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**Definitions:**

“**agricultural purposes**” means purposes normally or otherwise reasonably associated with the use of land for agricultural activities, including the use of land for structures, buildings and dwelling units reasonably necessary for or related to the use of the land for agricultural activities;

“**business purposes**” means purposes normally or otherwise reasonably associated with the use of land for business activities, including shops, offices, showrooms, restaurants or similar businesses other than places of instruction, public garages, builder’s yards, scrap yards and industrial activities;

“**commercial purposes**” means purposes normally or otherwise reasonably associated with the use of land for distribution centres, wholesale trade, storage warehouses, carriage and transport services, laboratories or computer centres, including offices and other facilities that are subordinate and complementary to such use;

“**community purposes**” means purposes normally or otherwise reasonably associated with the use of land for cultural activities, social meetings, gatherings, non-residential clubs, gymnasiums, sport clubs or recreational or other activities where the primary aim is not profit-seeking, excluding a place of amusement;

“**conservation purposes**” means purposes normally or otherwise reasonably associated with the use of land for the preservation or protection of the natural or built environment, including the preservation or protection of the physical, ecological, cultural or historical characteristics of land against undesirable change or human activity;

“**educational purposes**” means purposes normally or otherwise reasonably associated with the use of land primarily for instruction or teaching purposes, including crèches, schools, lecture halls, monasteries, public libraries, art galleries, museums, colleges and universities;

“**government purposes**” means purposes normally or otherwise reasonably associated with the use of land by the national government, a provincial government or a municipality to give effect to its governance role;

“**industrial purposes**” means purposes normally or otherwise reasonably associated with the use of land for the manufacture, altering, repairing, assembling or processing of a product, or the dismantling or breaking up of a product, or the processing of raw materials, including a noxious activity;

“**institutional purposes**” means purposes normally or otherwise reasonably associated with the use of land for charitable institutions, hospitals, nursing homes, old-age homes, clinics and sanatoriums, either public or private;

“**mining purposes**” means purposes normally or otherwise reasonably associated with the use of land for mining;

“**public purposes**” means purposes normally or otherwise reasonably associated with the use of land as open spaces, public parks, public gardens, recreation sites, sport fields or public squares or for religious gatherings;

“**recreation purposes**” means purposes normally or otherwise reasonably associated with the use of land primarily for recreation, including entertainment, leisure, sports and amusement facilities;

“**residential purposes**” means purposes normally or otherwise reasonably associated with the use of land primarily for human habitation, including a dwelling house, group housing, hotels, flats, boarding houses, residential clubs, hostels, residential hotels and rooms to let; and

“**transport purposes**” means purposes normally or otherwise reasonably associated with the use of land primarily as a point for the pick-up or off-load of people or goods, including taxi ranks, bus bays, bus stations, bus terminuses, railway stations and ancillary uses, including roads and streets.

* Source: Spatial Planning and Land Use Management Act (Act 16 of 2013)



1 INTRODUCTION

1.1 BACKGROUND

A Spatial Development Framework (SDF) was compiled for the Thabazimbi Local Municipality (LM) in 2009. This was done in terms of Chapter 5 of the Municipal Systems Act (2000) which requires each local authority in South Africa to compile an Integrated Development Plan (IDP) for its area of jurisdiction which, among others, also include a Spatial Development Framework.

The following directives pertaining to the contents of a Spatial Development Framework as stipulated in Government Gazette No. 22605 were used for the compilation of the 2009 TLM SDF:

- (a) to **give effect to the principles of land development** as contained in chapter 1 of the Development Facilitation Act (Act 67 of 1995);
- (b) to **set out objectives** that reflect the desired spatial form of the municipality;

- (c) to **contain strategies and policies** regarding the manner in which to achieve the objectives referred to above, which strategies and policies must:
 - indicate **desired patterns of land use** within the municipality;
 - address the **spatial reconstruction of the municipality**; and
 - **provide strategic guidance** in respect of the location and nature of development within the municipality
- (d) to set out **basic guidelines for a land use management system** in the municipality;
- (e) to set out a **capital investment framework** for the municipality's development programmes;
- (f) to contain a **strategic assessment of the environmental impact** of the spatial development framework;
- (g) to **identify programmes and projects** for the development of land within the municipality;
- (h) to be **aligned with the Spatial Development Frameworks reflected** in the Integrated Development Plans of **neighbouring municipalities**; and
- (i) to provide a **visual representation of the desired spatial form** of the municipality, which representation –
 - will indicate where **public and private land development and infrastructure investment** should take place,
 - will indicate **desired or undesired utilisation of space** in a particular area,
 - will **delineate the urban area**,
 - will identify **areas where strategic intervention is required**; and
 - will indicate **areas where priority spending is required**.



However, late during 2013 the Spatial Planning and Land Use Management Act (SPLUMA) was promulgated. This legislation replaces the SDF guidelines contained in Government Gazette No. 22605 and puts forward a set of principles to influence spatial planning, land use management and land development. It also provides for national and regional spatial frameworks as well as provincial and municipal spatial frameworks, implying that a package of plans will be undertaken from national to municipal level to direct and ensure uniform regulation of land use management.

The general principles endorsed by this Act is that spatial planning, land use management and land development must promote and enhance Spatial Justice, Spatial Sustainability; Efficiency; Spatial Resilience, and Good Administration.

These concepts, as described in the legislation, are briefly summarised below:

Spatial Justice	
(i)	past spatial and other development imbalances must be redressed through improved access to and use of land;
(ii)	spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterised by widespread poverty and deprivation;
(iii)	spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons;
(iv)	must include all areas of a municipality and specifically include

	provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former homeland areas;
(v)	must include provisions that accommodate access to secure tenure and the incremental upgrading of informal areas; and
(vi)	a Municipal Planning Tribunal considering an application before it, may not be impeded or restricted in the exercise of its discretion solely on the ground that the value of land or property is affected by the outcome of the application.

Spatial Sustainability

(i)	promote land development that is within the fiscal, institutional and administrative means of the Republic;
(ii)	ensure that special consideration is given to the protection of prime and unique agricultural land;
(iii)	uphold consistency of land use measures in accordance with environmental management instruments;
(iv)	promote and stimulate the effective and equitable functioning of land markets;
(v)	consider all current and future costs to all parties for the provision of infrastructure and social services in land developments;
(vi)	promote land development in locations that are sustainable and limit urban sprawl; and
(vii)	result in communities that are viable.

Efficiency

(i)	land development optimises the use of existing resources and
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	infrastructure;
(ii)	decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts; and
(iii)	development application procedures are efficient and streamlined.
Spatial Resilience	
(i)	Flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.
Good Administration	
(i)	all spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems as embodied in this Act;
(ii)	all government departments must provide their sector inputs and comply with any other prescribed requirements during the preparation or amendment of spatial development frameworks;
(iii)	the requirements of any law relating to land development and land use are met timeously;
(iv)	the preparation and amendment of spatial plans, policies, land use schemes as well as procedures for development applications, include transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them; and
(v)	policies, legislation and procedures must be clearly set in order to inform and empower members of the public.

As far as the methodology to be followed in the compilation and minimum contents of a Spatial Development Framework are concerned, the Act stipulates as follow:

Municipal Spatial Development Framework	
Preparation of Municipal Spatial Development Framework	
(1)	The Municipal Council of a municipality must by notice in the <i>Provincial Gazette</i> adopt a municipal spatial development framework for the municipality.
(2)	The municipal spatial development framework must be prepared as part of a municipality's integrated development plan in accordance with the provisions of the Municipal Systems Act.
(3)	Before adopting the municipal spatial development framework contemplated in subsection (1) and any proposed amendments to the municipal spatial development framework, the Municipal Council must—
(a)	give notice of the proposed municipal spatial development framework in the <i>Gazette</i> and the media;
(b)	invite the public to submit written representations in respect of the proposed municipal spatial development framework to the Municipal Council within 60 days after the publication of the notice referred to in paragraph (a); and
(c)	consider all representations received in respect of the proposed municipal spatial development framework.
Contents of Municipal Spatial Development Framework	
(a)	give effect to the development principles and applicable norms and standards set out in Chapter 2;
(b)	include a written and spatial representation of a five-year spatial



	development plan for the spatial form of the municipality;
(c)	include a longer term spatial development vision statement for the municipal area which indicates a desired spatial growth and development pattern for the next 10 to 20 years;
d)	identify current and future significant structuring and restructuring elements of the spatial form of the municipality, including development corridors, activity spines and economic nodes where public and private investment will be prioritised and facilitated;
(e)	include population growth estimates for the next five years;
(f)	include estimates of the demand for housing units across different socio-economic categories and the planned location and density of future housing developments;
(g)	include estimates of economic activity and employment trends and locations in the municipal area for the next five years;
(h)	identify, quantify and provide location requirements of engineering infrastructure and services provision for existing and future development needs for the next five years;
(i)	identify the designated areas where a national or provincial inclusionary housing policy may be applicable;
(j)	include a strategic assessment of the environmental pressures and opportunities within the municipal area, including the spatial location of environmental sensitivities, high potential agricultural land and coastal access strips, where applicable;
(k)	identify the designation of areas in the municipality where incremental upgrading approaches to development and regulation will be applicable;
(l)	identify the designation of areas in which—

(i)	more detailed local plans must be developed; and
(ii)	shortened land use development procedures may be applicable and land use schemes may be so amended;
(m)	provide the spatial expression of the coordination, alignment and integration of sectoral policies of all municipal departments;
(n)	determine a capital expenditure framework for the municipality's development programmes, depicted spatially;
(o)	determine the purpose, desired impact and structure of the land use management scheme to apply in that municipal area; and
(p)	include an implementation plan comprising of—
(i)	sectoral requirements, including budgets and resources for implementation;
(ii)	necessary amendments to a land use scheme;
(iii)	specification of institutional arrangements necessary for implementation;
(iv)	specification of implementation targets, including dates and monitoring indicators; and
(v)	specification, where necessary, of any arrangements for partnerships in the implementation process.

The major impetus (apart from addressing the distortions created by apartheid) for the SDFs completed up to 2012, was to comply with the legislative requirements presented by the Municipal Systems Act. Yet, to ensure that development does in actual fact take place in an integrated and sustainable manner, the Integrated Development Plans (IDP's) and Spatial Development Frameworks (SDFs) of local and district authorities now have to be aligned with



the principles and directives provided by the Spatial Planning and Land Use Management Act.

Apart from the promulgation of SPLUMA, Census 2011 information also became available for use by local municipalities. In view of the above, the Thabazimbi Local Municipality commissioned the review/ update of the 2009 Spatial Development Framework which is the subject matter of this document.

1.2 STUDY AREA

1.2.1 REGIONAL CONTEXT

Thabazimbi Local Municipality comprises the far-western extents of the Limpopo Province, and is one of six municipalities in the Waterberg District area of jurisdiction (see **Figure 1**). Neighbouring municipalities include Lephalele Local Municipality to the north, Modimolle Local Municipality to the east and Bela-Bela Local Municipality to the south-east. The Northwest and Gauteng Provinces border the Municipality on the south, and to the west lies Botswana. Thabazimbi is 986 264.85 ha in extent, representing roughly 22% of the District land area.

Thabazimbi Town is the municipal capital and one of four major towns in the District, together with Modimolle, Mokopane, Lephalele, and Bela-Bela. Routes

R511, R510 and R516 are the only regional roads that traverse the western parts of the District, linking Thabazimbi, Bela-Bela, Mookgophong and Mokopane with Polokwane – the provincial capital.

It is envisaged that Lephalele Town and surrounds to the north of Thabazimbi will grow much in the short to medium term, due to large-scale coal mining and energy-related projects soon to see the light. According to the Lephalele CBD Development Plan, Lephalele Town's resident population will more than double from 2011 to 2020.

The Thabazimbi area is between 100 and 200km from a few international airports – 230km from O.R. Tambo International Airport (ORTIA), 200km from Lanseria Airport, and 100km from Pilanesberg Airport. Furthermore, it is 193km from Tshwane and 129km from Lephalele, a major city and an emerging node respectively. The study area is closer to Johannesburg and Tshwane in Gauteng than to Polokwane, its provincial capital (326km).

1.2.2 LOCAL CONTEXT

At approximately 986 264.85 ha, Thabazimbi LM is one of the largest municipalities in Limpopo in terms of physical extent. However, the population is relatively small with only a few towns and settlements distributed in the municipal area, and low population densities. The bulk of the municipal area comprises commercial and game farms.



Thabazimbi, located in the central-eastern part of the municipal area, provides the majority of higher order services to the rest of the municipal area (see **Figure 2**). Other prominent settlements in the municipal area include Northam, Dwaalboom, and Rooiberg.

Smaller settlements include Leeupoort, Kromdraai, Koedoeskop, Makoppa and Sentrum.

The remaining settlements are either mining towns or informal settlements. Formal mining towns in Thabazimbi are Setaria (Northam Platinum Ltd), Swartklip and Amandelbult (Anglo Platinum Ltd). The majority of informal settlements are located close to employment opportunities, for example Regorogile and Donkerpoort informal settlements close to Thabazimbi, as well as Schilpadnest, Jabulani, and Rooiberg informal.

Finally, the Marakele National Park is partly located in the municipal area, with its main gate situated approximately 12 km to the east of Thabazimbi Town.

1.3 STUDY OBJECTIVE

Primary Objective: The main objective of the project is to assist the Thabazimbi Local Municipality to revise its own SDF in order to bring it up to date, and afford the community of Thabazimbi opportunity to participate in the formulation of the SDF. Through this process the Municipality will ensure that

the new revised SDF is aligned with the municipal IDP and all the necessary Provincial and National policy directives and sector plans, including the National Development Plan (NDP).

The SDF for the Thabazimbi Local Municipality will furthermore address spatial, environmental and economic issues confronting the municipality, and will facilitate implementation of the IDP and all government intentions to fight poverty and facilitate urban and rural development in the area.

The results of several studies completed for Thabazimbi during the past few years are incorporated into the SDF, including the Thabazimbi Housing Strategy (2011), the Thabazimbi CBD Development Plan (2012), documentation pertaining to the Waterberg Biosphere (2011), the Lephalale Spatial Development Framework (2103) and the recently completed Thabazimbi Land Use Management Scheme.

1.4 PROJECT APPROACH AND POINTS OF DEPARTURE

The existing Thabazimbi Spatial Development Framework (SDF) 2009 will be used as point of departure/ basis. Policy documents etc that have since been completed will be incorporated into the document, and outdated information will be updated as far as possible from a variety of sources.



The effect of recent developments within and around the municipal area will then be evaluated to determine the relevance of the existing SDF proposals. After this, a revised/ updated Development Framework will be proposed for the Thabazimbi Municipality that optimises the inherent strengths and opportunities in the area.

1.5 METHODOLOGY

The project was conducted in accordance with the following four phases:

- **Phase 1:** Spatial Interpretation of the IDP of the Municipality;
- **Phase 2:** Spatial Analysis of the Current Reality;
- **Phase 3:** Desired/ Conceptual Spatial Goal and Development Pattern; and
- **Phase 4:** Implementation Strategies and Programmes.

This document represents the Draft Report of all four phases. With regards to public participation, an inception meeting was held with the Thabazimbi Local Municipality in October 2013, and the Draft Status Quo Report was presented to Council officials, ward councillors and other stakeholders in April 2014. Verbal and written comments received on the Status Quo report have been incorporated into this Report. After having received comments on this Draft Report, the Final Report will be completed and submitted to the TLM.

2 SPATIAL INTERPRETATION OF THE IDP 2013/14

2.1 MUNICIPAL VISION AND MISSION

The Thabazimbi Municipality's vision and mission, as captured in the Thabazimbi Integrated Development Plan (IDP) are stated below:

Vision

“To be the leading municipality offering quality services in the most economic, affordable, equitable and sustainable manner”

Mission

“To promote co-ordinate, implement and ensure the financial and environmentally sustainable growth and development of Thabazimbi with a diversified and viable economy that provides an environment and services that benefit all”



To give effect to the mission statement, the reviewed Spatial Development Framework should aim to promote sustainable urban and rural development patterns and also to be inclusive.

2.2 SPATIAL INTERPRETATION OF THE THABAZIMBI IDP

The Thabazimbi IDP 2013/14 stated a number of Localised Spatial Strategic Guidelines (see next page).

The localised Spatial Strategic Guidelines focused on a few issues which should ideally be addressed by, or at least noted in, the Spatial Development Framework. These include:

- Corridor development;
- Redistribution/ land claims;
- Human settlement and informal settlement especially related to mining towns;
- Densification of existing urban centres, together with local economic development in residential towns to mitigate the need to travel long distances;
- Rail, road and pedestrian movement networks; and
- The improvement of public space in urban areas.

Where possible, the principles should be incorporated into the SDF, in particular the Urban Guidelines pertaining to nodal development and the discouragement of urban sprawl.

Finally, a number of issues were noted per ward in the IDP, based on community participation. These are also listed on the pages that follow:

From the list, the most prominent issues in the study area seem to be:

- “Land for development, sites allocation and cemetery
- RDP Houses
- Employment opportunities, procurement and information
- Information re. Council policy and activities, customer care, and administrative assistance
- An MPCC facility is urgently needed in all wards”

The SDF could particularly address issues of available land for development and the provision of social facilities.



Table 1: Localised Spatial Strategic Guidelines

GENERAL	
PRINCIPLE	STRATEGY
Equal land development procedures for urban and rural areas	<ul style="list-style-type: none"> ❖ Implement new Land Use Management Bill as soon as it is promulgated to ensure one land use development procedure for the whole Municipal area. ❖ Extend Town Planning Scheme of Thabazimbi to other towns, unless otherwise as indicated by Land Use Management Bill and/or Regulations within 3 years.
Laws and Procedures to be clear	<ul style="list-style-type: none"> ❖ Do survey and compile Land Use Plans for farming areas within 3 years. ❖ Compile guidelines for agricultural land uses within 2 years.
Viable Communities Residential and Employment	<ul style="list-style-type: none"> ❖ Communities must have access to employment, social facilities and services. ❖ Create settlements that accommodate population and economic growth.
Speedy land delivery	<ul style="list-style-type: none"> ❖ Process and finalise land development applications within 8-12 weeks of submission. ❖ Streamline procedures and institutional structure within Municipality to deal with applications within 2 years. ❖ Establish Land Committee to deal with land use and environmental issues. ❖ Towns Planner to be appointed within 1 year.
Optimise resources	<ul style="list-style-type: none"> ❖ Encourage investment along Thabazimbi/Northam/Rustenburg transport route for the next 5 years. ❖ Upgrading the route between Botswana and Thabazimbi (Derdepoort) in collaboration with the relevant stakeholders.
Discourage illegal occupation of land	<ul style="list-style-type: none"> ❖ Discourage illegal occupation of land adjacent to urban areas and rather provide adequate sites and erven for the next 5 years. ❖ Provide sufficient erven/sites for people to settle in advance to avoid illegal occupation for the next 5 years. ❖ Provide residential areas close to mining towns for mineworkers' families to reside and other major employers in the area for the next 5 years.
URBAN	
Discourage urban sprawl	<ul style="list-style-type: none"> ❖ Encourage compaction of town by promoting subdivision of erven where appropriate and rezoning which will accommodate residential development. ❖ Ensure services can accommodate densification for the next 5 years. ❖ Proposed minimum size of residential erven in towns is 300m² in accordance with Limpopo Spatial Rationale. ❖ Promote infilling around CBD area and Industrial area.
Residential and employment opportunities close to each other	<ul style="list-style-type: none"> ❖ Move away from mono-functional towns – allow for small-scale economic activities within, below or very close to places of residence. ❖ Adjust town-planning scheme and compile new land use schemes accordingly. ❖ Decentralisation of businesses closer to Regorogile in mixed-use areas. ❖ Do not encourage further residential development in Rooiberg and Leeupoort, unless employment can be provided to the residents. ❖ Establish tourism-orientated businesses at Rooiberg and Leeupoort within the next 5 years.
Discourage illegal occupation of land	<ul style="list-style-type: none"> ❖ Develop a housing strategy to avoid informal settling of people around Thabazimbi Municipality.
Efficient and integrated land development	<ul style="list-style-type: none"> ❖ Investigate options to reduce restricted access due to railway line-road network and pedestrian crossings. ❖ Create positive environment by defining public open spaces. ❖ Keep Public Spaces neat and clean. ❖ Clean up Thabazimbi town and encourage businesses to partake.
RURAL	
Laws, procedures should be clear	<ul style="list-style-type: none"> ❖ Create a policy to manage urban/rural (enduring boundaries) areas, e.g. subdivision of land in these areas and use zones.
Promote sustainable land development and Viable Communities	<ul style="list-style-type: none"> ❖ Settlement in rural residential areas (Kromdraai, Dwaalboom etc). represents an important lifestyle choice for persons who want to live in rural surrounds, but still with good access to urban areas. These areas should be protected as a settlement option in its own right where possible.



Table 2: IDP Priority Needs

SUB-FIELD	WARDS											
	1	2	3	4	5	6	7	8	9	10	11	12
Water and Sanitation												
• Unfair employment on Ward Projects	✓	✓		✓					✓		✓	✓
• Incomplete projects	✓	✓		✓					✓		✓	✓
• Qualified Engineers to be appointed for projects		✓		✓				✓				
• Municipality to stop all new projects and complete the old ones	✓		✓			✓	✓		✓	✓		✓
• Public toilets far from residence		✓							✓			
• Renovation of dam used for fishing		✓										
• Solar system to be installed in all houses				✓								
• VIP toilets still needed at informal settlements	✓	✓	✓	✓		✓			✓			
Electricity												
• Electricity to be prioritised	✓	✓	✓	✓		✓	✓		✓			
• High Mast lights for evening games	✓	✓	✓	✓		✓			✓			
• Electrification of some existing RDP houses		✓					✓		✓			
• Street lights not working during the nights but instead during the day		✓	✓				✓		✓			
• Notices for water and electricity disconnection to be distributed to the Community	✓	✓					✓	✓	✓	✓	✓	✓
• Replacement of Municipal electricity by pre-paid meters to be installed	✓	✓					✓	✓	✓	✓	✓	✓
Land and Housing												
• Land for development, sites allocation and cemetery	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
• RDP houses	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
• Completion of incomplete RDP houses and illegal occupant		✓		✓			✓		✓			
• Land claim issues (Smeshblock) to be resolved urgently			✓									
Road and Stormwater												
• Internal road to be fixed as during rainy seasons bad conditions are experienced	✓	✓	✓	✓			✓	✓	✓	✓		✓
• Traffic signs not visible enough and potholes to be filled		✓		✓			✓	✓	✓	✓	✓	✓
• Budget for pavement in Bonanza section never took place	✓	✓										✓
Finance and Institutional												
• Billing system not accurate	✓	✓		✓			✓	✓	✓	✓	✓	✓
• Customer care is poor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
• Lack of capacity in the municipality		✓		✓			✓	✓	✓	✓	✓	✓



SUB-FIELD	WARDS											
	1	2	3	4	5	6	7	8	9	10	11	12
• Poor collection of revenue	✓	✓		✓			✓	✓	✓	✓	✓	✓
• Disable people to be employed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
• Youth unemployment to be considered	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
• Proper engagement with all the Sector Departments		✓					✓	✓	✓			
• Mine recruitment to be within the municipality	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
• Municipal satellite offices required	✓											
• Community to be informed with all municipal and sector activities not only during elections	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
• By-Laws be finalised and be distributed to the Community in language they will understand	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
• Ketapele Festival to be reinstated		✓	✓		✓		✓	✓		✓	✓	✓
• Valid information from the Municipality and Sector Dept to be sent to the satellite offices at all times e.g. Vacancies, News Letters and activities etc.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
• Refuse big bin containers needed in Botha section									✓			
• Volunteerism of Ward Committees to clean the surrounding areas									✓			
• High Municipal electricity tariffs	✓	✓					✓	✓	✓	✓		✓
• Municipality to implement SMS system to remind community of their bills payment		✓										
• License officials to rotate lunch times to assist community with services	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
• Create enough space in license offices	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
• Provide TV or DVD in license offices to keep Communities patient while waiting for service, as they are waiting for a long period		✓										
• Indigent register to be thoroughly reviewed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
• Awareness campaign on services to be done and payment arrangements on arrears		✓		✓			✓	✓	✓	✓		✓
• Municipal town planners charge for providing permission for extension of houses		✓							✓	✓		✓
Social												
• Assist in acquisition of identity document for those who stayed more than 10 years in SA	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
• Standby ambulance needed for the clinic as the residents are far from the hospital	✓								✓	✓	✓	✓
• Municipality to engage with the Taxi Association for transport	✓											
• Assaulted by the Police officers and cases not followed properly	✓	✓	✓	✓		✓						
• Create a good relation with Education Department for school transports and meals to be provided	✓		✓	✓		✓	✓	✓	✓	✓	✓	✓
• Intervention with the Department of Labour for employees bad treatment by farm employers	✓			✓								

THABAZIMBI SDF



SUB-FIELD	WARDS											
	1	2	3	4	5	6	7	8	9	10	11	12
• Names of the Sports Committee required		✓		✓	✓		✓	✓	✓	✓		
• Multi purpose urgently needed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
• Special school is needed							✓					
• Request to convert Northam Comprehensive School to be the Technical College as there is lack of skills in Thabazimbi							✓	✓				
• Fast growing of taverns and tin houses in Northam							✓	✓				✓
• Poor local SAPS services	✓	✓	✓	✓								



3 SPATIAL ANALYSIS OF THE CURRENT REALITY

Development in South Africa is broadly guided and directed by a wide range of legislation. Some legislation is discipline specific e.g. housing, transport and environment, while others are more generic in nature, focusing on planning processes, alignment of planning processes and proposals, and the legal requirements pertaining to plans to be compiled. In addition to existing legislation, a range of national, provincial and local development policies and plans exist to further guide and direct development in South Africa. The following section briefly deals with each, and highlights the most important guidelines presented.

3.1 NATIONAL, PROVINCIAL AND DISTRICT POLICY DIRECTIVES

3.1.1 NATIONAL DEVELOPMENT PLAN (NDP)

The Green Paper: National Strategic Planning of 2009 established the foundations for a longer-term approach to planning in South Africa. Government

committed itself to the development of a longer term perspective on the future of South Africa with the overall intention of ensuring that such a perspective would form the foundations for medium term and annual planning across the country.

The National Planning Commission (NPC) was appointed by the president in May 2010 to draft a Vision and National Development Plan.

The **National Development Plan: Vision for 2030** focuses on the following key priority areas:

- An economy that will create more jobs;
- Improving infrastructure;
- Transition to low carbon economy;
- Reversing the spatial effects of apartheid;
- Improving the quality of education, training and innovation;
- Quality health for all;
- Social protection;
- Building safer communities;
- Reforming the public sector.

The Plan provides for the following spatial development proposals as part of the national spatial development interventions:

- **Primary Transnational Development Corridors** and cross border infrastructure connections.
- Gauteng as a national **Node of Competiveness** which strongly associates with the nearby economic activity nodes of Emalahleni, Middelburg, Secunda and Nelspruit as part of the Maputo Development Corridor.



- The **National Competiveness Corridor** building on the Durban-Gauteng Freight Corridor, providing for logistics hubs, road, rail and fuel transportation.
- **Rural Restructuring Zones:** These zones include the more densely populated parts of the previous homelands where there is sufficient numbers of people to provide the basis for viable markets through the Comprehensive Rural Development Programme (CRDP).
- **Resource critical zones:** These have valued mineral resources, and are areas of great importance to biodiversity and critical water production. The sustainability of these areas is crucial and needs specific policies to ensure that. Thabazimbi is however not mentioned as a resource critical zone of national importance.

In the rural areas, the National Development Plan reports that general productivity has been declining and outmigration to cities and towns has been accelerating. The rural landscape is characterised by rural densification without associated infrastructure and governance arrangements, ill located land-reform initiatives from the perspective of viable farming, or access to markets, and many of these initiatives are in conflict with other imperatives such as mining or preserving biodiversity.

In urban areas in-migration, especially by the young and poor, increases pressure on services and transport, complicated by apartheid-fragmented geography. Economic growth has been slower than the demand for employment. In particular accommodation faces challenges, including financing for lower end housing and its incorporation into the market, and slow progress

on rental accommodation (CRU and Social Housing) and upgrading of informal settlements.

In urban areas, key NDP recommendations include:

- Upgrading all informal settlements on suitable, well-located land by 2030;
- Increased urban densities to reduce sprawl and costs;
- Investments to shift jobs and investment to the urban townships on the peripheries;
- Substantial investments in safe, reliable and affordable public transport and better co-ordination among the various modes;
- A comprehensive review of the grant and subsidy regime for housing to ensure diversity in product and finance options and spatial mix;
- A focused strategy on the housing gap market, involving banks, subsidies and employer housing schemes;
- The development of spatial compacts.

Rural interventions will differentiate less dense marginal areas primarily needing appropriate service provision from more viable and denser areas with transport and market access, including:

- Innovative, targeted and better co-ordinated provision of infrastructure (including ICTs) and services provision supported by the spatial consolidation of rural settlements to enhance densities and associated service delivery;
- Prioritising agricultural and rural development along mobility corridors, to build local economies and contribute to national food security;



- Identification of non-agricultural opportunities such as tourism and mining, especially with a “green” focus;
- Small-town development as nodes of rural development;
- Mechanisms to make land markets work more effectively for the poor, especially women.

3.1.2 NATIONAL OUTCOMES APPROACH

In January 2010, Cabinet adopted 12 Outcomes within which to frame public-service delivery priorities. Cabinet Ministers accordingly signed Performance Agreements linked to these Outcomes. More detailed Delivery Agreements have since been developed to extend targets and responsibilities to national and provincial departments, agencies and municipalities. Below are the 12 Outcomes and the respective outputs per outcome.

Outcome 1: Improve the Quality of Basic Education

- Output 1: Improve the quality of teaching and learning.
- Output 2: Undertake regular assessment to track progress.
- Output 3: Improve early childhood development.
- Output 4: Ensure a credible outcomes-focused planning and accountability system

Outcome 2: Improve Health and Life Expectancy

- Output 1: Increasing life expectancy
- Output 2: Decreasing maternal and child mortality rates
- Output 3: Combating HIV and AIDS and decreasing the burden of disease from Tuberculosis

- Output 4: Strengthening health system effectiveness

Outcome 3: All People in South Africa Protected and Feel Safe

- Output 1: Address overall levels of crime and reduce the levels of contact and trio crimes
- Output 2: Improve effectiveness and ensure integration of the Criminal Justice System (CJS)
- Output 3: Combat corruption within the Justice, Crime Prevention and Security Cluster to enhance its effectiveness and its ability to serve as deterrent against crime
- Output 4: Manage perceptions of crime among the population
- Output 5: Ensure security at the border environment
- Output 6: Secure the identity and status of citizens
- Output 7: Integrate ICT systems and combat cyber crime
- Output 8: Corruption

Outcome 4: Decent Employment Through Inclusive Economic Growth

- Output 1: Faster and sustainable inclusive growth
- Output 2: More labour absorbing growth
- Output 3: Multi-pronged strategy to reduce youth unemployment
- Output 4: Increased competitiveness, to raise net exports, grow trade as a share of world trade and improve its composition
- Output 5: Improved cost structure in the economy
- Output 6: Improved support to small business and cooperatives
- Output 7: Implementation of the expanded public works programme

Outcome 5: A Skilled and Capable Workforce to Support Inclusive Growth

- Output 1: Establish a credible institutional mechanism for skills planning
- Output 2: Increase access to programmes leading to intermediate and high level learning
- Output 3: Increase access to occupationally-directed programmes in needed areas and thereby expand the availability of intermediate level



skills (with a special focus on artisan skills)

- Output 4: Increase access to high level occupationally-directed programmes in needed areas
- Output 5: Research, development and innovation in human capital for a growing knowledge economy

Outcome 6: An Efficient, Competitive and Responsive Economic Infrastructure Network

- Output 1: Improving Competition and Regulation
- Output 2: Ensure reliable generation, distribution and transmission of electricity
- Output 3: To ensure the maintenance and strategic expansion of our road and rail network, and the operational efficiency, capacity and competitiveness of our sea ports.
- Output 4: Maintenance and supply availability of our bulk water infrastructure
- Output 5: Communication and Information technology
- Output 6: Develop a set of operational indicators for each segment

Outcome 7: Vibrant, Equitable and Sustainable Rural Communities and Food Security

- Output 1: Sustainable agrarian reform
- Output 2: Improved access to affordable and diverse food
- Output 3: Rural services and sustainable livelihoods
- Output 4: Rural job creation linked to skills training and promoting economic livelihoods
- Output 5: Enabling institutional environment for sustainable and inclusive growth

Outcome 8: Sustainable Human Settlements and Improved Quality of Household Life

- Output 1: Accelerated delivery of housing opportunities
- Output 2: Improve access to basic services
- Output 4: More efficient land utilisation

- Output 4: Improved property market

Outcome 9: A Responsive, Accountable, Effective and Efficient Local Government System

- Output 1: Implement a differentiated approach to municipal financing, planning and support
- Output 2: Improving access to basic services.
- Output 3: Implementation of the Community Work Programme
- Output 4: Actions supportive of the human settlement outcome
- Output 5: Deepen democracy through a refined Ward Committee model
- Output 6: Administrative and financial capability
- Output 7: Single window of coordination

Outcome 10: Protection and Enhancement of Environmental Assets and Natural Resources

- Output 1: Enhanced quality and quantity of water resources
- Output 2: Reduced greenhouse gas emissions, climate change impacts and improved air/atmospheric quality
- Output 3: Sustainable environmental management
- Output 4: Protected biodiversity

Outcome 11: A Better South Africa, a Better and Safer Africa and World

- Output 1: Enhanced African agenda and sustainable development
- Output 2: Enhanced regional integration
- Output 3: Reformed global governance institutions
- Output 4: Enhanced trade and investment

Outcome 12: A Development-Orientated Public Service and Inclusive Citizenship

- Output 1: Service delivery quality and access
- Output 2: Human resource management and development
- Output 3: Business processes, systems, decision rights and accountability management
- Output 4: Tackling corruption in the public service



3.1.3 THE REGIONAL INDUSTRIAL DEVELOPMENT STRATEGY (RIDS)

In line with the rationale of the NDP, the Department of Trade and Industry (the **dti**) has formulated a new Regional Industrial Development Strategy (RIDS) (2006), the aim of which was to promote regions based on their key (comparative) advantages, and to design support measures appropriate to each region in order to:

- Respond to persistent inequalities between the first and second economies;
- Encourage regions to seize current and potential opportunities presented by both the national and the international market economies; and
- Encourage the country's most successful economic regions to consolidate and improve on their current economic potential.

Notably, since the late-1990s, there has been a resurgence of interest internationally in the notion of regional industrial development as a spatial economic mechanism to assist regions to achieve their economic potential within the context of a market economy. Key features of 'new' regional support include:

- A focus on **enhancing physical and social infrastructure**;
- A multi-sectoral approach to development which moves beyond an exclusively manufacturing focus, to a focus on **knowledge-based development, tourism and improvement of human capital**;

- A reliance on partnership formation and the driving of development from 'the bottom-up' through regional agencies/ partnerships, able to galvanise local development and tap into private and state resources and capacities;
- A focus on unique programmes for each region based on local strengths and opportunities i.e. **local comparative advantages**;
- A focus on **cluster development**; and
- Support for business retention and expansion programmes.

Usefully, in respect of potential economic regions and clusters, the RIDS provides a spatially referenced development perspective (see **Figure 3a**). The **regions** identified boast clear comparative and competitive advantages. In addition to the regions and sectors identified, the RIDS also identifies a series of **sector-specific districts** in which medium to high levels of economic potential and clustering may be discerned (see **Figure 3b**).

Regarding regions, the RIDS earmarked the area around Thabazimbi for 'Tourism and Mining' and 'Game Reserves and Related Tourism'. Furthermore, Thabazimbi is located close to Lephalale which will become a major mining and energy hub in the country.



3.1.4 COMPREHENSIVE RURAL DEVELOPMENT PROGRAMME (CRDP) (2009)

In support of the ISRDS, national government initiated the Comprehensive Rural Development Programme (CRDP) in 2009. The CRDP differs slightly from previous government strategies in that it takes a proactive participatory community-based planning approach rather than an interventionist approach to rural development.

Essentially, the CRDP is aimed at being an effective response to poverty alleviation and food insecurity by maximizing the use and management of natural resources to create “vibrant, equitable and sustainable rural communities”.

The vision of the CRDP is to be achieved through a **three-pronged strategy** based on:

1. A coordinated and integrated broad-based **Agrarian Transformation**;
2. Strategically increasing **Rural Development** through infrastructure investment; and
3. An improved **Land Reform Programme**.

The objectives of each of the three strategic thrusts thought applicable to the formulation of a SDF for the TLM are as follows (see diagram on **Figure 4**):

1. Agrarian Transformation

- Facilitating the establishment of rural and agro-industries, cooperatives, cultural initiatives and vibrant local markets.
- Increased production and sustainable use of natural resources by promoting farming and related value chain development (exploring all possible species for food and economic activity).

2. Rural Development

- Access to community and social infrastructure, especially well-resourced clinics.
- Focusing on the development of new and the rehabilitation of existing infrastructure.
- Improving and developing infrastructure conducive to economic development – e.g. distribution and transportation infrastructure, agricultural infrastructure, water and electricity infrastructure, market and storage infrastructure, retail infrastructure, and telecommunications infrastructure.
- Improving and developing infrastructure conducive to social development – e.g. sanitation infrastructure, health infrastructure, sports and recreation infrastructure, and educational infrastructure (especially ABET centres).

3. Land Reform

- Promoting restitution, tenure reform, and redistribution in a sustainable manner.
- Increased access to land by previously disadvantaged people.
- Establishing Agri-villages for local economic development on farms.



- Up-to-date information pertaining to land claims.
- Providing reliable and efficient property (deeds) registration systems.
- Contributing to economic growth and housing development by providing government and private agents with essential land information in order to engage in planning as well as economic transactions.
- Providing spatial planning information and services to local municipalities and other public or private institutions that may require these services for development purposes.

Although Thabazimbi LM is not a CRDP priority area, the principles that emanate from the CRDP may still be applied as the municipal area is very rural in nature. Also, three potential Agri-villages were identified in the TLM Housing Strategy (2011), namely Skierlik, Koedoeskop and Makoppa.

3.1.5 THE NATIONAL TRANSPORTATION MASTER PLAN 2050 (NATMAP)

The main purpose of the National Transportation Master Plan 2005-2050 is to motivate a prioritized programme of interventions to upgrade the transport system in South Africa. Its goal is develop a dynamic, long-term, and sustainable land use/ multi-modal transportation systems framework for the development of networks, infrastructure facilities, interchange and termini facilities and service delivery strategies for South Africa.

The core directives/ paradigm shifts emanating from the Master Plan are to place greater **emphasis on developing rail as a transportation medium, to ensure greater integration between land use development and transportation planning**, and to **put more emphasis on enhancing development of a number of priority national transport corridors**, providing for sustainable rail and road-based transport modes. **Figure 5** depicts conceptually the major corridors identified for South Africa as part of NATMAP, showing the proposed extension of the international freight rail infrastructure between Rustenburg and Botswana, via Thabazimbi and Lephalale.

3.1.6 THE LIMPOPO PROVINCIAL GROWTH AND DEVELOPMENT STRATEGY (PGDS) (2004-2014)

Another important government initiative is the Provincial Growth and Development Strategy (PGDS) programme. The PGDSs were compiled within parameters set by the NSDP and the ISRDS.

The Limpopo PGDS is aimed at **enhancing the Province's competitive advantages in mining, agriculture and tourism**, and is underpinned by a number of objectives, whose performance indicators correspond to those of the Millennium Development Goals (MDGs):

- Improving the quality of life of the people of Limpopo;
- Growing the economy of the Province and sustainable job creation;
- Enhancing innovation and competitiveness;



- Pursuing regional integration; and
- Improving the institutional efficiency and effectiveness of government.

The core strategy of the PGDS centres on seven economic development clusters, four development corridors, and a number of major infrastructure projects which were selected on the premise that agriculture, mining, tourism and manufacturing are, and will remain, the main drivers of the Provincial economy. The four **economic development clusters** are as follows:

- **Platinum and Chrome mining cluster** on the Dilokong Corridor and in the Waterberg District
- **Coal mining and Petrochemical cluster** on the East-West Corridor (Waterberg District)
- **Red and White meat cluster:** On all corridors in the Province
 - The focus of this cluster is to build on current and emerging cattle and poultry production in all the districts, as well as animal-feed production;
 - Up-stream development opportunities include sorghum production by emerging farmers;
 - Down-stream activities include improved efficiency of abattoirs and promoting the packaging and distribution supply chain;
 - Other opportunities include taking advantage of the growing trend in game farming, demand for venison and increased goat farming.
- **Tourism cluster:** Whole Province

Essentially then, a SDF for the TLM should propose a spatial strategy that will further the above-mentioned development objectives and initiatives of the Limpopo Province.

3.1.7 THE LIMPOPO EMPLOYMENT, GROWTH AND DEVELOPMENT PLAN (LEGDP) (2009-2014)

In 2009 the Limpopo PGDS was superseded by the Limpopo Employment, Growth and Development Plan (LEGDP) 2009 – 2014. In essence the LEGDP assists the Province to be able to make strategic choices.

The LEGDP is clear about not attempting to be a comprehensive long term strategy for the Limpopo Province, but rather it serves as an implementable plan meant to form a solid base towards the development of the 2030 PGDS and The Limpopo Vision 2030. Accordingly, it has specific programmes that are designed to achieve structural change in *critical* (note, not all) areas of the Provincial economy.

The thirteen **key action programmes** derived and driven by the LEGDP are as follows:

1. Industrial Development Programme: Priority Growth Sectors;
2. Mining and Minerals Beneficiation Industries;
3. Enterprise Development: SMMEs and Cooperatives Development Programme;
4. Regional Economic Development and Integration Programme;
5. Water Resource Development and Demand Management;
6. Agriculture and Rural Development Programme;
7. Education and Skills Development Programme;
8. Health Care Development Programme;



9. Safety and Security;
10. Environmental and Natural Resources Development Programme;
11. The Green Economy and Creation of Green Jobs;
12. Corporate Governance;
13. ICT and Innovation Enabled Industries.

3.1.8 LIMPOPO SPATIAL RATIONALE (2002) AND LIMPOPO PROVINCIAL SDF (2007)

The main objective with the Limpopo SDF (2007) was to formulate a spatial framework which would guide and encourage investment in the Province. The goal was to achieve spatially balanced development across the Limpopo Province by focusing investment in viable settlements. Towards this end, the Provincial SDF (2007) delivered a review of the settlement hierarchy for the Province as proposed in the Limpopo Spatial Rationale (2002).

Note that this hierarchy is not based on the classification of individual settlements, but rather clusters of settlements that function (or could function) as a single entity, and that contain a substantial number of people.

The identified clusters were further divided into five categories, viz. **Growth Points/** first order settlements (further subdivided into provincial growth points, district growth points and municipal growth points), **Population Concentrations/** second order settlements, **Local Service Points/** third order

settlements, **Village Service Areas/** fourth order settlements, and **Remaining Small Settlements/** fifth order settlements.

Growth Points (first order settlements) are individual settlements or a group of settlements where meaningful economic, social and institutional activities, and in most instances a substantial number of people are grouped together, or they exhibit a natural growth potential if positively stimulated. *Thabazimbi/Regorogile* was identified as a Provincial Growth Point (PGP) according to the Limpopo Spatial Rationale (see **Figure 6**), while Northam was earmarked as a Municipal Growth Point (MGP). Growth points should be stimulated by amongst others providing higher levels of service infrastructure, also to ensure that appropriate services are available for potential business and service/ light industrial investment.

Population concentrations are (a cluster of) towns/ villages that have virtually no economic base, but contain a substantial number of people. They are mostly located nearby main nodal points. Population Concentration Points should also be given priority in terms of infrastructure provision with a high level of services, although not at the same level as for growth points. The idea is to uplift these locations to act as a service node, serving the local population but also the smaller surrounding villages. None were identified in Thabazimbi LM.

Local Service Points (third order settlements) exhibit some development potential based on population growth and/or servicing function potential, although most of them only have a very limited or no economic base. Most of these settlements (specifically in the traditional rural areas) have 5000 people or



more, and are relatively isolated. Third order settlements in Thabazimbi include *Rooiberg* and *Dwaalboom*. Their growth potential will be dependent on external factors such as tourism development (eco-tourism ventures/ estates) and in the case of *Dwaalboom*, the mining activities of PPC.

Fourth order settlements (Village Service Areas) are small and have often less than 1000 people per village. They are mainly located in traditional rural areas where three or more small settlements are located in such a way that they are interdependent or linked together by means of specific social infrastructure (e.g. clinic, secondary school). No VSA's were identified Thabazimbi.

Finally, Small Settlements (fifth order settlements) include all settlements, mainly rural villages, which are not included in the previous four categories of the settlement hierarchy. Although not listed in the Spatial Rationale it could be argued that the following settlements in Thabazimbi sort under this category: *Leeupoort*, *Kromdraai*, *Koedoeskop*, *Makoppa*, *Sentrum* as well as the mining towns *Setaria*, *Swartklip* and *Amandelbult*. Specifically *Leeupoort* has potential in the further development of tourism related property development.

A guideline for interventions in areas identified as "small settlements" is that basic services should be provided to improve the quality of life (in line with NSDP principles), but over-investment should be avoided, especially if the area is depopulating.

3.1.9 WATERBERG DISTRICT SPATIAL DEVELOPMENT FRAMEWORK

The three outstanding features of the space economy of the Waterberg District municipal area are namely the central Waterberg area that is well known for its tourism facilities, the Springbok Flats and Limpopo Cotton production areas (on which nearly 50% of the domestic cotton crop is produced) and the Waterberg and Springbok Flats coal fields and the UG2 Platinum reef located to the south of Thabazimbi Town. These spatial features give form to three zones in the District namely a western zone along the Limpopo River that is characterized by extensive cattle and game farming, a central zone around the Waterberg area which is more known for tourism activities and the eastern parts of the District that are the most densely populated and include the N1 axis. Thabazimbi LM mostly falls within the western zone.

The District covers a vast area and does not have a dominant urban node. The only nodes of significance are Thabazimbi, Lephalale, Bela-Bela, Modimolle, Mokopane and Mookgophong which have all been identified as Provincial Growth Points. The remainder of the District is fairly rural in nature, proven by the fact that about 84% of the total land area in the District is used for grazing purposes.

There are a number of game ranches in the District, especially along the western border of the Municipality along the Limpopo River. A worrisome observation is the gradual decline in the performance of the Agriculture sector. It would appear as if more farmers are switching from cattle to game farming.



The mining sector is by far the largest contributor to the District Gross Geographic Product (GGP), i.e. 41%. Important mineral commodities in the District include the Waterberg Coal field (45% of the total coal reserve of South Africa), the iron ore deposits at Thabazimbi Town and the Platinum mines just south of Thabazimbi (UG2 reef) (indicated on **Figure 7**).

The Waterberg SDF is aligned with the Provincial Spatial Rationale and attempts to ensure alignment and integration between the six local municipalities, including Thabazimbi LM. The following proposals emanated from the District SDF that particularly affect the Thabazimbi municipal area (also refer to Figure 7):

- The Waterberg SDF promotes the stimulation of priority nodes and corridors by means of focused investment in areas where settlement must be encouraged, and redevelopment initiatives that engender consolidation of settlement areas, while discouraging excessive investment in areas where settlement must be discouraged.
- *Thabazimbi Town* was indicated as a Second Order Settlement (District Growth Point) in a District context, together with Bela-Bela (Warmbaths) and Modimolle (Nylstroom).
- Lephalale (Ellisras) and Mokopane (Potgietersrus) are the District's capital/ First Order Settlements (Provincial Growth Points).
- *Northam* and *Dwaalboom* were identified as third and fifth order nodes respectively; known as a Municipal Growth Point and Local Service Point respectively.

- Routes R510 and R511 were identified as strategic links, together with route P20/2 from Derdepoort border post-Dwaalboom-Thabazimbi-Leeupoort-Bela Bela. The north-south link eventually connects with the Platinum Corridor (which also forms part of the Maputo Development Corridor - MDC). This corridor will benefit the tourism and agricultural sectors.
- The northern leg of route R510 to Lephalale, as well as route D1458 to Marakele Nature Reserve, were identified as Tourism Corridors. The routes have strong ties to the Waterberg Biosphere in the central parts of the District.
- Undesirable/ sensitive development should not occur in areas earmarked as environmentally sensitive, including within the Biosphere.
- The south-eastern part of the LM, between Thabazimbi and Northam, was reserved for mining purposes.
- The remainder of the municipal area was divided between game and cattle farming, and arable agriculture – based on the availability of water, soil capability etc.

The reviewed Thabazimbi SDF will take cognisance of the Waterberg District SDF proposals and will ensure that vertical alignment between the municipalities is achieved, especially with regards to the bulk supply of water, sewerage and electricity, solid waste disposal, and road infrastructure.



3.1.10 ADJOINING SPATIAL DEVELOPMENT FRAMEWORKS

Thabazimbi Municipality borders on the following local municipalities:

- Lephale, Modimolle, and Bela-Bela Local Municipalities in the Limpopo Province;
- Madibeng, Moses Kotane and Moretele Local Municipalities in North West Province;
- Gabarone Municipality in Botswana.

The prominent features of each bordering municipality that should be considered in the Thabazimbi SDF are noted below.

3.1.10.1 Lephale LM

Lephale Local Municipality borders Thabazimbi to the north-east. The closest node in Lephale to Thabazimbi is Hoopdal. Route R510 (Thabazimbi-Hoopdal road) is the main link/ corridor between Thabazimbi and Lephale. In the Lephale SDF (see **Figure 8**) the link was identified as a Movement Corridor (Category 3).

With regards to conservation, the Lephale SDF highlighted environmentally sensitive areas surrounding rivers. The Matlabas River specifically extends into the Thabazimbi municipal area.

The Waterberg Biosphere is partly located in the Lephale, Thabazimbi, Modimolle and Mogalakwena Local Municipalities. Development in and around the Biosphere should take cognisance of the Biosphere development guidelines/ restrictions. Similarly the Marakele National Park (MNP) is located in Lephale, Thabazimbi and Modimolle local municipalities. The objectives, conservation goals, plans for expansion, and other initiatives of the MNP should thus be incorporated into the Thabazimbi SDF.

The areas where Thabazimbi and Lephale municipal areas meet are characterised by agricultural land. These areas are used for cultivated lands, game farms (nature reserves) as well as hunting farms. The Lephale SDF acknowledged the potential of game farms and strategically located farmland for eco-tourism uses.

The Lephale SDF proposed rural residential development (or “Country Estates”) along the Limpopo River and around the Mokolo Dam. It further stated that residential development densities along rivers and dams may not exceed 1 residential unit per 15 metres waterfront; and makes provision for residential development densities on agricultural land at a maximum density of 12 residential units/ha, subject to certain conditions. Lastly, the Lephale SDF stated that areas where the potential for commercial farming is limited such as mountains, steep slopes, riverines, rock formations, valleys etc. are extremely suitable for country estates.



3.1.10.2 Modimolle LM

Modimolle Local Municipality is located to the east of Thabazimbi LM and only a small section borders onto the study area. Modimolle LM is mainly rural with three towns, namely: Modimolle, Vaalwater and Alma. The Municipality is characterized by informal settlements, farms and townships, and mostly agricultural activities.

The SDF proposed Land Use Management strategies that ensure the protection of agricultural land. It also noted that the tourism sector is growing and threatening the agricultural sector – farms are being converted into game farms.

Route R33 passes through Vaalwater, connecting Modimolle and Lephalale Towns with one another (refer to **Figure 9**). It was identified as a freight corridor due to the foreseen development in Lephalale. However, the route does not pass through the Thabazimbi municipal area.

3.1.10.3 Bela-Bela LM

Bela-Bela LM lies to the south-east of Thabazimbi LM. Routes R516 and R511 (road P20/1) links Bela-Bela Town with Thabazimbi Town (see **Figure 10**). The routes are earmarked for Lifestyle Estate Development and (Rural) Tourism Related Development.

Similar to Thabazimbi and Lephalale, the area between Thabazimbi and Bela-Bela is rural in character. Tourism-related activities and resort development are promoted in the western extents of Bela-Bela, bordering on Thabazimbi LM.

3.1.10.4 Madibeng LM

A small portion of Madibeng Local Municipality borders onto the south-east of Thabazimbi LM. Road P110-1 links Thabazimbi Town with Brits and is a strategic freight link. In the Madibeng SDF this route was earmarked as a tourism corridor and “scenic” route, also referred to as the Crocodile River tourism corridor.

The bulk of Madibeng’s urban development occurs to the south of the municipal area, closest to Gauteng Province. Hence the northern extents that border onto Thabazimbi are fairly rural in nature, and were broadly earmarked for extensive agriculture, as well as game farming, conservation and nature reserves, tourism facilities and related activities, as well as rural residential areas and mines.

3.1.10.5 Moses Kotane LM

Moses Kotane Local Municipality is situated to the south of Thabazimbi. The Municipality is mostly rural, comprising 109 villages and two towns namely Mogwase and Madikwe.



As indicated on the SDF (**Figure 11**) the entire area along the northern border of Moses Kotane (bordering onto the TLM) comprises rather mountainous terrain and was earmarked as a Tourism Corridor.

Three prominent north-south routes that link into Thabazimbi LM were identified as Second Priority Roads, including route P124/1 (D96), P54-1/D112, and D113. Prominent tourism facilities in Moses Kotane LM include Sun City/ Lost City, as well as Madikwe and Pilanesberg Nature Reserves.

Within MKLM, the area to the west and north of the Pilanesberg was earmarked for mining. The mining belt extends into Thabazimbi LM. The well-known Union Section (Swartklip) mine is located just to the far side of the Municipality's north-eastern border, near the Bierspruit Dam. Presently Swartklip in Thabazimbi LM acts as the residential township for the mine and accommodates approximately 1000 households. However, a large number of the mine's employees commute from nearby villages in Moses Kotane, including Thulamashwana informal settlement just to the south of the border between MKLM and TLM. Due to its proximity, Northam, to some extent acts, as the main service centre to some of Moses Kotane LM's residents.

3.1.10.6 Moretele LM

Moretele Local Municipality is situated between Thabazimbi LM and Tshwane Metro to the north and south respectively. A vast majority of the Moretele municipal area is under traditional authority leadership.

The primary development node is the Mathibestad-Makapaanstad cluster in the south-east, just north of Tshwane's Hammanskraal. The secondary development node is the Ga-Motle-Ratsiepane-Swartdam-Ga-Moeka cluster in the south-west, just north of Tshwane's Winterveldt/ Soshanguve settlements. Three rural nodes were identified in the central and northern parts of Moretele namely Moretele, Ngobi and Cyferskuil settlements.

One of the key strategies of the Moretele SDF is to promote a consolidated settlement structure and to support the formal planning and upgrading of existing settlements and villages. The SDF identified the area around the primary and secondary development nodes as the municipal Development Focus Area where the bulk of both economic production and municipal population are consolidated.

In the remaining rural areas, i.e. the northern area bordering on Thabazimbi LM, the SDF proposed the following: integrated livestock-wildlife management, maintenance of sustainable farming units, protection of high potential agricultural land, and protection of the natural resource base and ecosystems on which communities depend for their livelihood.



3.1.10.7 City of Gaborone (Botswana)

Botswana borders the study area to the north and north-west, and the mining activities in Thabazimbi draw migrant labour from the neighbouring country, especially from Gaborone and surrounds. There are thus strong functional ties between Botswana and Thabazimbi LM.

The City of Gaborone functions as a separate entity within the realm of Botswana. No reference was made to spatial development proposals in the 2009 TLM SDF, but a summary of the twinning agreement between Thabazimbi Municipality and the City of Gaborone was provided.

According to the agreement the parties are desirous to foster and promote the existing friendly relations between the peoples of Botswana and South Africa, and to strengthen the close political and friendly South Africa-Botswana relations, by means of co-operation in the following sectors:

- Promotion of Health, Infrastructure and Environmental Management;
- Promotion of Tourism and Investment/ Economic Development;
- Human Resource Development;
- Promote and support Gender Issues with focus on women;
- Promotion of Trade, considering the impact of the business community, SMME's and co-operatives;
- Promotion and exchanges in the field of Culture; and
- Co-operation in the fight against HIV/ AIDS.

3.2 INSTITUTIONAL STRUCTURE

3.2.1 MUNICIPAL WARD BOUNDARIES

The municipal area is divided into twelve (12) wards as indicated on Figure 2. The western and northern parts of the municipal area all form one ward as it is very rural in nature.

3.2.2 LAND TENURE

There are no former homeland areas within the municipal area. The majority of land in the municipal area is privately owned.

Thabazimbi LM owns limited land in and around some of the towns and settlements within the study area. In a study to identify land that is suitable for development around existing towns (discussed in Section 3.9), the Thabazimbi Housing Strategy 2011 noted Council-owned land.



3.2.3 LAND CLAIMS

Land restitution is a programme to restore land to people who were dispossessed since 1913. Land restitution claims had to be filed before 31 December 1998 in terms of the Restitution of Land Rights Act 22 of 1994 and can be divided into two groups namely “Urban Claims” and “Rural Claims”.

Figure 12, together with Table 3, give an indication of the land claims lodged in TLM as recorded in the Waterberg District SDF (2013). It is evident that the claims that fall within the Thabazimbi area of jurisdiction are concentrated along the north-eastern border, as well as in the far south-eastern extents of the LM.

Table 3: Land Claims

Claimant	Property Description	Size	Proposed Land Use	Status
Baphalane		1 884ha	Cattle And Lodge	Business Plan Being Compiled
Sebilong				Further Research
Motihabatse Community				Further Research
Mabula Mosima			Agriculture	Further Research Phase 5

Source: WDM SDF 2013

It was noted in the SDF that the process of finding information on the claimants, portions of land involved and the status of the claims was especially challenging, and sources were incomplete and contradicting.

Three cases of successful land claims in the municipal area are noted in the Thabazimbi IDP 2013/14:

- Schilpadnest 385 KQ, where the Bapelane Ba Mantserri successfully claimed the area. Smashblock informal settlement is situated in the affected area;
- Hardekoolbult (Haakdoornbult) Furtenburg. The land owners have however appealed against the ruling;
- Successful claimant, Bakgatla Ba Kgafela, that were removed from Pilansberg Restitution acquired ±3000ha including the following farms: Lydenburg 203 KQ; Wintersveld 220 KQ; Frankfort 219 KQ; Rustenburg 205 KQ; Middelburg 206 KQ; part of Queenstown 191 KQ; Engeland 183 KQ; Buffelsfontein 360 KQ and a part of Middlekop 362 KQ. The tribe is using the consolidated area for cattle farming.

3.2.4 LAND USE MANAGEMENT

The Thabazimbi LM Land Use Management Scheme (LUMS) was completed at the end of 2013. Essentially the LUMS covers the entire municipal area and is mainly used to perform the following functions:

- Assess and verify existing development rights on individual properties in the municipal area;
- Compare existing rights as recorded in the LUMS to potential rights as earmarked in the Spatial Development Framework for any given property under investigation;



- Determine the most appropriate procedure to follow to obtain the rights to be applied for, based on the directives contained in the LUMS.

It is a wall-to-wall Scheme. The LUMS was specifically drafted with the unique character and development challenges of the TLM in mind. It, for example, makes provision for guest houses as a primary use on agricultural land; and provides for different kinds of mining rights – to cater for both short and long term mining activities.

Note that the LUMS maps which indicate that the mining areas within the TLM are excluded are to be corrected as these areas are indeed covered by the Scheme. Existing mining activities have been included as Agriculture.

3.3 SOCIO-ECONOMIC PROFILE

Population Size

As indicated in Table 4 the Thabazimbi municipal population in 2011 was 85 234 people (census 2011).

Table 4: Population Size

	2001	2011	% change
Thabazimbi	65 533	85 234	30.1
Lephalale	85 272	115 787	35.8
Mookgophong	34 541	35 840	3.2
Modimolle	69 027	68 513	-0.7
Bela-Bela	52 124	66 500	27.6
Mogalakwena	298 439	307 682	3.1
Waterberg	604 936	679 336	12.3

Source: Thabazimbi IDP 2013/14

This total represented 10.8% of the District population in 2001, and 12.5% in 2011, and a 30.1% change from the 2001 population. The Municipality experienced fast population growth for the period between 2001 and 2011.

Table 4 gives an indication of the population per settlement in the Municipality, based on 2007 community survey data as sourced from the Thabazimbi Housing Strategy (2010), together with projections for 2015, 2020 and 2025.

From the table it is evident that the majority of the population are concentrated in the urban areas of Thabazimbi, Regorogile, and Northam, as well as in Schilpadnest (Smashblock) informal settlement. The other settlements and the mining towns are relatively small. There is also a considerable population distributed throughout the rural parts of the Municipality/ on farms.



Projected Population Growth

Table 5 also provides a summary of the population projections per settlement area from 2011 to 2025, in five year increments. Based on natural growth, it was projected that the population will grow from 85 705 in 2011 to 90 076 in 2015, 94 670 in 2020 and 99 498 in 2025.

Note that the following assumptions were made for natural growth:

- Urban nodes: 1% growth per year
- Informal Settlements: 1.5% growth per year
- Farms: A decline by 0.5% per year

Table 5: Population Size per Settlement

Classification	Place	Pop 2011	Pop 2015	Pop 2020	Pop 2025
Urban	Thabazimbi	11224	11796	12398	13030
	Regorogile	13117	17990	18907	19872
	Northam	12000	20112	25638	26945
	Rooiberg	2155	2265	2380	2502
	Dwaalboom	618	650	683	717
Mine	Setaria	2000	893	151	158
	Swartklip	3358	1900	1209	1271
	Amandelbult	1874	866	122	128
Rural	Leeupoort	2500	2628	2762	2902
	Kromdraai	1990	2091	2198	2310
	Koedoeskop	640	673	707	743
	Makoppa	20	21	22	23
	Sentrum	75	79	83	87
Informal	Schilpadnest	12500	13463	14499	15616
	Jabulani	1000	1077	1160	1249
	Rooiberg	2155	2321	2500	2692
	Raphuti	379	408	440	473

	Village				
	Donkerpoort Informal: Thabazimbi	1000	0	0	0
	Regorogile Informal	3000	0	0	0
	Skierlik	500	539	580	625
Farms	Farms	13600	13260	12929	12605
Total		85705	93031	99366	103950
Normal Growth Scenario			90076	94670	99498

Source: Thabazimbi Housing Strategy 2011

Furthermore, the relocation of employees living in single quarter dwelling units in Setaria, Swartklip and Amandelbult to Northam will imply that soon their families will also move in with them. This will result in a dramatic increase in the population figures. The mines’ de-densification projects will result in an additional 250 employees per mine per year for the 5 years, with an average household size of 2, with no population growth because of the phasing of the projects; and an additional 150 employees per mine for the next 5 years. Lastly it was accepted that the Thabazimbi Municipality will be able to relocate the informal settlers at Regorogile and Donkerpoort Informal within the first 5 year term (2011-2015).

Population Age, Ethnicity and Gender Structure

As indicated in Tables 6 and 7, the majority of the population are aged below 35, and males are in the majority. Furthermore, blacks are in the majority, followed by whites.



Table 6: Population and Age Structure

Thabazimbi	1996			2001			2011		
	Male	Female	Total	Male	Female	Total	Male	Female	Total
0 - 4	2 438	2 325	4 763	3 359	3 515	6 874	4 004	4 058	8 062
5 - 9	2 450	2 414	4 864	2 720	2 682	5 402	2 693	2 607	5 300
10 - 14	2 406	2 169	4 575	2 454	2 332	4 786	2 327	2 290	4 618
15 - 19	1 913	1 940	3 853	2 406	2 502	4 908	2 532	2 478	5 010
20 - 24	2 596	2 032	4 628	2 953	3 022	5 975	5 391	3 792	9 184
25 - 29	3 873	2 241	6 114	3 367	3 566	6 933	7 296	4 447	11 743
30 - 34	4 668	2 260	6 928	3 340	3 260	6 600	6 285	3 566	9 851
35 - 39	5 075	1 878	6 962	3 691	3 026	6 717	4 974	2 968	7 942
40 - 44	3 609	1 479	5 088	3 703	2 275	5 978	3 615	2 570	6 185
45 - 49	2 461	983	3 444	2 503	1 627	4 130	3 650	2 198	5 848
50 - 54	1 491	715	2 209	1 768	966	2 734	3 032	1 621	4 652
55 - 59	1 130	533	1 663	1 051	658	1 709	1 935	1 039	2 975
60 - 64	641	432	1 073	694	456	1 150	827	631	1 458
65 - 69	412	336	748	395	259	654	446	396	842
70 - 74	256	187	443	251	209	460	296	238	534
75 - 79	172	131	303	140	125	265	142	160	302
80 - 84	84	73	157	67	73	140	101	114	216
85 +	78	104	182	52	63	115	87	80	167
Total	35 757	22 245	58 002	34 915	30 617	65 532	49 634	35 253	84 887

Source: Statssa, Census 2011

Source: Thabazimbi IDP 2013/14

Table 7: Population Distribution by Population Group and Sex

Population Group	2001			2011		
	Male	Female	Total	Male	Female	Total
Blacks	28 935	24 940	53 875	42 773	29 072	71 845
Whites	5 810	5 540	11 350	6 420	5 889	12 309
Coloured	151	122	274	310	217	527
Indians/Asian	19	15	34	130	75	205
TOTAL	34 915	30 617	65 532	49 633	35 253	84 886

Source: Thabazimbi IDP 2013/14

Table 8: Dependency ratio of LM

Thabazimbi	Year		
	1996	2001	2011
0 - 14	14 451	17 082	18 014
15 - 64	42 225	46 835	65 153
65+	1 394	1 637	2 367
Dependency Ratio	33.7	36.9	30.8

Source: Statssa, Census 2011

Source: Thabazimbi IDP 2013/14

The dependency ratio provides insight into the burden borne by those who are working age group (15-64 years) to support those aged 0-14 and 65+ years. The municipal dependency ratio is relatively high but has declined drastically from 1996 to 2011.

Table 9: Distribution of population aged 5-24 by school attendance and sex

Thabazimbi	1996			2001			2011		
	Male	Female	Total	Male	Female	Total	Male	Female	Total
Attending	4 501	4 587	9 088	5 425	5 738	11 163	8 462	8 091	16 554
Not Attending	3 833	3 585	7 418	5 129	5 399	10 528	5 579	4 485	10 064
TOTAL	8 334	8 172	16 506	10 554	11 137	21 691	14 041	12 576	26 617

Source: Statssa, Census 2011

Source: Thabazimbi IDP 2013/14

It is evident that a little more than half the children of school-going age in Thabazimbi LM do attend school. The ratio of school attending to not-attending children has improved from 1996 to 2001 and again from 2001 to 2011.

Household Dynamics

As is evident from Table 10, there are 25 080 households in the municipal area, with an average household size of 3.4. The average household size has increased by 0.5 from 2001. Almost a quarter of the households in Thabazimbi are female-headed.

Table 10: Household Demographic

LM	HOUSEHOLD		HOUSEHOLD DYNAMICS			
	2001	2011	Average Household		Female Headed Household %	
Thabazimbi	25 734	25 080	2.9	3.4	29.4	24.7

Source: Statssa, Census 2011

Source: Thabazimbi IDP 2013/14



Employment

According to Census 2011, the municipal unemployment rate is 19.8% (Table 11) with an even higher rate (26.9%) if the youth are considered separately (Table 12).

Table 11: Employment status of population aged 15-64

Thabazimbi	Employed			Unemployed			Unemployed Rate		
	1996	2001	2011	1996	2001	2011	1996	2001	2011
	28 712	26 903	29 605	2 540	7 143	7 334	8.1	21.0	19.8

Source: Statsaa, Census 2011

Source: Thabazimbi IDP 2013/14

Table 12: Labour Market

LM	UNEMPLOYMENT RATE		LABOUR MARKET		EDUCATION AGE 20+				MATRIC	
	2001	2011	Youth Unemployment Rate 15 – 24 yrs		No Schooling		Higher Education		2001	2011
TBZ	21.0	20.6	31.0	26.9	17.5	8.8	16.0	26.6	4.3	7.8

Source: Statsaa, Census 2011

Source: Thabazimbi IDP 2013/14

In Table 12 the unemployment figures are paired with statistics related to the level of education in the Municipality. It is evident that 7.6% of the population have matric and 26.6% are qualified at tertiary level or higher. The level of education at tertiary level is relatively high, but there is still a large majority of the population who do not have matric. Although there is thus a lack of formal education, there is rather a need for the development of specific skills related to the primary economic sectors of mining and agriculture.

Income

As indicated in Table 13 the majority of households earn between R3201 – R6400 per month. There are 3 518 households (out of 25 080) with no monthly income. A total of 8 412 households earn below R2 300 per month. The latter group are indigents and are thus entitled to free basic services.

Table 13: Monthly Income per Household

Thabazimbi 2011	
Income Category	Household
No income	3 518
R1 – R400	686
R401 – R800	1 027
R801 – R1 600	3 165
R1 601 – R3 200	4 048
R3 201 – R6 400	5 021
R6 401 – R12 800	3 517
R12 801 – R25 600	2 474
R25 601 – R51 200	1 160
R51 201 – R102 400	313
R102 401 – R204 800	105
R204 801 or more	45

Source: Thabazimbi IDP 2013/14



3.4 ENVIRONMENTAL FEATURES

3.4.1 TOPOGRAPHY AND HYDROLOGY

Thabazimbi is located in the Waterberg District which derives its name from the Waterberg Mountains, given by the indigenous people of the area due to the many water streams flowing down the mountain slopes.

Thabazimbi is generally a mountainous area, particularly towards the central and eastern side of the municipal area. The various mountain ranges include the Rooiberg Mountains, Boshoffs Mountain, Sandriviers Mountain, Kransberg Mountain, Witfonteinrant, Berg van Winde, Elandsberge, etc (see **Figure 13**). Parts of these mountains are included in a large Tourism and Conservation Core defined in the Waterberg Environmental Management Framework.

The principle peaks are the Ysterberg, Boshofberg and Kransberg. The eastern mountain ranges form part of the Waterberg Mountain range and together form a central mountain plateau. It is linked to the Sebetiela Mountains in the south-eastern part of the Waterberg District, which in turn is linked to the Great Escarpment of the Drakensberg Mountain range at the Strydpoort Mountains.

The Thabazimbi municipality area is predominantly situated in the “Lower Crocodile Water Sub-Management Area”. This sub-management area represents the portion of the Crocodile River catchment that is downstream of

the confluence with the Elands River. The river flows in a north/ north-westerly direction and converges with the Marico River after which it is known as the Limpopo River. The Lower Crocodile River has two large tributaries, namely the Sand River and the Bierspruit which join the Crocodile River to the west of Thabazimbi town. Irrigation is the dominant water demand in this sub-area.

A number of smaller rivers and streams in the LM include the Sondags (Sundays) River, Blinkwater Spruit, Moepel Spruit, and the Rooikuil Spruit that runs through the urban fabric of Thabazimbi Town.

The catchments are the primary source of water for perennial- and seasonal rivers and are responsible for a large percentage of local water being used for economic activities and for human consumption. Sponges and wetlands are found in the catchments, which are situated almost exclusively in the mountain ranges of the study area. They are the primary absorbers of water for groundwater sources.

A large percentage of land area within Thabazimbi cannot be considered for urban development due to the mountainous terrain and the presence of riverine areas.



3.4.2 CONSERVATION AND BIODIVERSITY

Mountains, ridges, koppies, areas within the natural floodplains and riparian zones of streams or rivers, as well as wetlands and pans are typically rich in biodiversity.

Furthermore, a number of formally protected nature reserves are found within the municipal boundaries. These include Marakele National Park (MNP), Ben Alberts Nature Reserve, Atherstone Nature Reserve, Madeleine Robinson Nature Reserve, and Madikwe Nature Reserve. Two eco parks found in the TLM are namely Thaba Tholo and Rhino Eco Park (refer to Figure 13).

The MNP ecosystem is currently fragmented by public roads and different land holdings. Its current proclaimed area comprises 67 800 ha but it is set to expand in size to approximately 115 000 ha, twice the current size of the Piliang National Park. The intention is that this greater park will include, by management arrangement, the 330 km² Welgevonden Private Game Reserve, the 90 km² Matla Mamba Game Reserve, the 40 km² Sterkfontein and 20 km² Hoopdal sections. The MNP provides Thabazimbi with an opportunity to develop as a prime eco-tourist destination.

The Waterberg Biosphere Reserve (WBR) was recently registered with UNESCO. It includes the areas of highest biodiversity within the Waterberg District, and stretches from Marakele National Park to Masebe/ Moepel Nature

Reserve in Mogalakwena LM in the north-east and Nylsvley Nature Reserve near Mookgophong Town (Naboomspruit) in the south-east (see **Figure 14a**).

The Biosphere aims to protect the biodiversity within its boundaries by regulating internal land use. It comprises a Core Zone, a Buffer Zone, and a Transition Zone. The Core Zone is earmarked for conservation and tourism. The Buffer Zone comprises relatively undisturbed areas of the Waterberg Complex that is worthy of protection. This zone could typically incorporate “soft” activities such as conservation based education, training, research and recreation. The Transition Zone would allow land uses that are traditionally not regarded as being tourism and conservation sensitive, such as dry land production and even a form of low impact urban development. The study area is mainly affected by the Buffer and Transition Zones.

Although only a small part of the Waterberg Biosphere falls within Thabazimbi LM (see Figure 13), the municipal area is a key access point to the Biosphere from the North West Province. The Biosphere is also strongly linked to eco-tourism activities within the District. Related routes and landmarks are indicated on **Figure 14b** and should be incorporated into the SDF proposals.

3.4.3 WATER AND AIR QUALITY

With regards to water pollution, the absence and/or shortage of waste water treatment facilities, sanitation infrastructure and waste disposal facilities in settlements in the municipal area can lead to pollution and health risks.



Unplanned (informal) settlements also have a major negative effect on the environment in that trees and plants are often used for firewood, building material, shade/ shelter and grazing – often resulting in the over-utilisation and/or the loss of natural resources and habitats.

Although, according to the WDM SDF (2013), air pollution is not currently problematic within the District area, the entire municipal area was earmarked as an Air Pollution Hot Spot in the Waterberg District EMF (2010).

Sources of pollution within TLM specifically include vehicle emissions along major roads, crop farming, veld fires particularly during winter, as well as Thabazimbi Mine and Amandelbult Platinum Mine. Scheduled processes within TLM include Northam Platinum, WES Enterprises and PPC Cement.

3.4.4 VEGETATION

The two most prominent vegetation categories in the municipal area is namely Dwaalboom Thornveld and Western Sandy Bushveld (see **Figure 15**). There is some Limpopo Sweet Bushveld along the northern border, and pockets of Waterberg Mountain Bushveld along the ridges to the south.

The entire Thabazimbi LM falls within the Savanna Biome.

3.4.5 GEOLOGY

Figures 16 gives an indication of the geology in the municipal area. The north-western extents of the Municipality predominantly comprise of Sedimentary and Granite and the northern extents of Arenite and Norite. The south-eastern parts comprise a mixture of predominantly Arenite and Granite. The Iron Formation rock is clearly visible around Thabazimbi Town. Note that the areas comprising dolomite are not be ideal for urban development.

3.4.6 MINERAL POTENTIAL

The Thabazimbi Municipality has some of the richest mineral deposits in the world.

The geology to the north of the Magaliesberg is largely dominated by the western limb of the Bushveld Igneous Complex (BIC) (see Diagram 1). The Bushveld Igneous Complex (BIC) is a huge, geologically unique, saucer-shaped intrusion with a width of 350km, length of 250km, thickness of up to 12km and a total underlying area of 66,000km². It yields a wide range of mineral commodities with platinum group metals (PGMs) concentrated in its Merensky and UG2 reefs. A number of mines have been developed in the area as a result.

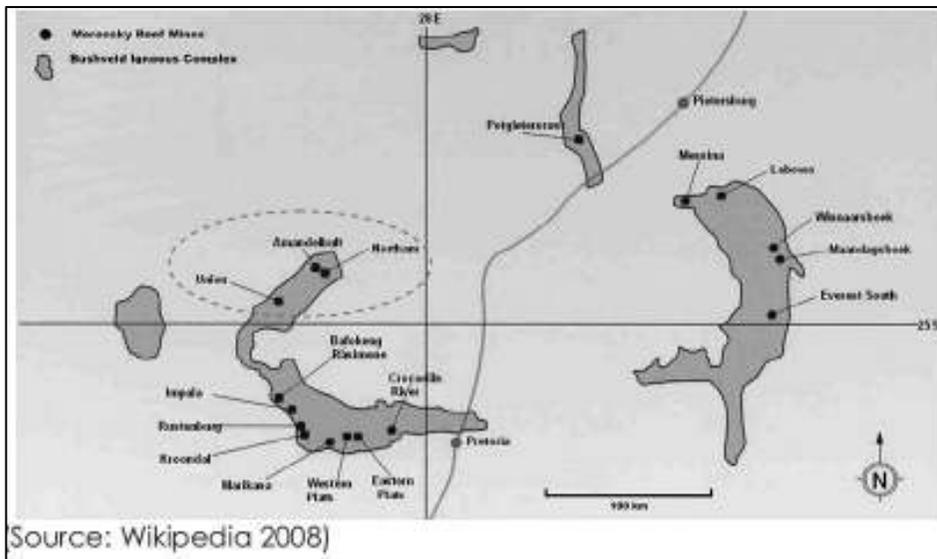


Diagram 1: General Location of the Bushveld Igneous Complex (BIC)

The thickness of Merensky reef varies between 10cm and 300cm and the underlying UG2 reef is approximately 1.3m to 1.5m thick. The dip of these platinum bearing ore bodies is towards the south-east. The PGM reserves in the two reefs are estimated to be 547 million ounces and one billion ounces respectively. Merensky, whose resources are being extracted since 1925, has suffered depletion during recent years. The UG2 reef, which is found between 16m and 400m vertically down the Merensky reef, now accounts for more than 50% of all the PGM containing ore processed in South Africa (www.miningtechnology.com).

The most prevalent mineral deposits in the southern part of the LM (in the vicinity of Swartklip and Northam) are PGM's – platinum, chrome, vanadium and granite especially (refer to **Figure 17**).

Andalusite fields contain iron deposits and are especially prevalent around Thabazimbi Town. The Waterberg Coal fields in the area comprise 45% of the total coal reserve of South Africa. Note that to the north in the vicinity of Lephalale Town lies some of the country's greatest remaining coal fields.

A number of tin fields occur in the municipal area, including the Rooiberg Tin Field. Dwaalboom has a Palygorskite Field.

The table below summarises the mineral deposits in the TLM by location:

MINERAL NAME	LOCATION
Platinum	Northam Complex, Swartklip
Gold	Kaya se Put (Madikwe)
Limestone	Dwaalboom, Koedoeskop
Andalusite	Maroeloesfontein, Grootfontein (Rhino Mine)
Iron Ore	Donkerpoort

Source: Thabazimbi IDP 2013/14



3.4.7 SOIL TYPES

Soils of the Crocodile (West) Marico Water Management Area within which Thabazimbi falls are generally classified as moderate to deep sandy loam with most of the clayey loam soils in particular highly suitable for commercial agriculture (given water availability). Thabazimbi falls within the arid to semi arid climatic zone. There are high occurrences of especially the following soil types (see **Figure 18**):

- Black and red strongly structured clayey soils with high base status;
- Soils with minimal development – usually shallow on hard or weathering rock lime rare or absent in the landscape;
- Soils with negligible to weak profile development – usually occurring on recent flood plains.

3.4.8 HIGH POTENTIAL AGRICULTURE AREAS

Thabazimbi lies within the southern African bushveld eco region of Limpopo, renowned for cattle ranching and game farming.

The municipal area mostly comprises 'moderate to high agricultural capability land' (refer to **Figure 19**). The area around and to the north-east of Thabazimbi Town comprises especially high capability land, together with the areas adjacent to the Crocodile River and its large tributaries, the Sand River and the

Bier Spruit. The central and south-eastern parts of the LM include pockets of 'moderate agricultural land capability.

3.4.9 GUIDELINES: WATERBERG ENVIRONMENTAL MANAGEMENT FRAMEWORK (EMF)

The Waterberg Environmental Management Framework (EMF) 2010 divided the District area into eleven (11) environmental management zones (refer to **Figure 20**) for management purposes. The most prominent features pertaining to the TLM are namely:

- Major Infrastructure Corridor (Zone 11) along route R510 from north to south;
- The south-western corner is earmarked as an Agricultural Priority area with a commercial focus (intensive) (Zone 10);
- A diagonal east-west belt of Nature and cultural tourism focus area within a high quality natural setting (Zone 2) transecting Thabazimbi Town; and
- The greatest part of the remainder of the municipal land is earmarked as Game and Cattle Farming areas with a commercial focus (Zone 3);

The SDF should be aligned with the proposals of the WDM EMF.



3.5 MUNICIPAL SPATIAL STRUCTURE

The area's local economy depends largely on the Mining, Agriculture and Tourism sectors. The Municipality's spatial structure is thus particularly influenced by mineral occurrences, the agricultural potential of land, the location of National Parks and conservancies, and the road network.

Urban development in Thabazimbi is primarily consolidated along the regional road network. Thabazimbi, Rooiberg and Leeupoort are located amidst the highest mountains in the area and in the southern and eastern extents of the municipal area (refer to **Figure 21a**). The terrain flattens out towards Northam and Swartklip in the south, Dwaalboom in the west and northwards past Sentrum towards the Botswana border. The urban areas are centres of primary and secondary services.

Mining activity in Thabazimbi is primarily consolidated in the southern part of the LM namely just to the south of Thabazimbi Town, to the west of Northam, and between Thabazimbi and Northam. Along with the mining activities the different mines also established residential settlements within the mine boundaries, i.e. Setaria Mine Town, Amandelbult Mine Town, and Swartklip Mine Town. Of the three mining towns, Setaria is the only proclaimed township.

The mining activities encourage the establishment of informal settlements in close proximity, for example Schilpadnest, Jabulani, and Rooiberg Informal. Informal settlement has also consolidated around some of the urban areas eg

Donkerpoort and Skierlik located at Thabazimbi and Northam Towns respectively.

With regards to the remainder of the municipal area, approximately 40% of the land in the LM is utilised for game farming, 50% for extensive cattle farming, +/- 2% for irrigation, and +/-3% for dry-land farming.

Irrigation farming is concentrated along the Crocodile River that transects the municipal area from north to south. Dry crop farming is concentrated predominantly in the western extents of the Municipality, while the remainder of the municipal area is mostly utilised for game farming. Note that some of the riparian zone along the water courses have been invaded during the clearing of farming plots; this is regarded as a significant environmental problem.

The larger Thabazimbi area is becoming a very popular holiday destination particularly for rural residential development in the form of "Bushveld" properties – low density development surrounded by an expanse of grazing for game. There are also many private nature reserves in the study area, many of which are game farms (refer to Figure 21a). This trend is resulting in the increased development of agricultural land, typically game farms or areas with natural aesthetic beauty, into rural residential estates.

Figure 21b gives an indication of the distribution of buildings located outside of towns and settlements in the municipal area. It is evident that there is a trend of slightly higher densities along river courses and also close to district roads.



These structures thus likely represent a combination of farmsteads, game lodges and rural residential estates as discussed above.

Note that the Lephalale area to the north-east of Thabazimbi is experiencing enormous growth in the mining and energy industries. Companies such as Eskom, Exxaro, Anglo Coal and Sasol have identified a number of development projects which will significantly affect the development pattern of the surrounding region. One such example is the potential mining activities in the vicinity of Steenbokpan, bordering onto the TLM to the north-east.

3.6 MOVEMENT NETWORK AND TRANSPORT

INFRASTRUCTURE

3.6.1 ROADS

The N1 and N11 national freeways traverse the eastern extents of the Waterberg District, connecting Gauteng and Middelburg with Polokwane and Botswana respectively. However, no national routes/ freeways or Provincial Corridors traverse the Thabazimbi municipal area itself. The local movement network comprises a system of regional roads, supplemented by District and local routes that provide access to and link settlements (refer to Figure 21a).

The following are the major linkages to and through the municipal area:

- **R510 (P16/2):** A north-south link from Rustenburg (North West Province), via Northam and Thabazimbi Town, to Lephalale Town – commonly known as the Rustenburg-Thabazimbi Road. It is also a main route to the Botswana border (Stockpoort). High volume of heavy truck traffic due to bulk haulage of cement, mining timber and ore. The route also plays a major role in the District's tourism economy, particularly in reference to the Magalies Meander.
- **R511 (P110/1):** Runs from Brits in the south and parallel to route R510, converging with the R510 just south of Thabazimbi Town. It is a main feeder from Gauteng. Requires urgent upgrading due to the occurrence of potholes.
- **R516 (P20/1):** An east-west route linking Thabazimbi to Bela-Bela (via route R511); and access road to Leeupoort. This forms part of a main transport route for platinum ore from the Rustenburg area to the smelter in Polokwane. It is also a feeder from Gauteng to Thabazimbi. The section between Koedoeskop and Thabazimbi Town is particularly bad. The road is in the process of being upgraded incrementally from Bela Bela.
- **D1235:** Commonly known as the Brits-Swartklip Road, links the municipal area to the North-West Province, via Swartklip and Northam.
- **D1485:** Provides access to the TLM from Vaalwater, and to the Marakele Nature Reserve along the eastern border.
- **D2460:** The old border road; it has a broad road reserve to allow for aeroplane landings. A local link to Alldays.

Thabazimbi Town is thus well-connected to other major centres in the area via regional and district routes. However, the quality and maintenance of some of



these routes hamper connectivity. The dilapidated state of some of the regional roads is due to heavy vehicles transporting ore and construction material on a daily basis. Besides damage to the road surfaces, the trucks also restrict the flow of traffic as these routes are mainly single-carriage ways. The bad state of especially the Madibeng-Thabazimbi-Lephalale road (R510) forces traffic to re-route via Modimolle, Vaalwater and Bela Bela. Note that the road falls within the provincial jurisdiction.

There is a need to tar the following road sections to improve connectivity intra- and inter regionally:

- P20/2/ D1234: Link between Koedoeskop and Northam;
- D928: Access road to Rooiberg from Thabazimbi Town. Has long been earmarked for tarring, but has to date not been completed. Once this road is tarred, it could become the main route to Thabazimbi from Gauteng and from the northern parts of the Province;
- D4426 from P20/1 to Kromdraai; and
- D113 from North West Province to the Derdepoort border post (Botswana).

3.6.2 RAIL

The whole rail network in the Limpopo Province is owned by Transnet Freight Rail formerly known as Spoornet.

The only rail link in the Thabazimbi area is the Northam-Thabazimbi-Lephalale heavy haul rail link (refer to Figure 21a). The link extends from Lephalale

(Grootgeluk) to Thabazimbi, Northam, Rustenburg, Madibeng, and Gauteng at Pretoria station. There are mining shafts near the following halts and stations in TLM:

- Northam
- Tussenin
- Chromedale
- Thabazimbi

This line serves to transport mining produce. Note that the majority of iron ore within the TLM is, however, currently transported by road. The Lephalale TMP proposed the extension of the heavy haul rail link from Lephalale to Botswana, to enhance the exportation of minerals. This is in line with National Government's priority to upgrade and re-align railway networks across the country, and specifically the heavy haul rail facilities (2012).

The District Integrated Transport Plan (ITP) indicated that the possibility of resuscitating a rail passenger services from Thabazimbi to both Lephalale and Gauteng should be explored since the rail network is in place and well maintained.

3.6.3 AIR

Thabazimbi Town has an airstrip which accommodates light aircraft (see Figure 21b). The strip is owned by the local mining company. At present no commercial flights are accommodated at the airfield. The closest international



airfield to the study area is at Pilanesberg, although the closest international airport within the Limpopo Province is at Polokwane.

A number of additional private airfields are found throughout the municipal area, which are mostly associated with the tourism industry and mining activities.

3.6.4 PUBLIC TRANSPORT

Public transport coverage in the Local Municipality is relatively good, despite the poor condition of public transport infrastructure. There is one formal taxi rank within the LM, located in the Thabazimbi CBD. The mines often arrange their own transport for employees.

As mentioned, there might be a possibility to resuscitate a rail passenger services from Thabazimbi to both Lephalale and Gauteng. This should be further explored.

According to the Waterberg ITP (2011) general challenges to the public transport system are related to infrastructure, unaffordable fees (compared to the average income level), lack of learner transport, issues pertaining to licences/ formalization of the taxi industry, and a lack of amenities at intermodal facilities.

3.7 SPATIAL DISTRIBUTION OF ECONOMIC ACTIVITIES

3.7.1 MINING

As mentioned, parts of the Far Western and Western sectors of the Bushveld Igneous Complex (BIC) are located within the TLM. The BIC is the largest reserve of PGM worldwide. The most important minerals associated with the far western and western sectors of the BIC are PGMs. The sections in TLM are currently exploited by four mines namely Northam Platinum (Goldfields), former Amandelbult section (AMPLATS), and Union section (AMPLATS). Note that the Amandelbult section was split into two mines in 2009, namely Tumela and Dishaba mines.

Other minerals mined in TLM include tin. The Rooiberg Tin Field was exploited in the past with three mines namely the Rooiberg Mine (Mine A) on the farm Olievenbosch (506 KQ), B Mine on farm Nieuwpoort (516 KQ) and C Mine located on the farm Leeuwpoort (554 KQ).

The iron ore mines in Thabazimbi are relatively matured. Kumba's Thabazimbi mine has long been seen as in the final stages of its life cycle, with an estimated two to four years remaining. However, Kumba Iron Ore intend to execute various 'low grid' beneficiation processes at Thabazimbi that could extend the lifespan of the mine.



Dwaalboom has a Palygorskite Field. The mineral occurs on the farms Zuurverdiend (167 KP), Loggerindehoek (169 KP), Grootvlei (160 KP), Goedverwacht (168 KP) and Belgie (181 KP). At present, only the south-eastern portion of the farm Zuurverdiend is mined (by PPC).

In summary, Table 14 lists all the mines in the TLM:

Table 14: Mines in the TLM

GROUP	COMPANY	MINE	FARMS
Anglo Platinum	Rustenburg Platinum Mine	Union Section	Turfbult 404 KQ, Swartklip 405 KQ, Haakdoorn 6 KQ, Spitskop 410 KQ
Anglo Platinum	Rustenburg Platinum Mines	Amandelbult Section	Zwartkop 369 KQ, Amandelbult 383 KQ, Schilpadnest 385 KQ, Elandsfontein 386 KQ, Middellaagte 382 KQ, Elandskuil 378 KQ, Haakdoomdrift 374 KQ
Northam Platinum Limited	Northam Platinum Mine Limited	Northam Platinum Mine	Zondereinde 384 KQ, Vruggaar 387 KQ, Vruggaar 381 KQ, Middeldrift 379 KQ, Grootkuil 376 KQ, Kopje Alleen 422 KQ.
Kumba Resources	Thabazimbi Iron Ore Mine	Thabazimbi Mine	Kwaggashoek 345 KQ, Wachteenbietjesdraai 350 KQ, Donkerpoort 344 KQ, Rosseauspoort 319 KQ, Doornhoek 318 KQ
		Rooiberg Mine Tin	No longer in operation, Olievenbosch 506 KQ
		B Mine (Tin)	No longer in operation, Nieuwpoort 516 KQ
		C Mine (Tin)	No longer in operation, Leeuwpoort 554 KQ
PPC		Dwaalboom Palygorskite	Zuurverdiend 167 KP, Loggerindehoek 169 KP, Grootvlei 160 KP, Goedverwacht 168 KP, Belgie 181 KP. Only south-eastern portion of Zuurverdiend is mined at present
	SAMREC PTY LTD.	Rhino Andalusite Mine	Portion 3 Grootfontein 352 KQ, Other deposits: Buffelshoek 351 KQ, Buffelsfontein 353KQ, Rooywal 441KQ, Rhenosterkloof 483KQ and Weltevreden 478KQ.
	Sand	Coetzee Sandwerke	<ul style="list-style-type: none"> • Doornhoek 318 KQ • Klipgat, Zonderende 384KQ
		Paul Hugo Landgoed LTD.	

Source: Thabazimbi ISDF 2009

3.7.2 AGRICULTURE

The Thabazimbi area is a dynamic agricultural area, with extensive agriculture occupying 50% of the land use of the municipal area (see Figure 21a). Livestock farming and field cropping of wheat and soya form the keystones of the local economy. Dryland and irrigation activities take place, particularly with hardier crops such as sorghum, but dryland conditions are risky given the climatic conditions. Significant irrigation regions include the Crocodile region and Dwaalboom/ Amandelbult region.

Various agricultural projects are the currently taking place within the TLM. Some of the main projects are listed below:

Table 15: Agricultural Projects

Name of Project	Activity / Commodity
Kwena Ya Madiba Agricultural Connexion Project	Poultry and Vegetables
Miracle Mile Inv 57 Pty Ltd	Vegetables
Mokonyane Farming	Livestock and vegetables
Mooivalei Citrus Project	Citrus and vegetables
Rakgase Farming	Cattle and grain
Seven Hills Food Security	Vegetables
Sonah Poultry	Poultry

Little local beneficiation takes place with livestock in particular being exported generally at the weaner stage for finishing and processing elsewhere. Also, no significant value is being added to products such as sunflower and milk.



Mixed game-livestock farming models are already relatively common with significant areas already dedicated exclusively to game.

3.7.3 TOURISM

Thabazimbi lies within the Waterberg area which is often generally designated as part of the 'Bushveld' region of South Africa. As a predominantly rural and picturesque partly mountainous area it has significant proven tourism potential as a hunting destination (its more traditional role) as well as an evolving wider eco-tourism role. Tourism activities in the municipal area include, amongst others, game farms, private resorts, eco-estates, lodges, 4x4 trails, and hiking trails.

Additional tourism facilities, at a more localised scale, include a selection of guest houses, B&Bs and other accommodation is found within the town of Thabazimbi, Northam, Rooiberg, Kromdraai, Leeupoort, Dwaalboom. Additionally, Thabazimbi Town annually hosts a 'Wildsfees' in autumn, as well as a 'Landbou Skou' in winter. Both these events are usually hosted on the Showgrounds along route D1485. The annual Oppikoppi music festival is a major tourism attraction near Northam.

The nature reserves in the municipal area are also tourism attractions, with the Marakele National Park (MNP) forming a natural epicentre of eco-tourism in the area.

3.8 TOWNS AND SETTLEMENTS: ROLE, SPATIAL STRUCTURE AND LAND USE

As mentioned, the Formal Towns in the study area are namely Thabazimbi/Regorogile, Northam, Rooiberg, and Leeupoort. The Rural Towns include Dwaalboom, Kromdraai, Koedoeskop, Makoppa, and Sentrum. There are three Mining Settlements namely Setaria, Swartklip and Amandelbult. Finally, there are a number of Informal Settlements, which are predominantly associated with mining activities and urban development (towns).

In this section, the spatial structure and land use patterns of the town and prominent settlement are discussed.

3.8.1 THABAZIMBI TOWN, REGOROGILE, DONKERPOORT

Thabazimbi Town has its origin in the exploitation of local iron ore deposits now mined by Kumba Iron Ore, and is the primary activity node of the Thabazimbi Municipality. It is located fairly central to municipal area, to the south-east of the intersection of routes R510 and D1485. Regorogile is a relatively large low income area situated just to the north-west of Thabazimbi Town. Functionally Regorogile forms part of Thabazimbi Town (see **Figures 22.1a and 22.2b**).



As the primary activity node, Thabazimbi has a well-established business and industrial area, and also provides the majority of higher order community services to the municipal area.

The main structuring elements in the study area are namely route R510, the railway line, and the open space system of the Rooikuil Spruit⁽¹⁾ which physically separates Thabazimbi Town and Regorogile township. The town is surrounded by mountains. Its expansion is thus largely dictated by the topography.

The town's historic CBD⁽²⁾ is located on a hill where it originated in support of the mining activity to the south of the town. Over time, a new core⁽³⁾ was however established closer to the regional movement network (R510 and D1485).

Furthermore, a number of commercial and business uses have established along route R510, with non-residential uses located mostly along the northern side of the road. These include three small and medium retail shopping centres⁽⁴⁾, an industrial area⁽⁵⁾, an Agri Depot and mill⁽⁶⁾, a nursery⁽⁷⁾, showgrounds⁽⁸⁾, a cemetery⁽⁹⁾ and an airstrip⁽¹⁰⁾.

The town is currently experiencing tremendous residential expansion. Strategic vacant land pockets in the Town include the land pocket⁽¹¹⁾ adjacent to the showgrounds near the entrance to Thabazimbi CBD, as well as the remaining vacant erven⁽¹²⁾ in the south-eastern extents of the CBD.

A small business node⁽¹³⁾ has established in Regorogile, serving the basic needs of the local community. Also, a new provincial hospital with ancillary uses is being constructed on a portion of the vacant land⁽¹⁴⁾ south of Regorogile Extension 7. The remainder of this erf is a strategic land parcel, together with the strip of land⁽¹⁵⁾ between Regorogile and route R510.

There is some informal settlement to the south of Regorogile, some of which is located within the 1:100 year flood line of a drainage system. A new low-cost housing project has recently been launched north of Regorogile, on the farm Rosseauspoort 319 KQ, which will provide ±900 houses (Thabazimbi IDP).

The Donkerpoort Informal settlement⁽¹⁶⁾ is located just outside the industrial area of Thabazimbi Town along route R510, on the Remainder of Donkerpoort 344 KQ. The land is privately owned, and earmarked for Industrial/ Commercial use. It is also close to a stormwater channel from Regorogile which could pose a threat in the case of heavy rain/ flooding.

Issues to be addressed:

- Negative impact of mining on environmentally sensitive areas and visual amenity/ tourism potential of the town.
- Regorogile Informal and Donkerpoort represents sprawl on environmentally sensitive or otherwise undevelopable land.
- Spatial separation between Thabazimbi and Regorogile.
- Need to identify land for housing development.
- There is a need to identify land for a new cemetery.
- Lack of engineering services.



3.8.2 NORTHAM, MOJUTENG

Northam is the second largest town in the municipal area. It is located near the southern border of the municipal area along route R510 (P16-2), the main arterial route to Rustenburg. The town's primary activity is mining related to the Northam Mine. The town provides off-site residential housing for employees of nearby mines. One of the major tourism attractions to Northam is the annual music festival, Oppikoppi, that attracts hundreds of artists and thousands of fans every year in August.

Route R510 forms a loop as it passes through Northam. The railway line from Rustenburg runs parallel to the east of the loop formed by route R510. A side-line of the rail branches off to the west to serve, amongst others, Swartklip Mining Town. There is however no railway station within Northam. Note that the proposed Long Haul Freight Rail by Transnet will pass through the town.

As is evident from **Figure 22.2a**, Northam's urban footprint is consolidated along route R510 and the railway line. The town has a well-established business sector, albeit smaller than that of Thabazimbi. It caters not only for the residents of the town, but also for the wider farming and mining communities. The CBD is situated between route R510, the railway line, and route D1235. To the west of route R510 and immediately adjacent to the historic CBD is Northam Mall; there is a small linear industrial area to the south of the Mall, along the railway line.

The old town is located to the north of the CBD, while the traditional township area – Mojuteng – is situated on the opposite side of the railway line to the south. However, the town has expanded to the east of the railway line. The strip of land adjacent to the eastern side of the railway line and north of route D1235 comprises a few schools.

Informal trade is mainly consolidated around the taxi rank at the intersection of routes R510 and D1235, as well as along the length of route D1235. The town's sewage works are situated to the west of the Mall.

Northam is experiencing massive development pressure due to the expanding mining activities, evident in the seven applications for residential townships around the existing urban footprint (see **Figure 22.2b**). The new townships will almost triple the number of serviced stands in Northam. An application is also in process for a Solar Farm to the west of the town (Northam Extension 18) and for a new business complex (Extension 6).

The aesthetic appeal of the town is affected by a quarry at the northern town entrance, and a landfill/ dumping site at the eastern entrance.

The majority of the area surrounding the town is agricultural in nature, with commercial game- and cattle farming predominantly to the north of the town, and intensive commercial agricultural agriculture focused to the south. Some exceptions are Koedoespoort Eco Estate to the north-east of Northam, and Wildebeestlaagte on the opposite side of the Phufane Spruit to the south-west



of the town, which is earmarked for residential expansion and limited industrial development.

Finally, there is a small informal settlement area to the east of Northam, known as Helen Park.

Issues to be addressed:

- Pressing demand for housing, especially affordable and low cost housing.
- Existing informal settlement.
- Illegal dumping at the quarry to the north of town.
- Stormwater drainage and road maintenance.

3.8.3 DWALBOOM, DWALBOOM INFORMAL

Dwaalboom is a village of which the main activities are centred around the PPC mine, as well as being a service centre to the surrounding agricultural activities. Situated at the intersection of routes D2702 and D1649, it is the most significant service centre in the western parts of the municipal area and Thabazimbi LM's closest service centre to the Derdepoort (Botswana) border post. Yet, Dwaalboom has not been formalised and is thus not included in the Municipality' LUMS.

The surrounding area is intensely utilised for commercial dry crop farming, but also comprises a number of lodges. The greatest concentration of residential settlement in Dwaalboom is to the south of the intersection between routes

D2702 and D1649 (see **Figure 22.3**). The PPC mine is situated in the northern quadrant of the intersection. There is a primary school on either side of the town, and a police station at the village access point.

Issues to be addressed:

- Potential upgrade of route D1649 from Dwaalboom to Thabazimbi.
- Potential upgrade of routes D1629 and D113 from Dwaalboom to Derdepoort border post (Botswana).
- Dwaalboom was identified as a possible agri-village in the previous SDF and the Thabazimbi Housing Strategy 2010 (40 units).

3.8.4 ROOIBERG, ROOIBERG INFORMAL

The small town is situated amidst the ridges in the south-east of Thabazimbi municipal area and along route D928 – the main access road to the Marakele National Park (MNP) and main route between Bela-Bela and Thabazimbi Towns.

Rooiberg town was established and proclaimed in 1996, as a service centre to the local mining activity. The town's function has diversified since the cessation of the mining activities and residents nowadays include retired citizens as well as businessmen primarily involved in agriculture, tourism and property. The historic mine dump is still found to the north of the town.



Rooiberg has a limited economic base. Its business area is situated at the intersection of Rooi Ivoor and Maroela Streets (see **Figure 22.4**). To the north of route D928 is a clinic, while the town's residential component is mostly consolidated to the south. There are also a police station and two schools, located within the residential area.

Rooiberg has recently shown development potential in eco-orientated rural residential living. The town's popularity lies in its location close to a large number of nature- and game reserves, including MNP. It also falls within the Transition Zone of the Waterberg Biosphere. The interest is such that the town and surrounds have become one of the most popular tourism investment areas in the area according to the previous SDF. The IDP earmarked route D928 to be tarred based on its strategic tourism function.

Rooiberg Informal is situated just to the south-east of the town on the Remainder of the farm Rooiberg, 604 KQ. The area is however partly affected by undermining. Households on the affected land will have to be relocated. The Department of Local Government and Housing has already approved a Low Cost Housing project in Rooiberg Informal (± 200 housing subsidies) that could serve to address the relocation of the residents.

Issues to be addressed:

- Limited local employment opportunities but much development potential derived from locality.
- Relocation of residents on undermined land in Rooiberg Informal.

3.8.5 LEEUPOORT HOLIDAY TOWN (VAKANSIEDORP), RAPHUTI STAD, LEEUWPOORT

The Leeupoort settlement is located south-east of Thabazimbi Town along route R516 (P20-1), the main road to Bela-Bela. Leeupoort was established as an eco-township with low density and a conservation ethic. It is one of only a few "Holiday Townships" in the country. It was initially established as a private development, but after it experienced financial difficulties the township was taken over by the former Bushveld District Council and thereafter inherited by the Thabazimbi Municipality as a public township (SDF 2009).

The township lies to the south of route R516 and has a rural character. There are gravel roads, households depend on borehole water and septic tanks for services, and there are limited boundary fences around dwelling houses with game roaming freely within the confines of the township. Its character, together with the local fauna and flora, are protected in the original conditions of establishment of the township. Leeupoort's business area is located at the town entrance including a guesthouse/ chalet complex and a caravan park (see **Figure 22.5**). There are also a social hall, swimming pool, jacuzzi and kiosk within the residential fabric, and the Municipality has approved Leeupoort Extension 10 on the farm Weihoek that includes a small business node and a number of residential properties.

Two main groups of home owners are found in the town. The first are the permanent residents comprising retired people, business owners and



employees of nearby mines. The second group are people that rent their homes out as holiday accommodation.

The wider area is increasingly being developed for similar eco-lifestyle developments.

Adjacent to the south of Leeupoort is the Remainder of the farm Weikrans 539 KQ which has high conservation value. Leeupoort residents have unlimited access to this vast open area for the purposes of game viewing, ornithological pursuits, photography and hiking. It also provides a substantial part of the grazing for the established game population.

Raphuti Stad is an informal settlement located to the north of Leeupoort and route R516 on the farm Weikrans 539 KQ. The Strydom-house, a solid waste dumping site and a municipal cattle pound are also found to the north of the road. Many Raphuti residents appear to be employed as municipal workers, domestic servants, gardeners and general labours at Leeupoort or at the surrounding farms. Also, a large number of people are unemployed and no public transport is available to enable residents to seek employment elsewhere.

A formal low-cost housing project (RDP) was approved at Raphuti Stad (Leeupoort Extension 7), but formal development has not as yet commenced. The previous SDF noted that every effort should be made to expeditiously formalise and finalise the proclamation of Leeupoort Extension 7.

The area surrounding Raphuti is very scenic, including a spring and waterfalls in the rainy season. Raphuti Stad forms an ecological unit together with Leeupoort and the Remainder of the farm Weikrans.

There are no social amenities in Leeupoort Holiday Town or Raphuti. However, roughly 10km to the east of Leeupoort lies a very small residential area – Leeupoort – which includes a primary school.

Issues to be addressed:

- The conservation and sustainable development of Leeupoort and similar developments in the surrounds.
- Lack of community facilities.
- Insufficient waste management infrastructure.
- Finalisation of Leeupoort Extension 7.

3.8.6 KOEDOESKOP

Koedoeskop is a small rural settlement located to the south of Thabazimbi amidst the intensively irrigated area along the Crocodile River. Its resident community is very small but, as an agricultural service centre, it comprises some agriculture-related services and a limited business core that serves the surrounding farming community.

The settlement comprises two small clusters of non-residential activity. There is a concentration of services at the intersection of routes P20-2 and D2784 and a



second cluster a little to the east at the intersection with route R511/ P110/1 (which links Thabazimbi to Brits) (see **Figure 22.6**).

Non-residential uses in the first cluster include a small shop/ general dealer, liquor store, tavern/ eating house, small hardware store, mini market, a church, a school and some informal businesses. The second small business area includes a filling station, workshop, shop, post office, butchery, a co-operative, and two primary schools.

Koedoeskop was identified as a possible agri-village in the previous SDF and the Thabazimbi Housing Strategy 2010 (20 units).

3.8.7 KROMDRAAI

This settlement is located a little to the east of Leeuwpoort, near the south-eastern border of Thabazimbi and along road D4426. Kromdraai is a grouping of agricultural holdings and, as such, has a distinct rural character. Land uses include some businesses, guesthouses, lodges, and a primary school (see **Figure 22.7**) but residents are dependent on Thabazimbi or Bela-Bela for the majority of services, especially higher order services.

Although there is pressure for densification of this area, subdivisions or township establishment is highly unlikely due to a lack of service infrastructure.

3.8.8 MAKOPPA/ VOORTREKKERSPOS

Makoppa is a small service centre also situated along the Crocodile River. It is located to the north-west of Thabazimbi near the intersection of routes D2700 and D115. The surrounding area is intensely utilised for irrigated agriculture and for game farms. Similar to Koedoeskop, Makoppa comprises a little rural settlement but mostly it provides a low level service to the surrounding farming community.

Non-residential uses include a few shops, take away outlet, liquor store, hardware, fuel pumps and a tavern (see **Figure 22.8**). There used to be a local clinic and post office. There is however a post office in Voortrekkerspos just to the south.

Makoppa was identified as a possible agri-village in the previous SDF and the Thabazimbi Housing Strategy 2010 (20 units).

3.8.9 SENTRUM

Similar to Makoppa and Koedoeskop this settlement is a small-scale rural settlement with predominantly agricultural land uses. It is located in the north-eastern part of the municipal area at the intersection of roads D2460 (P16-2) and D1707. The area is mostly known for game and cattle farming and the resident population is very small.



The services provided include a police station, two general dealerships, cattle auction kraals, and a secondary school (see **Figure 22.9**). Furthermore, the local community are dependent on Thabazimbi for the majority of services.

Sentrum was identified as a possible agri-village in the previous SDF and the Thabazimbi Housing Strategy 2010 (100 units).

3.8.10 SETARIA

Setaria is one of three mining settlements in the Thabazimbi Municipality, together with Swartklip and Amandelbult. Mining towns are developed immediately adjacent to the respective mining activities. Setaria is located at the Northam Platinum Mine ± 25 km south of Thabazimbi.

The mining settlements are independent from the Municipality regarding the provision of infrastructure services, i.e. water, sanitation, electricity, roads and stormwater. Of the three mining towns in TLM, Setaria is the only formally proclaimed township, but all three settlements have been incorporated into the recently completed LUMS, thus the Municipality is responsible for its land use management.

The settlements are all residential in nature, with ancillary land uses including business, a school and a clinic (see **Figure 22.10**). Residents are dependent on Thabazimbi, Northam, or the other mining settlements for higher order services.

3.8.11 SWARTKLIP

Swartklip settlement is located ± 16 km from Northam and is associated with the Anglo Platinum (RPM) Union Section Mine. It is a fully functional township with a residential area and ancillary uses including business, a hospital, clinic, and primary school (see **Figure 22.11**).

To the north-west is another small concentration of residential settlement, together with the Swartklip Golf Club and Bierspruit Dam.

3.8.12 THULAMASHWANA INFORMAL

Functionally, the informal settlement is associated with Swartklip and the Union Section Mine though it is located across the border in the Moses Kotane Local Municipality.

3.8.13 AMANDELBULT, THABAZIMBI NU

Amandelbult settlement is located at Anglo Platinum's former Amandelbult mine, just east of Setaria and ± 18 km from Northam (the Amandelbult mine was split into two mines in 2009, namely Tumela and Dishaba) (refer to **Figure**



22.12). Just to the west of Amandelbult and route R510 lies Thabazimbi Non Urban (NU), a functional extension of Amandelbult.

Like Setaria and Swartklip, Amandelbult mining town is a fully functional township with a residential area, business activities and social amenities that include a hospital, primary school and post office (see **Figure 22.12a**).

Thabazimbi NU is primarily a residential settlement. The Amandelbult Golf Club is located to the north of the settlement (see **Figure 22.12b**).

3.8.14 SCHILPADNEST “SMASH BLOCK” INFORMAL

Schilpadnest (Smashblock) informal settlement is a burgeoning informal settlement located in close proximity to the Amandelbult Mining Settlement, on Government-owned land (refer to **Figure 22.13**). This unplanned informal settlement began in pre 1994 as a result of migrant mine workers who opted for more affordable accommodation closer to their area of employment.

Smashblock can be considered as the biggest informal settlement in Limpopo Province. According to Stats SA, there are approximately 3 743 households in this informal settlement, comprising 10 726 residents. No infrastructure services are in place.

The majority of the 202 hectares upon which the informal settlement is situated, comprises mine dumps and rock stockpiles of mine waste. Large areas are also

affected by servitudes, flood lines and mining rights/ mineral potential. These factors render only 59 ha of the land developable.

Ever since its formation, there have been many efforts to upgrade and formalise the settlement but to no effect. Currently, the Thabazimbi Municipality has entered into an agreement with the land owner to acquire the land in order to commence with the township establishment process.

3.8.15 JABULANI INFORMAL

Jabulani is located close to Northam Platinum Mine on the farm Elandskuil, to the north of Amandelbult and Setaria mining towns. There are no infrastructure services and the settlement is growing consistently. Inhabitants are most likely employed at local mines and farms (Thabazimbi ISDF 2009).

3.9 COMMUNITY FACILITIES

The majority of community facilities in Thabazimbi Local Municipality are consolidated within the four towns namely Thabazimbi, Northam, Dwaalboom and Rooiberg (see **Figure 23**). Some facilities are, however, also found in the mining towns and the rural settlements throughout the municipal area. Higher order services are mostly found in Thabazimbi and Northam.



3.9.1 HEALTH

Table 16 provides a list of all the existing Health Services within the Thabazimbi Municipality.

Table 16: Health Facilities

TYPE		TOTAL	WARDS											
			1	2	3	4	5	6	7	8	9	10	11	12
Hospitals	Public	1	-	1	-	-	-	-	-	-	-	-	-	-
	Private	1	-	1	-	-	-	-	-	-	-	-	-	-
	Mines	3	-	-	-	-	1	1	-	-	-	-	1	-
Clinics		10	1	2	1	2	1	-	-	1	1	1	-	-
Mobiles		3	1	1	-	-	-	-	-	1	-	-	-	-
GRAND TOTAL		18	2	5	1	2	2	1	0	2	1	1	1	0

Source: Thabazimbi IDP 2013/14

It is evident that there are only five hospitals in the Municipality, three of which are situated in the three respective mining towns. A new provincial hospital is being constructed in Regorogile. According to the IDP 2013/14 only the administration block is currently functioning.

The health-related challenges listed in the IDP indicate a pressing shortage of funds and staff. HIV/ AIDs also has a very significant impact on the local population. Finally, the IDP notes that there is a very high turn-over of professionals in the sector due to a shortage of accommodation.

3.9.2 EDUCATION

Table 17: Educational Institutions

TYPE	TOTAL	TOTAL LEARNERS	WARDS											
			1	2	3	4	5	6	7	8	9	10	11	12
ECD	31 (7 fully registered, 15 conditionally registered and 9 not registered)	1 964	-	7	5	-	1	1	7	-	3	4	1	2
Primary	25	6 894	16	1	1	1	1	1	2	-	2	-	-	-
Combined	4	792	3	-	-	1	-	-	-	-	-	-	-	-
High School	4	2 317	1	1	-	-	-	-	-	1	1	-	-	-
Private	4	-	1	1	-	1	-	-	-	-	1	-	-	-
GRAND TOTAL	67	10 381	22	10	4	4	3	2	7	2	6	7	0	0

Source: Thabazimbi/Dwaalboom Circuit

Source: Thabazimbi IDP 2013/14

It is evident from Table 17 that there are only four secondary schools in Thabazimbi and no tertiary education institution. The IDP noted that a FET College is to be established in the 2103/14 financial year.

Relevant challenges in the education sector of the TLM are related to the provision of water and sanitation to schools, maintenance of school sports grounds, and overcrowded classrooms.

3.9.3 SAFETY AND SECURITY

There are six police stations in the study area, two Magisterial Courts, and one correctional service facility.



The police stations are namely in Thabazimbi, Rooiberg, Cumberland, Hoopdal, Dwaalboom, and Northam. The Magistrate's Court is in Thabazimbi, with periodical courts being held in Northam, Cumberland and Dwaalboom. Finally, there is a correctional services office in Thabazimbi, with two sub-offices in Northam and Cumberland.

The IDP noted that access to crime scenes is sometimes mitigated by bad road conditions.

3.9.4 POST OFFICES

Table 18: Post Offices

TOWN	TYPE & SERVICE	NO. OF POST BOXES	TOWN	TYPE & SERVICE	NO. OF POST BOXES
THABAZIMBI	1 Post Office (Rietbok Str.)	2600 Post boxes	NORTHAM	1 Postal Service	
		1000 rented	NORTHAM PLATINUM	1 Postal Service	
		16 Private Bags	SWARTKLIP	1 Postal Service	
REGOROGILE	Collection point Speed delivery service Counter Services	1000 Post boxes	DWAALBOOM	1 Postal Service	
		250 rented	AMANDELBULT	1 Postal Service	
			KOEDOESKOP	Collection point	
			ROOIBERG	Collection point	

Source: Thabazimbi IDP 2013/14

Postal services are important to a community with large proportions of migrant labour. There are post offices in Thabazimbi, Northam, Dwaalboom, and at most mining towns. Furthermore, limited postal services are offered in Regorogile, Koedoeskop and Rooiberg.

3.9.5 CEMETERIES

It was noted that the existing cemetery in Regorogile is nearly at capacity. There is a need to identify land for the expansion of the existing, or for an additional facility.

3.9.6 SPORTS AND RECREATION

Table 19: Sport and Recreation

TOWN	NUMBER / TYPE	LOCATION / FACILITIES / CONDITION
THABAZIMBI	3 Sports grounds	2 Municipal grounds that include rugby, cricket, bowls, squash, jukse, basket ball, tennis
	1 Kumba ground	Swimming pool, gym
	2 School Sport Facilities	FrikkeMeyerSecondary school ThabazimbiPrimary school
REGOROGILE	1 Sports ground	Poor condition, includes soccer, tennis, basket ball
	1 School Sport Facility	Mabogo - PediSecondary school
IPELEGENG	1 Sports ground	Kumba Resources (ISCOR) provides soccer, tennis, athletics facilities
BEN ALBERTS NATURE RESERVE	Golf Course 18 holes golf course	Good Condition
NORTHAM	1 Sport Facilities	1 Comprehensive Secondary School
		1 NorthamPrimary School
		1 Community Sport Ground
SWARTKLIP	1 Soccer field 9 hole Golf course	Good Condition
AMANDELBULT/ RETABO	1 Soccer field 9 hole Golf Course	Good Condition
DWAALBOOM	2 Sport Facilities	
GROENVLEISECONDARY SCHOOL	1 Sports ground	Tennis court, netball court and soccer fields need to be upgraded.
LEEUPORT	Driving Range (golf course)	Good Condition

Source: Thabazimbi IDP 2013/14

The sports facilities in the study area are in a poor condition (IDP).



Table 20: Parks

TOWN	NUMBER / TYPE	NAME/LOCATION / FACILITIES / CONDITION
THABAZIMBI	4 Active Public Open Spaces	Berg Boegze Club Mollie/Jordaan Park Areas along Rooikultspruit Children's Playground
REGOROGILE	08 Public Open Spaces	3 in Regorogile Ext 1, 1 in Regorogile Ext 2 1 in Regorogile Ext 3, 1 in Regorogile Ext 4 and 2 in Regorogile Ext 5

Source: Thabazimbi IDP 2013/14

According to the information, there are only parks in Thabazimbi and Regorogile; none in any of the other towns or settlements. Illegal dumping and maintenance was noted as a challenge in most municipal parks (IDP).

Table 21: Libraries

TOWN	NUMBER / TYPE	LOCATION / STAFF
THABAZIMBI	1 Municipal Library	2 staff members Served by Regional Library
	3 Media Centres at schools	Frikkie Meyer Secondary
		Thabazimbi Primary School Ysterberg Primary School
REGOROGILE	Reading Room	Mabogopedi Secondary School
NORTHAM	1 Municipal Library	1 staff member
LEEUPPOORT	1 Municipal Library	No officials / Residents operate the Library

Source: Thabazimbi IDP 2013/14

There are three municipal libraries in the TLM, and one reading room, as is evident from the table above.

Table 22: Halls

AREA	COMMUNITY HALLS	SHOW GROUNDS
THABAZIMBI	Cinema Hall Library Hall Trollope Hall Ntswa- Tshipe	Agricultural / Landbouerootskap
NORTHAM	Community Hall	
REGOROGILE	2 Community Halls	
KROMDRAAI	Manuts Hall	
DWAALBOOM		Agricultural Show ground
LEEUPPOORT	Community Hall	
ROOIBERG	Community Hall	
AMANDELBULT MINE	Rethabile Community Hall	
NORTHAM PLATS MINE	2 Community Hall	
SWARTKLIP MINE	Community Hall	

Source: Thabazimbi IDP 2013/14

There are community halls in all the prominent towns and settlements in TLM, and agricultural showgrounds in Thabazimbi and Dwaalboom. However, there is a general lack of maintenance at these facilities. The IDP noted that there is a need for Thusong Centres/ MPCC facilities in all wards within the TLM.

3.10 LAND AVAILABILITY

The Thabazimbi Housing Strategy (2011) advocated that the availability of well-located land should be one of the starting points of the Housing Delivery Process. The aim of the Strategy was to identify and prioritise land pockets for State housing projects, particularly low income, in response to the housing backlog identified (discussed in section 3.10).

An initial study was conducted to determine which portions of land within Thabazimbi, Northam, Rooiberg, Dwaalboom and Leeupoort are available for housing projects. All the farm portions that are located outside or adjacent to the



urban cores but within the respective urban development boundaries were included, with a view of strengthening existing activity nodes, optimising service delivery and preventing sprawl.

An assessment was firstly made of the land ownership. Secondly an initial evaluation was made on the suitability of these properties for development. Note that the purpose of this exercise was a first screening. Once a portion of land has been found to be ideal for development, further investigation should take place before township establishment commences.

Figures 24.1-24.3 depict the land identified in and around Thabazimbi/Regorogile, Northam and Rooiberg. A comprehensive list of the identified land parcels is attached as **Annexure A**. **Figure 24.4** indicates the available land around Leeupoort, i.e. for Raphuti extensions, on the farm Weikrans 539-KQ.

Thabazimbi:

- The town is expanding to the east, and a little to the north towards Regorogile.
- Regorogile is expanding to the north-east. The town and township cannot grow together due to the local topography.
- Large pockets of privately owned land that are suitable for development were identified for additional expansion to the north and south of Thabazimbi, and to the north-east of Regorogile.

Northam:

- Northam is expanding to the south-east and north-west respectively.

- Massive pockets of privately owned land that are suitable for development were identified for further expansion to the west, north and east.

No suitable land for development was identified in Dwaalboom.

Rooiberg:

- Rooiberg is surrounded by Government-owned land.
- The portions to the north and south are suitable for development, while the portion to south-east is not suitable for development.
- The land to the north of road D928 is privately owned and suitable for development.

Leeupoort:

- Land to the north and south of Leeupoort is also government-owned, but only a small portion to the north of road R516 is suitable for development.
- There are pockets of privately owned land suitable for development to the east of Leeupoort, to the north and south of the road.

Figure 24.5 indicates the land ownership data for Dwaalboom. The settlement was not part of the analysis conducted by the Housing Strategy.



3.11 HOUSING

3.11.1 HOUSING SUPPLY

Table 26 overleaf gives an indication of the dwelling types per ward within the study area.

The dwelling units in the study area comprise a total of 25 078. The majority of dwelling units (15 917) are houses or brick/ concrete structures on a separate stand/ yard/ farm.

Some medium and high density housing is evident throughout the municipal area in the form of flats, cluster houses, townhouses, semi-detached houses and formal backyard units/ flatlets.

Informal settlement is the second largest category of dwelling units (after houses or brick/ concrete structures on a separate stand) within the TLM. There are two categories of informal settlement, namely informal dwellings/ shacks on a separate stand, which totals 3 580, and informal backyard units, which were counted as 2 925 in total. The two categories of informal settlement together amount to 6 505 informal households. The greatest concentration of informal settlements was noted in Ward 3 which includes Schilpadnest (Smashblock) informal settlement.

Furthermore, a total of 469 traditional dwelling/ hut/ structure made of traditional materials were counted, of which the majority was also in Ward 3.

The photographs on **Diagrams 2 and 3** show typical housing structures in Thabazimbi, Regorogile, Northam and Regorogile Informal.

3.11.2 TENURE STATUS

With regards to tenure status, it is evident from Table 27 below that the majority of accommodation in the municipal area by far is rental stock (46%). The second largest category of accommodation is rent-free units (25.6%), while full title ownership comprises 15.8%.

Table 23: Tenure Status for Household Weighted

	Rented	Owned but not yet paid off	Occupied rent-free	Owned and fully paid off	Other
LIM361: Thabazimbi	11527	2158	6425	3963	1008
93601001: Ward 1	717	153	1193	243	91
93601002: Ward 2	1281	382	576	492	221
93601003: Ward 3	2224	286	618	740	64
93601004: Ward 4	446	102	610	216	56
93601005: Ward 5	889	19	202	17	89
93601006: Ward 6	885	4	215	1	20
93601007: Ward 7	1877	619	1007	429	120
93601008: Ward 8	828	192	220	183	119
93601009: Ward 9	1686	262	1276	1042	155
93601010: Ward 10	315	72	411	300	12
93601011: Ward 11	-	-	1	-	-
93601012: Ward 12	398	67	95	299	59

Source: Thabazimbi IDP 2013/14

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Table 24: Type of dwelling for household weighted

	House or brick/concrete block structure on a separate stand or yard or on a farm	Traditional dwelling/hut/structure made of traditional materials	Flat or apartment in a block of flats	Cluster house in complex	Townhouse (semi-detached house in a complex)	Semi-detached house	House/flat/room in backyard	Informal dwelling (shack; in backyard)	Informal dwelling (shack; not in backyard; e.g. in an informal/squatter settlement or on a farm)	Room/flatlet on a property or larger dwelling/servants quarters/granny flat	Caravan/tent	Other
LIM361: Thabazimbi	15917	469	306	75	209	190	905	2925	3580	121	99	282
93601001: Ward 1	1634	80	23	2	3	2	17	173	399	16	32	18
93601002: Ward 2	2471	21	83	46	47	7	49	72	68	43	4	40
93601003: Ward 3	749	267	23	7	3	16	22	1164	1633	17	1	30
93601004: Ward 4	1006	32	14	2	1	20	2	76	215	7	15	38
93601005: Ward 5	1068	2	13	2	5	4	16	9	31	8	27	12
93601006: Ward 6	1026	-	17	-	-	18	1	-	56	-	-	7
93601007: Ward 7	2862	14	13	3	1	15	696	354	47	12	8	28
93601008: Ward 8	1072	6	9	2	133	1	55	58	194	2	2	8
93601009: Ward 9	2669	37	94	4	7	103	20	694	672	12	7	101
93601010: Ward 10	717	1	10	4	1	1	16	116	242	-	2	-
93601011: Ward 11	-	-	-	-	-	-	-	-	-	-	-	1
93601012: Ward 12	642	8	7	3	9	2	12	209	23	4	1	-

Source: Statssa, Census 2011

Source: Thabazimbi IDP 2013/14



3.11.3 HOUSING BACKLOG

The municipal housing backlog as determined in the Thabazimbi Housing Strategy (2011) is reflected in Table 28 below.

Table 25: Housing Backlog (2011)

SETTLEMENT TYPE	AREA NAME	HIGH INCOME (BONDED)	MIDDLE INCOME (GAP) ^{*1}	SOCIAL HOUSING	LOW INCOME	TOTAL
URBAN	THABAZIMBI	20	50			70
	REGOROGILE	0	150	100	200	450
	NORTHAM	30	100	3650	3050	6830
	ROOIBERG	0	0	0	0	0
	DWAALBOOM	0	0	0	0	0
MINE ^{*2}	SETARIA	0	0	0	0	0
	SWARTKLIP	0	0	0	0	0
	AMANDELBULT	0	0	0	0	0
RURAL ^{*3}	LEEUPORT	0	0	0	0	0
	KROMDRAAI	0	0	0	0	0
	KOEDOESKOP	0	0	0	0	0
	MAKOPPA	0	0	0	0	0
	SENTRUM	0	0	0	0	0
INFORMAL	SCHILPADNEST	0	0	0	3500	3500
	JABULANI	0	0	0	300	300
	ROOIBERG	0	0	0	150	150
	RAPHUTI VILLAGE	0	0	0	200	200
	DONKERPOORT INFORMAL: THABAZIMBI	0	0	0	300	300
	REGOROGILE INFORMAL	0	0	0	800	800
	SKIERLUK	0	0	0	100	100
TOTAL		50	300	3750	8600	12700

Notes:

- *1. The allocation of middle income units could be changed according to future demands from the local mines and/or municipality, between Northam, Regorogile or Thabazimbi.
- *2. No backlog is indicated in the mine settlements as all these housing needs will be addressed in nearby urban nodes such as Thabazimbi/Regorogile and/or Northam.
- *3. No backlog is indicated in respect of rural settlements as it was found in the analysis phase that farm workers do not necessarily require farm worker housing at the place where they work, but rather in a nearby small village where a future rural settlement with adequate social facilities could be established. Separate provision will be made for the establishment of agri-villages for certain rural areas.

*4. The number of houses needed for Thulamashwana (350) is not reflected in the above-mentioned figures. These households will be addressed by Anglo and could in future form part of the proposed mixed residential development proposed in Northam on the land owned by Anglo.

Source: Thabazimbi Housing Strategy 2011

It is evident that the TLM housing backlog amounts to approximately 12 700 residential units, of which the majority (8 600/ 68%) are for low income residents. This is because it was accepted that the private sector will provide for the housing needs in the middle and high income market.

The greatest backlog within the study area by far was noted for Northam, namely 6 830, of which the majority comprises social housing and informal settlement. The second largest backlog is namely the Schilpadnest (Smashblock) informal settlement, at 3 500.

The informal settlements total 5 350 households, excluding Thulamashwana. The latter was included in the Housing Strategy even though it falls within the Moses Kotane LM area of jurisdiction. This is because the majority of the settlement's residents are employed at the Swartklip Mine, and Anglo are considering relocating these households.

Note that the total number of informal households (5350) differs from the total calculated from Census information (6505, see section 3.11.1), but it gives a good indication of the relative size of the informal settlements in the TLM.

According to the Housing Strategy, the conditions around Raphuti Village, Regorogile Informal (partially) and Skierlik allow for in-situ upgrade. However, residents from Jabulani, Rooiberg Informal, Donkerpoort, Regorogile Informal



and Schilpadnest (partially) have to be relocated as the current settlement locations are not suitable for development. Reasons include full and partial undermining, land located in power line servitudes or floodplains or mine dumps, and a lack of bulk services. There are challenges with regards to the in-situ of Schilpadnest (Smashblock). After considering three options to address the issue, the WDM SDF concluded that the option for total relocation of the informal settlement to Northam is best.

No reference was made to the rural areas/ farmland within the study area, such as Kromdraai, Sentrum, and Makoppa, because the Housing Strategy discourages further housing development in rural areas.

3.11.4 LAND REQUIRED FOR BACKLOG

The Thabazimbi Housing Strategy estimated land requirements to fulfil the demand. The following development densities were used:

- High Income housing @ 15 units/ha;
- Middle Income @ 15 - 20 units/ha;
- Social Housing @ 40 - 60 units/ha;
- Low Income @ 30 units/ha.

It was calculated that approximately 400 Ha of land is required for the upgrading/ relocation of the informal settlements, with an additional 11.6 Ha required for the relocation of Thulamashwana. A further 218.1 Ha of land is required in urban areas to cater for population growth (the remainder of the

residential backlog). The total demand for land for residential expansion is thus 618.1 Ha, or 629.7 Ha including Thulamashwana.

Of the required 218.1 Ha in urban areas, it was identified that 3.5 Ha is required in Thabazimbi Town, 15.6 Ha in Regorogile, and a massive 199 Ha in Northam (Thabazimbi Housing Strategy).

3.11.5 PROJECTS IN PROCESS

A number of housing projects are in process in Thabazimbi LM. They are listed below:

Table 26: Housing Projects in Process

Project Name	Property Description	Ownership	Housing Type	Nr of Units	Progress
Schilpadnest Formalisation	Unknown	Government	Subsidised	4500	In planning stage
Leeupoort Ext 7		Municipal	Subsidised	200	Proclaimed
Rooiberg	Unknown	Municipal	Unknown	112	Blocked, GP approved. No proclamation
Jabulani	Unknown	Private	Unknown	300	Proposed
Regorogile Ext 3 (Thabazimbi)		Municipal	Unknown	1100	Proposed/ In planning
Northam		Municipal	Rental	1000	Proposed
Portion H (Thabazimbi)		Private	Mixed Use	4823	Proposed



			(BNG)		
Regorogile Ext 7	518 and Rem of 458, Ext 1			200	
Regorogile Ext 8	Ptn 10 of Ptn 3 of the farm Rousseauspoort 319-KQ			960	
Regorogile Ext ?	Part of Rem of Apiesdoorn 316-KQ and Ptn 1 of Doornhoek 318-KQ			120	
Regorogile Ext 10	Rem of Ptn 5 of Rousseauspoort 319-KQ			180	
Kromdraai	127/550 KQ			80	
Northam Ext 5, 7 and 17	Portion 2 of the farm De Put 412-KQ			1000	
TOTAL				14 575	

Blocked projects

Source: WDM SDF 2013

As mentioned, the total housing backlog for the TLM was calculated at 12 700, including the informal settlements. The projects in process, totalling 14 575 residential units, should thus be sufficient to accommodate the current backlog.

3.12 ENGINEERING SERVICES

In view of the pressure for expansion in Thabazimbi LM, the municipal area is totally under capacity with respect to most of its bulk infrastructure services. The water and sanitation service infrastructure in the area is the greatest challenge in this regard. The engineering service infrastructure in the TLM is discussed in more detail below.

3.12.1 WATER AND SANITATION

3.12.1.1 Water

The main sources of potable water in the TLM are the Pienaars River, Crocodile River, and Vaalkop Dam (Magalies Water Board). Bulk water is supplied by Magalies Water to Thabazimbi/ Regorogile (7 mega litres per day) and Northam (3 mega litres per day), i.e. a total quota of 10 mega litres per day. Regorogile and Thabazimbi are augmented by five boreholes. The boreholes are located on Kumba land. The water is being pumped from boreholes to pump stations for chlorination. Reservoirs include one at Thabazimbi with a capacity of 4,5ML and four with a capacity of 2,3ML; one at Regorogile with a capacity of 3,2ML; and one in Northam.



There is a serious concern in respect of the bulk provision of water for Thabazimbi and Northam areas – there is a shortage of 13ML/day potable water for the two towns. These areas are under considerable development pressure and the existing water supply is insufficient to accommodate growth.

According to the Thabazimbi Housing Strategy, the boreholes in TLM are not all functioning and the infrastructure is old.

Rooiberg currently source their water from local boreholes that are located on private land at the golf course (2000kl/month) and on a residential erf in Rooiberg (6000kl/month). Rooiberg has two reservoirs from where water is provided to the town by means of a complete reticulation network. A chlorinator has recently been installed at the reservoirs.

The Thabazimbi SDF 2009 reported that a new water pipeline was being constructed from Zandriverspoort. Once completed the boreholes at Rooiberg will be “closed” and only used as back-up. The pipeline will provide water of 300kl per day that will be pumped into the existing reservoirs and reticulated along the existing networks. It was indicated that the possibility of extending this pipeline to Leeupoort/ Raphuti to alleviate the problem of high fluoride content of the drinking water and to complement existing water sources should be investigated.

Leeupoort/ Raphuti currently source their water from local boreholes. There are two boreholes that provide ± 4000 kl/month. The water extracted from these boreholes does not comply with DWAF standards as it contains a high level of

fluoride, but a chlorinator has been installed at the local reservoir for potable water. There is a reservoir in Leeupoort as well as two 2000l tanks – one at the Leeupoort Office and one at Raphuti. The tanks provide potable water that has been defluoridated by reverse osmosis.

The mining settlements in TLM are self-sufficient in respect of bulk and internal water supply.

Schilpadnest “Smash block” has five boreholes of which only four are equipped. Residents fetch water from a communal tap. No reticulation network or other services are in place.

The rural settlements, i.e. Kromdraai, Koedoeskop, Makoppa and Sentrum as well as Marakele National Park and the Intra Regional Areas source their water from local boreholes. During times when no water is available the Thabazimbi LM assists these areas by sending a water truck.

There is a need for at least basic water services at Dwaalboom Village and Skierlik informal settlements.

With projected growth in mining, electricity generation and petrochemical development in the Lephalale area immediately to the north of Thabazimbi, and possible mining expansion in the vicinity of Pilanesberg the water supply systems serving the TLM will come under increased pressure.



Possible Alternatives

The Department of Water Affairs (DWA) commissioned the Mokolo Crocodile (West) Water Augmentation project (MCWAP) feasibility study to investigate the options for meeting the aforementioned water requirements. MCWAP entails interbasin transfer from the Vaal River System – Crocodile River (West) at Vlieepoort near Thabazimbi – to the Lephalale area. The brief dictated that they include Thabazimbi Municipality in the feasibility study due to the water demand challenges facing the municipality. Preliminary investigations have shown that the Municipality will pay approximately R25/kl for raw water abstracted from the scheme.

However, the key challenge is not the technical challenge of water transfer but the availability and ultimately the cost of water in the more arid and semi arid areas of the country and the Thabazimbi area in particular.

Although some capacity is available from the Hartebeespoort Dam it is unlikely to be sufficient.

The following water infrastructure projects have been approved (according to the Thabazimbi Housing Strategy 2010):

- Upgrading of Thabazimbi WWTW
- New WWTW in Northam

3.12.1.2 Sanitation

Thabazimbi and Regorogile have water borne sewer systems. The sewer treatment plant caters for Thabazimbi, Regorogile and Ipeleng. However, it is situated in Thabazimbi Town within the Rooikuil Spruit floodline area. During high rainfall occurrences the stream has flooded the sewerage works, resulting in untreated sewerage effluent entering the natural environment. Although the STW has been upgraded to ± 3000 kl/day it is already operating at capacity. According to the Thabazimbi ISDF it will be further upgraded to 5285kl/day. In view of envisaged urban expansion, it was proposed that the existing sewer line should be upgraded to at least 2X250mm diameter pipes.

Regorogile Extensions 6 and 7 (± 300 units) is not yet linked to the reticulation network and residents use the bush and/or a communal ablution block provided by the Municipality.

Sixty percent of households in Northam have a water borne sewer system. The remainder still have septic tanks. However, the owners have an option of linking to the reticulation network at their own cost. The Municipality empties the septic tanks regularly and discharges sewage into the town's oxidation ponds.

Sewage flows were exceeding the oxidation ponds' capacity, resulting in extensive pollution and posing a potential threat the groundwater supply. Furthermore, the Bier Spruit is contaminated every time the pumps stop due to power cuts.



Northam's Waste Water Treatment Plant has a capacity of 3.6ML and its upgrade **which is in progress** will bring the capacity to 6ML which will still be insufficient to accommodate the expected residential expansion. Finally, an outfall sewer has been partially constructed in Northam; the project is still outstanding.

Rooiberg also has a water borne sewer system. The town's treatment plant is adequate for the current situation but it will have to be upgraded to cater for additional residential development.

Leeupoort is using individual septic tanks and French drains, while Raphuti is using a communal ablution facility with septic tanks, as well as individual pit latrines. There are however challenges seeing as in certain instances the septic systems were not properly constructed and in other areas the ground formation is unsuited for this type of sanitation system. The situation is aggravated by the fact that even in Leeupoort are small (i.e. 400m²) resulting in a larger concentration of dwelling units and septic tanks in a confined area.

The communal ablution facilities in Raphuti have been dysfunctional for a number of years. The situation in Leeupoort and Raphuti is particularly poor in the rainy season and causes a serious health hazard to these communities.

Schilpadnest residents are currently using the bush or pit latrines as the only available sanitation system. The other rural settlements, i.e. Kromdraai, Koedoeskop, Makoppa, Sentrum, Marakele National Park and the Intra Regional Areas use septic tanks as well as pit latrines for farm labourers.

The sanitation facilities in rural areas are mostly pit latrines of which a good percentage can be upgraded to a VIP.

Finally, the municipality does not provide bulk water to the mines within its area of jurisdiction as the mining settlements are independently serviced.

The following sanitation projects were listed in the Thabazimbi IDP 2013/14:

- Upgrade Thabazimbi WWTW.
- Construct Northam WWTW.
- Increase the waste water treatment plant capacity from 3.34 ML/day to 6.5 ML/day.
- Upgrade and maintain sewer reticulation infrastructure at Raphuti.

3.12.2 ELECTRICITY

Electricity in the Municipality is largely generated and distributed by ESKOM. The largest power station of its kind in the country is the Matimba Station at Lephalale just to the north, which supplies electricity to various towns in the Waterberg District Municipality including Thabazimbi. Eskom is also the provider for Northam, Regorogile Extensions 2, 4, farms and mining areas.

The municipality has an electricity distribution license issued by NERSA in terms of the Electricity Act 41 of 1987. The license covers the following areas for distribution and retail:

- Thabazimbi TLC (Whole)



- Greater Northam RLC (Portion)
- Warmbad- Pienaarsrivier RLC (Portion)
- Rooiberg

The majority of the households in informal settlements and farm areas in Thabazimbi are as yet not supplied with electricity.

3.12.3 SOLID WASTE

The following landfill sites in the municipal area have permits: Thabazimbi Town, Leeupoort and Northam. According to the Thabazimbi IDP the unlicensed landfill site at Rooiberg will be rehabilitated and waste arising from the latter will be disposed of at the Leeupoort site. Furthermore, there is a need for an additional waste disposal site in the Schilpadnest/ Kromdraai area.

The Municipality provides waste collection services to informal settlements, the mining towns and Marakele National Park (MNP).

3.12.4 ROADS AND STORMWATER

Roads are classed according to the function they have to perform. The main differences between the various classes of roads relate to the extent to which they cater for traffic movement or for access. Freeways and toll roads are the

responsibility of the National Roads Agency (SANRAL), while arterial, collector and local roads are the responsibility of the Limpopo Roads Agency (RAL). Local municipalities are responsible for the road networks within their respective municipal boundaries. In the case of TLM this refers to internal roads in Thabazimbi, Northam, Rooiberg and Leeupoort.

The following issues related to road maintenance and stormwater within these towns were listed in the previous SDF:

The stormwater in Thabazimbi/ Regorogile, particularly the Rooikuil Spruit, is channelled through the town to the sewer treatment plant west of town. However, regular flooding occurs in the Thabazimbi CBD because the main channel of the Rooikuil Spruit has become heavily overgrown and silted up, and urban structures have been established within the flood plain which affects the conveyance capacity of the system.

In Regorogile most roads flood during rainy periods.

The roads in the RDP sections of Northam and Rooiberg are gravel. Due to the flat slope in Northam stormwater is a common problem and internal roads are deteriorating. The internal roads in Rooiberg also need to be upgraded.

Roads in Leeupoort and Raphuti are all gravel and also require upgrading. There is no proper stormwater drainage system.



3.13 MAIN ECONOMIC DRIVERS

3.13.1 THE MACRO-ECONOMY OF TLM

The table below gives an indication of the gross value added generated from the three primary sectors in the TLM, namely Mining, Agriculture and Tourism:

Table 27: Contribution of Major Sectors to TLM economy

	GVA	
	R million	% Share of District economy
Mining	7885	88%
Agriculture	71	1%
Tourism	273	3%
Other		8%
TOTAL		100%

Source: WDM SDF 2013

The mining sector dominates the sectoral macro-economy in the TLM with a real contribution of approximately 80%, representing about 70% of local jobs. Thabazimbi is thus dominated by a single sector. Furthermore, Thabazimbi's mining sector accounts for 90% of the District mining sectoral GVA.

In terms of economic production, the benefits of the local mining production for the local economy are largely confined to labour remuneration. Most of the mine

procurement, as well as the further processing of the platinum concentrate, is done in Rustenburg outside Thabazimbi LM. The small contribution of the Manufacturing sector is an indication that with its wealth of mineral and agricultural resources, there is no beneficiation taking place within the municipal area.

Challenges faced by the Mining sector are leakages along the value chain, coupled with skills shortages that force mines to employ people from other regions.

Given its location the local economy of Thabazimbi has stronger economic linkages with Northwest Province and Gauteng to the south and south-east respectively than it does with the rest of the Limpopo Province.

These linkages are related to labour in that much of the labour force recruited by the mines in TLM comes from North West Province. Also, key new developments in the platinum sector in the Western limb of the Bushveld Igneous Complex are associated with the Pilanesburg area of the Northwest Province. Northwest Province also offers regional competition to Thabazimbi in key tourism subsectors including hunting and eco-tourism.

Growth in the medium term of the mining and energy sectors in the vicinity of Lephalale will also have a profound effect on the study area.

The sections to follow give a more detailed description of the main economic sectors within the municipal area, and related economic challenges and opportunities.



3.13.2 MINING

The local mining sector is primarily focused on the Platinum Group Metals (PGMs); local activities produce approximately 20% of South Africa's annual PGM output. The mining industry is directly vulnerable to fluctuating fortunes on international markets. The sharp recent declines in the international price levels of PGMs and the decline in demand for iron and steel can all have direct implications for the local mining industry by way of, amongst others, contraction of the labour force. Likewise, an increase in demand (and relative value) could cause production and employment to increase. The ongoing strikes in the platinum sector is also damaging to the markets.

The Bushveld Igneous Complex (BIC) is the largest reserve of PGM worldwide. The most important minerals associated with the far western and western sectors of the BIC are PGMs. The sections in TLM are currently exploited by four mines namely Northam Platinum/ Zondereinde (Goldfields), Amandelbult section (AMPLATS), and Union section (AMPLATS). Note that the Amandelbult section was split into two mines in 2009, namely Tumela and Dishaba mines. Detailed information for the four mining operations is given below (also refer to Diagram 1 on page 41 of this document):

Northam Platinum/ Zondereinde:

Northam Mine is 100% owned by Anglo Platinum. It produced 577,000 oz of equivalent refined platinum in 2007 from a roughly equal mix of Merensky and UG2 at an average grade of 5.13g/t. In 2007 Johnson Matthey reported that the

East Upper UG2 expansion could deliver more than 100,000 oz more platinum from 2012.

Tumela:

Amandelbult and Union mines in Thabazimbi have 130 million tons of proven ore reserves and the current mining rate is approximately 6 million tons per year between them. (WDM SDF 2013)

The Tumela Mine is 100% owned by Anglo American Platinum. The mining rights of the Tumela Mine cover a total area of 111km². According to www.miningtechnology.com the Tumela mine produces platinum, palladium, rhodium and gold (4E). As of December 2011, the 4E ore reserves of the mine are reported to be 24.2 million ounces (9.1 million ounces of proved and 15.3 million ounces of probable reserves). The Tumela mine produced 543,000oz of PMG during 2010-2011. The refined platinum produced by the mine during the year was 264,000oz, an 11% decrease from the previous year. The tonnes milled at the Tumela mine also decreased by 7%, to 4.2 million tonnes. The decline in production was the result of safety stoppages and low grade ore sources.

The mining cost of the Tumela mine increased by 14% to R2.9bn (\$342m) in 2011. The production at the Tumela mine was also hampered in 2012 because of continuous strikes and labour disputes, until they were resolved in November.

Tumela's run-of-mine ore undergoes comminution and gravity concentration at Anglo Platinum's Amandelbult concentrator plant located near the mine.



Subsequently, the smelting, converting and refining of the concentrate are undertaken at Rustenburg Platinum Mines' (RPM) metallurgical facilities.

The life of the Tumela mine extends beyond 2091. A number of projects are also lined up for the mine, which upon implementation are likely to significantly boost the production in future. The Tumela 10 West project, which aims at deepening of the existing 10 West decline system and the 16 West belt decline, has advanced from pre-feasibility to feasibility stage.

Feasibility studies on the Tumela Ore Replacement Project (TORP) are also underway. The conceptual studies of Phase 1 of TORP were commenced in April 2012. The Phase 1 of TORP includes 37 West Incline and 10 West Sub Incline projects, which are expected to produce 1million tonnes per annum each from 2021 onwards.

Another project, the Central Shaft project, has also been planned to replace Tumela Mines' depleting ore reserves.

Dishaba:

Dishaba Mine became the second stand-alone operational entity formed by the restructuring of Amandelbult in 2009. It is also 100%-owned by Anglo American Platinum. The mine is operated under a mining right that covers a total area of 31km². Similar to Tumela, the Dishaba mine produces platinum, palladium, rhodium and gold (4E). As of December 2011, the 4E ore reserves of the mine were reported to be 15.5 million ounces (7.5 million ounces of proven and eight million ounces of probable reserves). The mine's ore reserve tonnage at Merensky Reef and Upper Group Two (UG2) Reef decreased by 2.7% and

0.6% respectively in 2011 compared to 2010. The ore reserve grade, however, increased by 0.54g/t and 0.20g/t during the same year.

The Dishaba mine produced 291,1000oz of platinum group minerals in 2011, compared to 278,000oz in 2010. The refined platinum produced by the mine during the year was 161,900oz, compared to 156,00oz during in 2010. Production at Dishaba remained intact although there were a number of safety stoppages at the mine during 2011 (www.miningtechnology.com).

Similar to Tumela, the ore is processed at Anglo Platinum's Amandelbult concentrator plant located near the mine. The processing involves comminution and gravity concentration. The next steps are smelting, converting and refining of the concentrates obtained from the plant. These are also undertaken at Rustenburg Platinum Mines' (RPM) metallurgical facilities.

The life of the Dishaba mine extends up to 2058. A major backfill project (Dishaba Backfill Project) will be implemented at Dishaba Mine for the safe execution of mining, which will improve the poor ground conditions at the proposed mining area. Backfilling will be done with the use of tailings from the Amandelbult concentrator plant located 4km away. The project is expected to be complete by the last quarter of 2013. Dishaba Mine's production from UG2 resources is expected to increase significantly with the completion of the backfill project.

Union:

Union is managed and 85% owned by Anglo Platinum with 15% BEE ownership. According to Johnson Matthey (2007) underground mining produced



309,000 oz of platinum in 2007 from 64% UG2 and 36% Merensky. Replacement projects will have kept output stable at this level.

As mentioned, the iron ore mines in Thabazimbi are relatively matured. In January 2014 AngloAmerican-owned iron ore company, Kumba Iron Ore, and steel heavyweight, ArcelorMittal South Africa, signed an agreement that is intended to secure the long-term sustainable supply of iron ore to ArcelorMittal for the remaining life of the Sishen mine (roughly 18 years) (Mail & Guardian, Nov 2013). It was agreed that roughly 6.25 tonnes of iron ore would be sold per annum. The deal saw Kumba taking over the costs of the Thabazimbi mine as of 1 January 2014, which up to now have been borne by ArcelorMittal. Kumba's Thabazimbi mine now apparently has an extension of life (fittingly, the project is known as Project Phoenix) which will secure 1300 jobs. It is, in effect, a continuation of mining operations in existing pits (Van der Byl- and East Mine pits) using improved technology to beneficiate material previously classified as waste.

As mentioned Dwaalboom has a Palygorskite Field. The mineral occurs on the farms Zuurverdiend (167 KP), Loggerindehoek (169 KP), Grootvlei (160 KP), Goedverwacht (168 KP) and Belgie (181 KP). At present, only the south-eastern portion of the farm Zuurverdiend is mined (by PPC).

The mining of Andalusite and cement production forms part of the local mining mix.

The following two projects were listed in the WDM SDF as new/ envisaged mining projects that fall within the TLM area of jurisdiction.

Table 28: New Mining Activities

Project Name	Pre-Investment Action	Location	Description
Amandelbult	Done	Northam	Expansion of existing mine
Rooiberg Tin Project	Feasibility Study	Rooiberg	Re-evaluation of old tin deposits

Source: WDM SDF 2013

3.13.3 AGRICULTURE

The inherent agricultural production capacities of an area can be considered a function of a number of variables including soil types, climate, access to service infrastructure, distance to markets and access to suitable water (both ground and surface water). By comparison, the actual portfolio of commodities and the volume produced in an area (given its inherent capacities), is a function of a different set of variables including effective demand and price levels per commodity, financial and technical abilities of the particular farming community, policies and support provided by government, etc.

Thabazimbi is known for cash crop production and horticulture. Cash crops include crops such as cotton, sunflower, tobacco and soya beans as well as fruit and vegetables. Cultivation (cash crops and horticulture) is generally on the decline. The exception to this trend is hunting and eco-tourism. Agriculture contributes only 1% to GVA and 2% to employment.



The most important factor limiting agricultural production (and potential expansion) in Thabazimbi is the availability of water and poor road infrastructure which hampers the transport of agricultural goods and the promotion of exports. Going forward increased production is most likely to come from efficiency gains and the expansion of dryland production of new and more drought-resistant/ water-efficient varieties than from expansion of the areas along the Crocodile River currently under irrigation.

Table 32 gives a summary of the crops, fruits and vegetables, and livestock typical of the Thabazimbi area.

Table 29: Typical Agriculture and Livestock Profile of Thabazimbi

Crop	Fruit	Vegetables	LIVESTOCK; POULTRY & PIGGERY
Soya	Citrus	Spinach	Cattle: Afrikaner, Brahman, Nguni, Simmentaller, Senglen, Tuli, Bonsmara and, Van Rooyen. Goats: Boer goats. Poultry: New Hemisphere, White leghorns, Australops, Potchefstroom Kokoes, Black Leg Horns. Piggery: Large white, Minnesota and Landras.
Maize	Peaches	Potatoes	
Manna	Grapes	Tomatoes	
Tobacco	Tomatoes	Cabbage	
Paprika, Cow		Carrots	
Peas		Onions	
Sorghum		Curcubits and	
Lucerne		Spinach	
Groundnuts			
Wheat			
Jug beans			
Sunflower			

Source: Thabazimbi IDP 2013/14

As mentioned, significant areas already dedicated exclusively to game. The concern given the experience elsewhere in South Africa is that the transformation from livestock farming to game farming, unless accompanied by investment in vertical integration into high value utilisation such as commercial

game farming for the live game and red meat markets, commercial hunting and eco-tourism generally lead to a contraction of labour requirements. This is worrying as – although the agricultural sector’s contribution to the economy of the area is minimal – it is currently the second largest employer in the area after mining.

3.13.4 TOURISM

There is an ongoing aggregate shift in land use away from traditional agriculture to game farming, including hunting and general eco-tourism activities. There has also been increasing subdivision of agricultural holdings for the purpose of recreation and leisure.

3.13.5 MANUFACTURING

The Manufacturing sector in the TLM is the smallest creator of value, income and job opportunities in the local economy. This shows that with its wealth of mineral and agriculture resources, there is no beneficiation taking place in the area.

It is thus doubtful that Thabazimbi will ever house a large regional industrial complex because the sector is still too small to attract more industries, it is not well located in terms of its markets, and it is faced with very strong regional



competition from nearby Gauteng and Polokwane. There is thus limited incentive for industrialists to locate to the area, apart from the large labour pool.

However, the municipal market offers potential for agro-industries, agro-tourism products, beneficiation of locally mined minerals, the establishment/ expansion of small, medium and macro enterprises (SMMEs) and storage/ warehousing.

3.13.6 TRADE

With regards to trade/ business activity, the most prominent activity nodes in the TLM are within the formal towns and are namely:

- Thabazimbi: CBD, Pick and Pay Centre, Benathie Centre, as well as the neighbourhood centres of Delta-centre, Melkkan and the Regorogile business node.
- Northam: CBD and new business complex in Extension 6.
- Rooiberg: Business area at the intersection of Rooi Ivoor Street and Maroela Street.
- Leeupoort: Small business area at the town entrance.

According to the Thabazimbi CBD Development Plan, the extent of existing retail in the LM in 2008 totalled 57 675 m². At the time, this represented a deficit of 8 532 m² retail compared with the municipal population.

There is a net outflow of buying power from Thabazimbi to Rustenburg, Polokwane and Gauteng. Increasing residential development in Thabazimbi is

however likely to stimulate the growth of the trade sector in Thabazimbi town and Northam. With improved businesses established locally the outflow of buying power could be (at least partially) curtailed in the long run.

Very little information is available on the extent and composition of the informal sector in TLM. However, there seems to have been a significant increase in particularly the trade in fruits, vegetables and clothing.

3.13.7 THABAZIMBI LED STRATEGY

In addition to the initiatives discussed above, the Thabazimbi LED Strategy (2009) concluded that the following should be the three strategic focus areas of the Municipality:

- The Agricultural Cluster
 - The Red Meat Sub-Cluster (Beef and Game)
 - The Field Cropping Sub-Cluster (Bio-fuels)
- The Mineral Commodity Cluster
 - Platinum Group Metals (PGMs)
 - Iron and Steel
 - Cement
- The Tourism Cluster
 - Eco-Tourism
 - Commercial Hunting



The SDF should focus on promoting and growing these three sectors within the study area.

3.14 KEY ISSUES

Study Area and Regional Context

- Thabazimbi is situated 193km from Tshwane and 129km from Lephalale, a major city and an emerging node respectively.
- Furthermore, the TLM has strong functional ties with Rustenburg and Botswana due to the local mining activities.
- It is envisaged that Lephalale Town and its immediate surrounds will grow substantially in the short to medium term, due to pending large-scale coal mining and energy-related projects.

Policy Directives

- The Regional Industrial Development Strategy (RIDS) earmarked the area around Thabazimbi for 'Tourism and Mining' and 'Game Reserves and Related Tourism'.
- According to the Limpopo Provincial Rationale and Limpopo Spatial Development Framework (2007), *Thabazimbi/ Regorogile* was identified as a Provincial Growth Point (PGP); *Northam* as a Municipal Growth Point (MGP). Local Service Points (third order settlements) include *Rooiberg* and *Dwaalboom*. Finally, Small Settlements (fifth order settlements) include

Leeupoort, Kromdraai, Koedoeskop, Makoppa, Sentrum as well as the mining towns *Setaria, Swartklip* and *Amandelbult*.

- The Waterberg District SDF identified route R510 (Thabazimbi-Hoopdal road) between Thabazimbi and Lephalale as a Movement Corridor. This corridor will benefit the tourism and agricultural sectors.

Institutional Structure

- The majority of land in the municipal area is privately owned. There is thus a lack of municipal/ government owned land for housing interventions.
- A few land claims within the TLM are still outstanding; it is challenging to obtain updated information pertaining to the status and extent of local land claims.

Socio-Economic Profile

- The Thabazimbi municipal population in 2011 was 85 234 people (census 2011) in 25 080 households. The majority of the population are concentrated in the urban areas of Thabazimbi, Regorogile, and Northam, as well as in Schilpadnest (Smashblock) informal settlement.
- It was projected that the population will grow from 85 705 in 2011 to 99 498 in 2025, representing an increment of approximately 13 793 people in 14 years.
- The general level of education in the study area is relatively low, and there is a lack of skills. There is a need for additional skills training.

Environmental Features

- A large percentage of land area within the Thabazimbi municipal area is not developable due to topographical constraints.



- The Rooikuil Spruit is ideal to create a 'green belt' from Thabazimbi Town to the MNP.
- Although only a small part of it falls within Thabazimbi LM, the municipal area is a key access point to the Biosphere from the North West Province.

Municipal Spatial Structure

- The majority of rural settlements comprise limited services that serve the surrounding farming communities. The settlements have a limited economic base, with limited potential for growth.
- There is an increasing trend of the redevelopment of agricultural land or areas with natural aesthetic beauty into game farms or rural residential estates.

Movement Network and Transport Infrastructure

- Routes R511, R510 and R516 link Thabazimbi with other major towns in the Province like Bela-Bela, Mookgophong and Mokopane, as well as with Polokwane – the provincial capital.
- However, the bad state of the regional routes (especially the Madibeng-Thabazimbi-Lephalale road (R510)) forces traffic to re-route via Modimolle, Vaalwater and Bela Bela. This poses a major threat to Thabazimbi's tourism sector.
- Routes R511 and R516 require urgent upgrading.
- The road from Rooiberg to Thabazimbi (D928), and the Northam-Dwaalboom-Derdepoort border post link (Roads P20/1 and P20/2) require upgrading. The two routes could potentially become regional mobility routes.

- There is also a need to upgrade the following two road sections:
 - D4426 from P20/1 to Kromdraai
 - D113 from North West Province to the Derdepoort border post
- There is a need for freight infrastructure in the study area, whether road or rail.
- Public transport infrastructure within the TLM is lacking.
- The possibility of resuscitating a rail passenger services from Thabazimbi to both Lephalale and Gauteng should be explored.
- The presence of the railway line at Northam and Thabazimbi provide opportunities to establish businesses and industries dependent on mass transport for goods.

Towns and Settlements

- Thabazimbi Town:
 - The Thabazimbi CBD itself is located internally within the town, away from the main road. This limits its potential for growth.
 - There is pressure for expansion but the local topography hampers the expansion/ development potential of the town.
 - Spatial separation between Thabazimbi and Regorogile.
 - Regorogile Informal and Donkerpoort are located on environmentally sensitive or otherwise undevelopable land.
 - The major features that need to be addressed as far as the public space and functionality of the CBD is concerned, is: 1) the facilitation of pedestrian movement between Regorogile and the CBD, and along all movement desire lines in the CBD, 2) aesthetics of the urban environment, including gateways and open space.



- Lack of engineering infrastructure.
- Northam:
 - Existing informal settlement has to be formalised/ relocated.
 - Pressing demand for housing, especially affordable and low cost housing.
 - The availability of bulk infrastructure mitigates housing provision.
 - Illegal dumping at the quarry to the north of town.
- Rooiberg:
 - Relocation of residents on undermined land in Rooiberg Informal.
- Leeupoort:
 - Lack of community facilities.
 - Insufficient waste management infrastructure.
 - Finalisation of Leeupoort Extension 7.
 - The conservation and sustainable development of Leeupoort and similar developments in the surrounds.
- Possible agri-villages:
 - Koedoeskop
 - Makoppa
 - Sentrum

Community Facilities

- There is a need to identify land for a new cemetery in Regorogile.

- MPCC facilities are urgently needed.
- HIV/ AIDS has a very significant impact on the local population.
- There is a challenge in the maintenance of municipal parks and sports grounds.

Land Availability

- The majority of the large vacant land pockets that are potentially available for human settlements are privately owned.
- There is some suitable government-owned land for urban development in Rooiberg and Leeupoort, but no such sites in Thabazimbi, Northam or Dwaalboom.

Housing Development

- The growth of informal settlements close to employment opportunities indicate high demand for affordable and low-cost residential development.
- There is also a need for rental stock and middle income housing within larger towns.
- The Northam area is an important focus of housing demand.
- Blocked residential projects need to be re-activated and completed.
- There is a challenge related to the long-term value of local housing stock in light of industries such as mining that have a finite duration.
- Informal dwellings total 6 505, comprising 3 580 informal dwellings/ shacks on a separate stand and 2 925 informal backyard units.
- It was calculated that a total of approximately 400 Ha of land is required for the upgrading of informal settlements, with an additional 11.6 Ha required for the relocation of Thulamashwana.



- An additional 218.1 Ha of land is required in urban areas to cater for population growth. Of the total, 3.5 Ha is allocated to Thabazimbi, 15.6 ha to Regorogile, and a massive 199 Ha to Northam.
- The total demand for land for urban expansion is thus 618.1 Ha, or 629.7 Ha including Thulamashwana.

Engineering Services

- General:
 - In view of the pressure for expansion in Thabazimbi LM, the municipal area is totally under capacity with respect to most of its bulk infrastructure services.
 - The water and sanitation service infrastructure in the area is the greatest challenge in this regard.
 - The absence and/or shortage of waste water treatment facilities, sanitation infrastructure and waste disposal facilities in settlements in the municipal area, together with unplanned/ informal settlements can lead to pollution and health risks.
 - With projected growth in mining, electricity generation and petrochemical development in the Lephalale area immediately to the north of Thabazimbi, and possible mining expansion in the vicinity of Pilanesberg to the south, the water supply systems serving the TLM will come under increased pressure.

- Water:
 - There is a serious concern in respect of the bulk provision of water for Thabazimbi and Northam areas – there is a shortage of 13ML/day potable water for the two towns.
 - The boreholes in TLM are apparently not all functioning and the infrastructure is old.
 - Other water sources should be investigated, including the Zandriverspoort underground lake.
- Sanitation:
 - The sanitation facilities in rural areas are mostly pit latrines of which a good percentage can be upgraded to VIP.
 - The situation in Leeupoort and Raphuti is particularly poor in the rainy season and causes a serious health hazard to these communities.
- Electricity:
 - The majority of the households in informal settlements and farm areas in Thabazimbi are as yet not supplied with electricity.
- Stormwater:
 - Flooding of Rooikuil Spruit is affecting the Thabazimbi CBD.
 - In Regorogile most roads flood during rainy periods.
 - Northam stormwater is a common problem and internal roads are deteriorating.
 - Roads in Rooiberg, Leeupoort and Raphuti require upgrading.



Main Economic Drivers

- Mining:
 - Challenges faced by the Mining sector are leakages along the value chain, coupled with skills shortages that force mines to employ people from other regions.
 - The Thabazimbi Municipality has some of the richest mineral deposits in the world. There is however a need for diversification of the economy, because minerals are a finite resource and the mining industry is directly vulnerable to fluctuating fortunes on international markets. Investigate opportunities for downstream uses of mining products etc.
 - Uncertainty around mining hampers decision-making, investment, and development.
 - Mining has a negative impact on environmentally sensitive areas and the visual amenity/ tourism potential of the study area.

- Agriculture:
 - The availability of water limits dryland agricultural production and – expansion.
 - Poor road infrastructure hampers the transport of agricultural goods and the promotion of exports.
 - Little local beneficiation takes place.
 - There is an ongoing aggregate shift in land use away from traditional agriculture to game farming, including hunting and general eco-tourism activities. The concern is that the transformation from livestock farming to game farming generally leads to a contraction of labour requirements.

- Tourism:
 - There has also been increasing subdivision of agricultural holdings for the purpose of recreation and leisure.
 - The Marakele National Park (MNP) provides Thabazimbi with an opportunity to develop as a prime eco-tourism destination.
 - The study area is affected by two Provincial tourism/ conservation initiatives namely the Golden Horseshoe initiative and the Waterberg Biosphere.
 - It is hoped that macro land-uses within the Golden Horseshoe will offer a wide profile of, or will at least be sensitive towards tourism and conservation.

- Manufacturing:
 - Despite its wealth of mineral and agriculture resources, there is no beneficiation taking place in the municipal area.

- Trade:
 - According to the Thabazimbi CBD Development Plan, the extent of formal retail in the LM in 2008 totalled 57 675 m². At the time, this represented a deficit of 8 532 m² retail compared with the municipal population.



4 DEVELOPMENT FRAMEWORK

4.1 SPLUMA DEVELOPMENT PRINCIPLES

In line with the Development Principles for spatial planning as contained in the Spatial Planning and Land Use Management Act (SPLUMA), the Thabazimbi Spatial Framework seeks to achieve the following:

Spatial Justice

- Functionally link existing towns and settlements to abutting informal settlements (address spatial imbalance);
- Align with/ implement proposals of Housing Strategy regarding incremental upgrading of informal settlements;
- Facilitate access to secure tenure.

Spatial Sustainability

- Protected prime and unique agricultural land;
- Incorporate and align with District EMF guidelines;
- To promote sustainable urban development patterns w.r.t the provision of social and physical infrastructure;
- Discourage sprawl and sparsely populated rural hinterland;
- To address urbanisation sustainably.

Spatial Efficiency

- To optimise the use of existing resources and infrastructure;
- To minimise negative financial, social, economic or environmental impacts by optimising the spatial distribution of economic activities;
- To ensure that development application procedures are efficient and streamlined.

Spatial Resilience

- To allow for the most suitable use of land within the LM, in line with the guidelines provided by the TLM LUMS 2013.

Good Administration

- To integrate proposed interventions of sectoral plans, including the WDM EMF and TLM Housing Strategy, with the SDF proposals;
- To make a case for good relations with mining houses (public private partnership).

4.2 TLM LAND USE PROJECTIONS

4.2.1 BUSINESS ACTIVITIES AND COMMUNITY FACILITIES

Tables 33 provides a summary of the land use budget for the TLM as a whole. The land use budget is based on the Census 2011 population as base year, with



population projections for 2021 (short to medium term). The table gives an indication of the need for additional retail, office and community facilities within the study area, based on the projection population, and translates the increment to the hectares required to fulfil the need spatially. These figures will be used in the TLM SDF, to ensure that sufficient provision is made to accommodate the identified needs.

The following are the most salient features to note from the TLM land use budget for the period 2011 to 2021:

- The total incremental population up to 2021 is estimated at about 25 264 people to total 110 498 residents within the TLM.
- The projected incremental retail demand of 87 079m² Gross Leasable Area across the municipal area translates to about 29 hectares of land that is required; while the incremental office demand (8 708m²) requires approximately 3 hectares of land.
- The above brings the total GLA for retail activity in the TLM to about 213 554m² and for office, 21 355m².
- The incremental demand for retail to serve the projected population in 2021 was related to shopping centres (refer to Table 34 overleaf).

Table 30: TLM Land Use Budget

LAND USE	2011			2011-2021 (Increment)			2021		
	no	ha	%	no	ha	%	no	ha	%
BASE DATA		2 508	72%		420	65%		2 928	71%
HH Size	3.4			3.0			3.3		
Dwelling Units	26 060			8 404			33 464		
Population	85 234			25 264			110 498		
Education	34	99	3%	9	26	4%	45	125	3%
Primary	26	62		7	17		34	79	
Secondary	8	37		2	9		11	46	
Retail	126 475	42	1%	87 079	29	4%	213 554	71	2%
Small, Local retail centre (floor area in m ²)	25 978	9		17 618	6		43 596	15	
Neighbourhood retail centre (floor area in m ²)	34 501	12		21 308	7		55 810	19	
Community, small regional, regional retail centre/CBD	66 995	22		48 152	16		114 148	38	
Offices (floor area in m²)	12 647	4	0%	8 708	3	0%	21 355	7	0%
Community Facilities		19	1%		5.0	1%		24	1%
Religious places	42	6		12	1.8		54	8	
Clinic	8	2		2	0.4		10	2	
Hospital	1	6			0.0		1	5	
Post Office	7	0		2	0.1		9	0	
Police	3	1		1	0.2		4	1	
Community Centre	9	4		3	1.3		11	6	
Library	17	4		5	1.3		22	6	
Municipal Office/Pay Point	9	4		3	1.3		11	6	
Fire Station	1	2			0.0		1	2	
Open Space		106	3%		32	5%	0.0	138	3%
Active		39			12			51	
Passive		67			20			87	
SUBTOTAL		2 779	79%		515	79%		3 294	79%
STREET		723	21%		134	21%		856	21%
TOTAL		3 502	100%		649	100%		4 151	100%
REGIONAL FACILITY									

Note: Incremental Residential land based on a net density of 20du/ha
Thabazimbi Region/region constitute 38% of total population of LM



Table 31: Retail (Number of Centres)

	2011	Increment	2021	Size (m ²)
Small, Local retail centre (floor area in m ²)	5	4	9	5000
Neighbourhood retail centre (floor area in m ²)	1	1	2	25000
Community, small regional, regional retail centre/CBD	0.9	0.6	1.5	75000

- It is evident that the LM could likely support a total of 1.5 regional/ small regional retail centres (75 000 m² GLA), 2 neighbourhood retail centres (25 000 m²) and 9 small/ local retail centres, with a floor area of 5000 m².
- These totals indicate an increment of 0.6, 1, and 4 retail centres respectively within the study area.
- Note that the total GLA makes provision for buying power leaking to larger activity nodes such as Lephalale and Tshwane.

4.2.2 RESIDENTIAL

The table overleaf presents a summary of the total number of housing units required according to the Thabazimbi Housing Strategy, as well as the estimated land requirements to fulfil the demand.

Table 32: Estimated Land Requirements (Housing Backlog)

SETTLEMENT AREA	NO. OF UNITS	DEVELOPMENT DENSITY	HECTARE (HA) NEEDED	LAND AVAILABLE FOR DEVELOPMENT OF UNITS		
				GOVERNMENT OWNED	PRIVATELY OWNED	SIZE/ERVEN
URBAN						
Thabazimbi						
- High Income	20	15 units/ha	±1 ha	-	TBZ X18, X35, X37	20 erven
- Middle Income	50	15 -20 units/ha	±2,5 ha	-	Erf 1221 & Erf 1370, TBZ X8	50 erven+ (up to 3,5ha)
Sub-Total	70					
Regoragile						
- Middle Income	150	15 -20 units/ha	±7,5 ha		TBZ X48	150 erven
- Social Housing	100	40-60 units/ha	±1,5 ha	REG T. erven in new layout		100 erven
- Low Income	200	30 units/ha	±6,6 ha	REG erven in new layout		100 erven
				MUN - REG X9		100 erven
Sub-Total	450					
Northam						
- High Income	30	15 units/ha	±2 ha		PTN 6 Koedoesdoorns	30 erven
- Middle Income	100	15 -20 units/ha	±5 ha		PTN 6 Koedoesdoorns	100 erven
- Social Housing	3650	40-60 units/ha	±90 ha		PTN 6 Koedoesdoorns	3650 erven/units
- Low Income	3050	30 units/ha	±102 ha		NDR X6 NDR X12 & X13 NDR X16 NDR X5 erven	310 erven 1715 erven 1000 erven 25 erven
Sub-Total	6830		218,1 ha			
INFORMAL						
Schilpadnest	3500	30 units/ha	±120 ha		Schilpadnest 385 – KQ & Zwartkop, 369-KQ	±140 (up to ±180 ha)
Jabulani	300	30 units/ha	±10 ha	To be identified	To be identified	
Rooiberg	150	30 units/ha	±5 ha	Rooiberg 604 - KQ		±5 ha (and more)
Raphuti	200	30 units/ha	±6,6 ha	Weikrans 539-KQ		±7 ha (and more)
Donkerpoort	300	30 units/ha	±10 ha	MUN - REG X8		300 erven
Regoragile informal	800	30 units/ha	±20,6 ha ±6,0 ha	MUN - REG X8 MUN - REG X10		620 erven 180 erven
Skierik	100	30 units/ha	±3,5 ha	STATE - Groenvley 87 - KQ		±4 ha (and more)
Sub-Total	5350		±181,7ha			
Total			±400 ha			
Thulamashwana	(350)	30 units/ha	(11,6ha)		PTN 6 Koedoesdoorns	(350 erven)
TOTAL	12700					



Note that the following development densities were used in determining the size of land required to meet the backlog:

- High Income housing @ 15 units/ha;
- Middle Income @ 15 - 20 units/ha;
- Social Housing @ 40 - 60 units/ha;
- Low Income @ 30 units/ha.

Local mines such as Anglo and NORPLATS have, in some cases, already purchased land and started with township establishment to cater for their respective housing shortages. In such cases, reference is made in Table 35 to the specific township.

It was calculated that a total of approximately 400 Ha of land is required for the upgrading/ relocation of informal areas in Thabazimbi LM, with an additional 11.6 Ha required for the relocation of Thulamashwana.

An additional 218.1 Ha of land is required in urban areas to cater for population growth. Of the total, 3.5 Ha is allocated to Thabazimbi, 15.6 ha to Regorogile, and a massive 199 Ha to Northam. The majority of land identified is privately owned.

4.3 TLM SDF DEVELOPMENT PRINCIPLES

In accordance with SPLUMA, the SDF comprises a “written and spatial representation of a development plan for the spatial form of the municipality”.

The following are the development principles to be achieved and which are the fundamental points of departure to the Spatial Development Framework for the Thabazimbi Local Municipality:

- DEVELOPMENT PRINCIPLE 1: Actively protect, enhance and manage the natural environmental resources of the Municipality.
- DEVELOPMENT PRINCIPLE 2: Establish a functional hierarchy of nodal points in the Thabazimbi municipal area to optimise the delivery of social and engineering infrastructure/ services, promote local economic development, and protect valuable agricultural land.
- DEVELOPMENT PRINCIPLE 3: Functionally link all towns and settlements to one another and to surrounding regions, including Botswana.
- DEVELOPMENT PRINCIPLE 4: Consolidate the urban structure of the Municipality around identified activity nodes by way of infill development in Strategic Development Areas and residential densification.
- DEVELOPMENT PRINCIPLE 5: Provide a full range of social services at all the identified activity nodes, in accordance with the nationally approved Thusong Centre concept.
- DEVELOPMENT PRINCIPLE 6: Ensure that all areas in the TLM (urban and rural) are at least provided with the constitutionally mandated minimum



level of services as prescribed by the NDP and enshrined in the Constitution.

- DEVELOPMENT PRINCIPLE 7: Promote commercial arable as well as game and cattle farming activities throughout the municipal area.
- DEVELOPMENT PRINCIPLE 8: To brand Thabazimbi as the eco-tourism gateway to the Waterberg Biosphere and the Limpopo Province, and to optimize the local tourism potential.
- DEVELOPMENT PRINCIPLE 9: To optimally develop the mining potential of the Municipality in such a way that a sustainable balance is maintained between mining, agriculture and the natural environment.
- DEVELOPMENT PRINCIPLE 10: To encourage resource-based value-adding economic activities at Rural Service Centres.
- DEVELOPMENT PRINCIPLE 11: Enhance business activities (formal and informal) in the identified nodal points in the Municipality.
- DEVELOPMENT PRINCIPLE 12: Incorporate the Precinct Plans for Thabazimbi, Northam and Dwaalboom into the municipal SDF.

4.4 TLM SPATIAL DEVELOPMENT FRAMEWORK

4.4.1 REGIONAL CONTEXT

The proposed Spatial Development Framework for the Thabazimbi Local Municipality is illustrated on **Figure 25**, in line with the Development Principles as stipulated in the section above.

DEVELOPMENT PRINCIPLE 1: Actively protect, enhance and manage the natural environmental resources of the Municipality.

The topography, hydrology, mineral potential, and agricultural potential of the study area form the basis of its proposed spatial structure. While the ridges and watercourses that traverse the Municipality are the most prominent formgiving elements, they are also home to the some of the Municipality's rich biodiversity.

The Municipality's abundant fauna and flora is, to a large extent, already formally protected. Existing provincial nature reserves in the TLM include Marakele National Park (MNP), Ben Alberts Nature Reserve, Atherstone Nature Reserve, Madeleine Robinson Nature Reserve, and Madikwe Nature Reserve. There are also two eco parks, namely Thaba Tholo and Rhino Eco Parks; and various private reserves and game farms within the TLM. These areas should be managed and enhanced to protect biodiversity and eco-systems within the Municipality.



The eastern parts of the study area, together with Marakele National Park (MNP) and the larger Waterberg complex all form part of the Waterberg Biosphere – a District-wide initiative to protect biodiversity and promote eco-tourism. The study area is mainly affected by the Buffer and Transition Zones of the Biosphere.

The Core Zone, including MNP, is earmarked for conservation and tourism. The Buffer Zone, comprising relatively undisturbed areas of the Waterberg Complex, could typically incorporate “soft” activities such as conservation based education, training, research and recreation. The Transition Zone would allow land uses that are traditionally not regarded as being tourism and conservation sensitive, such as dry land production and even a form of low impact urban development – subject to certain environmental guidelines.

With regards to the LM's topography, the Witfontein, Berg van die Winde and Rooiberg ridges in the south-eastern part of the LM should be protected from urban development. This is due to their aesthetic beauty, as well as the biodiversity associated with ridges.

The watercourses within the LM, including the Crocodile River, Sand River and Bierspruit, together with their associated river buffers and riparian zones should also be protected from urban development as far as possible. This is to protect biodiversity along the watercourses, as well as to assist in protecting the water quality of local and downstream water catchments.

To summarise, in order to ensure the optimal protection and sustainable utilisation of the Municipality's natural environmental resources, the SDF proposes that the ridges, river courses, conservation areas and areas of high biodiversity value should be actively protected, managed and enhanced, to ensure that they are not degraded by mining, agricultural and human settlement activities. The Waterberg Biosphere land use guidelines should be applied for all development within its boundaries.

In addition to the formally protected areas, the TLM should share the environmental conservation mandate with the private sector by encouraging private nature conservation initiatives such as conservancies and game farms.

The protection of ecologically sensitive areas is also conducive to the integration and consolidation of urban areas. By protecting such areas, urban areas are prohibited to sprawl freely as these conservation areas act as natural urban edges, and are therefore forced into denser urban agglomerations featuring more rational, cost-effective and manageable urban structures in line with the principles of sustainability, spatial justice and efficiency as stipulated in SPLUMA.

Lastly, environmental management within the TLM should be aligned with the guidelines of the Thabazimbi Integrated Environmental Plan (IEP, 2007) and Waterberg Environmental Management Framework (EMF, 2010) (refer to Figure 19 in this document).



DEVELOPMENT PRINCIPLE 2: Establish a functional hierarchy of nodal points in the Thabazimbi municipal area to optimise the delivery of social and engineering infrastructure/ services, promote local economic development, and protect valuable agricultural land.

Urban development within the LM is consolidated in Thabazimbi Town and Northam. The remainder of towns and settlements within the LM comprise limited business activities and few, if any, community facilities. A dispersed spatial structure is not conducive to efficient social and engineering infrastructure/ services or local economic development. The mining towns within the LM are unique in that many of the services are privately provided.

It is thus proposed that a hierarchy of towns and settlements be established in the TLM, in line with the Limpopo Spatial Development Framework, the Waterberg District SDF (2013), and Thabazimbi Housing Strategy (2011). The establishment of a functional hierarchy of settlements to focus service delivery is also one of the core elements of Rural Development (one of the three pillars of the CRDP) and seeks to promote the provision of economic and social infrastructure as well as public amenities in the rural environment.

Proper planning in respect of the investment of resources is necessary to bring about an even, equitable and cost-effective distribution of services that is in line with a nodal hierarchy.

The proposed hierarchy comprises primary activity nodes (District Growth Points), secondary activity nodes (Municipal Growth Points), and tertiary activity nodes (Local Service Centres) as depicted on Figure 25.

The table below depicts the proposed nodal hierarchy in the municipal area.

Primary Node
• Thabazimbi
Secondary Node
• Northam
Mining Towns
• Swartklip
• Setaria
• Amandelbult
Rural Service Centres
• Hoopdal
• Dwaalboom
• Sentrum
• Leeuklip
• Rooiberg
• Leeuwoort
• Leeuwoort Vakansiedorp
• Koedoeskop
• Makoppa

It is evident that Thabazimbi Town is the municipal capital, with Northam the secondary activity node. The third tier of settlements comprise the three mining towns. Although these three settlements primarily serve mining employees, and services are privately provided, they still act as central places and may be optimised.



The final tier, local service centres, are the areas which currently serve as central service points to surrounding rural areas. These areas justify government investment directed at poverty alleviation and the provision of basic services to enhance/ unlock the development potential of these areas.

Dwaalboom would serve the western parts of the LM, Makoppa the central northern parts, Skierlik and Hoopdal the north-western rural areas, and Rooiberg, Leeuwoort, Leeupoort Vakansiedorp, and Koedoeskop would serve the south-eastern areas.

In future, the bulk of investment with regard to government and social services, housing and engineering services should be consolidated around these nodal points as a first step towards consolidating the fragmented settlement fabric of the LM. An established hierarchy of settlements will make service delivery more efficient, and stimulate local economic development.

DEVELOPMENT PRINCIPLE 3: Functionally link all towns and settlements to one another and to surrounding regions, including Botswana.

The core directives/ paradigm shifts emanating from the National Transport Master Plan 2050 are to place greater emphasis on developing rail as a transportation medium, to ensure greater integration between land use development and transportation planning, and to put more emphasis on enhancing development of a number of priority national transport corridors, providing for sustainable rail and road-based transport modes.

Having established a functional nodal hierarchy within the TLM, it is vital that the activity nodes be properly linked to one another, and to surrounding nodes and even bordering countries (like Botswana) in order to ensure efficient flow of people, goods and services in all directions which is a key requirement for sustainable economic development.

The priority routes are in line with those highlighted in the Waterberg District SDF. These include:

- **R510 (P16/2):** From Rustenburg, via Northam and Thabazimbi Town, to Lephalale Town. It is also a main route to the Stockpoort border (Botswana). Identified as a Movement Corridor in the Waterberg District SDF.
- This corridor will also benefit the tourism and agricultural sectors, particularly in reference to the Magalies Meander.
- **R511 (P110/1):** Runs from Brits in the south, converging with the R510 just south of Thabazimbi Town, and is a main feeder from Gauteng.
- **R516 (P20/1):** Links Thabazimbi Town to Bela-Bela (via route R511). It is a feeder from Gauteng to Thabazimbi, and forms part of a main transport route for platinum ore from the Rustenburg area to the smelter in Polokwane.
- **D112/D113:** From North West Province to the Derdepoort border post (Botswana). Facilitate migrant labour to the mining activities.
- **D1649-D1629:** Links Thabazimbi Town to Dwaalboom and the Derdepoort border post. Could become a major link between Gauteng and Botswana via Dwaalboom.



As a supporting network, the following second order priority routes were identified within the TLM. The majority of these routes are gravel and should be upgraded:

- **D2460:** Runs parallel to the north-western border; Links route D113 to Makoppa, Sentrum, Hoopdal and route R510; A local link to Alldays.
- **D1475 and D2702:** Shortcut from D112 (North West) to Dwaalboom.
- **D2702-D869:** Link from Swartklip and Northam to Dwaalboom, to D2460 link road; A heavy vehicle link to Brits.
- **D1234:** Link between Northam and Koedoeskop.
- **D928:** Link from Leeuwpoort to Rooiberg to Marakele National Park (MNP). Once this road is tarred, it could become the main route to Thabazimbi from Gauteng and from the northern parts of the Limpopo Province.
- **D1235 (Brits-Swartklip Road):** Links route R511 to Northam and Swartklip.
- **D1485/ D794:** Links Thabazimbi Town with route D928 to the Marakele National Park, and link to Vaalwater.
- **D928-D1031:** Rooiberg to Thabazimbi Town.

Three of the primary and secondary priority corridors were specifically identified as tourism corridors, notably:

- **R510:** Thabazimbi-Hoopdal to Lephalale.
- **D928:** Leeuwpoort-Rooiberg-MNP-R510. The municipal area is a key access point to the Biosphere from the North West Province.
- **D928-D1031:** Rooiberg to Thabazimbi.

One major reason why these linkages should be upgraded is because poor road infrastructure hampers the transport of goods for export. Furthermore, it is

envisaged that Lephalale Town and its immediate surrounds will grow substantially in the short to medium term, due to pending large-scale coal mining and energy-related projects in the vicinity of Steenbokpan.

NATMAP proposed the extension of the international freight rail infrastructure between Rustenburg and Botswana, via Thabazimbi and Lephalale (as conceptually depicted on Figure _), as part of the national initiative of moving freight back onto the country's rail network. It is intended that the coal from the Lephalale Coal Fields will be moved to Mpumalanga by rail. It is thus recommended that the TLM also push for this initiative to be implemented, in order to transfer the iron ore material currently moved by road onto the railway network. This proposed heavy haul rail will thus be a Freight Corridor. This will relieve the stress on the regional road network, thereby decreasing the cost of road maintenance and road upgrades in the long term.

It is further recommended that the heavy haul rail link be extended from Northam to Dwaalboom and Gaborone, to facilitate increased mineral exports.

The possibility of resuscitating rail passenger services from Thabazimbi to both Lephalale and Gauteng should also be investigated.

DEVELOPMENT PRINCIPLE 4: Consolidate the urban structure of the Municipality around identified activity nodes by way of infill development in Strategic Development Areas and residential densification.



In section 3.11 of this document it was noted that the residential backlog within the TLM is approximately 12 700, of which the majority (8 600/ 68%) are for low income earners. Informal settlements make up less than half of the backlog, at 5 350 households (excluding Thulamashwana).

As noted in section 4.2.2 of this document, it was calculated that approximately 400 Ha of land is required for the upgrading/ relocation of existing informal settlements, with an additional 11.6 Ha required for the relocation of Thulamashwana. An additional 218.1 Ha of land is required in urban areas to cater for the remainder of the identified residential backlog. Land availability in the Northam area appeared to be a particularly pressing need.

The residential applications that are in process within the study area total 14 575 residential units, and are all located within the urban edges (as delineated by the Thabazimbi Housing Strategy) of existing formal towns. This indicates that the projects in process is more than sufficient to cater for the current housing backlog. There is thus no reason for housing projects to be developed on poorly located land which perpetuate the Apartheid patterns of human settlement in the TLM.

With regards to the contribution of housing to the study area's spatial structure, the following is noted: In an effort to ensure that the spatial imbalances of the past are corrected and that people are located closer to places of work and economic opportunities, it is essential that each of the towns and settlements within the TLM be developed in a manner aimed at consolidating the urban form, limiting sprawl, and encouraging mixed land uses and housing typologies,

and by so doing correcting the development patterns of the past. A very effective growth management instrument is namely the introduction of an urban edge/ urban development boundary around towns and settlements. The Thabazimbi Housing Strategy (2011) delineated urban edges for four of the formal towns in the TLM, namely Thabazimbi, Northam, Rooiberg, Leeupoort. Setaria, the fifth formal town, is under the administration of the mine, who is responsible for delineating the town's urban edge when compiling a Precinct Plan for Setaria (refer to Principle 9).

Housing, and more specifically subsidised housing, is a very powerful instrument at the disposal of government to influence development patterns in and around towns, and to give effect to the spatial restructuring objectives of the Municipality. It is critically important that newly developed housing units comply with the development principles contained in SPLUMA, including that the availability of well-located land should be one of the starting points of the Housing Delivery Process.

The SDF proposes that new housing developments should be consolidated around formal towns and rural activity nodes/ local service centres, adding to the existing footprint, and preferably only at nodes with economic potential (in line with the NDP principle of development around small towns).

Secondly, new residential development should, as far as possible, be consolidated within the urban development boundaries of respective towns.



Thirdly, the TLM should upgrade informal settlements in accordance with the detailed suggestions made in the Housing Strategy. Refer to Table 36 overleaf.

Finally, outstanding land claims should be resolved as a matter of urgency to gain security about land tenure. By obtaining title deeds to their properties, residents will be enabled to loan money against fixed property. This will stimulate the real estate and retail trade market as well as business development services.

The following housing programmes should be favoured in the Strategic Development Areas located in the urban and rural parts of the LM respectively:

a) **Urban Areas**

- **Land Acquisition** with a focus on acquiring land located within Strategic Development Areas;
- **IRDP** projects on land suitable for mixed income development, including GAP market housing and rental stock;
- **Upgrading of Informal Settlements** in areas where the location of an existing informal settlement complies with the principles of spatial justice, sustainability and efficiency and/or these settlements are located within the existing urban footprint or an identified Strategic Development Area;
- **Social Housing and Community Residential Units** close to economic activity areas like commercial areas or Central Business Districts, or in areas earmarked for urban renewal.
- **Inclusionary Housing** projects driven by the private sector and which comprises both bonded and subsidised housing, and which caters for full ownership and rental stock.

b) **Rural Areas**

- Rural Housing and Peoples Housing Programmes (PHP) within the rural fabric in the CRDP pilot areas in the District with emphasis on areas closest to rural nodes in order to add to the “critical mass” required to sustain economic activity in these areas; and
- Upgrading of Informal Settlements and IRDP projects around identified rural nodal points in support of Principle 4 of the GSDM SDF.

THABAZIMBI SDF



Table 33: Informal Settlement Plans

Informal Settlement	Closest Town/ Settlement	Extent (HH)	Ha Needed*	Plans	Relocate to	Comments
Schilpadnest (Smashblock)	Setaria Mining Town	3500	120	Relocate	Northam (Ptn 2 of Rem of Koedoesdoorns 414-KQ)	Cannot formalise. Anglo has 416 Ha of land in Northam to relocate to.
Skierlik	Hoopdal	100	3.5	In-situ upgrade - Groenvley 87-KQ	-	Suitable for township establishment; Infrastructure is problematic - dependent on mobile services
Jabulani	Setaria Mining Town	300	10	Relocate	Elandskuil 376-KQ	Group with Schilpadnest. Full relocation to private land.
Donkerpoort	Thabazimbi/ Regorogile	300	10	Relocate	Thabazimbi Ext 9	On private land. Land being developed into Industrial township so has to relocate.
Rooiberg Informal	Rooiberg	150	5	Relocate	Regorogile Ext 8	On partially private land and partially undermined; Relocation pending talks with mining company – residents may remain, or be relocated to Regorogile Ext 8.
Regorogile Informal	Thabazimbi/ Regorogile	800	6	Insitu upgrade - 180 units (Regorogile Ext 10)	-	
			20.6	Relocate - 620 units	Regorogile Ext 8	Residents located within power line servitude and floodline areas – unsafe conditions.
Dwaalboom Informal	Dwaalboom	102	?	?		
Raphuti Village	Leeupoort	200	6.6	Insitu upgrade	-	Suitable for in-situ upgrade, infrastructure problematic though
TOTAL		1952				
Thulamashwana**	Northam	350	11.6	Relocation ?	Northam	Land owned by Anglo was identified in Northam for possible relocation.

* Calculated at 30 units/Ha

** Was included in the Housing Strategy even though it falls within the Moses Kotane LM, because the majority of the settlements' residents are employed at the Swartklip Mine, and Anglo was considering relocating them to the TLM.

Source: Based on Thabazimbi Housing Strategy (2011), TLM officials comments on Draft SQ SDF, Thabazimbi IDP 2014/15



DEVELOPMENT PRINCIPLE 5: Provide a full range of social services at all the identified activity nodes, in accordance with the nationally approved Thusong Centre concept.

Presently, the bulk of community facilities are offered in Thabazimbi Town, Northam, and (to a limited extent) Dwaalboom. Also, the offices of Local, Provincial and National Government are divided between Thabazimbi Town and Northam. The low population densities within the TLM has resulted in a lack of essential social services/ community facilities and engineering infrastructure in especially the rural areas.

Ultimately, the objective is to provide a full range of social services/ community facilities within a reasonable distance of all communities, urban and rural. Services need to be consolidated for maximum efficiency as there are spin-off benefits to be derived from such consolidation, including increased economic potential (“critical mass”).

The existing community facilities in the TLM are noted in section 3.9 and illustrated on Figure 23 of this document. The ideal number of community facilities for the TLM in 2011 are noted in the land use budget in Table 30 (section 4.2.1), based on the population numbers. The existing community facilities are compared with the land use budget in the table below.

		Existing	Land Use Budget 2011	Oversupply / Shortage
Health	Hospital	3	1	-2
	Clinic	10	8	-2
	Mobile Clinic	3		
Education	Creche	55		
	Primary	25	26	1
	Combined	4		
	Secondary	4	8	0
	Tertiary	0		0
Police station		6	3	-3
Magistrates court		1		
Post Office		1	7	6
Postal Service		6		
Sport and Recreation	Active	11		
	Passive	12		
Libraries		3	17	14
Community Halls		14	9	-5
Fire Station		0	1	1

 Oversupply
 Shortage

The incremental number of community facilities required for the projected 2021 population was also calculated (refer to Table 30).

It is proposed that a full range of social services/ community facilities be incrementally provided at all identified activity nodes in the study area, starting with the community facilities of which there are shortages. The level of services



provided is to be in line with the proposed nodal hierarchy, i.e. higher order community facilities like hospitals, Magistrate's courts, tertiary education facilities etc. located at the first and second order activity nodes (Thabazimbi Town and Northam), while lower order facilities like primary schools, clinics etc. should be provided more extensively at all Rural Service Centres. In this manner, all communities in the TLM will be served with at least a basic range of social infrastructure within a convenient distance (preferably approximately 10 kilometres).

To this end, the Cabinet-approved Thusong Centre concept is specifically focused on the initiation and development of small-scale nodal points in rural/isolated areas. (This is also in line with the NDP directive on enhancing the role of "small towns" as catalyst to rural development). It centres on the premise of focused/ consolidated government spending, and it is proposed that the concept be applied at all identified Rural Service Centres in Thabazimbi LM. The Thusong Centre as concept is discussed in more detail below.

The development of a Thusong Centre takes place over time and is based on an incremental growth process guided and stimulated by a number of strategic investments by various spheres of government (i.e. public investment) within and around a strategically selected spatial point in order to stimulate local economic development activity. Such points are typically major intersections, and/or consolidated with the existing cluster of business activity and social services. Essentially, a Thusong Centre is *"a focal point at which a comprehensive range of essential services can be obtained by people living in its vicinity"*.

Establishing a hierarchy of services centres in the municipal area in the form of Thusong Centres holds the following advantages:

- Provides a one stop comprehensive service to members from surrounding communities which are in many cases very poor and cannot afford multiple trips.
- It promotes nodal development which is conducive to targeted infrastructure spending, local economic development and corridor development;
- Consolidates human settlement around nodal points and protect valuable agricultural land from urbanisation pressures;
- Provides guidance for the development and provision of engineering services;
- Indicates where to provide tarred road infrastructure and multi-modal transport facilities;
- Basic services are provided by government in a financially sustainable manner;
- Provides a platform for entrepreneurship and small business development (LED); and
- Provides government with a platform from which to develop tele-centres in rural areas, as well as rural energy centres.

The key to the success of Thusong Centre development is rooted in the principle of focused and deliberate government investment spending to ensure that these centres develop to provide an extensive range of community facilities. This concept allows for national, provincial and local government to join their efforts in providing services at a local level. These Centres will allow



the clustering of services by the relevant tiers of government, according to their roles and responsibilities, at a central location accessible to the community. In this way, Thusong Centres can act as an economic injection, and especially in previously marginalized areas this may serve to lower the perceived risk to private sector developers. Due to the compounded benefits of such clustering, the collective benefits derived from investments made by various spheres of government far out-weigh the individual contributions made.

The appropriate design of these Centres can also contribute towards enhancing development in diverse and complex urban areas.

Over time, the Thusong Centre not only serves the local residential development in close proximity to the node, but the surrounding rural communities from as far as 15 to 20 kilometres away. In this way it becomes possible to sustain a number of economic activities and even to establish a fresh produce market which could act as a stimulus for the production of surplus agricultural products in the surrounding rural communities and to establish rural-urban linkages (interaction/ integration).

Thusong Centre Development Process

The development process is initiated by identifying an appropriate location for a Thusong Centre. An ideal location would be one that features good local and regional accessibility – e.g. in close proximity to the intersection of two prominent route crossings. The first step in the physical development of a Thusong Centre could be the establishment of a community hall (see **Diagram**

4.1). The community hall can be utilised for a variety of functions, including serving as a pension payout point by the end of the month; accommodating the mobile clinic once a week (or whatever the frequency is); accommodating community meetings; serving as an adult basic education and training centre during certain times of the week; etc.

Because of the location and concentration of people at the community hall during the week, a bus or taxi rank may establish because people are regularly being picked up and dropped off at the facility as depicted on **Diagram 4.2**. The natural concentration of people then also leads to the establishment of a small informal market close to the bus/ taxi rank at the community hall.

As the Thusong Centre then develops further, a more permanent clinic may be established in a separate building from the community hall, and later a number of additional community facilities may be added by various spheres of government as illustrated on **Diagram 4.3**. These could include a post office, a library, a police station with an associated magistrate's court, as well as a municipal pay point or municipal satellite offices. Note that there are community halls in all the prominent towns and settlements in the TLM. These points might prove to be ideal to start incrementally developing Thusong Centres.

As the number of social facilities and services concentrated at the nodal point increases, the number of people daily visiting the area increases. With the increased intensity of activity and visitors, the informal market can transform into some formal retail activities (see **Diagram 4.3**). The people working as officials in the growing number of community facilities and services mentioned



above will require residential accommodation in close proximity to the node. For this reason, it becomes important for government to add a subsidised housing component to the node which may be either in the form of rental stock (social housing/ flats), and/or RDP units (Diagram 4.3).

The concentration of housing stock at the nodal point brings even more people closer to the node which not only enhances the viability of the existing community facilities at the node, but also strengthens the capacity for local economic development as the “critical mass” increases. Associated with the residential development follows the establishment of educational facilities like a primary school, sports fields and even a crèche which could be located close to the Thusong Centre (see **Diagram 4.4**). Note that existing sports facilities in the study area are in a poor condition and could be upgraded before providing new facilities.

Over a period of time this node can expand incrementally, and as more functions and associated residential activities are added, it may eventually also accommodate a fresh produce market, agro-industries, and specialised services like adult education (FET colleges and ABET centres) (see **Diagram 4.5**) and even some commercial activities like hardware stores etc (see **Diagram 4.6**).

DEVELOPMENT PRINCIPLE 6: Ensure that all areas in the TLM (urban and rural) are at least provided with the constitutionally mandated minimum level of services as prescribed by the NDP and enshrined in the Constitution.

This principle states that all communities within the Thabazimbi Local Municipality have the right of access to basic services like water, sanitation, and electricity whether they are located at one of the activity nodes, or in the rural hinterland. The Municipality should thus continue to endeavour to expand its formal water, sanitation and electricity networks and refuse collection system in order to eventually reach and serve all rural and urban communities within the municipal area to at least RDP level (as per the NDP guidelines).

The key challenge is to create a balance in terms of improving services in the sparsely populated rural areas and at the activity nodes in the municipal area simultaneously.

With regards to engineering service provision, the SDF thus proposes that, in the first instance, regular maintenance of existing service infrastructure should be done in order to optimise it and ensure that the expected lifespan is achieved (protect and manage public investment). The disparities in services provided in formal towns and adjacent former township areas should also be addressed.

Next, sufficient infrastructure capacity at the nodal points is crucial in order to ensure that it can facilitate and enhance the processes of local economic development. It is proposed that this should be done in accordance with the nodal hierarchy delineated in the SDF.

In line with the NDP principles, investment in rural areas should focus on people – i.e. capacitating the people residing within these areas to be able to find jobs in areas of higher economic potential. The NDP also promotes the spatial



consolidation of rural settlements to facilitate targeted and better co-ordinated provision of infrastructure and services (in line with Principle 4).

In other words, whilst former township areas in urban communities are provided with basic services and facilities, it is equally important that rural residential areas are not neglected, and that they are provided with an appropriate range of services and facilities to meet their minimum needs. The focus, however, should be on providing infrastructure and services like public transport that offer rural residents the opportunity of travelling to activity nodes for higher order services.

Lastly, the Strategic Development Areas (SDAs) identified per each of the formal towns (see Principle 12) should be provided with services in order to unlock and facilitate the development potential of these areas for housing/ mixed use projects aimed at eradicating the municipal housing backlog. With projected growth in mining, electricity generation and petrochemical development in the Lephale area, and possible mining expansion in the vicinity of Pilanesberg to the south, the engineering services serving the TLM and water supply in general will come under increased pressure. There should thus be a drive towards incrementally (and proactively) expanding service networks in these areas.

Apart from the effect that insufficient services have on the quality of life of local residents, there are also potential negative impacts on the environment, for example the absence and/or shortage of waste water treatment facilities, sanitation infrastructure and waste disposal facilities in settlements can lead to water and air pollution.

In an effort to optimally plan public investment in engineering infrastructure, and to ensure that it is aligned with the proposed nodal hierarchy, projected population growth, and proposed SDAs of the SDF, it is vital that an Infrastructure Master Plan be commissioned for the TLM area. The Master Plan should also investigate possible additional sources of water to augment the current supply, especially in view of the growing agricultural sector and the growth of urban areas.

DEVELOPMENT PRINCIPLE 7: Promote commercial arable- as well as game and cattle farming activities throughout the municipal area.

As discussed in the status quo section of this report, the municipal economy is strongly dependent on mining and a focused effort should be made to diversify the economy. The Regional Industrial Development Strategy (RIDS) earmarked the area around Thabazimbi for 'Tourism and Mining' and 'Game Reserves and Related Tourism'.

Currently, farming activities in the municipal area include crops, livestock, and game farming (hunting and game ranches). Generally, land within Thabazimbi is moderately to highly suitable for agricultural purposes. Agricultural activities thus form the backdrop of the TLM SDF.

Considering the existing development pattern and soil potential, the entire area along the Crocodile River is earmarked for irrigated agricultural activities. In line with the Waterberg EMF (2010) and Waterberg SDF (2013), it is proposed that the remainder of the LM be divided between arable/ dry crop farming priority



areas with a commercial focus, and game and cattle farming with a commercial focus.

Arable agricultural activities are proposed in the south-western and central parts of the LM, while game and cattle farming activities are proposed in the central, northern and south-eastern extents (refer to Figure 25). The game and cattle farming areas include a number of private game farms which also have a tourism component. The farms are mostly consolidated along the LM's border with Botswana.

The entire remainder part of the Municipality should then be utilised for either extensive commercial farming purposes and/or conservation purposes.

The most important factor limiting agricultural production in the Thabazimbi LM is the availability of water; grazing in the area has been severely affected. Other water sources should thus be investigated, including the Zandriverspoort underground lake.

It is evident that this sector within TLM relies almost entirely on the produce of primary products such as sunflower and milk, but no significant value is being added to these products. There is much potential for the optimisation of the agricultural sector; the Limpopo Growth and Development Strategy proposed the development of value-chains of the following two emerging agricultural development clusters:

- **The Red and White meat cluster:**
The focus of this cluster is to build on current and emerging cattle and poultry production, as well as animal-feed production. Up-stream development opportunities include sorghum production by emerging farmers. Down-stream activities include improved efficiency of abattoirs and promoting the packaging and distribution supply chain. Other opportunities include taking advantage of the growing trend in game farming, demand for venison and increased goat farming.
- **Fruit and Vegetable (Horticulture) Cluster:**
The cluster value-chain should be extended up-stream to include the local production of inputs for the growing of selected fruit and vegetable commodities, such as plant material production, nurseries, pesticides and fertilisers (including organic fertilizers). The value-chain down-stream includes processing, packaging and exporting.

Linked to this, it is proposed that fresh produce markets be established at the rural activity nodes to provide a platform for local farmers, small-scale industrialists and entrepreneurs to sell their goods and gain entry to the regional economy.

The potential also exists to expand the agricultural sector in terms of introducing new technological practices such as Organic farming, Biotechnology, Hydroponics and Water harvesting techniques. Yet the ultimate goal of agricultural ventures should be to establish labour intensive, cost-effective and sustainable farming practices with quality that is fit for the export market.



Some of the potential ventures identified in this sector by the TLM LED Strategy include:

- Organic food and vegetarian niche products
- Essential oil extraction from herbal and indigenous plants
- Organic drought tolerant crops
- Growing of crops and herbs through hydroponics
- Expansion of the meat and exotic meat market for export and local markets

Lastly, the Housing Strategy identified three settlements as potential agrivillages, namely Koedoeskop, Makoppa, and Skierlik. The concept of an Agrivillage, similar to a Thusong Centre (see Principle 5), revolves around the clustering of community facilities in order to establish a viable rural node. Agro-processing activities, though promoted at all Rural Service Centres, should especially be focused around these three settlements.

DEVELOPMENT PRINCIPLE 8: To brand Thabazimbi as the eco-tourism gateway to the Waterberg Biosphere and the Limpopo “Bushveld”, and to optimize the local tourism potential.

Currently tourism activities are well established in the larger Thabazimbi area. Existing activities include game farms, private resorts, eco-estates, lodges, 4x4 trails, and hiking trails. Key attractions include the Marakele National Park, Atherstone Nature Reserve, Ben Alberts Nature Reserve, and Thaba Tholo Eco-Park.

The study area is affected by two Provincial tourism/ conservation initiatives namely the Golden Horseshoe initiative and the Waterberg Biosphere. The *Golden Horseshoe* is a strip of land with relative low human density that runs from Thabazimbi northwards along the Limpopo River, turning south again and following the Kruger National Park. This arc of land boasts a rich and diverse spectrum of scenic beauty, wildlife, and culture. Ultimately, it is hoped that macro land-uses within this arc will offer a wide profile of or will at least be sensitive towards tourism and conservation.

The second provincial initiative, the *Waterberg Biosphere*, is also an area of land that accommodates or is sensitive towards the activities and requirements of tourism and conservation. The long-term plan is for the Biosphere to extend from Masebe to the Marakele National Park (MNP).

In order to ensure the furthered conservation of natural and cultural-historical capital, and to facilitate the diversification of the municipal economy, the following tourism-related initiatives are thus proposed:

- Capitalise on tourism potential of the LM's many nature reserves.
- Promote and develop Marakele National Park (MNP) into a Tourism Anchor and prime eco-tourist destination in the TLM.
- The Park is set to expand in size from 67 800 ha to approximately 115 000 ha – twice the current size of the Pilanesberg National Park. The intention is that this greater park will include, by management arrangement, the 330 km² Welgevonden Private Game Reserve, the 90 km² Matla Mamba Game Reserve, the 40 km² Sterkfontein and 20 km² Hoopdal sections.



- Routes D928 and D1485 facilitate access to the Park and the Biosphere from Rooiberg and Thabazimbi respectively, and were thus earmarked as Tourism Corridors. Tourist-related activities should be promoted along these corridors, such as curio shops, foodstalls and entertainment.
- Develop and promote the central (from Atherstone Nature Reserve to MNP) and north-western parts (along the border with Botswana) of the LM as a Tourism Belt; forming part of the Golden Horseshoe provincial initiative.
- Promote and support game farming, and related products and services such as hunting and business tourism, especially in these western extents of the Municipality.
- Promote eco-tourism and environmental education activities in the eastern extents of the LM that fall within the Waterberg Biosphere.
- Support private conservation and eco-tourism initiatives such as conservancies, cultural group tours with an educational basis, soft adventure products (including hiking and mountain biking) etc.
- Encourage individual small-scale private tourism initiatives such as lodges and guesthouses.
- Enhance and promote existing entertainment and recreation activities, such as golf courses (at Ben Albert Nature Reserve, Amandelbult mining town, and Swartklip mining town) and the driving range at Leeupoort.
- Thabazimbi Town annually hosts a 'Wildsfees' in autumn, as well as a 'Landbou Skou' in winter. The annual Oppikoppi music festival is a major tourism attraction near Northam. Additional events such as markets and festivals could be hosted at the agricultural showgrounds at Thabazimbi and Dwaalboom.

- Construct a visitors' information centre in the TLM.

It is vital that the identified second order priority linkages (refer to Figure 25) be upgraded and well-maintained, including passing lanes and stormwater infrastructure, to support the growth and development of the local tourism potential.

The SDF proposes the following guiding principles in respect of tourism development in the TLM:

- Developing products that complement and do not compromise or threaten the natural resources on which the tourism developments rely;
- Limiting visible structural changes to the western parts of LM, for example overhead power lines, to preserve the prized 'bushveld' character;
- Optimising the area's aesthetic beauty and other opportunities by developing a diverse range of tourism products to meet the requirements of different market segments, including providing affordable access to local communities and others from previously disadvantaged backgrounds;
- Planning and appropriate zoning for developments located within protected areas to ensure an integrated approach between conservation and development;
- Partnering with rural communities to promote a conservation economy in and around the Waterberg Biosphere in support of local economic development;
- Promoting the involvement of the private sector in the development, funding and management of tourism facilities; and
- Complying with all relevant legislation and regulations.



DEVELOPMENT PRINCIPLE 9: To optimally develop the mining potential of the Municipality in such a way that a sustainable balance is maintained between mining, agriculture and the natural environment.

One of the key features of the Thabazimbi and Lephalale areas is the availability of coal deposits. As indicated in the Status Quo analysis, a coal belt runs from the Rustenburg area to Northam and past Thabazimbi Town (refer to Figure 17). There are also large coal deposits in the vicinity of Lephalale Town and Steenbokpan to the north-east of Thabazimbi. According to the Lephalale SDF, the Lephalale area is envisaged to become a major mining and industrial node of national significance. New mining and energy generation activities will likely be centred around Steenbokpan. The growth in these sectors will lead to regional economic growth. The TLM is well positioned to benefit from the increased regional traffic, related migrant labour and regional population growth.

Furthermore, deposits of Platinum Group Metals (PGMs) are found in the vicinity of Northam, and iron deposits in the vicinity of Thabazimbi Town.

A mining focus area was delineated between Northam and Thabazimbi Town, demarcating the area comprising the majority of mineral deposits within the TLM. In these areas, mining activities and other hard industrial activities take priority (over agriculture and tourism). Also note the extent and location of coal deposits in the Steenbokpan area to the north-east.

A feasibility study was conducted to re-evaluate the tin deposits near Rooiberg. Should it be viable, the project is support by the SDF.

Mineral deposits are both rare and finite resources. The relationship between mining, agriculture and tourism activities within the study area is therefore vital to address. In the remainder of the LM where the economy is based on tourism and agriculture (which is incompatible with mining) it is essential that mining activity be managed in such a way that the original agricultural/ tourism value of the land is restored through comprehensive rehabilitation processes once mining activities close down. This would require that a Mining Rehabilitation Monitoring Task Team be established to ensure that rehabilitation processes are properly implemented and adhered to in terms of timeframes.

Mining has to be conducted in accordance with the TLM Land Use Management Scheme. All existing mining activities have been incorporated into the LUMS as Agriculture. The LUMS makes provision for short term mining as a Consent Use on Agricultural land, as long as no additional activities such as an office or beneficiation are conducted on site. As soon as more comprehensive (or longer term activities) are envisaged, however, a process of township establishment has to be followed. In terms of the site development plan, mines may differentiate between current and future mining areas. Land that will be used for other uses such as residential, business etc has to be earmarked for such, while vacant land is left as Agricultural.

In the case of short term open cast mining the environmental quality of the surrounding area should especially be protected as far as possible, with strict enforcement of rehabilitation measures upon completion of the mining activities.



It is proposed that all mines within the LM draft and submit a Precinct Plan, detailing their area current and planned future activities spatially. These will effectively be an annexure to the SDF document, and will ensure that the LM can effectively plan for the surrounding areas, while facilitating more streamlined land use applications procedures as the mining activity is effectively 'pre-approved' and form part of the SDF.

Pollution can have a serious impact on the eco-tourism potential of the TLM. For this reason, mining industries should do their part in protecting the environment from excessive air and water pollution, and rehabilitation measures should be strictly enforced, both on short term and long term mining operations.

DEVELOPMENT PRINCIPLE 10: To encourage resource-based value-adding economic activities at Rural Service Centres.

The study area is well positioned to participate more actively in the export of manufactured/ value-added goods with its road and rail links to the surrounding region. The area thus offers opportunities for sound manufacturing businesses, particularly in agro-processing.

The existing industrial area at Thabazimbi Town should be promoted and expanded (also see Principle 12). Furthermore, the Municipality has potential for growth in value-adding activities such as localised resource-based agro-processing and other manufacturing activities, as well as service industries.

It is proposed that such activities be encouraged to establish at the identified activity nodes within TLM, and especially at the Rural Service Centres where limited job opportunities are available.

This principle is in line with the CRDP objective of Agrarian Transformation which focuses on the following:

- Facilitating the establishment of rural and agro-industries, cooperatives, cultural initiatives and vibrant local markets.
- Increased production and sustainable use of natural resources by promoting farming and related value chain development (exploring all possible species for food and economic activity).

Potential in the industrial and manufacturing sector exists in the following areas:

- Expansion of agro-processing activities
- Beneficiation of locally mined minerals
- Expansion of agro-tourism products (arts and crafts)
- Export market
- Identification of indigenous medicinal plants and processing of by-products
- Value adding and packaging
- Small scale animal feed production integrated with commercial livestock production
- Increased local beneficiation of beef, reduction in the export of unprocessed beef
- The possible location in TLM of a game abattoir to be investigated



DEVELOPMENT PRINCIPLE 11: Enhance business activities (formal and informal) in the identified nodal points in the Municipality.

The Thabazimbi and Northam Central Business Districts (CBDs) not only play an important role in serving the retail and office needs of communities, but also represent significant opportunities for economic development and job creation to both the formal and informal sectors.

Central Business Areas of towns should be treated as special precincts requiring dedicated and continuous management in order to prevent urban decay and/or the relocation of economic activities to decentralised economic nodes. Decentralised nodes normally establish closer to the middle and higher income residential areas of towns which marginalise the disadvantaged communities of such towns even further.

It was determined that the extent of retail in the LM in 2008 totalled 57 675 m². At the time, this represented a deficit of 8 532 m². The land use budget (see Table 30 in section 4.2.1) indicates that the 2011 municipal population can support retail to the extent of 126 475m², while the projected 2021 population will likely require a total of 213 554m² retail.

Note that the total demand for retail should be divided between the Thabazimbi and Northam CBDs, as well as local retail centres in Rural Service Centres throughout the TLM. Table 31 in section 4.2.1 provides a broad guideline to ensure that retail facilities are not under- or oversupplied in the study area.

The Thabazimbi trade sector is hampered by the ongoing leakage of disposal income to Gauteng and Polokwane, but this was factored into the land use budget.

The Thabazimbi CBD Development Plan made suggestions to deal with urban decay and economic decline in the town's business core. These proposals should be implemented, and the urban design guidelines may even be applied to Northam, where applicable, to ensure that the town's CBD is healthy and thriving.

In the rural areas of the TLM, the approach to enhance business activity should be aligned with one of the objectives of the National Development Plan which is to utilise "small town development" as catalyst of rural development. This is in line with Principle 5 in the TLM SDF which emphasises the role that government can play in terms of the establishment of rural nodes while performing its primary role which is to provide infrastructure to serve the social needs of the people. Diagrams 4.1 to 4.6 under Principle 5 illustrate the importance of consolidating business activities around Thusong Centres at identified activity nodes. This approach maximises the economic benefits to be derived from the concentration of people around the social services and facilities provided by government.

It is thus proposed that retail activities (both by way of formal retail and/or properly managed informal trade markets) be provided for in close proximity to each of the proposed Rural Service (Thusong) Centres in the study area. The primary objective of this is to facilitate and promote local economic development



and further strengthen the economic viability of the identified activity nodes by stimulating the creation of economies of scale.

It is thus important that, at design phase, sufficient land be earmarked for business/ retail purposes around each of the proposed Thusong Centres, and particularly the land parcels which enjoy the most exposure to regional traffic and passing 'feet'. Initial informal trade will give way to more formal business activities in the same location, as the node develops and grows. This should be done by way of a precinct plan for each of these nodal points which indicates the proposed structure and placement of future land uses in the precinct.

4.4.2 LOCAL CONTEXT

PRINCIPLE 12: Incorporate the Precinct Plans for Thabazimbi, Northam and Dwaalboom into the municipal SDF.

The Thabazimbi CBD Development Plan, Northam Development Plan and Dwaalboom Land Use Survey, and the land use guidelines that emanate from them are discussed in this section.

4.4.2.1 Thabazimbi

In view of its status as Provincial Growth Point and primary activity node in the TLM, Thabazimbi Town should ideally comprise a variety of higher order goods and services to serve both the local community and regional visitors and passers-by. The Thabazimbi Precinct Plan is illustrated on **Figure 26.1a and 26.1b** and briefly described below. The proposals emanating from the Thabazimbi CBD Development Plan form the basis for the business component of the Thabazimbi Precinct Plan.

CBD and Proposed Secondary Mixed Use Node

- It was proposed that the existing Thabazimbi CBD⁽¹⁾ be retained as primary activity node, and that consolidated secondary mixed use activity node⁽²⁾ be created at the intersection of routes R510 and D1485.
- The secondary node will better serve the nearby Regorogile community, while also acting as a catchment for regional traffic towards Rustenburg, Lephalale, Bela Bela and other rural tourism destinations in the vicinity.
- It was furthermore advised that the CBD boundary be extended to include Judith Street and a portion of Deena Street because these erven have potential to accommodate the apparent need for office space within the CBD.
- Apart from this expansion, the demarcated boundary of the existing CBD should be fairly well guarded by way of favouring redevelopment, infill development and intensification of land uses above expansion. In this



manner the CBD is always regenerating, while the residential fabric around the CBD remains protected.

- The Pick n Pay Centre⁽³⁾ in the north-eastern quadrant of the R501 intersection is currently being expanded (Phase 2), strengthening the business component of the proposed mixed use node.
- It was further proposed that any new (regional/ high order) community facilities and government services, together with additional business activities, also be consolidated around the R510 intersection.
- The proposed mixed use node will thus comprise a Business precinct, a Community Facility precinct, and an Industrial precinct⁽⁴⁾.
- A Tourism Information Centre, craft market and curio shops/ restaurants should also be incorporated to serve a regional tourism function.
- Importantly, development at this node should not be to the detriment of the CBD, but should supplement the CBD as the primary activity node.
- Note that the site where the mill⁽⁵⁾ is located (immediately adjacent to the industrial area) is very strategically located for business use and was thus earmarked as such.
- The CBD Development Plan emphasised that no additional retail rights should be granted outside of these two activity nodes (CBD and secondary mixed use node) to ensure the long term sustainability of the nodes. It stated that leapfrog development should be avoided as it will dilute the town's economic potential, and counteract the creation of critical mass around the R510 intersection and within the existing CBD.

Industrial

- Due to strong regional competition from nearby Gauteng and Rustenburg, it is vital that all industrial activities in the municipal area be consolidated in the industrial area⁽⁴⁾ along road R510 to maximise on the critical mass that is created.
- It is also proposed that the industrial area be expanded (see Figure 26.1b).

Priority Road Network

- In line with the municipal SDF, it is important that the regional linkages to the town are well maintained. These include routes R510, R511, and R516.
- Potholes and road shoulders along these roads should be repaired, and if necessary, road sections should be resurfaced.
- The following secondary roads in Thabazimbi Town are also important to be well maintained: Eland Street, Van der Byl Street, and Shadi Drive.
- The CBD Plan further emphasized the importance of providing safe and convenient pedestrian linkages between the primary and secondary activity nodes and to Regorogile. The proposed pedestrian movement network is illustrated on Figure 26.1b.

Housing

- The CBD will be strengthened by the promotion of residential densification in all areas surrounding the CBD⁽⁶⁾.
- Mixed use development that includes flats are also encouraged.
- The housing projects that are in process are also indicated on Figure 26.1a.



Rooikuil Spruit

- It was proposed that the Rooikuil Spruit open space area⁽⁷⁾ that traverses the CBD be formalised in order to improve the functional connectivity between the primary and secondary activity nodes, to enhance the utilisation of the area as active and passive recreational space, and to create an aesthetically pleasing feature.

Community Facilities

- It was proposed that a second taxi rank, together with an informal trade market, be established as part of the proposed mixed use second order node.
- Furthermore, the informal trade at the taxi rank along Van der Byl Street should also be formalized.

Regorogile

- It was proposed that the vacant strip of land⁽⁸⁾ between Regorogile and road R510 to Lephalale be earmarked for commercial development due to its good visual exposure.
- Development along the strip may include service industries and workshops, etc.

4.4.2.2 Northam

The proposals that emanated from the Northam Development Plan 2013 are summarised below, and illustrated on **Figure 26.2a**:

Housing

- It was proposed that, in line with the current spatial structure of the town, low income housing in future be concentrated in the south-eastern part of Northam, with a minimum stand size of 300m².
- Medium income and affordable housing should be consolidated to the west of route R510, as well as between the railway line and route R510 and between Koedoesdoorns Eco Estate and route D1235. Stand sizes for this category of housing should not be less than 350m².
- Higher income housing within Northam should be concentrated in the north-eastern part of the town, with a minimum stand size of 500m².

Business

- The increasing population within and around Northam is leading to increasing demand for goods and services.
- Accordingly, it was proposed that the town's CBD be upgraded in the first instance, but also that additional land be earmarked for the expansion of business activities to meet the growing need.
- It was proposed that the existing CBD expand to the following sites:
 - o The land pocket to the west of the existing CBD and the new Mall; and
 - o The north-western and north-eastern quadrants of the intersection between Route D1235 and the Koedoesdoorns road (part of Northam Extensions 12 and 130).
- It was also proposed that designated areas be provided to accommodate informal trade.



- The locations where informal trade stalls are required were broadly defined as:
 - o Adjacent to routes R510 and D1235;
 - o Close to the proposed railway station;
 - o Adjacent to community facilities;
 - o At formal public transport facilities.

Industrial

- It was identified that there is a need for industrial land within the town, especially related to the mining and agriculture sectors.
- Firstly, it was proposed that existing industry-type uses within the CBD rather move to more suitable land.
- Two potential industrial areas were earmarked to the south of the railway line, namely between the existing CBD and Mojuteng, and the large vacant land pocket to the south of the new Mall and proposed business expansion area.
- A third site was identified in Wildebeestlaagte and specifically the strip of erven abutting route R510 to the west.
- Due to the proximity of these areas to the town's residential core, it was noted that no noxious or excessively noisy industries should be allowed.
- The Development Plan noted that the area to the west of the proposed sewerage farm and proposed cemetery (outside the urban edge) may be considered for the establishment of noxious industries, should there be a need.

Community Facilities

- It was found that there is a considerable and growing need for community facilities within Northam, to serve both the local and the surrounding rural communities.
- It was proposed that new community facilities be consolidated in the triangular area to the east of the CBD and the railway line.
- Such facilities may include a taxi rank, clinic, fire station, library, satellite municipal office, indoor sports facilities, and a community hall.
- There is a need for a regional park, which was proposed adjacent to the Phufane River to the south of Northam.
- Finally, a new cemetery was proposed to the north-west of the town, as the existing cemetery is nearly at capacity.

Infrastructure

- The Development Plan motivated a need to reopen the closed railway station in Northam.
- There is also an urgent need for a new landfill site, which was proposed to be located adjacent to the waste water treatment plant to the north-west of town.
- However, the TLM have already acquired land within Koedoesdoorns for the purpose of establishing a new landfill site.
- Furthermore, the construction of a new sewerage purification works for the town was already underway; and plans for a new power line for Northam were at an advanced stage.
- There is a need for two additional water reservoirs.



- Lastly, it was noted that the intersection of routes R510 and D1235 needs to be upgraded.

Wildebcestlaage

- Wildebcestlaage to the south-west of Northam functionally forms part of the town.
- There is pressure for development in the vicinity, evident from the ample illegal activities on the 10Ha plots.
- The Northam Development Plan (refer to **Figure 26.2b**) thus proposed that, in order to benefit from the visual exposure to regional traffic along the provincial road, industrial activities be allowed on the strip of erven parallel to the west of route R510.
- A service road that runs parallel to route R510 and with limited access onto it, should be constructed to facilitate physical access to the proposed elongated industrial area.
- Activities on these properties may include clean industries, commercial activities and service industries.
- The remainder of Wildebcestlaage was earmarked for higher income residential development, together with compatible tourism-related uses such as lodges and guest houses.
- The infrastructure to serve the area, particularly water and sanitation services, should also be upgraded in order to facilitate the proposed industrial and residential development.

4.4.2.3 Dwaalboom

A Land Use Survey Report was conducted for Dwaalboom in 2013. The report focused on determining the land uses of the farm Dwaalboom 217-KP and all portions thereof, also known as Dwaalboom settlement. The consultants also ventured to propose Draft Spatial Proposals, based on their research of the area. These are included as **Figure 26.3**. It was, however, noted that the proposals are only preliminary, and that no public participation processes were conducted to verify the desirability and relevance of the ideas. The proposals were solely intended to serve as input to a formal and comprehensive Spatial Development Plan/ Precinct Plan for Dwaalboom – which the TLM SDF proposes be commissioned.

Dwaalboom does have the potential to expand due to its mineral resources, with specific reference to cement. However, Dwaalboom settlement may not be in a position to cater for residential- or industrial expansion due to the severe shortages of engineering service infrastructure and other essential services.

The Dwaalboom informal settlement (comprising 102 households) also has to be addressed, either upgraded in-situ or relocated to suitable land, and provided with basic services.



5 IMPLEMENTATION

5.1 ALIGNMENT WITH SPLUMA PRINCIPLES

The TLM Spatial Development Framework incorporates and functionally integrates a wide range of development disciplines. These development disciplines are interdependent and collectively contribute towards achieving the principles stipulated in Spatial Planning and Land Use Management Act (SPLUMA). The functional relationship between the twelve development principles inherent to the TLM SDF and the development principles contained in SPLUMA is briefly discussed.

As far as the environment is concerned, it should be noted that the aim of the TLM SDF is to mitigate the negative impacts of land uses on the environment as far as possible, and to enhance the invaluable environmental resources of the municipal area. In this regard the SDF defined a priority 'green' network for the Thabazimbi area which should be enhanced and protected at all cost. The network includes all ridges, water courses, and formally protected areas. Only land uses compatible with the guidelines in the Water District EMF for this regional open space network can/should be allowed in this area.

Furthermore, the SDF provided for the consolidation, densification and intensification of urban settlement in both the urban and rural parts of the

district, with proposals to implement an urban development boundary around the formal towns to contain urban sprawl and to manage growth.

Furthermore, measures were put in place to ensure that mining activity which, in the case of the TLM, poses the biggest threat to the natural environment, be carefully monitored in terms of monitoring of mining rehabilitation processes.

The urban footprint is minimised at all cost while the surrounding land is made available for a combination of agriculture, tourism, and conservation activity.

The proper management of the natural environment is a critical success factor towards spatial sustainability, as well as economic growth, in the TLM area in future.

With regards to transportation the SDF highlighted a number of road and rail corridors which will enhance the spatial efficiency of the Municipality significantly. This network ensures that the LM is effectively linked to external regional economies, but also enhances spatial justice by giving marginalised communities access to economic and social services and facilities. The latter is achieved by connecting all activity nodes to one another, thereby providing continuity for rural communities to reach any destination in the municipal area.

The nodal hierarchy advocated under Principle 2 provides for a variety of activity nodes as focus areas for provision of economic and social infrastructure. The adoption of this principle ensures that collective contributions of various



government departments will enhance service delivery even in remote areas which supports the SPLUMA principle of Good Administration.

The concept of a Thusong Centre (Principle 5) ensures that marginalised communities are being served with a comprehensive range of services (spatial justice), but also supports the principle of spatial sustainability as it consolidates activities around the most accessible points in the municipal area. Such clustering of activities also act as stimulus to local economic development and the establishment of SMME's which also enhances the Spatial Efficiency of such areas. More nodal points can be defined in future which provides for Spatial Resilience in the SDF.

The Strategic Development Areas encouraged under Principle 4 of the TLM SDF incorporates historically segregated communities into the urban fabric of existing towns and villages in pursuance of Spatial Justice, Spatial Efficiency, and eventually also Spatial Sustainability.

The SDF also makes provision for the incremental upgrading of services in very specific areas. These include the former township areas around all existing towns in the TLM. Furthermore, upgrading of services are also earmarked for Strategic Development Areas in order to cater for new residential mixed income development, and in identified activity nodes where infrastructure provision caters for economic growth and job creation.

Development Principles 7 up to 12 all focus on the space economy of the Thabazimbi LM and aims to highlight the optimum location for different

economic sectors active within the municipal area. The high potential agricultural land is earmarked for agricultural purposes while the tourism opportunities associated with the proposed conservation areas and game farming are also highlighted. This supports the principles of Spatial Resilience, Spatial Efficiency, and eventually Spatial Sustainability.

Industrial/ manufacturing are mainly guided by the distribution of agricultural activities which also represents opportunities for resource-based agro-industries; while business activities are mainly guided by the hierarchy of nodes which also represents the most accessible points in terms of the movement network.

From the above it is also evident that various departments/ development disciplines at municipal, provincial and national level all have a role to play and a contribution to make towards the successful implementation of the TLM SDF. This is in support of the principle of Good Administration whereby all spheres of government contribute towards ensuring an integrated approach to land use and land development.

5.2 IMPLEMENTATION MONITORING AND EVALUATION

GUIDELINES

In terms of Section 26 of the Municipal Systems Act the Spatial Development Framework of a municipality is one of nine legal components of the Integrated



Development Plan (IDP) of that municipality. As such the SDF thus becomes part of the statutory processes associated with the IDP, and which includes, amongst others, the processes related to Inter Governmental Relations (IGR), Community Consultation and Participation, and the Budgeting Process of the local municipality.

In view of the above it is firstly proposed that the Thabazimbi Local Municipality SDF be incorporated into the TLM IDP process during the 2015/2016 IDP Review Process which will commence in the next financial year. Within the IDP, the TLM SDF should then serve as the backdrop against which all development needs, and projects and initiatives forthcoming, should be measured and assessed.

All projects and programmes to be implemented by the various spheres of government, parastatal organisations, and/or the private sector should then firstly be evaluated in order to ensure that these are in support of the principles of the SDF, and that these will contribute towards the achievement of the spatial vision for the municipal area, before being included into the IDP for the next financial year.

The two consultation mechanisms in the IDP process i.e. the IDP Technical Committee and the IDP Representative Forum involve all technical and political stakeholders, public and private, and is the ideal medium to use to promote and market the development opportunities as reflected in the SDF. This process is illustrated on **Figure 27**.

However, there is also opportunity to utilise existing or new Working Groups/ Task Teams to implement aspects of the SDF even outside the official IDP structures. Typical aspects to be addressed in this manner include the monitoring of mining activity in the TLM, working groups overseeing feasibility studies conducted for various Strategic Development Areas etc.

Representatives of all departments from all three spheres of government participate in the IDP process, and if they all work in accordance with the principles contained in the SDF, the alignment and synchronisation of the programmes of sectoral departments can be significantly improved. This will specifically be of critical importance in the establishment of Thusong Centres where a number of stakeholders have a role to play.

The next important benefit to be derived from utilising the IDP process to promote and market the SDF, is the fact that the IDP process involves all communities, mining companies and other private stakeholders in the municipal area. As part of a general capacity building initiative the contents and philosophy of the SDF should be presented to these stakeholders during the IDP process. This will ensure that all communities have a common understanding of the principles fundamental to the SDF, and will also guide and inform the inputs provided by communities during the consultation process.

If all stakeholders (public and private) in the Thabazimbi LM have a common understanding of the long term spatial vision for the area, it will ensure the effective alignment of all development initiatives in the area, and optimise the collective benefits to be derived from these.



The next significant benefit associated with implementing the SDF via the TLM IDP process, is the fact that the IDP is legally linked to the Budgeting Process of the Municipality (in terms of the Municipal Systems Act and the Municipal Finance Management Act).

By incorporating the TLM SDF into the IDP process, it ensures that the proposed projects and programmes emanating from the SDF process are incorporated into the IDP, from where it feeds into the Budgeting Process of the Municipality. In this way the effective linkage of the SDF to the Municipal Budget is achieved.

The last important component to be addressed is the Monitoring and Evaluation of the implementation of the SDF proposals. The IDP process is subject to a cyclical review on an annual basis. It is appropriate that, as part of the annual IDP Review Process, an assessment/ audit should be done by November of each year to determine to what degree the goals and objectives of the SDF have been achieved during the preceding year. This also leaves sufficient time (December up to March) to rectify the shortcomings identified, and to include these in the Revised IDP and Budget for the next financial year. As the IDP Review process involves all development partners in the municipal area, it will also be possible to grant each partner an opportunity during the SDF assessment process to report on progress made in implementing their respective spatial initiatives, and for the various stakeholders to illustrate how their initiatives support the realisation of the spatial vision as contained in the GSDM SDF.

It is of critical importance that the mining companies active in the TLM participate in this process as their investment in social services and residential development contributes significantly to the local spatial structure. Without this level of co-operation and alignment there is no hope of achieving long term sustainability in the Thabazimbi area.

5.3 CAPITAL INVESTMENT FRAMEWORK

The following is a list of priority projects to be initiated in the Thabazimbi area, based on the findings and development proposals contained in the SDF. (Note: Sectoral plans/ studies will/ should provide more detail on individual projects, priorities and costs):



Table 34: Priority Initiatives/ Projects following from the SDF

Priority Action/Project	Responsibility/ Partnerships	Funding/Cost	Priority		
			Short	Medium	Long
Development Principle 1: Environment					
<ul style="list-style-type: none"> - Evaluation of all land use applications in the TLM in terms of the WDM EMF. - Review and update TLM IEP in line with SDF proposals. - Evaluation of all land use applications that fall within the Waterberg Biosphere in terms of the Biosphere land use guidelines. - Coordination/alignment with Limpopo Tourism and Parks Board to ensure demarcation, protection and proclamation of conservation areas. - Identify areas with high biodiversity that are not yet formally protected, and establish conservancies etc. - Establish Task Team to <ul style="list-style-type: none"> o monitor and comment on mining/prospecting license applications in the GSDM; o monitor implementation of mining rehabilitation programmes. 	TLM	Operational	✓	✓	✓
	TLM/ Private Sector	Annual Budget	✓		
	TLM	Operational	✓	✓	✓
	TLM	Operational	✓	✓	✓
	TLM + Private sector	Ad hoc	✓	✓	✓
	TLM	Operational	✓	✓	✓
Development Principle 2: Nodal Hierarchy					
<ul style="list-style-type: none"> - Establish nodal hierarchy concept in TLM, and align infrastructure development and funding allocation accordingly. - Negotiate a system of delegation of powers to the TLM (Planning Department) with regards to shortened land use procedures to ensure effective and smart governance. 	TLM/ Provincial/ National Government	Operational	✓	✓	✓
	NGO's TLM	Operational	✓		
Development Principle 3: Transportation					
<ul style="list-style-type: none"> - Priority upgrading and maintenance of: <ul style="list-style-type: none"> o R510: Northam-Thabazimbi-Lephalale o R511: Brits-Thabazimbi o R516: Bela Bela to Koedoeskop o D112/D113: North West to Derdepoort border o D1469/D1629: Thabazimbi-Dwaalboom-Derdepoort border - Upgrading/maintenance of all secondary link roads: <ul style="list-style-type: none"> o D2460: D112-Makoppa-Sentrum-Hoopdal. o D1475/D2702: D112-Dwaalboom o D2702/D869: Swartklip-Northam-Dwaalboom. o D1234: Northam-Koedoeskop o D928: Leeuwpoot-Rooiberg-MNP o D1235: R511-Northam-Swartklip o D1485/D794: Thabazimbi-MNP 	Limpopo Roads/ WDM	Annual Budget Allocations	✓		
	WDM	Annual Budget Allocations	✓	✓	✓

THABAZIMBI SDF



Priority Action/Project	Responsibility/ Partnerships	Funding/Cost	Priority		
			Short	Medium	Long
<ul style="list-style-type: none"> o D928/D1031: Rooiberg-Thabazimbi - Branding and signage of route R510, D928, and D928/D1031 as Tourism Corridors (Planning and Implementation). - Investigation to implement heavy haul rail link to Lephalale and Gaborone. - Extension of Northam-Gaborone rail link. 	Limpopo Roads/ WDM/TLM Eskom Transnet	Unknown Unknown Unknown	✓ ✓ ✓		
Development Principle 4: Housing					
<ul style="list-style-type: none"> - Upgrade informal settlements in line with TLM Housing Strategy. - Manage urban development in line with proposed Urban Edges in order to contain urban sprawl. 	TLM TLM, Private Developers	R1,780,245,627 Operational	✓ ✓	✓	
Development Principle 5: Thusong Centre Development					
<ul style="list-style-type: none"> - Compile a Thusong Centre/MPCC Precinct Plan and Implementation Strategy/Programme for each of the Rural Service Centres. - All provincial and national service departments to align their capital programmes in accordance with the Thusong/MPCC Strategy at identified Rural Nodes. - Commission an investigation to find suitable land in Regorogile for an additional cemetery. 	TLM TLM IDP Technical Committee and Representative Forum TLM/ Private Sector	Unknown Annual Allocations Unknown	✓ ✓ ✓	✓ ✓	✓ ✓
Development Principle 6: Engineering Services					
<ul style="list-style-type: none"> - Allocate dedicated funding for water, sanitation and electricity infrastructure to: <ul style="list-style-type: none"> o previously disadvantaged areas in towns; o in Strategic Development Areas of formal towns in order to facilitate integration of communities; and o Activity nodes to promote economic development and job creation. - Compile TLM Infrastructure Master Plan in line with SDF proposals. - Upgrade Thabazimbi Borehole Water Scheme - Upgrade Regorogile reservoir site - Upgrade remaining pit latrines in rural areas to VIP - Replace outfall sewer in Thabazimbi - Upgrade sewer treatment works at Rooiberg - Upgrade Northam internal roads stormwater infrastructure. - Upgrade 	TLM/ COGTA/ Technical Services Forum TLM/ Private Sector TLM TLM TLM TLM TLM TLM TLM	Annual Allocations Unknown Annual Allocations Annual Allocations Annual Allocations Annual Allocations Annual Allocations Annual Allocations Annual Allocations	✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓	✓ ✓ ✓	✓ ✓
Development Principle 7: Agriculture					
<ul style="list-style-type: none"> - Implement farming support programmes for all successful land claims in the TLM. - Establishment of Fresh Produce Markets at Nodes. 	TLM/ DARDLA TLM/ DARDLA/ Economic Development	Annual Allocation Annual Allocation	✓ ✓	✓ ✓	✓ ✓



Priority Action/Project	Responsibility/ Partnerships	Funding/Cost	Priority		
			Short	Medium	Long
Development Principle 8: Tourism					
<ul style="list-style-type: none"> - Formulate a TLM Tourism Development and Branding Strategy with detailed plans for the following precincts: <ul style="list-style-type: none"> o MNP o Waterberg Biosphere o Tourism Belt (Golden Horseshoe) - Branding of D928, R510, and D1485 Tourism Corridors through signage. - Establish a Tourist Information office in Thabazimbi Town. 	Limpopo Tourism and Parks Board/ TLM Planning and Economic Development Unit/ Private Sector WDM/ TLM TLM	R800 000 Unknown Unknown		✓	
Development Principle 10: Mining					
<ul style="list-style-type: none"> - Establish Municipal-District Task Team to monitor mining license applications (and comment on these) in line with the requirements of the LUMS. - Compile Precinct Plans for all existing and known future mining activities in TLM. 	TLM/ Limpopo Environmental Affairs/ Department of Mineral Affairs Mining Companies	In-house Unknown	✓	✓	✓
Development Principle 11: Agro-Industries and Service Industries					
<ul style="list-style-type: none"> - Encourage private sector investment in the Thabazimbi industrial area. - Promote agro-processing at activity nodes based on agricultural products produced locally. - Conduct audit to determine infrastructure needs/ requirements to promote economic development in the following defined clusters: <ul style="list-style-type: none"> o Agriculture o Tourism o Manufacturing and Industry (To be done by way of interviews with sectoral stakeholders in the TLM)	TLM (LED) TLM (LED) TLM (LED)/ Private Sector	R800 000	✓ ✓ ✓	✓ ✓	✓ ✓
Development Principle 12: Business/ Trade					
<ul style="list-style-type: none"> - Support small, medium and macro enterprises, by for example constructing informal trade stalls 	TLM/ Private Sector	Unknown	✓	✓	✓
Development Principle 13: Thabazimbi Town					
<ul style="list-style-type: none"> - Implement projects that emanated from the Thabazimbi CBD Development Plan to curb urban decay. - Implement projects that emanated from the Northam Development Plan. - Compile Nodal precinct Plans for Rural Service Nodes, including Dwaalboom, Makoppa, Sentrum, Hoopdal, Koedoeskop, Leeupoort (x2), and Rooiberg. 	TLM/ Private Sector TLM/ Private Sector TLM/ Private Sector	Refer to CBD Plan (Operational) Refer to Northam Plan (Operational) Operational R200 000 per Plan	✓ ✓ ✓	✓ ✓	✓ ✓



5.4 MARKETING STRATEGY

The key to unlocking the potential of Thabazimbi Local Municipality is to promote the area as part of the broader basket of tourism destinations in the Province. The quality of the regional road network is vital to ensure that people travel through the municipal area rather than via other nodes.

5.4.1 BRANDING

The first step towards this goal would be to brand the TLM, and particularly Thabazimbi Town, should be branded as the gateway to the “bushveld” of Limpopo Province as well as to the Waterberg Biosphere (from the west). This can be done by branding the broader TLDM area in terms of a specific theme, and in this case the tourism potential of especially the “bushveld” areas along the north-western border, as well as the mountainous area to the east should be the main focus as far as promoting the area to visitors.

5.4.2 SIGNAGE

The next focus area would be to develop proper signage to promote and market the area at the main entrances to the LM and specifically along the main corridors i.e. R511, R510, R516, D112, D113, D1629, and D1649. This signage

should include information about tourism attractions in the area and refer people to the municipal offices/ the proposed tourism information centre in Thabazimbi Town where they can find more information about the tourism attractions in the area.

Signage should be provided along the main movement corridors to highlight/ promote the developments that occur in the area. This should include notice boards announcing the nodes in the municipal area, as well as signage to direct tourists to tourism facilities – especially to the eco-tourism activities/ destinations in the Tourism Belt and to the Waterberg Biosphere.

5.4.3 MARKETING BROCHURE AND MATERIAL

A glossy TLM Tourism Brochure that describes and lists the tourism attractions of the Municipality and surrounding regions should be compiled and made widely available, and updated regularly as a marketing tool. Sponsorship for such updates may be obtained from the various tourism institutions and private companies in the TLM and information contributed by the local municipalities.

However, the Tourism Brochure should be supplemented with a glossy Marketing Brochure which provides a summary of the TLM SDF and highlights the development opportunities in the municipal area. This brochure should also be available from the municipal offices and the Tourism Information Bureau for potential investors. The brochure could be funded through sponsorships of local businesses.



Both the Tourism and Marketing Brochures could also be distributed to surrounding tourism destinations as well as trade fares and exhibitions held in other parts of South Africa to attract attention to the area.

A dedicated website could also be developed, containing the Marketing Brochure and Development Proposals emanating from the SDF. This website should contain the same information as the brochure, with contact details for the Thabazimbi Municipality.

5.4.4 INFORMATION CENTRE

As noted above, the proposed Tourism Information Bureau in Thabazimbi Town should be a dedicated office and personnel tasked with the responsibility of providing adequate and updated information on the TLM to tourists and potential developers/ investors. This office should provide information over and above the information available in the brochure and on the website, in order to further assist people interested in development in the area.

The importance of excellent service and availability of information upon request by this centre cannot be over-emphasised.

5.5 SDF-LUMS ALIGNMENT

A Land Use Scheme is interpreted to be a scheme, which subsequently regulates and records the permissible use and/or restrictions applicable to each property within the area of the municipality. It is therefore the “mechanism” or legislative document which provides the final management/ control over land use over each piece of land on an administrative and technical level in accordance with the SDF in general.

The TLM Development Principles and accompanying Precinct Plans are well aligned with the TLM LUMS, and is compatible and supportive of the Principles/ Norms pertaining to Spatial Planning and Land Use Management Systems as contained in Chapter 2, Sections 7 and 8 of the Spatial Planning and Land Use Management Act (SPLUMA).

5.6 CONCLUSION

The TLM SDF is well aligned with the recently completed Waterberg District SDF, and with the SDFs of adjoining local municipalities. The horizontal and vertical alignment of the area’s envisioned spatial structure should continually be improved through the review process of these documents. In this way alignment between the district and local SDF’s, and the local LUMS systems will be achieved.



THABAZIMBI SDF

Annexure A: Available Land in Urban Settlements

SETTLEMENT	PROPERTY	OWNER	SIZE	PORTION TO BE UTILISED	PROPOSED SDF USE	AVAILABILITY	COMMENTS
Regorogile	Erf 123, Regorogile	Thabazimbi Municipality	0,20 ha		Multiple Residential		New layout was done for housing
Regorogile	Erf 124, Regorogile	Thabazimbi Municipality	0,20 ha		Multiple Residential		New layout was done for housing
Regorogile	Erf 125, Regorogile	Thabazimbi Municipality	0,20 ha		Multiple Residential		New layout was done for housing
Regorogile	Erf 126, Regorogile	Thabazimbi Municipality	0,54 ha		Special		New layout was done for housing
Regorogile	Erf 127, Regorogile	Thabazimbi Municipality	0,50 ha		Business		New layout was done for housing
Regorogile	Erf 128, Regorogile	Thabazimbi Municipality	0,30 ha		Municipal		New layout was done for housing
Regorogile	Erf 129, Regorogile	Thabazimbi Municipality	0,38 ha		Industrial		New layout was done for housing
Regorogile	Erf 180, Regorogile	Thabazimbi Municipality	3,00 ha		Educational		Earmarked for Educational purposes
Regorogile	Erf 181, Regorogile	Thabazimbi Municipality	0,77 ha		Educational		Earmarked for Educational purposes
Regorogile	Erf 182, Regorogile	Thabazimbi Municipality	0,39 ha		Crèche		Used as a Business erf
Regorogile	Erf RE/458, Regorogile Ext 1	Thabazimbi Municipality	0,0513 ha		Single Residential		Vacant Residential Property
Regorogile	Erf 518, Regorogile Ext 1	Thabazimbi Municipality	0,033ha		Single Residential		Vacant Residential Property
Thabazimbi	Pm Kwagagsvakte 317	Sarel Johannes Pelsier	8,6 ha		Min 2ha subdivisions		Future expansion area for middle to high income housing
Thabazimbi	Pm Kwagagsvakte 317	Pieter Ignatius du Plessis	8,6 ha		Min 2ha subdivisions		Future expansion area for middle to high income housing
Thabazimbi	Pm Kwagagsvakte 317	Jacobus Charles Pieterus Baard	8,6 ha		Min 2ha subdivisions		Future expansion area for middle to high income housing

SETTLEMENT	PROPERTY	OWNER	SIZE	PORTION TO BE UTILISED	PROPOSED SDF USE	AVAILABILITY	COMMENTS
Thabazimbi	1221, Thabazimbi Ext 8	Umpopo Provincial Government	1,1 ha		Special		Suitable for medium density residential & social housing development
Thabazimbi	1370, Thabazimbi Ext 8	Umpopo Provincial Government	2,2 ha		Educational		Suitable for medium density residential development
Regorogile	Rem. of 316 Apleedoom KQ	Thabazimbi Municipality	64,06 ha	15,9 ha	Proposed Township Area		Portion used for Hospital Township Establishment In Process – Regorogile Extension 9
Regorogile	Ptn 8 Doornhoek 318 KQ	National Government of RSA	4,2 ha		Proposed Township Area		Roads Department
Regorogile	Rem. of 144 Doornhoek 318 KQ	Thabazimbi Municipality	11,7 ha		Proposed Township Area		Earmarked for Mixed Land uses & Municipal Administrative Complex
Regorogile	Rem. of 5 Rossaanspoort 319 KQ	Thabazimbi Municipality	34,6 ha	22,2 ha	Proposed Township Area		Township Establishment In Process – Regorogile Extension 10
Regorogile	Erf 114, Regorogile	Thabazimbi Municipality	0,42 ha		Crèche		New layout was done for housing
Regorogile	Erf 115, Regorogile	Thabazimbi Municipality	0,65 ha		Institutional		New layout was done for housing
Regorogile	Erf RE/116, Regorogile	Thabazimbi Municipality	0,83 ha		Business		New layout was done for housing
Regorogile	Erf 117, Regorogile	Thabazimbi Municipality	0,24 ha		Public Garage		New layout was done for housing
Regorogile	Erf 118, Regorogile	Thabazimbi Municipality	0,21 ha		Institutional		New layout was done for housing
Regorogile	Erf 119, Regorogile	Thabazimbi Municipality	0,58 ha		Special		New layout was done for housing
Regorogile	Erf 121, Regorogile	Thabazimbi Municipality	0,55 ha		Institutional		New layout was done for housing
Regorogile	Erf 122, Regorogile	Thabazimbi Municipality	0,50 ha		Municipal		New layout was done for housing



THABAZIMBI SDF

SETTLEMENT	PROPERTY	OWNER	SIZE	PORTION TO BE UTILISED	PROPOSED SDF USE	AVAILABILITY	COMMENTS
Thabazimbi	Ptn 29 Doornhoek 318 KQ	Pillippus Jacobus Wilhelmsus Bylvelde	9 ha		Proposed Township Area	☐	Future expansion area for middle to high income housing
Thabazimbi	Ptn 30 Doornhoek 318 KQ	Jan Georg Frederik Bender	8,6 ha		Proposed Township Area	☐	Future expansion area for middle to high income housing
Thabazimbi	Ptn 31 Doornhoek 318 KQ	Johanna Petronella du Plessis	8,6 ha		Proposed Township Area	☐	Future expansion area for middle to high income housing
Thabazimbi	Ptn 32 Doornhoek 318 KQ	Reinier van Jaarsveld Meyer & Martha Maria Meyer	8,6 ha		Proposed Township Area	☐	Future expansion area for middle to high income housing
Thabazimbi	Rem. of 50 Doornhoek 318 KQ	Van Eendomstrust	3,6 ha		Proposed Township Area	☐	Future expansion area for middle to high income housing
Thabazimbi	Ptn 51 Doornhoek 318 KQ	Jan Stephanus van der Merwe	21,4 ha	3,5 ha	Proposed Township Area	☐	Topography not suitable on part
Thabazimbi	Ptn 52 Doornhoek 318 KQ	Gezina Bezuidenhout	21,4 ha	3,2 ha	Proposed Township Area	☐	Topography not suitable on part
Thabazimbi	Rem. of 55 Doornhoek 318 KQ	Dirk & Nicolette Coetzee Familie Trust	39,7 ha		Proposed Township Area	☐	Suitable for Middle to High Income
Thabazimbi	Remainder of 58 Doornhoek 318 KQ	Gerhardus Petrus Pretorius	12,43 ha	10,4 ha	Proposed Township Area	☐	Suitable for Middle to High Income
Thabazimbi	Ptn 59 Doornhoek 318 KQ	Jan David Adriaan Beyers	21,4 ha	3 ha	Proposed Township Area	☐	Topography not suitable on part
Thabazimbi	Ptn 80 Doornhoek 318 KQ	Izak Gerhardus Theron	9,1 ha		Proposed Township Area	☐	Suitable for Middle to High Income
Thabazimbi	Ptn 81 Doornhoek 318 KQ	Apple Mint Prop 65 Pty Ltd	9,1 ha		Proposed Township Area	☐	Suitable for Middle to High Income
Thabazimbi	RE 106 Doornhoek 318 KQ	Gerhardus Rudolph Nel	78,8 ha	34,5 ha	Proposed Township Area	☐	Suitable for Middle to High Income
Thabazimbi	Ptn 107 Doornhoek 318 KQ	Faan Botha Belegings CC	22,7 ha		Proposed Township Area	☐	Suitable for Low and Middle Income Housing
Thabazimbi	Ptn 139 Doornhoek 318 KQ	Pieter du Plessis Familie	46,3 ha		Proposed Township Area	☐	Suitable for Low and Middle Income Housing; Topography not suitable on part

SETTLEMENT	PROPERTY	OWNER	SIZE	PORTION TO BE UTILISED	PROPOSED SDF USE	AVAILABILITY	COMMENTS
Thabazimbi	Ptn 13 Kwagagsvakte 317 KQ	Ockert Johannes Goosen	8,6 ha		Min 2ha subdivisions	☐	Future expansion area for middle to high income housing
Thabazimbi	Ptn 15 Kwagagsvakte 317 KQ	Anna Maria Viljoen	8,6 ha		Min 2ha subdivisions	☐	Future expansion area for middle to high income housing
Thabazimbi	Ptn 17 Kwagagsvakte 317 KQ	Jacobus Christoffel & Cathrina Mariaan Vorster	8,6 ha		Min 2ha subdivisions	☐	Future expansion area for middle to high income housing
Thabazimbi	Ptn 19 Kwagagsvakte 317 KQ	Martha Susanna Hamman	8,6 ha		Min 2ha subdivisions	☐	Future expansion area for middle to high income housing
Thabazimbi	Ptn 21 Kwagagsvakte 317 KQ	Cornelius Johannes Abram & Elena Catharina Beatrix Deyzel	8,6 ha		Min 2ha subdivisions	☐	Future expansion area for middle to high income housing
Thabazimbi	RE/3 Doornhoek 318 KQ	Willem Stephanus Botha	98,5 ha	29,6 ha	Proposed Township Area	☐	Topography not suitable on part
Thabazimbi	Rem. of 11 Doornhoek 318 KQ	Gezina Bezuidenhout	2,6 ha		Proposed Township Area	☐	Suitable for Middle Income
Thabazimbi	Ptn 14 Doornhoek 318 KQ	Antje Ida Smit	8,6 ha		Proposed Township Area	☐	Suitable for Middle to High Income
Thabazimbi	Ptn 23 Doornhoek 318 KQ	L. Meyer, G.P. & R.E. G. van Zyl, G. & A. de Bruyn, G.J. Stolz	9,1 ha		Proposed Township Area	☐	Future expansion area for middle to high income housing
Thabazimbi	Ptn 26 Doornhoek 318 KQ	Bertie Jacobus & Heillette Moria van der Merwe	9,1 ha		Proposed Township Area	☐	Future expansion area for middle to high income housing
Thabazimbi	Ptn 27 Doornhoek 318 KQ	TBZ INV 200CC	9,1 ha		Proposed Township Area	☐	Future expansion area for middle to high income housing
Thabazimbi	Ptn 28 Doornhoek 318 KQ	Wynand Carel Snyders	9,1 ha		Proposed Township Area	☐	Future expansion area for middle to high income housing



THABAZIMBI SDF

SETTLEMENT	PROPERTY	OWNER	SIZE	PORTION TO BE UTILISED	PROPOSED SDF USE	AVAILABILITY	COMMENTS
Northam	Rem. of 4 Koedoesdoorns 414 KQ	Adeline Pontes	5,5 ha		Proposed Township for Business		Suitable for Mixed Development
Northam	Ptn 19 Koedoesdoorns KQ 414 KQ	Pontes Estates CC	29,8 ha		Proposed Township for Business and Multiple Residential		Suitable for Mixed Residential Development
Northam	Ptn 128 Koedoesdoorns KQ 414 KQ	Koedoesdoorns (Pty) Ltd (Bormann)	101,2 ha		Proposed Township		Suitable for Mixed Residential Development
Northam	RE/3 Laeuwkopie 415 KQ	Northam Inv Pty Ltd	294,8 ha	255 ha	Proposed Township		Suitable for Mixed Residential Development
Northam	Ptn 6 Koedoesdoorns 414 KQ	Anglo American	420 ha		Proposed Township		Suitable for Mixed Residential Development
Northam	RE/4 Laeuwkopie 415 KQ	Northam Inv Pty Ltd	166,3 ha		Proposed Township		Suitable for Mixed Residential Development [Application on part of property already submitted]
Northam	Rem Ptn 8, Ptn 10 to Ptn 13 & Ptn 15 to Ptn 18 Koedoesdoorns 414 KQ	Hence Trade (A. de Beer)	14,2679ha		Proposed Township		Suitable for middle to high income developments – Private market driven [Township Application approved. Northern Extension 9]
Rooiberg	Rem. Rooiberg 604 KQ	Bosveld Distriksraad/Thabazimbi Local Municipality	333,2 ha		Proposed Township		Certain areas undermined. Parts suitable for Mixed Residential development
Rooiberg	Rem. Olievenbosch, 506 KQ	Thaba Ingwe Nature Reserve Pty Ltd	401,4 ha		Proposed Township		Suitable for middle to high income developments – Private market driven
Rooiberg	Ptn 3 Rooiberg 604 KQ	Thaba Ingwe Nature Reserve Pty Ltd	588,4 ha	555 ha	Proposed Township		Suitable for middle to high income developments – Private market driven

SETTLEMENT	PROPERTY	OWNER	SIZE	PORTION TO BE UTILISED	PROPOSED SDF USE	AVAILABILITY	COMMENTS
Thabazimbi	RE 143 Doornhoek 318 KQ	Pebblestone Prop 103 CC	22,3ha		Proposed Township Area		Suitable for Middle & High Income Housing [Application already submitted]
Thabazimbi	Ptn 146 Doornhoek 318 KQ	Jacobus Stephanus & Maria Magdalena Malan	2,7 ha		Proposed Township Area		Suitable for Middle Income Housing
Thabazimbi	Ptn 152 Doornhoek 318 KQ	Magdalena Sophia du plessis	2,1 ha	0,8 ha	Proposed Township Area		Suitable for Middle Income Housing
Thabazimbi	Ptn 171 Doornhoek 318 KQ	Neverland Prop 82 CC	12,8 ha	10,8 ha	Proposed Township Area		Suitable for Middle to High Income
Thabazimbi	Ptn 172 Doornhoek 318 KQ	Neverland Prop 82 CC	34,7 ha	32,5 ha	Proposed Township Area		Suitable for Middle to High Income
Thabazimbi	Rem. of 345 KQ	Sishen Iron Ore Co Pty Ltd	2606 ha	228,3 ha	Proposed Township Area		Suitable for Middle to High Income
Northam	Erf 1553-1560, Northam Ext 5	Thabazimbi Local Municipality			Single Residential		Vacant
Northam	Erf 1562-1583, Northam Ext 5	Thabazimbi Local Municipality			Single Residential		Vacant
Northam	Ptn 9 Wildebeestlaagte 411 KQ	Northam Inv Pty Ltd	358,2 ha	258,8 ha	Proposed Township		Township Establishment in process [Township Application approved – Hlogoyatau]
Northam	Ptn 10 Wildebeestlaagte 411 KQ	Phufane Game Lodge CC	316,1 ha		Proposed Township		Suitable for Mixed Residential Development
Northam	RE/2 de Put 412 KQ	Broad Brush Inv 2 Pty Ltd *	66,65 ha	66,65 ha	Proposed Township		Township Establishment in process [Application on ±30ha of property already submitted] – Northern Extension 16
Northam	Ptn 29 de Put 412 KQ	Boenor Pty Ltd	8,6 ha		Proposed Township		Suitable for Mixed Development
Northam	Ptn 30 de Put 412 KQ	Adriaan Izak & Lizee Odendaal	35,7 ha	21,6 ha	Proposed Township		Suitable for Mixed Development [Application on property already submitted] – Northam Ext 17



THABAZIMBI SDF

SETTLEMENT	PROPERTY	OWNER	SIZE	PORTION TO BE UTILISED	PROPOSED SDF USE	AVAILABILITY	COMMENTS
Rooiberg	Blancherberg 626 KQ	Thaba Ingwe Nature Reserve Pty Ltd	570,6 ha		Proposed Township	<input type="checkbox"/>	Suitable for middle to high income developments – Private market driven
Rooiberg	Erf 14, Rooiberg	Rooiberg Behusing CC	2,4 ha		Single Residential	<input type="checkbox"/>	Suitable for low & middle income housing
Rooiberg	Erf 34, Rooiberg	Rooiberg Behusing CC	2,77 ha		Single Residential	<input type="checkbox"/>	Suitable for low & middle income housing

Notes:

- * Land presently registered in the name of Broad Brush Investments (Pty) Ltd. Land to be transferred to Thabazimbi Local Municipality upon proclamation of Northam Ext 12 and 13.
- All properties potentially available for residential development have been listed. Not all these properties will however form part of the THS project proposals, but these properties should be kept on a database at the Municipality for future residential development options.