated.</p> <p>- The future development area to the north of Welkom (Phakisa) needs to be prioritized for short-to-medium term development. This development is in line with the strategic vision of the Matjhabeng Local Municipality to integrate Welkom and Odendaalsrus.</p> <p>*Thabong</p> <p>- The future development areas is northwards between Thabong and Riebeeckstad with the intention to integrate the urban areas. The areas which have been identified are located on the Farm Nooitgedacht, 74, Dankbaarheid, 187, and comprise ±610ha in extent. Engineering infrastructure is in close proximity.</p> <p>The above land portions are privately owned and need to be purchased for development.</p> <p>*Bronville Masimang Precinct Plan</p> <p>Harmony mines have commissioned the development of the Bronville Masimong Precinct Plan. The study was completed upon which Harmony has commenced with the implementation of the project.</p> <p>Although the majority of the development will address residential needs, complimentary commercial, industrial, social and recreational activities will be provided.</p> <p>Once the total area has been developed, an anticipated number of 8349 housing opportunities will be established. At present a total of 456 family units for rental have been completed.</p> <p>The proposed residential provision (different densities/typologies) as reflected on Map 8; is as follows:</p> <ul style="list-style-type: none"> ○ Area 1 – 968 Units ○ Area 2 – 2104 Units ○ Area 3 – 2181 Units ○ Area 4 – 1607 Units ○ Area 5 – <u>1489 Units</u> <p>Total – 8349 Units</p> <p>*Informal Settlements</p> <p>The in-site upgrading of informal settlements need to continue should the respective areas be technically and</p>	<p>D.h.5</p> <p>D.h.7</p> <p>D.h.5</p> <p>D.h.7</p> <p>D.m</p>
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	environmentally suitable.	D.h.8
E. Urban Agriculture	The promotion and implementation of smaller urban agricultural projects need to proceed in order to provide the opportunity for subsistence farming. Areas to be considered could be located within the mining buffer areas and along river systems.	C.b
F. Environmental	<p>*Mines</p> <ul style="list-style-type: none"> - Future development should not be allowed within the buffer areas (500m). - Agricultural activities (intensive and extensive) should be promoted within the buffer area. <p>*Public Open Spaces</p> <p>- Welkom</p> <p>There is a large over-provision of Public Open Spaces within Welkom. As the town was designed as a "Green City", a number of open spaces could be used as alternative uses without affecting the design and focus of Welkom. A detailed assessment need to be conducted prior to the disposal of any open space.</p> <p>- Thabong</p> <p>With the establishment of the future development areas, sufficient provision must be made for active recreation.</p> <p>*Rivers and Wetlands</p> <p>These areas need to be protected and utilized as passive recreation to the benefit of the community.</p>	<p>B.c.1</p> <p>B.c.1</p> <p>B.b.2</p>
G. Social Services	<p>*Schools</p> <p>In terms of the "CSIR Guidelines for the Provision of Social Facilities in South African Settlements, 2012" there is an under supply of secondary schools in the area. With a total of 37 vacant educational stands, the need can be addressed by the Department of Education.</p> <p>*Cemeteries</p> <p>The Bronville cemetery is proposed to be upgraded.</p> <p>*Health</p> <p>No health facilities are required.</p> <p>* Sports/Recreation</p> <p>The existing facilities need to be upgraded and maintained.</p> <p>A Regional Sport Complex is proposed to the south west of Riebeeckstad.</p>	<p>D.f.3</p> <p>D.g</p> <p>D.o</p>
H. Infrastructure	The maintenance and upgrading of infrastructure remains a constant challenge	



	<p>to effective service delivery.</p> <p>Within the urban concentration there are a number of infrastructural projects which have been identified (refer to projects).</p> <p>*Taxi It is proposed that the taxi rank in Bronville be upgraded.</p>	
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Strategic Intervention

- Riebeeckstad CBD Precinct Plan;
- Investigate Business area in Thabong; and
- Redesign of Naudeville Ext 2, Rheederpark Ext 1 and 2, Flamingo Park Ext 2 and Riebeeckstad Ext 1.

CHAPTER 5: TOURISM

5.1. MISSION AND VISION

The Matjhabeng Local Municipality, through its Vision 2030, has identified tourism as a sector that is key to the future economic growth of the municipal area.

Based on the Matjhabeng Local Municipality Tourism Sector Strategy, 2012, the following vision was formulated, namely:

“To collectively grow tourism into the leading economic sector in Matjhabeng”

The mission that underpins the above vision was formulated and adopted as follows:

“We strive to provide a diverse, innovative and exciting range of events tourism, mining, tourism, agri-tourism and eco-tourism offering in order to consistently increase our share of the national tourism market”

The strategic objectives have been categorised into the following themes:

- **Theme 1 – Tourism Growth and the Economy** – To grow the tourism sectors contribution to the local economy.
- **Theme 2 – Visitor Experience and the Brand**
 - To deliver on enhanced visitor experience;
 - To position Matjhabeng as a domestically recognised tourism destination brand.
- **Theme 3 – Sustainability and Good Governance**
 - To achieve transformation within the tourism sector;
 - To address geographical spread and seasonality;
 - To promote “responsible tourism” practices within the sector; and
 - To unlock tourism economic development at a local level.

5.2. TOURISM DEVELOPMENT FOCUS AREAS

The Matjhabeng Local Municipality identified 4 (four) tourism areas which have the potential to be developed and marketed in order to promote economic growth. These tourist areas are:

- Events Tourism;
- Mining Tourism;
- Agri-Tourism; and
- Eco-Tourism.

5.2.1. Events Tourism

A) Opportunities

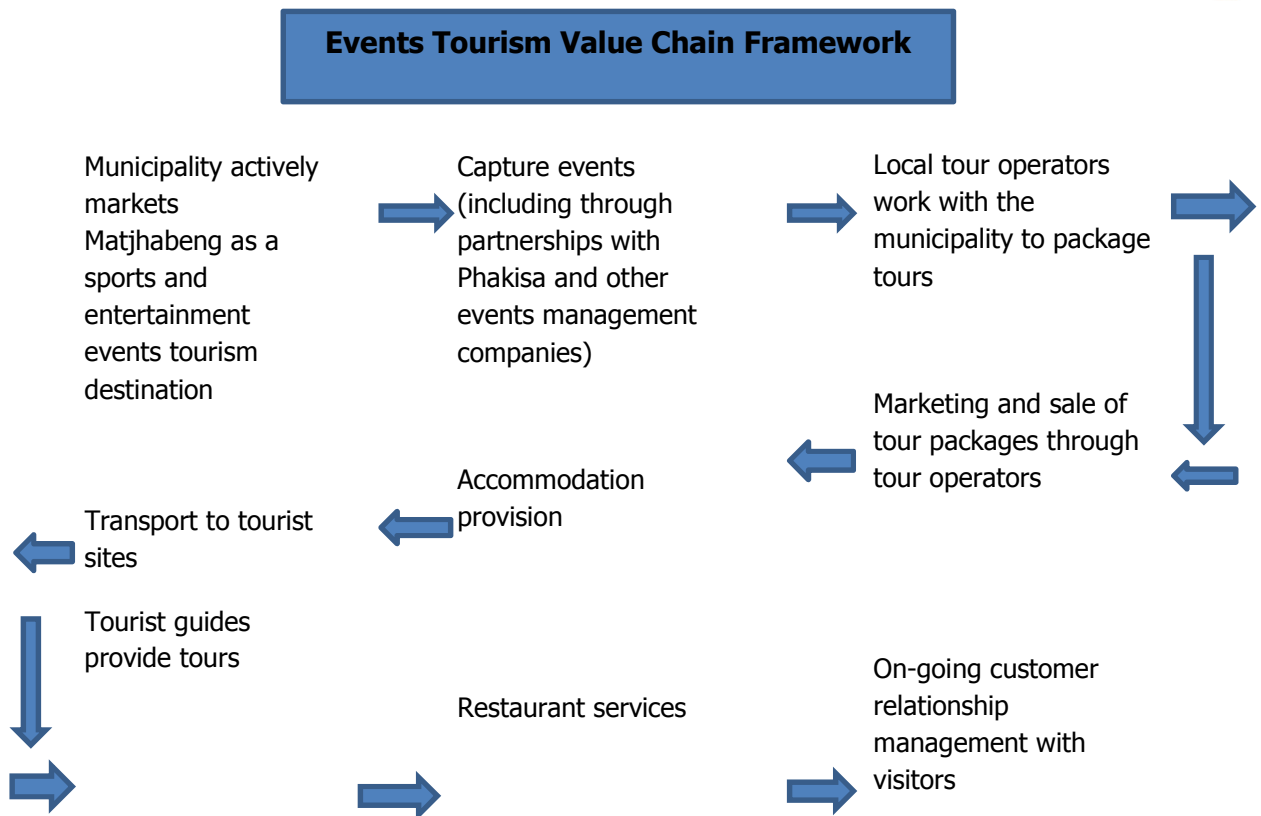
Matjhabeng Local Municipality has a number of assets and opportunities that it could leverage to grow the number of sports and entertainment events that it hosts. These opportunities include the following:

Events Tourism Opportunities

<p>Phakisa racetrack hosts weekly motorsport events attracting large numbers of visitors to Matjhabeng</p> <p>Willingness of Phakisa to jointly hosts sports events with Matjhabeng Municipality</p> <p>10,000 seater North West Rugby Stadium is located in Matjhabeng</p> <p>Presence of a number of golf courses</p>	<p>Matjhabeng is home to the Griffons Rugby Team</p> <p>Plans to develop a multi-purpose sports facility-land has been allocated by the municipality to the developer, NFSLCP</p> <p>Klippan and Flamingo Lake that were used to host boating competitions</p> <p>Annual Beach on the Track at Phakisa that attracts approximately 15,000 visitors</p>	<p>Annual NAMPO Harvest Farm and Festival attracts more than 20 000 visitors and is the second largest private agricultural show centre in the world</p> <p>Proximity to Gauteng-Welkom is a 2¹/₂ hour drive from Johannesburg</p>
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B) Value Chain

A value chain for Events Tourism is described below.



C) Strategic Focus Areas

In order to grow the Events Tourism sub-sector, the following main strategic focus elements and proposals are set-out below.

Strategic Focus Elements	Proposal
<ul style="list-style-type: none"> Municipality actively markets Matjhabeng as a sports and entertainment events tourism destination. 	<ul style="list-style-type: none"> Finalization of the Tourism Strategy; Establish a dedicated Tourism budget; Leverage sports and entertainment events to promote tourism; Upgrade existing run-down facilities such as the showground's, Klippan, others.
<ul style="list-style-type: none"> Capture events (partnership with Phakisa and other events management companies). 	<ul style="list-style-type: none"> Strengthen partnership between the Council and events management companies.
<ul style="list-style-type: none"> Local Tour operators work with the Municipality to package tours. 	<ul style="list-style-type: none"> Promote the establishment of more locally-based tour operators (Dumelang has been involved with local tours).
<ul style="list-style-type: none"> Marketing and sale of tour packages through tour operators. 	<ul style="list-style-type: none"> The Municipality must establish a tourist information section; Improve the relationship between the Council and the Matjhabeng Publicity Association.
<ul style="list-style-type: none"> Accommodation Provision 	<ul style="list-style-type: none"> The accommodation database need to be updated in order to determine the exact number of rooms available; More Black tourist accommodation owners need to be established; More accommodation for teams needs to be established.
<ul style="list-style-type: none"> Tourist Guides 	<ul style="list-style-type: none"> More tourist guides need to be trained in the area.
<ul style="list-style-type: none"> On-going customer relationship management with visitors. 	<ul style="list-style-type: none"> A database of visitors to local events needs to be established with the purpose to inform outside and local visitors of upcoming events, new facilities and tourism news.

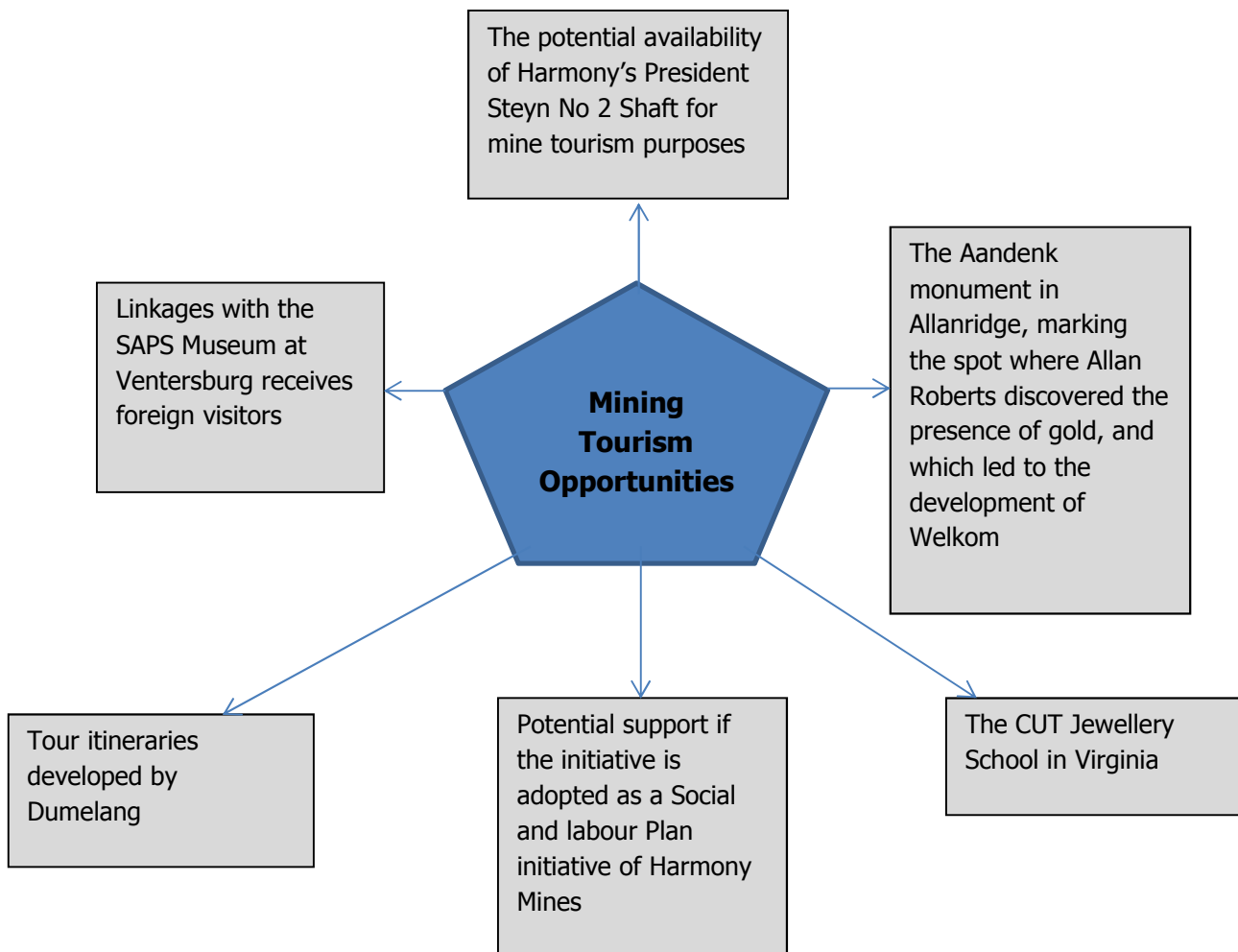


5.2.2. Mining Tourism

Harmony Mines and Goldfields are two major mining houses operating in Matjhabeng. However, Harmony’s mines are more centrally located within the boundaries of Welkom. Some of these Harmony mines, located within Welkom, have ceased operating. This created an opportunity to use these redundant facilities for tourism purposes. However, past efforts to achieve this have not been successful.

A) Opportunities

Mining tourism nonetheless still remains a tourism opportunity for Matjhabeng. In this regard, the Mining Tourism opportunities are set-out below.

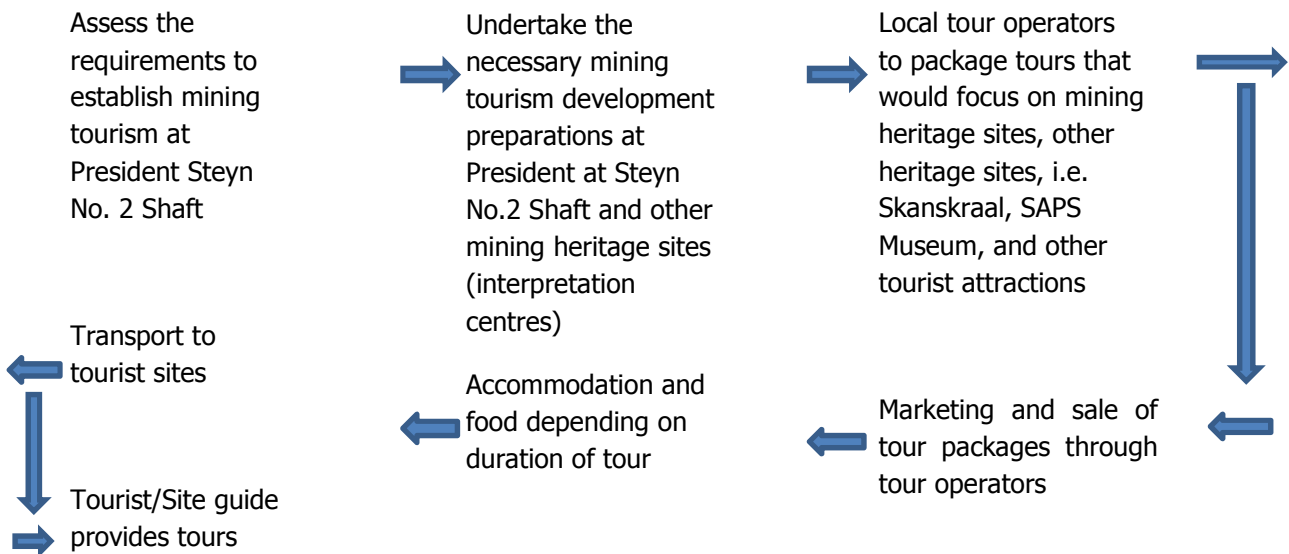


B) Value Chain

The core elements of the Mining Tourism Value Chain are described below.



Mining Tourism Value Chain Framework



C) Strategic Focus Areas and Proposals

The strategic focus areas and proposals are set-out below.

Strategic Focus Areas	Proposals
<ul style="list-style-type: none"> Assess the requirements to establish mining tourism at President Steyn No.2 Shaft 	<ul style="list-style-type: none"> The development potential of this shaft needs to be implemented as there would not be another suitable mining tourism site available for a number of years to come.
<ul style="list-style-type: none"> Undertake the necessary mining tourism development preparations at President Steyn No. 2 Shaft and other mining heritage sites. 	<ul style="list-style-type: none"> The President Steyn Shaft No. 2 is part of an operating mine, but has facilities available that could be restored to serve tourists. This includes the possibility of converting existing workers hostels into tourist accommodation.

5.2.3. Agri-Tourism

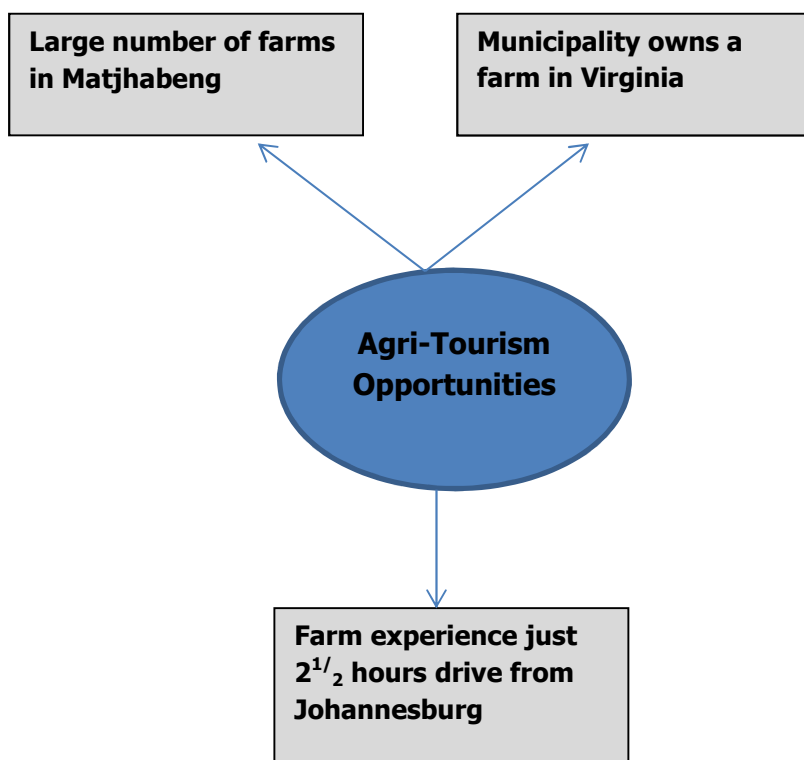
Agri-tourism is a broad term used to define any agriculturally-based operation or activity that brings visitors to a farm. Agri-tourism has different definitions in different parts of the world, and sometimes refers specifically to farm stays, as in Italy. Elsewhere, agri-tourism includes a wide variety of activities, including buying agricultural produce directly from a farm stand, picking fruit, feeding animals, working on a farm during a holiday or staying at a B&B on a farm.

Agri-tourism is considered a growth industry in many parts of the world, including Australia, Canada, the United States, and the Philippines and many countries in Europe. Italy is notable in Europe where a very developed agri-tourism sub-sector exists. This sub-sector is supported by municipalities through LED processes and initiatives. These agri-tourism offerings combine the rural experience with a so-called "Slow food" experience of the local cuisine and wine.

Given its predominant agricultural base, Matjhabeng has a strong competitive advantage in the development of agri-tourism products and offerings.

A) Opportunities

The agri-tourism opportunities are set-out below:



The municipality-owned farm in Virginia provides a possible agri-tourism opportunity. This farm is over 650 hectares in size. It contains two houses, two river houses, two chalets and ablution facilities.

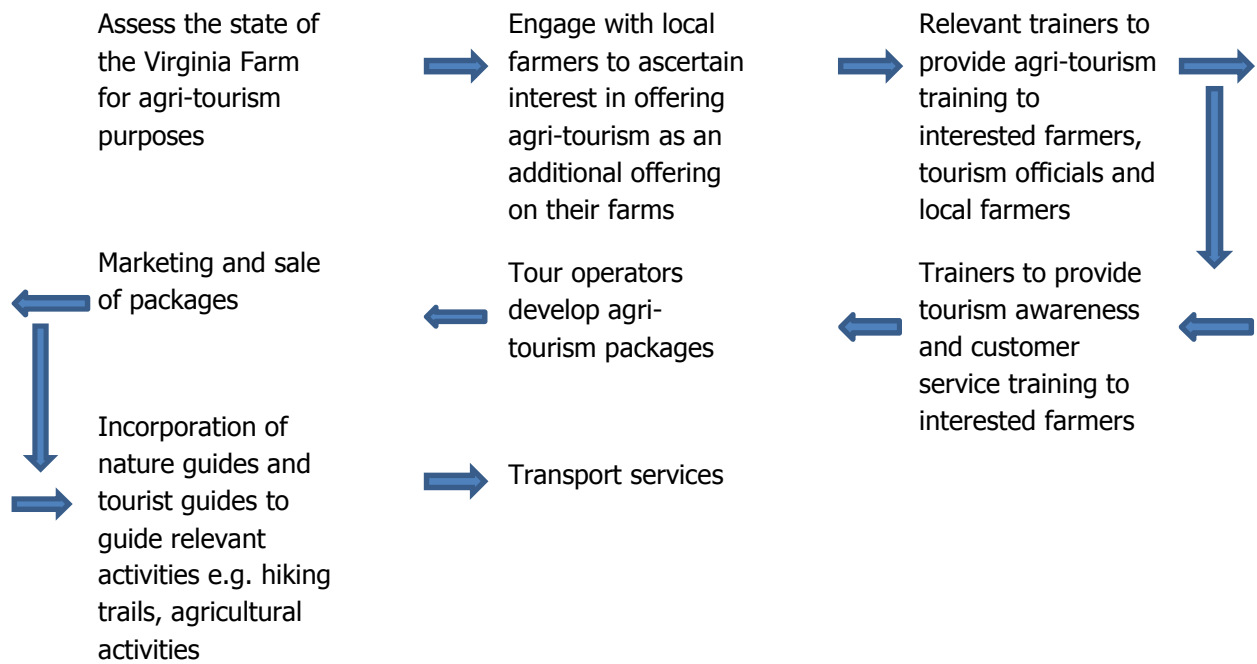
The farm also houses an archaeological site. A Feasibility Study and Business Plan for the development of the farm have been prepared. The farm is however currently not operational and its conditions, together with the condition of its facilities is unclear.

B) Value Chain

A description of the Agri-Tourism Value Chain is provided below.



Agri-Tourism Value Chain Framework



C) Strategic Focus areas and Proposals

The strategic focus areas and proposals are set-out below.

Strategic Focus Areas	Proposals
<ul style="list-style-type: none"> Assess the state of the Virginia farm for agri-tourism purposes. 	<ul style="list-style-type: none"> The development potential need to be assessed and developed in line with the assessment and proposals.
<ul style="list-style-type: none"> Engage with local farmers to ascertain interest in offering agri-tourism as an additional offering on their farms. 	<ul style="list-style-type: none"> The level of awareness amongst farmers needs to be determined. Training on agri-tourism activities need to take place.

5.2.4. Eco-Tourism

Eco-tourism essentially refers to nature-based tourism experiences sought by tourists. It is intended to be a low-impact and environmentally conscious tourism activity. Eco-tourism activities include:

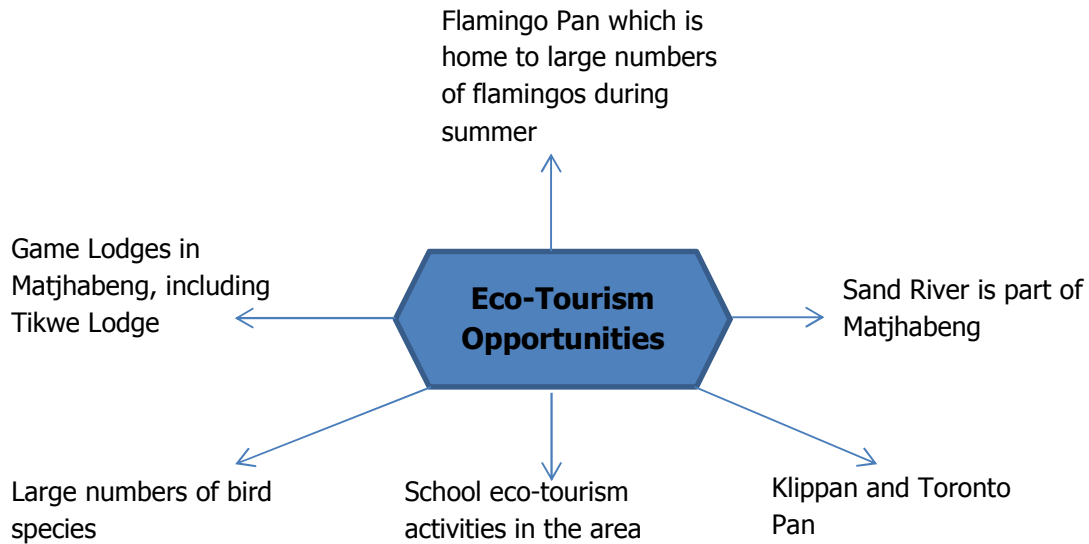
- Bird-watching
- Hiking
- Canoeing
- Safaris
- Wildlife experiences
- Etc.



Eco-tourism is an increasingly popular form of tourism, particularly given the growth in environmental awareness globally.

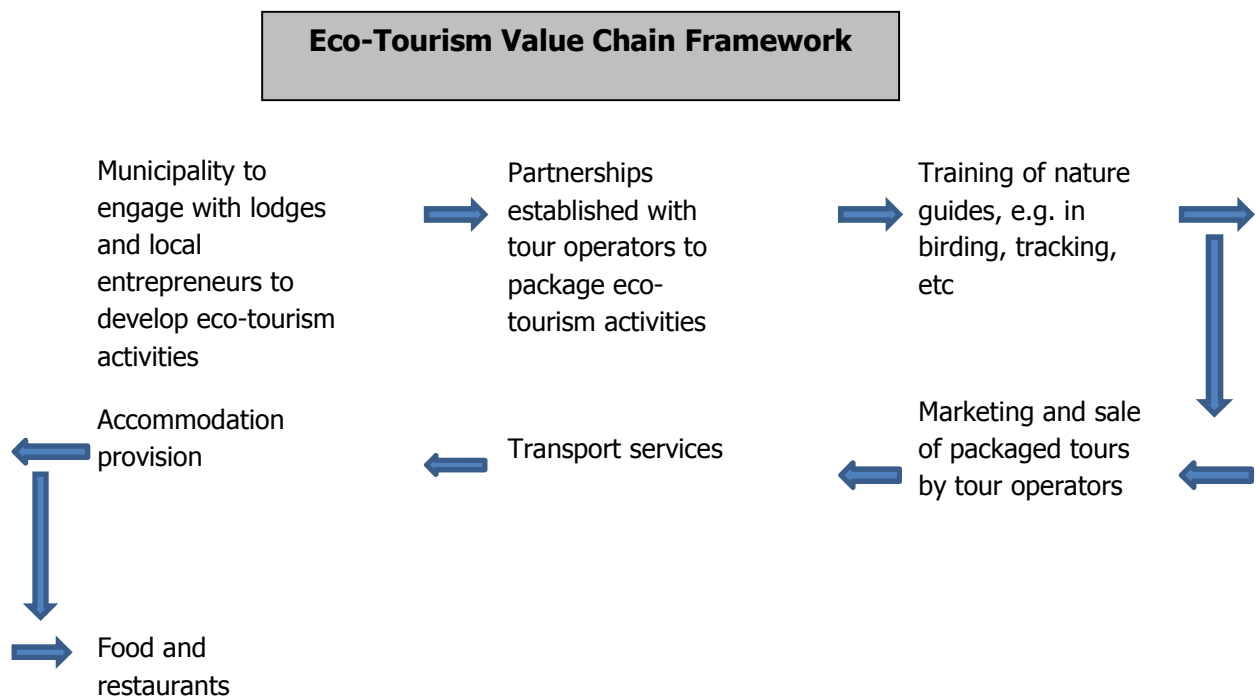
• **Opportunities**

Matjhabeng Local Municipality has a number of eco-tourism attractions that it could develop and leverage:



• **Value Chain**

The eco-tourism value chain is described below:



C) Strategic Focus areas and Proposals

The following key challenges apply to the development of eco-tourism sub-sector in Matjhabeng Local Municipality.

Strategic Focus Area	Proposals
<ul style="list-style-type: none"> The Municipality to engage with lodges and local entrepreneurs to develop eco-tourism activities. 	<ul style="list-style-type: none"> The eco-tourism attractions in Matjhabeng need to be leveraged. Eco-tourism activities need to be promoted such as birding, boating, etc.

5.3. SAND RIVER TOURIST ROUTE – SPATIAL INTERPRETATION

Based on the “Matjhabeng Tourism Sector Strategy, 2012”, this strategy was further refined upon which the “sand River Tourism Route Development Plan, June 2013” was prepared.

The identification of this route was based on a number of strategic imperatives, namely:

- **Increased Volume:** A key objective of this route is to attract a larger number of tourists.
- **Increased Length of Stay:** Tourists will be encouraged to stay longer in Matjhabeng through the offering of a range of tourist experiences.
- **Increased Spend:** By offering tourist a variety of interesting attractions, they will be encouraged to spend more money in Matjhabeng.
- **Geographical Spread:** Through packaging attractions in the nodes along the route tourists will be encouraged to travel more widely in the area.

The “Sand River Route” is proposed to use the urban areas with their tourism attributes, as the primary corridor with secondary corridors leading into the rural area. The anchor node along the route was identified to be Virginia.

Map 9 indicates the “Sand River” tourist route, together with the primary attributes (refer to Phase 3 Report for detail on the respective tourism attributes).

5.4. TOURISM ROUTE DEVELOPMENT

The tourism industry is a large contributor to the development of the local economy. Notwithstanding the respective tourism attributes in the area, the development and growth of this sector will not succeed if activities are marketed and promoted in an isolated manner.

The following implementation guidelines need to be considered:

- **Value Chain** – The establishment of a defined “tourist” value chain where tourists need to stay longer than one (1) day in the area. Activities need to be defined and linked to each other;
- **Gateways and Entry Points** – These points need to be well defined when entering the Municipality, parks etc. (signage, directions);
- **Routes** – Tourists travel along routes to reach their destinations. They don’t necessarily take the shortest and quickest route, but rather tend to balance the effort of getting there with the quality of the experience and safety;



- **Staging Posts** – Staging posts are places where tourists stop to rest or stay overnight for the journey ahead;
- **Destinations** – Destinations are usually a cluster of attractions and support infrastructure. A destination needs to have a compelling product, access and visible supporting infrastructure; and
- **Distribution Point** – Tourists need to travel to something in a destination. The distribution point within the destination becomes a critical link within the overall experience as it serves as a major source of information, direction and focus.

CHAPTER 6: MATJHABENG LOCAL MUNICIPALITY

RURAL DEVELOPMENT

The Matjhabeng Local Municipality rural area is dominated by a variety of agricultural activities, supported by a well-established network of roads, which link the rural and urban environments very effectively. **(Map 10)**

With regard to developments within the rural environment, the following elements are important; namely:

- Agricultural Development;
- Land Reform;
- Rural Settlement;
- Mining operations within rural and urban environments; and
- Environmental practices and guidelines.

6.1. AGRICULTURAL DEVELOPMENT

The majority of the Matjhabeng Local Municipality is rural of nature where the agricultural sector contributes 4% to the local economy.

Deriving from the Phase 3 Status Quo Assessment, the following main guiding elements can be concluded:

- That large areas of the Matjhabeng Local Municipality has been transformed from natural grassland to dry land cultivation (maize);
- The income derived between crop production and animal production is evenly distributed between the main categories; and
- The income contribution of the agricultural sector in relation to the other sectors is still very low.

Based on the above the respective agricultural opportunities per activity were identified which is indicated as follows:

6.1.1. Limited Agricultural Opportunities

A) Maize

Maize exports from the Free State mainly occur from the Lejweleputswa District Municipality (of which Matjhabeng Local Municipality forms part) and the Northern Free State Districts.

In addition to job creation owing to primary maize production work opportunities are provided in various industries relying on maize as a raw material. The maize milling stock-feed wet milling, poultry and dairy industries are directly dependent on maize for their survival, and they employ a large number of workers.

Although the maize production is the largest agricultural contributor in Matjhabeng Local Municipality it only produces 4.7% of the Free State maize production. In view of the aforementioned, the maize

value-chain is limited as the Free State has a well-developed maize meal industry. Economics of scale other than maize meal are required for tertiary processing, which is found in the Free State, but not confined within the Matjhabeng Local Municipality (other areas are more suitable for investing in this particular value chain).

B) Wheat

The Free State produces 32% of the total wheat crop in South Africa. Approximately 20% of the total area planted with wheat is cultivated under irrigation and 80% under dry-land conditions. Only 3.7% of the Free State wheat production is produced in the Matjhabeng Local Municipality.

The yield production of 3.5 tons per hectare within the Matjhabeng Local Municipality is much higher than the average for the Free State which is 2.5 tons per ha. The annual rainfall as well as climatic conditions in Matjhabeng Local Municipality is sufficient for the successful cultivation of wheat.

In view of Matjhabeng Local Municipality climatic conditions and yield per ha, this area is suitable for future development. Notwithstanding, the aforementioned opportunities, the wheat milling industry is dominated by large corporate industries in close vicinity of the primary focus areas, of which Matjhabeng Local Municipality does not form part. Economics of scale are required for tertiary processing.

C) Sorghum

Sorghum is grown at an optimum mean temperature of 27°C and is highly tolerant of semi-arid conditions, but it yields very high production figures under irrigation. The crop is highly pest resistant and can be sown later in the season which means that sorghum is the grain of choice in the event of crop failure. The aforementioned climatic conditions persist in the municipal area, leading to high sorghum production.

The Free State produces between 50% and 60% of the total sorghum production in South Africa, of which Matjhabeng produces ±5.8% of the Free State production.

Although there are opportunities to grow the industry, the priority is not high owing to the following reasons:

- Sorghum is mostly used for informal beer brewing and "Mabele" porridge;
- Some potential may exist for use as supplement in animal feed; and
- There is uncertainty in consumer demand.

D) Sheep

The Free State is responsible for 17.4% of the sheep production in South Africa of which Matjhabeng Local Municipality only contributes 1.7% towards the Free State production.

The opportunities are limited as little sheep production occurs in the Matjhabeng Local Municipality area compared to other areas in the south of the Province. It would be more beneficial and feasible to focus on developing the sheep value chain in those areas that are better suited for sheep farming.



E) Pigs

The pig production of the Free State only contributes 8% to the South African production. Matjhabeng Local Municipality has no current activity.

The industry may have opportunities for small to medium scale enterprises owing to the increase of pork consumption in South Africa, but the current volumes does not justify opportunities into the volume chain.

6.1.2. Low to Medium Potential

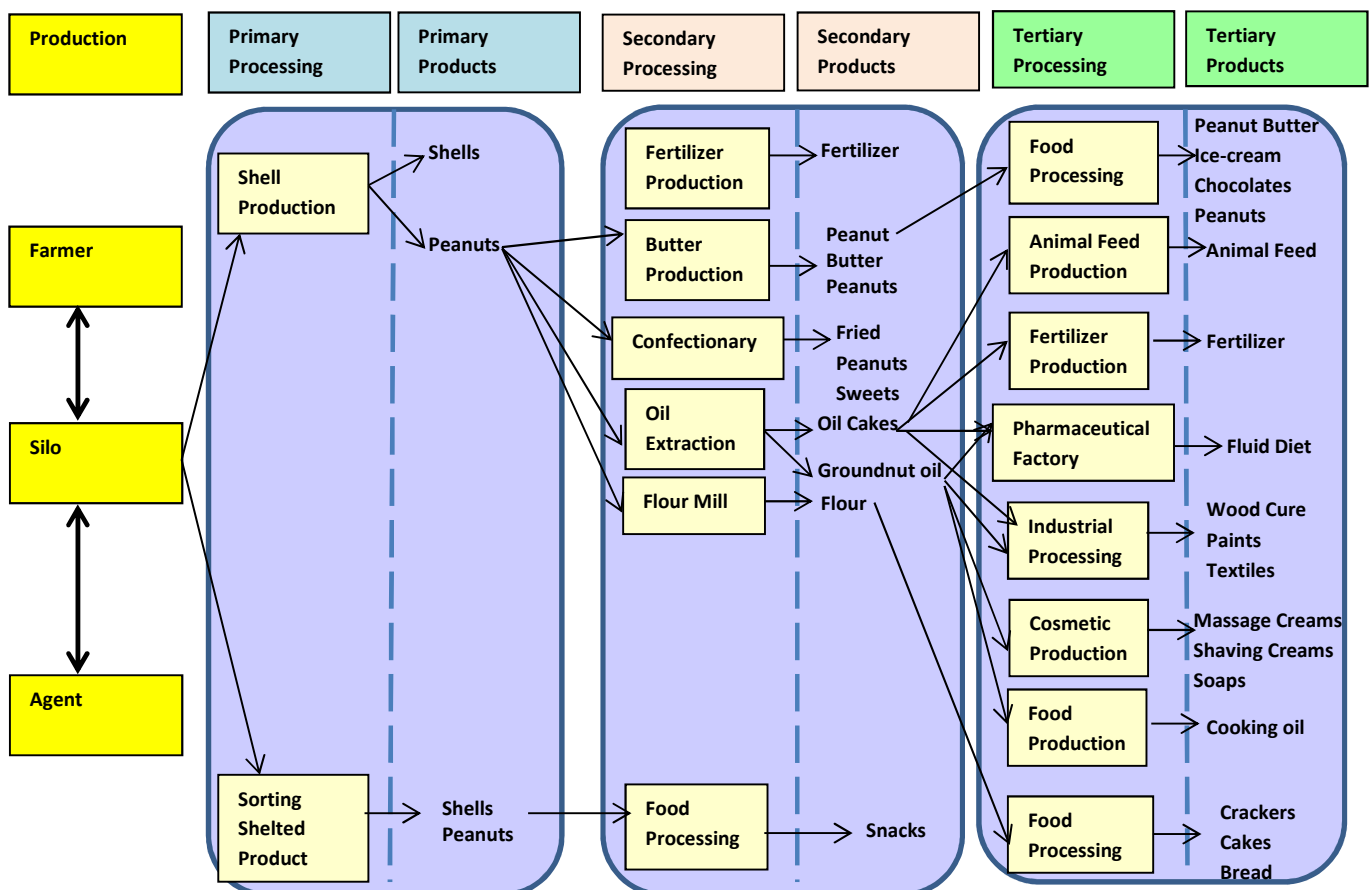
A) Groundnuts

Groundnuts are mainly produced in the north-western and western sections of the Free State which contributes 33% of the total South African production. Matjhabeng Local Municipality only produces 2% of the Free State production owing to the unfavourable climatic conditions (low rainfall).

Although Matjhabeng Local Municipality climatic conditions are less favourable for primary production, there are a number of factors which need to be considered in developing a value chain. These are:

- Groundnuts are a high-value crop, with demand growing naturally and internationally. A definite export potential exists for the South African Market.
- Primary processing for the fresh and export market is not capital intensive, but food safety and the handling of groundnuts are of critical importance.
- Current volumes of groundnut production in the focus area are not sufficient to compete with large commercial role-players. However, the opportunity for a groundnut processing plant could be evaluated based on the potential future supply base from the region.
- Collaboration with neighbouring municipalities or the District Municipality should also not be discarded, as an opportunity exists for the creation of economies of scale.

The detailed groundnut value chain is indicated in the diagramme below:



B) Vegetables (Potatoes)

Potatoes are the most important vegetables crop in South Africa and the world's most recognised staple food. The production of potatoes in Matjhabeng Local Municipality is very limited and only produces 1.1% of the Free State production.

Although potatoes are the most significant vegetable crop, volumes in Matjhabeng Local Municipality are negligible in comparison with other agricultural activities. In view of the aforementioned, the following aspects are important to consider:

- The processing industry is dominated by large corporate role players;
- Some smaller or informal industries do exist to supply restaurants, but there is not much scope for expansion at this stage; and
- The District Municipalities could possibly look at collaborative efforts to provide economies of scale.

With regard to other vegetables, the production is very low and does not justify larger scale processing owing to the economy of scale advantages. Future expansion would include intensive vegetables production under protected conditions such as tunnel production.

Agricultural products which present the largest opportunity in Matjhabeng Local Municipality for value-chain development is based on the following:

- The context of the economic and agricultural profile of Matjhabeng Local Municipality;
- The future potential for increased production of the relevant commodity;
- Current international and national trends in the relevant industry;
- Economies of scale required for the implementation of value-adding opportunities.

It is important to note that the development of most of these industries will only be possible if done in conjunction with role-players already active in the field or in collaboration with other municipalities to improve feasibility and economies of scale. Collaborative efforts between the private and public sectors are thus foreseen.

6.1.3. High Potential

A) Soya Bean Industry

The trend, worldwide as well as in South Africa, is for an increased demand for soya products. Due to the high protein content of soya beans, it serves as a preferred substitute for red meat. The substantial increase in the consumer price of red meat is further increasing the demand for soya beans.

Soya beans, like groundnuts, are a high-value grain crop with many processing possibilities if a sufficient supply base can be secured. Matjhabeng offers opportunities for an increased focus on soya production under irrigation if a sustainable take up and market can be established.

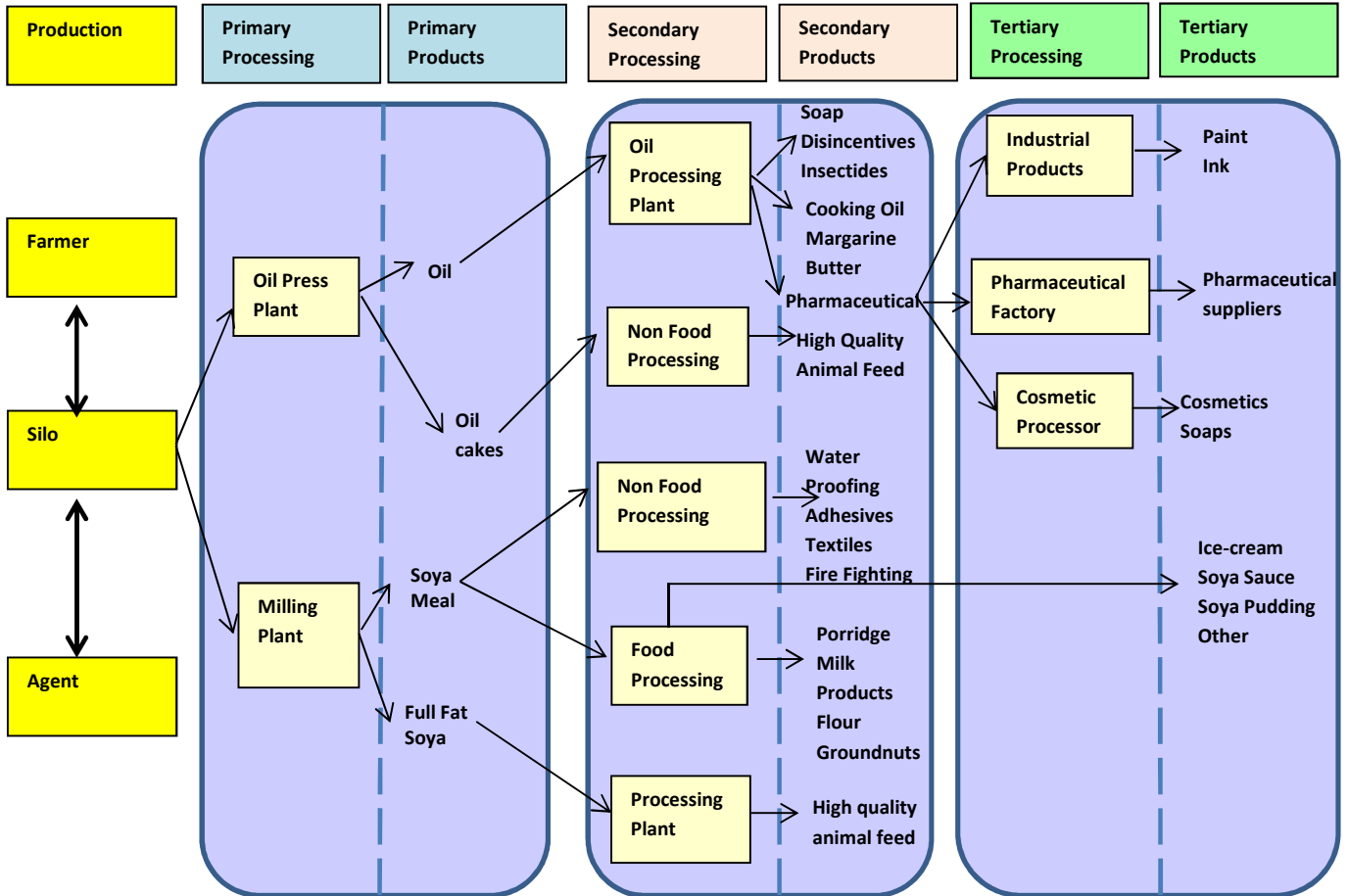
The feasibility of popular soya—derived dairy products, such as soya milk, could be investigated. This would, however, only be viable on a large scale.

The by-product from processing soya-bean oil (soya oil cake) is in high demand in the animal-feed industry. Although volumes may be too low at this stage, the manufacturing of soya oil and possibly also animal feed (utilising oil cake derived from pressing soya and sunflower) should be investigated.



Furthermore, future development in the bio-fuel industry could well create further opportunities for soya-bean processing. Bio-fuel could also be manufactured from used cooking oil.

The Soya Bean processing value chain is indicated in the diagramme below:



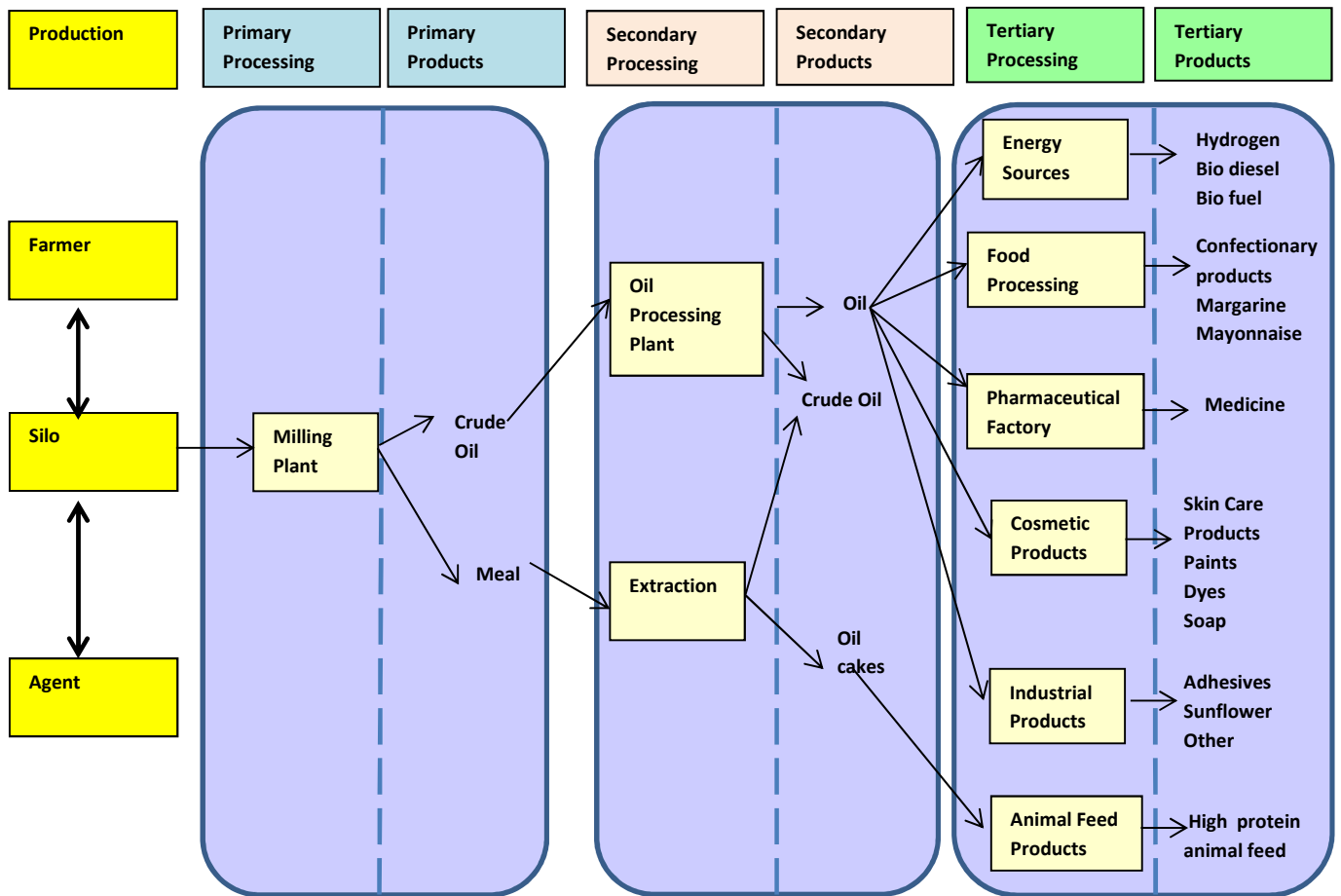
B) Sunflower Industry

Although the commercial, high-volume processing of sunflower seeds is a specialised field and requires substantial start-up capital, sunflower seeds can be processed into value-added products on small scale, namely the production of niche sunflower oil. Expansion opportunities for the niche High Oleic sunflower oil produced in Mangaung are possible and should be investigated with existing role-players in the industry.

Opportunities for further niche, value-added sunflower products, such as High Oleic margarine were identified through a workshop with Vergezocht HO oils. However, this would require an expansion of the sunflower supply base and possible collaboration between role-players.

Similar to soya beans, the sunflower oil cake, as a by-product is a high-value component of animal feed, and it is anticipated that the demand and income potential for high-quality oil cake will increase in future.

The Sunflower processing value chain is indicated in the diagramme below:

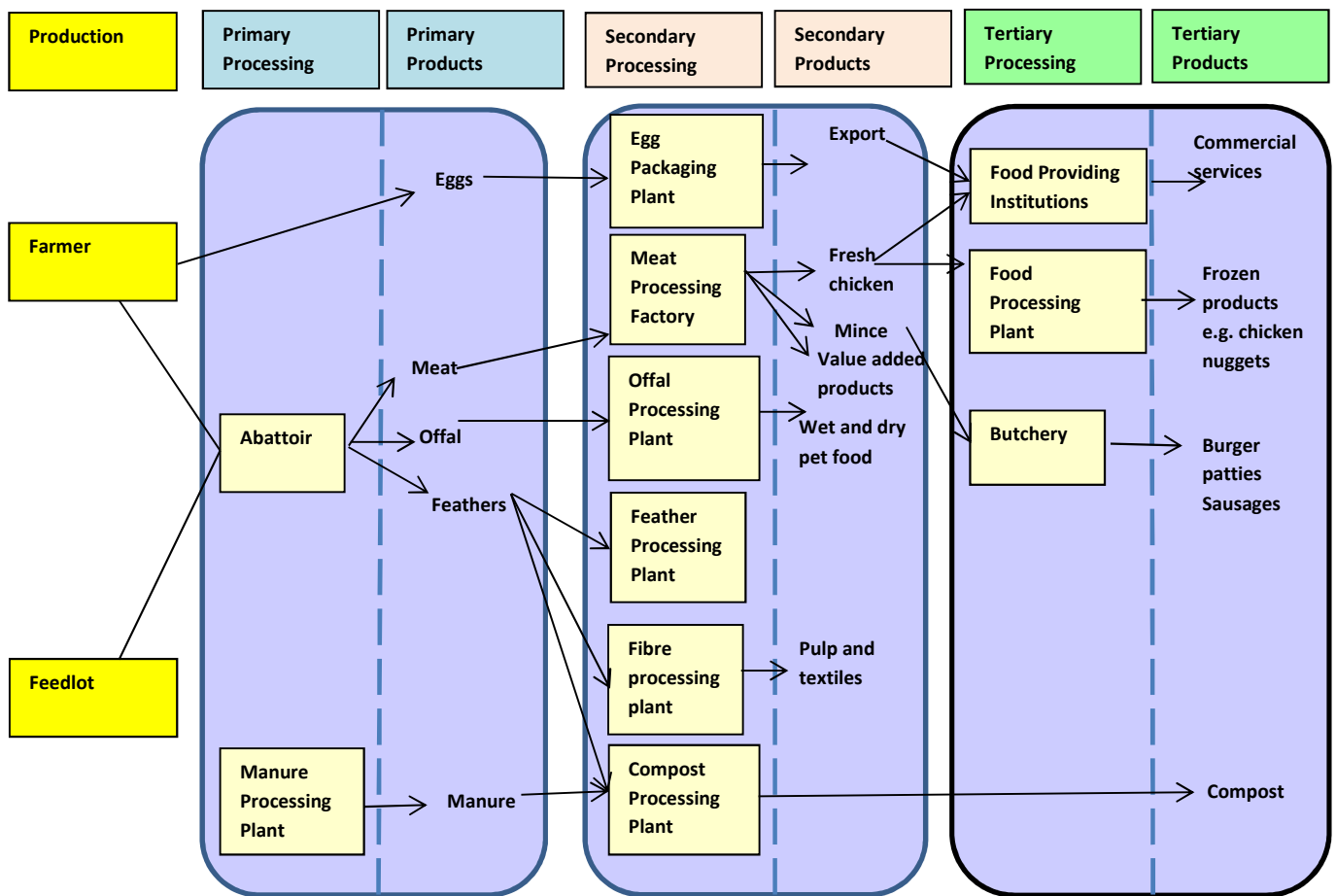


C) Poultry Industry

Due to the growing demand for chicken as a substitute for red meat, there is an opportunity for expanding intensive chicken production, especially close to large urban areas and informal markets. The most prominent opportunities are in the production of boiler chickens through controlled production and central abattoir facilities. This ensures control over the supply and demand base as well as the downstream value chain. Further value-adding options linked to existing or new abattoirs are also possible.

With a sound operational and ownership model, a large number of producers could be mobilised ensuring off-take agreements and the necessary support for intensive poultry production to supply the existing and growing demand for chicken. The demand for free-range poultry will probably grow strongly over the next ten years due to changing consumer demands. The demand will however be driven by consumer demand, and it is expected that the market demand volumes in the Free State will still be low.

The poultry processing value chain is indicated in the diagramme below:



D) Beef Industry

The development of this industry does not necessarily require capital intensive infrastructure but rather innovative systems, quality control and supply-chain management to exploit market opportunities.

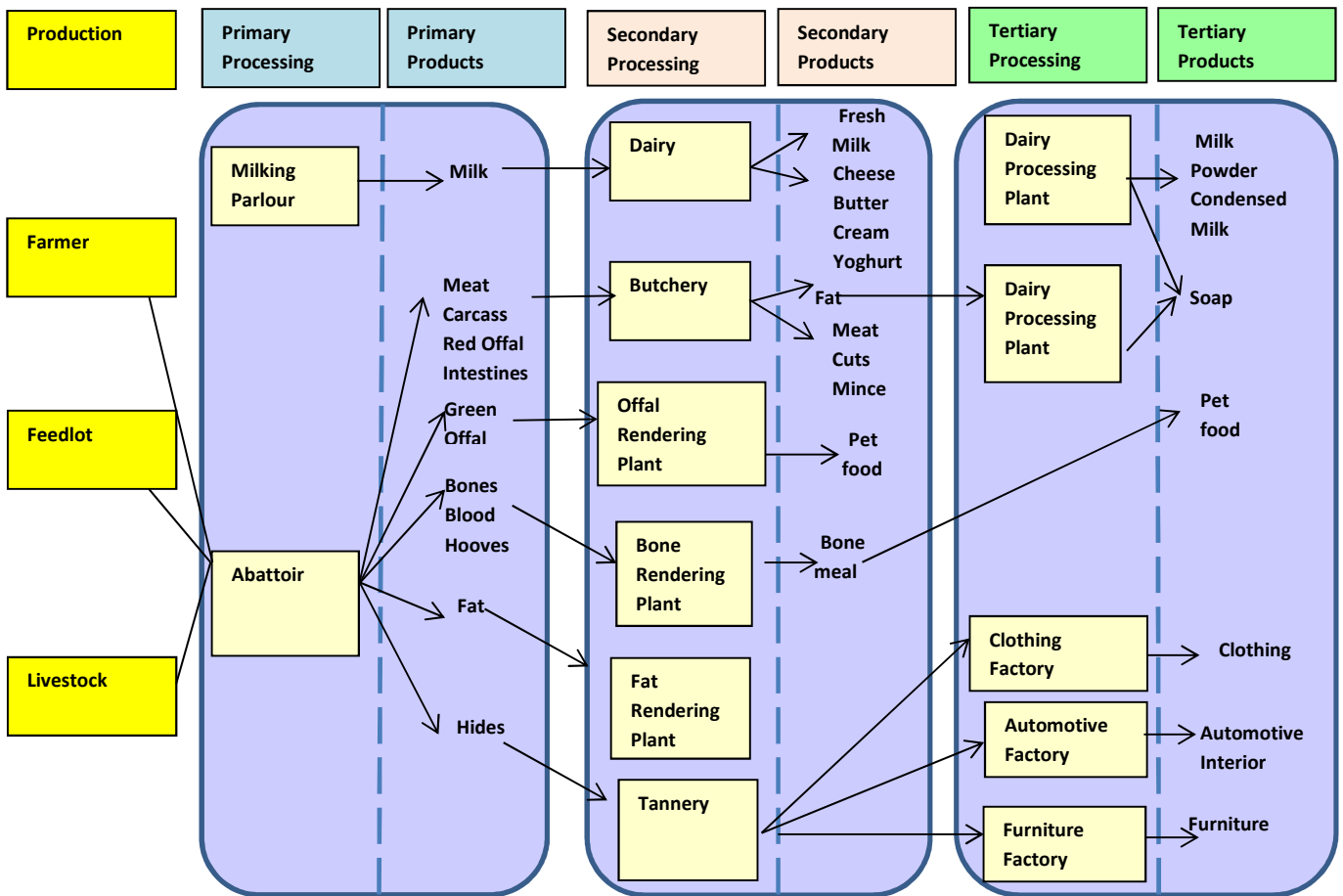
A large component of cattle in the Free State is kept “informally”, and by channelling these animals through existing abattoir infrastructure with existing market off-take, value and job opportunities could be created for all entities involved in value-chain activities.

With increase throughput figures at the abattoir, further value would need to be added to the carcass and lower-quality meat cuts. Therefore, an opportunity arises for the manufacturing of value-added meat products that could be exported to the nearby urban areas in Gauteng. The perceived demand for shelf-stable tripe in Gauteng opens up interesting value-adding opportunities that need to be investigated in further detail.

Most of the ingredients for the manufacturing of pet food (meat, grain and oil) can be sourced in the Free State. Bone or carcass meal is a value-added product that could be used in the manufacturing of animal feed and fertilizer. The rendering process is, however, energy and water intensive. Due to its central location, throughput capacity and access to carcasses, Matjhabeng is an ideal location for value-addition activities and the manufacturing of pet food.



The cattle processing value chain is indicated in the diagramme below:



E) Game Farming

Although the game farming industry is not that large within the Matjhabeng Local Municipality, there are a number of farms which provides for both game viewing (tourism) and hunting. Although large areas have been transformed for the purposes of commercial dry-land farming (grain), there are large areas, which are characterised by natural grassland and riparian vegetation. Apart from the cattle farming, which takes place on these areas it propose that the expansion of the game farming industry be further investigated. The game value-chain is extensive within the primary and secondary sectors.

6.1.4. Spatial Implications

The occurrence of agricultural produce is dictated by climatic soil and underground water conditions with the implication that the locality of agricultural produce is diverse. The spatial opportunities are primarily located within the existing urban areas where vacant industrial stands are still available, primarily in Virginia, Odendaalsrus and Hennenman. These areas need to be promoted in the establishment of the secondary market (processing, packaging and production of related products) which will create jobs and the establishment of support services.

6.1.5. General

The above assessment focussed on the production of produce based on the commercial industry.

Notwithstanding, the assessment which was conducted, we believe there is a market for the small farmer to produce and supply to local market with institutional and technical support. This is where the land reform programme plays a vital and important function.

6.1.6. Other uses on agricultural land

A number of applications (solar panels agricultural industries and a number of smaller projects) have been received by the Free State Province and the Matjhabeng Local Municipality for the consideration and approval of these activities. Although the agricultural land will not change its zoning, a "permit Use" right is granted, if successful.

With regard to the above, the following:

- **Solar Energy:** Although the establishment of solar energy farms is beneficial in the provision of additional electricity to Eskom, the question need to be asked to what extent does the Municipality and its residents benefit.

The establishment of solar energy farms does not contribute to the establishment of permanent jobs and it reduces the agricultural land which could be utilised to improve food securing or the land to be used for land reform projects. It also raises the question whether the Municipality receive reduced electricity rates from Eskom?.

With regard to the above, the recommendations are as follows:

- Medium/high potential agricultural land should not be used for solar energy farms.
- Should the land owner wishes to stop agricultural practices, the land should be offered to the DRDLF for land reform projects;
- In view of the activities "commercial value", the benefit to the Matjhabeng Local Municipality need to be evaluated in terms of job creation, additional income generated and reduced electricity tariffs.

Each of the respective applications needs to be evaluated individually and on merit.

- **Agricultural Industries:** large scale industrial activities on farms should not be allowed, owing to the following arguments:
 - It is accepted that farming activities are complimented by associated infrastructure (storage, packaging, etc.) which should be allocated.
 - In cases where primary production is transferred to secondary (processing, distribution and selling) manufacturing and where employees need to travel to these rural industries, the emphasis should be to promote the establishment of these activities within existing areas. Incentive schemes could be negotiated with the Matjhabeng Local Municipality.
 - More than often these activities do not conform to environmentally approved practices (no Environmental Impact Assessment) which have a negative impact on the environment.

6.2. LAND REFORM

The process of Land Reform is a dynamic process and should continue to be implemented within the overall framework of the Comprehensive Rural Development Programme (CRDP).

Based on the Lejweleputswa District Municipality Land Reform Framework (April 2008), the following land reform priorities were identified:

- Sustainable land reform;
- Food security;
- Commonage development and management;
- Institutional development; and
- Agricultural Development.

The above priorities can be further refined as follows:

A) Sustainable Land Reform

The importance of land reform (mainly redistribution) within the Municipality is not so much to do with the pace or amount of land to be distributed, but rather on the **sustainability** of land reform projects.

Stakeholder involvement is seen as key to ensure sustainability of projects. Relevant stakeholder groupings need to be actively involved in order to ensure that skills development, refurbishing of land, adequate infrastructure, training and mentorship are provided for all emerging black farmers, as well as to existing farmers.

The overall expectation of land reform within the Municipality is to ensure that land will be used responsibly to its full potential, that poverty is alleviated and a self-sustaining community is established where security of tenure will contribute to a well-balanced society and good co-operation between small and large farmers.

B) Food Security

Land reform is closely linked to agriculture, where production in this sector can either be on a subsistence level, or on a commercial farming level. Either way, both these farming practices makes a certain contribution towards the economy of the Municipality, although production from commercial farming forms part of a value chain, which makes products more expensive. In order to address the high levels of poverty in the district it becomes important to firstly produce for the district and to **secure food** for all inhabitants.

Land and agrarian reform within the Municipality should therefore ensure food security which will lead to poverty alleviation, job creation, skills development, etc. in order to ensure food security through the land and agrarian reform process it is important to address skills development in the agricultural sector as well as to provide emerging farmers with the right tools to become successful commercial farmers. These include the distribution of productive high quality farm land of suitable size(s) and the protection of natural resources.

C) Commonage Development and Management

The Matjhabeng Local Municipality have commonages within their area of jurisdiction, some of which have been in operation for a long time and where beneficiaries have gained valuable experience. Due to their exposure, these beneficiaries would arguably have a much better chance to facing the challenges associated with farming.

Commonages should therefore become a platform for cultivating emerging and even commercial farmers for the district. Commonages provide the opportunity to train and skill large numbers of people who can become potential beneficiaries for land reform. However, to create fertile training ground, commonages need to be properly managed and provided with infrastructure in order for its users to grow from a small scale farmer into an emerging and later commercial farmer.



D) Institutional Development

Stakeholder participation in land reform is central to achieving success. The DRDLR is regarded as the main driving force of Land Reform, although a lot of input is requested from other government Departments (DOA), whilst buy-in is expected from different stakeholder organisations.

The implementations of Land Reform projects are, however being affected negatively as a result of institutional problems, relating to policy differences, communication, lack of capacity, as well as system operations and overall co-operation between role players.

With regard to the above challenges, the following is proposed:

- To improve system operations and human resources within Government Departments to improve the implementation of land reform projects;
- To align policies as well as to improve communication and co-operation between Government Departments and private stakeholders to facilitate and speed up land reform; and
- Communication to ground level to create better awareness and/or understanding of land reform products, programmes and legislation.

E) Agricultural Development

The land reform process is very dependent on agriculture to succeed, but in return also provides the opportunity for growth in the agricultural sector. However, the agricultural sector serve as the main food supply source in the Municipality with a huge contribution nationally, but makes a very small contribution to the GGP.

Whereas a large number of people are already dependent on the agricultural sector, it is now feared that the sector has reached optimal production levels, whilst the demand is increasing continuously. Furthermore, the declining food supply is also threatened by a need to produce additional forms of products such as Bio-fuels.

Other economic factors (i.e. rising food and fuel prices) also place continuous pressure on the agricultural sector and innovative solutions need to be found in order to address the long term sustainability thereof. Production in the agricultural sector should be increased through research and development of new and better products and production methods, as well as renewed investment in infrastructure and value-adding opportunities.

F) Land Reform Projects

The fragmented locality of land reform projects within the Municipality provides a major challenge to provide effective support to these projects.

Although the purchase of land reform areas are subject to availability of land agricultural potential and other factors, the development of integrated land reform projects in close proximity to each other will promote focussed institutional and technical support which will achieve economy of scale principles.

6.3. RURAL SETTLEMENTS

6.3.1. Locational Factors

With regard to the establishment of rural settlements within the rural area, the proposals are as follows:



- a. When considering any new rural housing area, it will be important to apply the principle of sustainability to the proposed development, which implies social, economic and environmental integration.

More than often smaller rural villages/settlements are established without the necessary social and economic support which often then results in residential "islands" of poverty.

- b. If rural dwellers (farm workers) are in close proximity to urban nodes, it will be advisable to obtain a housing subsidy within the urban development areas, where accessibility to complimentary facilities (economic, social) exists.

Within the context of Matjhabeng Local Municipality, the urban areas are centrally located to the rural environment and for such reason we believe that rural settlements should not be established.

6.3.2. Farm Residents Programme

For farm employees who wishes to obtain ownership within the rural area the national Housing Programme for farm workers (National Department of Housing – March 2008), outline the following options.

A) Policy Intent

The programme aims to provide a flexible mechanism which will promote access to adequate housing, including basic services as a last resort option and secure tenure to farm workers and residents in the variety of farming situations across the country. In addition the programme aims to provide housing solutions to registered labour tenants on a project basis.

Bearing in mind the benefits of settlement in existing towns, where people have access to the full range of socio-economic facilities, this policy instrument must only be used as a last resort.

The programme aims to promote and development of sustainable human settlements through:

- A flexible approach to cater for the variety of farm worker housing needs across the country;
- The provision of secure tenure to farm workers;
- The promotion of healthy and safe living environments;
- The empowerment of farm worker (and in particular women) to participate in the provision of their own housing needs, as appropriate in the particular farming situation;
- Where possible, promoting access to social and economic amenities;
- Promoting access to economic opportunities not related to farming (particular when seasonal farm work is not available) (particularly when seasonal farm work is not available) for households where appropriate;
- The encouragement of sustainable spatial settlement patterns and discouraging the development of farm worker housing that places an additional service delivery burden on municipalities;
- The use of local labour and the development of skills in both developing and maintaining farm worker settlements; and
- The upgrading of existing farm worker housing and improving tenure security where feasible and practicable.

B) Policy Principles

The following principles underpin the policy:

- Owing to the potential of the injudicious creation of unsustainable farm worker settlements to distort existing settlement patterns and increase municipal service delivery burdens (by creating a plethora of small settlements), the creation of new farm worker settlements, should be regarded as an option of last resort;
- Applications for off-farm worker housing subsidy assistance must be considered in the context of provincial and local planning frameworks (e.g. Provincial Development Plans and Municipal Integrated Development Plans (IDPs). Municipal capacity to provide development assistance and deliver services must also be paramount concern;
- In areas where workers (owing to the nature of the farming activity) have to be housed near to their places of employment and where commuting from the nearest town is not viable, preference should be given to options that provide security of tenure (including rental) to address the unequal power relations between the employer and the workers. These include the sub-division and transfer of land ownership to workers, share block schemes, and long term (99 year) lease agreements (which may provide rental opportunities);
- Where the sub-division of land and the transfer of ownership to farm workers is not feasible or desirable, consideration should be given to rental housing arrangements through instruments such as the Institutional Subsidy Programme or a project based rental housing development;
- If settlement is to take place outside of an existing town, an appropriate service delivery and maintenance agreement with the municipality must be in place before the project is implemented;
- Beneficiaries must participate in all aspects of the project, including the planning, governance and construction and maintenance (where appropriate); and
- Specific emphasis shall be given in the implementation of the Programme to promoting the full participation of women farm workers and occupiers, and their primary involvement as beneficiaries.

C) Application of the Programme

The programme will apply nationally.

The programme will only apply in instances where farm residents cannot be settled in existing towns and/or through any of the other National Housing Programmes such as the Individual Housing Subsidy Programme and/or the Integrated Residential Development Programme (IRDP).

The programme will therefore apply in the following circumstances:

- **On-Farm:** In this scenario the farm owner is prepared to provide housing opportunities on his/her land for his/her employees. In this case the following options will be available:
 - The application of a project based development for the provision of local basic water, storm water management system and sanitation services (only as a last resort option) and the construction of new houses or the upgrading/renovation of existing housing in compliance with the Ministerial National Norms and Standards contained in the Technical provisions of the National Housing Code with a rental tenure; or
 - The awarding of long term secure tenure rights to a housing institution which rights must be registered against the title deed of the farm, for the provision of rental housing only, in terms of a variation of the Institutional Housing Subsidy Programme.
- **Off-farm development in ownership of the beneficiaries by Farm owner, the municipality or by the beneficiaries themselves:** In this scenario the farm owner is prepared to sub-divide his/her land in small agricultural holdings, where prevailing legislation allows for such subdivision, and transfer these portions to individual farm residents. Each such sub-division must constitute a small agriculture holding. Therefore, each subdivision must include land for agricultural purposes and therefore excludes situations which constitute

the establishment of “small residential townships” without following a township establishment process.

In this case the following options will be available:

- The application of a project based development to enable the farmer to act as developer for the provision of local basic water, stormwater management system and sanitation services (as an option of last resort) and the construction of new houses or the upgrading/renovation of existing structures in compliance with Ministerial National Norms and Standards contained in the Technical provisions of the National Housing Code for qualifying beneficiaries; or
 - Where the farm owner is not prepared to act as the “developer” the qualifying individual beneficiaries may approach the municipality as a collective and request the municipality to act as developer or they may appoint a private sector developer to undertake the housing development project on their behalf; or
 - Where the beneficiaries of the subdivided farm land wish to undertake their housing development themselves, they must establish a legal entity to represent them and they may decide to undertake the development of their farms through a Community Driven Housing Initiative as provided for in the relevant National Housing Programme.
- **Off-farm development where the beneficiaries received individual farm land in ownership through the Land Reform Programme:** As contemplated by the Land Reform (Labour Tenants) Act, 1996. The Labour Tenant Strategy provides labour tenant beneficiaries with access to productive land on the basis of registered ownership and or alternative secure tenure rights such as long term lease as well as access to infrastructure for agricultural purposes. These land reform programmes will not provide residential engineering services and housing opportunities to the beneficiaries of that programme. This programme may therefore be applied to provide access to funding for residential engineering services as a last resort and housing opportunities for beneficiaries of the Labour Tenant Strategy.

6.4. MINING ACTIVITIES (MRA STRATEGY)

6.4.1. Legislative Framework

Based on South African legislation and its commitment to sustainable development, economically and financially sound development must be based on ecological sustainability, taking into account the principle of intergenerational equity.

Given the complex nature of the problem being managed, there are deemed to be eight distinct elements, each of which will need individual responses.

In terms of scientific and technical elements of the MRA reclamation issue, elements 1-3 are relevant, pursuant to the Bill of Rights outlined in Section 24 of the Constitution:

1. **Environmental Pollution**, including atmosphere-borne (dust and fine particulate matter), water-borne contaminant transport, and also toxic and/or radioactive contamination of soils and shallow bed-rock;
2. **Geotechnical Stability**, including the possible risks of subsidence or catastrophic collapse of under-mined or dewatered/rewatered ground and the catastrophic failure of MRA dams, resulting in release of slimes in landslides and mud-flows;
3. **Monitoring and Evaluation**, including the instrumental networks and information systems for monitoring air quality, surface and groundwater quality and quantity/level, soil-bedrock contaminants (especially radioactivity), and for predictive modelling of

contaminant transport in the environment. This forms the necessary precondition for effective compliance monitoring and enforcement of environmental laws.

In terms of technical and social issues, elements 4-6 are relevant, with element 5 having particular relevance to the protection of human rights related to access to information (Section 32 of the Constitution):

1. **Human Health**, involving an integrated epidemiological approach to all aspect of MRA-related or induced conditions. The health assessment of vulnerable population and ecosystems should also be included to ensure sustainable eco-system services;
4. **Communication**, between various actors in the regulatory environment, polluters and those affected by the actions taken by the regulators;
5. **Safety and Security**, given that a feature of the MRA areas seems to be low level of penetration by the state to the extent that MRA areas are often considered as bad lands on the periphery of the formal economy and mainstream society.

Elements 7-8 relate to social and socio-economic development goals that would be supported by an effective strategy for MRA reclamation:

6. **Job Creation**, given the fact that current MRAs are characterized by a large populations living in formal and informal settlements around the MRA's. This is underpinned by the national imperative to create sustainable livelihoods as a foundation of all macroeconomic policy and potential options of using local labour for reclamation, rehabilitation MRAs as well as activities for mitigation of pollution and some long term land uses of reclaimed lands.
7. **Economic Viability**, arising from the fact that the cost of remediating MRAs will be high. It is vital that for any solution to be realistic in its objectives. The core question of who will pay for the rehabilitation needs to be addressed for each MRA. The objective of the MRA Strategy will be to rehabilitate as much of the impacted land as possible, in the shortest time possible.

6.4.2. Proposals to minimize MRA Impact

6.4.2.1. Environmental Pollution

A) Dust

Dust suppression should be mandatory, but the methodological details are bound to vary from site to site and from time to time. Detailed information on the rehabilitation methodologies to minimise pollution is provided in Mintek's 'Guidelines towards management and closure of gold mining residue deposits'. Monitoring and evaluation will take place in a coordinated and structured manner to ensure compliance with the agreed norms and standards. All complaints will be acted on and verified against the data provided by the established monitoring and evaluation network structure. Where regulatory intervention is required, the relevant regulator will take appropriate action consistent with its legal mandate. Where economically and technically viable, mine tailings dams will be reclaimed and the treated residue moved to centralized mega-tailings facilities. These will be engineered to 21st Century standards to mitigate future risk. All parties directly affected by these mega-tailings facilities will be compensated at a fair rate and all parties will be engaged in a fair and transparent manner in order to factor their concerns into any final decision. After the reclaimed land has been certified as being safe by the appropriate regulatory authorities, this land will be allocated for use commensurate with the developmental priorities of the Free State Government. Where reclamation is not economically viable, the MRAs should be rehabilitated to reduce erosion and consequent pollution.

B) Water

The management of water ingress is a critical element of success for any future AMD policy, specifically mandated by the Inter-Ministerial Report on AMD (Coetzee *et al.*2010). Detailed hydrocensus surveying and hydrogeological mapping of all (or at least a few prioritised) MRA sites will provide the basis for determining the physical location of each source of hazard (chemical, radiological and physical), quantifying the extent of the risk for each category, and, through the process of engagement, formulating an appropriate action plan. As a result of this mapping, the existence of ingress pathways will be identified and entered into a formal inventory. Once a higher level of resolution is obtained about each ingress path, a decision will be made about an appropriate remediation strategy, all of which will become subject to regular monitoring and evaluation. The systematic modelling, monitoring and management of the diffuse sources of water pollution will also form part of this process.

C) Soil Contamination

The nature of the direct-access pathway of environmental degradation and the requirements of MPRDA Regulation 62 necessitate particular attention regarding stakeholders, especially those most directly impacted, who may be the ultimate victims of potential, on-going and historical pollution and the potential future land users. These approaches should aim to ensure their genuine involvement in the agreements regarding future land use of affected areas, in the decisions regarding the establishment of objectives for such future land use, and in the discussions about the alternatives for engineering interventions, where decisions regarding such options will affect the future land use.

D) Risk arising from non-action

With regard to dust and PM pollution, the mining sector will increasingly become the target of a hostile public and this can erode investor confidence required to reprocess the many tailing facilities in existence. The MRA land will remain undeveloped and this will increase human health risk over time, while also increasing pressure on Government. This undeveloped land is also likely to become the location of illegal informal settlements and a haven for criminals.

With regard to water pollution, the volume of decanting AMD will increase, as will the geographic footprint of that decant. Groundwater in the areas adjacent to the various mining basins can also be contaminated, forcing local industry dependent on that groundwater to relocate and destroying agriculture dependent on it.

With regard to direct-access exposure, the ruling by the NNR in the Tudor Shaft Settlement case (which strongly recommends that dwellers from the informal settlement be *'be relocated to land that is more suitable for human habitation'* (Phillips, 2011) is likely to become a watershed ruling which is likely to be relevant for a number of other sites.

Risk arising from non-action thus accrues to the regulatory authority, who, being aware of existence of the above-mentioned hazards and is obliged to act accordingly. More importantly, the known existence of various pollution pathways raises the issue of possible culpability arising from inaction by the regulator. Stated simply, the longer the delay in action, the greater becomes the accrued risk associated with non-action. Inaction thus becomes a risk in itself.

6.4.2.2. Geotechnical Stability

All geotechnical unstable land needs to be surveyed with a view to developing a coherent action plan for the permanent rehabilitation thereof. Where economically and technically feasible, this land will be rendered stable once more, with the objective of being allocated for use commensurate with the

developmental priorities of the Free State Government. Low-risk areas may be utilized for the main structures of the development, while medium-risk areas can, for example, be converted into parking space. The high-risk areas could serve as areas of intermittent public access (gardens, parks, cemeteries or picnic areas).

Specific attention will be given to the ingress of water into the mine void as part of a long-term policy to mitigate the AMD decant. When all of the land has been rendered safe, the large corridor that will result will then be considered for appropriate development, which might include major infrastructure such as electrical, power transmission lines, and water reticulation and treatment systems.

A) Risk arising from non-action

Human lives may be lost, as informal settlements are located on unstable land. In addition, the value of some houses will depreciate due to cracking walls and foundations. The ingress of water into the mine void will also exacerbate the current AMD problem. Revenue streams to the local and provincial authorities through rates and taxes will remain limited until the land can be developed.

6.4.2.3. Monitoring and Evaluation

The existing air quality monitoring and evaluation network will be institutionalized and expanded where appropriate. Formal institutional linkages will be developed with CGS with a view to accessing reliable data on mapping of the under-mined ground, geotechnical instability, geotechnical/radiometric surveys and water ingress into the mine void. The monitoring and evaluation network will link up with SA Air Quality Information System (SAAQIS) of DEA, the DWA systems for stream-flow gauging, groundwater-level recording and water quality monitoring, as well as with the spatial mapping arising, serving to update that data on a regular basis.

Moreover, whereas a transdisciplinary monitoring infrastructure (involving air, water and soil) should be extended as a matter of high priority, an even higher priority is the conceptual and numerical (computer) modelling systems subject to the relevant motto of '*Model-Monitor-Manage*'. There is a need for on-going and consistent model calibration and validation, predictive testing and rigorous peer review to highlight the shortcomings and refine the design of the monitoring infrastructure. The validated modelling outputs will be used for early warning and guidance for future action.

A) Risk arising from non-action

No policy or regulatory interventions can be implemented without reliable monitoring and evaluation.

6.4.2.4. Human Health

All MRAs need to be surveyed and mapped with a view to determining the physical location of each source of hazard-chemical, radiological and physical. From this mapping process the extent of the risk will be quantified for each category and through a process of engagement, an appropriate action plan will be determined.

A) Risk arising from non-action

Increased pressure will be placed on local and provincial government, possibly leading to legal action where the Bill of Rights will form the foundation for litigation. Individual officials in local and provincial government can also be held criminally responsible for failing in their duty of care as stipulated in the Constitution and associated legislation. The existence of human health risks will also undermine future developmental aspirations of the Free State Government by impacting negative on overall health of the residents.

6.4.2.5. Communication

A formal communication strategy need to be developed that is designed to inform the general public of the success of the MRA strategy, while also preventing the further erosion of confidence in Matjhabeng as an investment opportunity.

6.4.2.6. Safety and Security

The services of the SAPS will be engaged in a concerted effort to systematically close down all criminal activities taking place on MRA lands. Liaison with the local inhabitants will also be improved and institutionalized where appropriate, through structures like community policing forums. Illegal mining needs to be addressed. Illegal settlements will be legalised or replaced by appropriate land uses.

A) Risk arising from non-action

All of the efforts made to rehabilitate MRAs and generally improve the situation will be constantly undermined by the endemic existence of what seems to be perpetual insecurity.

6.4.2.7. Job Creation

The MRA strategy is to be fully aligned with National Government. The stated objective is to create employment through the reclamation and redevelopment of MRA land. Further job creation opportunity will be in rehabilitation of MRAs as well in activities for mitigation of pollution.

The long term opportunity for employment is through the potential use of the tourism assets and infrastructure. The rehabilitation of MRA land will target specific mining artefacts for restoration as part of this ecotourism development in recognition of the beneficial role that mining has played in the development of the Matjhabeng economy.

Since agriculture has highest potential in terms of green jobs, the undermined land that has agricultural potential will be used to improve food security in the municipality. Where lands are not suitable for food productions it can be used for biofuel crops or flowers.

A) Risk arising from non-action

The Matjhabeng region may become isolated from the mainstream and remain a centre of joblessness. This will raise the risk of crime and social instability associated with unemployment.

6.4.2.8. Economic Viability

The objective of the MRA Strategy will be to rehabilitate as much of the impacted land as possible, in the shortest time possible in the most cost effective way. Where economically viable, this will be done by removing the TDFs and reprocessing them in order to render them safe in terms of risks to human health and safety. This means that the mining industry is recognized as a vital partner in the process, because they along have the physical capacity to move the massive loads involved, from where they are currently a hazard, to where they will eventually be located in safety. The abandoned quarries could be refilled, used for landfill or re-developed for recreation.

The reclaimed land, once rendered safe and certified as such by the appropriate regulatory authorities, will then be developed commensurate with the developmental aspirations of the municipality, and then brought into the rates and taxes revenue stream of local and regional government. This flow of revenue will become the source of finance for future rehabilitation.

A) Risk arising from non-action

The current response is focussed on holding mining companies liable for the financial aspects of rehabilitation. However funds allocated of mine closure are often insufficient for long term rehabilitation and rehabilitation processes are not sufficiently monitored and enforced. The problem is exasperated by a large number of abandoned and derelict mines that require different strategy which has been developed by the DMR (DMR, 2009).

6.5. ENVIRONMENTAL MANAGEMENT

Environmental Management and Conservation forms an integral part of sustainable development and therefore need to be protected.

As stated in previous sections, the Matjhabeng Local Municipality is characterized by a number of integrated environmental attributes which includes river systems, conservation areas, ridges, natural vegetation and wetlands.

The following environmental and conservations guidelines need to be applied within the rural areas:

6.5.1. Agriculture

Informal agricultural activities are found on farms and formal, commercial agricultural activities on the larger farms. Commercial farming activities take up a large portion of land within Matjhabeng Local Municipality and include crop and animal production. Agriculture plays an important role in the local economy and general survival of the area. All farming activities have some level of environmental impact owing to the disturbance of natural habitats (e.g. ploughing, intensive fertilization and groundwater extraction).

It is desirable that all large existing commercial farming enterprises should formulate Environmental Management Plans which need to will be monitored by an EMO on a regular basis, ensuring that the impacts remain at a minimum. New enterprises will undergo an environmental impact assessment process in order to determine the positive and negative impacts of such an enterprise on the greater environment. Farmers should be educated and informed of all natural habitats and those with high biodiversity values. They need to be encouraged not to disturb these habitats in any way and to conserve them at all costs and especially not to cultivate along water courses. Fragmentation of remaining pristine natural habitats should be prevented. No exotic vegetation must be introduced into these areas.

Subdivision of agricultural land, especially moderate to high potential agricultural land, should be discouraged and not supported.

The rural landscape is typified by plantations and thickets of alien trees, commonly blue gum, poplar and wattle. Dense stands of alien trees normally result in sterile environments. Land owners need to be encouraged to remove all alien vegetation over time and to replace it with indigenous vegetation. This will automatically attract indigenous vertebrates and over time, positively restore the once sterile environments.

6.5.2. Natural Habitats

- **Water Bodies and Wetlands**

There are a number of dams and wetlands which need to be protected.

Bodies of permanent water are very important habitats for vertebrates and invertebrates. They are especially important to birds, many with Red Data status. They need to be kept undeveloped with adequate buffer zones around them. Pollution should be monitored on an ongoing basis and polluted water bodies will be rehabilitated and/or remediate.

No development should occur within the 1:100 year floodline area.

- **Woodland Savanna, Ridges**

Woodland savanna is most prominent in ravines. Without the benefit of detailed assessment, these habitats are probably centers of high biological diversity and no development or change in status should be allowed.

Rocky outcrops coupled with mountainous slopes offer habitats for narrowly adapted vertebrates and invertebrates relying of rock dwelling lifestyles. This habitat type is very sensitive and no development or change in status should be allowed.

- **Geology, Topography and Surface Hydrology**

As far as surface hydrology is concerned, a number of important perennial rivers run through the area. These rivers need be protected and management plans should be implemented and monitored by a qualified environmental control officer.

Large-scale developments which could possibly have negative impacts on the natural land form need to be avoided. All natural tributaries and floodplains as well as the natural open spaces created by these, need to be maintained as natural as possible.

Natural floodplains and water courses should be protected and not be altered by means of unauthorized excavations and vehicle movement. Natural vegetation along these water courses need to be protected and the removal of any to be restricted. Invasive, exotic vegetation in these areas need to be removed responsibly, especially along drainage systems.

Erosion control measures need to be implemented, especially where areas have been altered and affected through agricultural activities. Geo-technical studies will assess soil suitability for any future developments and relevant mitigation and control measures shall be adhered to according to the findings of these studies.

CHAPTER 7: LAND USE MANAGEMENT SYSTEM

The Municipal Spatial Development Framework also provides the bases for the detailed Land Use Management System that must be implemented by all municipalities.

Although a Land Use Management System was prepared for the Matjhabeng Local Municipality, it was never formally approved by the Free State Province (COGHTA).

The **SDF** is a policy framework and does not give or take away the real rights on individual properties prescribe by the land use management system. An SDG should also not make detailed proposals for each individual property in the Municipality or its urban settlement.

A Scheme is a tool used by a Municipality to manage development according to the vision, strategies and policies of the Integrated Development Plan and Spatial Development Framework in the interests of the general public to promote sustainable development and quality of life. A Scheme is formally approved in terms of relevant legislation and consists of a map and a set of regulations by which land use is managed.

A scheme includes regulations that govern:

- Those uses that are freely permitted, permitted with the consent of the Municipality and prohibited on a piece of land; and
- The shape, size and position of buildings, any parking, loading, access and egress requirements on each piece of land (subdivision).

The objectives of **Schemes** are:

- To designate desirable land uses and provide clarity on what may or may not occur on a property and what may be considered at the discretion of the municipality;
- To promote the certainty of land use which protects property values and creates investor confidence;
- To protect the amenity of adjacent land uses;
- To resolve conflict between different land uses and to control negative externalities;
- To balance the interests of individual with those of the public;
- To enable the coordinated and efficient use of land;
- To enable the efficient movement of persons and goods;
- To promote the economy;
- To protect natural resources (ecosystem services) including agricultural resources (high potential agricultural land);
- To protect unique areas or features;
- To protect cultural resources and places of religious and cultural significance;
- To manage land generally including change of land use;
- To provide a statutory basis for public involvement;
- To provide a means of enforcement; and
- To ensure the reservation of land for longer-term uses.

The key components of a Scheme are:

- Reference to Strategic Policies derived from the SDF contained in the IDP;

- Statements of Intent for the Scheme area;
- Zones and Statements of intent for these zones; and
- Development Parameters/Scheme Controls or development guidelines (Note: The parameters/controls may also identify defined areas of land within zones that indicated the permissible intensity of development).

Development parameters of Scheme controls can be recorded in matrices, templates, tables and text.

- Management areas and overlays together with their Statements of Intent;
- Management Plan; and
- Scheme Guidelines.

The Scheme document should include:

- A) Introduction including definition, description of the Scheme area and date of adoption;
- B) Reference to strategic framework provided by Integrated Development plan (IDP), Spatial Development Framework (SDF) and Linking Elements, including Vision Statement and Policies;
- C) Statements of Intent for Broad Areas/Precincts within a municipality;
- D) Zones, associated Statements of Intent and Intensity of Development;
- E) Development Parameters and/or Scheme Controls;
- F) Management Area Overlays and Plans;
- G) Special Zones;
- H) Definition of Terminology;
- I) Policies and Guidelines;
- J) Procedures;
- K) Monitoring and Review Requirements;
- L) Reference to related legislation and procedures; and
- M) Scheme Maps, Management Area Overlays and Management Plans, as appropriate.

The Scheme must be prepared for the whole of the municipal area including both urban and rural areas. Preparing wall-to-wall Schemes places an emphasis on the need to develop policies to contain urban sprawl, guide growth of built up areas and define high potential agricultural land needing protection to prevent the uncontrolled spread of unsustainable development into outlying areas. It also challenges planners to deal with rural areas in Schemes for the first time. These challenges can be accommodated by using a continuum of approaches from simple to complex and from policy-based to more prescriptive.

For example a Scheme in a municipality may comprise the following:

- A complex approach for urban areas (greater number of zones, regulations and management overlays);
- A simple approach for the informal settlements surrounding the urban area (fewer zones and regulations); and
- Very strict controls in environmentally sensitive areas.

The linkage and alignment between this Spatial Development Framework and the proposed Land Use Management Scheme is done through the proposed Spatial Planning Categories (SPC's).

In terms of the Spatial Planning and Land Use Management Act, 2013, the land use management system need to be completed within a period of 5 years after the proclamation of the Act.

CHAPTER 8: IMPLEMENTATION FRAMEWORK

The implementation framework is the public investment framework indicating where the public funds are to be spent.

8.1. MATJHABENG LOCAL MUNICIPALITY PRIORITY AREAS

Based on the "Matjhabeng Local Municipality Medium Term Revenue and Expenditure Forecasts, 2012 to 2014". A number of priority areas were identified for the allocation of capital expenditure. The capital budget for 2013/14 will amount to ±R280 million, of which the majority (±R218 million) will be by way of MIG funding.

The capital expenditure priorities are as follows:

A) Aging Infrastructure

The municipal infrastructure is aging, resulting in numerous service delivery challenges. It is critical that resources are allocated to this deterioration and to modernize and update this key element of service delivery. Maintenance plans must be developed to replace worn out lines, create redundancies, provide new service lines for growing, as well as existing needs, and to ease the stress on the existing infrastructure. These plans must include more aggressive preventive maintenance. The plans should also take the opportunity to form part of an extended public service works program that will contribute to job creation and entrepreneurship.

B) Roads, maintenance and reconstruction

Similarly, the roads and streets require repair, maintenance and upgrading. Aging and deferred maintenance contribute to the challenging road conditions that must be resolved. As part of the aging infrastructure, the same issues exist with respect to the pavement management system. This system must direct the replacement; maintenance and upgrading with adjunct goals of providing employments and creating a better municipal plant to attract new and expanding businesses to Matjhabeng, hence stimulate the local economy.

C) The transformation of the institution

The process of transformation is a journey, not a destination. It is a permanent feature of a dynamic society that continuously has to sharpen its business competitiveness. The Municipality must develop a process to continue to challenges the way it operates, and deliver services. This constant review should assure that it never loses an opportunity to improve itself either by better delivering services, or delivering them more efficiently.

D) Services sites

The provision of service sites remain a big challenge for the Municipality. There are residents who are patiently waiting for the opportunity to have their own sites so that they can start to build their own houses without queuing for the Reconstruction and Development Program.

E) Water and Sanitation

The national program of eradicating the bucket system and other systems that are not meeting the standards will have to be met in the next eight years. We are also bound by that developmental objectives and improvement of our people's livelihoods.



F) Improved Refuse Removal

The Municipality is making improvements in sanitation. However, the resolve in this area requires additional enhancements. The need to replace aging equipment, machinery and specialised vehicles still remains a challenge. Therefore, alternative mechanisms are required. Compliance with relevant legislation is important. Above all the enforcement of cleanliness is paramount, as it engaging the communities to work to maintain a clean and safe environment.

G) Develop labour intensive projects to create local employment

The high unemployment rate in Matjhabeng requires a deliberate programme that will ease the pressure on our indigent policy and thus threatening our fiscal sustainability. This will be a special programme that may target only those who are registered with the Municipality as indigent.

H) Develop policies and programs

Develop policies and programs that give preferential treatment to previously disadvantaged and local business.

8.2. PROJECTS IDENTIFIED AS PART OF SPATIAL DEVELOPMENT FRAMEWORK PROCESS

Deriving the preparation of the Matjhabeng Local Municipality, a number of specific have been identified to be included in the 2014/15 budget. The approval and source of funding still needs to be discussed and approved.

The respective projects, linked to the urban concentration are outlined in Table 1.

Table 1: SDF Projects Identified

Project Name	Locality	Budget
1. Residential		
*Redesign of vacant residential areas		
- Allanridge Ext 2	Allanridge	R150 000.00
- Allanridge Ext 3	Allanridge	R150 000.00
- Flamingopark Ext 2	Welkom	R150 000.00
- Naudeville Ext 2	Welkom	R150 000.00
- Riebeeckstad Ext 1	Welkom	R230 000.00
- Rheederpark Ext 2	Welkom	R150 000.00
- Virginia Ext 10	Virginia	R150 000.00
- Ventersburg Ext 6	Ventersburg	R80 000.00
- Odendaalsrus Ext 13	Odendaalsrus	R150 000.00
- Hennenman Ext 12	Hennenman	R120 000.00
2. Economic Revitalization		
- Hennenman CBD	Hennenman	R450 000.00
- Odendaalsrus Station Precinct	Odendaalsrus	R280 000.00
- Virginia CBD Investigation	Virginia	R250 000.00
- Riebeeckstad CBD Investigation	Welkom	R300 000.00
- Thabong CBD Investigation	Thabong	R350 000.00
3. Urban Renewal Strategy		
- Ventersburg/Mmamahabane		R750 000.00



- Phomolong		R550 000.00
- Kutlwanong		R550 000.00
4. Strategic		
- Preparation of state of Environment Report	Total area	R700 000.00
- Upgrading of tourist attractions, signage and marketing	Total area	R15 000 000.00
- Open Space identification and disposal strategy	Total area	R1 500 000.00
- Retail Assets Register	Total area	R2 500 000.00
	Total	R24 760 000.00

8.3. CAPITAL PROJECTS (2014/15)

At present a large number of projects to the value of ±R280M is in the process of being implemented which excludes other sector Departmental projects. The projects which are being implemented is primarily financed from MIG funding and the Matjhabeng Local Municipality.

The capital projects for the 2014/15 financial year are still in the process of being finalised to be included in the Municipal IDP.

The capital projects which are currently (2013/14) being implemented is indicated in Table 2 to 11 per function.

Table 2: Capital Investment Framework (Sport)

Description	Funding Source	Budget 2013/14	Proposed Budget 2014/15
• Upgrade and create new sports and recreational facilities – Bronville	MIG	R4 000 000.00	R7 450 000.00
• Sport Centre – Meloding	MIG	R2 767 406.00	R6 000 000.00
• New sports and recreational facilities – Mmamahabane	MIG	R1 500 000.00	R1 756 000.00
• North West Sport Complex – Welkom	MIG	R4 000 000.00	
• New sports and recreational facilities – Nyakallong	MIG	R1 500 000.00	
• New Sport and recreational facilities – Phomolong	MIG	R 1 500 000.00	
• Upgrade and create new sports and recreational facilities – Phomolong	MIG	R4 000 000.00	R7 525 000.00
• Upgrade and create new sports and recreational facilities – Thabong	MIG	R14 500 000.00	R10 750 000.00
Total		R33 767 406.00	R33 481 000.00

Source: Matjhabeng Local Municipality 2013

**Table 3: Capital Investment Framework (Sewer)**

Description	Funding Source	Budget 2013/14	Proposed Budget 2014/15
• Upgrading of main sewer in Allanridge/Nyakallong	MIG	R850 000.00	
• Upgrading of sewer works – Phase 2 – Kutlwanong	MIG	R12 000 000.00	R7 000 000.00
• Meloding Ext 10 sewer network (34 stands)	MIG	R85 000.00	
• Sewer house connections:Mmamahabane	MIG	R100 000.00	
• Thabong T12 Phase 4: Sewer Network	MIG	R140 000.00	
• Welkom (Thabong) T16 – Construction of waterborne sanitation	MIG		R5 000 000.00
• Koppie Alleen sewer reline-Welkom	MIG	R5 000 000.00	
• Cactus street Sewer (relining and road) – Welkom	MIG	R2 000 000.00	
• Whites: Septic Tank System	MIG	R50 000.00	
Total		R20 225 000.00	R12 000 000.00

Source: Matjhabeng Local Municipality 2013

Table 4: Capital Investment Framework (Roads)

Description	Funding Source	Budget 2013/14	Proposed Budget 2014/15
• Hani Park: Construction of 8.2km road network and stormwater – Thabong	MIG	R500 000.00	
• Upgrade of Ring Road Phase 3 – Mmamahabane	MIG	R442 972.00	
• Road 142 and 295 – Thabong	MIG	R240 278.00	
• Connecting Nkoane to Pambili Road – Welkom	MIG	R1 000 000.00	
• Provision of Roads (2.7km) –Kutlwanong	MIG	R9 600 000.00	R5 000 000.00
• Provision of Roads (3.6km) – Thabong	MIG	R14 000 000.00	R8 000 000.00
• Provision of Roads (1.0km) – Phomolong	MIG	R4 000 000.00	
• Paved roads (2.56km) - Bronville	MIG		R8 000 000.00
Total		R29 786 250.00	R21 000 000.00

Source: Matjhabeng Local Municipality 2013

Table 5: Capital Investment Framework (Electrical)

Description	Funding Source	Budget 2013/14	Proposed Budget 2014/15
• Upgrade 7 electrical panels – Meloding	MIG	R200 000.00	
• CBD Electrical Upgrade – Welkom	MIG	R2 000 000.00	
• Upgrade electrical distribution networks voorspoed – Welkom	MIG	R1 500 000.00	
• Electrical upgrade at Witpan – Welkom	MIG	R1 000 000.00	
• Energy efficiency residential load management- Matjhabeng	MIG	R23 000 000.00	
• Electrification – Ext 15 (Phase 5)- Thabong	MIG	R2 144 460.00	
• Urahia Substation upgrade - Thabong	MIG	R12 000 000.00	
Total		R41 844 160.00	

Source: Matjhabeng Local Municipality 2013

Table 6: Capital Investment Framework (Cemeteries)

Description	Funding Source	Budget 2013/14	Proposed Budget 2014/15
• Creation and upgrading of cemeteries			
- Kutlwanong	MIG	R3 000 000.00	R5 000 000.00
- Meloding	MIG	R3 000 000.00	
- Phomolong	MIG	R3 000 000.00	R5 000 000.00
- Virginia	MIG	R3 000 000.00	R5 000 000.00
- Bronville	MIG	R4 000 000.00	R5 000 000.00
Total		R16 000 000.00	R20 000 000.00

Source: Matjhabeng Local Municipality 2013

Table 7: Capital Investment Framework (Water)

Description	Funding Source	Budget 2013/14	Proposed Budget 2014/15
• Station area water network – Kutlwanong	MIG	R3 000 000.00	
• Matjhabeng water meters	MIG		R1 000 000.00
• Meloding Ext 10 water meters	MIG	R30 000.00	
• Water reticulation for 53 stands – Mmamahabane	MIG	R30 000.00	
• New WWTW – Mmamahabane	MIG		
• WWTP upgrade – Nyakallong	MIG	R12 000 000.00	R6 000 000.00
• Thabong T12: Water network Phase 4 (171 stands)	MIG	R60 000.00	
Total		R15 120 000.00	R7 000 000.00

Source: Matjhabeng Local Municipality 2013

Table 8: Capital Investment Framework (Taxi)

Description	Funding Source	Budget 2013/14	Proposed Budget 2014/15
• Meloding Taxi Centre	MIG	R10 000 000.00	R9 000 000.00
• Mmamahabane: Public transport facilities including taxi centre	MIG		R6 000 000.00
• Nyakallong: Public transport facilities including taxi centre	MIG		R4 000 000.00
• Phomolong taxi centre	MIG	R7 600 000.00	R10 000 000.00
• Hani Park/Bronville: Public transport facilities including taxi centre	MIG	R6 800 000.00	
Total		R24 400 000.00	R29 000 000.00

Source: Matjhabeng Local Municipality 2013

Table 9: Capital Investment Framework (Street Traders)

Description	Funding Source	Budget 2013/14	Proposed Budget 2014/15
• Upgrading and provision of new facilities			
- Hennenman	MIG	R93 344.00	
- Virginia	MIG	R98 000.00	
- Welkom	MIG	R150 000.00	
Total		R341 344.00	

Source: Matjhabeng Local Municipality 2013

Table 10: Capital Investment Framework (Stormwater)

Description	Funding Source	Budget 2013/14	Proposed Budget 2014/15
• Kutlwanong: Construction of stormwater and pedestrian	MIG	R7 700 000.00	
• Meloding: Provision of 3.5km stormwater drainage	MIG	R500 000.00	
• Mmamahabane: Provision of 3.72km stormwater drainage	MIG	R1 500 000.00	
• Phomolong: Provision of 3.9km stormwater drainage	MIG	R500 000.00	
• Oppenheimer Park: Roads and stormwater drainage	MIG	R650 000.00	
• Thabong T14: investigate runoff and upgrading	MIG	R11 500 000.00	R2 000 000.00
• Thabong: Construction of road 300 and stormwater	MIG	R18 000 000.00	R10 000 000.00
• Thabong: Losable stormwater canal	MIG	R3 000 000.00	
• Welkom: Tana Street stormwater reticulation dams	MIG	R4 500 000.00	
Total		R47 850 000.00	R16 000 000.00

Source: Matjhabeng Local Municipality 2013

Table 11: Capital Investment Framework (General)

Description	Funding Source	Budget 2013/14	Proposed Budget 2014/15
• Matjhabeng paved sidewalks to schools	MIG		R1 000 000.00
• Repair roof of fresh produce market – Welkom	MIG	R1 500 000.00	
• Welkom: Industrial park SMME fencing/paving	MIG	R7 700 000.00	R5 000 000.00
• PMU	MIG	R9 200 000.00	R6 765 000.00
Total		R18 400 000.00	R12 765 000.00

Source: Matjhabeng Local Municipality 2013

Deriving from the above Capital investment frameworks, the summary and percentage allocation for function is indicated in Table 12.

Table 12: Capital Framework per Function

Description	Budget	Percentage Allocation
• Sanitation	R20 225 000.00	8%
• Water	R15 120 000.00	6.1%
• Roads	R29 786 250.00	11.7%
• Electrical	R41 844 160.00	16.0%
• Cemeteries	R16 000 000.00	6.4%
• Taxi	R24 400 000.00	9.7%
• Stormwater	R47 850 000.00	20.4%
• General	R18 400 000.00	7.2%
• Street Traders	R341 344.00	1.2%
• Sport	R33 767 406.00	13.3%
Total	R247 734 160.00	100%

Source: Matjhabeng Local Municipality 2013

Deriving from table 12, the conclusions are as follows:

- The majority of capital investment is allocated towards stormwater (20%), followed by electrical (16%), sport (13%) and roads (11%).
- The allocation of capital is in line with the priorities as adopted by the Matjhabeng Local Municipality.
- It must be stated that the above allocation is amended throughout the financial year to address some urgent matters.

8.4. PROJECTS FINANCED BY OTHER SECTOR DEPARTMENTS

Although no specific detail could be obtained from other Government Sector Departments or parastatals, a number of projects are currently being financed by Departments. These include:

- The financing of the planning of ±7000 residential stands by COGHTA;
- Upgrading and maintenance of provincial roads by the Free State Department of Roads and Transport.

Capital projects which are currently being implemented by the Free State Department of Health are indicated in Table 13.

Table 13: Department of Health Projects

Description	Budget 2013/14	Budget 2014/15
A) Upgrades and Additions		
• Bongani Hospital	R618 000.00	
• Thabong Clinic		R480 000.00
• Phedisanang Clinic		R1 980 000.00
• Rheerderpark Clinic		R1 980 000.00
• Bophelong Clinic		R1 500 000.00
B) Rehabilitation/Renovations		
• Katleho Hospital	R500 000.00	
• Thusanong Hospital	R500 000.00	
Total	R1 618 000.00	R5 940 000.00

Source: Department of Health – 2013

8.5. SPATIAL REPRESENTATION

The spatial representation of the respective capital; health and COGHTA projects has been indicated per urban concentration linked to the type of project (refer to **Maps 11 to 17**).

8.6. MONITORING

The successful monitoring of the Matjhabeng Local Municipality Spatial Development Framework hinges a number of elements to be managed and implemented.

These elements include the following:

- Officials and stakeholders need to be made aware of the vision, content and importance of the Spatial Development Framework. This document is to become an major instrument in the manner that decisions will be taken over the short-medium and long-term;
- The Matjhabeng Local Municipality Land Use Management System needs to be finalized and approved which will assist in the implementation, management and effective monitoring of the Spatial Development Framework, and subsequent land use management process.

This will entail the creation of a detailed cadastral database at individual stand level and associated land use information. It will also have to include the availability of this information within a GIS (Geographic Information System) environment, and the necessary resources to integrate, manage and manipulate this information. Without this basic capacity in place it will be very difficult to successfully manage the Spatial Development Framework and engage in further processes for developing a land use management system for the municipality.

- Dedicated staff needs to be assigned to manage the Spatial Development Framework. More than often important informative and strategic documents are not managed and distributed effectively within the Council.
- With the large number of vacant stands and facilities which are being owned by the Matjhabeng Local Municipality, a detail assets register need to be established. This register must focus on vacant and built infrastructure and need to indicate the following:
 - Locality, extent and zoning of each property;
 - Land use per property;
 - Is the property being occupied and by whom;
 - Vacant structures;
 - Usage of Council owned structures and by whom;
 - Lease agreements entered into between the Council and occupiers; and



- Other relevant information.
- The establishment of complimentary sector plans. Although the Municipality have identified the priorities for implementation, it will be important to verify and motivate it by the support of technical information. In this regard we refer to the following:
 - Engineering Sector Plans for all the respective functions;
 - Community Services Sector Plan;
 - Disaster Management Sector Plan;
 - Housing Sector Plan;
 - Environmental Sector Plan; and
 - LED Sector Plan (In process).

The above documentation will also inform the Spatial Development Framework and the IDP more effectively, which will become an efficient monitoring tool.

8.7. EVALUATION









It is recommended that the Spatial Development Framework should be reviewed parallel to the IDP review on an annual basis.

CHAPTER 9: COMPLIANCE WITH SPLUMA

The Spatial Planning and Land Use Management Act, No 16 of 2013 prescribes in terms of Chapter 4 (Section 12 and Section 21) which aspects need to be contained in the Spatial Development Framework.

Table 14 indicates the requirements as per Section 12 and 21 of the SPLUMA and the compliance thereto by the Matjhabeng Local Municipality Spatial Development Framework.

Table 14: Spatial Development Framework Compliance

SPLUMA	MATJHABENG LM SDF	SECTION
Section 12		
(1) The national and provincial spheres of government and each municipality must prepare spatial development frameworks that-		
a) Interpret and represent the spatial development vision of the responsible sphere of government and competent authority;		Chapter 3
b) Are informed by a long-term spatial development vision statement and plan;		Chapter 3
c) Represent the integration and trade-off of all relevant sector policies and plans;		Chapter 4+8
d) Guide planning and development decisions across all sectors of government;		Chapter 1 to 8
e) Guide a provincial department or municipality in taking any decision or exercising any discretion in terms of this Act or any other law relating to spatial planning and land use management systems;		Chapter 4
f) Contribute to a coherent, planned approach to spatial development in the national, provincial and municipal spheres;		Chapter 1 to 8
g) Provide clear and accessible information to the public and private sector and provide direction for investment purposes;		Chapter 1 to 8
h) Include previously disadvantaged areas, areas under traditional leadership, rural areas, informal settlements, slums and land holdings of state-owned enterprises and government agencies and address their		Chapter 1 to 8



<p>inclusion and integration into the spatial, economic, social and environmental objectives of the relevant sphere;</p> <p>i) Address historical spatial imbalances in development;</p> <p>j) Identify the long-term risks of particular spatial patterns of growth and development and the policies and strategies necessary to mitigate those risks;</p> <p>k) Provide direction for strategic developments, infrastructure investment, promote efficient, sustainable and planned investments by all sectors and indicate priority areas for investment in land development;</p> <p>l) Promote a rational and predictable land development environment to create trust and stimulate investment;</p> <p>m) Take cognisance of any environmental management instrument adopted by the relevant environmental management authority;</p> <p>n) Give effect to national legislation and policies on mineral resources and sustainable utilisation and protection of agricultural resources; and</p> <p>o) Consider and, where necessary, incorporate the outcomes of substantial public engagement, including direct participation in the process through public meetings, public exhibitions, public debates and discourses in the media and any other forum or mechanisms that promote such direct involvement.</p>	<p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p>	<p>Chapter 4</p> <p>Chapter 3,4,6</p> <p>Chapter 4</p> <p>Chapter 3,4,5,6</p> <p>Chapter 4,6</p> <p>Chapter 6</p> <p>Chapter 3,4</p>
<p>Section 21</p> <p>21. A municipal spatial development framework must-</p> <p>a. give effect to the development principles and applicable norms and standards set out in Chapter 2;</p> <p>b. include a written and spatial representation of a five-year spatial development plan for the spatial form of the municipality;</p> <p>c. include a longer term spatial development vision statement</p>	<p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p>	<p>Chapter 4</p> <p>Chapter 3</p>



<p>for the municipal area which indicates a desired spatial growth and development pattern for the next 10 to 20 years;</p> <p>d. identify current and future significant structuring and restructuring elements of the spatial form of the municipality, including development corridors, activity spines and economic nodes where public and private investment will be prioritised and facilitated;</p> <p>e. include population growth estimates for the next five years;</p> <p>f. include estimates of the demand for housing units across different socio-economic categories and the planned location and density of future housing developments;</p> <p>g. include estimates of economic activity and employment trends and locations in the municipal area for the next five years;</p> <p>h. identify, quantify and provide location requirements of engineering infrastructure and services provision for existing and future development needs for the next five years;</p> <p>i. identify the designated areas where a national or provincial inclusionary housing policy may be applicable;</p> <p>j. include a strategic assessment of the environmental pressures and opportunities within the municipal area, including the spatial location of environmental sensitivities, high potential agricultural land and coastal access strips, where applicable;</p> <p>k. identify the designation of areas in the municipality where incremental upgrading approaches to development and regulation will be applicable;</p> <p>l. identify the designation of areas in which-</p>	<p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p>	<p>Phase III Chapter 4</p> <p>Chapter 3</p> <p>Phase III Chapter 4</p> <p>Chapter 4</p> <p>Chapter 4 and 8</p> <p>Chapter 3,4</p> <p>Chapter 3,6</p> <p>Chapter 3</p>
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<p>i.more detailed local plans must be developed; and</p>		
<p>ii.shortened land use development procedures may be applicable and land use schemes may be so amended;</p>	✓	Chapter 3
<p>m) provide the spatial expression of the coordination, alignment and integration of sectoral policies of all municipal departments;</p>	✓	Sector Plan not prepared
<p>n) determine a capital expenditure framework for the municipality's development programmes, depicted spatially;</p>	✓	Chapter 8
<p>o) determine the purpose, desired impact and structure of the land use management scheme to apply in that municipal area; and</p>	✓	Chapter 7
<p>p) include an implementation plan comprising of-</p>		
<p>i) sectoral requirements, including budgets and resources for implementation;</p>	Partially	Chapter 8
<p>ii) necessary amendments to a land use scheme;</p>		
<p>iii) specification of institutional arrangements necessary for implementation;</p>	✓	Chapter 8
<p>iv) specification of implementation targets, including dates and monitoring indicators; and</p>	X	-
<p>v) Specification, where necessary, of any arrangements for partnerships in the implementation process.</p>	Partially	Chapter 2,3,4,5

REFERENCES

- **Matjhabeng Local Municipality Integrated Development Plan; 2013-2014**
- **Matjhabeng Local Municipality, Medium Term Revenue and Expenditure Forecasts, 2012/2013 to 2014/15**
- **Biodiversity Plan of the Free State Province, March 2013**
- **Area based Land Reform Plan for Lejweleputswa District Municipality, 2008 (Urban Dynamics)**
- **Guidelines for the Development of Spatial Development Frameworks, 2012 (DRDLR)**
- **Matjhabeng Local Municipality, the Sand River Tourist Route Development Plan, June 2013**
- **Matjhabeng Local Municipality Human Settlements Summit, 10-11 October 2013**
- **Free State Province: Provincial Spatial Development Framework (PSDF), June 2013 (DRDLR, COGHTA)**
- **Ages: Spatial Development Framework for Dihlabeng, 2012**
- **Analysis of value-chain upgrading opportunities for the creation of employment in the agri- business sector in Matjhabeng, 2011 (University of the Free State)**



- **Study on Reclamation and Rehabilitation of mine residue areas for development purposes January 2012 (Gauteng Department of Agriculture and Rural Development)**
- **Matjhabeng Local Municipality Spatial Development Framework, 2010/2011 (Matjhabeng Local Municipality)**
- **CSIR Guidelines for the provision of Social Facilities in South African Settlements, August 2012 (CSIR)**